

This document is received on 14 JUN 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM/1575
	Date Received 收到日期	14 JUN 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

統光有限公司 Top Alliance Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

中原測量師行有限公司 Centaline Surveyors Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	新界屯門青山村145號地下(部分) 丈量約份第131約地段792(部分)及毗鄰政府土地 GROUND FLOOR, NO. 145 TSING SHAN TSUEN (PORTION), TUEN MUN, NEW TERRITORIES LOT NO. 792 (PORTION) in D.D. 131 AND ADJACENT GOVERNMENT LAND
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input type="checkbox"/> Site area 地盤面積 73.6434 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 73.6434 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	6.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	屯門分區計劃大綱圖 S/TM/35 APPROVED TUEN MUN OUTLINE ZONING PLAN NO.
(e) Land use zone(s) involved 涉及的土地用途地帶	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
(f) Current use(s) 現時用途	靈灰安置所 COLUMBARIUM (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] & (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] & (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] & (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] & (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 2022 年 4 月 29 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	丈量約份第131約地段792	29/4/2022

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(b) For Type (b) application 靈灰安置所

(a) Total floor area involved 涉及的總樓面面積	73.6434 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	靈灰安置所 COLUMBARIUM (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....73.6434.....		sq.m 平方米 <input checked="" type="checkbox"/> About 約
	Total 總計 73.6434		sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	VACANT	靈灰安置所 COLUMBARIUM
	1/F	VACANT	空置 VACANT POSSESSION (NOT INCLUDE IN THE APPLICATION)

(ii) For Type (ii) application 第二類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
(b) Intended use/development 有意進行的用途/發展	

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至%
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- | | | |
|---|---|----------------------------------|
| Proposed gross floor area (GFA) 擬議總樓面面積 | sq.m 平方米 | <input type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | % | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | storeys 層 | |
| | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | m 米 | <input type="checkbox"/> About 約 |

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms ,

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2022 年 12 月

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的汽車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 楊青路 Yeung Tsing Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

請參閱附件-

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



PAMELA W.I. LAM (Ms.)

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

董事 DIRECTOR

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

中原測量師行有限公司 CENTALINE SURVEYORS LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

29-04-2022

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

2349

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

2347

Total number of single niches

單人龕位總數

2345

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

5

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

11

Number of single niches (residual for sale)

單人龕位數目 (待售)

2329

Total number of double niches

雙人龕位總數

2

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

2

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

Daily: 10:00-17:00

including Public Holiday

[@] Ash interment capacity in relation to a columbarium means --

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	GROUND FLOOR, NO. 145 TSING SHAN TSUEN (PORTION), TUEN MUN, NEW TERRITORIES LOT NO. 792 (PORTION) in D.D. 131 AND ADJACENT GOVERNMENT LAND 新界屯門青山村145號地下(部分) 丈量約份第131約地段792(部分)及毗鄰政府土地		
Site area 地盤面積	73.6434 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 6.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	APPROVED TUEN MUN OUTLINE ZONING PLAN NO. S/TM/35 屯門分區計劃大綱S/TM/35		
Zoning 地帶	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區		
Applied use/ development 申請用途/發展	COLUMBARIUM 靈灰安置所		
(i) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	73.6434 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	靈灰安置所COLUMBARIUM(4m) m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		靈灰安置所 COLUMBARIUM(1 storey) Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	100 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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。

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附錄 I

申請理據

1. 目的

本申請旨在為統光有限公司（「申請者」）向城市規劃委員會就新界屯門青山村 145 號地下(部分)及毗鄰政府土地申請作為「靈灰安置所」之用途。新界屯門青山村 145 號地下(部分)及毗鄰政府土地（「申請地點」）座落於屯門分區計劃大綱圖 S/TM/35 上的「政府、機構或社區」土地用途地帶，而在「政府、機構或社區」的註釋及說明書上，「靈灰安置所」是第二欄中的其中一個用途。故此，申請者希望根據《城市規劃條例》第 16 條申請在申請地點上經營「靈灰安置所」，與此同時，申請亦已向私營骨灰安置所發牌委員會遞交豁免書、牌照及暫免法律責任書的申請。

2. 申請地點

申請地點包括新界屯門青山村 145 號地下(部分) (丈量約份第 131 約地段 792(部分))及毗鄰政府土地。丈量約份第 131 約地段 792 之土地擁有人已經書面方式同意申請者向城市規劃委員會作者此申請。同時，申請者亦就丈量約份第 131 約地段 792 毗鄰的政府土地向地政總署作出「短期租約」的申請。現時有一兩層高建築物座落於丈量約份第 131 約地段 792 之上，本申請只包括此建築物的地下樓層 (不包括一樓)，共有 2347 個骨灰龕位 (共 2345 個單人龕位及 2 個雙人龕位；分布於地下樓層的兩個房間之內)。本申請的總土地面積約為 73.6434 平方米，當中的建築物總面積約為 73.6434 平方米。

3. 與規劃意向及附近環境相容

「靈灰安置所」用途能配合當地居民及/或該地、區域，以至全港的需要，規劃意向相符。另外，由於附近的亦有不少靈灰安置所及宗教機構，「靈灰安置所」用途能與附近環境相容。

4. 對骨灰龕位的高需求

眾所周知，香港社會對於骨灰龕位有著極高的需求，批准申請地點改作「靈灰安置所」用途能夠增加骨灰龕位的供應，滿足香港社會對於骨灰龕位的需求。

5. 防火措施

現有一條行車通道連接著申請地點楊青路，可視作申請地點已有足夠的逃生路徑，而相關申請亦不會在消防安全方面帶來負面影響。如果消防處將來會就消防安全方面在本規劃申請增加一些條款，申請人會樂於完成及遵守。

