

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-KTN/3**
關於申請編號 Y/YL-KTN/3 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/YL-KTN/3			
Location/address 位置／地址	Lot 1171 S.B in D.D. 109, Kam Tin, Yuen Long 元朗錦田丈量約份第 109 約地段第 1171 號 B 分段			
Site area 地盤面積	About 約 136.9 sq. m 平方米			
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9			
Zoning 地帶	"Agriculture" 「農業」			
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Agriculture" to "Government, Institution or Community (1)" and amend the Notes of the zone applicable to the site 把申請地點由「農業」地帶改劃為「政府、機構或社區(1)」地帶及修訂適用於申 請地點土地用途地帶的《註釋》			
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 118.9	About 約 0.868	
No. of block 幢數	Domestic 住用	-		
	Non-domestic 非住用	1		
	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	Not more than 不多於 6	m 米	
		-	mPD 米(主水平基準上)	
		Not more than 不多於 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	About 約 86.9 %			
No. of units 單位數目	2,911 Niches 靈灰位			

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		-	

* 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。

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.

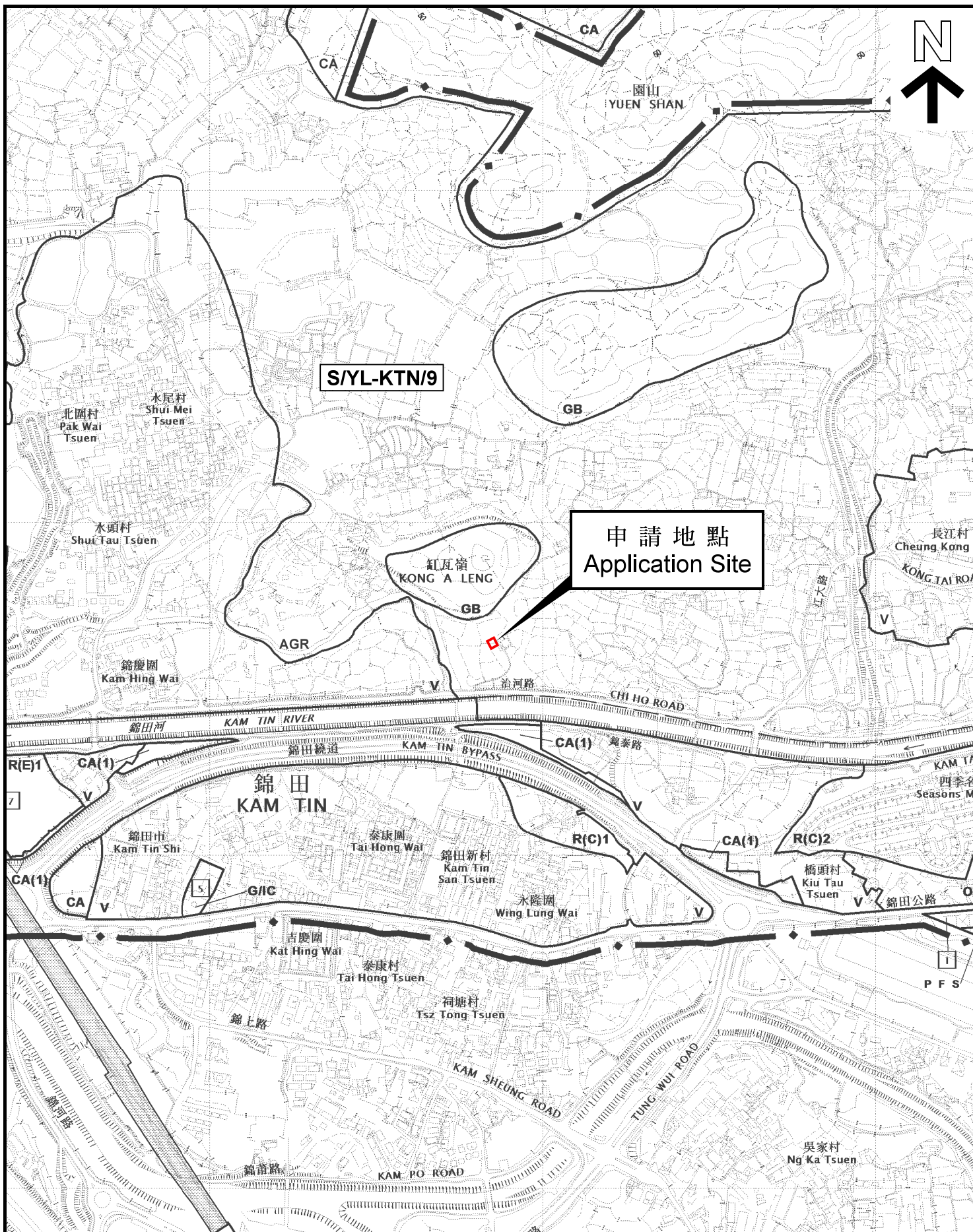
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input 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 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 checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<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 checked="" 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。



