

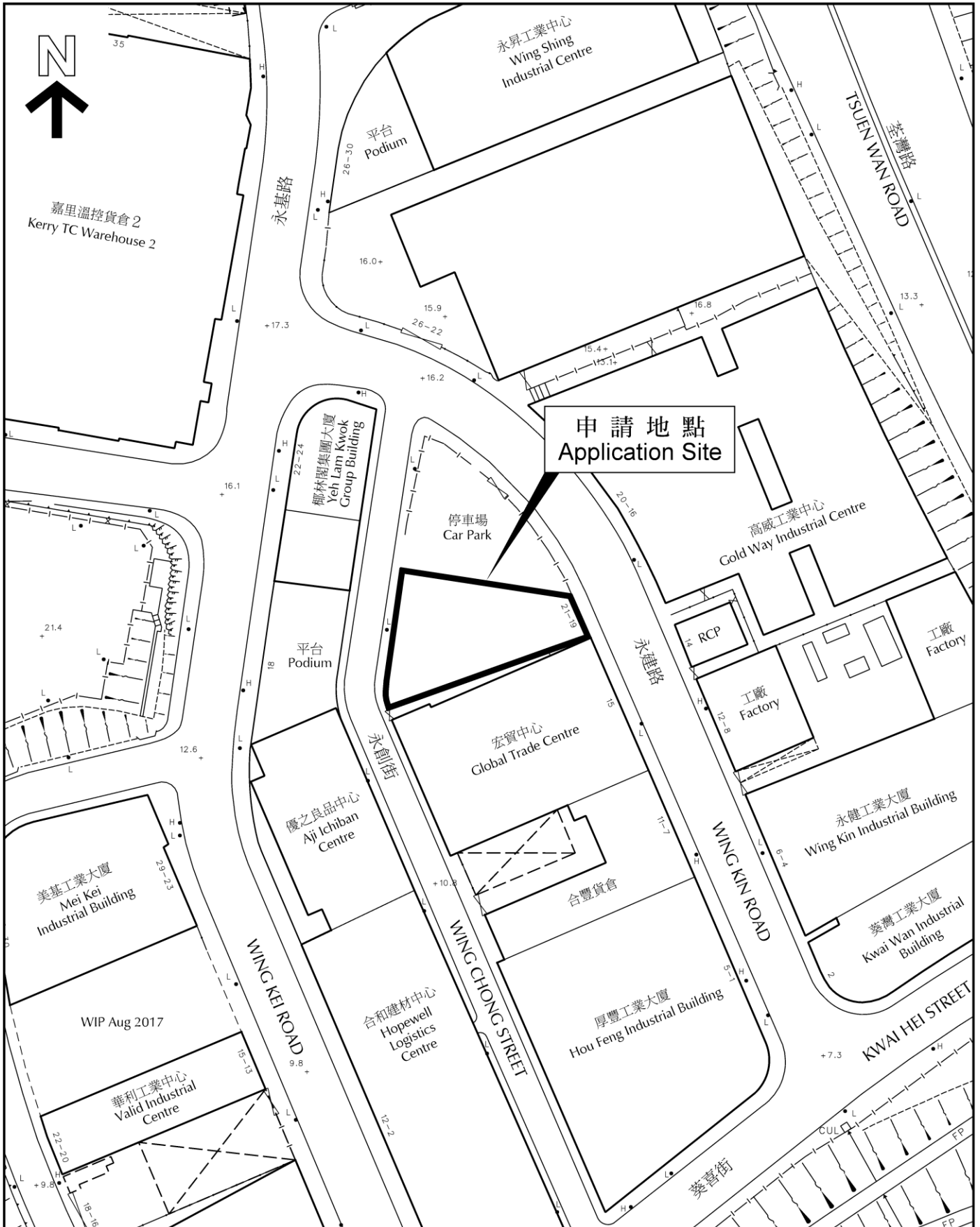
關於申請編號 Y/KC/14 而只作指示用途的擬議發展計劃的概括發展規範
Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/KC/14

