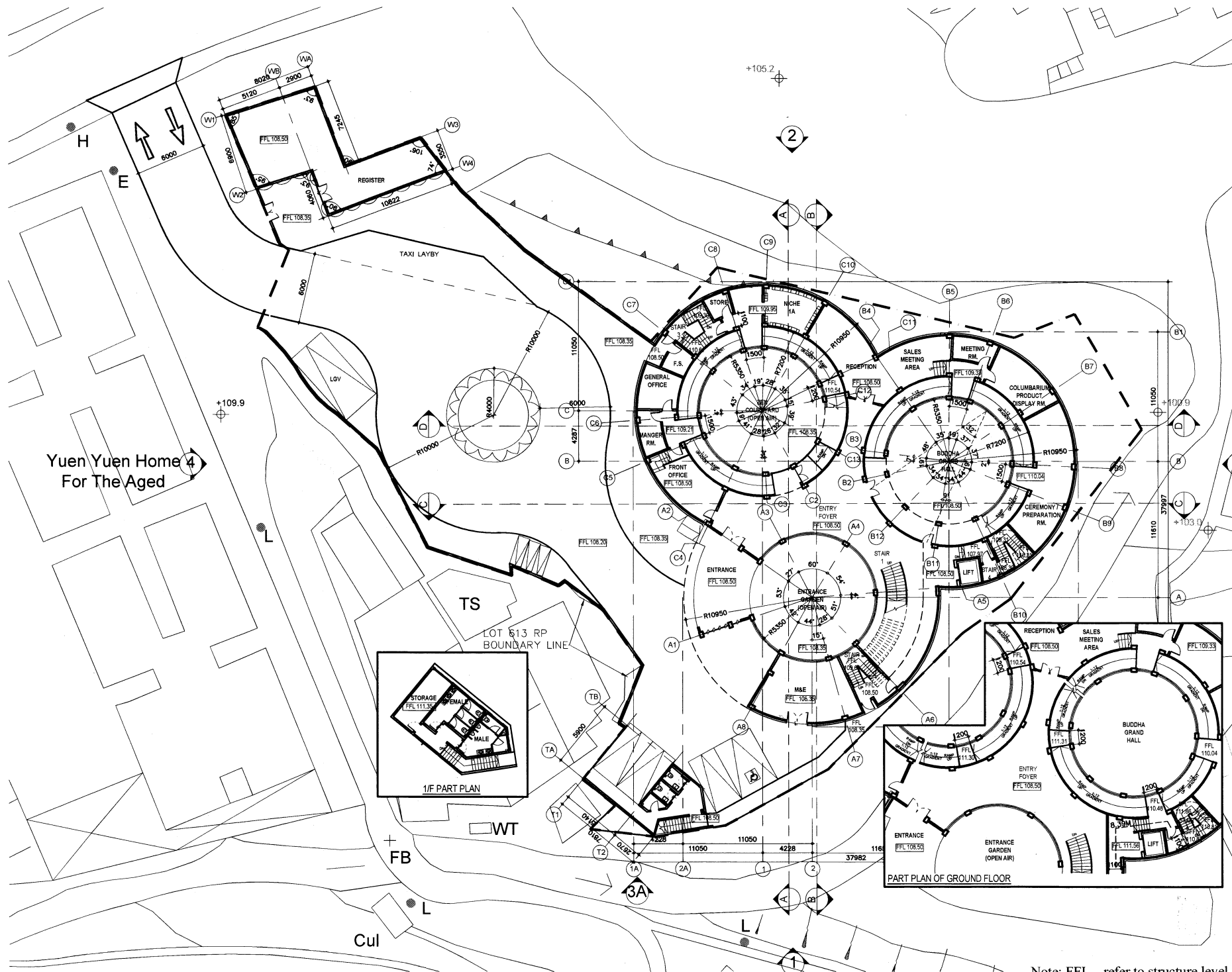
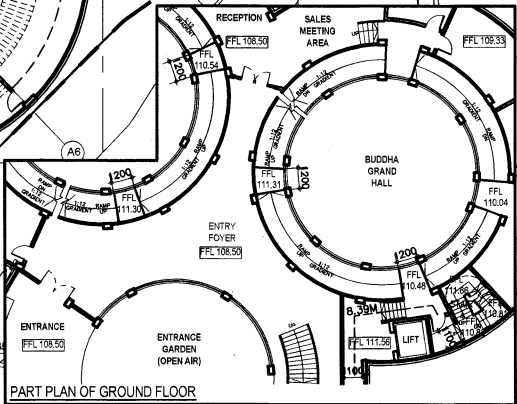
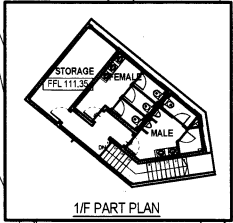


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Yuen Yuen Home 4
For The Aged



Note: FFL – refer to structure level .

S. D. REFERENCE	
F.S.D. REFERENCE	
D.L.O. REFERENCE	
T. P. B. REFERENCE	

REVISIONS	DATE

AUTHORIZED PERSON / ARCHITECT



PROJECT
COLUMBARIUM REDEVELOPMENT
 at LOTS 613 RP (PART), 614 and
 1229 in D.D.453, and ADJOINING
 GOVERNMENT LAND, LO WAI,
 TSUEN WAN, HONG KONG.

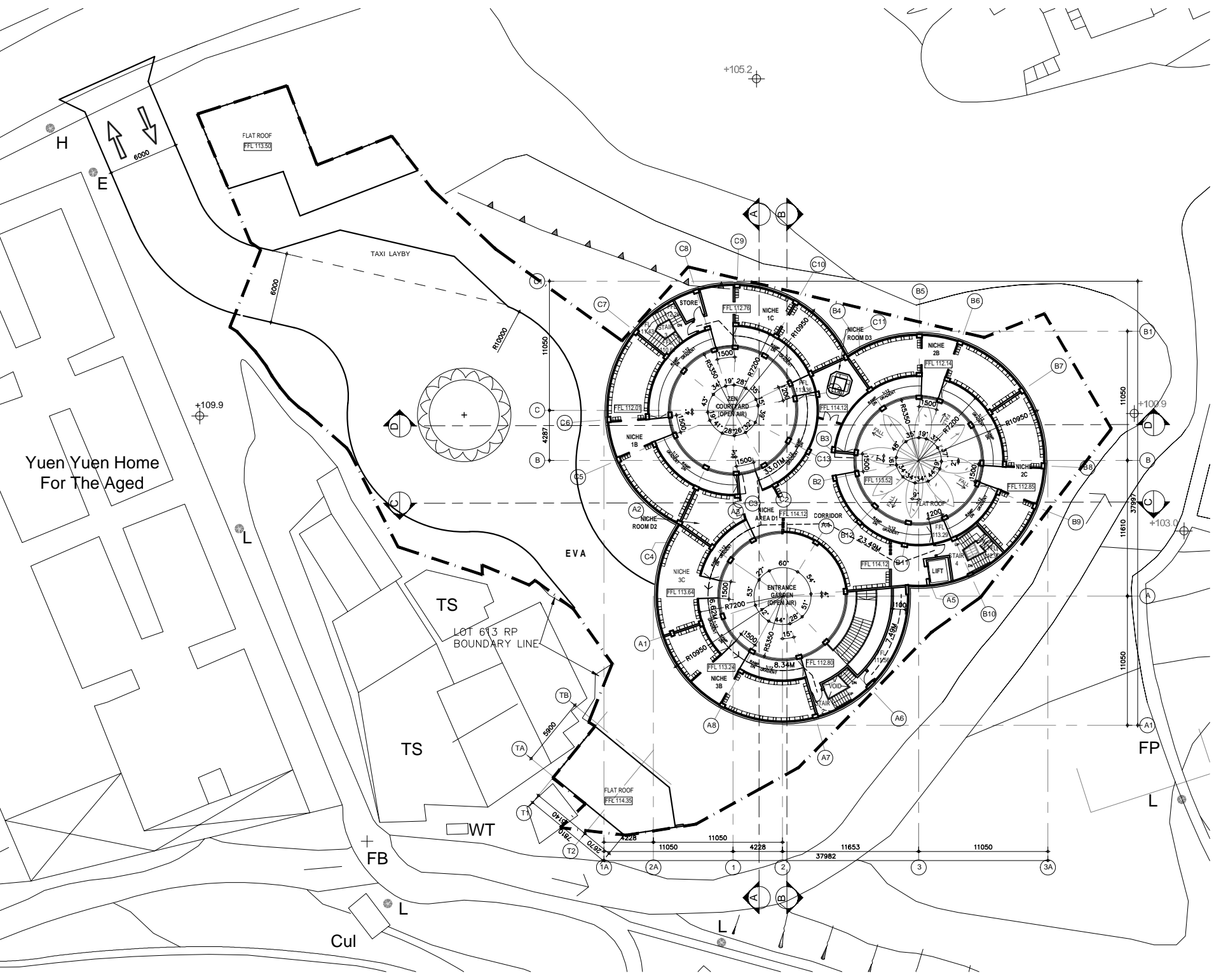
TITLE
GROUND FLOOR

JOB NO.

ISSUE	DATE
CHECKED	
DATE	JUN 2024
SCALE	1 : 300

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Yuen Yuen Home For The Aged



B. D. REFERENCE
F.S.D. REFERENCE
D.L.O. REFERENCE
T P B REFERENCE
REVISIONS
DATE

AUTHORIZED PERSON / ARCHITECT

CASA 本天國際建築師事務所
 ARCHITECTS ■ INTERIOR DESIGNERS ■ PLANNERS

DESIGN INTERNATIONAL

PROJECT
COLUMBARIUM REDEVELOPMENT
 at LOTS 613 RP (PART), 614 and 1229 in D.D.453, and ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN, HONG KONG.