6. 過往的一些規劃申請

城市規劃委員會此前曾就附近範圍批出一些改變作「靈灰安置所」的規劃申請，相關資料請參閱下表：

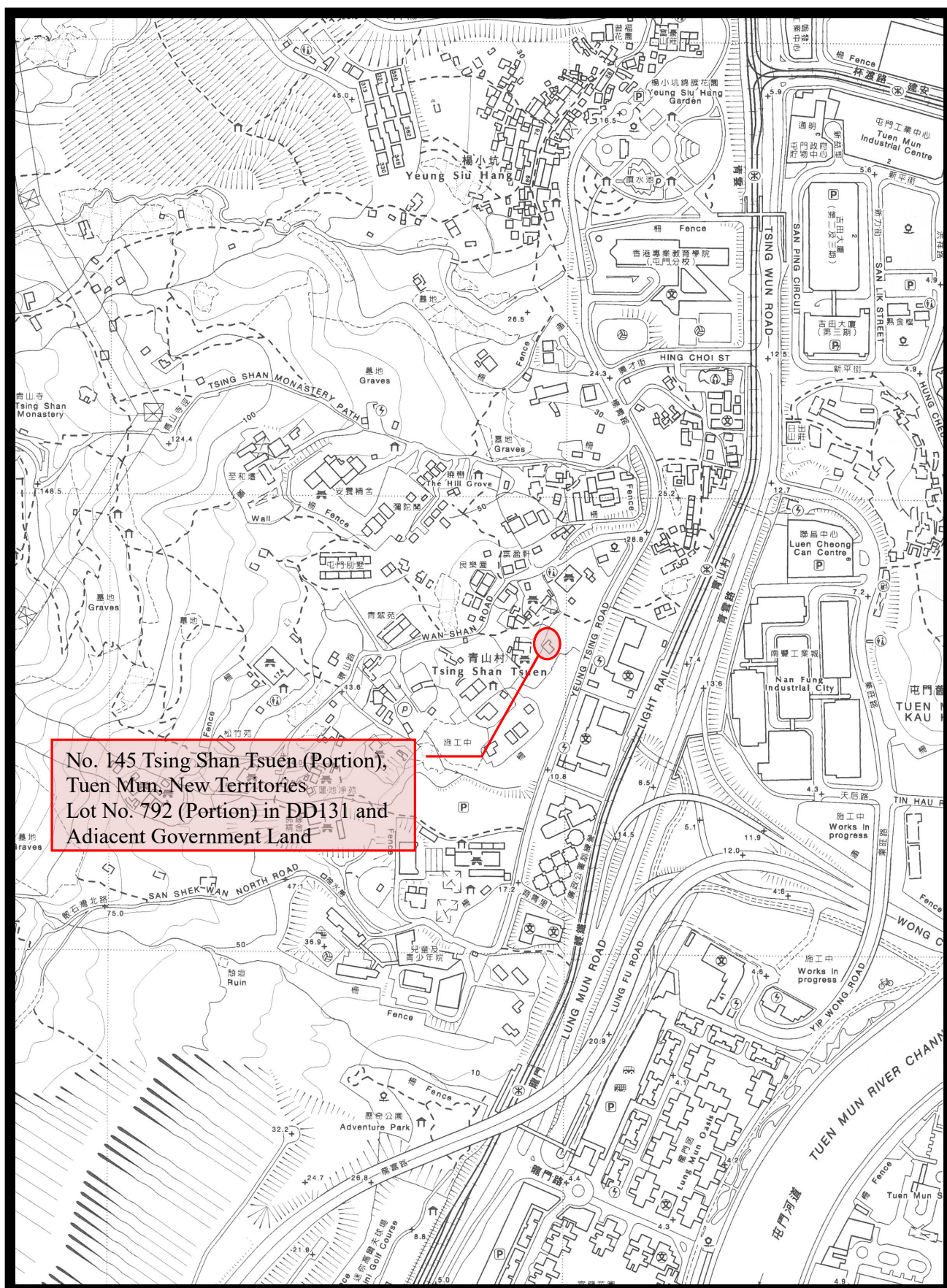
日期	申請編號	地點	申請用途	決定
21/08/2009	A/TM/387	新界屯門青山村屯門市地段392 與毗鄰政府土地	「靈灰安置所」	在有條件下批給許可
30/11/2012	A/TM/398	新界屯門青山村丈量約份第131 約地段759 (部份) 、地段791 (部 份) 及地段830 (部份)	「靈灰安置所」	在有條件下批給許可
20/07/2012	A/TM/437	新界屯門青山村屯門市地段392	「靈灰安置所」	在有條件下批給許可
05/04/2013	A/TW/441	新界屯門青山村丈量約份第131 約地段667	「靈灰安置所」	在有條件下批給許可

7. 總結

基於以上各點，將申請地點改變為「靈灰安置所」用途的規劃申請應被批准。

[備註： 如需實地考察，可與獲授權代理人預約。如各政府部門在城市規劃委員會決議會議前有任何考慮或疑問，申請人願意提供補充資料供相關的政府部門考慮。]

Location Plan 1



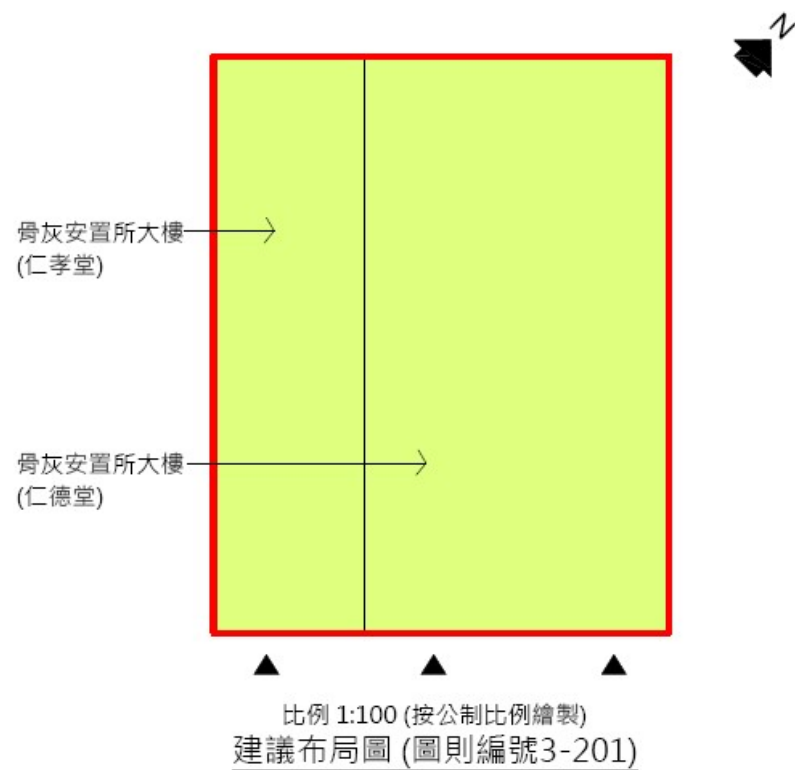
No. 145 Tsing Shan Tsuen (Portion),
Tuen Mun, New Territories
Lot No. 792 (Portion) in DD131 and
Adjacent Government Land

只供參考用途
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

No. 145 Tsing Shan Tsuen (Portion),
Tuen Mun, New Territories
Lot No. 792 (Portion) in DD131 and
Adjacent Government Land

