

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TM/26**
關於申請編號 Y/TM/26 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/TM/26			
Location/address 位置/地址	Lots 1724 S.H RP and 2015 in D.D. 132, Hing Fu Street, Tuen Mun, New Territories 新界屯門興富街丈量約份第 132 約地段第 1724 號 H 分段餘段及第 2015 號			
Site area 地盤面積	About 約 1,369.7 sq. m 平方米			
Plan 圖則	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖編號 S/TM/35			
Zoning 地帶	"Green Belt" 「綠化地帶」			
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Green Belt” to “Government, Institution or Community” 把申請地點由「綠化地帶」改劃為「政府、機構或社區」地帶			
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	-	-	
	Non-domestic 非住用	About 約 288.78	About 約 0.21	
No. of block 幢數	Domestic 住用	-		
	Non-domestic 非住用	9		
	Composite 綜合用途	-		
Building height/No. of storeys 建築物高度/層數	Domestic 住用	-	m 米	
		-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
	Non-domestic 非住用	2.7 - 5.2	m 米	
		-	mPD 米(主水平基準上)	
		1	Storey(s) 層	
	Composite 綜合用途	-	m 米	
		-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
Site coverage 上蓋面積	-			
No. of units 單位數目	4,942 niches 骨灰龕			

Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客 貨車位數目	Total no. of vehicle spaces 停車位總數		12
	Private Car Parking Spaces 私家車車位		12
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Light Bus Spaces 小巴車位		2

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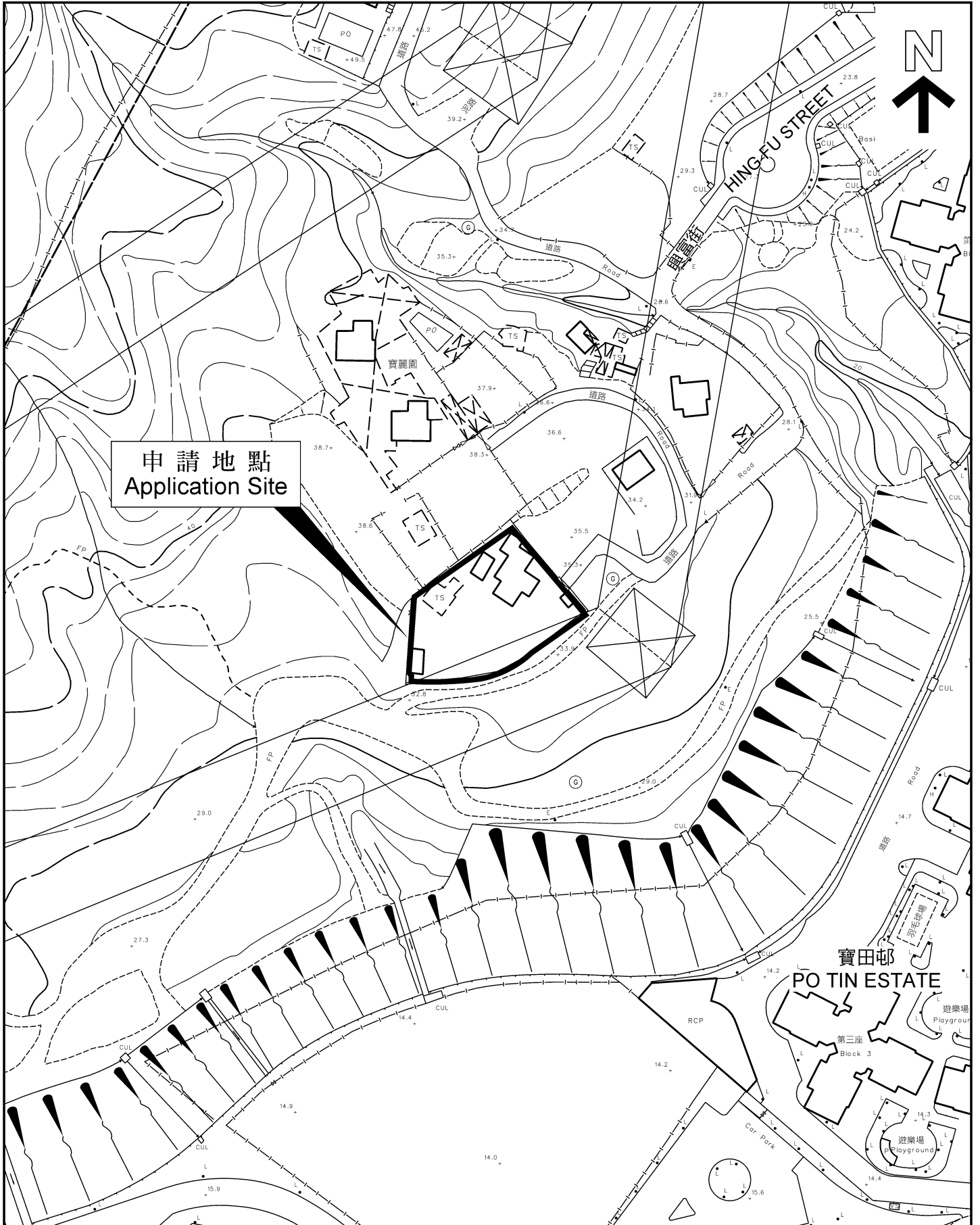
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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Block 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 checked="" type="checkbox"/>
Elevation(s) 立視圖	<input 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"/>
<u>Reports 報告書</u>		
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"/>
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。

