

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TM/24**
關於申請編號 Y/TM/24 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 29.3.2021
因應於 2021 年 3 月 29 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/TM/24		
Location/address 位置／地址	Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun, New Territories 新界屯門興富街丈量約份第 132 約地段第 1744 號 D 分段第 1 小分段(部分)及第 1744 號 D 分段餘段(部分)		
Site area 地盤面積	1,097 sq. m 平方米		
Plan 圖則	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖編號 S/TM/35		
Zoning 地帶	"Green Belt" 「綠化地帶」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Green Belt” to “Government, Institution or Community” 把申請地點由「綠化地帶」地帶改劃為「政府、機構或社區」地帶		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	193.2	About 約 0.2
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	4	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	Not more than 不多於 7.8	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 2	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	9.81 %		
No. of units 單位數目	5,670 niches 骨灰龕		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	-		

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☒
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他（請註明）	☐	☐
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Geotechnical Planning Review Report 岩土工程規劃檢討報告</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



位置圖 LOCATION PLAN

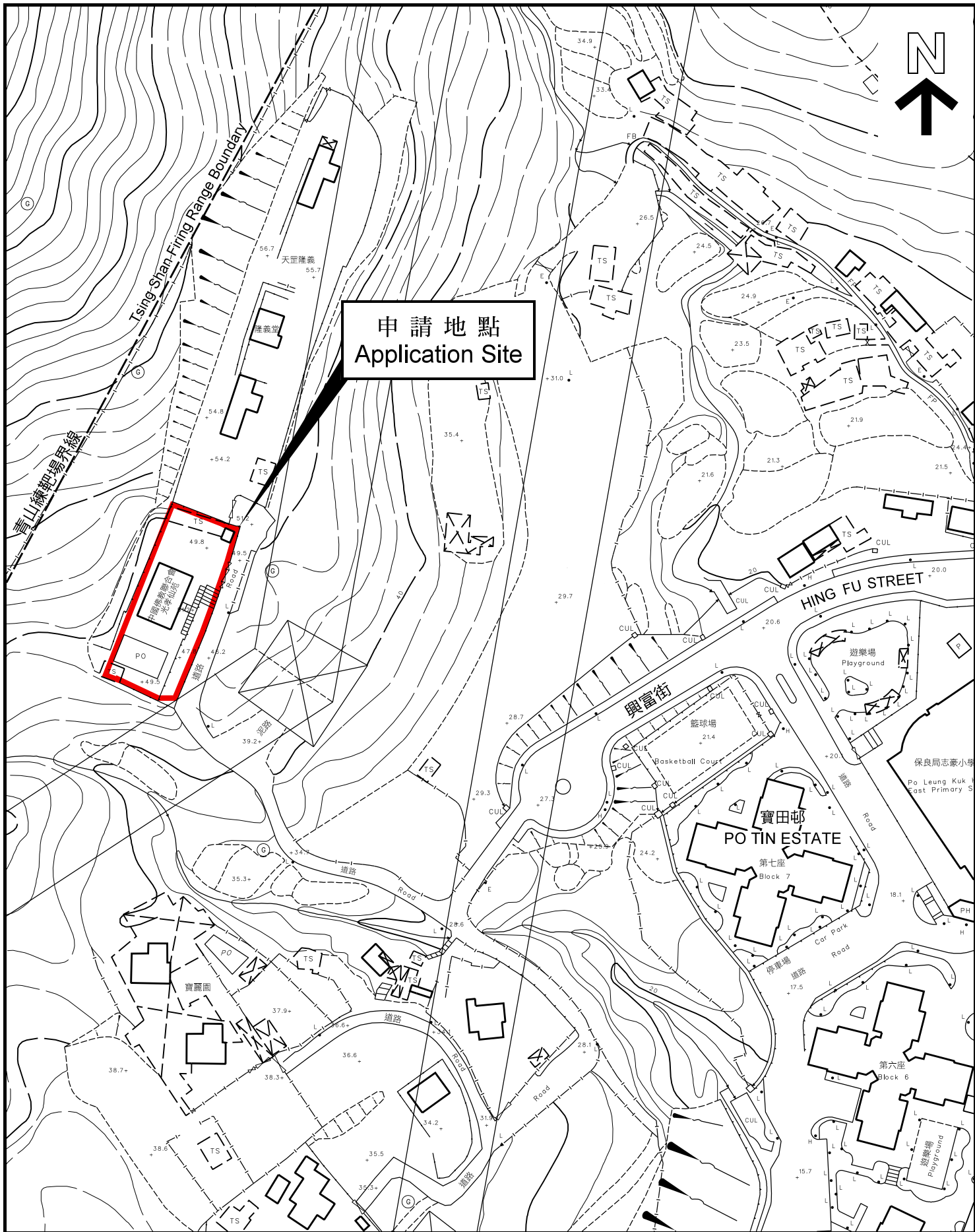
本摘要圖於2021年4月7日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/TM/35
EXTRACT PLAN PREPARED ON 7.4.2021
BASED ON OUTLINE ZONING PLAN No.
S/TM/35 APPROVED ON 11.12.2018

