

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TP/35**  
关于申请编号 Y/TP/35 而只作指示用途的拟议发展计划的概括发展规范

Application No. 申请编号	Y/TP/35		
Location/address 位置/地址	Lots 1087, 1130 and 2089 in D.D. 6 and adjoining Government Land, Kam Shan, Tai Po, New Territories 新界大埔锦山丈量约份第 6 约地段第 1087 号、第 1130 号及第 2089 号及毗邻的政府土地		
Site area 地盘面积	About 约 1,768 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,311.8 sq. m 平方米)		
Plan 图则	Draft Tai Po Outline Zoning Plan No. S/TP/29 大埔分区计划大纲草图编号 S/TP/29		
Zoning 地带	"Village Type Development" 「乡村式发展」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Village Type Development" to "Government, Institution or Community (3)" and "Government, Institution or Community (4)" 把申请地点由「乡村式发展」地带改划为「政府、机构或社区(3)」及「政府、机构或社区(4)」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 1,279.3	About 约 0.72
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	3	
	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 10	m 米
		-	mPD 米(主水平基准上)
		2 - 3	Storey(s) 层
	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 43.6 %		
No. of units 单位数目	11,726 Columbarium Niches 灵灰龕位 3,049 Memorial Tablets 纪念牌位		
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	-		

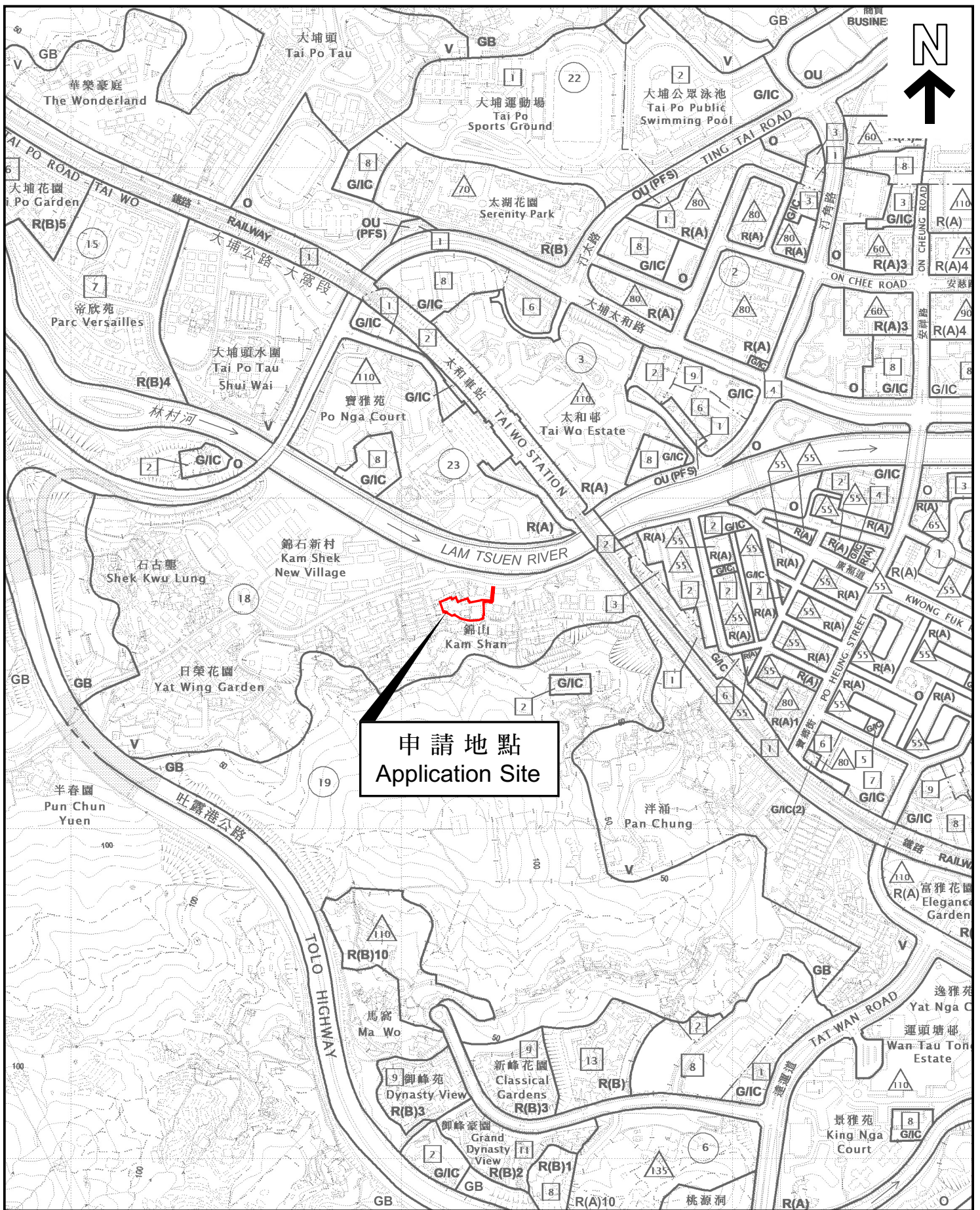
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan 位置图, Lot Index Plan 地段索引图, Tree Planting Plan 树木种植图</u>		
<u>Historical Survey Plans 昔日测量图, Surrounding Land Use Plans 附近土地用途图则, Land Use Evolution Plans 土地用途演化图则</u>		
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Geotechnical Planning Review Report 岩土规划检讨报告</u>		
<u>Management Plan 管理方案</u>		
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.