Y/TM/26



申請摘要

觀乎香港對靈灰安置所的強烈需求，申請人(龕場的擁有人)祈望在位於新界屯門興富街礦山村的建築物內，獲取相關牌照後，經營靈灰安置業務。此地塊是在已核準的屯門分區計劃大綱圖 S/TM/35 的綠化地帶範圍之內。

本申請(檔案號碼: FEHD's PC 72-40/62/2018/101)如獲成功批核，為回應公眾對靈灰安置所普遍的關注，例如：交通擠塞問題，環境污染問題，火災危險問題，當地居民反對問題等等，申請人將委託適合的物業管理公司管理和營運此靈灰安置所，以便把上述問題藉著專業化的管理方案來妥善解決。

就食物環境衛生署提倡綠色殯葬的網上祭祀計劃，於未來申請人將會自行建立一套網上祭祀系統，以改善龕場普遍面對的各項問題，例如：交通擠塞、環境污染、人流擠迫、火災危險。

針對上述困難，申請人議訂以下解決方案：

- 1) 只接受提前預約人士到訪龕場祭祀。
- 2) 傳統具潛在危險的祭祀儀式和習慣例如：燃燒冥鏹和香燭，將會被取消。
- 3) 孝子賢孫取而代之的祭祀習慣將會是拿著手機或對著電腦，便可隨時到本龕場網上祭祀平台表達對先人的懷念和禮拜，亦可減少因為前往龕場出現的各種不便。
- 4) 網上祭祀平台的重點是推廣使用者能夠自主管理自己的網上龕位，將先人遺留的照片、錄像等放在平台上，無論遠在世界任何角落的孝子賢孫，透過智能手機或電腦，都可以在同一時間裡向網上先人龕位表達對先人的思念和敬意。
- 5) 以上祭祀平台的各項效能，當然亦滿足了使用者對防止火災的渴求。
- 6) 無論如何，申請人還擔起應有的社會責任，龕場預留了部份龕位贈予經審批的需要人士，使無依的先人亦有所歸宿。

本靈灰安置所共有 4,942 個龕位供使用者申請。

EXECUTIVE SUMMARY

In view of the upsurge demand of columbarium niches in Hong Kong, the applicant, owner of the existing columbarium site, Hing Fu Street, Kwong Shan Tsuen, Tuen Mun, New Territories, expects to obtain a license to operate a columbarium operation at the existing building for columbarium use. The site is located within Green Belt Zone under the Approved Tuen Mun Outline Zoning Plan No. S/TM/35.