SCALE 1:10 000 比例尺
米 METRES 100 0 100 200 300 400 500 米 METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/TM/24



平面圖 SITE PLAN

本摘要圖於2021年4月7日擬備，
所根據的資料為測量圖編號
5-NE-25D
EXTRACT PLAN PREPARED ON 7.4.2021
BASED ON SURVEY SHEET No.
5-NE-25D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/TM/24

申請編號 Application No. : Y/TM/24

備註 Remarks

申請人回應部門的意見，及提交新的岩土工程規劃檢討報告和交通影響評估。

The applicant submitted responses to departmental comments, a new Geotechnical Planning Review Report and Traffic Impact Assessment.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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REV.	DESCRIPTION	DATE

AUTHORIZED PERSON/ ARCHITECT:

 **BRIGHSPECT LIMITED**
17/F, Kam Fung Commercial Building,
2-4 Tin Lok Lane,
Wanchai, Hong Kong.
Tel: 21229877 Fax: 36902515

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LOT NOS. 1744 S.D ss.1 & S.D RP in D.D.
132, TUEN MUN

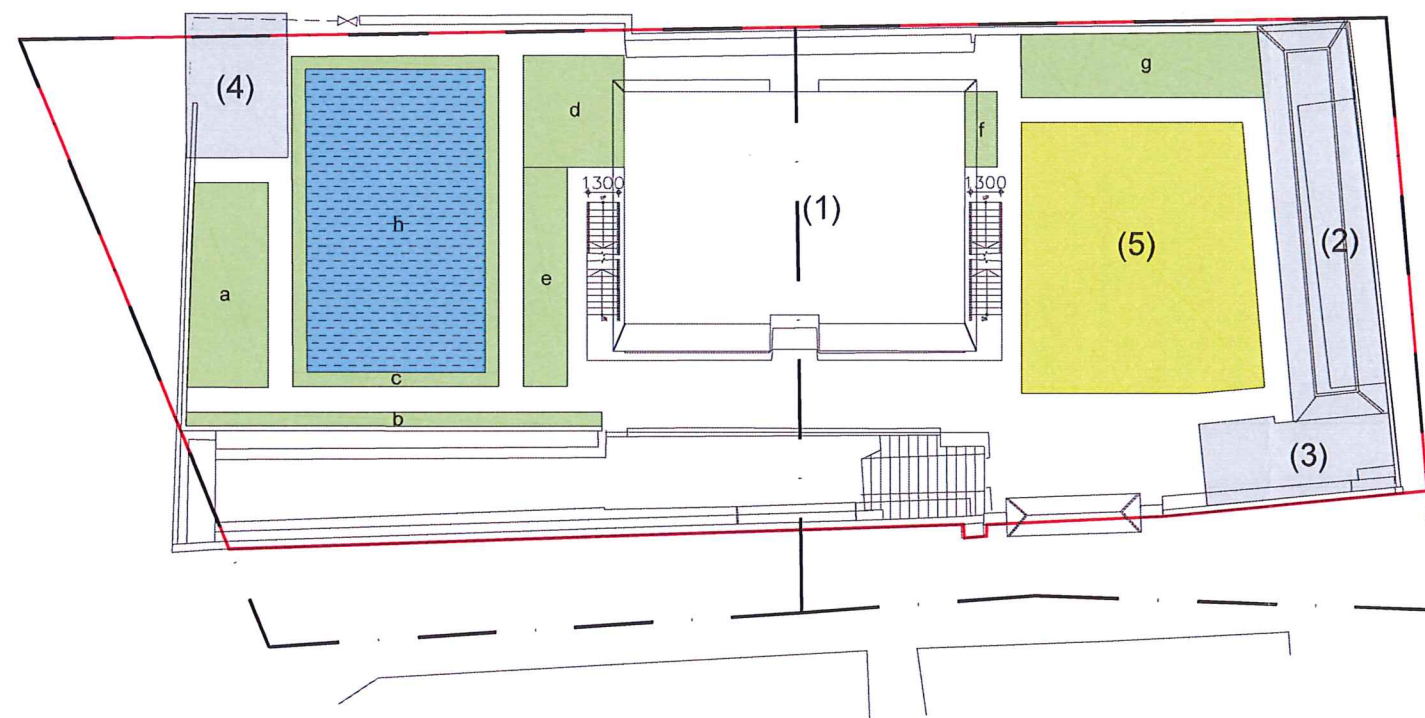
PROJECT:
KONG HAU SIN YUEN
光孝仙苑

DRAWING TITLE:

