

Form No. S12A
表格第 S12A 號

APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

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

2020年 6月 2 6日

此文件在 _____ 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

26 JUN 2020

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

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」

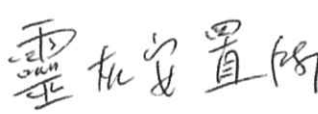
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

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	Y/TM/24
	Date Received 收到日期	26 JUN 2020

- 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 光孝仙苑(香港)有限公司 FILIAL PRAISE (HK) LIMITED	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 劉紹勝 LAU SIU SHING	
3. Application Site 申請地點	
(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) 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)	新界屯門碩山村興富街 丈量約份第 132 約地段第 1744 號 0 分段餘餘部份 及第 1744 號 0 分段第 1 小分段(部份) SWB-SECTION 1 OF SECTION 0 OF LOT NO. 1744 (PART) AND THE REMAINING PORTION OF SECTION 0 OF LOT NO. 1744 IN D.D. 132 (PART)
(c) Site Area 申請地點面積	1367 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A .....sq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	 <p>(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)</p>

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 2020 年 06 月 18 日的記錄，這宗申請共牽涉 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	新界屯門嶺山村嶺當村 丈量約份第132約地段第1744號分份	18/2/2020
	餘段及第1744號D分份第1小分份 Sub-section 1 of Section D of Lot No. 1744	
	AND THE REMAINING PORTION OF SECTION D OF LOT NO. 1744 IN D.O. 132	

(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. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	屯門分區計劃大綱核准圖 S/M/35
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	綠化地帶

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)

建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Development Area []
綜合發展區 [] | <input type="checkbox"/> Commercial [] 商業 [] |
| <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) []
住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] | <input type="checkbox"/> Village Type Development []
鄉村式發展 [] |
| <input type="checkbox"/> Agriculture [] 農業 [] | <input type="checkbox"/> Industrial [] 工業 [] |
| <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] | <input type="checkbox"/> Open Storage [] 露天貯物 [] |
| <input checked="" type="checkbox"/> Government, Institution or Community []
政府、機構或社區 [] | <input type="checkbox"/> Open Space [] 休憩用地 [] |
| <input type="checkbox"/> Recreation [] 康樂 [] | <input type="checkbox"/> Green Belt [] 綠化地帶 [] |
| <input type="checkbox"/> Country Park [] 郊野公園 [] | <input type="checkbox"/> Coastal Protection Area []
海岸保護區 [] |
| <input type="checkbox"/> Conservation Area [] 自然保育區 [] | <input type="checkbox"/> Site of Special Scientific Interest []
具特殊科學價值地點 [] |
| <input type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/
<input type="checkbox"/> Others (please specify _____)) [] | |
| 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 /
<input type="checkbox"/> 其他 (請註明: _____)) [] | |
| <input type="checkbox"/> Road 道路 | <input type="checkbox"/> Others (please specify _____)
其他 (請註明: _____) |

Please insert subzone in [] as appropriate.
請於[]內註明支區，如適用。

- ☐ Proposed Notes of Schedule of Uses of the zone attached
已夾附對土地用途地帶的《註釋》的擬議修訂

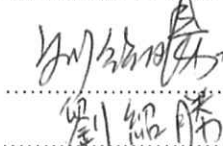
[illegible]

10. 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。

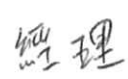
Signature
簽署



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

Name in Block Letters
姓名（請以正楷填寫）

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

on behalf of
代表

Others 其他
光孝仙苑(香港)有限公司

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

Date 日期

15/6/2020 (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。

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

擬議發展的發展計劃（只作指示用途）

9

<input type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input type="checkbox"/> parking spaces 停車位		
		(please specify type(s) and number(s)) (請註明種類及數目)
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)		.....
<input type="checkbox"/> loading/unloading spaces 上落客貨車位		
		(please specify type(s) and number(s)) (請註明種類及數目)
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)		.....
<input type="checkbox"/> other transport-related facilities		
其他與運輸有關的設施		(please specify type(s) and number(s)) (請註明種類及數目)
	
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]
1	2	靈灰安置所
1	1	洗手間
1	2	新貨倉
1	1	茶水間
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途		
.....		
.....		
.....		
Any vehicular access to the site? 是否有車路通往地盤?		
Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用))		
.....		
<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)		
.....		
No 否 <input type="checkbox"/>		
For Development involving columbarium use, please complete the table in the Annex to this Appendix. 如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。		

2. 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。

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?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情																																				
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<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) <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																																				
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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)	<table border="0"> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Yes 會</td><td><input type="checkbox"/></td><td>No 不會</td><td><input checked="" type="checkbox"/></td></tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
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)																																						

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

11340

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

0

Total number of niches 龕位總數

5670

Total number of single niches

單人龕位總數

0

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

5670

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

0

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

2

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

514

Number of double niches (residual for sale)

雙人龕位數目 (待售)

5154

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)

0

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

每日 9:00 a.m. to 5:00 p.m.
包括星期六、日及公眾假期

[@] 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.
在該靈灰安置所內，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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送至相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界屯門碩山村興富第3 丈量約份第132約地段第1744號D分段餘段(部份) 及第1744號D分段第1小段(部份) SUB SECTION 1 OF SECTION D OF LOT NO. 1744 (PART) AND THE REMAINING PORTION OF SECTION D OF LOT NO. 1744 IN D.D. 132 (PART)		
Site area 地盤面積	1367	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	屯門分區大綱核准圖 S/Tm/35		
Zoning 地帶	綠化地帶		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from _____ to _____ 把申請地點由 綠化地帶 地帶改劃為 政府、機構或社區設施		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(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	193 ²⁰ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <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	4	
	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	7.8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			2 Storeys(s) 層 <input checked="" 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	7.81 % <input 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) _____ _____	N/A
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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。

根據<城市規劃條例>(第 131 章)第 12A 條申請改變土地用途地帶由【綠化地帶】用途改為【政府、社區或機構】用途擬議修訂位置在屯門礦山村興富街(丈量約份第 132 約地段第 1744 號 D 分段餘段(部份)及第 1744 號 D 分段第 1 小分段)(部份)

第一部份 背景



1.1 介紹

- 1.1.1 土地擁有人 富偉實業有限公司 同意於屯門礦山村興富街(丈量約份第 132 約地段第 1744 號 D 分段餘段(部份)及第 1744 號 D 分段第 1 小分段(部份))
光孝仙苑(香港)有限公司 申請改變土地用途地帶，由現時在屯門分區計劃大綱圖 S/TM/35 (圖 1) 內中由【綠化地帶】用途改為【政府、社區或機構】用途，以便發展為靈灰安置所(圖 2)。
- 1.1.2 申請人 光孝仙苑(香港)有限公司 是屯門礦山村興富街(丈量約份第 132 約地段第 1744 號 D 分段餘段(部份)及第 1744 號 D 分段第 1 小分段(部份))佔用人，並得到該地段業主 富偉實業有限公司 同意申請作靈灰安置所。

1.2 地點位置及詳情

- 1.2.1 申請地點位於屯門礦山村興富街(丈量約份第 132 約地段第 1744 號 D 分段餘段(部份)及第 1744 號 D 分段第 1 小分段(部份))面積為 1097 平方米。申請地點內有一座兩層樓高的建築物(用作靈灰安置所)、辦公室、水池、洗手間、茶水間 (圖 3)。
- 1.2.2 申請地點遠離居民，申請地點主要被樹林、墓地、寺廟、高山包圍。
- 1.2.3 申請地點正北面是一間寺廟連靈灰安置所，名叫天罡隆義，天罡隆義後面是樹林及墓地；正東面是存在已久之墓地及電塔，墓地後是斜坡樹林，樹林後是停車場；正南面是斜坡樹林連同到達申請地點之斜路；正西面是斜坡及樹林，樹林後是青山練靶場。

