

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 9月 15日
此文件在 2020年 9月 15日 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。

This document is received on 15 SEP 2020
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 / >6
	Date Received 收到日期	15 SEP 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

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

益豐管理有限公司
Citifair Management Limited

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

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

康納利顧問方案有限公司 DC Consultancy Solutions Ltd.

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 ☒ No 否 ☐ (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)
新界屯門興富街礦山村丈量約份第132約地段
第2015號及第1724號H分段餘段

(c) Site Area 申請地點面積 1369.7 sq.m 平方米 ☒ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nilsq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>靈灰安置所 Columbarium</p> <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"^{a&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{a&} (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"^{a&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{a&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^a.
並不是「現行土地擁有人」^a。

- ☐ 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)"^a.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^a。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^a.
已取得 名「現行土地擁有人」^a的同意。

Details of consent of "current land owner(s)" ^a obtained 取得「現行土地擁有人」 ^a 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)

(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. 如上述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」[#]遞送要求同意書^{*}

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	Approved Tuen Mun Outline Plan No. S/TM/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 Green Belt

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"/> 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"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input checked="" type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 [] <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"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <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。	
<input type="checkbox"/> 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	

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☐ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

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.....

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.....

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

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

- 1) 益豐精舍有限公司 (蠶場名稱: 益豐精舍) 於2010年9月開業以來, 一直經營骨灰安置所業務, 在當地已經為周邊居民所認識。
- 2) 無論當地村民和村長, 鄉紳和區議員都能夠印證本蠶場多年來服務此區的經歷。
- 3) 骨灰安置所大樓設施經悉心改裝之後, 已符合消防、環保、運輸和警務等署的要求。
- 4) 食環署的骨灰所辦已接受了本公司的骨灰安置所牌照申請, 正在審批之中, 只差改變蠶場之綠化帶屬性為骨灰安置所用途, 骨灰所辦便會完成審批, 本公司便可繼續為社區服務。
- 5) 當政府仍未立法規各骨灰安置所之前, 本公司的業務已經開展了多年。為符合現有法例, 本公司亦按各部門要求完成改善的工程。為使現有蠶位使用者可以盡快正常使用蠶場, 而有關當局亦能多一個滿足渴望已久的孝子賢孫供奉先人之場地, 感謝貴署能完成審批工作。

- a) It is known by the nearby residents that Citifair Management Ltd. (name of the columbarium: Citifair Memorial Garden) has been operating columbarium business since September 2010.
- b) The local villagers and village representative, squires and district council councilors can witness our existence and yearly service in the community.
- c) After our elaborate renovation works, the facilities of the columbarium had reached the required standards and passed the Fire, Environment, Transportation and Police departments examinations.
- d) The Private Columbaria Licensing Board had accepted our columbarium application. It is on the process of examination and approval. The final step is to gain your approval of altering the land use to columbarium use. Thus, we are able to serve the community again.
- e) Our columbarium business has operated long before the launch of Private Columbaria Ordinance. In order to comply with the regulations, our company had finished the required renovation for all related departments. We are appreciated to have your columbarium land use approval to provide regular services to our existing visitors and one more desired licensed private columbarium for the filial descendants to choose for

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

Tong Lai Sum

Director

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

Others 其他

on behalf of
代表

康納利顧問方案有限公司 DC Consultancy Solutions Ltd.



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

Date 日期

24-8-2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Development Proposal (only for indicative purpose)

擬議發展的發展計劃(只作指示用途)

1. Development Proposal 擬議發展計劃		
<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	288.78	sq.m. 平方米 <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	0.21	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	21	% <input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	9	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	1	storeys 層
	<input type="checkbox"/> include 包括	storeys of basements 層地庫
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	2.7-5.2	m 米 <input checked="" type="checkbox"/> About 約
		mPD 米(主水平基準上) <input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積		sq.m. 平方米 <input type="checkbox"/> About 約
number of units 單位數目		
average unit size 單位平均面積		sq.m. 平方米 <input type="checkbox"/> About 約
estimated number of residents 估計住客數目		
<input checked="" type="checkbox"/> Non-domestic part 非住用部分	288.78	GFA 總樓面面積 sq.m. 平方米 <input checked="" type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店		sq.m. 平方米 <input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:	
<input type="checkbox"/> office 辦公室		sq.m. 平方米 <input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆		sq.m. 平方米 <input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
<input checked="" type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
	鰱灰安置所	
	地面面積: 1369.7 sq.m.	
	總樓面面積: 288.78 sq.m.	
	座位數目: 4942 個	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)	
<input type="checkbox"/> private open space 私人休憩用地	sq.m. 平方米 <input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公共休憩用地	sq.m. 平方米 <input type="checkbox"/> Not less than 不少於	