(a) 申請編號 Application no.	Y/KC/14		
(b) 位置/地址 Location/Address	新界葵涌永建路 19-21 號葵涌市地段第 383 號 Kwai Chung Town Lot 383, 19-21 Wing Kin Road, Kwai Chung, New Territories		
(c) 地盤面積 Site area	約 About 690 平方米 m ²		
(d) 圖則 Plan	葵涌分區計劃大綱草圖編號 S/KC/28 Draft Kwai Chung Outline Zoning Plan No. S/KC/28		
(e) 地帶 Zoning	「工業」 "Industrial"		
(f) 擬議修訂 Proposed Amendment(s)	把「工業」地帶改劃為「其他指定用途」註明「靈灰安置所(2)」地帶 To rezone the application site from "Industrial" to "Other Specified Uses" annotated "Columbarium(2)"		
(g) 總樓面面積及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	約 About 6,527	約 About 9.46
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	1	
	綜合用途 Composite	-	
(i) 建築物高度/層數 Building height/ No. of storeys	住用 Domestic	-	米 m
		-	米(主水平基準以上)mPD
		-	層 storey(s)
	非住用 Non-domestic	42.32	米 m
		-	米(主水平基準以上)mPD
		13	層 storey(s)
綜合用途 Composite	-	米 m	
	-	米(主水平基準以上)mPD	
	-	層 storey(s)	
(j) 上蓋面積 Site coverage	約 About 71 %		
(k) 單位數目 No. of units	25,000 靈灰位 (可容最多 100,000 個骨灰龕) Columbarium Niches (up to 100,000 urns)		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	
(m) 停車位及上落客貨車位數目 No. of parking spaces and loading/unloading spaces	- 旅遊車停車處 Coach Lay-Bys		2

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Y/KC/14



行政摘要

根據第 12A 條提出修訂圖則申請

修訂圖則申請 19-21 永建路，葵涌，新界

從「工業」用途改變為「其他指定用途」註明「骨灰龕(2)」用途

1. 根據葵涌分區計劃大綱圖(編號 S/KC/28)，該幅土地現劃作「工業」用途(“I”)。這次提交的修訂圖則申請，是根據城市規劃條例第 12A 條，將該幅土地從「工業」用途改變為「其他指定用途」註明「骨灰龕(2)」(第二欄用途)。

2. 該建築物坐落在永建路東側，總樓面面積 6,527 平方米。

3. 我們的客戶尋求城規會批准修訂圖則申請，將現有物業從一個 13 層的建築物改變為可骨灰龕的用途。建議發展參數如下：

地盤面積	690 平方米
修訂規劃用途	其他指定用途(骨灰龕(2))
用途	骨灰龕用途(第二欄用途)
骨灰龕數目	25,000
骨灰龕種類	每個標準龕位最多可安放4位先人。除了第一位先人的骨灰之外，一個龕位可以容納三個額外的骨灰龕或「近親」的骨灰龕。
建築物層數	13
建築物高度	42.32 公尺
建築物	一棟
建築面積	6,527 平方米

4. 申請人計劃保持一個良好的環保型建築物。為了推行這種概念，該建築物將禁止燃燒衣紙、香燭或紙紮品，以確保周圍環境的空氣質素不受影響，並將發生火災危險性減至最低。

5. 申請人計劃將現有建築物轉換為骨灰龕用途，建築物外部將維持不變，以確保不會有視覺衝突，影響周遭環境。

6. 該建築物毗鄰荃灣華人永遠墳場。葵涌火葬場在該建築物的西南面，約為 3 分鐘步行距離。因此，建議骨灰龕用途與附近土地用途兼容。

7. 在繁忙及人流多的日子，現時的交通及人群管理計劃(TCMP)，已能確保交通暢順。

8. 現時骨灰龕的需求殷切，政府不足以應付需求。因此，私營骨灰龕位將成為滿足龕位需求的主力，舒緩政府的壓力。

9. 擬議的骨灰龕將與慈善機構合作，以較優惠的價格出售，供有需要的人選購，惠及低下階層及有需要人士。

10. 該建築物具有以下特點，這與政府的骨灰龕選址標準相匹配。

- (a) 在工業區的邊緣;
- (b) 交通方便，但遠離民居; 和
- (c) 與附近土地用途兼容。

11. 建議城規會批准這項擬議骨灰龕用途。

申請編號 Application No. : Y/KC/14

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Executive Summary

Application for Amendment of Plan under Section 12A
Rezoning of the 19-21 Wing Kin Road
from "Industrial" to "Other Specified Uses" annotated "Columbarium (2)"

1. The subject site is zoned "Industrial" ("I") under the Kwai Chung Outline Zoning Plan No. S/KC/28. This submission is to seek Section 12A to rezone the site from "Industrial" to "Other Specified Uses" annotated "Columbarium (2)" under column II of the notes of the plan.