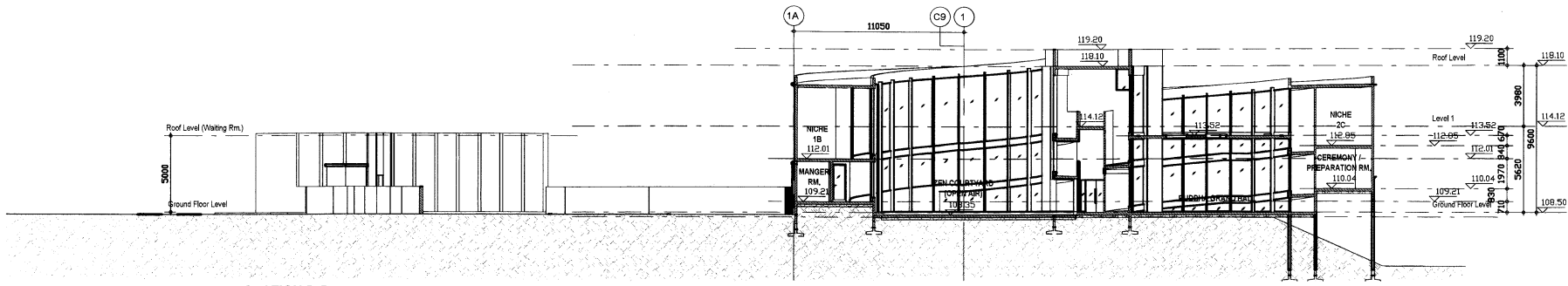
TITLE
FIRST FLOOR

JOB NO.

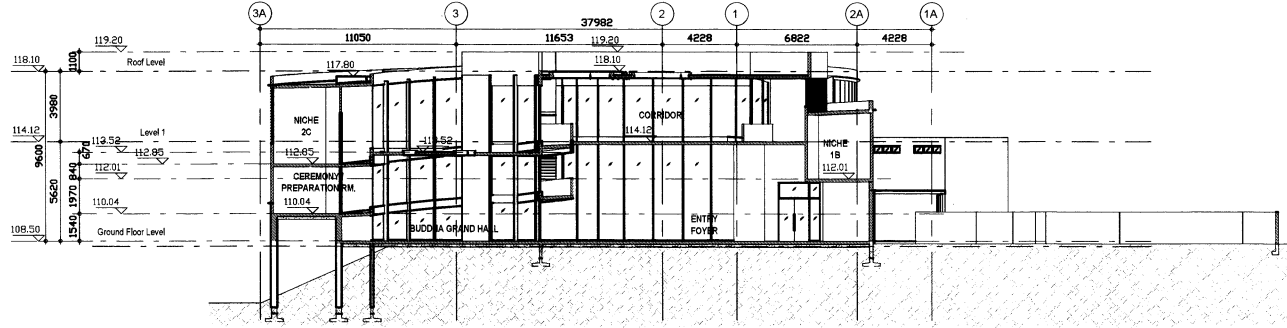
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DATE:	JUN 2024
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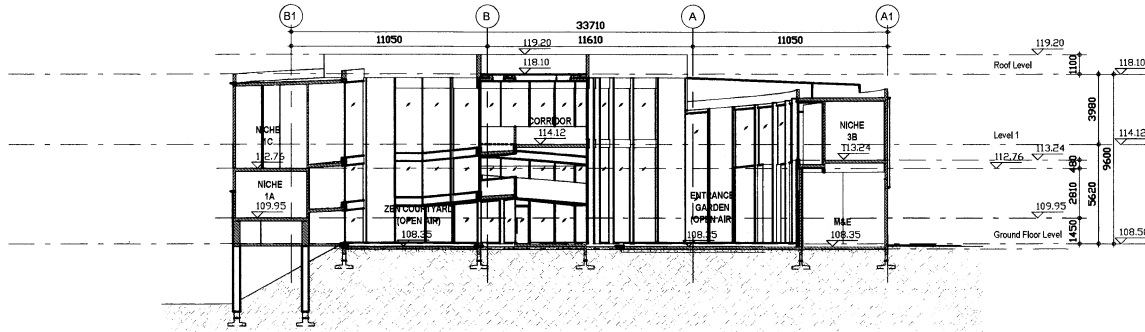
DO NOT SCALE DRAWING/COPYRIGHT RESERVED-CALL MEASUREMENT MUST BE CHECKED ON SITE



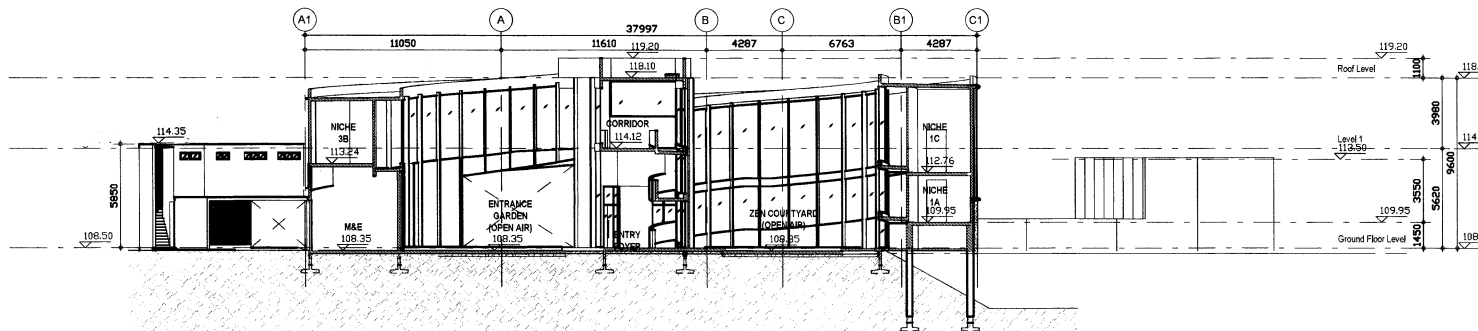
D SECTION D-D




C SECTION C-C



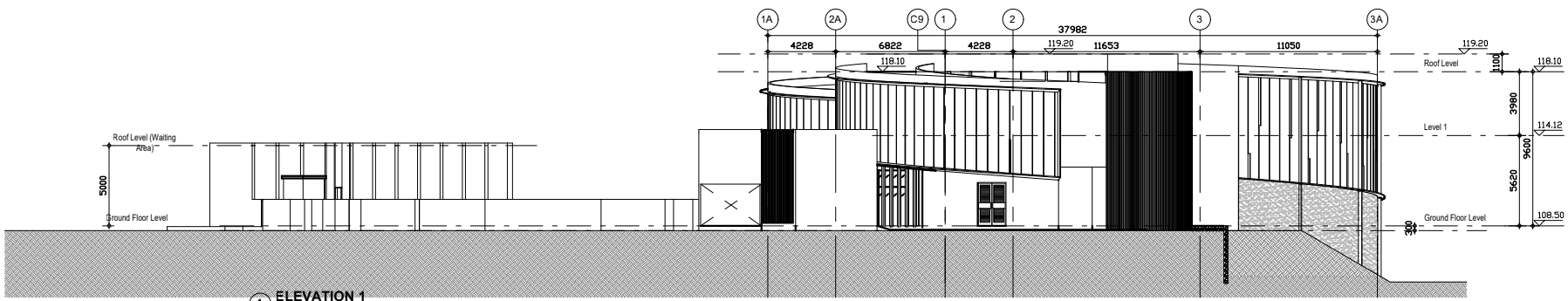
B SECTION B-B



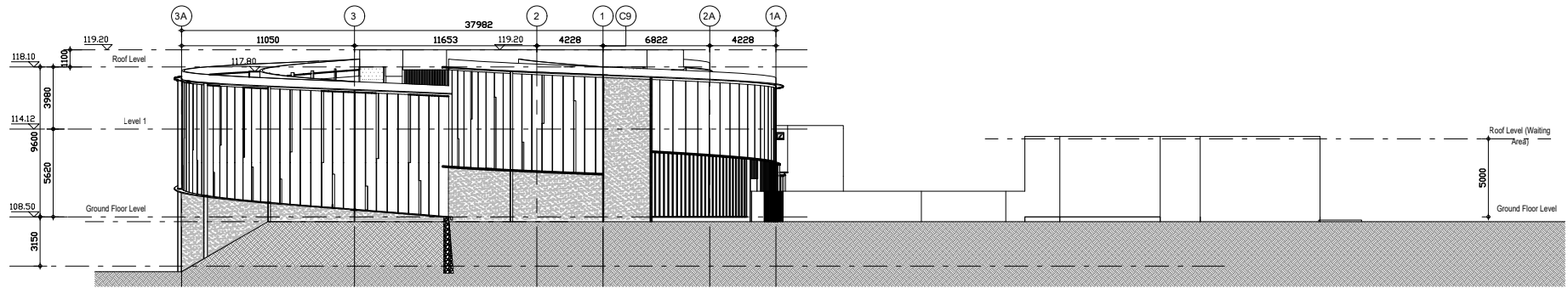
A SECTION A-A

B. D. REFERENCE	
F.S.D. REFERENCE	
D.L.O. REFERENCE	
T.P.B. REFERENCE	
REVISIONS	DATE
AUTHORIZED PERSON / ARCHITECT	
 木天園建築師事務所 ARCHITECTS ■ INTERIOR DESIGNERS ■ PLANNERS	
PROJECT	
COLUMBARIUM REDEVELOPMENT at LOTS 613 RP (PART), 614 and 1229 in D.D.453, and ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN, HONG KONG.	
TITLE	
SECTION A-A, B-B, C-C & D-D	
JOB NO.	
DRAWN	DWG. NO. :
CHECKED :	
DATE :	JUN 2024
SCALE :	1 : 300

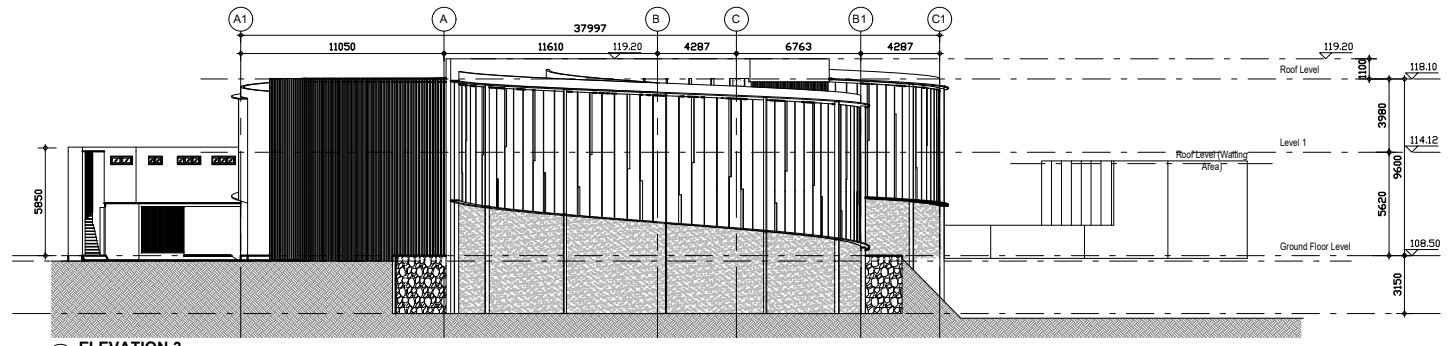
DO NOT SCALE DRAWING. COPYRIGHT RESERVED. ALL MEASUREMENT MUST BE CHECKED ON SITE.