- 1.2.4 申請地點鄰近屯門礦山村興富街，在屯門市中心西北面，距離屯門市中心只須約15分鐘車程。申請地點在興富街盡頭繞道前斜路平台上。
- 1.2.5 申請地點是一個平台位於主水平基準以上50米，比相鄰土地如興富街位於主水平基準以上20米略高。從地理學上是屬於平穩及平緩。
- 1.2.6 行人及私家車可經由興富街盡頭繞道斜路到達申請地點，斜路長度約170米長，斜路寬度為3.5至4.5米，斜路斜度為10度至30度。
- 1.2.7 申請地點最近停車場，位於興富街繞道盡頭，距離申請地點只有150米。
- 1.2.8 申請地點交通十分方便，鄰近寶田巴士總站及田景輕鐵站。寶田巴士總站距離申請地點只有325米，而田景輕鐵站距離申請地點只有465米。

1.3 土地契約

- 1.3.1 根據土地註冊處記錄，申請地點屯門礦山村興富街(丈量約份第132約地段第1744號D分段餘段及第1744號D分段第1小分段)地段批約是大埔新批約2745號(TAI PO NEW GRANT NO. 2745)
- 1.3.2 根據土地註冊處記錄，大埔新批約2745號(TAI PO NEW GRANT NO. 2745)已經遺失，所以批約條款，開始日期及租金不能追查。

1.4 規劃背景

- 1.4.1 根據屯門分區計劃大綱核准圖編號S/TM/35，申請地點目前劃為[綠化地帶]，現申請改變為[政府、機構或社區]用途，該地帶規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及或該地區、區域，以至全港的需要；以及是供應土地予政府，提供社區所需社會服務的機構和其作他機構，以供用於與其工作直接有關或互相配合的用途。



- 1.4.2 根據屯門分區計劃大綱核准圖編號S/TM/35，[政府、機構或社區]用途地帶最高建築物高度限制是8層樓高。
- 1.4.3 根據屯門分區計劃大綱核准圖編號S/TM/35，靈灰安置所屬[政府、機構或社區]用途地帶中第二欄用途，須根據<城市規劃條例>（第131章）第16條申請規劃許可。
- 1.4.4 申請地點過往沒有向城市規劃委員會作出任何規劃申請。

第二部份 發展建議計劃

2.1 <光孝仙苑>起源

- 2.1.1 光孝寺，全稱為報恩光孝禪寺，位於廣州市越秀區光孝路，寺址最初是南越王趙建德的故宅。三國吳大帝年間，虞翻被貶至此。聚徒鑽研佛學，虞翻死後，家人施宅為寺院，這是光孝寺最早前身。
- 2.1.2 1961年國務院公佈光孝寺為全國重點文物保護單位。1986年3月5日由國務院批准將光孝寺歸還佛教團體管理。
- 2.1.3 香港屯門興富街礦山村光孝苑院將光孝寺發揚光大。八十年代初，已有善信到苑中參拜，多年來供奉佛教，宏揚佛學慈悲向善的精神經常組織善信到廣州光孝寺聽釋宏滿大師主持佛學演講。
- 2.1.4 早年前門樓重新修建並補上釋宏滿大師手書“光孝仙苑”匾頭，希望進一步加強管理。

2.2 場地規劃

- 2.2.1 申請地點面積為1097平方米。出入口位於申請正東面，出入口寬度為7.2米，當中包括中央位置4.2米寬的汽車出入口及左右各一個1米寬的行人出入口。
- 2.2.2 申請地點擬議以低密度、低樓層發展為靈灰安置所。

2.2.3 申請地點內有一座兩層樓高的建築物用作靈灰安置所，建築物位於申請地點中央位置，建築物總高度為7.8米，樓面面積為279.8平方米

地下有5間房間，分別名為<光雍苑>、<光德苑>、<光福苑>、<光孝苑>及<光寶苑>，5間房間合共2844個靈灰位(圖4)。

一樓有4間房間，分別名為<光瑞苑>、<光都苑>、<光明苑>及<光安苑>，4間房間合共2826個靈灰位(圖5)。

2.2.4 整座兩層樓高的建築物合共可提供5670個靈灰位。

2.2.5 申請地點內北部有一座2層高分別由4個20呎貨櫃組成之辦公室，總樓面面積為29.8平方米，總高度為5.5米。

2.2.6 貨櫃組成之辦公室東面有一間一層高臨時茶水間，面積為12.7平方米高度為2.6米高。

2.2.7 申請地點內南部有一個魚池，面積為86.6平方米。水池中放置一座2米高白色觀音像。

2.2.8 申請地點內最南部有一個由塑木建造的廁所，面積為9.5平方米，高度為2.7米。廁所內一共有4格廁(男女各佔2格)。

2.2.9 申請地點四周已有圍牆，圍牆高度為2.4米。

2.2.10 擬議發展計劃內容：

擬議總樓面面積	193.2平方米
擬議上蓋面積	不超過9.81%
每座建築物的擬議層數	1-2層
擬議地積比率	0.2
擬議座數	4座
每座建築物的擬議高度	7.8米

2.2.13 兩層高的建築物及辦公室中間廣場位置可作舉行宗教祭祀活動。

2.2.14 申請地點內建築物米白色配以翠綠色琉璃瓦頂，辦公室以淡綠色外觀，廁所以棕色木紋建造，營造舒適、慈祥的感覺。

2.2.15 申請地點內亦擺放超過一百盆不同種類的盆栽作綠化之用，以便提供良好的視覺效果。

2.3 交通安排

2.3.1 訪客可步行經由興富街盡頭繞道約長170米斜路到達申請地點。斜路寬度為3.5至4.5米，斜路斜度為10度至30度。

2.3.2 申請地點交通十分方便，訪客可坐公共交通工具到達鄰近寶田巴士總站及田景輕鐵站，再步行經由興富街至申請地點。

2.3.3 申請地點非常接近寶田巴士總站及田景輕鐵站，寶田巴士總站距離申請地點只有325米，而田景輕鐵站距離申請地點只有465米。

2.3.4 訪客在寶田巴士總站及田景輕鐵站下車後，步行約10-15分鐘便可到達申請地點。

2.3.5 主要經寶田巴士總站，巴士車號及路線如下：

<u>巴士車號</u>	<u>路線</u>
1. 258D	寶田 → 藍田鐵路站
2. 260X	寶田 → 紅磡鐵路站
3. 58M	良景邨總站 → 葵芳鐵路站總站
4. 58X	良景邨總站 → 旺角東鐵路站總站
5. 960	建生 → 灣仔碼頭
6. 960A	中環 → 洪水橋
7. 960B	測魚涌 → 洪水橋
8. E33P	兆康鐵路站 → 機場
9. N260	屯門碼頭 → 美孚



2.3.6 主要經田景輕鐵站，輕鐵車號及路線如下：

<u>巴士車號</u>	<u>路線</u>
1. 505	三聖總站 → 兆康
2. 507	屯門碼頭總站 → 田景
3. 615	屯門碼頭總站 → 元朗總站
4. 615P	屯門碼頭總站 → 兆康