SITE LAYOUT PLAN

SCALE: 1:100 @ A3	DRAWN BY: CC
DATE: 26/11/2020	CHECKED BY: KCL
JOB NO: - -	
DRAWING NO: C02-A	REVISION

申請編號 Application No. : Y / TM / 24
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Indicative Landscape Plan 1:500

(1)	MAIN BUILDING - COLUMBARIUM BUILDING
(2)	OFFICE
(3)	PANTRY
(4)	LAVATORY
(5)	SITTING OUT/ REST/ WAITING AREA
	POOL AS PASSIVE PUBLIC SPACE
	PROPOSED GREENERY AREA (POT PLANT)

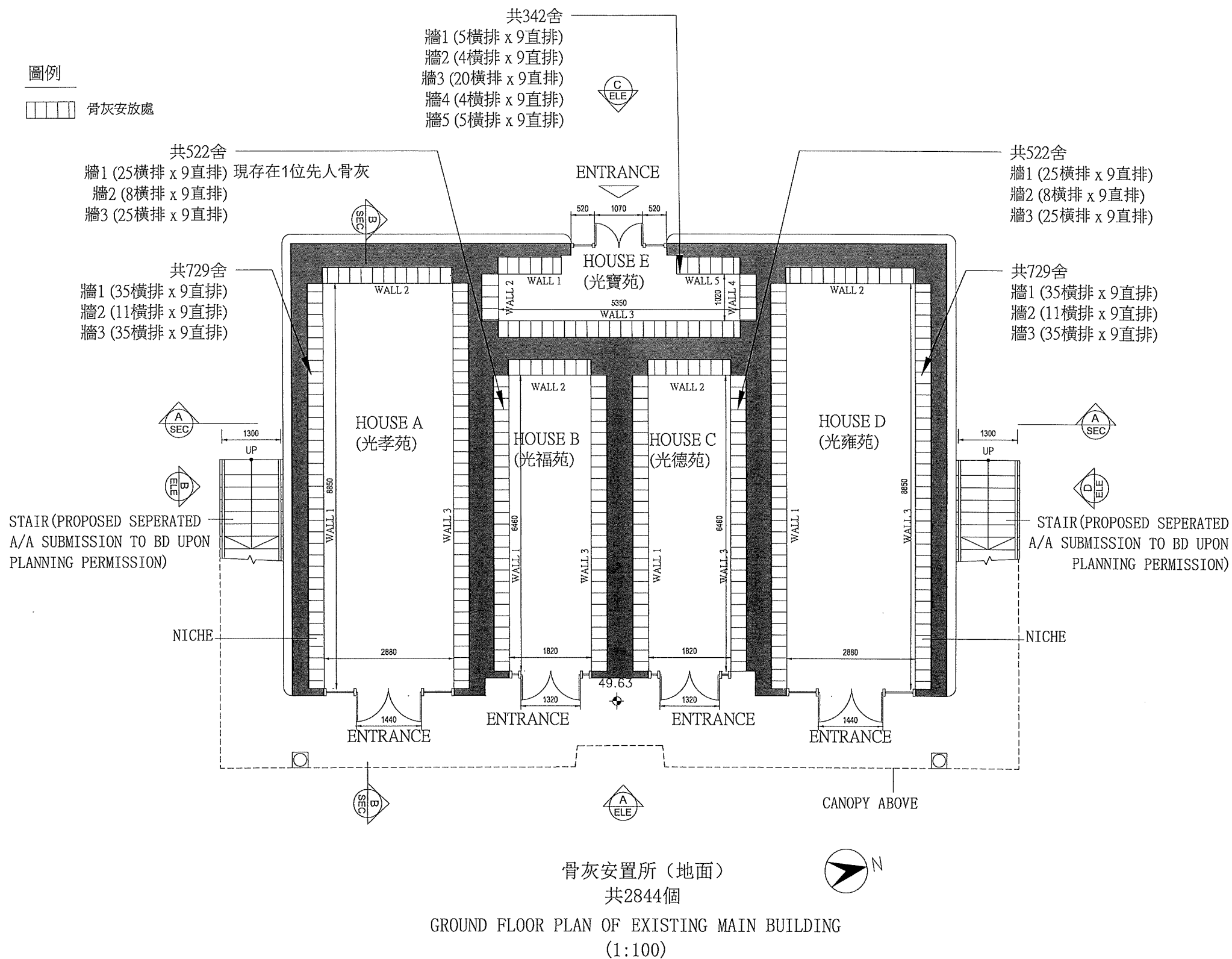
GREENERY	AREA (s.q.m.)	% OF SITE AREA
a	29.134	2.480%
b	10.752	0.915%
c	25.895	2.205%
d	20.780	1.769%
e	17.637	1.502%
f	4.493	0.383%
g	28.165	2.398%
POOL (PASSIVE OPEN SPACE)		
h	98.613	8.396%
TOTAL:	235.469	20.05%