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

Layout Plan

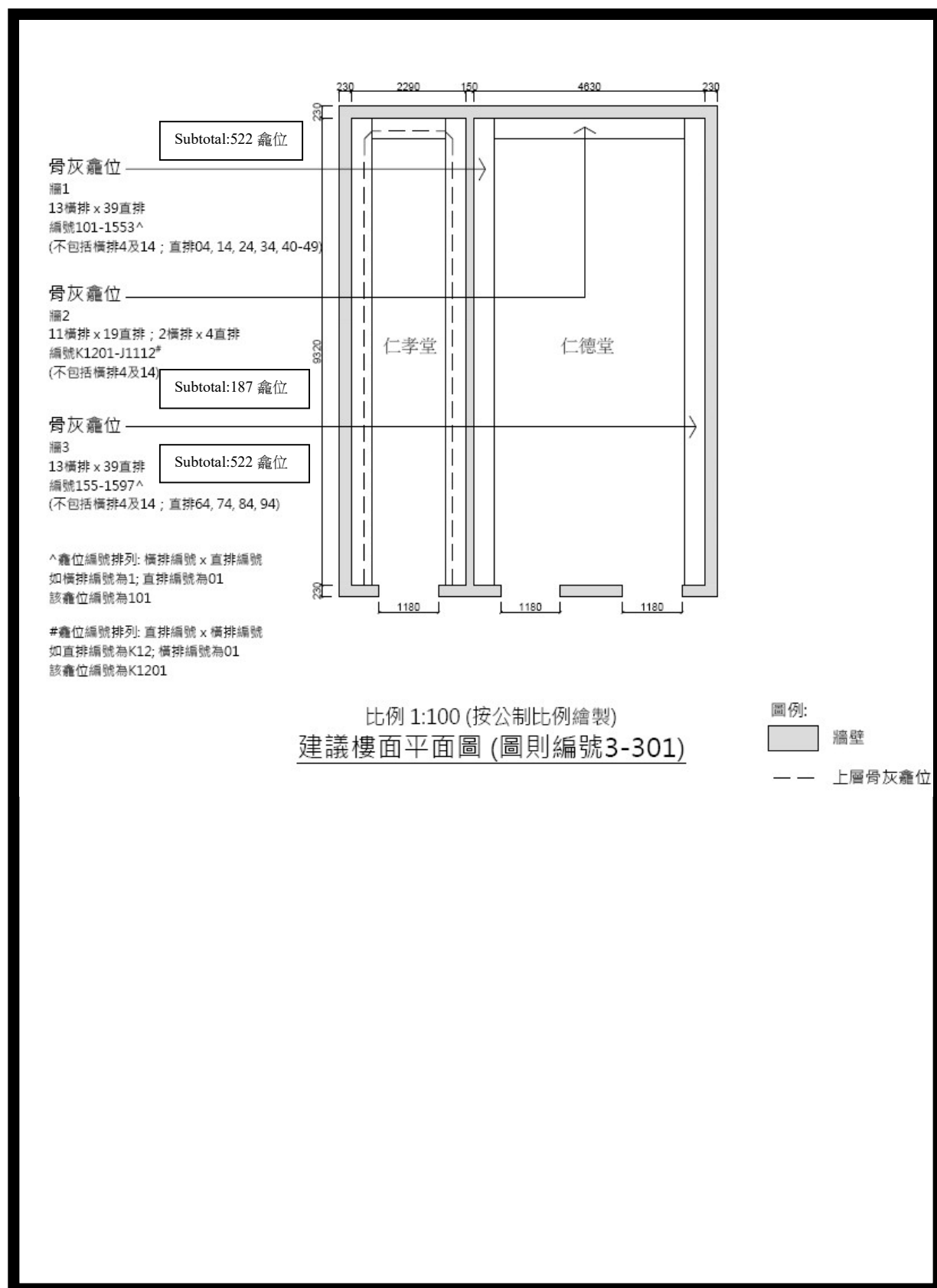


圖例	
	場地界線
	出入口 (在骨灰安置所大樓開放時間內維持開啟)
	可就截算前骨灰安置所核證的構築物 (符合《私營骨灰安置所條例》附表 2 第 4(3)條規定)

層數	骨灰安置所大樓: (建築物樓高兩層, 地下樓層用作骨灰安置所用途)
地下	仁孝堂 仁德堂
一樓	空置部份 (非骨灰龕配套用途及非牌照申請範圍)

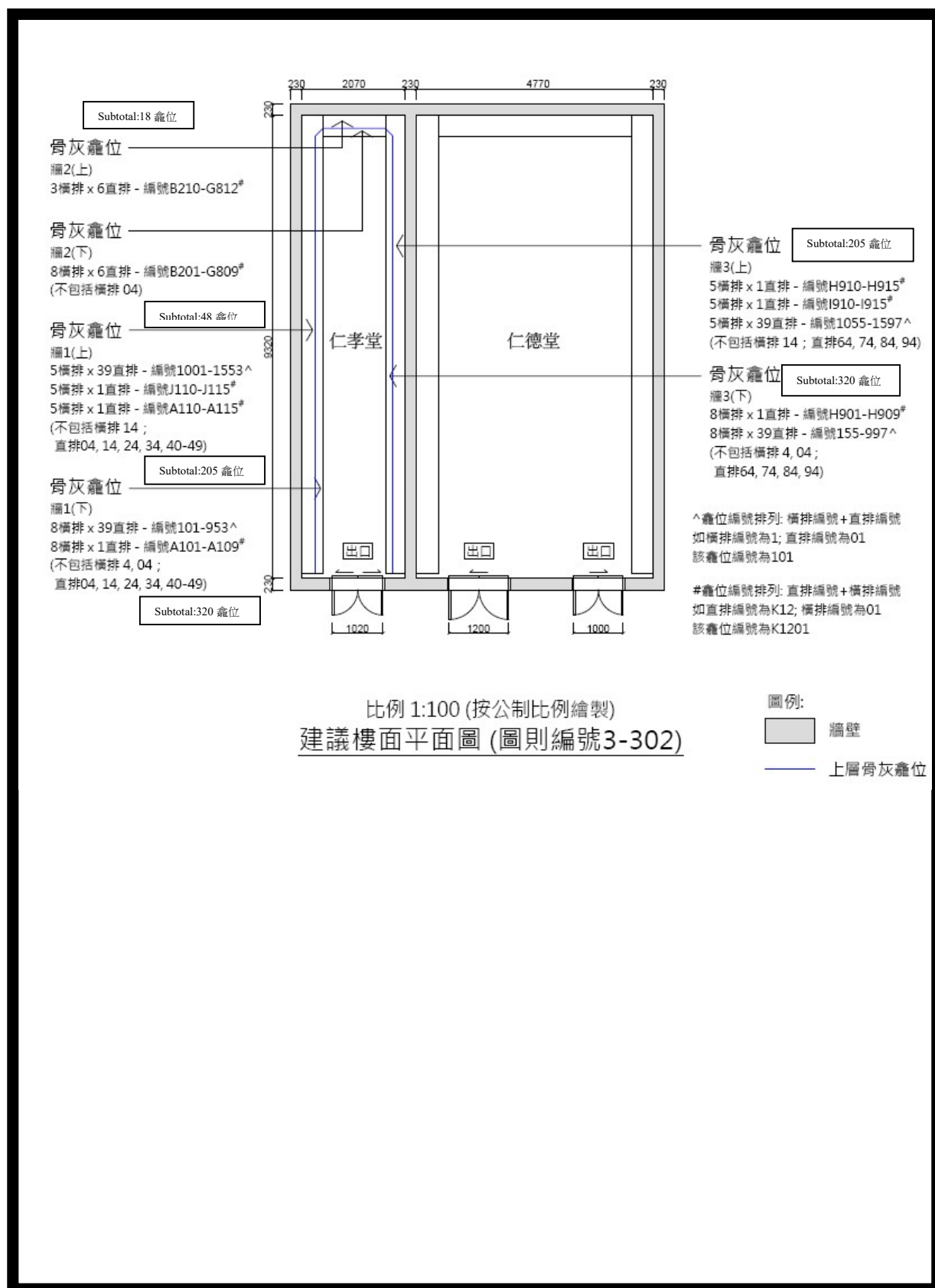
只供參考用途
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

Floor Plan of Ground Floor of the Building Erected on Lot 792 in DD131



只供參考用途
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

Floor Plan of Ground Floor of the Building Erected on Lot 792 in DD131



只供參考用途
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

RECEIVED

Our Ref: VAL-1803270695-L12

2022 JUN 16 P 2:01

TOWN PLANNING BOARD

By Hand16th June, 2022

Town Planning Board
15/F,
North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Ms. Chan,

**Section 16 Application for Permission for "Columbarium" Use in
No. 145 Tsing Shan Tsuen, Tuen Mun, New Territories
Lot No. 792 in D.D. 131 and Adjacent Government Land**

We refer to our letter of 2 June 2022, we attached herewith a revised Justification and a plan show the area and location of the government land and private land to the application premises for your handling.