S/YL-KTN/9

申請地點
Application Site

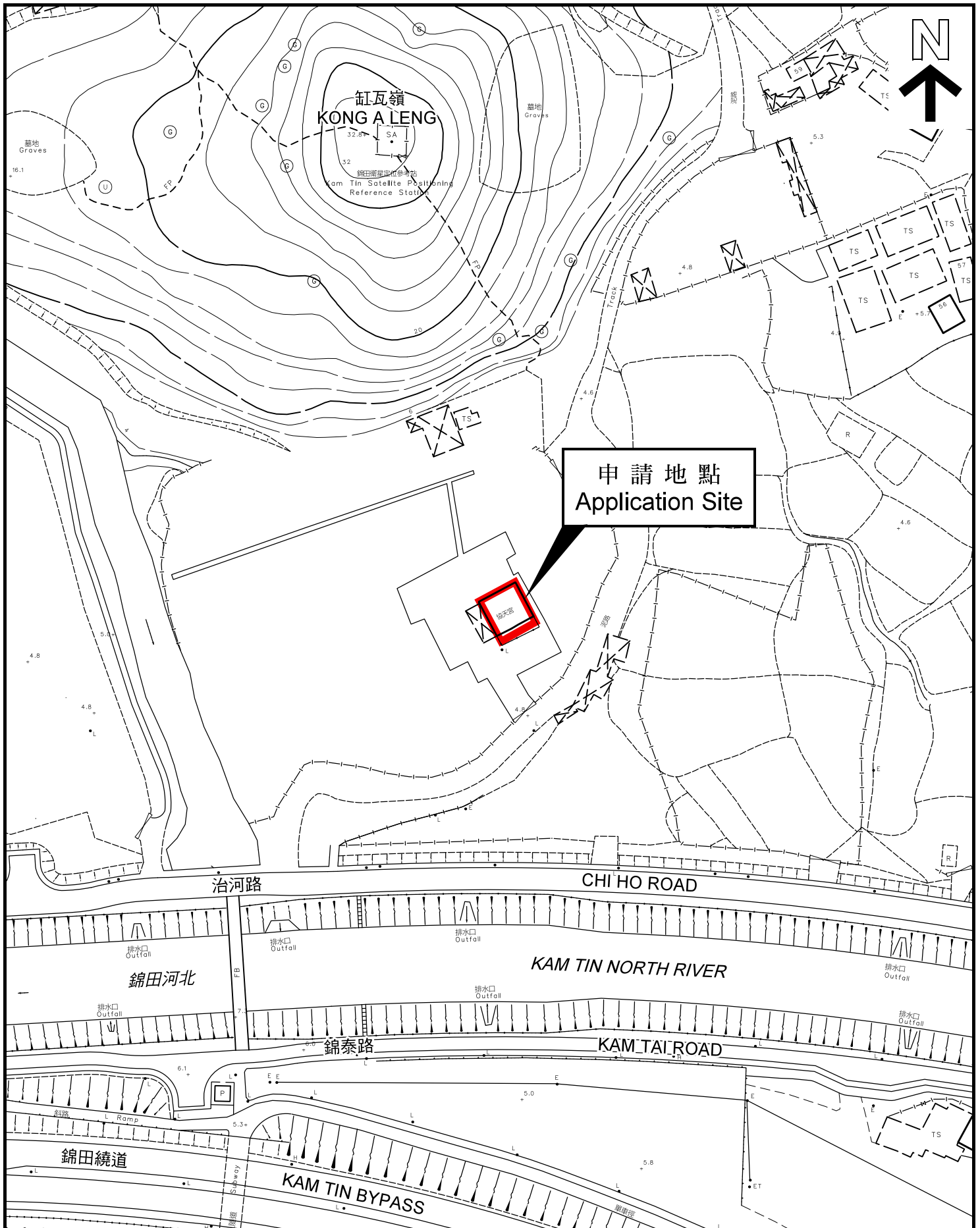
位置圖 LOCATION PLAN

本摘要圖於2022年7月20日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號 S/YL-KTN/9
EXTRACT PLAN PREPARED ON 20.7.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

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/YL-KTN/3



平面圖 SITE PLAN

本摘要圖於2022年7月20日擬備，
 所根據的資料為測量圖編號
 6-NE-7D
 EXTRACT PLAN PREPARED ON 20.7.2022
 BASED ON SURVEY SHEET No.
 6-NE-7D

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/YL-KTN/3

行政摘要

(內容如有差異，應以英文版本為準)

協天宮管理有限公司是錦田大江埔協天宮的經營者，現透過達材都市規劃顧問有限公司，根據城市規劃條例第 12A 條向城市規劃委員會 (城規會) 遞交修訂圖則申請，將位於丈量約份第 109 約地段第 1171 號 B 分段 (申請地點)，由現時在錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 內之「農業」改為「政府、機構或社區(1)」，以准許其後根據城規條例第 16 條作出規劃申請，將協天宮內存放了 2,911 個靈灰位的現存靈灰安置所能夠繼續運作。

