

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

**APPLICATION NO. A/FSS/305**

- Applicant** : The Emperor Hall Services Company Limited represented by Vision Planning Consultants Limited
- Site** : 18 Sha Tau Kok Road-Lung Yeuk Tau, Lung Yeuk Tau, Fanling, New Territories (Lot 4433 s.17 in D.D. 51)
- Site Area** : About 936m<sup>2</sup>
- Lease** : Lot 4433 s.17 in D.D. 51 (with no specific lease restriction against the use for columbarium purpose)
- Plan** : Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/28
- Zoning** : “Government, Institution or Community” (“G/IC”)
- Application** : Columbarium (for Sold Columbarium Niches Only)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for regularisation of an existing columbarium (for sold columbarium niches only) within an existing religious and columbarium building namely Emperor Hall (黃帝祠) at the application site (the Site), which falls within an area zoned “G/IC” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “G/IC” zone, ‘Columbarium’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by a seven-storey religious<sup>1</sup> and columbarium building (i.e. Emperor Hall) and the columbarium is in operation without valid planning permission.
- 1.2 According to the applicant, the Site was previously occupied by a single-storey building complex known as Hin Yuen Ancestral Temple (軒轅祖祠) (HYAT) founded in the late 1920s for worshipping and keeping of ancestral tablets as well as funeral urns with human ashes. HYAT was subsequently rebuilt into the existing seven-storey Emperor Hall (the Building) for ‘Religious Institution’ use<sup>1</sup> in 2005. The current application is intended to regularise the existing columbarium (for sold columbarium niches only) at parts of G/F to 6/F of the Building which involves 1,364 sold niches with various urn capacities distributed at parts of 2/F, 3/F and 5/F (**Drawings A-4, A-5 and A-7**) as well as pedestrian

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<sup>1</sup> According to the Notes of the OZP, ‘Religious Institution’ is a Column 1 use within the “G/IC” zone.

circulation space at parts of G/F to 6/F (**Drawings A-2 to A-8**) (with a total gross floor area (GFA) of about 1,950m<sup>2</sup>) and an open-air waiting area of about 390m<sup>2</sup> in the northwestern part of the Site outside G/F of the Building (**Drawings A-1**)<sup>2</sup>. According to the applicant, there are also about 1,325 proposed niches<sup>3</sup> on various floors of the Building that are not covered by the current application. These proposed niches will be handled under a separate planning application to the Board at a later stage, and if for which a valid planning permission cannot be obtained from the Board, the applicant has committed to sealing off the concerned niches permanently.

- 1.3 The site layout plan and floor plans submitted by the applicant are on **Drawings A-1 to A-8**. The floor area of individual floors of the Building under the application and the current status of the sold niches are summarised as follows:

Floors	Floor area under application (about)	Niches sold before 30.6.2017 (i.e. enactment date of PCO)	
		Fully/partially interred (Total: 783)	Not interred (Total: 581)
G/F	140m <sup>2</sup>	-	-
1/F	322m <sup>2</sup>	-	-
2/F	413m <sup>2</sup>	498 <sup>[a]</sup>	347 <sup>[b]</sup>
3/F	354m <sup>2</sup>	278 <sup>[c]</sup>	227 <sup>[d]</sup>
4/F	85m <sup>2</sup>	-	-
5/F	348m <sup>2</sup>	7 <sup>[e]</sup>	7 <sup>[f]</sup>
6/F	288m <sup>2</sup>	-	-
<b>Total</b>	<b>1,950m<sup>2</sup></b>	<b>1,364<sup>[g]</sup></b>	

Notes

[a] including 310 single-urn niches, 184 double-urn niches, 3 quad-urn niches and 1 penta-urn niche.

[b] including 251 single-urn niches and 96 double-urn niches.

[c] including 211 single-urn niches and 67 double-urn niches.

[d] including 196 single-urn niches and 31 double-urn niches.

[e] including 7 single-urn niches.

[f] including 6 single-urn niches and 1 double-urn niche.

[g] the maximum ash interment capacity is 1,756.