We hope the application could be processed as soon as possible. Should you have any enquiries, please feel free to contact our Mr. Jack Au Yeung at

Yours faithfully,
For and on behalf of
CENTALINE SURVEYORS LIMITED



Pamela W.I. Lam BSc MRICS MHKIS RPS(GP)
Director
Valuation Department
PL/jay
Encl.

我司之參考編號: VAL-1803270695-TPB-J-II

附錄 I**申請理據****1. 目的**

本申請旨在為統光有限公司（「申請者」）向城市規劃委員會就新界屯門青山村 145 號地下(部分)及毗鄰政府土地申請作為「靈灰安置所」之用途。新界屯門青山村 145 號地下(部分)及毗鄰政府土地（「申請處所」）座落於屯門分區計劃大綱圖 S/TM/35 上的「政府、機構或社區」土地用途地帶，而在「政府、機構或社區」的註釋及說明書上，「靈灰安置所」是第二欄中的其中一個用途。故此，申請者希望根據《城市規劃條例》第 16 條申請在申請處所上經營「靈灰安置所」，與此同時，申請亦已向私營骨灰安置所發牌委員會遞交豁免書、牌照及暫免法律責任書的申請。

2. 申請處所

申請處所包括新界屯門青山村 145 號地下(部分) (丈量約份第 131 約地段 792(部分))及毗鄰政府土地。丈量約份第 131 約地段 792 之土地擁有人已經書面方式同意申請者向城市規劃委員會作此申請。同時，申請者亦就丈量約份第 131 約地段 792 毗鄰的政府土地向地政總署作出「短期租約」的申請。現時有一兩層高建築物座落於丈量約份第 131 約地段 792 之上，本申請只包括此建築物的地下樓層 (不包括一樓)，共有 2347 個骨灰龕位 (共 2345 個單人龕位及 2 個雙人龕位；分布於地下樓層的兩個房間之內)。本申請的總土地面積約為 73.6434 平方米，當中的建築物總面積約為 73.6434 平方米。

3. 與規劃意向及附近環境相容

「靈灰安置所」用途能配合當地居民及/或該地、區域，以至全港的需要，規劃意向相符。另外，由於附近的亦有不少靈灰安置所及宗教機構，「靈灰安置所」用途能與附近環境相容。

4. 對骨灰龕位的高需求

眾所周知，香港社會對於骨灰龕位有著極高的需求，批准申請處所改作「靈灰安置所」用途能夠增加骨灰龕位的供應，滿足香港社會對於骨灰龕位的需求。

我之參考編號: VAL-1803270695-TPB-J-II

5. 防火措施

現有一條行車通道連接著申請處所楊青路，可視作申請處所已有足夠的逃生路徑，而相關申請亦不會在消防安全方面帶來負面影響。如果消防處將來會就消防安全方面在本規劃申請增加一些條款，申請人會樂於完成及遵守。

6. 過往的一些規劃申請

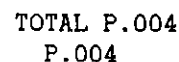
城市規劃委員會此前曾就附近範圍批出一些改變作「靈灰安置所」的規劃申請，相關資料請參閱下表：

日期	申請編號	地點	申請用途	決定
21/08/2009	A/TM/387	新界屯門青山村屯門市地段392 與毗鄰政府土地	「靈灰安置所」	在有條件下批給許可
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20/07/2012	A/TM/437	新界屯門青山村屯門市地段392	「靈灰安置所」	在有條件下批給許可
05/04/2013	A/TW/441	新界屯門青山村丈量約份第131 約地段667	「靈灰安置所」	在有條件下批給許可

7. 總結

基於以上各點，將申請處所改變為「靈灰安置所」用途的規劃申請應被批准。

[備註：如需實地考察，可與獲授權代理人預約。如各政府部門在城市規劃委員會決議會議前有任何考慮或疑問，申請人願意提供補充資料供相關的政府部門考慮。]



RECEIVED

Our Ref: VAL-1803270695-L13

2022 JUN 17 P 3:49

TOWN PLANNING BOARD

By Hand

17th June, 2022

Town Planning Board
15/F,
North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Mr. Billy Fong

**Section 16 Application for Permission for "Columbarium" Use in
No. 145 Tsing Shan Tsuen, Tuen Mun, New Territories
Lot No. 792 in D.D. 131 and Adjacent Government Land**

We attached herewith a revised application form for your handling that the attached revised page 5 of the Application Form is to replace the previous submitted page 5 of the Application Form

We hope the application could be processed as soon as possible. Should you have any enquiries, please feel free to contact our Mr. Jack Au Yeung at

Yours faithfully,

For and on behalf of

CENTALINE SURVEYORS LIMITED



Pamela W.I. Lam BSc MRICS MHKIS RPS(GP)
Director
Valuation Department
PLJ/jy
Encl.

1

CENTALINE SURVEYORS LIMITED

中原測量師行有限公司

Licensed Estate Agency Company Licence No. C-002184

7/F., Greenwich Centre, 260 King's Road, North Point, Hong Kong

香港北角英皇道260號怡安中心7樓全層

www.centalinesurveyors.com.hk Email: surveying@mail.centaline.com

Tel : (852) 2521 8160

Fax: (852) 2525 8543

中原集團成員
Member of Centaline Group

17-JUN-2022 15:53

+ 852 2522 8426

97%

P.001

Form No. S16-I 表格第 S16-I 號

6. Type(s) of Application 申請類別

- ☒ **Type (i)** Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ **Type (ii)** Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ **Type (iii)** Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ **Type (iv)** Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ **Type (v)** Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one "✓".

註1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	73.6434 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	靈灰安置所 COLUMBARIUM (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分.....73.6434.....		sq.m 平方米 ☑About 約
	Total 總計73.6434.....		sq.m 平方米 ☑About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	靈灰安置所 COLUMBARIUM	靈灰安置所 COLUMBARIUM
	1/F	VACANT	空置 VACANT POSSESSION (NOT INCLUDE IN THE APPLICATION)

Our Ref: VAL-1803270695-L16

By Hand & By Email

22nd February, 2023

Town Planning Board
15/F,
North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Mr. Billy Fong,

**Section 16 Application for Permission for “Columbarium” Use in
No. 145 Tsing Shan Tsuen, Tuen Mun, New Territories
Lot No. 792 in D.D. 131 and Adjacent Government Land**

Application No. A/TM/575

We would like to submit a consolidated report attached herein to supersede the further information (FI) previously submitted on 10th October 2022, 8th November 2022, 5th December 2022, 4th January 2023 and 31st January 2023.