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REV.	DESCRIPTION	DATE
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 BRIGHSPECT LIMITED 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong. Tel: 21229877 Fax: 36902515		
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REZONING APPLICATION FOR GIC (COLUMBRIUM) USE		
ADDRESS: LOT NOS. 1744 S.D ss.1 & S.D RP in D.D. 132, TUEN MUN		
PROJECT: KONG HAU SIN YUEN 光孝仙苑		
DRAWING TITLE: LANDSCAPE PLAN		
SCALE: 1:100 @ A3	DRAWN BY: CC	
DATE: 26/11/2020	CHECKED BY: KCL	
JOB NO: -		
DRAWING NO: C02-B	REVISION	

圖例

骨灰安放處

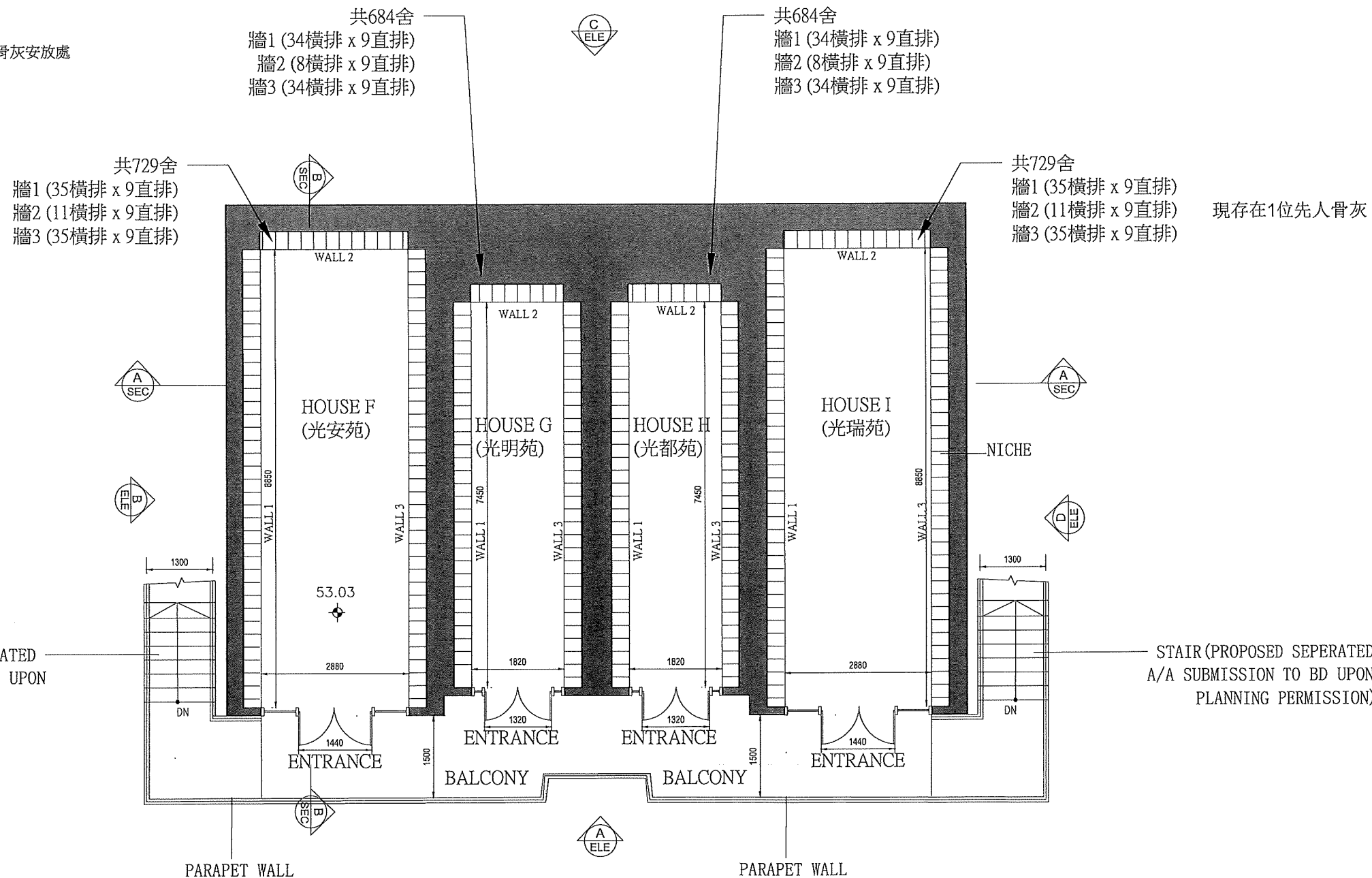


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ADDRESS: LOT NOS. 1744 S.D ss.1 & S.D RP in D.D. 132, TUEN MUN		
PROJECT: KONG HAU SIN YUEN 光孝仙苑		
DRAWING TITLE:		
GROUND FLOOR PLAN OF MAIN BUILDING		
SCALE: 1:100 @ A3	DRAWN BY: CC	
DATE: 26/11/2020	CHECKED BY: KCL	
JOB NO: -		
DRAWING NO:	REVISION	
C04-A		