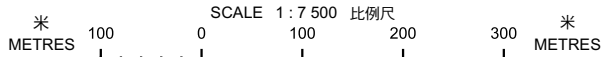
注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



申請地點  
Application Site

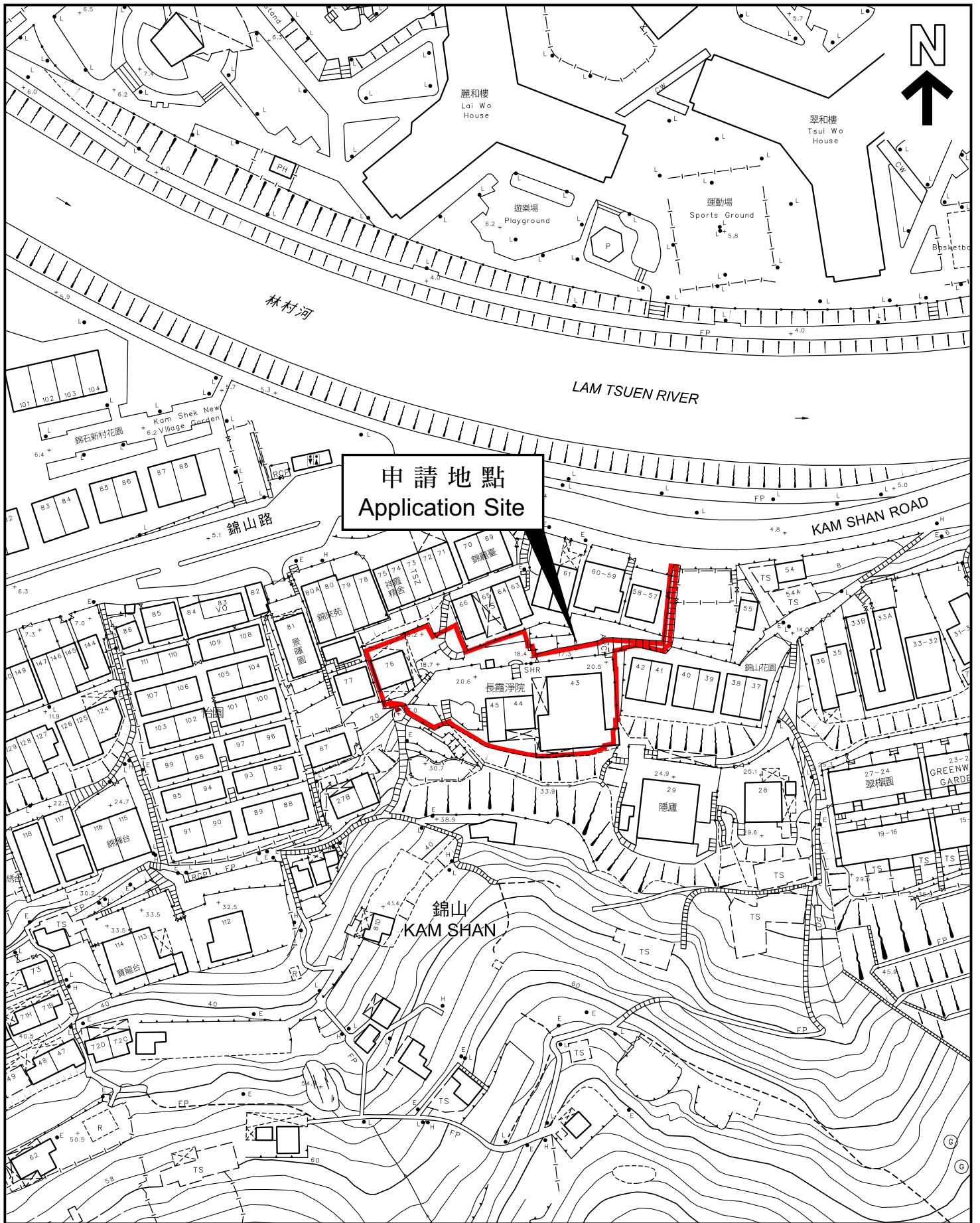
位置圖 LOCATION PLAN

本摘要圖於2022年3月28日擬備，  
所根據的資料為於2021年9月17日  
展示的分區計劃大綱圖編號S/TP/29  
EXTRACT PLAN PREPARED ON 28.3.2022  
BASED ON OUTLINE ZONING PLAN  
No. S/TP/29 EXHIBITED ON 17.9.2021



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/TP/35



平面圖 SITE PLAN

本摘要圖於2022年3月28日擬備，  
 所根據的資料為測量圖編號  
 7-NW-8B、8D、9A及9C  
 EXTRACT PLAN PREPARED ON 28.3.2022  
 BASED ON SURVEY SHEETS No.  
 7-NW-8B, 8D, 9A & 9C

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/TP/35

## **Executive Summary**

This section 12A rezoning application is submitted by Toco Planning Consultants Ltd. on behalf of Buddhist Cheung Ha Temple Ltd. (the Applicant), which is the land owner of Lot Nos. 1087, 1130 and 2089 in D.D. 6. It is for the agreement of the Town Planning Board to amend the zoning of the site, covering the aforesaid private lots and adjoining government land, from "Village Type Development" ("V") to "Government, Institution or Community (3)" ("G/IC(3)") and "Government, Institution or Community (4)" ("G/IC(4)") on the draft Tai Po Outline Zoning Plan No. S/TP/29. The proposed "G/IC(3)" zone is intended to reflect the existing land use of a religious institution under the name of Buddhist Cheung Ha Temple (the Temple) at the application site and to provide an access for the exclusive use of the Temple, while the proposed "G/IC(4)" zone will ensure proper planning control and permit the subsequent submission of a section 16 planning application for regularising a Pre-cut-off Columbarium with 11,726 niches ancillary to the religious institution at the site. 2,000 niches have been reserved for selling to the local residents.

The Temple was established at the upper part of Kam Shan area in 1928. It is a bona fide religious organization which has been active in holding ceremonies and events to promote Buddhism, as well as participating in charity works. In view of their religious principle and the strong demand of columbarium niches in Hong Kong over the past decades, the columbarium ancillary to the Temple has been in operation since the 1970s to serve the deceased members and the followers of the Temple, as well as people who were homeless and in financial difficulties. Until 1987, the Temple has been selling columbarium niches to the general public to maintain its daily operation. In response to the latest requirements of Private Columbaria Ordinance (PCO) which came into effect on 30.6.2017, the Applicant had submitted both applications for Columbarium Licence and Temporary Suspension of Liability for the Pre-cut-off Columbarium ancillary to the Temple to the Private Columbaria Licensing Board on 28.3.2018. During the 3 years of the validity period, the Applicant has to comply with all statutory and government requirements, including town planning, land lease and building safety.