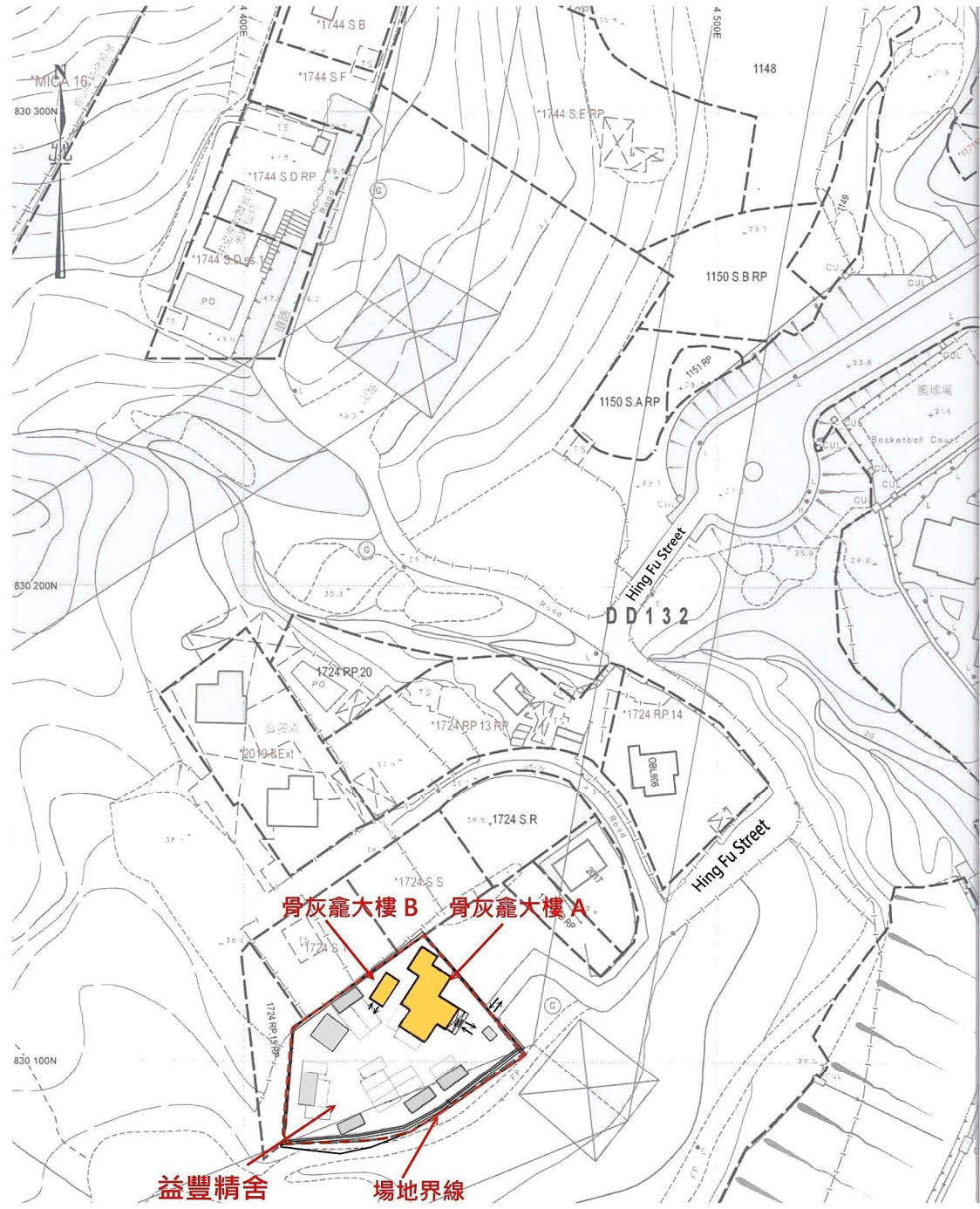
In response to the public concerns of a columbarium development that commonly associated with, for example; (traffic congestion, environmental nuisance, fire hazards, local objections of the district), the applicant would assign a property management company to manage and operate the columbarium site in the event this application under File No.: FEHD PC 72-40/62/2018/101 is successfully approved.

The applicant follows FEHD's propaganda program to use the "Internet Memorial Service Scheme". In the near future, the applicant intends to develop a self-contained E-Worship System and adopts such system to alleviate the following resistances; Traffic Congestion, Environmental Nuisance, Crowd Measures, Fire Hazards.