2.3.7 主要經寶田邨，新界綠色小巴車號及路線如下：

<u>新界綠色小巴車號</u>	<u>路線</u>
1. 40	小坑村 → 屯門市中心

2.3.8 除緊急車輛外，申請地點不接受訪客駕車到達申請地點，訪客可駕車到達申請地點鄰近停車場，再步行至申請地點。

2.3.9 申請人將會開設訪客電話系統預約服務，以實行行人流量管理，減少因春秋二祭可能出現之人流。

2.4 環境承諾

2.4.1 申請人提出改善措施以減少建議的發展對周邊環境的影響包括空氣及噪音。

2.4.4 申請地點開放時間為早上九時至五時，其餘時間不對外開放，以免產生噪音，影響同邊環境。

2.4.5 申請地點內配套已完成，所以不會進行大型工程，因此不會因展開工程所帶來之空氣及噪音之影響。

2.4 視覺承諾

2.5.1 申請地點位於山坡上，同邊主要是樹林、墓地、電塔及青山練靶場、寺廟包圍，從視覺上屬非常隱蔽，不會造成視察上不良影響。



- 2.5.2 申請地點內已擺放超過一百盆不同種類的盆栽作綠化之用，以便提升申請地點的視覺質量。

第三部份 規劃理由

- 3.1 申請地點周邊主要是樹林、寺廟、墓地、電塔及靈灰安置所。
- 3.1.1 申請地點位於礦山村，而礦山村在屯門西北，與小坑村為鄰，雜姓，屬於新村。礦山村原稱『山雞笏』後來山上礦業發展日盛，礦工於是開村就地居住，是屯門少有的以同一職業聚眾而成的鄉村。後來礦場停業，大部份礦工遷往其他地方，僅餘十數戶人家留居原地。
- 3.1.2 政府其後於八十年代於申請地點旁興建高壓電塔及高壓電纜後，申請地點變得不合適居住，僅餘的居民相繼搬走。
- 3.1.3 申請地點正北面是一間道教寺廟靈灰安置所，名叫天罡隆義，天罡隆義後是樹林及墓地；正東面是存在已久之墓地及電塔，墓地後是斜坡樹林，樹林後是停車場；正南面是斜坡樹林連同到達申請地點之斜路；正西面是斜坡及樹林，樹林後是青山練靶場。
- 3.1.4 申請地點鄰近道教寺廟連靈灰安置所，申請地點與周邊環境並沒有不協調。
- 3.1.5 申請地點位於山坡上，周邊主要是電塔、寺廟、樹林、墓地及青山練靶場，而附近居民極少，適合發展為靈灰安置所。



3.2 建議的發展項目符合規劃意向

- 3.2.1 根據屯門分區計劃大綱核准圖編號S/TM/35，申請地點目前劃為[綠化地帶]，其中第二欄中用途包括申請作靈灰安置所，更為符合規劃意向，現申請改變為[政府、機構或社區]用途，該地帶規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及或該地區、區域，以至全港的需要；以及是供應土地予政府，提供社區所需社會服務的機構和其作他機構，以供用於與其工作直接有關或互相配合的用途。建議的發展項目符合規劃意向。
- 3.2.2 靈灰安置所和火葬場設施，努力提供更多的設施，以滿足未來的需求。死亡是每個人都不可避色的，靈灰安國所的需求早已是一個社會問題。靈灰安置所是一個社區設施，在[政府、機構或社區]內發展靈灰安置所可滿足該區以至全港需求。

3.3 屯門區其他在[政府、機構或社區]內的規劃許可

- 3.3.1 根據城市規劃委員會記錄，一共有四個類似在[政府、機構或社區]的規劃申請作靈灰安置所（參考：思親公園、善緣、佛緣精舍、善果）其中兩個申請已經批准。

3.4 建議發展滿足社會需求

- 3.4.1 20世紀70年代以來，中國政府一直鼓勵火葬的，而不是傳統的墓葬，因此火葬的數量和比例都大幅上升在過去30年從1975年的36500人(89%)約7300個的火化服務(35%)在2009年目前後火化服務通行做法是存放骨灰的骨灰龕設施和骨灰龕設施的需求不斷增加。
- 3.4.2 根據2012年12月11日立法會，食物安全及環境衛生事務委員會議，每年的死亡人數預計會由2010年的43700人，逐步增加至2020年的49600宗，隨著火化服務需求上升，骨灰龕位的供應的需求也日益增加。
- 3.4.3 由於社區的力阻及可用的土地不足，骨灰龕設施供應不能滿足日益增加的需求。申請發展有助滿足社會需要。



3.5 沒有造成不良交通影響

- 3.5.1 申請地點是非常接近公共交通網絡包括輕鐵站、巴士站，由寶田巴士總站及田景輕鐵站到達申請地點步行只需10-15分鐘。
- 3.5.2 申請人鼓勵訪客乘坐公共交通工具再步行至申請地點，其次申請人不接受訪客駕車到達申請地點，以減少訪客駕車造成不良交通影響。
- 3.5.3 訪客可駕車到達申請地點鄰近停車場，再步行至申請地點。申請地點周邊有私家停車場可供訪客使用，包括寶田邨停車場、寶怡花園停車場、建生商場停車場。
- 3.5.4 申請人將會開設訪客電話系統預約服務，以實行行人流量管理，減少因春秋二祭可能出現之人流。

3.6 沒有造成不良周邊環境影響

- 3.6.1 申請地點鄰近道教寺廟連靈灰安置所，申請地點與周邊環境並沒有不協調。申請地點位於山坡上，周邊主要是電塔、寺廟、樹林、墓地及青山練靶場，而附近居民極少，適合發展為靈灰安置所。
- 3.6.2 申請地點發展不會破壞現有樹木，並會保留現有樹木，以便美化環境。
- 3.6.3 由於申請地點旁興建高壓電塔及高壓電纜後，申請地點變得不合適居住，現在只有數戶居於此地，申請發展不會對周邊居民有不良之環境影響。

第四部份 結論

- 4.1 申請人在此懇請城規會批准在屯門礦山村興富街(丈量約第132段第1744號D分段餘段及第1744號D分段第1小分段)。申請改變土地用途地帶，由[綠化地帶]用途改為[政府、社區或機構]用途，以便發展為靈灰安置所。



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 為孝仙苑(香港)有限公司 FILIAL PRAISE (HK) LIMITED	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 劉紹勝 LAU SIU SHING	
3. Application Site 申請地點	
(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6. 請繼續填寫第 6 部分)
(b) 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)	新界屯門碩山村興富街 丈量約份第 132 約地段第 1744 號 D 分段 餘段(部份)及第 1744 號 D 分段第 1 小分段(部份) SUB-SECTION 1 OF SECTION D OF LOT NO. 1744 (PART) AND THE REMAINING PORTION OF SECTION D OF LOT NO. 1744 IN P.D. 132 (PART)
(c) Site Area 申請地點面積	1097 .....sq.m 平方米 <input type="checkbox"/> About 約

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界屯門碩山村興富街 丈量約份第132約地段第1744號D分段餘段(部份) 及第1744號D分段第1小段(部份) SUB SECTION 1 OF SECTION D OF LOT NO. 1744 (PART) AND THE REMAINING PORTION OF SECTION D OF LOT NO. 1744 IN D.D. 132 (PART)		
Site area 地盤面積	1097 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)		
Plan 圖則	屯門分區大綱核准圖 S/Tm/35		
Zoning 地帶	綠化地帶		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from _____ to _____ 把申請地點由 綠化地帶 地帶改劃為 政府、機構或社區設施。		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(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	193 ²⁰ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.2 <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	4	
	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	7.0	m 米 <input checked="" 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)	
		2 Storeys(s) 層 <input checked="" 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	9.81		% <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	

根據<城市規劃條例>(第 131 章)第 12A 條申請改變土地用途地
由【綠化地帶】用途改為【政府、社區或機構】用途擬議修訂位置在屯門礦山
村興富街(丈量約份第 132 約地段第 1744 號 D 分段餘段(部份)及第 1744 號 D 分
段第 1 小分段人(部份)

第一部份背景

1.1 介紹

- 1.1.1 土地擁有人富偉實業有限公司同意於屯門礦山村興富街(丈量約份
第 132 約地段第 1744 號 D)分段餘段(部份)
及第 1744 號 D 分段第 1 小分段(部份)
光孝仙苑(香港)有限公司申請改變土地用途地帶,由現時在屯門分區
計劃大綱圖 S/TM/35(圖 1)內中由【綠化地帶】用途改為
【政府、社區或機構】用途,以便發展為靈灰安置所(圖 2)。
- 1.1.2 申請人光孝仙苑(香港)有限公司是屯門礦山村興富街(丈量約份
第 132 約地段第 1744 號 D 分段餘段(部份)
及第 1744 號 D 分段第 1 小分段(部份)
佔用人,並得到該地段業主富偉實業有限公司同意申請作靈灰安置所。