The present application is submitted to comply with the town planning requirements of PCO. It is in line with the Government's policy to resolve the historic problem of Pre-cut-off Columbaria under a pragmatic and sensitive approach. It will also help meeting part of the demand for columbarium niche spaces at this inconspicuous and tranquil location. Planning and technical assessments have indicated that the application site is suitable for columbarium use since it is segregated from the village houses with an appropriate distance and is visually obstructed by slopes and mature trees. It is within a short walking distance to Tai Wo MTR Station and other major public transport facilities. The present application will not propose any new building and all the existing low-rise developments and landscape features within the site would remain unchanged. Additional landscape features have been proposed along the boundary edge to provide a natural screening buffer for the Temple. In view of the visual obstructions surrounding the site, level difference between the site and the adjacent area, and the existing retaining wall built along the Temple, the existing small scale columbarium is hardly visible from outside. The Temple is not in the direct sightline of the village houses due to their building orientation.

In order to address the land use compatibility issue of the subject development, an independent pedestrian access with special design to the Temple will be provided to eliminate the possibility of sharing the same access which may cause nuisance to the villagers. Traffic management measures are proposed to ensure the Temple can be run in a safe, orderly and smooth fashion during the festive event. The proposed "G/IC(3)" zone, which is intended to be used for religious and passive recreational purpose only, will serve as a land-use buffer to confine the ancillary columbarium and activities at the southern part of the site within the proposed "G/IC(4)" zone. The proposed scheme will not result in any significant impacts on land use, traffic, environmental, drainage, sewerage, landscape, visual and geotechnical aspects of the locality. In view of its long history, inconspicuous location, appropriate scale and new policy initiatives, the application will not set an undesirable precedent for similar applications in the area. Nevertheless, the Applicant has decided to reduce 1,700 niches, which is the same niche number of Cheung Ha Ching Shea near the site, to relieve the concern on cumulative effect.

## 行政摘要

(內容如有差異，應以英文版本為準)

佛教長霞淨院有限公司 (申請人) 為丈量約份第 6 約地段第 1087 號、1130 號及 2089 號之土地業主，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遞交修訂圖則申請，將上述私人地段及毗連政府土地，由現時在大埔分區計劃大綱草圖編號 S/TP/29 內之「鄉村式發展」改為「政府、機構或社區(3)」及「政府、機構或社區(4)」。擬議「政府、機構或社區(3)」將反映現存名為佛教長霞淨院 (下稱「廟宇」) 的宗教機構的現有土地用途及提供一條廟宇的獨立通道，而擬議「政府、機構或社區(4)」將對地盤運作加以適當管制，及准許其後根據城規條例第 16 條作出規劃申請，將地盤內附屬宗教用途的截算前骨灰安置所，共 11,726 個靈灰位規範化，當中 2,000 個靈灰位將會預留出售給當地居民。

廟宇於 1928 年在錦山半山建立，長久以來提供宗教拜祭及活動以宣揚佛法，並行常參與慈善工作，是一所正規的宗教組織。基於其宗教原則及過去香港對骨灰存放位供不應求的情況，廟宇的附屬靈灰安置所在 70 年代開始運作，以供給廟內已逝去之僧侶及善信使用，並且會提供給無家可歸及有經濟困難的人。直至 1987 年，廟宇開始出售靈灰位給公眾至今，以協助廟內的日常運作得以持續。申請人因應在 2017 年 6 月 30 日生效的私營骨灰安置所條例 (下稱「條例」) 之最新要求，已於 2018 年 3 月 28 日向私營骨灰安置所發牌委員會提交了截算前骨灰安置所之牌照及暫免法律責任書申請，申請人必需在三年寬限期內符合城規、地政及建築安全等要求。

是次申請迎合條例之城規要求，符合了政府政策把截算前骨灰安置所這些歷史問題以務實和體恤的方式處理，並且滿足公眾人士對骨灰存放位的強烈需求。規劃及工程研究認為申請地點位置寧靜隱蔽，四周被山坡和樹木包圍，與附近村屋相隔一段適當距離，加上鄰近太和地鐵站及其他主要公共交通設施，因此很適合用作靈灰安置所用途。此外是次申請不會在地盤加設新的建築物，而現存地盤的低密度建築和園林綠化將保留不變，並會在界線邊緣加強綠化元素以作廟宇的天然視覺屏障。鑒於地盤四周被視覺屏障遮擋，並與周邊的地形水平有著相對分差，加上廟宇的四周已建有護土牆，從外間是很難看見該細小的靈灰安置所，而村屋的方向亦不是直接朝向地盤。