圖例

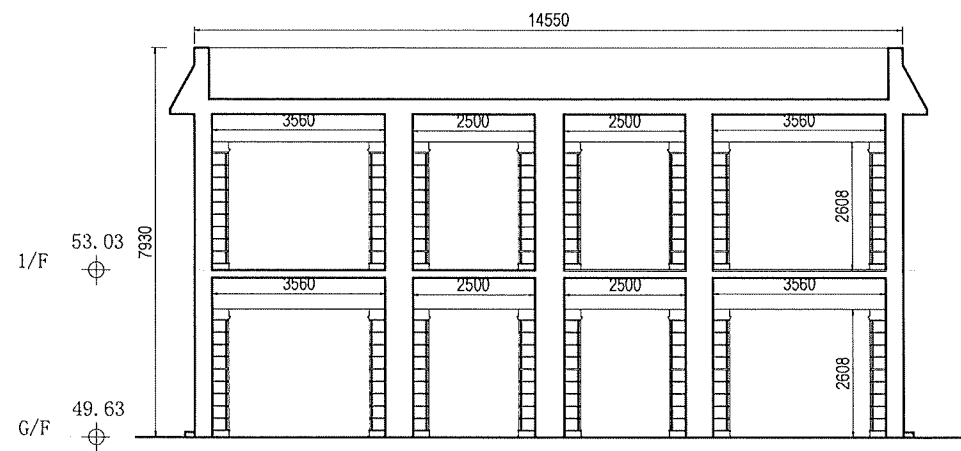
骨灰安放處



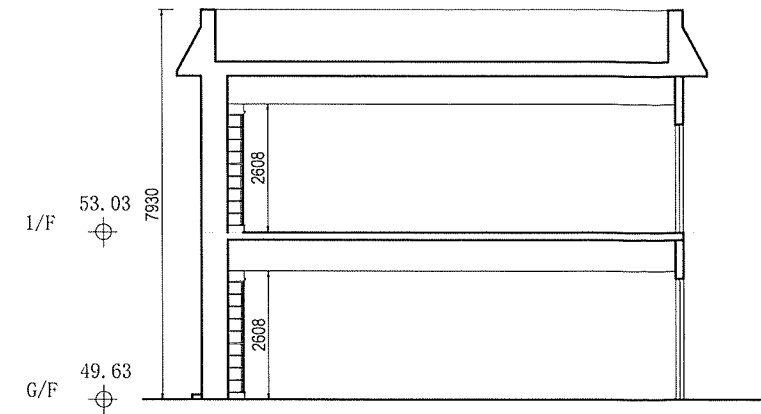
FIRST FLOOR PLAN OF EXISTING MAIN BUILDING
(1:100)

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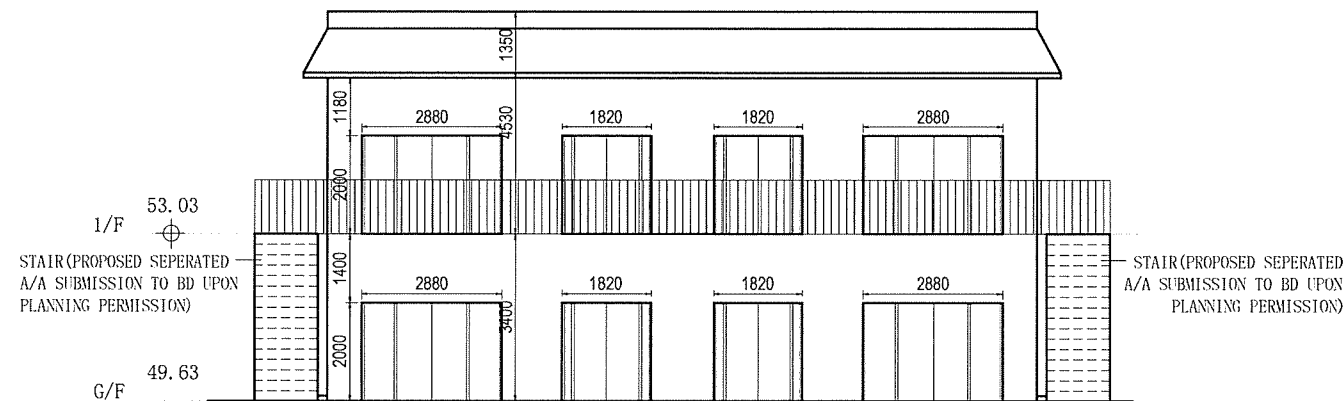
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PROJECT: KONG HAU SIN YUEN 光孝仙苑		
DRAWING TITLE:		
FIRST FLOOR PLAN OF MAIN BUILDING		
SCALE: 1:100 @ A3		DRAWN BY: CC
DATE: 26/11/2020		CHECKED BY: KCL
JOB NO: - -		
DRAWING NO:		REVISION
C04-B		