☒ Transport-related facilities 與運輸有關的設施☒ parking spaces 停車位

(please specify type(s) and number(s))

(請註明種類及數目)

12

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)

小巴上落客泊車位: 2個

☐ 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)

☒ 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)

附近有4個停車場最少提供40個泊車位

最多提供約300個泊車位

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

[Block number] [座數/層例]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1-2	G/F	靈灰安置所
3-4	G/F	神像
5	G/F	辦公室
6	G/F	保安室
7-8	G/F	廁所
9	G/F	儲物室

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

泊車位 14個

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☒ 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))

興富街

☐ 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

☐

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?	<div style="text-align: center;">Yes 是</div>	<div style="text-align: center;"><input type="checkbox"/> Please provide details 請提供詳情</div> <div>.....</div>																																
	<div style="text-align: center;">No 否</div>	<div style="text-align: center;"><input checked="" type="checkbox"/></div>																																
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<div style="text-align: center;">Yes 是</div>	<div> <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) </div> <div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <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 </div> <div> <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 </div>																																
	<div style="text-align: center;">No 否</div>	<div style="text-align: center;"><input checked="" type="checkbox"/></div>																																
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tbody> <tr><td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr><td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> </tbody> </table>				On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																		

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^⑥

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

4942

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

4942

Total number of single niches

單人龕位總數

4942

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

21

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

0

Number of single niches (residual for sale)

單人龕位數目 (待售)

4921

Total number of double niches

雙人龕位總數

0

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)

0

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

0

Number of double niches (residual for sale)

雙人龕位數目 (待售)

0

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)

0

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

0

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

0

Number of niches (residual for sale)

龕位數目 (待售)

0

Proposed operating hours 擬議營運時間

每天 9am-5pm

需預約 By appointment)

⑥ 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 <u>as far as possible</u> . 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	新界屯門興富街礦山村丈量約份第132約地段 第2015號及第1724號H分段餘段		
Site area 地盤面積	1369.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Tuen Mun Outline Plan No. S/TM/35		
Zoning 地帶	綠化地帶 Green Belt		
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 <u>Green belt</u> to <u>G/IC</u> 把申請地點由_____地帶改劃為_____		
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	288.78 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.21 <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	9	
	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	2.7-5.2	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)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目	4,942 個 (竈位)		
(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	12
	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) _____	12
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2
	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) 小巴上落客泊車位 _____	2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input checked="" type="checkbox"/>	<input checked="" 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/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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：上述申訪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。

Subject: covering letter for submission of 40 hard copies to TPB for TM 25&26

Town Planning Board

15/F North Point Government Offices

333 Java Road, North Point, HK

Date: 16 August, 2023

Dear Secretary of TPB

Re: Application no: TPB/Y/TM/25 & TPB/Y/TM/26

Subject: submission of 40 copies of planning application documents for consideration by the Board on 25 August 2023

With reference to the captioned applications, we would like to forward herewith 40 copies each of the following documents for your perusal:

1. Consolidated Planning Report (with relevant appendices) for Y/TM/25 and Y/TM/26;
2. Updated TIA for Y/TM/25 & 26 after rounds of comments by TD;
3. Management Plan Report.
4. A CD diskette for each application.

We also provide the following links for ease of distribution to Board Members:

Y/TM/25:

Y/TM/26:

Thank you for your attention.