Also, we would like to clarify the following information of the application:

1. The site area and gross floor area of application site should be “75 sq.m.” instead of “73.6434 sq.m.”; and
2. The site area and percentage of Government land involved are about 0.9413 sq.m. and 1.255% respectively.

We hope the application could be processed as soon as possible. Should you have any enquiries, please feel free to contact our Mr. Jack Au Yeung at [REDACTED]

Yours faithfully,
For and on behalf of
CENTALINE SURVEYORS LIMITED



Pamela W.I. Lam BSc MRICS MHKIS RPS(GP)
Director
Valuation Department
PL/jay
Encl.

**Similar s.16 Applications for Columbarium Use
within the Same G/IC Zone on the Tuen Mun OZP**

Approved Applications

Application No.	Proposed Development	Date of Consideration
1. Filial Park 思親公園 (6,265 niches and 7,150 ancestral tablets)		
A/TM/255 ¹	Redevelopment of the Existing Temple and Memorial Garden including Columbarium Use	28.1.2000
A/TM/306 ¹	Minor Amendments to Approved Development Scheme for Redevelopment of the Existing Temple and Memorial Garden including Columbarium Use	10.10.2003
A/TM/316 ¹	Minor Amendments to Approved Development Scheme for Redevelopment of the Existing Temple and Memorial Garden including Columbarium Use	4.5.2004
A/TM/373 ¹	Proposed Religious Institution with Columbarium Use	18.7.2008
A/TM/527 ²	Proposed Columbarium and Religious Institution Use	19.7.2019
2. Fat Yuen Ching Shea 佛緣精舍 (9,160 niches)		
A/TM/398	Proposed Columbarium	30.11.2012 [approved on review]
3. Shan Yuan 善緣 (5,000 niches)		
A/TM/387	Proposed Columbarium	21.8.2009 [revoked on 4.4.2012]
A/TM/437	Columbarium	20.7.2012
4. Shan Guo 善果 (8,000 niches)		
A/TM/441	Proposed Columbarium	5.4.2013
5. Sha Law Ching Shea 娑羅精舍 (4,444 niches)		
A/TM/537	Columbarium	29.5.2020
6. Lin Chi Ching Yuen (Tai Hak Tin Temple) 蓮池淨苑 (大黑天殿) (1,210 niches)		
A/TM/541	Proposed Columbarium	30.4.2021

¹ The first application for columbarium use with 5,000 niches at the Site (Application No. A/TM/255) was approved by the Committee on 28.1.2000. Application Nos. A/TM/306, A/TM/316 and A/TM/373 were related to minor amendments to the approved scheme.

² The application is for addition of 1,265 niches and 7,150 ancestral tablets within the existing columbarium.

Rejected Applications

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
<i>1. Shan Guo 善果 (8,000 niches)</i>			
A/TM/415	Proposed Columbarium	8.6.2012 (Rejected on review)	(1), (5)
<i>2. Sin Sam Tong 善心堂 (2,000 niches)</i>			
A/TM/434	Proposed Columbarium	18.5.2012	(1) to (3)
<i>3. Lin Chi Ching Yuen (Tai Hak Tin Temple) 蓮池淨苑 (大黑天殿) (1,220 niches)</i>			
A/TM/465	Proposed Columbarium	21.8.2015	(4)
<i>4. Lots 813 RP and 814 RP in D.D. 131 with adjoining Government Land, Tuen Mun (Not more than 3,000 niches)</i>			
A/TM/531	Proposed Columbarium	20.9.2019	(5) to (7)
<i>5. Lot 513 in D.D. 131, No. 184C, Tsing Shan Tsuen, Tuen Mun (3,066 niches)</i>			
A/TM/545	Proposed Columbarium	15.9.2020	(4)

Rejection Reason(s)

- (1) Potential pedestrian and traffic impacts on the surrounding road network.
- (2) Visitors and residents in very close proximity shared same access. Activities of columbarium would cause nuisance to nearby residents and could not be considered compatible with adjacent developments.
- (3) Failed to demonstrate that the proposed columbarium would not result in adverse environmental and landscape impacts on the surrounding areas.
- (4) Failed to demonstrate that the potential pedestrian safety issue and traffic impacts associated with the proposed columbarium can be satisfactorily addressed.
- (5) Failed to demonstrate that the proposed columbarium would not cause adverse traffic impact to the surrounding areas and that the proposed Crowd Management Plan can be effectively implemented.
- (6) Not in line with TPB Guidelines No. 16 in that it is not compatible with the surrounding GIC and residential uses.
- (7) Setting of undesirable precedent.

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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/TM/575

意見詳情(如有需要，請另頁說明)

Details of Comment (use separate sheet if necessary)

本人基於環境、衛生、居民學生權益等原因，強烈反對以上項目(A/TM/575)，詳情如下：

此項目非常貼近民居及兩所中學，項目外只有一條狹窄車路，項目涉及超過二千個骨灰龕位，必然導致該地段交通擠塞惡化。

眾多例子印證，私營骨灰龕安置所產生嚴重的環境衛生問題，附近有大量村民及學童長時間逗留，當局絕不應該容許該處營運骨灰龕。

學生心智發展尚未成熟，學校是學生長時間活動的場所，在極接近學校的距離營建骨灰龕安置所，除了空氣污染問題，對於學生的心智發展亦有不能漠視的影響。

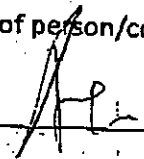
另外，位於屯門曾咀項目的政府骨灰龕位，已供公眾使用，足以舒緩社會需求，上述項目實非必要。

基於以上各點，本人反對項目(A/TM/575)。

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

Sylvia Yan

簽署 Signature



日期 Date

9-7-2022

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/TM/575

意見詳情(如有需要，請另頁說明)

Details of Comment (use separate sheet if necessary)

本人基於環境、衛生、居民學生權益等原因，強烈反對以上項目(A/TM/575)，詳情如下：

1. 學生利益：有關項目接近民居及學校，對幼童影響尤其深遠；
2. 設計粗疏：項目未有進行排水研究，欠缺專業支持；
3. 交通負荷：項目未設停車場規劃，清明重陽時節將對附近路段構成極大交通負荷；
4. 規劃原意：有關地段已列為「政府、機構或社區」用地，不應開放予私人發展商申請興建牟利目的之靈灰所；

基於以上各點，本人反對項目(A/TM/575)。

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

簽署 Signature  日期 Date 7/11/2022

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



回條 - 新界屯門青山村145號丈量約份第131約地段第792號(部分) 和毗連政府土地
現有構築物的地下靈灰安置所(申請編號: A/TM/575-申請人提交的進一步資料)
04/11/2022 17:57

From: KIT YING CHOI
To: tpbpd@pland.gov.hk
File Ref:

1 attachment



Screenshot_20221104_145448 (2).jpg

城市規劃委員會秘書你好,
謹代表裘錦秋中學(屯門) 陳月平校長回覆, 請見附件之回條。
謝謝
蔡小姐
校務處
裘錦秋中學(屯門)

