

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TM/24**
关于申请编号 Y/TM/24 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 30.6.2022
因应于 2022 年 6 月 30 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/TM/24		
Location/address 位置/地址	Lots 1744 S.D ss.1 (Part) and 1744 S.D RP (Part) in D.D. 132, Hing Fu Street, Tuen Mun, New Territories 新界屯门兴富街丈量约份第 132 约地段第 1744 号 D 分段第 1 小分段(部分)及第 1744 号 D 分段余段(部分)		
Site area 地盘面积	About 约 1,175 sq. m 平方米		
Plan 图则	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯门分区计划大纲核准图编号 S/TM/35		
Zoning 地带	"Green Belt" 「绿化地带」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Green Belt" to "Government, Institution or Community" 把申请地点由「绿化地带」地带改划为「政府、机构或社区」地带		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 574	About 约 0.49
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	4	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	Not more than 不多於 7.93	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 2 <i>1</i>	Storey(s) 层 <i>Exclude 不包括 Basement 地库</i>
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 26.1 %		
No. of units 单位数目	5,670 niches 骨灰龕		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	-		

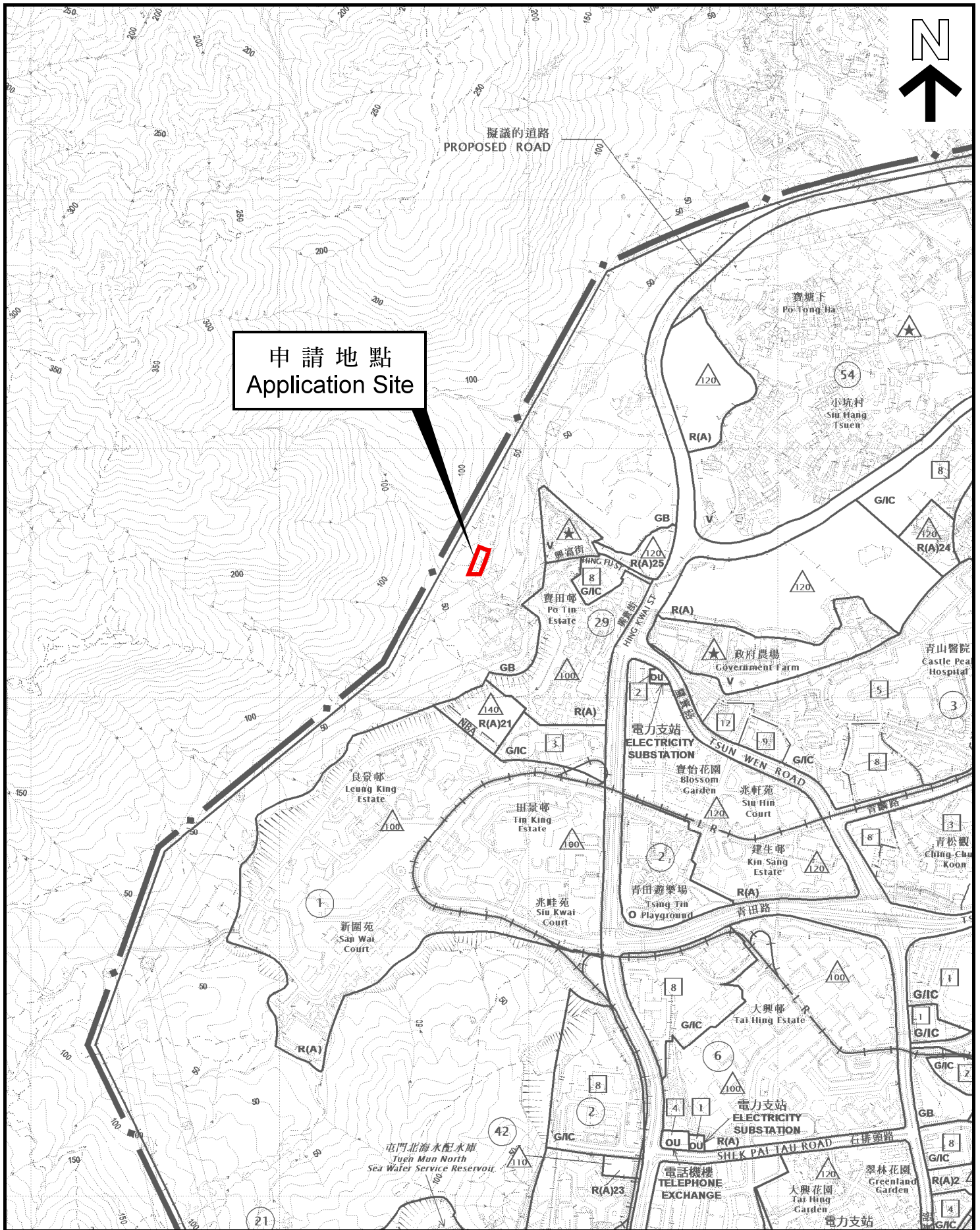
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided 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.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