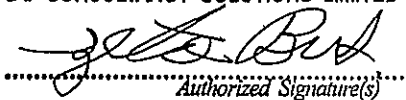
Yours Faithfully,

For and on behalf of

DC Consultancy Solutions Limited

For and on behalf of

康納利顧問方案有限公司
DC CONSULTANCY SOLUTIONS LIMITED


Authorized Signature(s)



DC Consultancy Solutions Limited

A Consolidated Planning Report for Application Y/TM26 A Private Columbarium, Citifair Memorial Garden

(FEHD PC 72-40/62/2018/101)

11/08/2023

Similar Application

Agreed s.12A Application

<u>Application No.</u>	<u>Proposed Amendment</u>	<u>Date of Consideration</u>
Y/TM/23	Rezoning from “GB” to “G/IC”	25.6.2021 (agreed)

Rejected s.12A 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”	19.4.2013	(1) to (3)

Rejection Reasons

- (1) Insufficient information to demonstrate that the proposed road widening was acceptable and implementable
- (2) Insufficient information to demonstrate that the proposed development would not pose adverse vehicular and pedestrian traffic impacts
- (3) Undesirable precedent

tpbpd@pland.gov.hk

寄件者: EAP KFBG <eap@kfbg.org>
寄件日期: 2020年10月09日星期五 10:05
收件者: tpbpd@pland.gov.hk
主题: KFBG's comments on six planning applications
附件: 201009 s16 TKL 648.pdf; 201009 s12a TM 26.pdf; 201009 s16 LFS 372.pdf; 201009 s16 LTTY
405.pdf; 201009 s16 ST 578.pdf; 201009 s16 TYST 1052.pdf

Dear Sir/ Madam,

Attached please see our comments regarding six 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)

9th October, 2020.

By email only

Dear Sir/ Madam,

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

1. We refer to the captioned.
2. We are concerned that the approval of this application would set a precedent for other similar applications in the GB zone of concern; the Board should seriously consider the potential cumulative impact on this GB zone of approving this application.
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&i



KFBG's comments on six planning applications

06/07/2023 15:54

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

5 attachments



230706 s16 HTF 1155.pdf 230706 s12a TW 19.pdf 230706 s12a TM 25 & 26.pdf 230706 s16 MKT 29.pdf



230706 s16 MKT 28.pdf

Dear Sir/ Madam,

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

6th July, 2023.

By email only

Dear Sir/ Madam,

**To rezone the application site from “Green Belt” to “Government, Institution or
Community”
(Y/TM/25)**

**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 proposals and also the potential cumulative impacts of approving any of these applications on the Green Belt (GB) zone as the approval would set one more precedent for other similar cases in the GB area of concern (i.e., the GB next to Po Tin Estate).
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2020年10月16日星期五 1:18
收件者: tpbpd
主旨: Y/TM/26 DD 132 Hing Fu Street GB Niches
附件: Kong Hau Sin Yuen - Google Maps.pdf

Y/TM/26

Lots 1724 S.H RP and 2015 in D.D. 132, Hing Fu Street, Tuen Mun

Site area : About 1,369.7sq.m

Zoning : "Green Belt"

Proposed Amendment : Rezone "GIC" / 4.942 Niches / 14 Vehicle Parking

Dear TPB Members,

Another application to turn GB at Hing Fu Street into a sprawling columbarium enclave. Applications 23/24/25 are on adjacent lots.

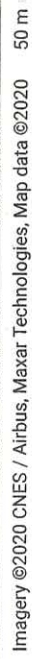
This application is for a site with no previous religious connection. Current use appears to be a Pet Hotel and parking lot. There is no previous record of any approved use.

There is absolutely no justification to this. All this online worship stuff is crap. There is no point in buying a niche if nobody is going to visit. The cumulative impact of the four applications would result in traffic chaos on certain dates.

The government has commissioned Tsang Tsui Columbarium to serve the Yuwn Mun community. "The Food and Environmental Hygiene Department (FEHD) will allocate about 44,950 extendable niches, i.e. 22,900 niches at Tsang Tsui Columbarium (including 220 non-smoke-free large niches, and 7,080 smoke-free and 15,600 non-smoke-free standard niches) and 22,050 niches at Block A, Wo Hop Shek Columbarium Phase VI." Allocation of niches is taking place this month.