2. Situated at the eastern side of Wing Kin Road, the total floor area of the subject site is 6,527sq.m.

3. Our client's intention is to seek the Board's approval for columbarium use on the subject site, which will be accommodated in a 13-storey building. The proposed development parameters are as follows:

Subject Site Area	690 sq.m.
Zoning	"Other Specified Uses" annotated "Columbarium (2)" ("OU Columbarium (2)")
Use	Columbarium (Column II Use)
No. of Niches	25,000
Type of Niches included	Each standard niche can be capable of holding 4 urns. Apart from the remains of the first deceased, a niche can accommodate up to three additional urns or cinerary urns
No. of Storeys	13
Building Height	42.32 m
No. of buildings	One
GFA	6,527sq.m.

4. It is the Applicant's intention to provide a good environmental friendly building at the subject site. To promote such concept, no incense or paper offering burning will be allowed to preserve the air quality of the locality and ensure minimal fire risk.

5. The exterior of the building will remain unchanged. There will be no visual impact to the nearby environment.

6. The subject site is adjacent to the Tsuen Wan Chinese Permanent Cemetery. The Kwai Chung Crematorium is within 3 minutes walking distance on the south-western side of the subject site. Hence the proposed columbarium use is a compatible to the nearby environment.

7. The existing Traffic and Crowd Management Plan (TCMP) during festive seasons is sufficient to ensure there is no traffic problem during the busy dates.

8. There is very strong demand for niches which cannot be met by Government. Therefore the supply of private niches will meet such demand and alleviate the pressure on Government.

9. There is a charity element in the proposed columbarium as a number of niches will be allocated to the unfortunate people at a concessionary price.

10. The subject building has the following characteristics which matches with the government's columbarium site selection criteria.

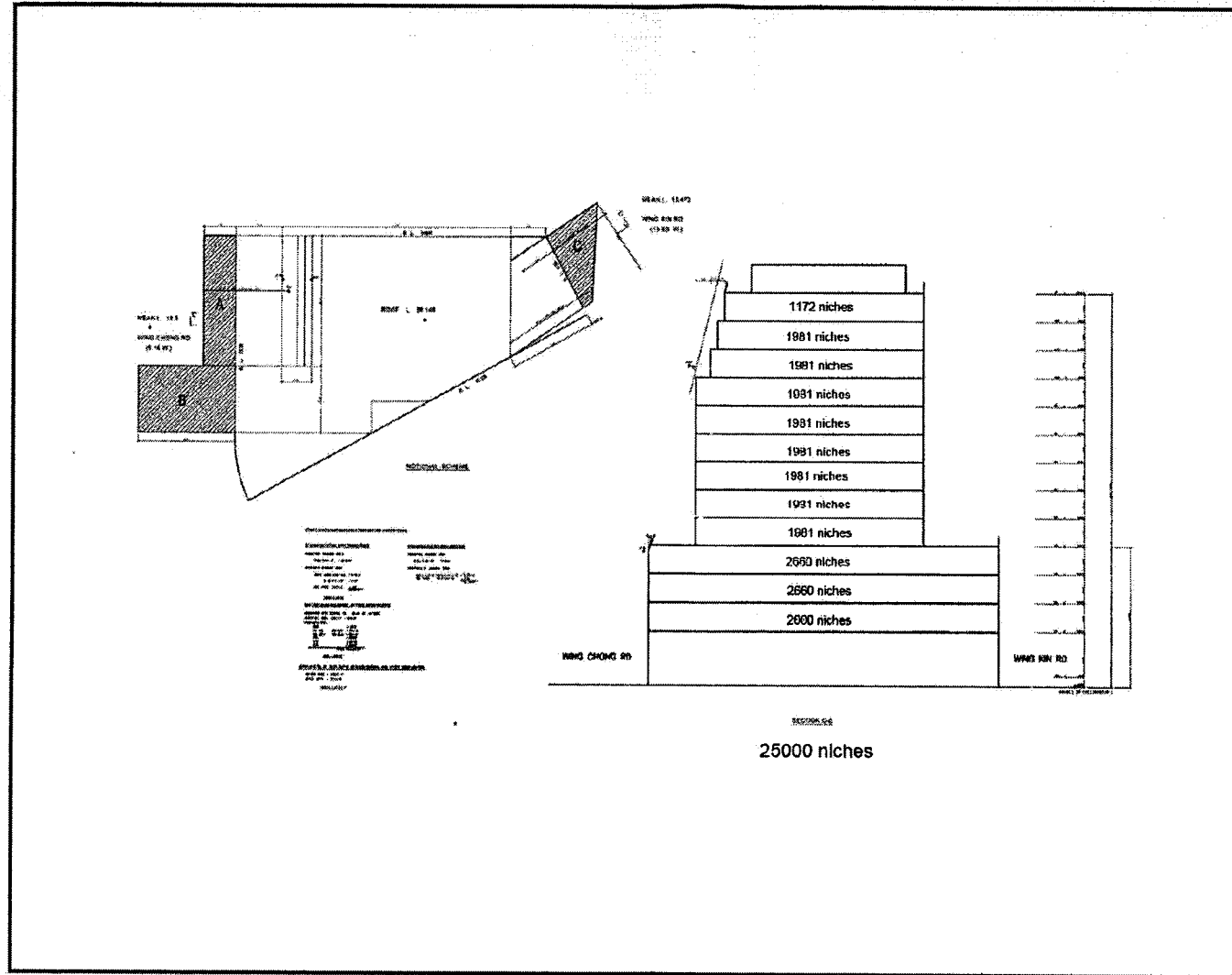
- (a) at the fringe of the industrial area;
- (b) easily accessible but away from populated area; and
- (c) compatible with surrounding land uses.