協天宮於 1932 年在大江埔建立，該宗教機構以恭奉關帝及城門村 17 位義士之靈灰位為主。1920 年代尾，原居於荃灣城門谷的鄭氏族裔因為政府興建城門水塘而需要搬遷，並於 1930 年移居到錦田及建立城門新村，協天宮也因此搬遷到申請地點上，以方便村民及後代前來拜祭，而村民的骨灰亦於廟內儲存。由此可見，申請地點擁有悠久的宗教及骨灰存放歷史。

因應 2017 年私營骨灰安置所條例的最新要求，申請人已於 2018 年 3 月 27 日向私營骨灰安置所發牌委員會 (發牌委員會) 提交了骨灰安置所牌照申請，申請人必需符合一系列嚴格的牌照申請要求，其中包括城規、地政及建築安全要求。不過，協天宮曾於 2017 年尾將骨灰安放布局修改，以解決地段界線、消防安全及結構安全等問題去符合相關法例要求。因此，有關協天宮的營運規模限於以截算前狀況之要求的確認程序將需要較長時間完成。

基於上述特別原因，申請人希望透過靈活方式將現存靈灰安置所規範化，首先透過規劃申請機制改變土地用途作為第一步，當規劃申請獲批後申請人便可與發牌委員會進行深入溝通，為協天宮訂出最適合的牌照申請方法。因此，申請人提交是次規劃申請，希望城規會能夠酌情考慮這宗申請，而是次申請所包括的 2,911 個靈灰位與截算時的骨灰安放總容量數目不變。這方案與當時設立私營骨灰安置所條例的精神一致，以避免在引入規管制度前已購買龕位之人士蒙受損失，而引致社會不安。

規劃及工程研究指出是次申請理據充分，申請地點寧靜隱蔽，與住宅發展相隔一段甚遠距離，所以很適合用作宗教及靈灰安置所用途。申請用途位於一座單層建築內，因此在土地利用上與周邊鄉郊特色及葬區互相配合，並不會對本區及附近的土地利用、交通、環境、排水、排污、園景及視覺景觀造成不良影響。基於協天宮的長久歷史、隱蔽位置、小規模和最新政策措施，本申請不會對類似申請構成不良先例，並且能滿足公眾人士對骨灰存放位的強烈需求。