1.2 地點位置及詳情

- 1.2.1 申請地點位於屯門礦山村興富街(丈量約份第 132 約地段第 1744 號
D 分段餘段(部份)及第 1744 號 D 分段第 1 小分段(部份)
面積為 1175 平方米。申請地點內有一座兩層樓高的建築物
(用作靈灰安置所)、一座兩層高辦公室、及另外兩座一層高的洗手間
和茶水間(圖 3)。
- 1.2.2 申請地點遠離居民,申請地點主要被樹林、墓地、寺廟、高山包圍。
- 1.2.3 申請地點正北面是一間寺廟連靈灰安所,名叫天罡隆義,天罡隆義
後面是樹林及墓地);正東面是存在已久之墓地及電塔,墓地後是
斜坡樹林,樹林後是停車場;正南面是斜坡樹林連同到較申請地點
之斜路;正西面是斜坡及樹林,樹林後是青山練靶場。

Similar Applications

Approved Applications

<u>Application No.</u>	<u>Proposed Amendment</u>	<u>Date of Consideration</u>
Y/TM/23	Rezoning from “GB” to “G/IC” for a Religious Institution and Columbarium	25.6.2021
Y/TM/25	Rezoning from “GB” to “G/IC” for a Columbarium	25.8.2023
Y/TM/26	Rezoning from “GB” to “G/IC” for a Columbarium	25.8.2023

Rejected Application

<u>Application No.</u>	<u>Proposed Amendment</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
Y/TM/8	Rezoning from “GB” to “G/IC” for a Religious Institution and Columbarium	19.4.2013	(1) to (3)

Rejection Reasons

- (1) Insufficient information to demonstrate that the proposed road widening was acceptable
- (2) Insufficient information to demonstrate that the proposed development would not pose adverse vehicular and pedestrian traffic impacts and cause nuisance to the nearby residents during Ching Ming and Chung Yeung Festivals
- (3) Undesirable precedent

Detailed Departmental Comments

- (a) Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):
- (i) the applicant mentioned that there are existing public car park facilities in the vicinity which could be used by the visitors who choose to drive to the Site and hence, inter alia, concludes that the proposed columbarium development would not cause adverse traffic impact. While the Transport Department (TD) will provide comments from the traffic perspective, he would like to point out that three of the car park sites quoted by the applicant are within private lots, i.e. Po Tin Estate at TMTL 485, Blossom Garden at TMTL 346 and Kin Sang Estate at TMTL 441 S.A. As parking spaces provided within private lots are sometimes restricted to the residents/occupiers and visitors of the lots only, the applicant is required to clarify and demonstrate whether the use of car parking spaces within these private lots by members of general public is permissible under the respective lease;
 - (ii) access to the columbarium development is via the existing road at front which is part of the two subject lots. It is noted that the access road is excluded from the Site and restricted to emergency vehicles and pedestrian access only. Vehicular access to the columbarium at the adjoining lots would be denied by the lot owner. Although the applicant, who claimed to be authorised by the concerned lot owner, issued a letter informing the Board and relevant parties that the existing road at front of the two subject lots would be restricted to emergency vehicles and pedestrian access, the applicant has not provided relevant supporting authorisation letter issued by the concerned lot owner for reference. The applicant is reminded that any lease modification/land exchange/waiver application should be made by the lot owner or his authorised person;
 - (iii) if planning approval is given to the proposed development over the Site, the applicant will need to apply to LandsD for a lease modification/land exchange for the above development proposal. He would advise that there is no guarantee that the application, if received by LandsD, will be approved and he reserves his comment on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that if the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging the payment of premium and administrative fees as may be imposed by LandsD; and
 - (iv) the Government reserves the right to take any lease enforcement or land control action as may be considered appropriate should any breach of lease conditions or unauthorised occupation of government land is detected;
- (b) Comments of the Director of Fire Services (D of FS):
- (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority; and
 - (ii) furthermore, the Emergency Vehicular Access (EVA) provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of

Practice for Fire Safety in Buildings 2011 under Building (Planning) Regulations (B(P)R) 41D which is administered by the Buildings Department;

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

- (i) the Site shall be provided with means of obtaining access thereto from a street and EVA in accordance with Regulations 5 and 41D of the B(P)R respectively. If the vehicular access is not maintained by the Highways Department, access right, such as right of way, should be obtained particular for EVA access to the Site. The requirements for provision of EVA to virgin sites or redevelopment sites as stipulated in Subsection D22 and D23 of the Code of Practice for Fire Safety in Building 2011 respectively should be followed;
- (ii) if the Site does not abut a specified street having a width of not less than 4.5m, the development intensity shall be determined under B(P)R 19(3) during plan submission stage;
- (iii) if the proposed plot ratio is based on the assumption that Gross Floor Area exemption will be granted for green/amenity features and non-mandatory/non-essential plant rooms, etc. the pre-requisites in Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and APP-152 should be complied with;
- (iv) noting the proposed development is a columbarium, the premises should comply with specified design and construction requirement for columbarium facilities as outlined in PNAP APP-154;
- (v) if there are existing structures which had been erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application unless such are permissible under the Private Columbaria Ordinance;
- (vi) for unauthorised building works (UBW) erected on the leased land, enforcement action may be taken by the Building Authority 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 BO; and
- (vii) BD had issued two removal orders for UBWs, namely CWP/S1/101233/10/NT and CWP/S1/101234/10/NT, to the land owner on 19.2.2011. The said orders has not been complied with;

(d) Comments of the Director of Electrical and Mechanical Services (DEMS):

- (i) the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 – Utility Service of Hong Kong Planning Standards and Guidelines should be observed and shall be maintained at any time during and after construction;

- (ii) no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
 - (iii) in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
 - (iv) the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines; and
 - (v) as regard to the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any; and
- (e) Comments of the Commissioner for Transport (C for T):
- (i) the further information (FI) supplemented a partial sensitivity test on the combining traffic effect of all four columbarium sites under planning applications No. Y/TM/23, Y/TM/24, Y/TM/25 and Y/TM/26 opening on a weekday outside the Festival Period. For instance, only J5 (Noon) and J6 (AM) are assessed in the sensitivity test. In addition, the sensitivity test based on the combining effect of 4 columbarium sites with modal split (i.e. 80% by car and 20% by public transport/walk) is not yet addressed;
 - (ii) the sensitivity test revealed that the most critical junctions, e.g. J5 (Noon) and J6 (AM), still have a reserved capacities (RC) marginally higher than 15% which is still acceptable. However, it should be reminded that such assessment is based on adopting the traffic survey data in June 2021 during the pandemic times when the traffic was less congested. If a normal traffic condition is adopted as the baseline, the assessment results may be much adverse;
 - (iii) as per her previous comments, due to the resumption of cross-border traffic in February 2023, the gradual recovery of economic activities from the pandemic, the population intake of housing developments in Tuen Mun Area 54 from mid 2022 onwards (including Wo Tin Estate, Ching Tin Estate and NOVOLAND), she observed a steady growth of traffic volume in local road networks, not to mention the significant increase of traffic flow brought by public transport services as per the latest situation in 2024. Thus, it is considered that the traffic forecast in the Traffic Impact Assessment (TIA) report is underestimating and not fully reflecting the above changes;
 - (iv) nevertheless, based on her knowledge on the local district traffic condition, as well as the applicant's proposed measures such as "blackout periods" and "visit-by-appointment system", adverse traffic impact is not anticipated from the proposed development, given that the operation hours are outside the normal traffic peak hours; and

- (v) subject to a revised TIA report to be submitted before the subsequent land exchange process to reflect the latest traffic condition, she has no adverse comment on the current TIA report from traffic engineering viewpoint only for the current application for rezoning request. This similar approach in handling similar columbarium applications No. Y/TM/25 and Y/TM/26 could also be adopted for the current application.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Y/TM/24 DD 132 Hing Fu Street, Tuen Mun GB Niches
30/07/2020 03:02

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:

Y/TM/24

Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun

Site area : About 1,097sq.