為解決發展對土地利用協調性問題，本申請將提供特別設計的廟宇獨立通道，以杜絕共用通道而對村民造成滋擾的可能性，而交通管理措施有助廟宇在節日期間以安全、有秩序及順暢的方式運作。擬議「政府、機構或社區(3)」只會用於宗教和靜態娛樂用途，並會作為附屬靈灰安置所的土地利用緩衝區，將其設施和活動限於地盤南部的擬議「政府、機構或社區(4)」內。本計劃不會對區內及附近的土地利用、交通、環境、排水、排污、園景、視覺景觀及岩土造成不良影響。基於廟宇的長久歷史、隱蔽位置、合適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。儘管如此，申請人決定減少 1,700 個靈灰位 (與附近祥霞精舍的靈灰位數目相同)，以緩解累積效應的影響。





**Table 3.1 Proposed Schedule of Uses for "G/IC(3)" Zone**

GOVERNMENT, INSTITUTION OR COMMUNITY (3)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Use (not elsewhere specified)	Eating Place
Religious Institution	Office
Rural Committee/ Village Office	Public Convenience
	Public Utility Installation
	Shop and Services (Retail Shop only)
	Utility Installation for Private Project

Planning Intention

This sub-zone is intended primarily for designating the existing religious uses. Only selected Government, institution or community facilities are permitted in this sub-zone.

Remarks

- (a) 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 of 3 storeys or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Table 3.2 Proposed Schedule of Uses for "G/IC(4)" Zone**

GOVERNMENT, INSTITUTION OR COMMUNITY (4)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Government Use (not elsewhere specified) Religious Institution	Columbarium (specified number of niches in paragraph (d) under Remarks) Eating Place Public Convenience Public Utility Installation Shop and Services Utility Installation for Private Project

Planning Intention

This sub-zone is intended primarily for the provision of religious institution and associated columbarium use serving the needs of the local residents as well as the general public. Any development within this zone shall be low-density and low-rise in nature and shall be compatible and blend in harmoniously with its surrounding environment.

Remarks

- (a) 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 of 2 storeys or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) The maximum number of niches for columbarium use within this zone as a whole shall not exceed 11,726.



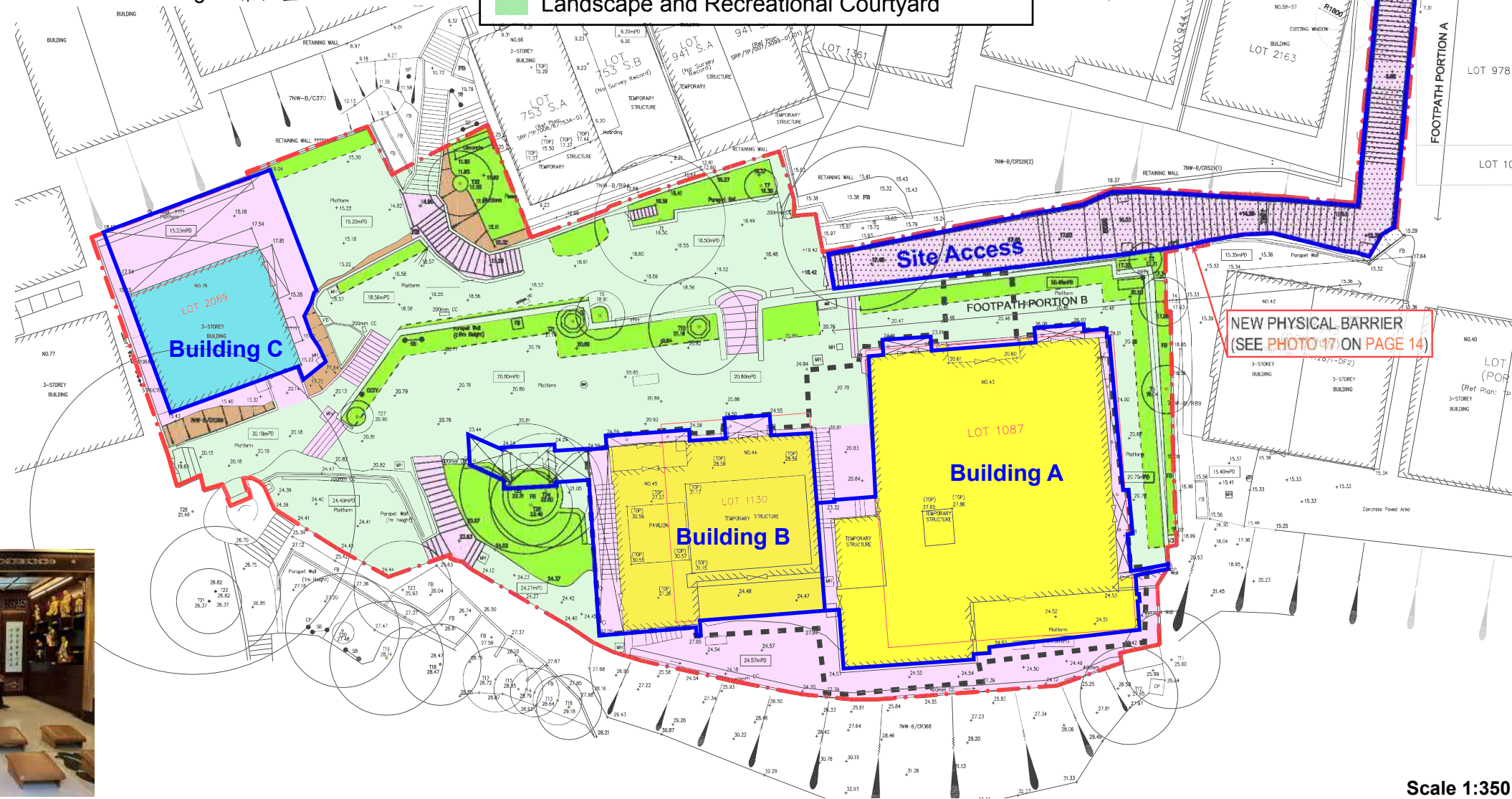
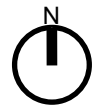
Building C: Office