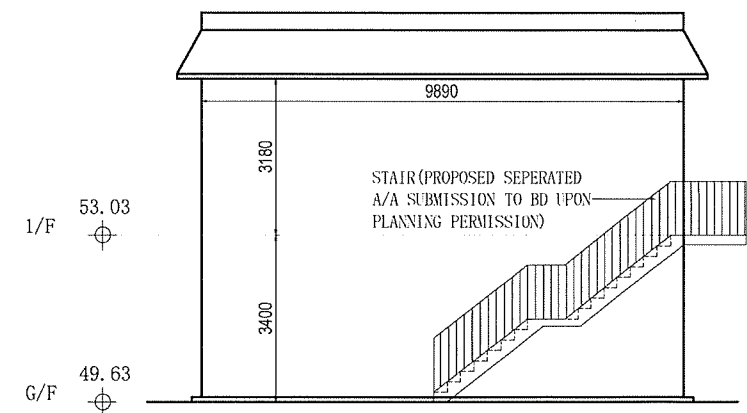
SECTION A-A



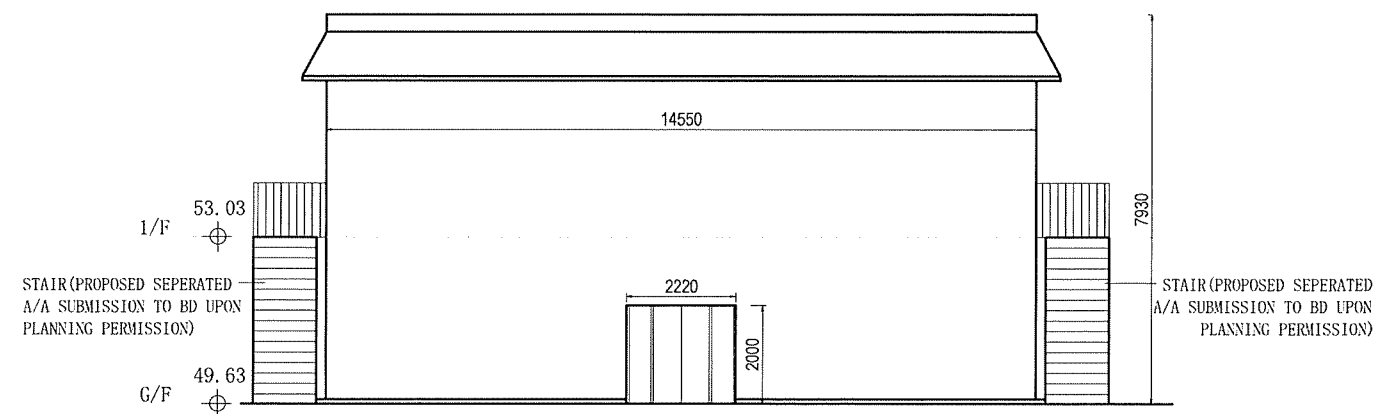
SECTION B-B



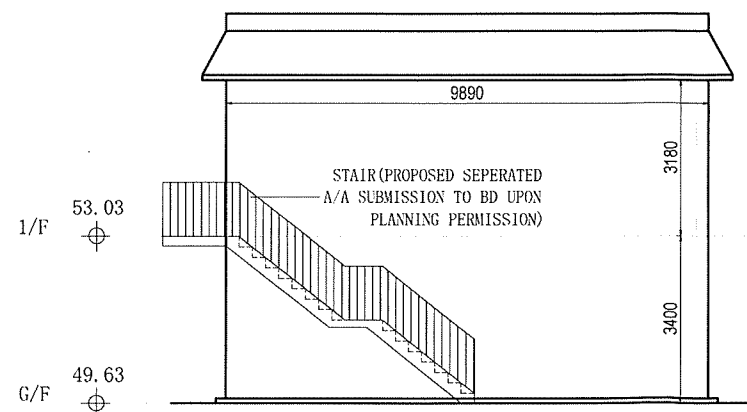
ELEVATION A (EAST)



ELEVATION B (SOUTH)



ELEVATION C (WEST)