- 1.4 The Site is accessible from the existing pedestrian walkways and cycling track along Sha Tau Kok Road-Lung Yeuk Tau and On Lok Mun Street both via a service lane to the southwest (**Drawing A-1 and Plans A-2 and A-3**). No parking space or loading/unloading (L/UL) space is provided at the Site.

<sup>2</sup> According to the applicant, the number of 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 (TSOL) submitted by the applicant to the Private Columbaria Licencing Board (PCLB) for approval under the Private Columbaria Ordinance (Cap. 630) (PCO). The Building also provides a place of worship for heavenly deities (i.e. 'Religious Institution' use), and all ancillary facilities, including toilets and electrical and mechanical facilities, are for the shared use of both the religious portion and the columbarium portion.

<sup>3</sup> The exact number of proposed niches is still subject to further liaison between the applicant and the relevant authority.

- 1.5 In order to minimise the potential impact arising from the applied use on the surrounding areas, the applicant has submitted a Management Plan (MP) (**Appendices I and Ib**) incorporating a number of operation and crowd management related arrangements. Major measures in the MP are summarised as below:
- (i) the applied use is operated between 10:00 a.m. and 4:00 p.m. daily, including festive periods (i.e. two weekends before and after Ching Ming and Chung Yeung festival days), for members<sup>4</sup> exclusively. During normal days, a maximum of 120 persons at a time will be allowed on each floor of the Building. For festive periods, a visit-by-appointment arrangement will be adopted to restrict the number of visitors to a maximum of 80 per floor per hour; admission control will be performed at the entrance of the Site and only visitors with appointment confirmation are allowed to enter the Building; directional signage will be provided to guide pedestrian circulation; and a waiting area of about 390m<sup>2</sup> with a maximum holding capacity of 200 persons will be provided in the northwestern part of the Site outside G/F of the Building (**Drawing A-1**);
  - (ii) as the Site is well-served by various modes of public transport, including MTR, bus and minibus, all visitors will be advised to use public transport services. Since no parking space or L/UL space is provided at the Site, visitors taking non-public transport shall use the nearby carparks;
  - (iii) in addition to full-time staff, additional manpower will be employed to maintain order and safety during festive periods; and
  - (iv) all religious ceremonies will be held indoor. Burning of candle, large incense sticks and joss paper are strictly prohibited and no incineration facility will be provided within the Site. Each visitor is allowed to burn only one light-incense in each columbarium room within the Site.
- 1.6 According to the applicant, the MP has also been submitted to PCLB for review in January 2026. Upon approval of the current application as well as the licence application and the MP by PCLB under the PCO, written notification will be provided to the owners of the sold niches about the updated visitor appointment arrangement and related issue to be noted.
- 1.7 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on 30.3.2026 (**Appendix I**)
  - (b) Further Information (FI) received on 16.4.2026\* (**Appendix Ia**)
  - (c) FI received on 15.5.2026\* (**Appendix Ib**)
- \* accepted and exempted from publication and recounting requirements*

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<sup>4</sup> According to the applicant, “members” means the (a) ordinary; (b) basic; and (c) honorary members of the “軒轅黃帝基金會”. The foundation is to promote traditional Chinese culture and conduct research on Buddhism, Taoism and Confucianism. Anyone who supports and agrees with the purposes of the foundation may apply to become an ordinary member; those who have been ordinary members for two years may become basic members upon approval by the board of directors of the foundation; and anyone aged 18 or above who has made special contributions to the foundation and has been unanimously approved by the board of directors of the foundation, may be invited to become an honorary member of the foundation.

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Ib** and can be summarised as follows:

- (a) the application is fully aligned with Government's policy objectives that, with the enactment of the PCO on 30.6.2017, the Government aims to increase public niche supply, regulate private columbaria and promote green burial. The current application is to regularise the existing columbarium niches within the Site sold before 30.6.2017;
- (b) operation of the applied use is enforceable and will be closely monitored under the PCO in the future. Any planning condition(s) imposed by the Board will be fully complied with before obtaining licence under the PCO. The PCLB will monitor the future operation of the applied use at the Site;
- (c) in view of the foreseeable rising number of deaths and the need for cremations, the demand for columbarium development is increasing and there will be a shortage of columbarium niches to meet the community needs. Greater efforts to increase the provision of columbarium niches by both the private and public sectors are required. Granting permission to the current application is a measure to meet the immediate local demand for columbarium niches;
- (d) the application is in line with the planning intention of the "G/IC" zone. The Site has been serving the local community since the late 1920s and has retained its community-based land use function in the area. The original HYAT and the current Emperor Hall could help address the demand of the community for worshipping and keeping of ancestral tablets and funeral urns for human ashes. The applied use is compatible with the surrounding areas as the Site is physically separated from the residential developments in Luen Wo Hui; screened off by existing mature trees on both sides of Sha Tau Kok Road-Lung Yeuk Tau (**Plans A-3, A-4a and A-4b**); surrounded by industrial developments (**Plans A-1 and A-2**); and served by comprehensive public transport and pedestrian walkway system (**Plan A-2**); and
- (e) a MP is submitted in support of the application which has incorporated a number of operation and crowd management related arrangements with a view to minimising potential impact arising from the applied use on the surrounding areas. The sewerage system of the Site has already been connected to the public sewer nearby. The applied use will not involve any additional site formation works or paving works, and no additional surface runoff resulting from the applied use is anticipated. The applied use will not induce adverse environmental, sewerage and drainage impacts on the surrounding areas.

## 3. Compliance with the 'Owner's Consent/Notification' Requirements

The applicant is not a 'current land owner' but has complied with 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 Town Planning

Ordinance (TPB PG-No. 31B) by notifying the ‘current land owner’ by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

#### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines for ‘Application for Development/Redevelopment within “G/IC” Zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 16A) promulgated by the Board on 6.3.2026 are relevant to the application, and the relevant extracts of which are at **Appendix II**.

#### **5. Background**

The PCO, which regulates the operation of private columbaria through a licensing scheme, has come into operation since 30.6.2017. On 22.11.2017, two policy initiatives were announced by the government to address the land premium and traffic impact assessment (TIA) issues of pre-cut-off columbaria (i.e. a columbarium which was in operation before 8:00 a.m. on 18.6.2014 with interred ashes in niches) seeking a licence. For the policy initiative relating to TIA, the government has decided to use an empirical evidence approach as the basis for assessing traffic impacts in processing the licence application from a pre-cut-off columbarium whose operation only involves the number of niches sold before 30.6.2017. Operators of individual columbaria have the responsibility to provide practicable mitigation measures within their capability and submit MP setting out such measures during the licence application stage. The government departments will reflect to the PCLB their views on suitable mitigation measures that should be followed up by individual cases (also see the comments of the Director of Food and Environmental Hygiene (DFEH) in respect of the PCO summarised in paragraph 10.1.1 below).

#### **6. Previous Application**

Part of the Building (i.e. 1/F) at the Site is the subject of a previous application No. A/FSS/167 for eating place which was rejected on review by the Board in 2007, and its considerations are not relevant to the current application due to different use involved. Details of the previous application are summarised at **Appendix III** and its location is shown on **Plan A-1**.

#### **7. Similar Applications**

- 7.1 There are three similar applications (No. A/FSS/171, 195 and 242) involving columbarium use within other “G/IC” zones in the Fanling/Sheung Shui OZP area.
- 7.2 Application No. A/FSS/171 for columbarium (with 5,040 niches) at a site within Fung Ying Seen Koon (FYSK) (蓬瀛仙館) was approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2007 mainly on the considerations that the site constituted a small extension of FYSK and the columbarium structures of 3m in height were small in scale; the columbarium was considered compatible with the religious use and the temple setting at FYSK; the columbarium was not expected to have adverse traffic, environmental, landscape

and other impacts to the surrounding areas; the relevant government departments consulted generally had no adverse comments on the application; and there had been increasing demand for more columbarium facilities and the site was considered suitable for such provision and would help to meet the demand for such facility. Applications No. A/FSS/195 for proposed residential institution and columbarium (with 1,000 niches at Kun Chung Temple (觀宗寺)) and A/FSS/242 for columbarium (with 22,933 niches at another site within FYSK) were approved with conditions by the Committee in 2010 and 2016 respectively mainly on the similar considerations as those under application No. A/FSS/171 and that the proposed redevelopment was intended to upgrade the existing old structures including dormitories and columbarium chamber to meet the need of the community as well as complying with modern building and fire safety standard (for application No. A/FSS/195); and the application was to regularise the existing columbarium niches in FYSK which was an existing religious institution providing different religious services for its members and community (for application No. A/FSS/242). Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