Building B: 崇仁堂

**Legend**

- Proposed "G/IC(3)" Zone
- - - Proposed "G/IC(4)" Zone
- Site Coverage Area
- Access
- Religious Institution and Ancillary Columbarium
- Office
- Landscape and Recreational Courtyard



Building A: 崇廉堂及崇義堂



Building A: 崇恩堂



Building A: 崇本堂及崇德堂



Building A: 崇禮堂及崇思堂



Building B: 大雄寶殿



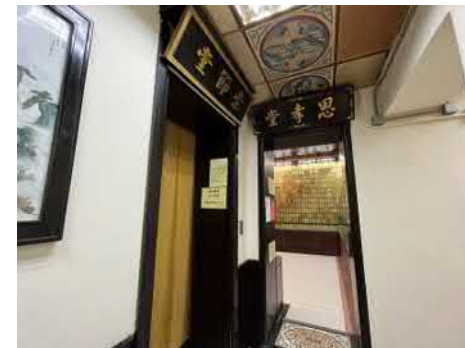
Building B: 崇敬堂



Building B: 崇愛堂



Building A: 觀音殿



Building A: 思孝堂及崇節堂



Building A: 崇逸堂



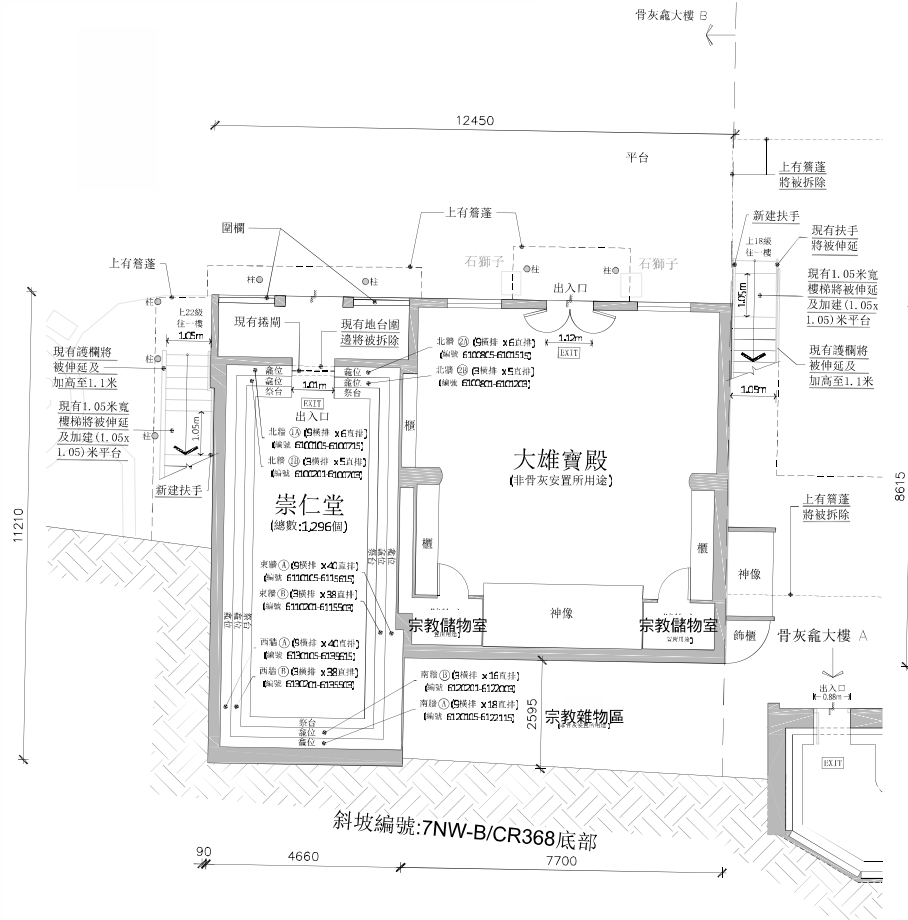
Building A: 崇孝堂



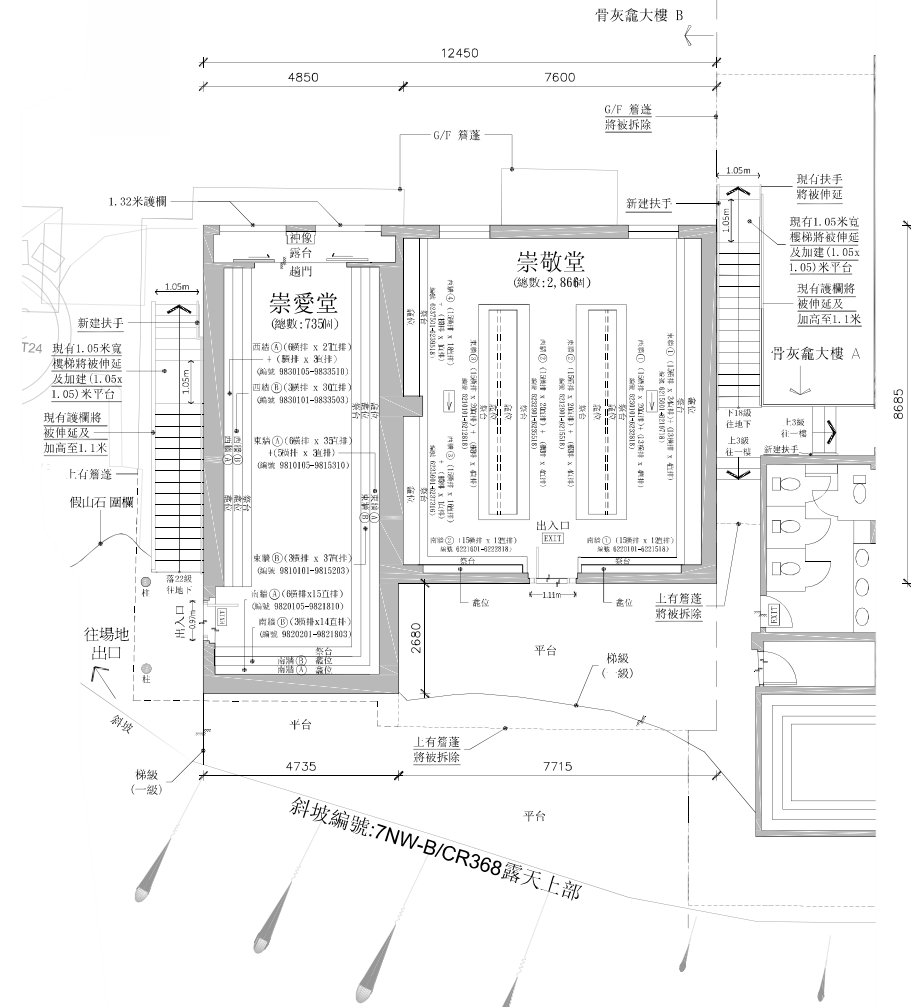
# Plan G: Master Layout Plan with Site Photos