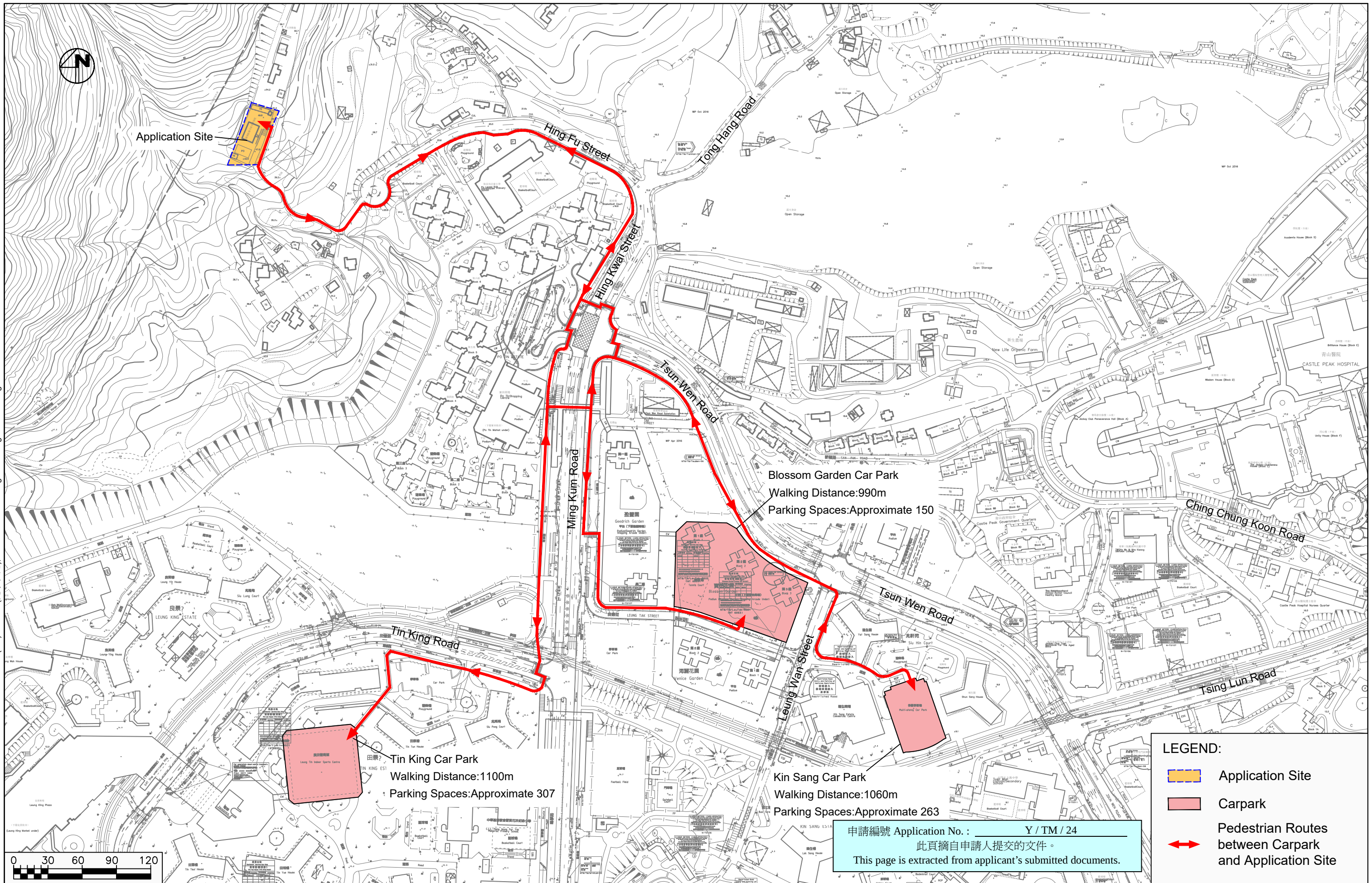


ELEVATION D (NORTH)

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CLIENT: 光孝仙苑 KONG HAU SIN YUEN		
AUTHORIZED PERSON / ARCHITECT:  BRIGHSPECT LIMITED 17/F, Kam Fung Commercial Building, 2-4 Tin Lok Lane, Wanchai, Hong Kong. Tel: 21229877 Fax: 36902515		
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REZONING APPLICATION FOR GIC (COLUMBRIUM) USE		
ADDRESS: LOT NOS. 1744 S.D ss.1 & S.D RP in D.D. 132, TUEN MUN		
PROJECT: KONG HAU SIN YUEN 光孝仙苑		
DRAWING TITLE: SECTIONS & ELEVATIONS OF MAIN BUILDING		
SCALE: 1:150 @ A3	DRAWN BY: CC	
DATE: 26/11/2020	CHECKED BY: KCL	
JOB NO: - -		
DRAWING NO:	REVISION	
C05-A		

X:\Ozzo\81461_Regularisation of Pre-cut-off Columbarium in Filial Praise Niches (HK) Limited (光孝仙苑), Tuen Mun\Data\Dwg\81461 Figure 3-2A.dwg