Zoning : "Green Belt"

Proposed Amendment(s) : Rezone to GIC / 5,670 Niches / ?? Vehicle Parking

Dear TPB Members,

This application is adjoining 23 that was deferred 26 May 2020 for the second time.

This appears to be a temple but ZERO information has been provided to allow members of the public to consider the application. There is no name provided on the OZP website and the Chinese name on the map with the application cannot be copy and paste.

HOW CAN SUCH AN APPLICATION BE POSTED?

Is this an operating temple? Are these existing niches?

This application will have to be deferred and the applicant provide more information.

If PlanD is withholding information from the public then this is totally unacceptable.

Mary Mulvihill

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**DHK's comment on Y/TM/24**

31/07/2020 15:59

From: Samuel Wong <samuel@designinghongkong.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
FileRef:

1 attachment

PDF



20200731 Y_TM_24 Tuen Mun Rezone GB to GIC.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. Y/TM/24

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

創建 Designing Hong Kong 香港 .com

2

31 July 2020

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

**To rezone the application site from "Green Belt" to "Government, Institution or Community"
(Application No. Y/TM/24)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- It is noted that another columbarium application next to the current site was **rejected** by the Board on 19 April 2013 with the following reason:
 - (a) the proposed rezoning was for facilitating a columbarium development which includes a road widening proposal in the "Green Belt" ("GB") zone. The applicant had not provided sufficient information in the submission to demonstrate that the proposed road widening was acceptable and implementable and would not have adverse landscape impact;
 - (b) the applicant had not provided sufficient information in the submission to demonstrate that the proposed development would not pose adverse vehicular and pedestrian traffic impacts and cause nuisance to the nearby residents during the Ching Ming and Chung Yeung Festivals; and
 - (c) approval of the application would set an undesirable precedent for other similar applications within the "GB" zone.
- According to the update from the Development Bureau on 29 March 2018, **columbarium use is not permitted** under the lease on the proposed site. However, the current applicant has been operating for years. We concern the Town Planning Board may rewarding an unauthorized use of land by approving the captioned application.
- As the application shares the same road with the resident of Po Tin Estate, we concern the approval of the application may bring adverse traffic impact to the surrounding neighbourhood, especially during the Ching Ming Festival and Chung Yeung Festival.

創建 Designing Hong Kong 香港 .com

- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



反對Y/TM/24

31/07/2020 23:59

From: 各界關注骨灰龕法案大聯盟 [REDACTED]
To: Town Planning Board <tpbpd@pland.gov.hk>
FileRef:

1 attachment



反對Y-TM-24的規劃申請_2020.07.31.pdf

致：城規會秘書處

由：各界關注骨灰龕法案大聯盟謹啟

日：2020.07.31

有關：反對Y/TM/24把申請地點由「綠化地帶」地帶改劃為「政府、機構或社區」地帶作骨灰龕用途的申請



各界關注骨灰龕法案大聯盟
ALLIANCE FOR THE CONCERN OVER COLUMBARIUM POLICY

致：城規會秘書處

有關：反對 Y/TM/24 把申請地點由「綠化地帶」地帶改劃為「政府、機構或社區」地帶作骨灰龕用途的申請

大聯盟強烈反對上述規劃申請，理由如下：

1. 有關申請屬於先違規後發展的申請

申請項目早於 2012 年 4 月作出第 1 次申請 A/TM/435，並於 2013 年 6 月提出第 2 次申請 Y/TM/12，兩次申請都主動撤回，之後 7 年並沒有再提出申請。申請人明知有關項目違反規劃用途，但並有先申請獲批後再經營，即使被揭發違規發展，但亦沒有積極意欲作出規範化的申請，繼續銷售，令消費者成為龕質，冒上不獲發牌而受損失的機會。

2. 申請數量並不獲骨灰所辦確認

申請人在 A/TM/435 表示有不超過 8,500 個龕位，但今次申請 5,670 個龕位，聲稱是 2017 年 6 月 30 日已銷售。根據骨灰所辦的龕場申請指明文書的資料，光孝仙苑共分兩項牌照的申請，次序分別為 10 及 11 號¹，但申請人經過 2 年多的時間，仍未能完成申請通告摘要的所需資料，即圖則及龕位數目等等，故申請提出的申請數量，根本未經核實。

3. 交通影響

雖然私營骨灰安置所條例，行政會議作出豁免安排，即 2017 年 6 月 30 日前的龕位，在向城規會及地政處申請規範化時，分別可獲免交通影響評估及免補地價，但城規會也不能漠視龕場對附近交通的影響。

大聯盟請城規會委員注意，在緊接光孝仙苑毗鄰的天光罡義已向城規會申請改變土地用途，龕位數量共 11,094 個，兩個龕場合並有近 20,000 個龕位，春秋二祭所帶來的人流車流對區內必做成嚴重困擾。

此外，申請地點附近公屋林立，其中寶田邨 3-7 座，良景邨良賢樓和兆隆苑均有部份單位可望到該苑，對居民的生活有一定的影響；

¹ https://www.fehd.gov.hk/pclb/tc_chi/list_pc_application.php

4. 有關發展違反規劃原意

該署原規劃為綠化地帶，原意用作緩衝用途，不宜作大規模的發展，但龕場所帶來的人流車流，不乎有綠化帶的原有的規劃原意；

5. 屯門公營龕位大增，不宜大多私營龕場座落同區

食環署已在屯門曾咀興建了一間可容納 160,000 龕位的公營龕場，並已陸續投入服務，解決龕位不足問題，由於不少厭惡性行業都集中在屯門區，而違規的私營龕場可說是全港第二大重災區，實不宜批准違規龕場的申請

基於以上原因，大聯盟強烈反對上述改劃的申請

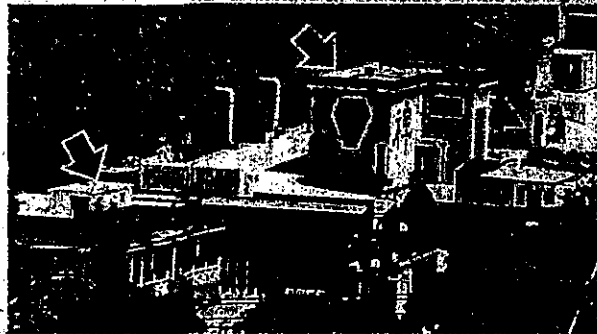
各界關注骨灰龕法案大聯盟謹啟

2020.07.31

兩內地人任董事 料年袋4000萬 違規龕場偷步招客

【本報訊】屯門寶田邨、良景邨和兆隆苑毗鄰的鄉村礦山村內，一間名為「光孝仙苑」的私營骨灰龕，上月向城規會申請將土地用途，由綠化地帶改為骨灰安置所，計劃提供最多 8,500 個龕位，但本報昨往該處視察，發現龕場在獲得批准前經已落成，並已派發宣傳單張。有區議員不滿該龕場先發展再申請規範化，區內已有 200 多名居民向城規會提出反對。

記者：陳凱迪



圖為未經城規會批准便已發展綠化帶的「光孝仙苑」（紅箭指示），位於違規骨灰龕天聖隆園旁邊（藍箭指示）。梁繼華攝

城規會上月 5 日接獲光孝仙苑的申請，諮詢日期昨屆滿；文件顯示，光孝仙苑的土地本屬綠化地帶，申請人擬將之發展為不多過 8,500 個龕位的骨灰安置所。土地註冊處資料顯示，該地屬富偉實業有限公司所有，並由內地人蔡傑明和蔡秀鳳出任董事。

城規會未批准更改用途

本報昨到現場視察，發現光孝仙苑正位於已被發展局列為違規骨灰龕的「天聖隆園」的旁邊，附近公園林立，其中寶田邨三至七座、良景邨良景樓和兆隆苑，均有部份單位可望到光孝仙苑。光孝仙苑內一幢兩層高的建築物已落成，場內放有佛像，根據其宣傳單張，每個龕位分期月供費用最低為 380 元，本報粗略估計，倘全部龕位租出，每年收入約 4,000 萬元。