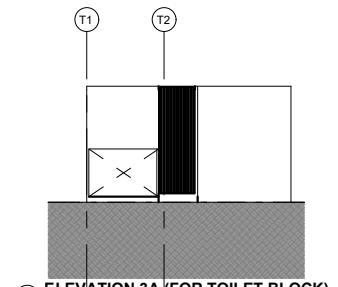
1 ELEVATION 1



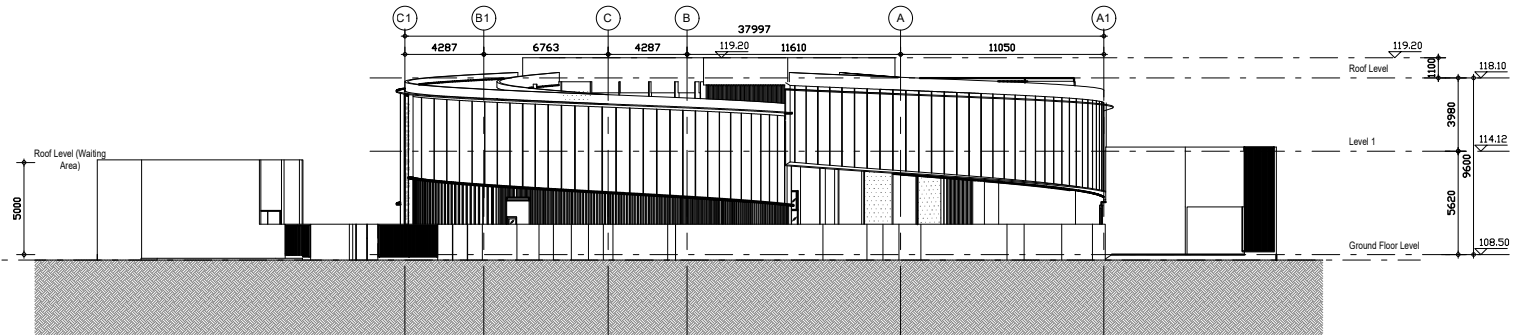
2 ELEVATION 2




3 ELEVATION 3

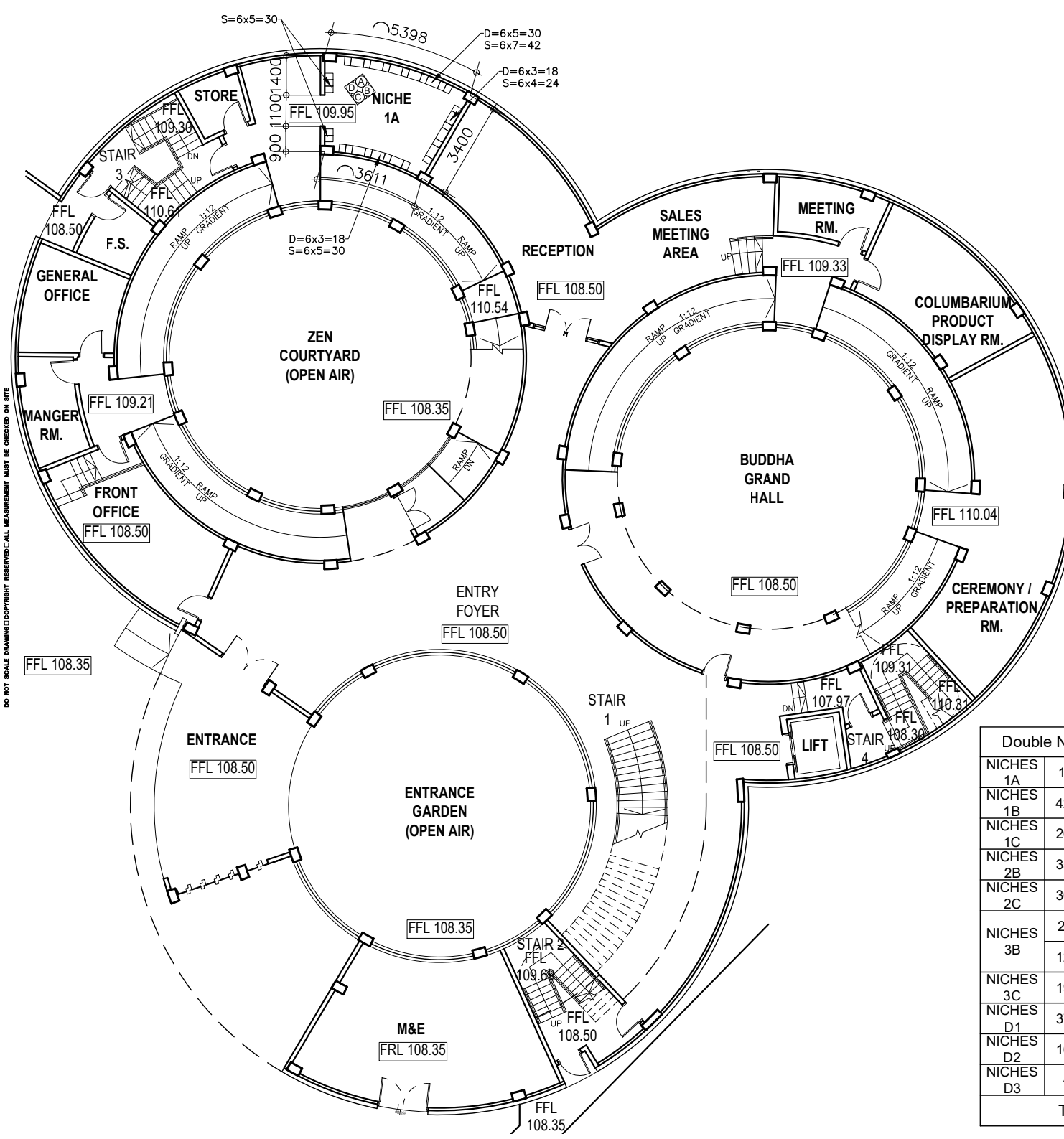


4 ELEVATION 3A (FOR TOILET BLOCK)



5 ELEVATION 4

S. D. REFERENCE	
F.S.D. REFERENCE	
D.L.O. REFERENCE	
T P B REFERENCE	
REVISIONS	DATE
AUTHORIZED PERSON / ARCHITECT	
 木天國際建築師事務所 ARCHITECTS ■ INTERIOR DESIGNERS ■ PLANNERS DESIGN INTERNATIONAL	
PROJECT	
COLUMBARIUM REDEVELOPMENT at LOTS 613 RP (PART), 614 and 1229 in D.D.453, and ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN, HONG KONG.	
TITLE	
ELEVATION 1, 2, 3, 3A & 4	
JOB NO.	
DATE	DWG. NO. :
CHECKED :	
DATE :	JUN 2024
SCALE :	1 : 300



DO NOT SCALE DRAWING. COPYRIGHT RESERVED. ALL MEASUREMENT MUST BE CHECKED ON SITE.

Double Niches Numbers		
NICHES 1A	11 x 6 =	66
NICHES 1B	42 x 9 =	378
NICHES 1C	26 x 9 =	234
NICHES 2B	35 x 9 =	315
NICHES 2C	30 x 9 =	270
NICHES 3B	21 x 7 =	147
NICHES 3C	12 x 9 =	108
NICHES 3C	19 x 9 =	171
NICHES D1	37 x 8 =	296
NICHES D2	16 x 8 =	128
NICHES D3	4 x 3 =	12
TOTAL		= 2125

Single Niches Numbers		
NICHES 1A	21 x 6 =	126
NICHES 1B	38 x 9 =	342
NICHES 1C	36 x 9 =	324
NICHES 2B	35 x 9 =	315
NICHES 2C	34 x 9 =	306
NICHES 3B	23 x 7 =	161
NICHES 3B	15 x 9 =	135
NICHES 3C	20 x 9 =	180
NICHES D1	20 x 8 =	160
NICHES D2	8 x 8 =	64
NICHES D3	4 x 3 =	12
TOTAL		= 2125