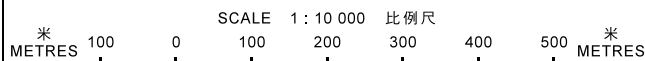
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點
Application Site

位置圖 LOCATION PLAN

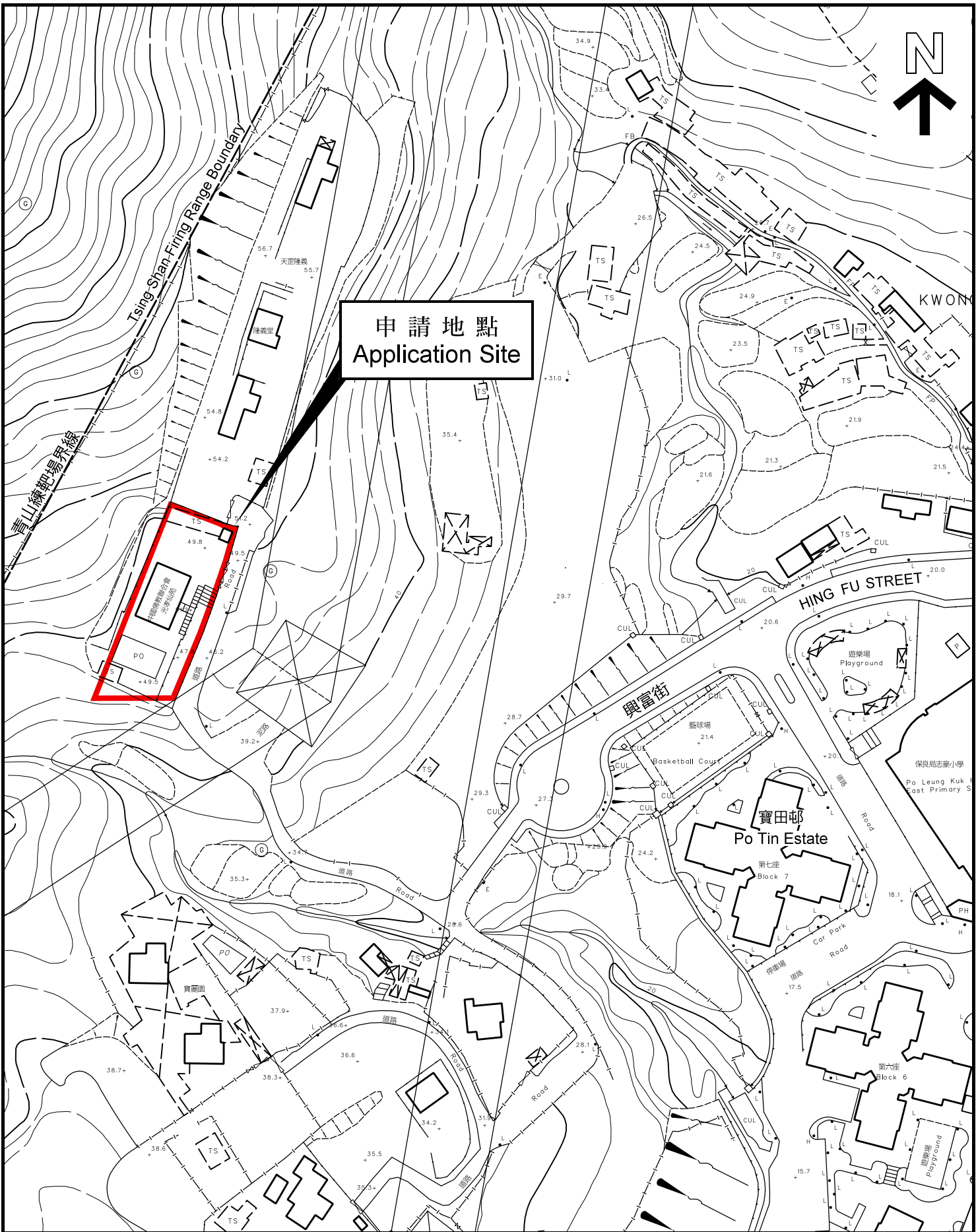
本摘要圖於2022年7月7日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號 S/TM/35
EXTRACT PLAN PREPARED ON 7.7.2022
BASED ON OUTLINE ZONING PLAN No.
S/TM/35 APPROVED ON 11.12.2018