Executive Summary

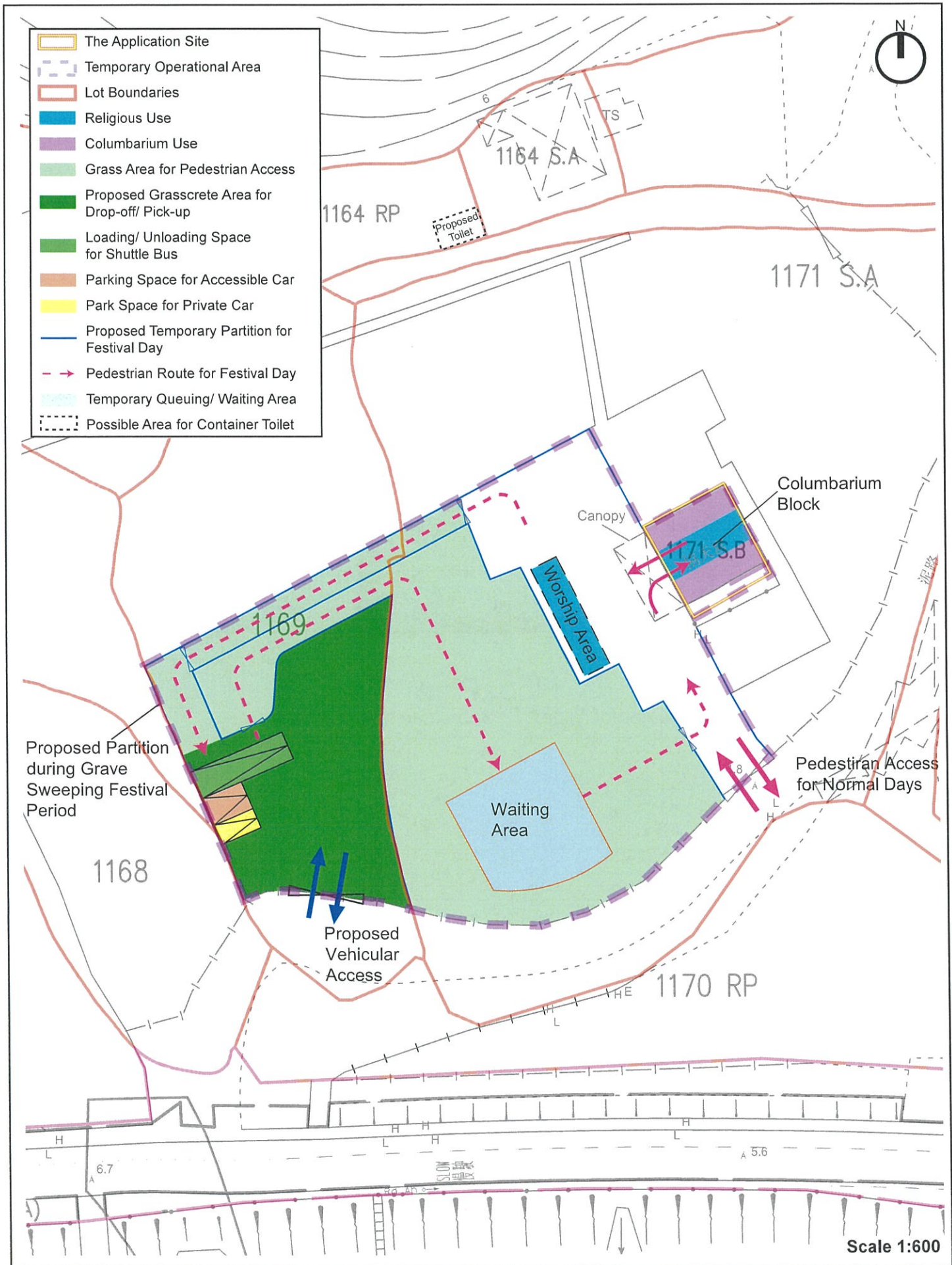
The section 12A rezoning application is submitted by Toco Planning Consultants Ltd. on behalf of Hip Tin Temple Management Company Ltd., the operator of Hip Tin Temple in Tai Kong Po, Kam Tin. It is for the agreement of the Town Planning Board (TPB) to amend the zoning of the site, covering Lot No. 1171 S.B in D.D. 109 (the application site), on the Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 from "Agriculture" to "Government, Institution or Community (1)". The proposed new zoning will permit the subsequent submission of a section 16 planning application for the continual operation of existing columbarium with 2,911 niches ancillary to Hip Tin Temple.