B. D. REFERENCE	
F.B.D. REFERENCE	
D.L.O. REFERENCE	
T.P.B. REFERENCE	
REVISIONS	DATE

AUTHORIZED PERSON / ARCHITECT

CASA 本天國際建築師事務所
ARCHITECTS ■ INTERIOR DESIGNERS ■ PLANNERS

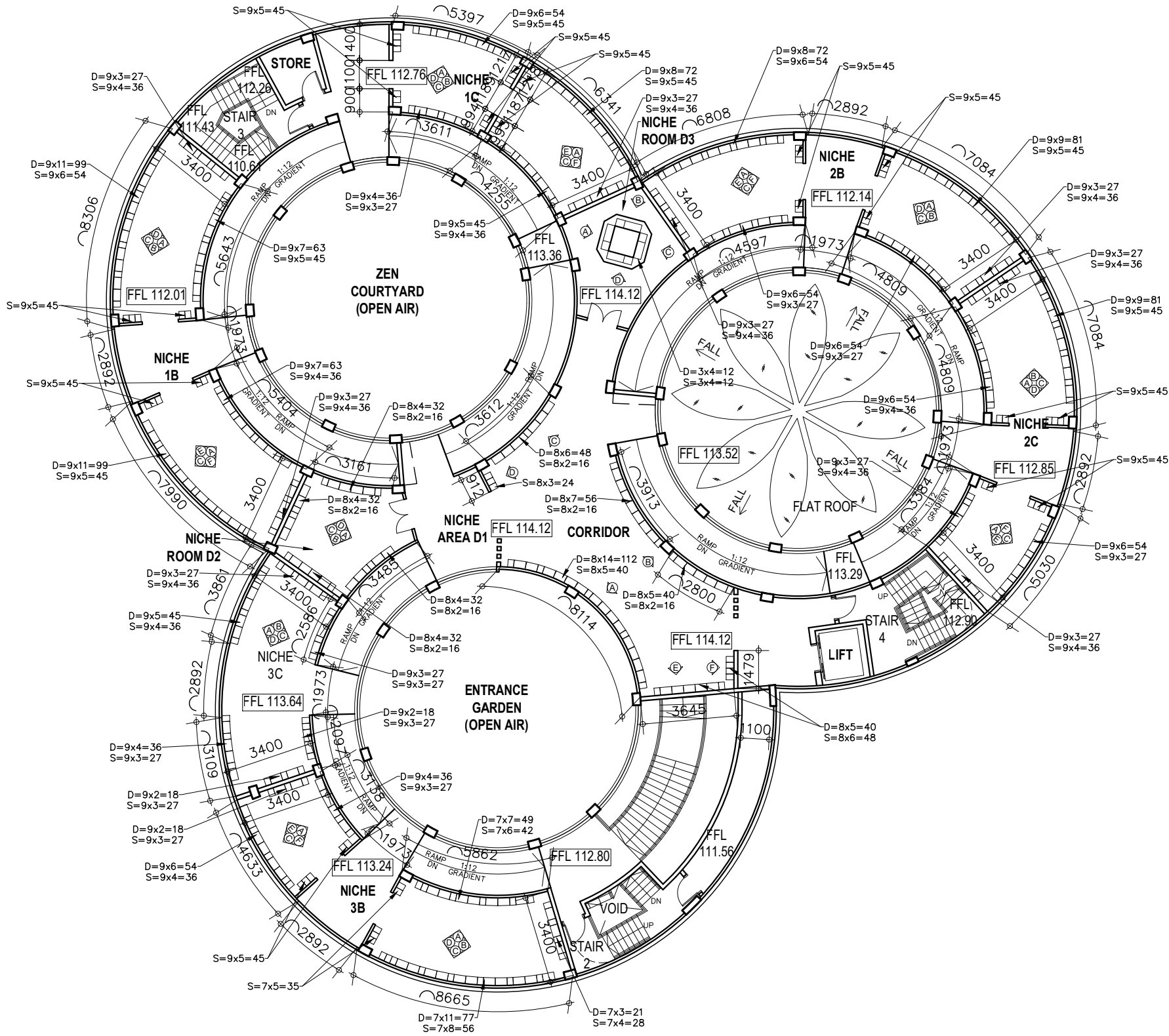
PROJECT
COLUMBARIUM REDEVELOPMENT
 at LOTS 613 RP (PART), 614 and 1229 in D.D.453, and ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN, HONG KONG.

TITLE
GROUND FLOOR PLAN

JOB NO.

DATE: JUN 2024	SCALE: 1:200
----------------	--------------

DO NOT SCALE DRAWING. COPYRIGHT RESERVED. ALL MEASUREMENTS MUST BE CHECKED ON SITE.



S. D. REFERENCE	
F.S.D. REFERENCE	
D.L.O. REFERENCE	
T.P.B. REFERENCE	
REVISIONS	DATE

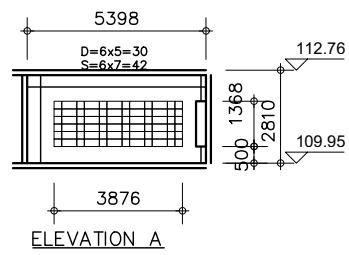
AUTHORIZED PERSON / ARCHITECT

CASA 本天國際建築師事務所
ARCHITECTS ■ INTERIOR DESIGNERS ■ PLANNERS

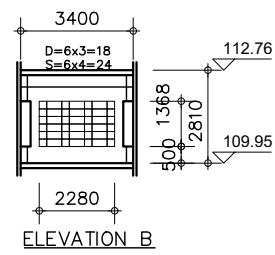
PROJECT
COLUMBARIUM REDEVELOPMENT
 at LOTS 613 RP (PART), 614 and 1229 in D.D.453, and ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN, HONG KONG.

TITLE
FIRST FLOOR PLAN

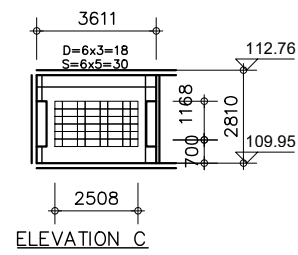
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DATE	JUN 2024
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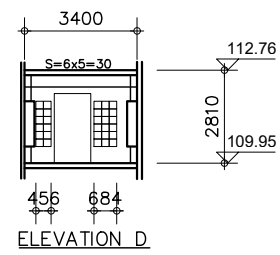
ELEVATION A



ELEVATION B



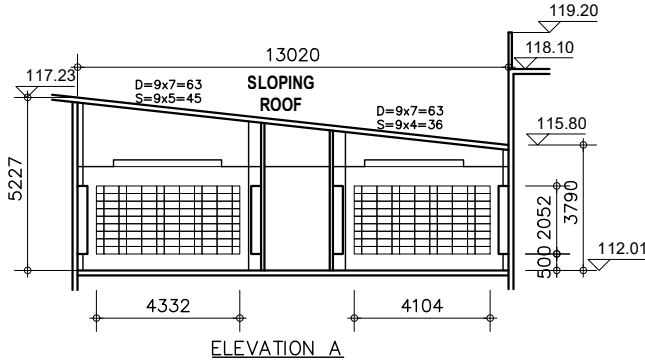
ELEVATION C



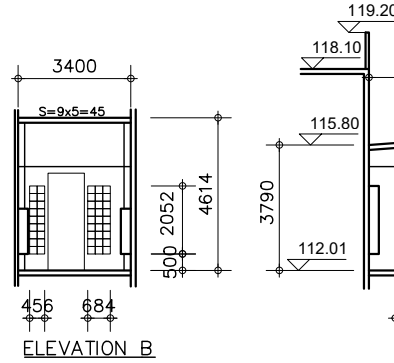
ELEVATION D

NICHES 1A

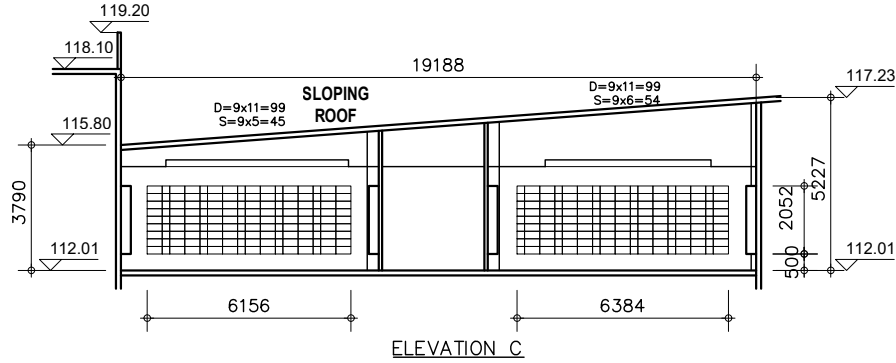
TOTAL DOUBLE NICHES =66
TOTAL SINGLE NICHES =126



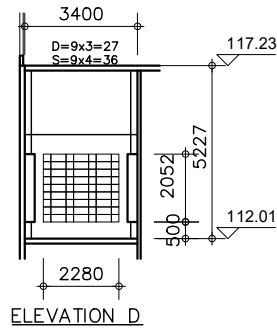
ELEVATION A



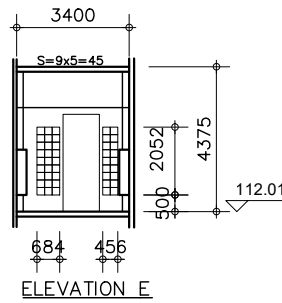
ELEVATION B



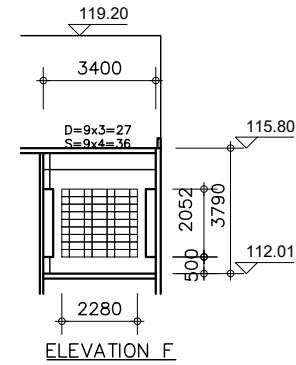
ELEVATION C



ELEVATION D



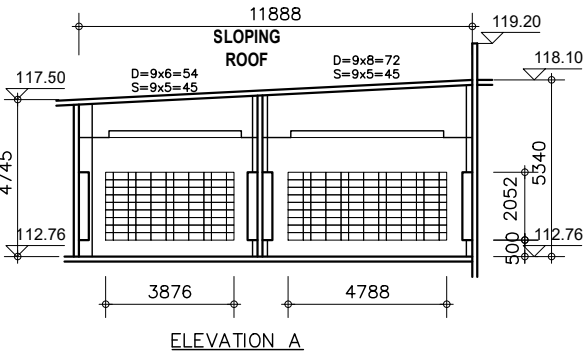
ELEVATION E



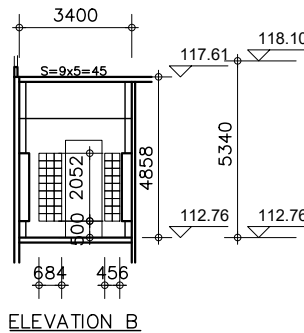
ELEVATION F

NICHES 1B

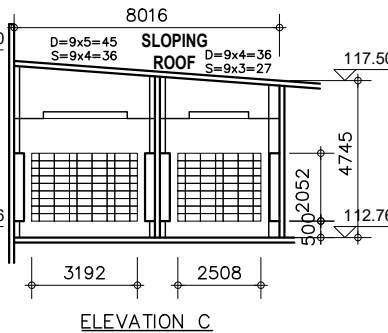
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TOTAL SINGLE NICHES =342