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

參考編號
REFERENCE No.

Y/TM/24



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年7月7日擬備，
所根據的資料為測量圖編號
5-NE-25D
EXTRACT PLAN PREPARED ON 7.7.2022
BASED ON SURVEY SHEET No.
5-NE-25D

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

參考編號
REFERENCE No.
Y/TM/24

申請編號 **Application No. : Y/TM/24**

備註 Remarks

申請人回應部門的意見，提交一份經修訂的交通影響評估報告。

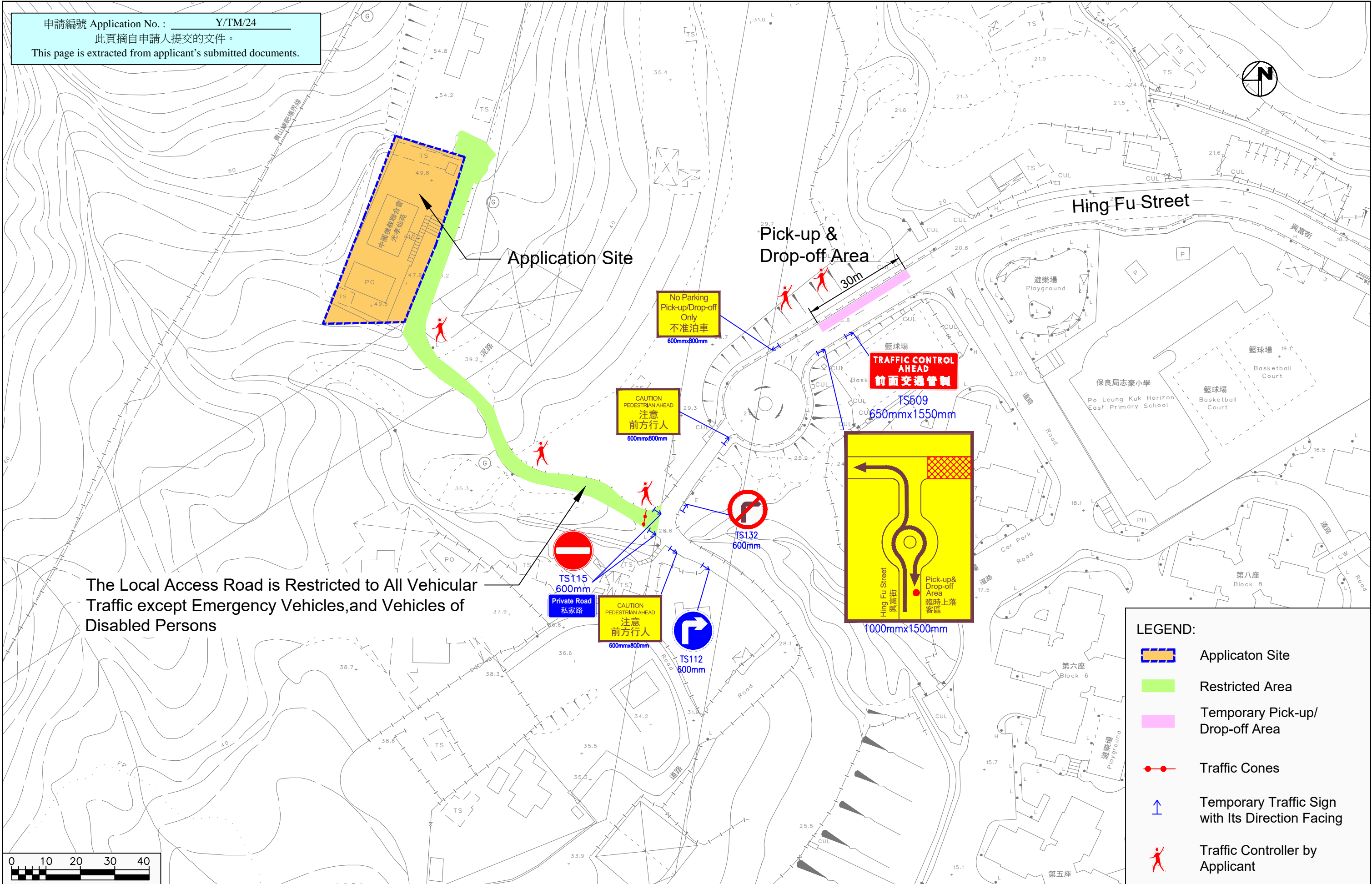
The applicant submitted responses to departmental comments and a revised Traffic Impact Assessment Report.