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/TM/575 Received on 10/10/2022

意見詳情 (如有需要，請另頁說明)

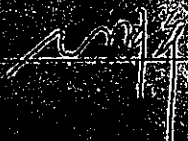
Details of the Comment (use separate sheet if necessary)

本人代表全體居民反對 A/TM/575 的申請。作為社區
重要的一分子，我們期望青山將能解決不同的
問題。目前就本校及翻校方面，已有不少同類
的問題。請問規劃局有否考慮解決？

提供意見人姓名/名稱 Name of person/company making this comment

陳仲平校長

Signature



日期 Date

4.11.2022

另外，如果真誠收集意見，請多予
時間讓我們討論，而非表面的
諮詢。

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/TM/575

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人僅代表學校表示反對，希望政府能予區內不同
持分者適量的地區發展規劃，而非像山村
的規劃以達靈頓安老院所為主，忽略居民
學校的元素，希望能規劃不同的生活空間
以方便區內的居民，而非身一化。

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

陳月平

簽署 Signature

日期 Date

20.7.2022

292

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/TM/575 Received on 05/12/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人代表全港鄉鎮農林反對興建系統
及道路。請多規劃青山村的發展，
不要太單一。

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

陳日平校長

簽署 Signature

日期 Date

23.12.22

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

220708-092253-80072

提交限期

Deadline for submission:

12/07/2022

提交日期及時間

Date and time of submission:

08/07/2022 09:22:53

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/575

「提意見人」姓名/名稱

Name of person making this comment:

The Incorporated Owners of Ric
hie House

意見詳情

Details of the Comment :

私營骨灰安置所發牌委員會收到的指明文書申請一覽表

序號 地區 骨灰安置所名稱 骨灰安置所地址

5 屯門 佛緣精舍 青山村178號B

8 屯門 蓮池淨苑 青山村180號

12 屯門 善緣 青山村178號C

35 屯門 思親公園 楊青路25號

40 屯門 尸羅精舍 青山村132號

62 屯門 善果 屯門DD第131地段667號

79 屯門 光留園 青山村177號

93 屯門 蓮池淨苑 青山村180號

109 屯門 青雲觀 屯門DD第131地段559號

118 屯門 娑羅精舍 青山村楊青路150號

121 屯門 覺塵禪寺 屯門DD第131地段706,775,776,777號

122 屯門 覺塵禪寺 青山村96號E

141 屯門 統光有限公司 青山村145號

145 屯門 圓覺禪院 青山村96G

158 屯門 青山寺 青山寺徑

另外，還有未申報的，如下

1. 屯門 仁慈淨院 青山村

2. 屯門 楞嚴學處 青山村

3. 屯門 妙宗寺 青山村環山路

4. 屯門 天德聖教道堂 青山村楊青路

5. 屯門 娑羅精舍 青山村楊青路

6. 屯門 慧蓮精舍 青山村楊青路

7. 屯門 未有名字（城規已批准） 楊青路DD 131 Lot 667

8. 屯門 A/TM/545 青山村184號

本屋苑反對上述申請，理由如下，

1. 根據以上列表，由食環處取得資料顯示，144間申請骨灰龕牌照中，有15間在青山村，佔申請總數10%。另外，還有8間不在表列中，如果每間有8000個骨灰位，總數就有176000個。村民可以再容忍嗎？為何骨灰龕大部份在這小村？
2. 現在香港人都沒有地方居住，這些地還要興建骨灰龕，
3. 176000個骨灰位，人群燒衣製做很多空氣污染，對青山村居民做成健康的影響，交通非常嚴重和環境污染。現在，家中經常飄來燃燒的灰燼。嚴重影響居民
4. 這申請面積，政府土地佔多少平方米？是否政府也要經營骨灰龕？
5. 還有其它申請陸續有來。未計在這列表上。

懇請城規會各議員不通過這項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221105-103735-27489

提交限期**Deadline for submission:**

08/11/2022

提交日期及時間**Date and time of submission:**

05/11/2022 10:37:35

有關的規劃申請編號**The application no. to which the comment relates:** A/TM/575**「提意見人」姓名/名稱****Name of person making this comment:**

The Incorporated Owners of Richie House

意見詳情**Details of the Comment :****本屋苑反對用於骨灰龕。**

1. 青山村已有多間大型骨灰龕場，一間也厭多。
2. 政府正找地興建住宅用地，有關地段應撥入住宅用地，幫助政府建屋，為人為己。
3. 該地段鄰近將來地鐵大站，更應好好利用建屋利民。
4. 骨灰龕場應放置遠郊地區，因使用者探訪多於春秋祭祀。
5. 多於兩個骨灰龕場在同一地點，引起污染，令人健康受損。

聯署信

致：城市規劃委員會

新界屯門青山村 145 號丈量約份第 131 約地段
第 792 號（部份）和毗連政府土地現有構築物的地下
擬建靈灰安置所（申請編號：A/TM/575）

本人等為青山村居民，對申請編號 A/TM/575 申請擬建靈灰安置所表示強烈反對。

反對理據：

- （一）本村現已有超過二萬個龕位，已對本村居民構成極大滋擾；
- （二）現時每年春秋二祭時，已有大量人士前往拜祭，加上行車路和行人路路面狹窄，請問如再增加龕位，如何應付龐大拜祭人潮；
- （三）位於屯門曾咀的政府骨灰龕場，首批二萬個龕位已於數年前推出，以後每年會有二萬個供使用，故對靈灰位供應將會有所舒緩，請問還需要在人口密集的地方加建龕位嗎？

本人等細閱規劃書內諮詢文件之理據，現詳列三點反對該申請理據，敬希貴會能接納，並慎重考慮村民福祉而審議此申請，將居民、民生和環境所造成的影響作為首要考慮。

順頌

祺安

青山村居民聯署

覃天恩 麥玉英 覃維俊 覃慧儀 覃嘉賢 覃漪蓮 胡偉康 覃潔杏 李偉
黃積善 覃樹華 覃樹強 覃潤榮 黃耀發 王琮 郭秀珠 覃惠鈞 覃鳳香
覃鳳笑 歐富森 歐永森 譚碧雅 朱嘉儀 李錦洪 高顯真 黃敬娣 高志葵
李桂榮 文美貴 梁邦能 何麗琮 阮駿希 阮駿軒 阮靜儀 李淑嫻 謝秀琮
關峻傑 關貴桓 黃惠芳 劉兆箕 陳穎 吳珣珊 宗錦曼 唐梓軒 唐偉明
沈麗霞 莊銀鳳 莫銳池 莫滿懷 王浩波 潘麗英 梁耀君 陳武興 劉觀生
劉來友 覃美培 覃偉文 吳煜承 吳偉文 吳永明 曾潤來 Mok Yim Chun
Mok Yim Ying Yin Tao John Fu Wong Wing Fai Lee Fung Sim
Leung Kwai Fong Tracy Pong Pak Lok Wu Yiu Kwan Sam Chan Jecci

8/7/2022

20-JUN-2022 15:15 FROM TM&YLW/DPO

TO HAD-DO/TM

P.010/U11

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道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/TM/575

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對上述申請。

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

簽署 Signature



日期 Date

8-7-2022

Seq 3 290

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/TM/575 Received on 05/12/2022

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對 A/TM/575 建議在安置所

由該地撥批鄰本校新校舍位置，本身該地已有靈灰所，日常已有燒灰及進行零碎活動，時常製造噪音及造成空氣污染，對本校造成不良影響，如再加強必然對學生日常及活動造成更大負面影響，因學校提出反對。

「提意見人」姓名/名稱 Name of person/company making this comment 林仲恒 (行政主任)

簽署 Signature

日期 Date

24/12/2022

屯門民政事務處

新界屯門屯喜路一號
屯門政府合署二樓



TUEN MUN DISTRICT OFFICE

2/F, Tuen Mun Government Offices,
1 Tuen Hi Road, Tuen Mun, N.T.