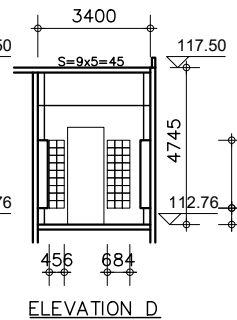
ELEVATION A



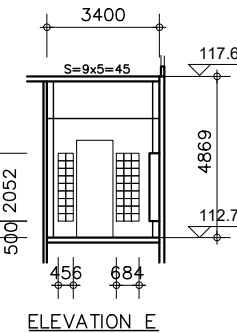
ELEVATION B



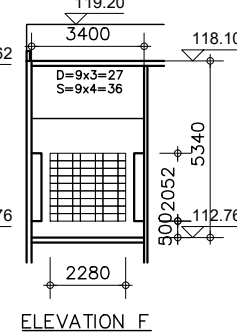
ELEVATION C



ELEVATION D



ELEVATION E




ELEVATION F

NICHES 1C

TOTAL DOUBLE NICHES =234
TOTAL SINGLE NICHES =324

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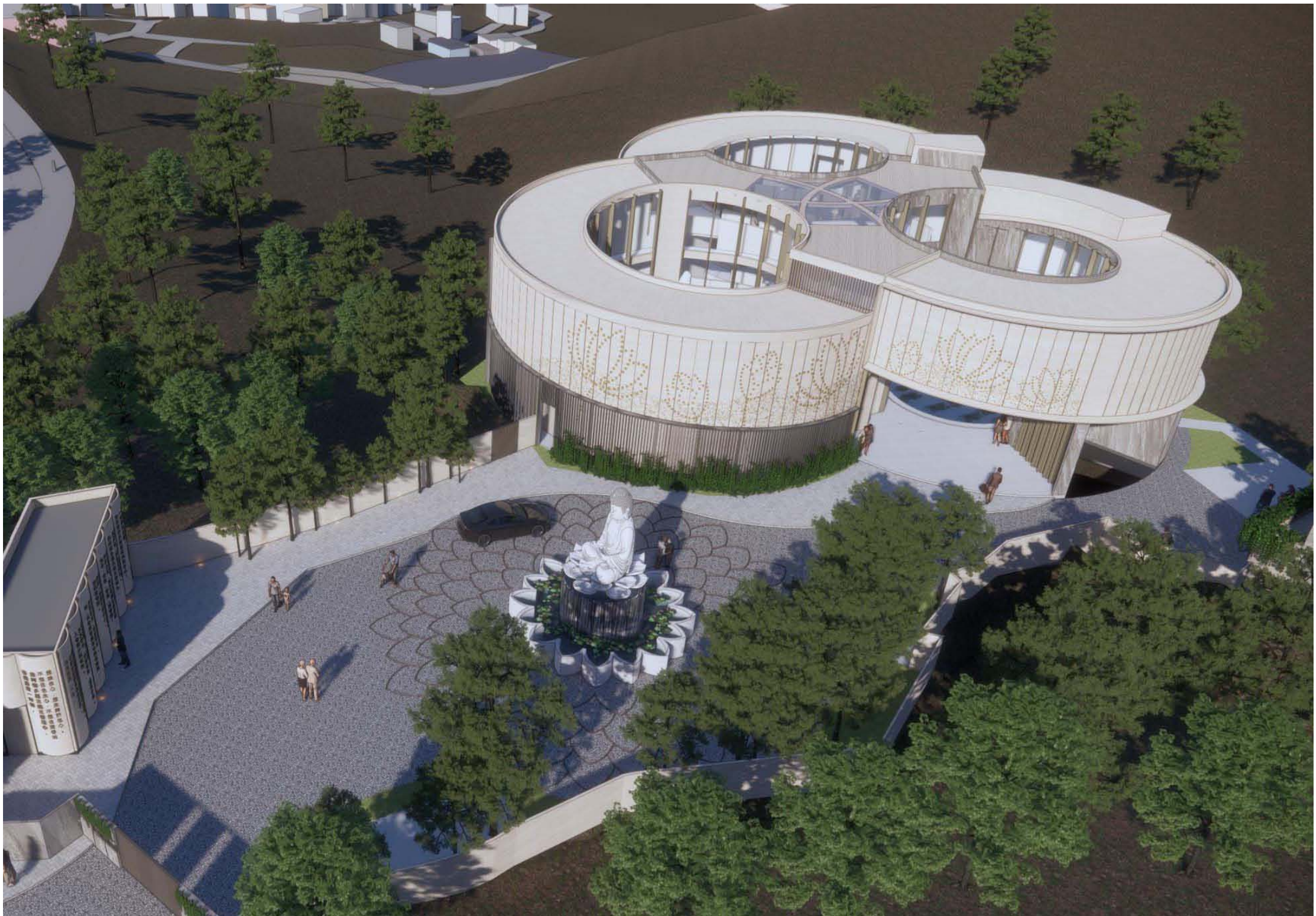
S. D. REFERENCE	
F.S.D. REFERENCE	
D.L.O. REFERENCE	
T P B REFERENCE	
REVISIONS	DATE
AUTHORIZED PERSON / ARCHITECT	
 本天國際建築師事務所 ARCHITECTS ■ INTERIOR DESIGNERS ■ PLANNERS	
PROJECT	
COLUMBARIUM REDEVELOPMENT at LOTS 613 RP (PART), 614 and 1229 in D.D.453, and ADJOINING GOVERNMENT LAND, LO WAI, TSUEN WAN, HONG KONG.	
TITLE	
NICHES 1A, 1B & 1C ELEVATIONS	
JOB NO.	
DATE	DATE
CHECKED:	
DATE:	JUN 2024
SCALE:	NL