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

### 8.1 The Site is:

- (a) currently occupied by a seven-storey religious and columbarium building (Emperor Hall) and the applied use is in operation without valid planning permission;
- (b) located at the northwestern fringe of On Lok Tsuen Industrial Area, and is about 850m from Fanling MTR Station (**Plan A-1**); and
- (c) accessible from existing pedestrian walkways and cycling track along Sha Tau Kok Road-Lung Yeuk Tau and On Lok Mun Street both via a service lane to the southwest of the Site (**Plan A-2**).

8.2 The surrounding areas are occupied by On Lok Tsuen Garden and Pui Ling School of The Precious Blood to the immediate southwest within the same “G/IC” zone as well as industrial establishments of the On Lok Tsuen Industrial Area in the “Industrial” (“I”) zone to the immediate northeast and east and in the further east and south. Luen Wo Hui Playground and the market town of Luen Wo Hui comprising mainly low-rise to high-rise residential or residential/commercial developments in the “Commercial/Residential” (“C/R”) zone are to the northwest of the Site across Sha Tau Kok Road-Lung Yeuk Tau where tall and mature trees are located along both sides and central divider of the road (**Plans A-3 and A-4a**). Public transport services including bus and minibus stops are available along Sha Tau Kok Road-Lung Yeuk Tau and Luen Wo Road (**Plan A-2**).

## **9. Planning Intention**

The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community (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, organisations providing social services to meet community needs, and other institutional establishments.

## **10. Comments from the Relevant Government Departments**

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

### **Licensing**

#### 10.1.1 Comments of DFEH:

- (a) under the 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 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 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 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 (PlanD). 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;
- (b) 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 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

- (c) 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; and
- (d) advisory comments are at **Appendix IV**.

### **Land Administration**

#### 10.1.2 Comments of the District Lands Officer/North, Lands Department:

the Site is situated within Lot No. 4433 s.17 in D.D. 51. His office has not hitherto established any breach of lease conditions and has no comment on the application.

### **Traffic**

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

- (a) no adverse comment on the application from traffic and crowd management perspectives;
- (b) as the niches under the application have been interred or sold before 30.6.2017, no TIA is required in accordance with Legislative Council (LC) Paper No. CB(2)1269/17-18(02)<sup>5</sup>; and
- (c) advisory comments are at **Appendix IV**.

#### 10.1.4 Chief Highway Engineer/New Territories East, Highways Department;

- (a) no comment on the application from highways maintenance point of view; and
- (b) advisory comments are at **Appendix IV**.

#### 10.1.5 Comments of the Commissioner of Police (C of P):

no adverse comment on the application from traffic and crowd management perspectives.

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<sup>5</sup> The LC Paper No. CB(2)1269/17-18(02) (i.e. policy initiatives relating to land premium and traffic impact assessment issues of pre-cut-off columbaria) is available at <https://www.legco.gov.hk/yr17-18/english/panels/fseh/papers/fseh20180430cb2-1269-2-e.pdf>.

## **Environment**

### 10.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) based on the applicant's submission, he understands that:
  - (i) the columbarium is operated daily between 10:00 a.m. and 4:00 p.m.;
  - (ii) burning of joss paper is strictly prohibited inside the Building or any other area within the Site;
  - (iii) burning of incense will be limited to one light-incense for each visitor inside the columbarium room;
  - (iv) religious ceremonies will be held indoor;
  - (v) special crowd control measures will be adopted during festive periods to limit the maximum number of visitors allowed to enter each floor of the columbarium;
  - (vi) owners of the niches have been fully informed of the above restrictions;
  - (vii) the Site is connected to public sewer nearby;
  - (viii) there will be no site formation works and no additional paved area in the Site, and no additional surface runoff generated from the application; and
  - (ix) the Site is easily accessible by public transportation and no parking spaces or shuttle service will be provided;
- (b) in view of the above, he has no adverse comment on the application from environmental planning perspective; and
- (c) there was no environmental complaint received against the Site in the past three years.