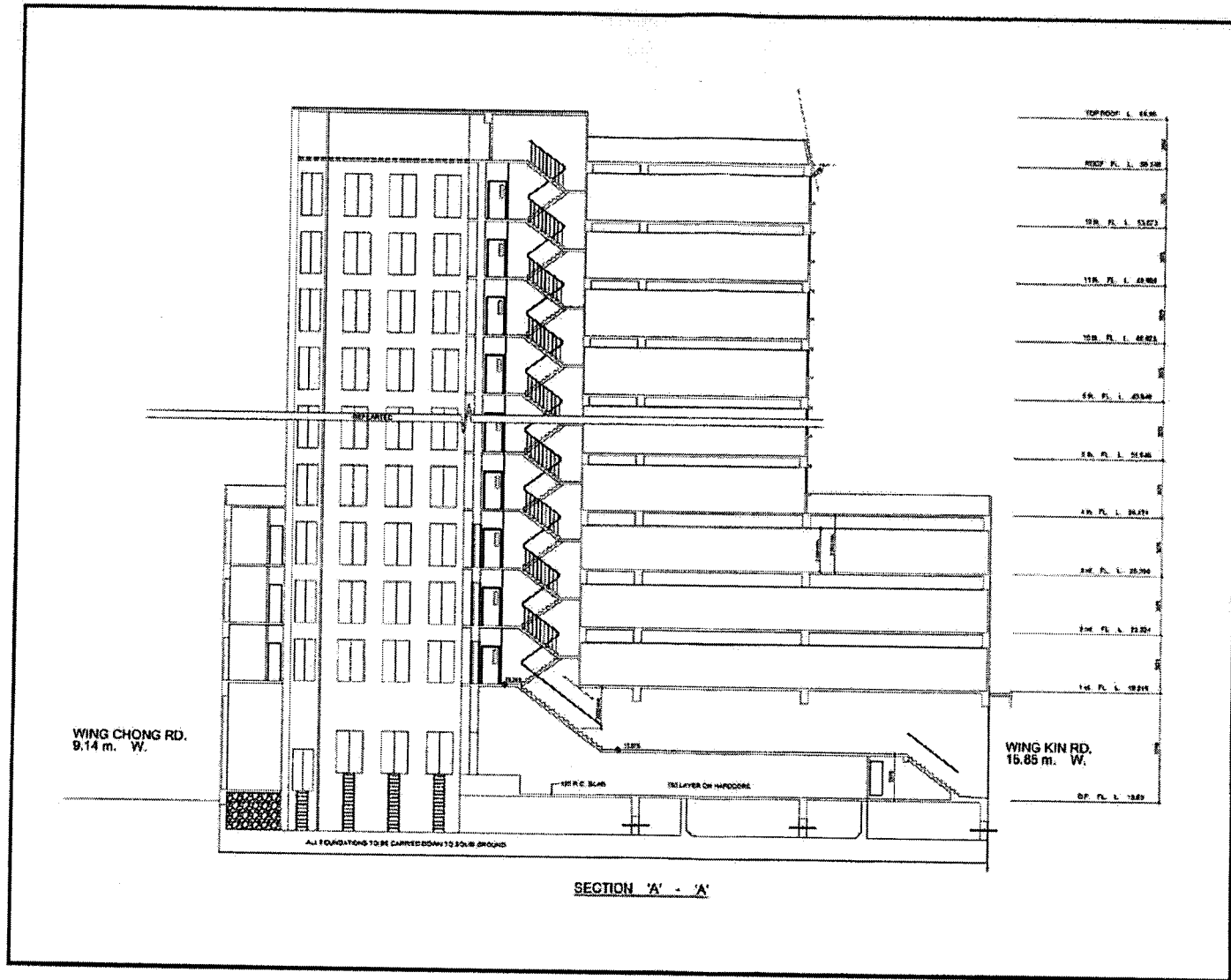
11. TPB is recommended to approve this proposed columbarium use.