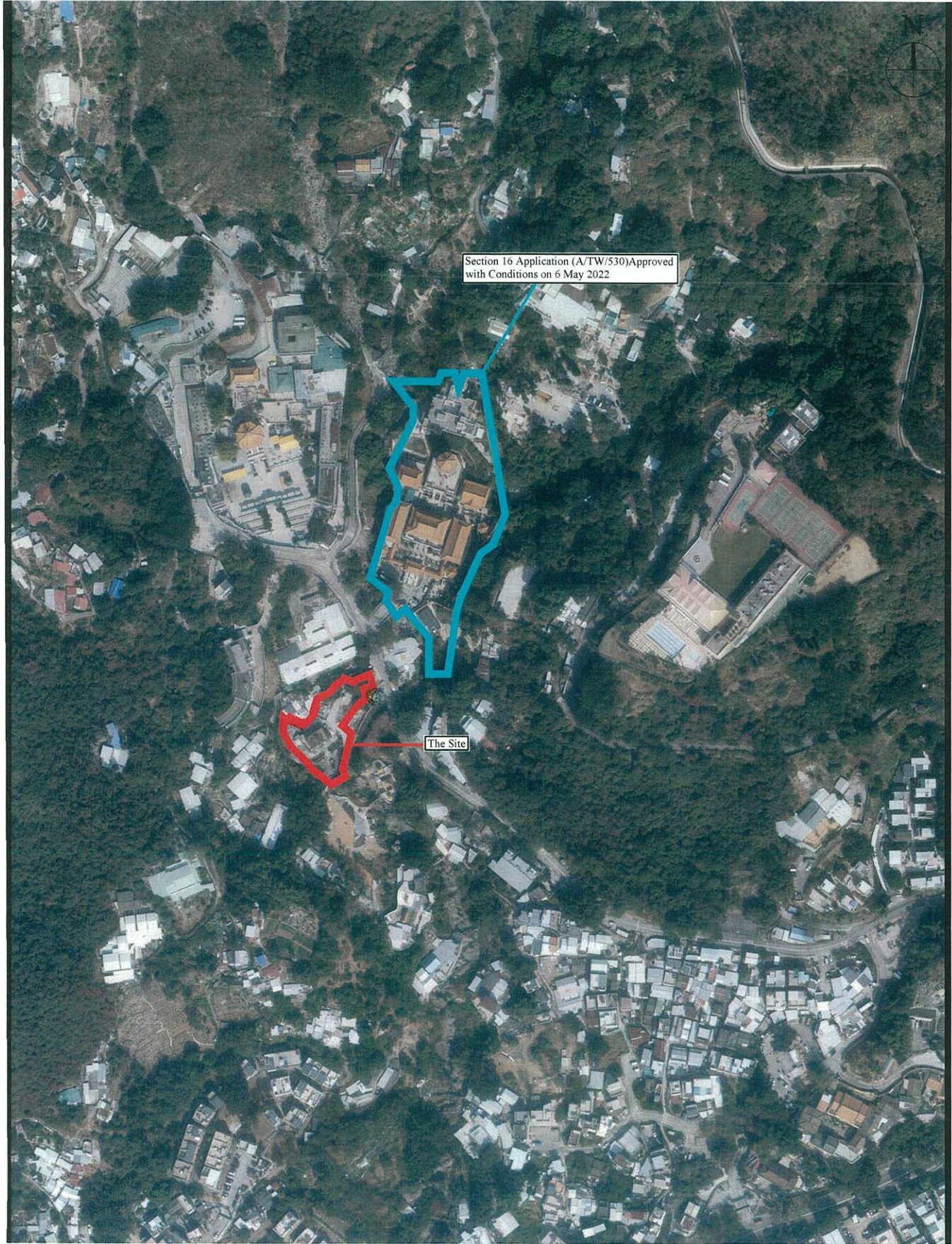
Approaching the Main Building



View to Entrance Courtyard



Appendix 1



Section 16 Application (A/TW/530) Approved with Conditions on 6 May 2022

The Site

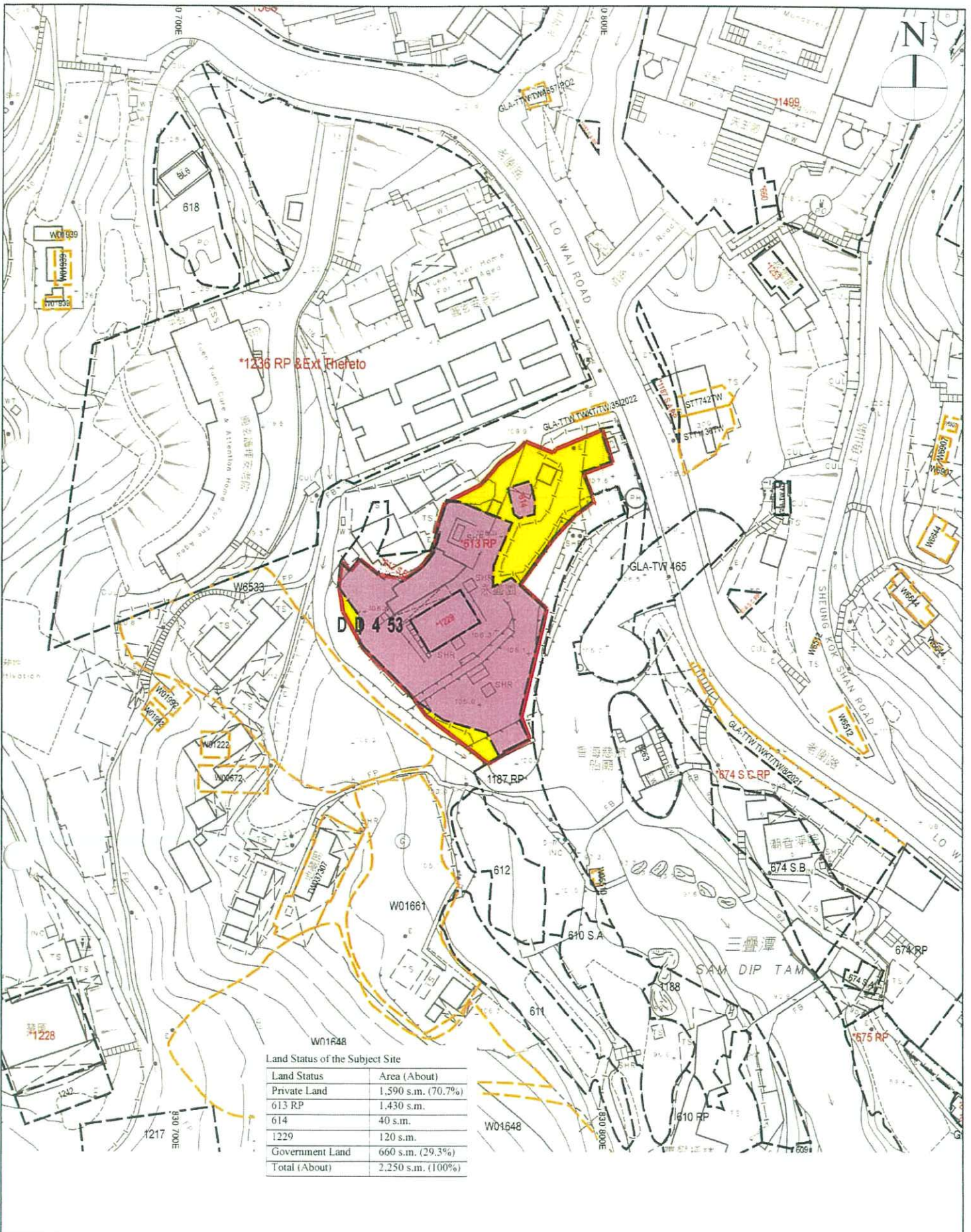
CASA

香港房屋委員會
HOUSING AND PLANNING DEPARTMENT

Aerial Photo of the Subject Site and its Surrounding Areas
(Extracted from Aerial Photo Ref. No. E128820C 6900' taken on 18 Jan 2021,
Survey & Mapping Office, Lands Department)

Legend

 The Site



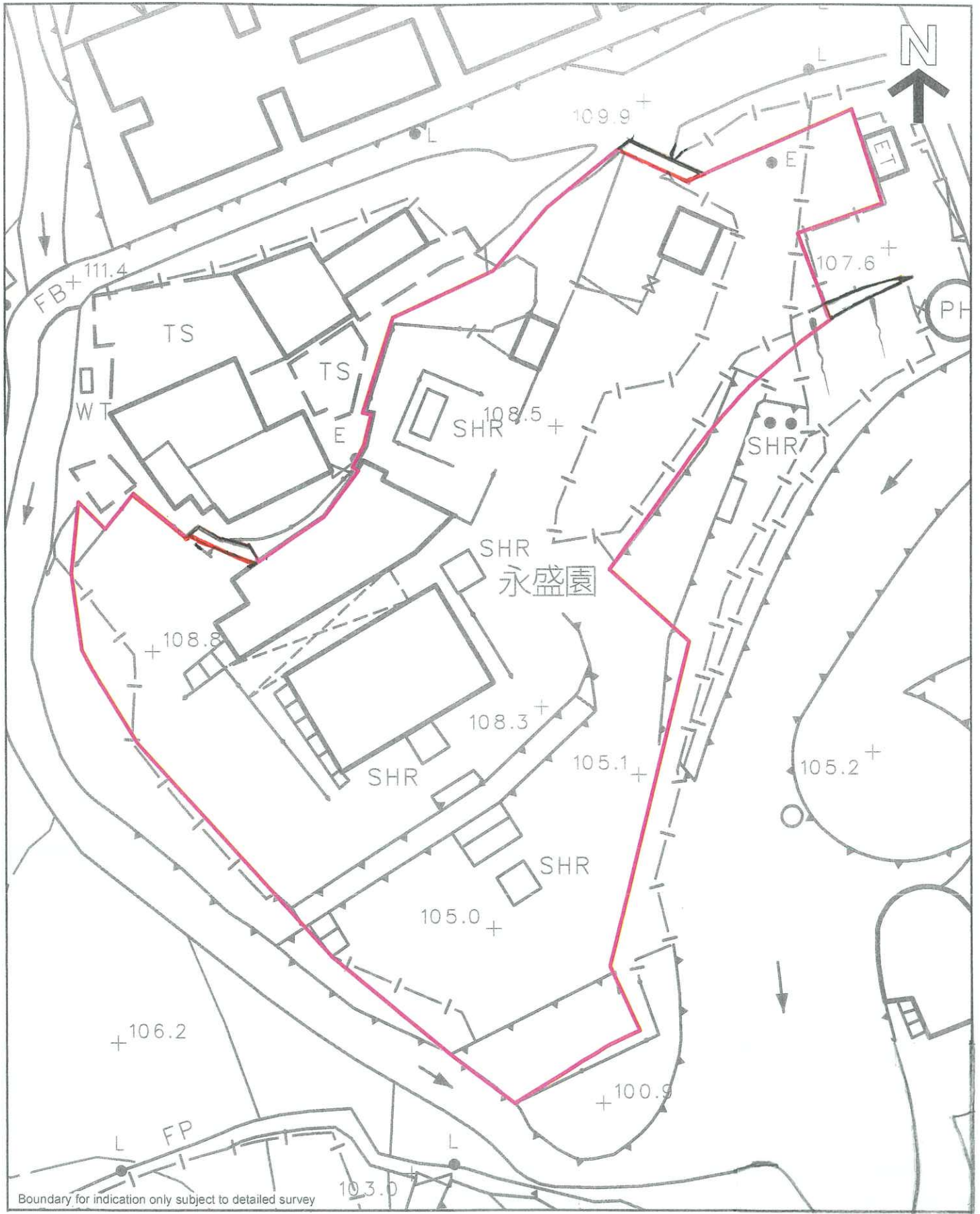
CASA




Lot Plan of the Subject Site
 (Base Plan Extracted from the Lot Index Plan
 No. ags_S00000041000_0008)

Legend

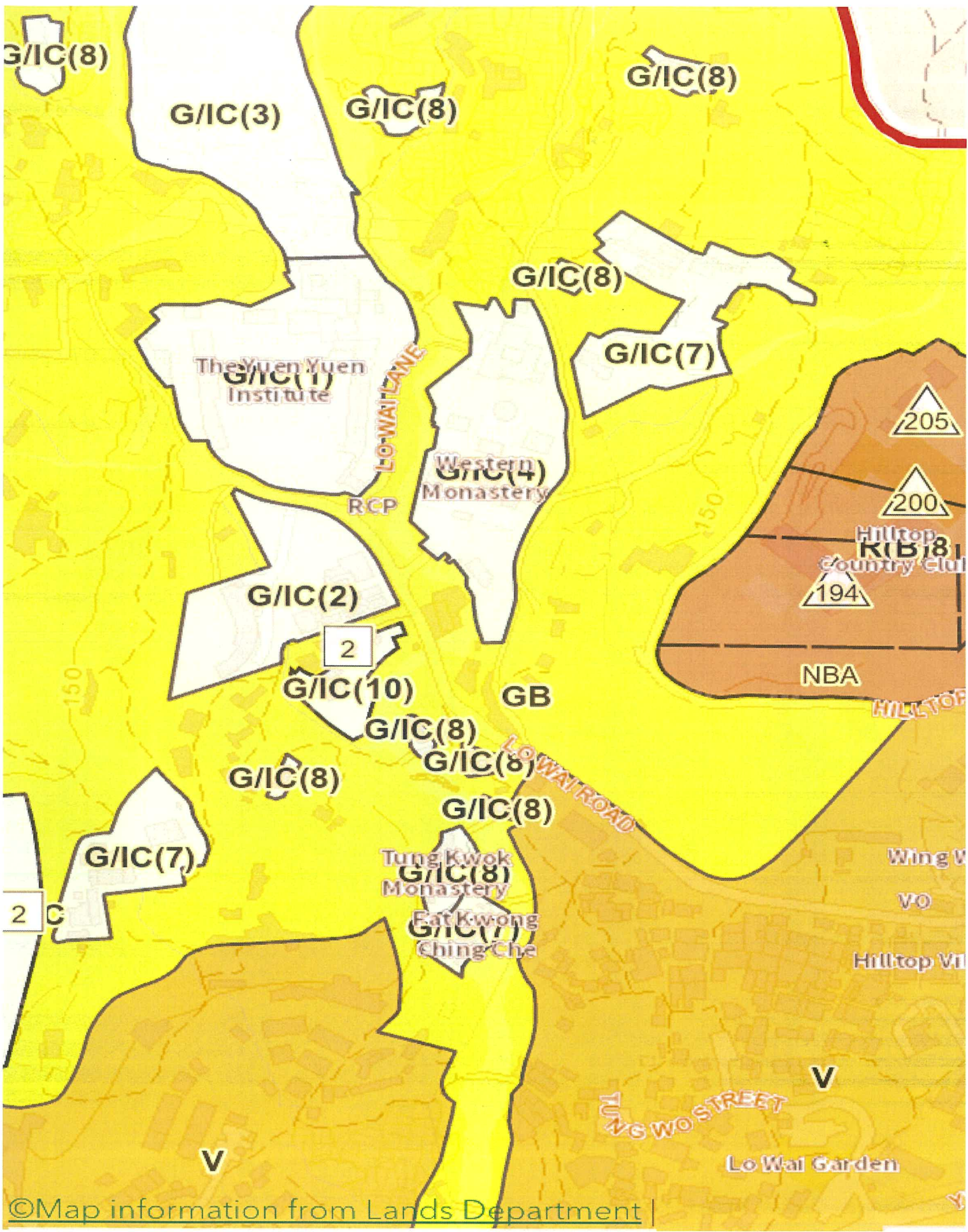
- The Site
- Private Land
- Government Land