RECEIVED
21 DEC 2022

BY: _____

本處檔號 Our Ref.:

來函檔號 Your Ref.:

電話 Tel.: 2451 3038

傳真 Fax.: 2450 3014

匡智屯門晨崗學校謝惠敏校長：

新界屯門青山村 145 號丈量約份第 131 約地段
第 792 號(部分)和毗連政府土地現有構築物的地下
擬建靈灰安置所 (申請編號：A/TM/575) 申請人提交的進一步資料

本處接獲城市規劃委員會(下稱：城規會)信函指，該會現正邀請公眾就標題所述的規劃申請提供意見。如你欲提出意見，必須於 **2023 年 1 月 3 日或之前** 以書面方式直接向城規會提出。根據《城市規劃條例》，任何逾時提出的意見將不獲接納。你可以在夾附的表格上填寫意見。隨函另附申請的摘要及位置圖，以供參考。申請人就申請而提交的所有資料，可以在通知書所列地點查閱。

城規會考慮申請的暫定會議日期已上載於城規會的網頁 (<http://www.info.gov.hk/tpb/>)。

供城規會在考慮申請時參閱的文件，會在發送給城規會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱。

在城規會考慮申請後，可致電 2231 4810 或 2231 4835 查詢有關決定，或是在會議結束後，在城規會的網頁上查閱決定摘要。

如有查詢，請致電 2158 6292 與規劃署方先生聯絡。

屯門民政事務專員

(吳玉歡



代行)

連附件

副本分送：屯門及元朗西規劃處(經辦人：方先生)(不連附件)
(檔號：TPB/A/TM/575)

2022 年 12 月 19 日

Seq 3 291

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

221231-120142-32803

提交限期

Deadline for submission:

03/01/2023

提交日期及時間

Date and time of submission:

31/12/2022 12:01:42

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/575

「提意見人」姓名/名稱

Name of person making this comment:

匡智屯門晨崗學校

意見詳情

Details of the Comment :

學校表示反對於學校附近興建靈灰安置所，因為預計靈灰安置所會增加到場安放先人靈灰或拜祭先人的人流，令道路使用者增加，普遍人流及車輛增加，這會大大影響附近學校學童過馬路(楊青路)的危險性。

最主要的原因是由「靈灰安置所」的位置出大路便是楊青路，沿楊青路南駛二百多米，馬路兩旁分別有有特殊教育學校的主樓和新翼校舍，新翼校舍將於2023年落成，屆時學童橫過馬路機會頻繁，惟該路段完全沒任何交通安全設施給學童橫過馬路。

學童只能靠自己當刻的判斷來橫過馬路，如果車輛流量增多，確會增加學童橫過馬路的危險性，尤其是有智力障礙的特殊兒童及青少年。兒童往往不能好好判斷車速，更難留意和了解道路上的種種危險。小童也較容易被已停泊的車輛、路旁障礙物及其他行人所遮蔽。兒童可能會突然踏進或跑出馬路。

為顧及學童的交通安全，學校不得不在沒有交通安全設施的情況下反對以上在學校範圍附近建「靈灰安置所」的申請。

為此，學校藉此反映，希望運輸署能多關注學童過馬路的安全，在楊青路與育青里一十路口附近，加設過馬路的安全設施，保障學童、家長及其他道路使用者的安全。若該地段有足夠的交通安全設施，那便不用擔心附近的人流及車輛增加，亦無須反對在附近建「靈灰安置所」的申請。

其他參考資料 - 運輸署網頁，交通安全設施包括以下等等：

- 警告標誌：前面有學童往返學校
- 可能設有「前面有兒童」的警告標誌，標誌下面的雙黃燈閃動時，表示前面有學校交通安全隊正在指揮交通。
- 交通繁忙的道路通常會有設施幫助行人橫過馬路。
- 設有交通燈路口的過路處
- 斑馬線

請務必考慮學童過馬路的安全，謝謝城規會、運輸署及相關部門協調。

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



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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/TM/575

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

在申請處所所在地的地區青山村區內已擁有一定數量的私營骨灰安置所。本人特此認為該區交通承受能力非常重要，因此非常懷疑申請處所在沒有得到其他現有私營骨灰安置所(包括已取得牌照或已獲劃許何在申請牌照階段的私營骨灰安置所)及受影響村民代表的書面同意書下而單方面提出的「交通和人群控制管理建議書」的實際可行性。如果在這種情況下，於春秋二祭期間定必造成道路交通擠塞及混亂，最終導致該區村民出入住所困擾。

綜合以上問題及憂慮，懇請規劃署及城市規劃委員會否決此規劃。

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

郭慧詩

簽署 Signature

日期 Date

4-11-2022

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

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To: Secretary, Town Planning Board

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有關的規劃申請編號 The application no. to which the comment relates A/TM/575

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

申請處所內的土地當中涉及土地爭議，當中包括政府、村民、以及申請方的土地，當中應該在三方協調下才作出在申請規劃。

除此之外，前發展局局長黃偉綸先生曾提及發展土地應公平公正公開，應開放透明地討論，但規劃顯然與前局長所提及的相反。懇請規劃署及城市規劃委員重新考慮會否決此規劃。

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

簽署 Signature

日期 Date

HO CHAK MAN
4-11-2022

就規劃申請提出意見

Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：意見必須於指定的法定期限屆滿前向城市規劃委員會(委員會)提出。

Important Note: The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period.

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

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

A/TM/575

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關申請靈灰安置所，若再增加車輛流量必定會造成阻塞，而且附近沒有任何泊車場，甚為不當，加上靈灰安置所對附近的環境有嚴重影響，故本人及村民極之反對，希望貴署否決其申請！

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

簽署 Signature



日期 Date

7/7/2022

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: A/TM/575 DD 131 Tsing Shan Tsuen Columbarium
08/11/2022 02:18

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

Now that access to files is available, turns out it is the same amount of Niches as in the original application, 2.347, in the small building. Applicant claims the columbarium was established in 1958, but as the operation was not in compliance with lease conditions and and only 16 niches sold and a few occupied by the 2017 cut off date, there is no legitimate history to support the application.

In view of the potential commercial windfall, I would consider housing a few niches in a corner of my living room.

No parking and hygiene and essential services would be confined to portaloos. Surely totally inadequate for a facility that would attract hundreds of visitors if the operation was to be approved?