Providing resting places for the deceased should be a community service not a commercial revenue generating operation.

Mary Mulvihill



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/26)**

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.
- 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.
- There are **limited public transport access** to the proposed site. The public transport system may not support the increase of passengers and bring inconvenience to other passengers and residents in the area.
- 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 rural 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/26 Received on 31/03/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

不同意。私人牟利。

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

馬旗

簽署 Signature



日期 Date

14/4/21

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



Re: Y/TM/26 DD 132 Hing Fu Street GB Niches
06/04/2023 03:02

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

Dear TPB Members,

Deferred on 04/12/2020

Deferred on 01/04/2022

Deferred on 23/12/2022

This is ridiculous, how can the application have been granted so many deferrals and allowed to procrastinate via the frequent submission of additional information?

Both the Board and PlanD have failed in their duty to ensure that guidelines are adhered to.

There are clearly insurmountable issues and the application must be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 16 October 2020 1:17 AM CST
Subject: Y/TM/26 DD 132 Hing Fu Street GB Niches

Y/TM/26

Lots 1724 S.H RP and 2015 in D.D. 132, Hing Fu Street, Tuen Mun

Site area : About 1,369.7sq.m

Zoning : "Green Belt"

Proposed Amendment : Rezone "GIC" / 4.942 Niches / 14 Vehicle Parking

Dear TPB Members,

Another application to turn GB at Hing Fu Street into a sprawling columbarium enclave. Applications 23/24/25 are on adjacent lots.

This application is for a site with no previous religious connection. Current use appears to be a Pet Hotel and parking lot. There is no previous record of any approved use.

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The government has commissioned Tsang Tsui Columbarium to serve the Yuwn Mun community. "The Food and Environmental Hygiene Department (FEHD) will allocate about 44,950 extendable **niches**, i.e. 22,900 **niches** at **Tsang Tsui Columbarium** (including 220 non-smoke-free large **niches**, and 7,080 smoke-free and 15,600 non-smoke-free standard **niches**) and 22,050 **niches** at Block A, Wo Hop Shek **Columbarium** Phase VI." Allocation of niches is taking place this month.

Providing resting places for the deceased should be a community service not a commercial revenue generating operation.

Mary Mulvihill



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/126

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

<附件 ->

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

陳御緯

簽署 Signature

陳御緯

日期 Date

27-4-2021

<附件>

本人十分支持 Y/TM/26 申請，由綠化地帶改劃為政府、機構或社區地帶，原因有以下幾點：

1)需求日增，一龕難求

香港長久以來地小人多，加上老化，死亡率上升，市民對龕位需求日漸增加。加上中國尊重先祖的傳統文化，後人十分希望能幫助先人早日尋找風水寶地能給先人安放。因此儘管政府近年積極增加龕位，但增加數量遠遠追不上市民對龕位需求。所以今次此申請可以增加龕位數量，亦能提供多一個選擇給後人早日安放其先人，從而達到一舉二得。

2)改變規劃用途，發展閒置用地

近來政府積極發展置用來，增加政府的稅收。是次申請改變規劃用途的地方處於山邊，遠離民居。加上申請摘要提及此申請已有多項措施，特別應對春秋二祭作交通分流。此外，申請場所並不設燃燒香燭及冥鏹，從而減低對環境的影響。因此相信對當區居民影響輕微

3)綠色殯葬，網上祭祀

在申請摘要提及此申請人將會設立網上祭祀平台，亦可以透過智能手機式電腦進行追思。對此措施創新更能配合政府要求。在疫情下，在這個平台能令後人亦能在平台上表達對先人的追思及敬意。

4)取於社會，用於社會

申請提出會負起社會責任並預留部份龕位給予經審批的人士。低下階層的人士，生前住住為生活而努力，死後亦不想為後人帶來困擾。如果此見意能有效實施。無疑是對大眾都有莫大益處。

根據以上幾點本人十分支持此申請由綠化地帶改劃為政府、機構或社區地帶，並經營靈灰所置所業務。



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates Y/TM/26

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

~支持網上祭祀

~支持綠色殯葬，減少環境污染

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

簽署 Signature Yan. 日期 Date 18-8-21