Site Plan
 (Extracted from 1:1,000 Survey Sheet No(s): 7-SW-11C and 7-SW-11D)

Legend
 The Site

Appendix 3



©Map information from Lands Department |



GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

Schedule IV: for "Government, Institution or Community (10)"

Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Utility Installation	Columbarium Religious Institution Residential Institution Social Welfare Facility Utility Installation for Private Project
---	--

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments. In particular, the sub-zones "Government, Institution or Community (1)" to "Government, Institution or Community (8)" are intended primarily for the provision of religious institutional uses and associated social welfare facilities. The sub-zone "Government, Institution or Community (9)" covers land beneath flyover. Due to the physical constraints and environmental conditions of such land, only selected Government, institution or community facilities are permitted in this sub-zone. The sub-zone "Government, Institution or Community (10)" is intended primarily for the provision of columbarium. Some other community and social welfare facilities may be permitted on application to the Board.

Remarks

- (1) On land designated "Government, Institution or Community (1)" to "Government, Institution or Community (8)" and "Government, Institution or Community (10)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA), building height and site coverage specified below, or the GFA, height and/or site coverage of the existing building, whichever is the greater, and in breach of any other restrictions specified below:

<u>Sub-zone</u>	<u>Restriction</u>
G/IC(1)	Maximum building height of 2 storeys including car park and a maximum site coverage of 40%.
G/IC(2)	Maximum GFA of 7,407 m ² , a maximum building height of 4 storeys including car park and a maximum site coverage of 30%.
G/IC(3)	Maximum GFA of 6,400 m ² , a maximum building height of 4 storeys including car park and a maximum site coverage of 30%. A public coach park shall be provided.

(Please see next page)

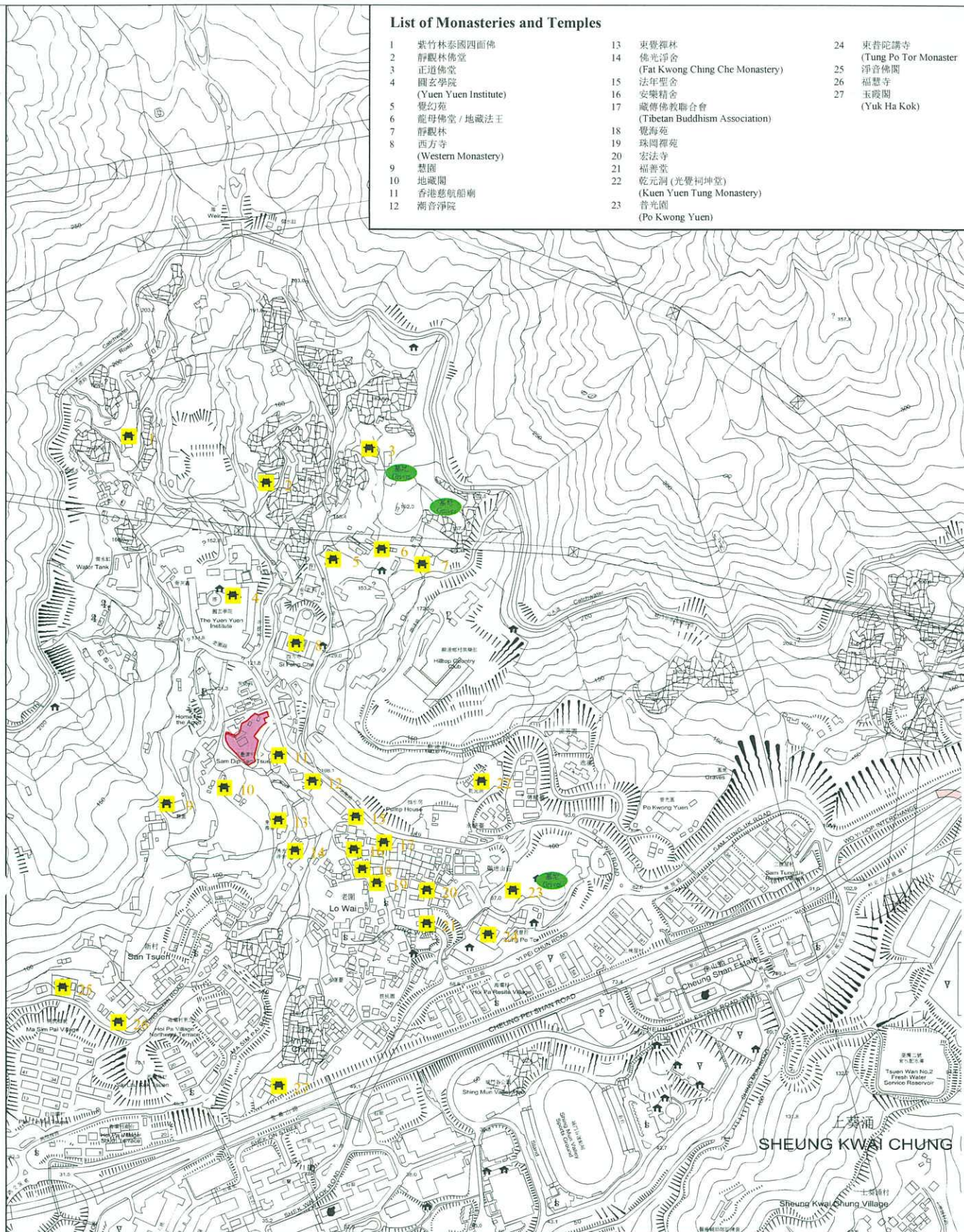
<u>Sub-zone</u>	<u>Restriction</u>
G/IC(4)	Maximum GFA of 6,577 m ² , a maximum building height of 3 storeys including car park and a maximum site coverage of 30%. For the 9-storey pagoda, it is allowed to be redeveloped to its existing height provided its existing GFA of 751 m ² is not exceeded.
G/IC(5)	Maximum GFA of 15,171 m ² , a maximum building height of 2 storeys including car park and a maximum site coverage of 25%.
G/IC(6)	Maximum GFA of 4,395 m ² , a maximum building height of 2 storeys including car park and a maximum site coverage of 35%.
G/IC(7)	Maximum building height of 1 storey and a maximum site coverage of 50%.
G/IC(8)	Maximum building height of 1 storey.
G/IC(10)	Maximum GFA of 1,900 m ² and a maximum building height of 2 storeys including car park.

- (2) On land designated “G/IC(3)”, in determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as a public coach park may be disregarded.
- (3) On land designated “Government, Institution or Community” and “Government, Institution or Community (9)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storey(s) and/or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum number of storey(s) for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA / building height / site coverage restrictions stated in paragraphs (1) and (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix 5

List of Monasteries and Temples

- | | | |
|---------------------------------|--|------------------------|
| 1 紫竹林泰國四面佛 | 13 東覺禪林 | 24 東普陀講寺 |
| 2 靜觀林佛堂 | 14 佛光淨舍
(Fat Kwong Ching Che Monastery) | (Tung Po Tor Monaster) |
| 3 正道佛堂 | 15 法年聖舍 | 25 淨音佛閣 |
| 4 圓玄學院
(Yuen Yuen Institute) | 16 安樂精舍 | 26 福慧寺 |
| 5 雙幻苑 | 17 藏傳佛教聯合會
(Tibetan Buddhism Association) | 27 玉霞閣
(Yuk Ha Kok) |
| 6 龍母佛堂 / 地藏法王 | 18 覺海苑 | |
| 7 靜觀林 | 19 珠岡禪苑 | |
| 8 西方寺
(Western Monastery) | 20 宏法寺 | |
| 9 慧園 | 21 福善堂 | |
| 10 地藏閣 | 22 乾元洞 (光覺祠神堂)
(Kuen Yuen Tung Monastery) | |
| 11 香港慈航船廟 | 23 普光園
(Po Kwong Yuen) | |
| 12 潮音淨院 | | |



Temple / Monastery / Graveyard Developments at Fu Yung Shan Foothill
(Base Plan Extracted from the Government Survey Sheet Nos. 7-SW-A and 7-SW-C)

- Legend
- The Site
 - Temple / Monastery
 - Graveyard

Appendix 7

- Notes:
1. Coordinates are relative to Hong Kong Metric Grid (1980)
 2. All Levels are in Metres relative to Principal Datum (P.D.)
 3. To bottom of page are referred to
 4. Dimensions are in Metres unless otherwise shown


Legends:

- U-shaped
- Stepped-channel
- Fence / Walling
- Grating
- BO o
- Border
- H • Fire hydrant
- L • Lamp Post
- T • Telephone Pole
- E • Electric Pole
- SP • Sign Pole
- Sign board
- VCS V • Valve
- WCS V • Valve
- WCS V • Valve
- Vertical Cutting
- MF □ Foul Water Manhole
- MS □ Storm Water Manhole
- Manhole
- 4.17 Level
- 1.400 Invert Level
- 6000 Top Level
- Manhole Telephone
- TC □
- FB Flower Bed
- Slope Mark
- Cut-slip
- Top Line
- Toe Line
- Concrete Building
- Offset 10m line