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 11 July 2022 2:19 AM CST

Subject: A/TM/575 DD 131 Tsing Shan Tsuen Columbarium

A/TM/575

Ground Floor of an Existing Building in Lot 792 (Part) in D.D. 131 and Adjoining Government Land, No. 145 Tsing Shan Tsuen, Tuen Mun

Site Area: 73.64sq.m

Zoning : "GIC"

Applied development : Columbarium ???

Dear TPB Members,

Application 560 was withdrawn. This is a small section of that application.

No details provided. The Press Here applicant's submission is not functioning.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 9 February 2021 2:39 AM CST

Subject: A/TM/560 DD 131 Tsing Shan Tsuen Columbarium

A/TM/560

Lot 792 in D.D. 131 and Adjacent Government Land, Tsing Shan Tsuen, Tuen Mun

Site area : About 1,500sq.m (Includes Government Land of about 1,425sq.m)

Zoning : "GIC"

Applied development : 2,347 Niche Columbarium / 15 Vehicle Parking

Dear TPB Members,

The site has already been stripped of vegetation and paved over although this is government land and there is no history of approval for parking, etc.

Strong objections, this is opposite a secondary school.

No mention is made of the cumulative impact this facility would have when the traffic and other columbarium related issues are added to the approved Filial Park close by.

There are many deficits in GIC facilities in Tuen Mun that this government land could be better used to resolve.

Mary Mulvihill

Tuen Mun columbarium first to earn license

The Standard 18 Jan 2019

Filial Park in Tuen Mun could become the first private columbarium to get a license after the government introduced a licensing system.

The licensing board held its first open meeting yesterday, saying Filial Park fulfills all the conditions needed to obtain a license. The final step is to gather public opinion on the matter.

The meeting only lasted 15 minutes and attendees included representatives from Filial Park, the Private Columbaria Affairs Office and the licensing board.

Avia Lai Wong Shuk-han, head of the Private Columbaria Affairs Office, and board member James Fong asked representatives of the park about the processing method of sacrificial rites in spring and fall, as well as if there will be long-term operations.

Ip Kwok-him, vice chairman of the board, said that before the meeting, it was initially confirmed that the documents submitted by the park were in compliance with the regulations.

Ip said the board will have closed-door meetings and that the license could be issued in two to three days at the earliest. He said an open meeting is mandatory

for the approval of licenses.

Ip added that the approval process is long and that the licensing time needs to be shortened. However, he noted that some columbaria are not prepared, which has resulted in delays in the licensing process.

Ip revealed that Tung Wah Coffin Home's application is expected to be approved soon.

Filial Park can hold 9,996 urns under the license, though there are currently 1,240 urns at the park that have applied for an exemption.

As a columbarium with a theme centered around Taoism, the park was built for people to enshrine and worship their ancestors. It also boasts an ecological floral-ornament garden to help visitors relax.

The park was jointly developed by Yan Chai Hospital and Fung Ying Seen Koon, and started providing comprehensive columbarium services on March 24, 2013. It occupies about 2,790 square meters of land and cost HK\$160 million to be built.

The park provides family niches by accommodating a maximum of two urns with cremated ashes.

Its services include a worship ceremony, ceramic photo production service, consultancy services and sacrificial rites arrangements.

As of March 29 last year, the Private Columbaria Licensing Board had received specified instrument applications from 144 private columbaria.

The board will hold another open meeting on January 31 to discuss Shan Yuan's application.

Recommended Advisory Clauses

(a) to note the comments of Director of Food and Environmental Hygiene (DFEH) that:

- (i) under the Private Columbarium Ordinance (PCO)(Cap. 630), 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 Town Planning Ordinance (TPO) 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 submitted by the applicant has been approved by the PCLB. The management plan 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 management plan 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 management plan submitted by a licence applicant, the PCLB will take into account comments provided by concerned departments including the Transport Department, the Hong Kong Police Force, the Fire Services Department (FSD) 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 management plan in coordination with other concerned departments;
- (ii) as regards the applicant's proposed measures of 'not to open the columbarium development during Ching Ming and Chung Yeung Festival days and their shadow periods' and 'visit-by-appointment' arrangement, the PCAO will have no comments provided that:
 - the applicant undertakes to lock up the columbarium during the proposed closure periods;
 - the proposed period of closure of the columbarium is clearly stated in the proposal;
 - as some niches in the columbarium have already been sold, the applicant undertakes to (i) inform the affected parties (including the purchasers of the sold niches) in writing that these measures are proposed by the applicant and will be implemented if its planning and licence application are approved; and (ii) remind the concerned parties by letter, email, fax, SMS and any possible notification means of the total closure of the columbarium during specified periods at least one month in advance of each closure period;
 - for future buyers of the interment rights of niches in the concerned columbarium, the applicant undertakes to state clearly in the sales agreements that the columbarium will be completely closed during the specified periods and a 'visit-

by-appointment' arrangement will be adopted and explain these arrangements to the potential buyers before entering into the sales agreements;

- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
- (i) the columbarium use on the Lot does not comply with the lease conditions governing the Lot, while no permission has been given for the occupation of the adjoining Government land for such use and erection of structure;
 - (ii) if the s.16 application is approved by the Board and the PCLB considers all related requirements (except land-related requirements) are complied with, the registered owner needs to re-submit the regularisation applications together with the detailed proposal to LandsD for implementation of the proposal. In this connection, the registered owner needs to submit the detailed proposal and detailed survey reports prepared by authorized Land Surveyors for his consideration of the extent of unleased Government land involved. The proposal will only be considered upon receipt of formal applications from the registered owner. However, there is no guarantee that the applications will be approved. The applications will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the applications are approved, they would be subject to such terms and conditions as the Government shall deem fit, including among others, payment of rent, waiver fee, premium and administrative fee;
 - (iii) structures including but not limited to pailou (牌樓), staircase, fences and canopies were erected on a substantial portion of Government land adjacent to the Premises without permission. Private cars were found parked thereon. All rights of the Government are reserved;
 - (iv) the Premises should only be accessible through a piece of Government land branching off from Yeung Tsing Road. No right of way has been granted to the applicant and/or the registered owner of the Lot. There is no guarantee on any right of way to the Premises;
 - (v) irrespective of whether planning permission will be given, LandsD reserves the right to take any enforcement action and land control action as may be considered appropriate should any breach of lease conditions and unlawful occupation of Government land be detected;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) there is no record of approval by the Building Authority (BA) for the existing structures at the Site and he is not in a position to offer comments on their suitability for the use related to the application;
 - (ii) if there are existing structures which had been erected on the leased land without approval of the BA (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the current application unless such are permissible under the PCO;

- (iii) before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) if the proposed use under application is subject to the issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vi) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (vii) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (viii) the Premises should comply with specified design and construction requirements for columbarium facilities as outlined in PNAP APP-154; and
 - (ix) detailed comments under the BO will be provided at the building plan submission stage;
- (d) to note the comments of the Director of Fire Services (D of FS) that the requirements of Emergency Vehicular Access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the BD should be observed; and
- (e) to liaise with the nearby residents and other parties, and to provide them with relevant information of the applied use to address their concern(s).