Hip Tin Temple was built at Tai Kong Po in 1932. It is a religious institution dedicated for the deity Kwan Tai and the niches of 17 righteous ancestors of Shing Mun Tsuen. The Cheng clan, who originally lived in Shing Mun Valley in Tsuen Wan, had to move away since the Government needed to construct the Shing Mun Reservoir in the late 1920s. Thus, they had resettled to Kam Tin in 1930 and established Shing Mun San Tsuen. Hip Tin Temple was also relocated to the application site for the convenience of villagers and future generations to worship. Some cremated ashes of the local villagers were interred in the temple. The application site has a very long history of religious and columbarium uses.

In response to the latest requirements of Private Columbaria Ordinance in 2017, the Applicant had submitted the columbarium licensing application to the Private Columbaria Licensing Board (PCLB) on 27.3.2018. The Applicant has to satisfy a list of stringent licensing requirements, including town planning, land lease and building safety. However, the ash interment layout of the temple had been rearranged in late 2017 due to the fulfilment of lot boundary, fire safety and structural safety requirements for the licensing application. Therefore, the verification process of ash interment layout as per the cut-off-time would have to take time to be fully completed.

In view of the special reason above, the Applicant wishes to regularise the existing columbarium in a flexible way by applying for the change of use through the planning application system as the first step. After the planning permission is obtained, the Applicant could discuss with the PCLB in-depth on the most appropriate licensing approach for Hip Tin Temple. Hence, the present planning application is submitted to seek TPB's sympathetic consideration. The total ash interment capacity of 2,911 niches is the same that as at the cut-off time. This is in line with the spirit of Private Columbaria Ordinance to minimise any social concern arising from people who have purchased these niches before the introduction of regulatory regime.

Planning and technical assessments have indicated that the present application is well justified. The application site is suitable for religious and columbarium uses as it is located at a secluded and tranquil location and is far away from residential development. The applied uses within a single-storey building are compatible with the surrounding land uses which are predominantly rural in character and adjacent to the burial ground. It will not result in any significant adverse impacts on land use, traffic, environmental, drainage, sewerage, landscape and visual aspects of the locality. In view of its long history, secluded location, small scale and new policy initiatives, this application will not set an undesirable precedent for similar applications in the area. It will help meeting part of the urgent demand for columbarium niche spaces in Hong Kong.