In correspond to the above-mentioned concern, the applicant also takes remedial measures as follows;

- 1) The columbarium niches hall doesn't open to public, strictly by appointment only.
- 2) Traditional worship will be eliminated to avoid activities such as burning shroud, paper offering and joss stick etc.
- 3) Instead, all filial progeny can adapt the future "E-Worship System" to pay tribute by using smart phone or electronic device to visit website (developed by the investor) which is a computer software to perform one's ritual worship, and to serve purposes of reducing numerous visits to the columbarium site.
- 4) The essential configuration of "E-Worship System" in the future is to promote an individual self-control and self-manage account that users can easily access to the data-base, bring back recollection of ancestor's photos, on-line videos etc., even those are scattered in difference places around the world can also enjoy worship with all family members at a designated timing and hold a virtual ceremony. Simply by using smart phone, one can pay tribute to ancestor anywhere anytime.
- 5) To comply with the above, avidity to prevent fire hazards in general also.
- 6) Nevertheless, it is the applicant's desires to reserve certain nos. of niches offering to related district respectively on a successful application and upon approval, thus performing social responsibility as a whole.

The total nos. of niches in the Subject columbarium building are **4,942 units**.



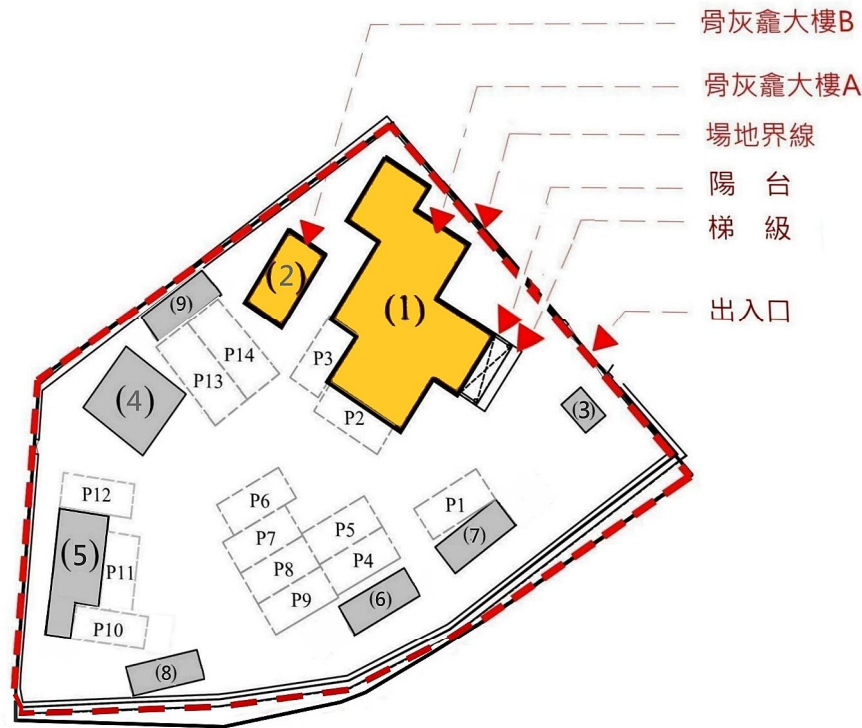
益豐精舍 場地界線

骨灰龕大樓 B 骨灰龕大樓 A

BLOCK PLAN 1:1000

Rev.	Date	Particulars	Drawn	Checked
B.D. REF.:				
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Drawing No. 1 Approval No. 1 Date 1				
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Job Title				
PROPOSED COLUMBARIUM AT LOT 1724 S.H.RP. & LOT 2015 IN D.D132				
Drawing Title				
PLANS				
Scale		Date Drawn		
AS SHOWN				
ARCHITECTURAL				
Drawn By		Checked By 1		
NAME		NAME		
A.T.		A.T.		
Checked By		Approved By		
NAME		NAME		
K.M.		K.M.		
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申請編號 Application No. : Y / TM / 26
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圖例	圖例	說明
---	---	場地界線
(1)	主樓	可核證建築物 符合(私營骨灰安置所條例) 附表2第3(1)(b)條規定
(2)	副樓	
(3)	小神像	
(4)	大神像	
(5)	辦公室	
(6)	保安室	
(7)	廁所	
(8)	廁所	
(9)	儲物室	
P1-12	私家車位 (5.5M x 2.5M)	
P13-14	小巴車位 (9M x 3M)	