## **Fire Safety**

### 10.1.7 Comments of the Director of Fire Services (D of FS):

- (a) no specific comment on the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction; and
- (b) advisory comments are at **Appendix IV**.

### **Building Matters**

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

- (a) no in-principle objection under the Buildings Ordinance (BO) to the application;
- (b) the Building is subject to an application for Specified Instruments (SI) under PCO. No objection to the licence and exemption application has been provided to the Food and Environmental Hygiene Department;
- (c) a private columbarium eligible to apply for a SI under PCO can be (i) a building or building works which complies with the requirements for approval and consent to the commencement of building works under section 14 of BO; (ii) a Certifiable Building; or (iii) a part or the whole of Structures Certifiable for Pre-cut-off Columbarium (SCPC). When the SCPC are covered by a SI or the application of such, they are not subject to BD's enforcement under section 24(1) or 24C(1) of BO. However, should they become dangerous or likely to cause danger, they will have to be removed under the relevant provisions of BO; and
- (d) advisory comments are at **Appendix IV**.

10.2 The following government departments have no objection to or no adverse comment on the application, and their advisory comments, if any, are at **Appendix IV**:

- (a) District Officer (North), Home Affairs Department;
- (b) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (c) Project Manager (North), Civil Engineering and Development Department;
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Director of Electrical and Mechanical Services; and
- (f) Director of Agriculture, Fisheries and Conservation.

## **11. Public Comments Received During Statutory Publication Period**

On 10.4.2026, the application was published for public inspection. During the statutory public inspection period, four public comments were received, including one from a Member of the North District Council indicating no comment (**Appendix Va**); one from an individual supporting the application (**Appendix Vb**); and two comments respectively from the principal of Pui Ling School of The Precious Blood and an individual, both objecting to the application mainly on the grounds that the applied use at the Site may induce adverse traffic, air ventilation and environmental impacts on the surrounding areas; the applied use is not compatible with the school nearby; and there are proposed niches to be sold within the Building for which no sufficient information has been provided in the application (**Appendix Vc**).

## 12. Planning Considerations and Assessments

12.1 The application is for regularisation of the applied use, i.e. existing columbarium (for sold columbarium niches only) within the Building (i.e. a seven-storey religious and columbarium building namely Emperor Hall) at the Site which is zoned “G/IC” (**Plan A-1**). According to the applicant, as detailed in paragraphs 1.2 and 1.3 above, the applied use involves 1,364 sold columbarium niches (which are in line with the licence and TSOL applications being considered by PCLB as advised by DFEH) with various urn capacities at parts of 2/F, 3/F and 5/F of the Building (**Drawings A-4, A-5 and A-7**), pedestrian circulation space at parts of G/F to 6/F of the Building (**Drawings A-2 to A-8**) and an open-air waiting area of about 390m<sup>2</sup> at the ground level of the northwestern portion of the Site (**Drawing A-1**). The Site is accessible from the existing pedestrian walkways and cycling track along Sha Tau Kok Road-Lung Yeuk Tau and On Lok Mun Street both via a service lane to the southwest (**Drawing A-1 and Plans A-2 and A-3**). Besides, the applicant states that there are about 1,325 proposed niches within the Building which are not covered by the current application. These proposed niches will be handled under a separate planning application to the Board at a later stage and if for which a valid planning permission cannot be obtained, the applicant has committed to sealing off the concerned niches permanently (meaning that these niches would never be sold).

### Planning Intention

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, organisations providing social services to meet community needs, and other institutional establishments. According to the applicant, the Site with the original HYAT and the current Emperor Hall has been serving the local community and continuing its community-based function since the late 1920s by providing space for worshipping and keeping of ancestral tablets and funeral urns with human ashes. In this regard, the columbarium is considered generally in line with the planning intention of the “G/IC” zone.