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

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申請編號 Application No. : Y/TM/24
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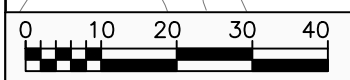
X:\OZZO\81461_Regularisation of Pre-cut-off Columbarium in Filial Praise Niches (HK) Limited (光孝仙苑), Tuen Mun Data\DWG\81461 Figure 4-1D.dwg 2022/06/24 08:57:57



The Local Access Road is Restricted to All Vehicular Traffic except Emergency Vehicles, and Vehicles of Disabled Persons

LEGEND:

	Applicaton Site
	Restricted Area
	Temporary Pick-up/Drop-off Area
	Traffic Cones
	Temporary Traffic Sign with Its Direction Facing
	Traffic Controller by Applicant



OZZO TECHNOLOGY

Date: 23/06/2022 Scale: 1:1000

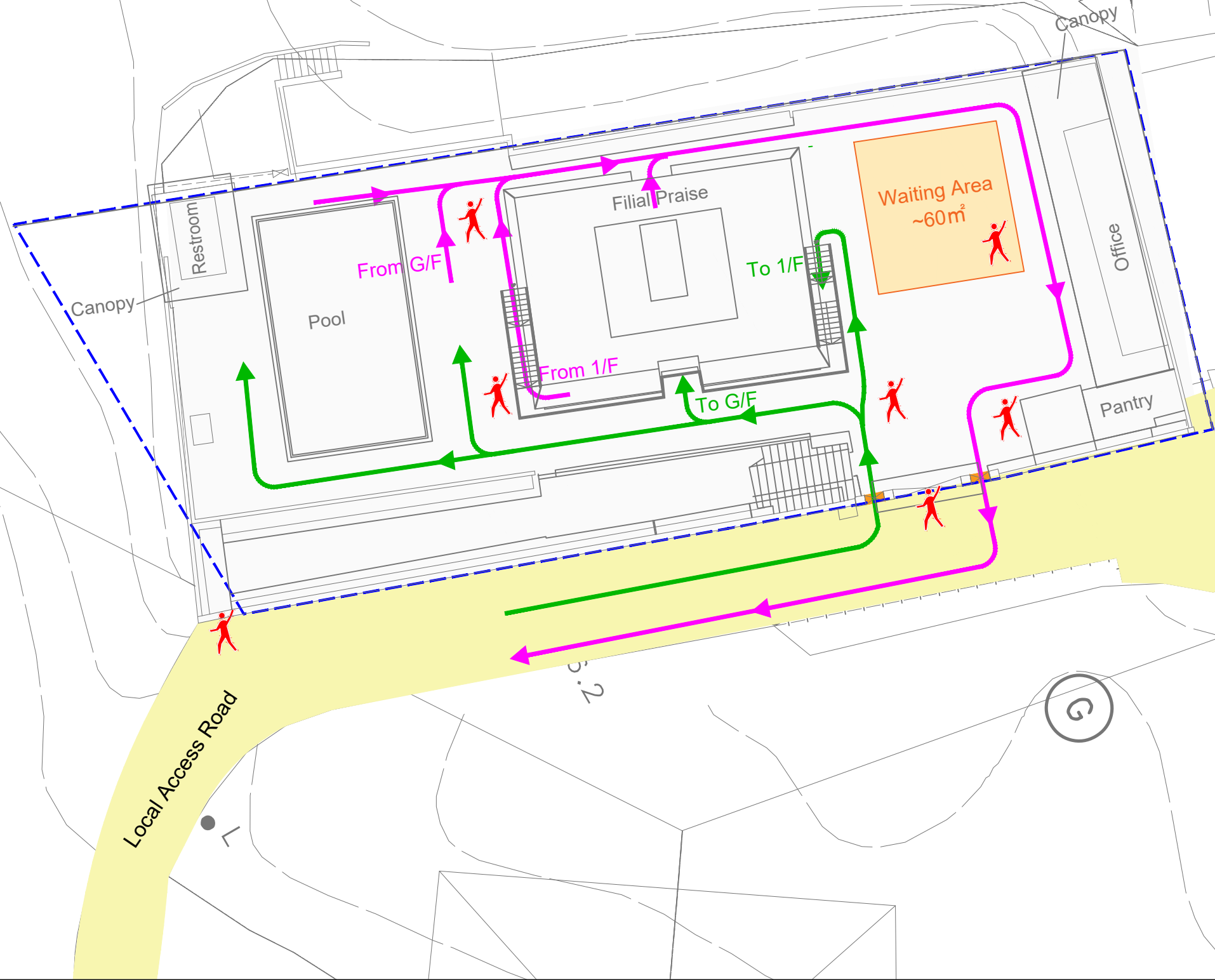
Section 12A Planning Application for Government, Institute or Community (Columbarium) Use at Lot Nos. 1744 S.D. ss. 1 & 1744 S.D. RP in DD 132, Kwong Shan Tsuen, Tuen Mun, New Territories

Proposed Temporary Traffic Arrangement on Weekday during Grave Sweeping Festival Period

光孝仙苑

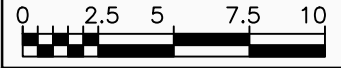
Project No. 81461 Rev. D
 Dwg No. Figure 4-1

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LEGEND:

- Site Boundary
- Pedestrian Inflow
- Pedestrian Outflow
- ⤴ Traffic Controller by Applicant



Date 23/06/2022 Scale 1:250

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

Crowd Management Plan within Application Site on Weekday during Grave Sweeping Festival Period