宣傳單張稱，由最近的鐵路站（林林線鐵站）步行 10 分鐘可到該龕場，又提供中國佛教聯合會的電話作查詢，本報曾致電該號碼卻無人接聽。

屯門區議員黃麗嫦表示，前年起接獲街坊投訴，指光孝仙苑所屬位置有工程進行，懷疑有人想興建私營龕場，遂向地政處投訴，對方其後稱已要求龕場將興建於政府土地上的建築物拆除，豈料上月城規會突然就改變該地規劃用途進行諮詢。

黃不滿光孝仙苑先發展，後申請規範化的做法，「但可能想等到有人買咗（龕）位，已成定局，政府想唔批都唔得」。區內街坊也擔心春秋二祭時有大批後人前往拜祭，令交通超負荷，衣紙灰燼亦會影響空氣質素。她昨日已將逾 200 封來自區內街坊的反對書交予城規會，促城規會正視反對意見。

Seq ✓

4

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

Y/TM/24 Received on 29/03/2021

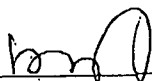
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

對申請有保留。私人車利或設置在廣場
不好支持。

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

簽署 Signature



日期 Date

(21/4/2021)

Seq 2
Y/TM/24

5

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年04月29日星期四 9:15
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on seven planning applications
附件: 210429 s16 SK 304.pdf; 210429 s12a TM 23, 24 & 26.pdf; 210429 s12a NSW 6c.pdf; 210429 s12a ST 50.pdf; 210429 s16 TK 703.pdf

Dear Sir/ Madam,

Attached please see our comments regarding seven applications. There are five pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

29th April, 2021.

By email only

Dear Sir/ Madam,

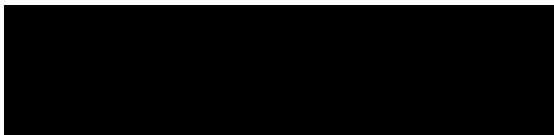
**To rezone the application site from “Green Belt” to “Government, Institution or
Community”**
(Y/TM/23)

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”**
(Y/TM/24)

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”**
Y/TM/26

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving any of these applications on the Green Belt (GB) zone as the approval would set precedent(s) for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



寄件者: Samuel Wong <samuel@designinghongkong.com>
寄件日期: 2021年04月30日星期五 19:26
收件者: tpbpd@pland.gov.hk
主旨: DHK's comment on Y/TM/24
附件: 20210430 Y_TM_24 Tuen Mun Rezone GB to GIC.pdf; attachment 20200731 Y_TM_24 Tuen Mun Rezone GB to GIC.pdf

Dear Sir/Madam,

Our comment on the following application is attached:

1. Y/TM/24

Thank you for your attention.

Yours faithfully,

For and on behalf of Designing Hong Kong Limited

Samuel Wong | Project Officer

T: +852 3104 2767 | E: samuel@designinghongkong.com

創建 Designing Hong Kong 香港 .com

30 April 2021
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

**To rezone the application site from "Green Belt" to "Government, Institution or Community"
(Application No. Y/TM/24)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned application.

We consider that our concerns and comments that submitted to the Town Planning Board previously on 31 July 2020 (attachment) are still valid.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

創建 **Designing Hong Kong** 香港 .com

31 July 2020

Chairman and Members

Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Fax: 2877 0245;

Email: tpbpd@pland.gov.hk

**To rezone the application site from "Green Belt" to "Government, Institution or Community"
(Application No. Y/TM/24)**

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- It is noted that another columbarium application next to the current site was **rejected** by the Board on 19 April 2013 with the following reason:
 - (a) the proposed rezoning was for facilitating a columbarium development which includes a road widening proposal in the "Green Belt" ("GB") zone. The applicant had not provided sufficient information in the submission to demonstrate that the proposed road widening was acceptable and implementable and would not have adverse landscape impact;
 - (b) the applicant had not provided sufficient information in the submission to demonstrate that the proposed development would not pose adverse vehicular and pedestrian traffic impacts and cause nuisance to the nearby residents during the Ching Ming and Chung Yeung Festivals; and
 - (c) approval of the application would set an undesirable precedent for other similar applications within the "GB" zone.
- According to the update from the Development Bureau on 29 March 2018, **columbarium use is not permitted** under the lease on the proposed site. However, the current applicant has been operating for years. We concern the Town Planning Board may rewarding an unauthorized use of land by approving the captioned application.
- As the application shares the same road with the resident of Po Tin Estate, we concern the approval of the application may bring adverse traffic impact to the surrounding neighbourhood, especially during the Ching Ming Festival and Chung Yeung Festival.

創建 Designing Hong Kong 香港 .com

- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the natural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited

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

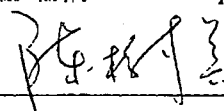
Y/TM/24 Received on 18/06/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人再次反對有關申請。該處應維持作為綠化地而不應改變用途，但現時卻共有三個改劃為骨灰龕用途的申請（光孝仙苑外，鄰近還有天罡隆義和益隆精舍），將對環境構成極大的破壞！況且該處四周都是公營房屋，除寶田邨外，還有兆隆苑；同時亦正興建新屋邨。骨灰龕林立，對居民構成極大滋擾、及心理的不安。鑑於屯門區已建有曾咀靈灰安置所，提供足夠的龕位，本人促請城規會不應再審批位於屯門區的任何為興建骨灰龕而須改變用途的申請，以免令社區環境惡化。

「提意見人」姓名/名稱 Name of person/company making this comment 陳樹英 (屯門區議員)

簽署 Signature  日期 Date 29.6.2021

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches
16/07/2021 03:34

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:

Dear TPB Members,
So the nearest parking is 1km away. Still no information on how many niches already there, how many sold.
Hopefully the Private Columbarium Licensing Board is better informed.
Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 30, 2020 3:02:08 AM
Subject: Y/TM/24 DD 132 Hing Fu Street, Tuen Mun GB Niches
Y/TM/24

Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun Filial Praise Niches
Site area : About 1,097sq.
Zoning : "Green Belt"
Proposed Amendment(s) : Rezone to GIC / 5,670 Niches / ?? Vehicle Parking

Dear TPB Members,

This application is adjoining 23 that was deferred 26 May 2020 for the second time.

This appears to be a temple but ZERO information has been provided to allow members of the public to consider the application. There is no name provided on the OZP website and the Chinese name on the map with the application cannot be copy and paste.

HOW CAN SUCH AN APPLICATION BE POSTED?

Is this an operating temple? Are these existing niches?

This application will have to be deferred and the applicant provide more information.

If PlanD is withholding information from the public then this is totally unacceptable.

Mary Mulvihill

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



KFBG's comments on seven planning applications

16/07/2021 18:02

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
FileRef:

6 attachments



210716 s16 KTN 774.pdf



210716 s16 HTF 1121.pdf



210716 s12a TM 24.pdf



210716 s12a LFS 12.pdf



210716 s12a ST 48-49c.pdf



210716 s12a ST 50.pdf

Dear Sir/ Madam,

Attached please see our comments regarding seven applications. There are SIX pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

16th July, 2021.

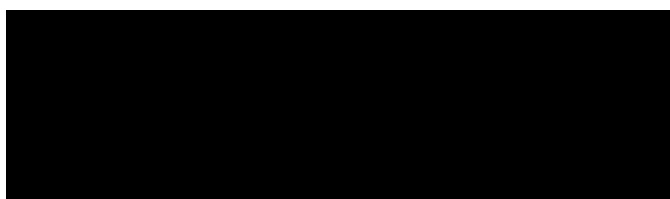
By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/24)**

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2021年12月07日星期二 16:34
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on nine planning applications
附件: 211207 s16 LFS 415.pdf; 211207 s16 TT 530-531.pdf; 211207 s12a TM 24.pdf; 211207 s16 KTN 798-799.pdf; 211207 s16 KTN 800.pdf; 211207 s16 LFS 412.pdf; 211207 s16 SK 321.pdf

Dear Sir/ Madam,

Attached please see our comments regarding nine applications. There are SEVEN pdf files attached to this email. If you cannot see/ download these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

7th December, 2021.