### Land Use Compatibility

12.3 The Site is located at the northwestern fringe of On Lok Tsuen Industrial Area where industrial developments are predominated on its northeast, east and south, all on the southeastern side of Sha Tau Kok Road-Lung Yeuk Tau (**Plan A-1**). To the immediate southwest is On Lok Tsuen Garden which provides a green buffer between the Site and the Pui Ling School of The Precious Blood within the same “G/IC” zone (**Plans A-2 to A-4a**). Abutting the northwest of the Site is Sha Tau Kok Road – Lung Yeuk Tau, where there are tall and mature trees along both sides and central divider of the road acting as visual screening between the Site and the low to high-rise residential or residential/commercial developments within the market town of Luen Wo Hui to the further northwest across the road (**Plans A-3 and A-4a**). From land use compatibility point of view, the applied use, which is well confined within an existing religious building, is considered not incompatible with the ‘Religious Institution’ use of the Building and its surrounding areas.

### Management of the Applied Use

- 12.4 In support of the application, the applicant has submitted a MP (**Appendices I and Ib**) which incorporates a number of operation and crowd management related arrangements for the applied use as detailed in paragraph 1.5 above. While no parking space or L/UL space is provided at the Site, the Site is well-served by various modes of public transport, including MTR, bus and minibus (**Plans A-1 and A-2**), and all visitors will be advised to take public transport to access the Site and visitors arriving by non-public transport shall use the nearby carparks. To address potential crowd management concerns, a waiting area of about 390m<sup>2</sup> with a holding capacity of 200 persons will be provided in the northwestern part of the Site outside G/F of the Building. During festive periods, a visit-by-appointment arrangement, amongst others, will be adopted to restrict the number of visitors to a maximum of 80 per floor per hour. Regarding potential environmental concerns, while no incineration facility will be provided at the Site, the MP also specified that all religious ceremonies will be held indoor and burning of candle, large incense sticks and joss paper are strictly prohibited that each visitor is allowed to burn only one light-incense in each columbarium room within the Site. Having reviewed the MP submitted by the applicant, C for T, C of P and DEP have no adverse comment on the application from traffic and crowd management as well as environmental planning perspectives. DEP also advises that there was no environmental complaint received against the Site in the past three years. Other relevant government departments consulted, including CE/MN of DSD, D of FS and CE/C of WSD have no objection to or no adverse comment on the application. On the future management of the applied use, DFEH advised that if the MP submitted to PCLB and the associated licence application are approved by the PCLB, the PCAO will oversee the monitoring the licensee's implementation of the approved MP with other concerned departments.

### Town Planning Board Guidelines

- 12.5 Considerations on applications for development/redevelopment for Column 2 uses within a "G/IC" site are set out in TPB PG-No. 16A (**Appendix II**). In view of the assessments above and that all relevant government departments consulted have no objection to or no adverse comment on the application, the application is considered generally in line with TPB PG-No. 16A.

### Similar Applications

- 12.6 There are three similar applications (No. A/FSS/171, 195 and 242) involving columbarium use within other "G/IC" zones in the Fanling/Sheung Shui OZP area which were approved with/without conditions by the Committee between 2007 and 2016. Approving the current application is in line with the Committee's previous decisions.

### Public Comments

- 12.7 Regarding the public comments as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.6 above are relevant.

### 13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, PlanD 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 22.5.2030, 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 following condition of approval and advisory clauses are also suggested for Members' reference:

#### Approval condition

the total number of niches sold before the enactment date of the Private Columbaria Ordinance for the applied use at the site should not exceed 1,364.

#### Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

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 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

<b>Appendix I</b>	Application Form with attachments received on 30.3.2026
<b>Appendix Ia</b>	FI received on 16.4.2026
<b>Appendix Ib</b>	FI received on 15.5.2026
<b>Appendix II</b>	Relevant extracts of TPB PG-No. 16A
<b>Appendix III</b>	Previous and similar applications
<b>Appendix IV</b>	Recommended advisory clauses
<b>Appendices Va to Vc</b>	Public comments
<b>Drawing A-1</b>	Site layout plan
<b>Drawings A-2 to A-8</b>	Floor plans
<b>Plan A-1</b>	Location plan
<b>Plan A-2</b>	Site plan
<b>Plan A-3</b>	Aerial photo

**Plans A-4a to A-4c**

Site photos

**PLANNING DEPARTMENT  
MAY 2026**