申請編號 Application No. : Y / KC / 14

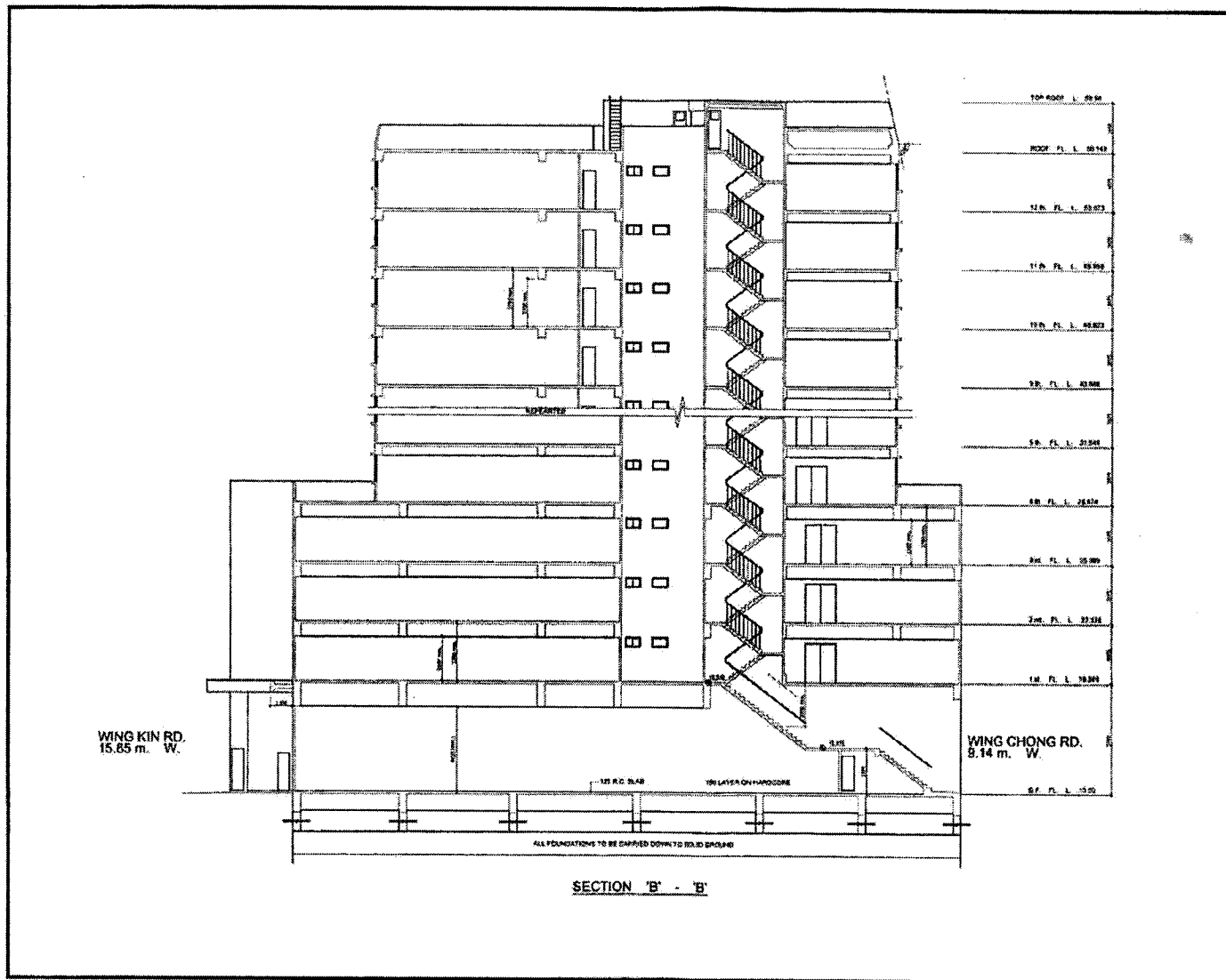
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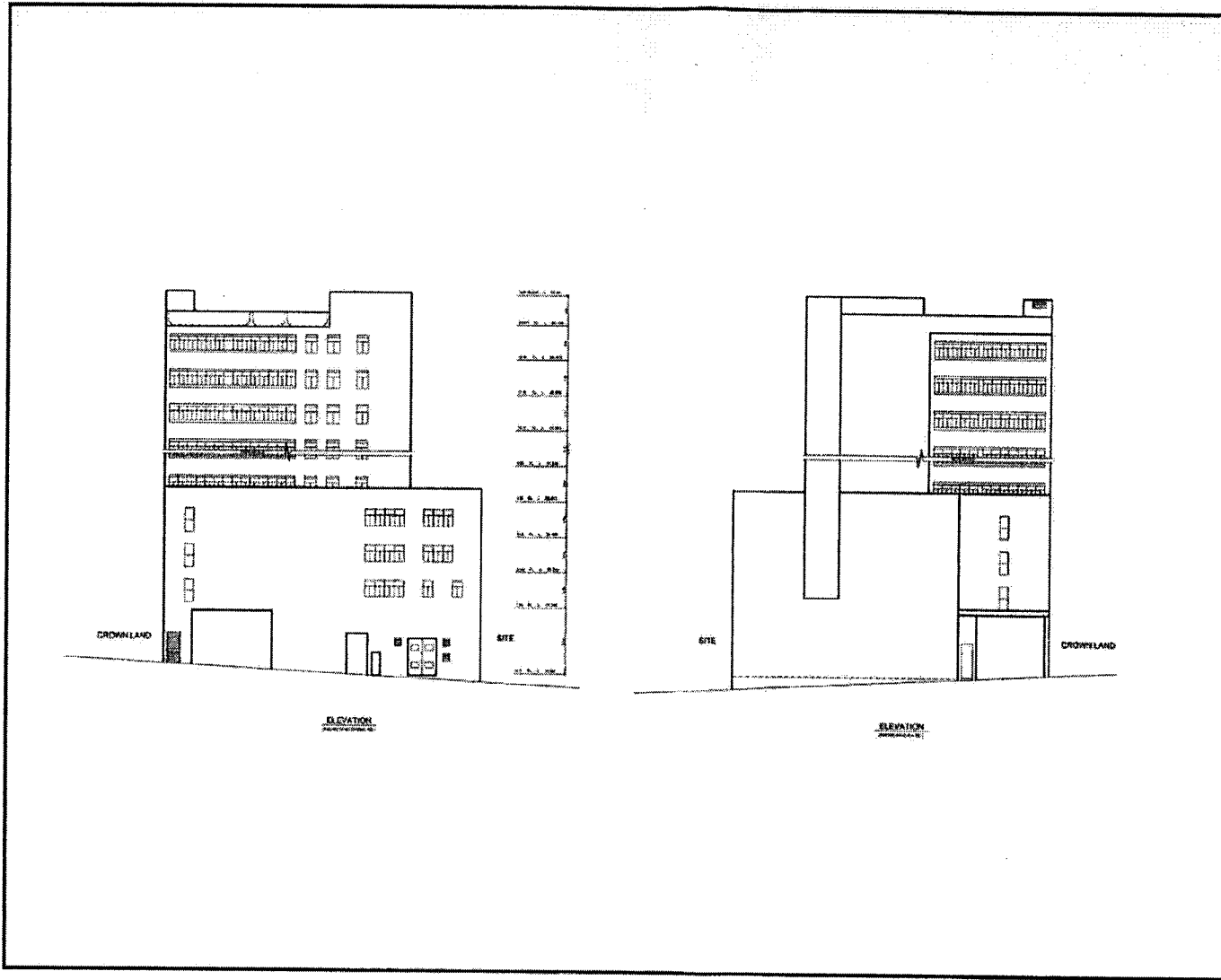
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申請編號 Application No. : Y/KC/14

與申請地點屬相同地帶的先前申請
Previous Applications Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
地盤平面圖 Site Plan		

報告書 Reports

規劃研究 Planning statement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
環境評估 Environmental assessment	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就行人的交通影響評估 Traffic Impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

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