SITE LAYOUT PLAN 1:500

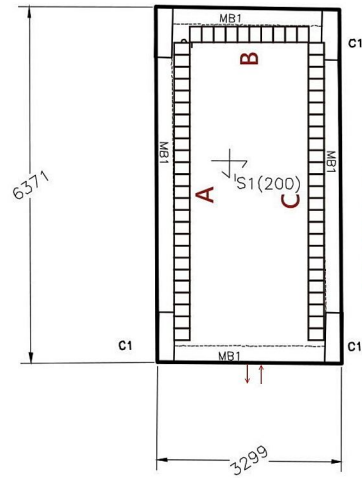
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Drawing Title				
PLANS				
Scale				Date Drawn
AS SHOWN				
ARCHITECTURAL				
Drawn By		Checked By 1		
NAME		NAME A.T.		
Checked By		Approved By		
NAME K.M.		NAME K.M.		
Job No	Drawing No.	REV		
-	GBP-02			

益豐精舍 CF

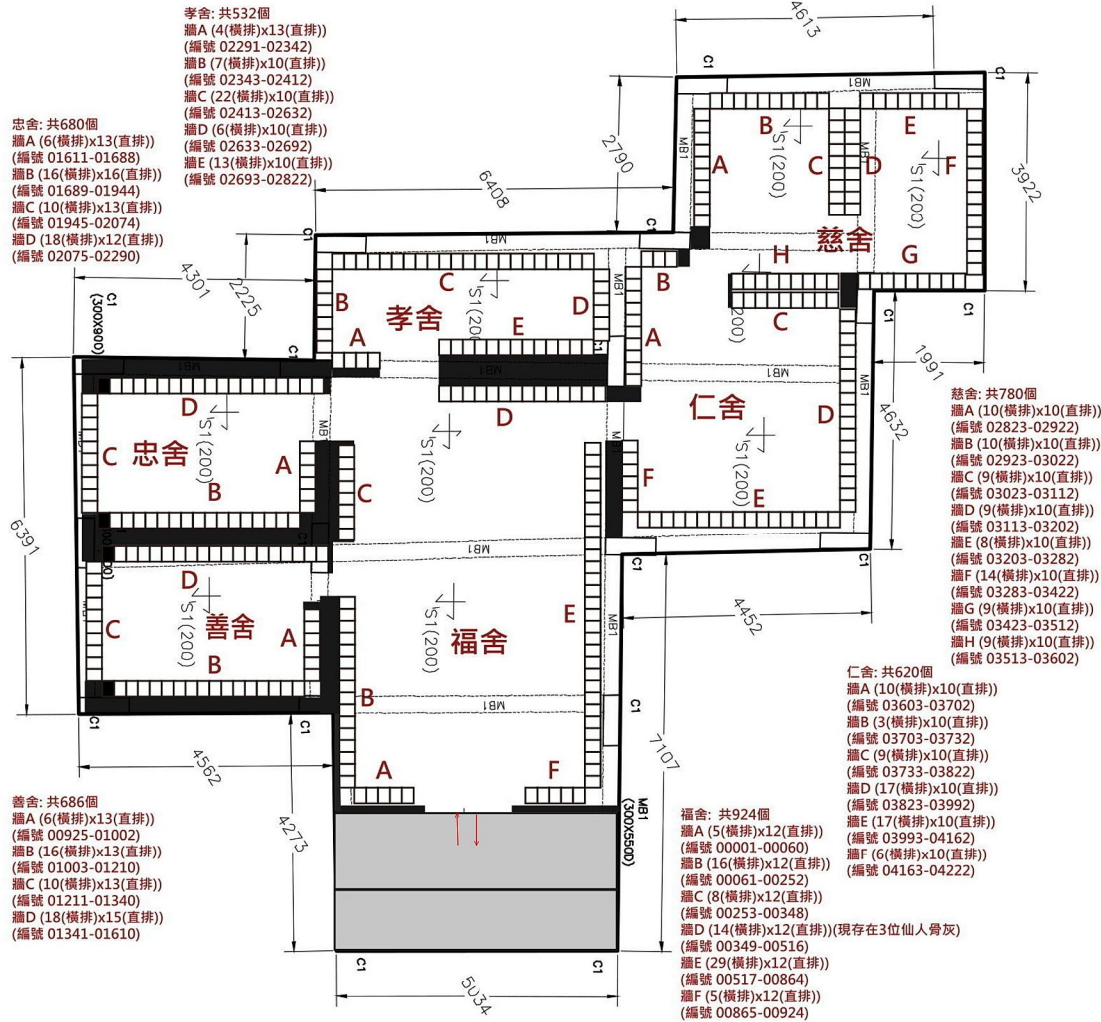


慧舍 共720個

- 牆A (25(橫排)x12(直排)) (編號 04223-04522)
- 牆B (10(橫排)x12(直排)) (編號 04523-04642)
- 牆C (25(橫排)x12(直排)) (編號 04643-04942)