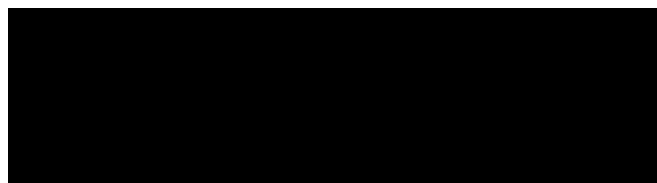
By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/24)**

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2022年02月17日 星期四 16:04
收件者: tpbpd@pland.gov.hk
主旨: KFBG's comments on two planning applications
附件: 220217 s12a ST 54.pdf; 220217 s12a TM 24.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

17th February, 2022.

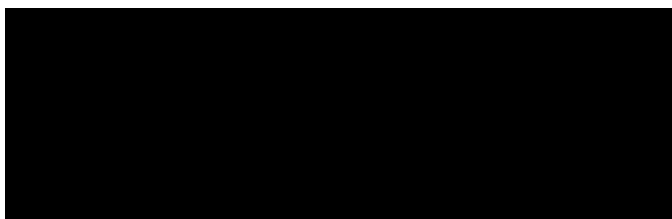
By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/24)**

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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



Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches
22/04/2022 02:44

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

Clearly this application has issues, particularly with regard to traffic.

In view of the time frame it is time for the board to call it a day on the plan.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 July 2021 3:34 AM CST
Subject: Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches

Dear TPB Members,

So the nearest parking is 1km away. Still no information on how many niches already there, how many sold.

Hopefully the Private Columbarium Licensing Board is better informed.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 30, 2020 3:02:08 AM
Subject: Y/TM/24 DD 132 Hing Fu Street, Tuen Mun GB Niches

Y/TM/24

Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun Filial Praise Niches

Site area : About 1,097sq.

Zoning : "Green Belt"

Proposed Amendment(s) : Rezone to GIC / 5,670 Niches / ?? Vehicle Parking

Dear TPB Members,

This application is adjoining 23 that was deferred 26 May 2020 for the second time.

This appears to be a temple but ZERO information has been provided to allow members of the public to consider the application. There is no name provided on the OZP website and the Chinese name on the map with the application cannot be copy and paste.

HOW CAN SUCH AN APPLICATION BE POSTED?

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If PlanD is withholding information from the public then this is totally unacceptable.

Mary Mulvihill

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

**KFBG's comments on three planning applications**

26/04/2022 13:25

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments

220426 s16 KTN 829.pdf 220426 s12a TM 24.pdf 220426 s17 TCTC 61.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

26th April, 2022.

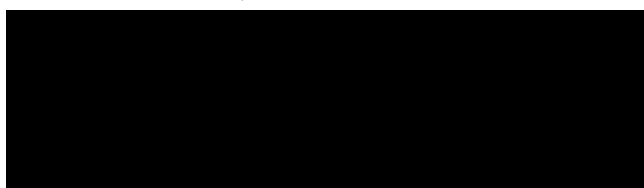
By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/24)**

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

**KFBG's comments on four planning applications**

14/07/2022 15:25

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

4 attachments



220714 s12a KTS 17c.pdf 220714 s16 LFS 428.pdf 220714 s12a TM 24.pdf 220714.s12a LFS 13c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

14th July, 2022.

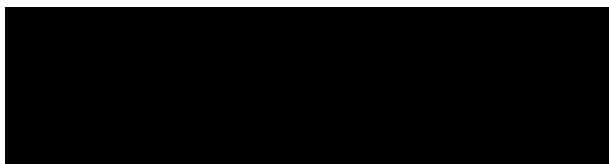
By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/24)**

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

**KFBG's comments on two planning applications**

05/08/2022 18:48

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

2 attachments



220805 s12a TM 24.pdf 220805 s12a ST 49c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

5th August, 2022.

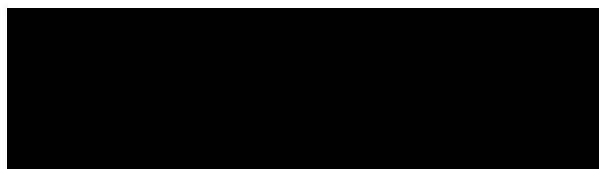
By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/24)**

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

**KFBG's comments on five planning applications**

07/10/2022 15:37

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

4 attachments



221007 s12a NSW 6.pdf 221007 s12a TM 24.pdf 221007 s16 NSW 293.pdf 221007 s12a NSW 8 & 9c.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are FOUR pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

7th October, 2022.

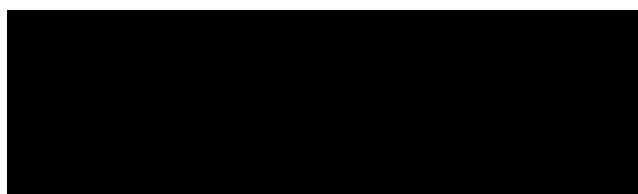
By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/24)**

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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**KFBG's comments on four planning applications**

21/12/2022 11:12

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

4 attachments



221221 s12a TM 24.pdf 221221 s12a ST 1.pdf 221221 s12a NSW 7c.pdf 221221 s12a MP 6c.pdf

Dear Sir/ Madam,

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

21st December, 2022.

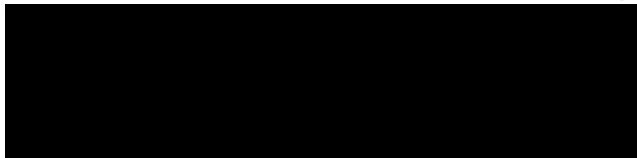
By email only

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(Y/TM/24)**

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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KFBG's comments on four planning applications

03/01/2023 13:34

From: EAP KFBG <eap@kfbg.org>
 To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
 File Ref:

4 attachments



230103 s16 CLHFS 2c.pdf 230103 s17 NTM 447.pdf 230103 s12a TM 24.pdf 230103 s16 NSW 293.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are four pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
 Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

3rd January, 2023.

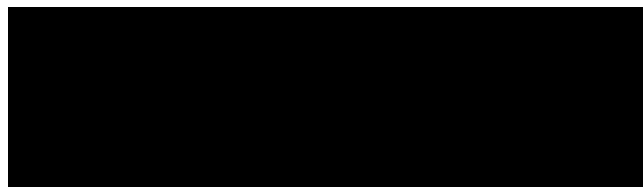
By email only

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches
11/01/2023 01:38

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

It is ridiculous that this application has been allowed to drag on for so long.

When there are insurmountable issues the board should advise applicant to withdraw or otherwise discuss the plan and reject the application because of the related problems.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 22 April 2022 2:44 AM CST
Subject: Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches

Dear TPB Members,

Clearly this application has issues, particularly with regard to traffic.

In view of the time frame it is time for the board to call it a day on the plan.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 July 2021 3:34 AM CST
Subject: Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches

Dear TPB Members,

So the nearest parking is 1km away. Still no information on how many niches already there, how many sold.

Hopefully the Private Columbarium Licensing Board is better informed.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 30, 2020 3:02:08 AM
Subject: Y/TM/24 DD 132 Hing Fu Street, Tuen Mun GB Niches

Y/TM/24

Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun Filial Praise Niches

Site area : About 1,097sq.

Zoning : "Green Belt"

Proposed Amendment(s) : Rezone to GIC / 5,670 Niches / ?? Vehicle Parking

Dear TPB Members,

This application is adjoining 23 that was deferred 26 May 2020 for the second time.

This appears to be a temple but ZERO information has been provided to allow members of the public to consider the application. There is no name provided on the OZP website and the Chinese name on the map with the application cannot be copy and paste.