Date 07/01/2021 Scale 1:3000

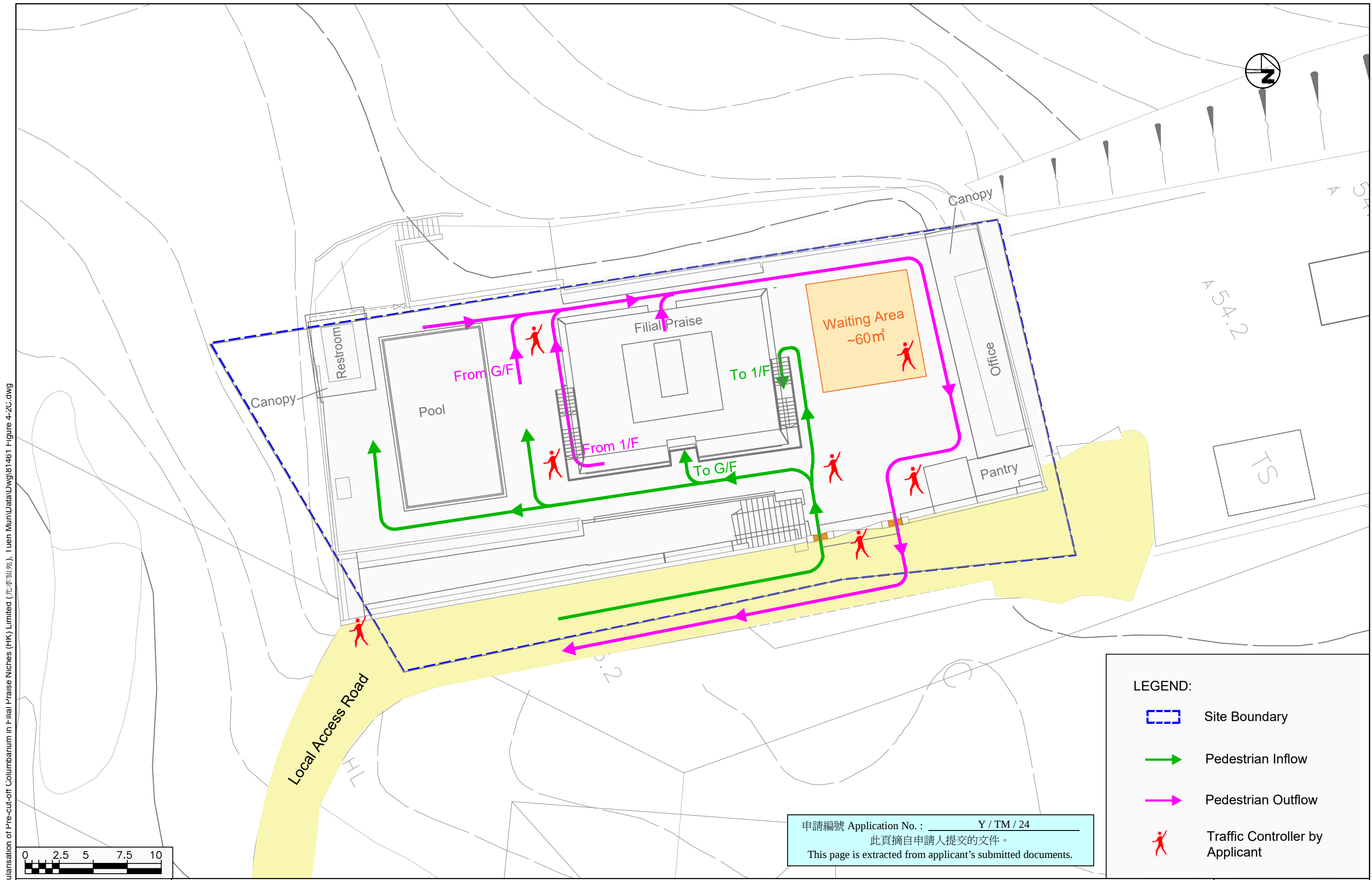
Section 12A Planning Application for Government, Institute or Community (Columbarium) Use at Lot Nos. 1744 S.D. ss. 1 & 1744 S.D. RP in DD 132, Kwong Shan Tsuen, Tuen Mun, New Territories

Exsiting Carpark in the Vicinity of the Application Site

光孝仙苑

Project No. 81461 Rev. A
Dwg No. Figure 3-2

X:\OZZO\81461_Regularisation of Pre-cut-off Columbarium in Filial Praise Niches (HK) Limited (光孝仙苑), Tuen Mun\Drawings\81461 Figure 4-2C.dwg



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- LEGEND:
- Site Boundary
 - Pedestrian Inflow
 - Pedestrian Outflow
 - Traffic Controller by Applicant

Date
13/01/2021

Scale
1:250

Section 12A Planning Application for Government, Institute or Community (Columbarium) Use at Lot Nos. 1744 S.D. ss. 1 & 1744 S.D. RP in DD 132, Kwong Shan Tsuen, Tuen Mun, New Territories

Crowd Management Plan within Application Site during Ching Ming and Chung Yeung Festivals

光孝仙苑	
Project No. 81461	Rev. C
Dwg No. Figure 4-2	

申請編號 Application No. : Y/TM/24

與申請地點屬相同地帶的先前申請

Previous Applications Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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