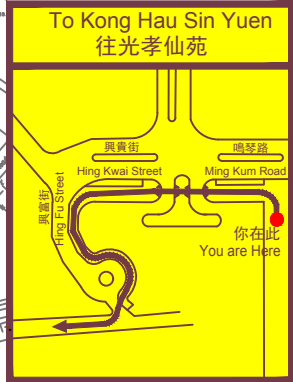
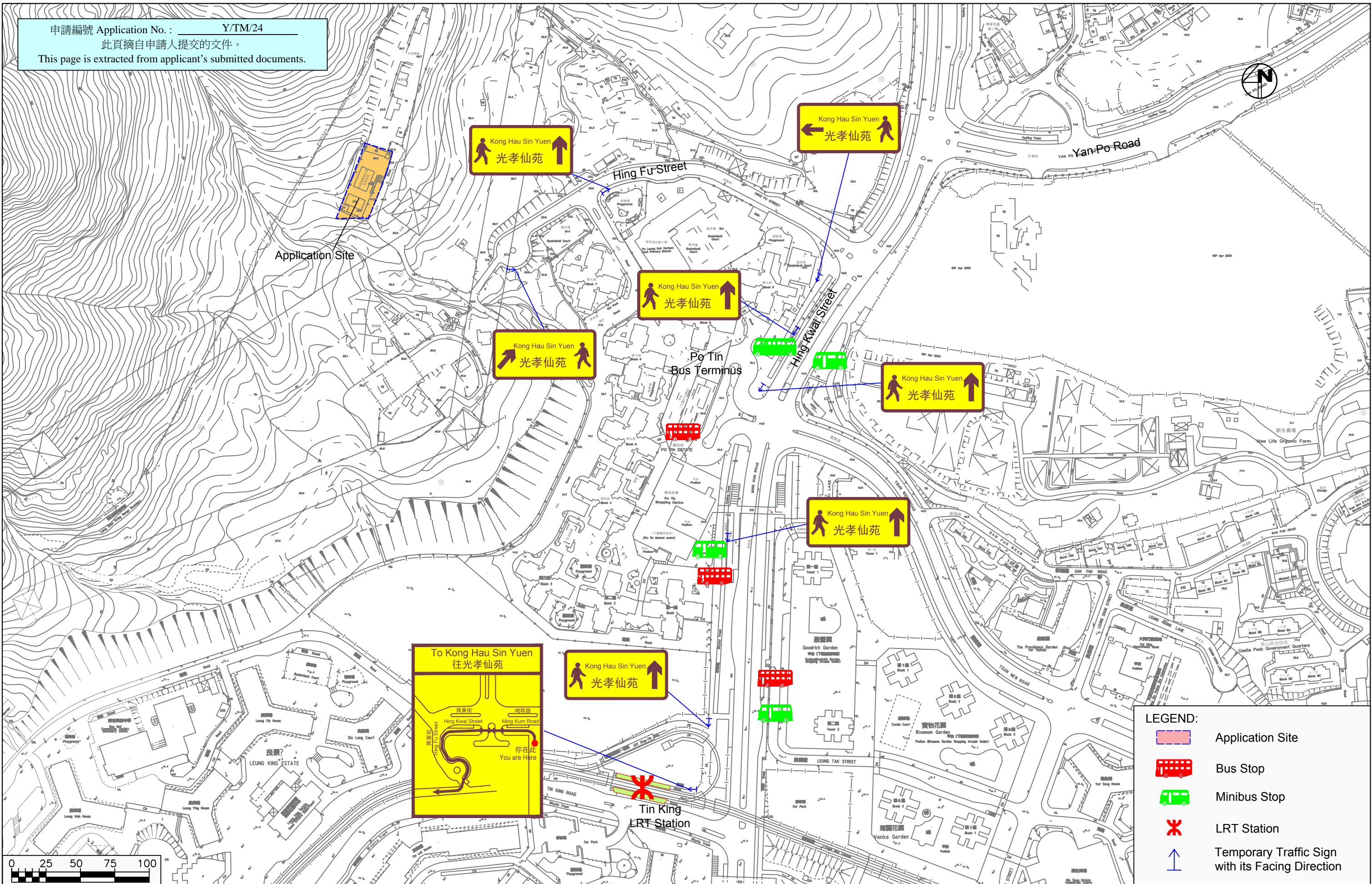
光孝仙苑






Project No. 81461	Rev.
Dwg No. Figure 4-3	A

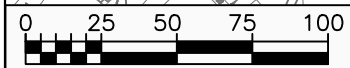
申請編號 Application No. : Y/TM/24

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This page is extracted from applicant's submitted documents.



- LEGEND:**
-  Application Site
 -  Bus Stop
 -  Minibus Stop
 -  LRT Station
 -  Temporary Traffic Sign with its Facing Direction