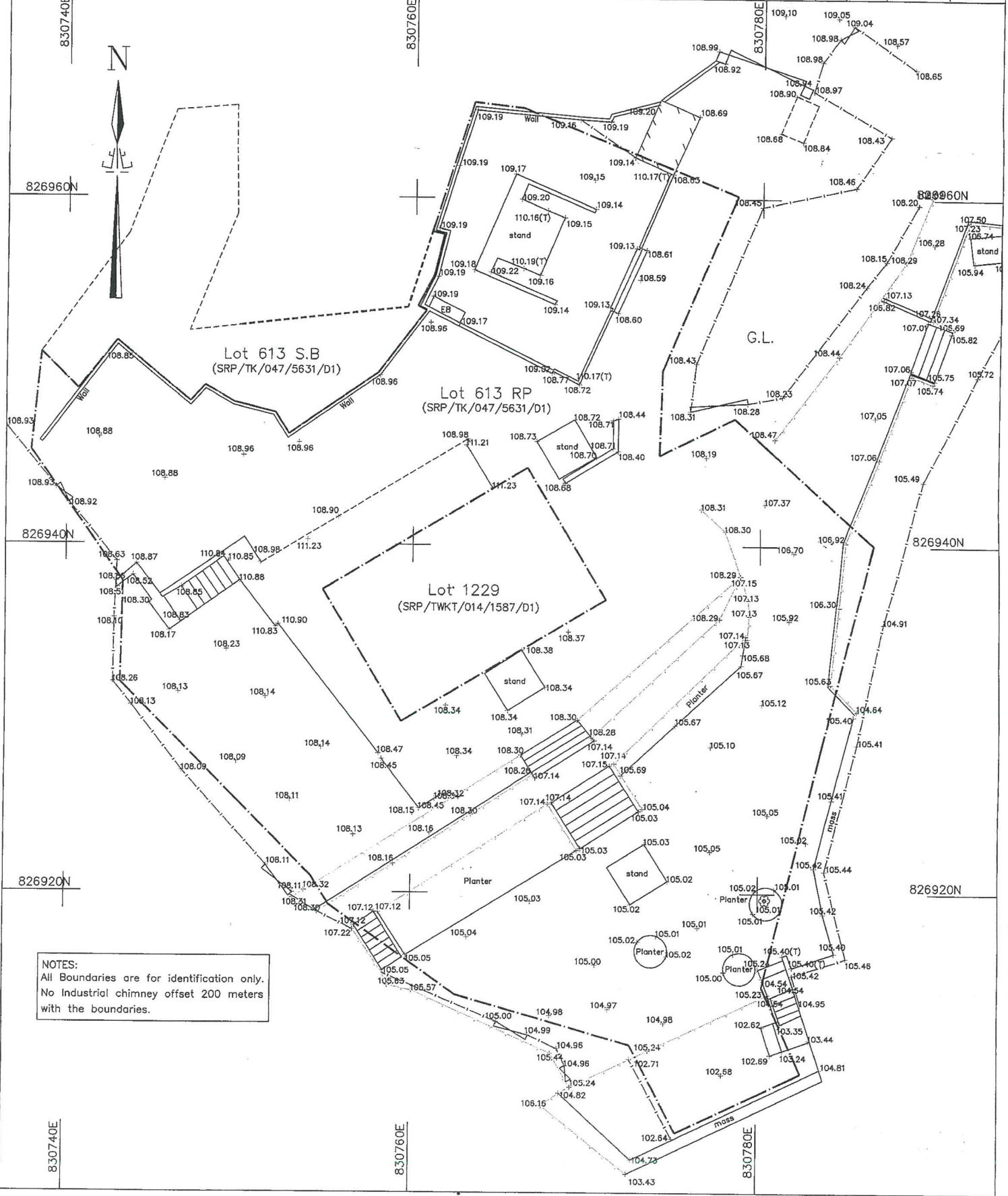
DRAWING TITLE :
 Topographic Survey Plan of
 Lots 613 RP & 1229 in D.D.453
 Tsuen Wan & Kwai Tsing

Scale : 1 : 200(A3)

Date of Survey : 8 January 2024

CERTIFY BY : 

C. K. LAU
 MSc FRMS FRICS
 Authorized Land Surveyor
 Date: 8 February 2024



NOTES:
 All Boundaries are for identification only.
 No Industrial chimney offset 200 meters
 with the boundaries.

Appendix 9

Vantage Point A



Photo A1 Existing Conditions of the Site

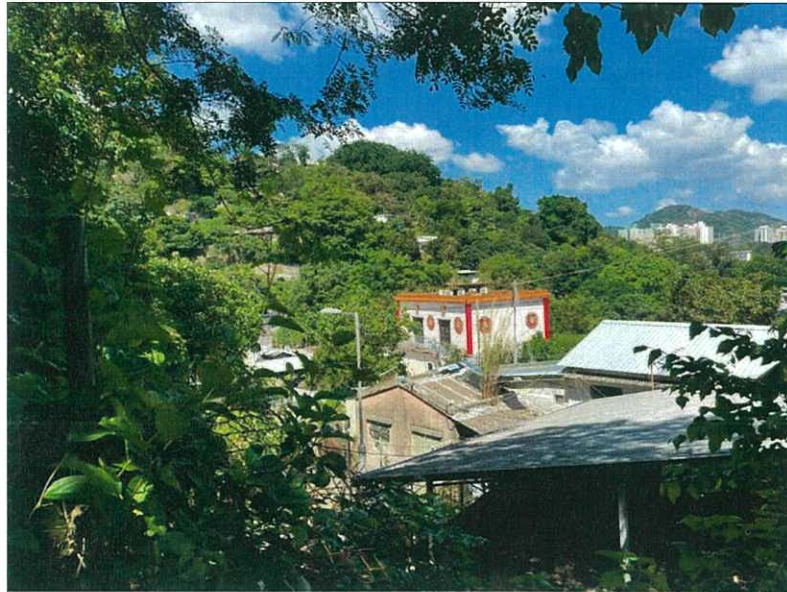
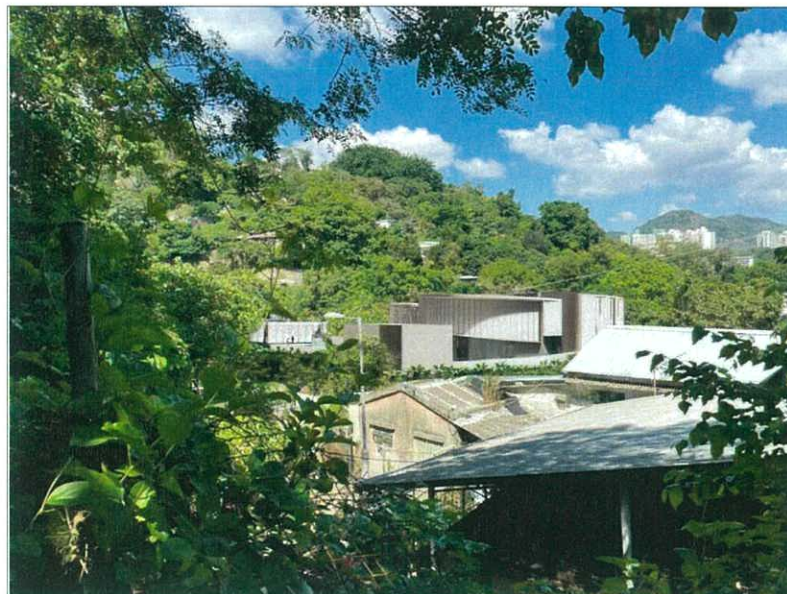


Photo A2 Proposed Redevelopment at the Site



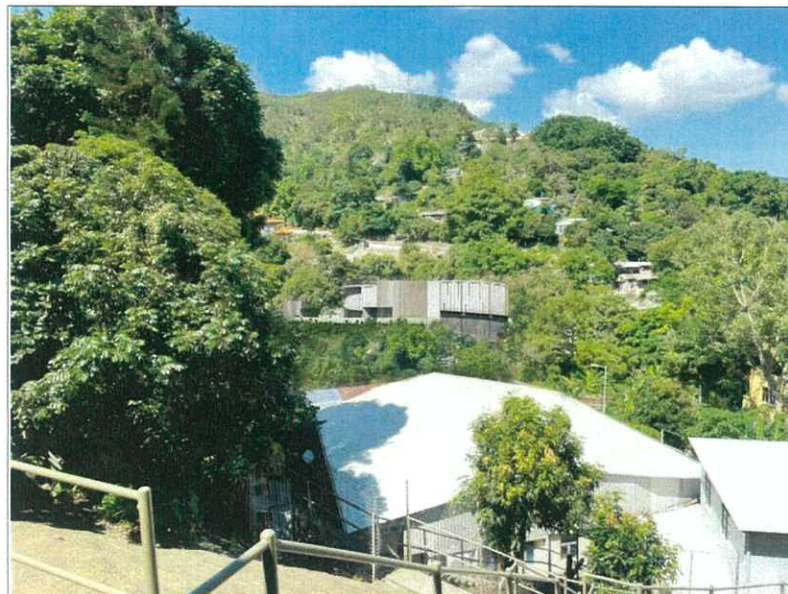
Vantage Point B



Photo B1 Existing Conditions of the Site



Photo B2 Proposed Redevelopment at the Site



CASA

本工務局建築師事務所
ARCHITECTS WORKS ENGINEERS PLANNERS

Photomontage of Proposed Redevelopment at Vantage Point B

Vantage Point C

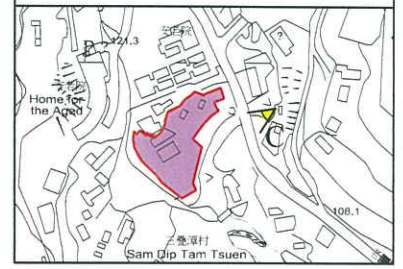


Photo C1 Existing Conditions of the Site



Photo C2 Proposed Redevelopment at the Site



CASA

永天建築師事務所
HOUSTON ARCHITECTS & DESIGNERS

Photomontage of Proposed Redevelopment at Vantage Point C