Plan F: Master Layout Plan

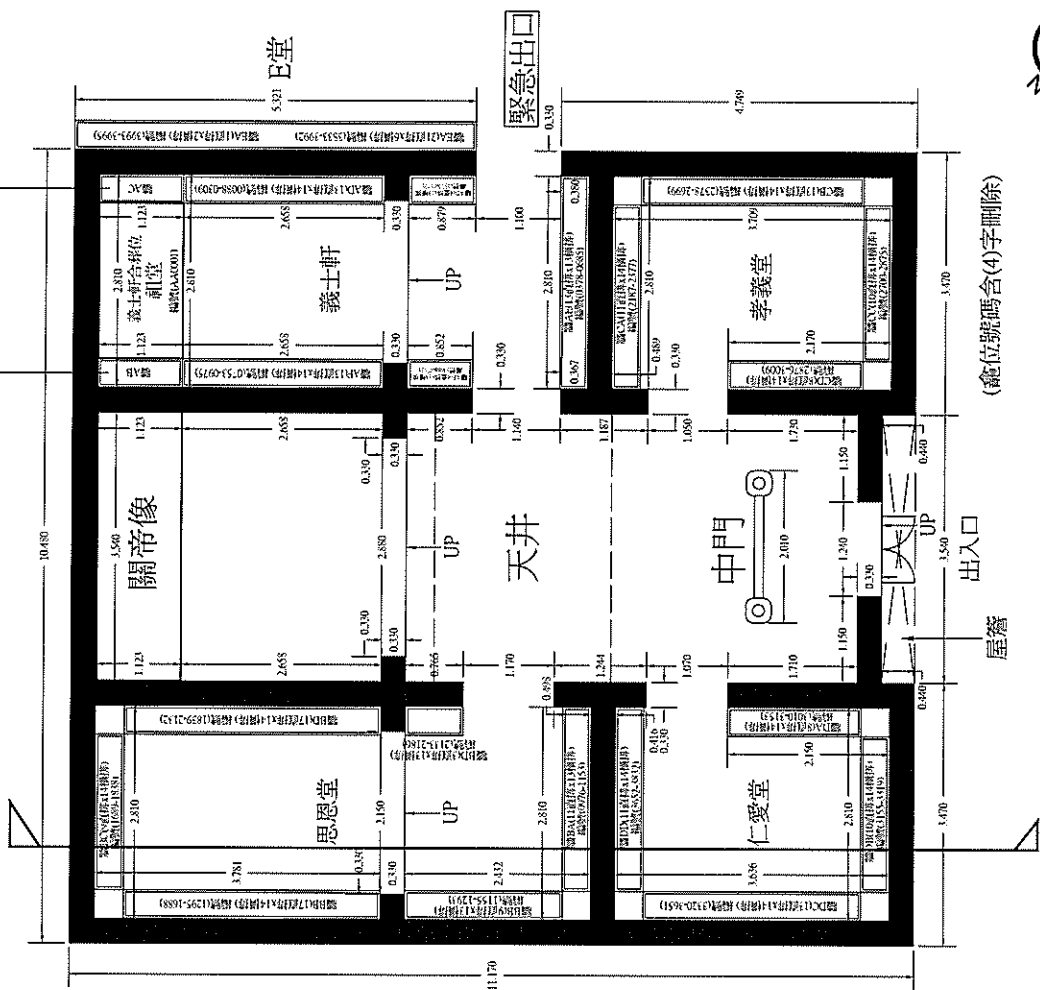
申請編號 Application No. : Y/YL-KTN/3

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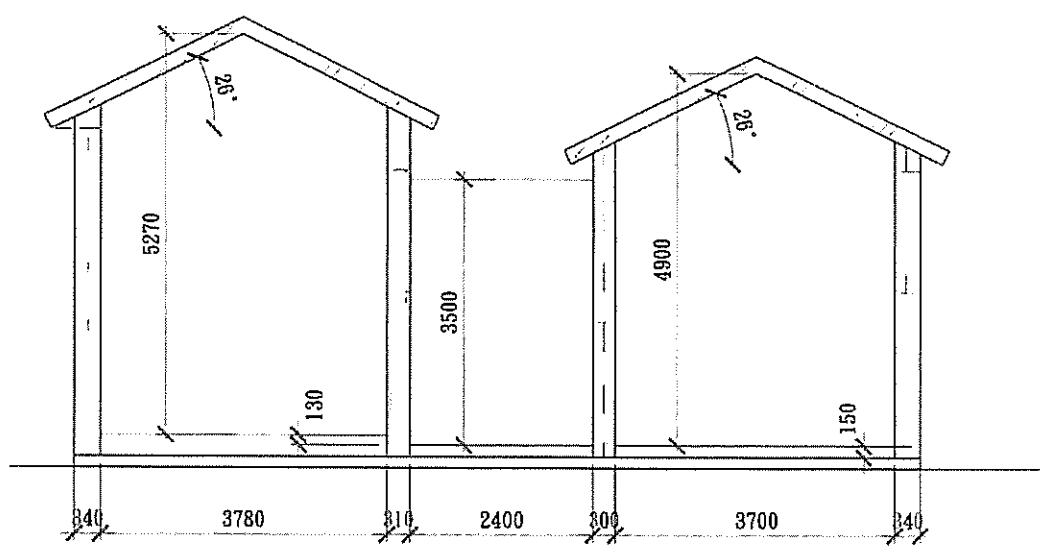
This page is extracted from applicant's submitted documents.



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 (2正排x1橫排 編號0032-0033) (1正排x6橫排 編號0035-0050)



Floor Plan
(Extracted of Annex 13 Submitted to the PCLB)



Section Plan
(Extracted of Structural Assessment Report Submitted to the PCLB)

Scale 1:100



Plan G: Floor Plan and Section Plan

申請編號 Application No. : _____ Y/YL-KTN/3

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