HOW CAN SUCH AN APPLICATION BE POSTED?

Is this an operating temple? Are these existing niches?

This application will have to be deferred and the applicant provide more information.

If PlanD is withholding information from the public then this is totally unacceptable.

Mary Mulvihill

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



Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches
01/05/2023 02:40

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Deferred on 18/09/2020

Deferred on 05/02/2021

Deferred on 10/09/2021

Deferred on 03/03/2023

TPB PG-No. 33

3.5 To avoid delay in processing application/review, **the second deferment should be the last deferment.** Except under very special circumstances and supported with strong justifications, **further request for deferment would not be favourably considered by the Board.**

One has to question why this application has been allowed FOUR deferments and how allowing dodgy applications to persist equates with pledges to streamline the process. Applications with issues should be thrown out. This Applicant can come back with a better plan at a later date.

Mary Mulvihill

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

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GB Niches

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Previous objections upheld.

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Y/TM/24

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**KFBG's comments on five planning applications**

02/05/2023 12:04

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

5 attachments



230502 s16 TKL 723.pdf



230502 s17 NSW 293.pdf



230502 s12a TM 24.pdf



230502 s16 TT 583.pdf



230502 s16 KTN 904.pdf

Dear Sir/ Madam,

Attached please see our comments regarding five applications. There are five pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

2nd May, 2023.

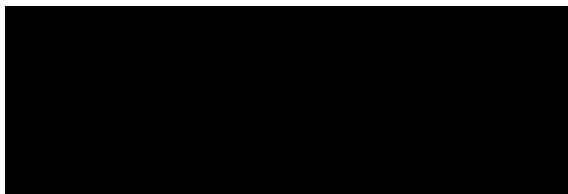
By email only

Dear Sir/ Madam,

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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Seq 15 22

Y/TM/24

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KFBG's comments on nine planning applications

21/06/2023 10:23

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

8 attachments



230621 s16 SKW 120.pdf 230621 s16 KTS 964.pdf 230621 s16 KTN 920.pdf 230621 s16 PH 955.pdf



230621 s12a TYST 9-10c.pdf 230621 s12a TM 24.pdf 230621 s12a TKL 4c.pdf 230621 s16 TT 589.pdf

Dear Sir/ Madam,

Attached please see our comments regarding NINE applications. There are EIGHT pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

21st June, 2023.

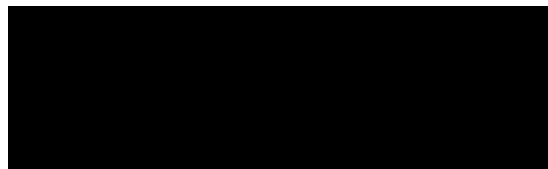
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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



Seq 16 23

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KFBG's comments on four planning applications

17/08/2023 15:52

From:

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

File Ref:

3 attachments



230817 s12a MP 7 & 8c.pdf 230817 s12a TM 24.pdf 230817 s16 KTN 943.pdf

Dear Sir/ Madam,

Attached please see our comments regarding four applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

17th August, 2023.

By email only

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KFBG's comments on four planning applications

27/10/2023 16:39

From: [REDACTED]
 To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
 File Ref:

4 attachments



231027 s16 SLC 178.pdf 231027 s16 TKL 731.pdf 231027 s16 TLS 62.pdf 231027 s12a TM 24.pdf

Dear Sir/ Madam,

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Please do not disclose our email address.

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

27th October, 2023.

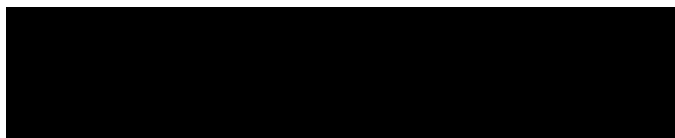
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Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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KFBG's comments on eight planning applications

09/11/2023 10:25

From:

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

File Ref:

7 attachments



231109 s16 HLH 68.pdf



231109 s16 TKL 742.pdf



231109 s17 MKT 25.pdf



231109 s12a TYST 9-10c.pdf



231109 s16 KTN 961.pdf



231109 s12a TM 24.pdf



231109 s16 TMT 79.pdf

Dear Sir/ Madam,

Attached please see our comments regarding eight applications. There are SEVEN pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

9th November, 2023.

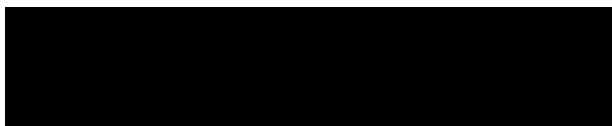
By email only

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Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches
12/01/2024 02:11

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

Dear TPB Members,

Four deferrments and twenty further information. This application has far exceeded the 3-year limit that is common practice in most common law jurisdictions.

I had to check the date to make sure it was not April 1. Fool's Day.

The lenency shown to this application is unacceptable.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 1 May 2023 2:40 AM HKT
Subject: Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches

Dear TPB Members,

Deferred on 18/09/2020
Deferred on 05/02/2021
Deferred on 10/09/2021
Deferred on 03/03/2023

TPB PG-No. 33

3.5 To avoid delay in processing application/review, **the second deferment should be the last deferment.** Except under very special circumstances and supported with strong justifications, **further request for deferment would not be favourably considered by the Board.**

One has to question why this application has been allowed FOUR deferrments and how allowing dodgy applications to persist equates with pledges to streamline the process. Applications with issues should be thrown out. This Applicant can come back with a better plan at a later date.

Mary Mulvihill

From: [REDACTED]

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

Date: Wednesday, 11 January 2023 1:38 AM CST

Subject: Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches

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From: [REDACTED]

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

Date: Friday, 22 April 2022 2:44 AM CST

Subject: Re: Y/TM/24 DD 132 Filial Praise Niches, Hing Fu Street, Tuen Mun GB Niches

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Clearly this application has issues, particularly with regard to traffic.

In view of the time frame it is time for the board to call it a day on the plan.

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

Date: Friday, 16 July 2021 3:34 AM CST

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Site area : About 1,097sq.
Zoning : "Green Belt"
Proposed Amendment(s) : Rezone to GIC / 5,670 Niches / ?? Vehicle Parking

Dear TPB Members,

This application is adjoining 23 that was deferred 26 May 2020 for the second time.

This appears to be a temple but ZERO information has been provided to allow members of the public to consider the application. There is no name provided on the OZP website and the Chinese name on the map with the application cannot be copy and paste.

HOW CAN SUCH AN APPLICATION BE POSTED?

Is this an operating temple? Are these existing niches?

This application will have to be deferred and the applicant provide more information.

If PlanD is withholding information from the public then this is totally unacceptable.

Mary Mulvihill

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

**KFBG's comments on four planning applications**

12/01/2024 09:35

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Sent by: tpbpd@pland.gov.hk
File Ref:

3 attachments



240112 s12a LFS 12.pdf 240112 s12a MP 7 & 8c.pdf 240112 s12a TM 24.pdf

Dear Sir/ Madam,

Attached please see our comments regarding FOUR applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

12th January, 2024.

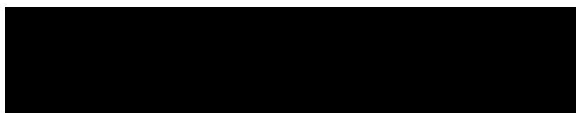
By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/24)**

1. We refer to the captioned.
2. We urge the Board to consider all potential impacts that would be associated with the proposal and also the potential cumulative impacts of approving this application on the Green Belt (GB) zone as the approval would set a precedent for other similar cases in this GB.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

參考編號

Reference Number:

240206-104456-91813

提交限期

Deadline for submission:

23/02/2024

提交日期及時間

Date and time of submission:

06/02/2024 10:44:56

有關的規劃申請編號

The application no. to which the comment relates:

Y/TM/24

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr Chan

意見詳情

Details of the Comment :

層數太高，影響周邊的樓宇景觀及空氣流通量，希望可降低層數