骨灰龕大樓B (地面一層)

慧舍 : 共720個



骨灰龕大樓A (地面一層)

共: 4222個

Floor plan 1:150

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PLANS				
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ARCHITECTURAL				
Drawn By		Checked By 1		
NAME		A.T.		
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NAME		NAME		
K.M.		K.M.		
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		GBP-03		

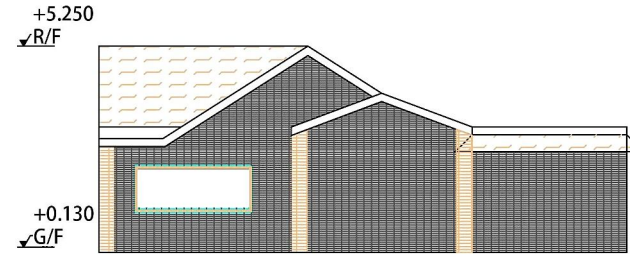
申請編號 Application No. : Y / TM / 26

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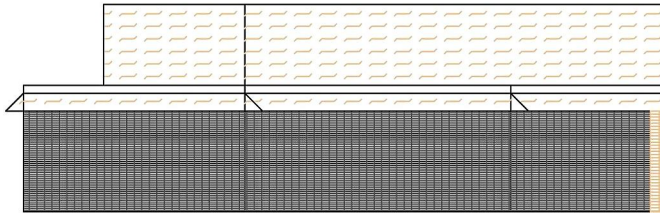
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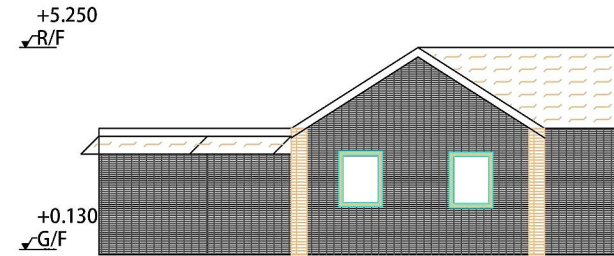
SOUTH EAST ELEVATION



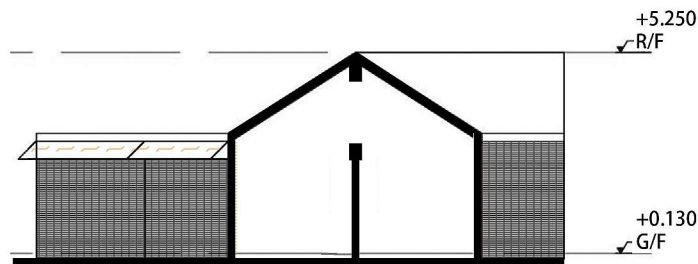
NORTH EAST ELEVATION



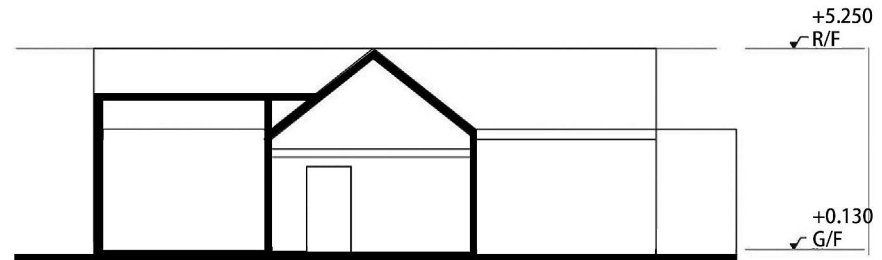
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SECTION A-A



SECTION B-B

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PROPOSED COLUMBARIUM AT LOT 1724 S.H.RP. & LOT 2015 IN D.D132				
Drawing Title				
ELEVATIONS & SECTIONS				
Scale				Date Drawn
AS SHOWN				
ARCHITECTURAL				
Drawn By		Checked By 1		
NAME		NAME		
Checked By		Approved By		
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NAME		NAME		
Job No		Drawing No.		REV
-		GBP-04		

申請編號 Application No. : Y/TM/26

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.	擬議用途／發展 Proposed Use/Development	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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