OZZO TECHNOLOGY

Date 11/06/2021 Scale 1:2500

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

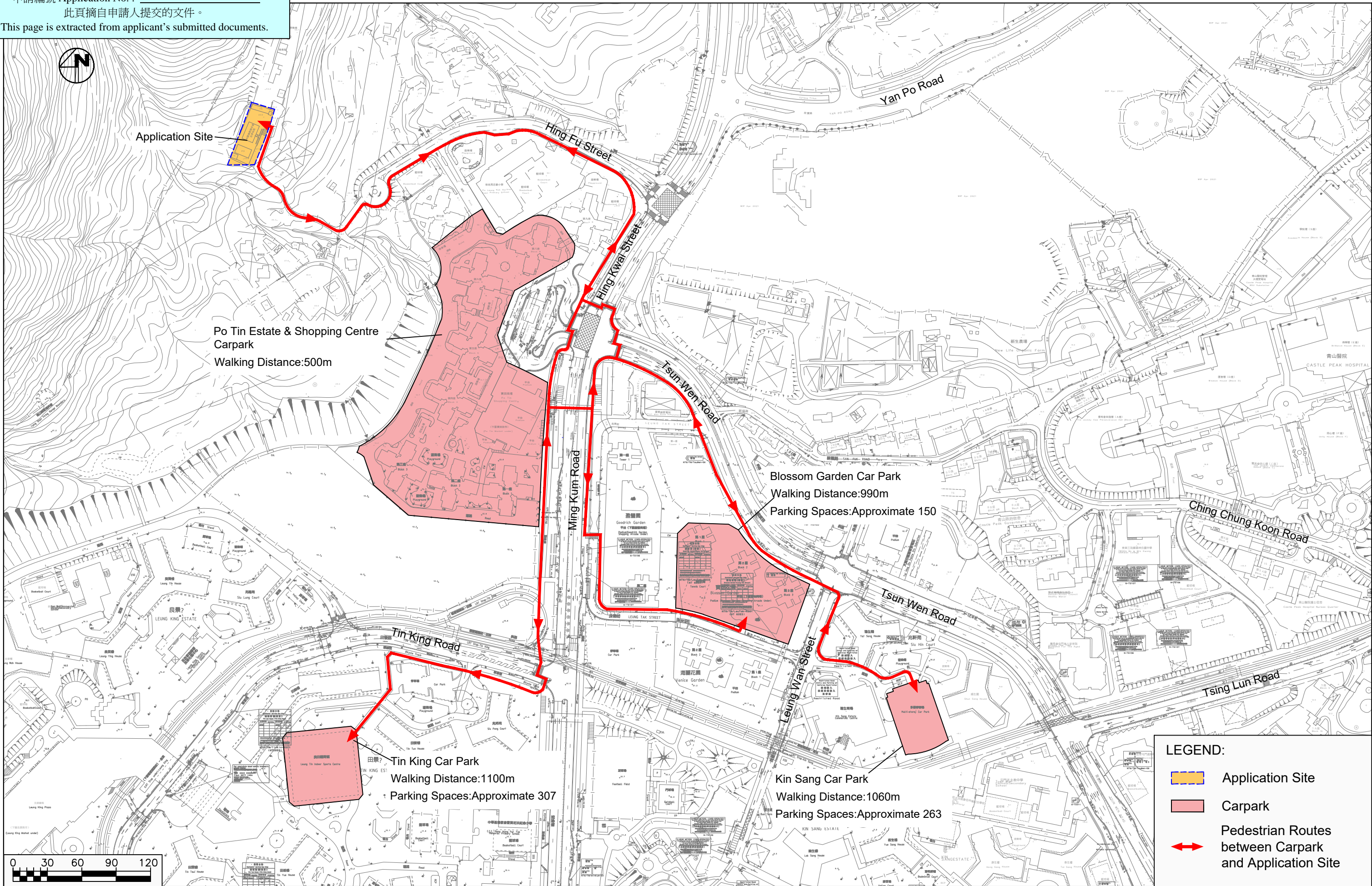
Proposed Temporary Traffic Arrangement For pedestrians from Public Transport

光孝仙苑

Project No. 81461 Rev. A
Dwg No. Figure 4-2

X:\Ozzo\81461_Regularisation of Pre-cut-off Columbarium in Filial Praise Niches (HK) Limited (光孝仙苑). Tuen Mun\Data\Dwg\81461 Figure 4-2.dwg 2021/08/12 15:50:36

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LEGEND:

- Application Site
- Carpark
- ↔
 Pedestrian Routes between Carpark and Application Site

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

光孝仙苑

Date 11/08/2021 Scale 1:3000

Exsiting Carpark in the Vicinity of the Application Site

Project No. 81461 Rev. D
Dwg No. Figure 3-1