申請編號 Application No. : Y/TP/35  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



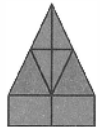


Ground Floor Plan

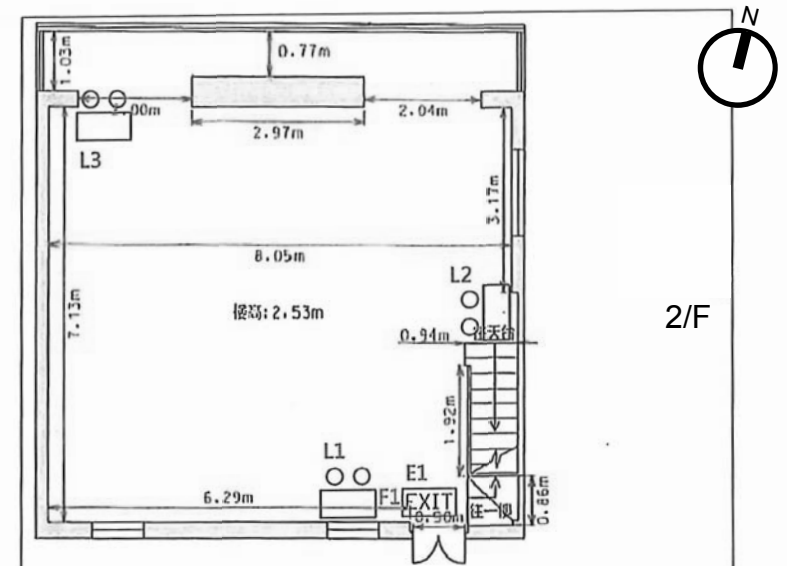
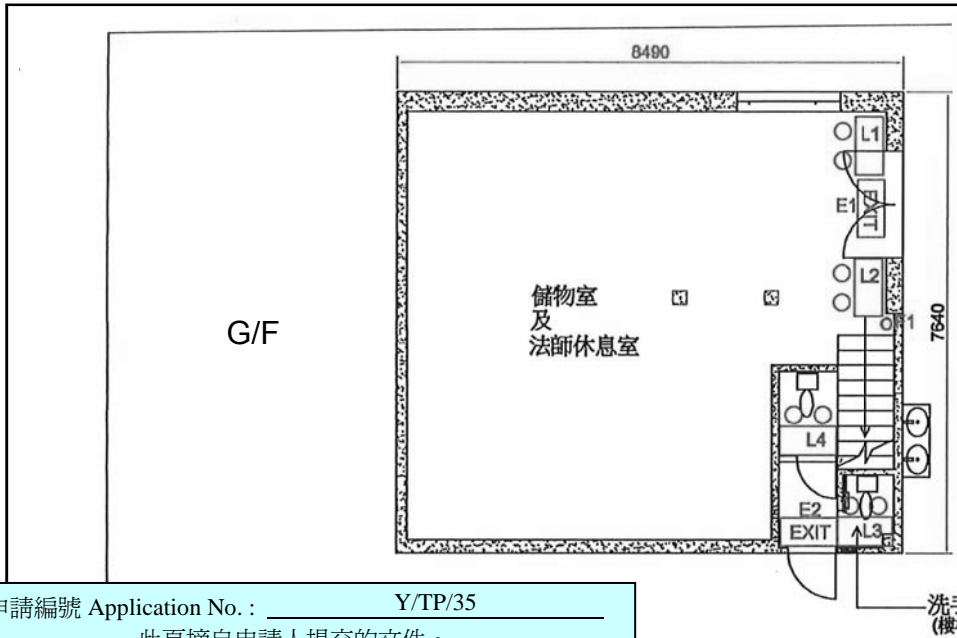


First Floor Plan

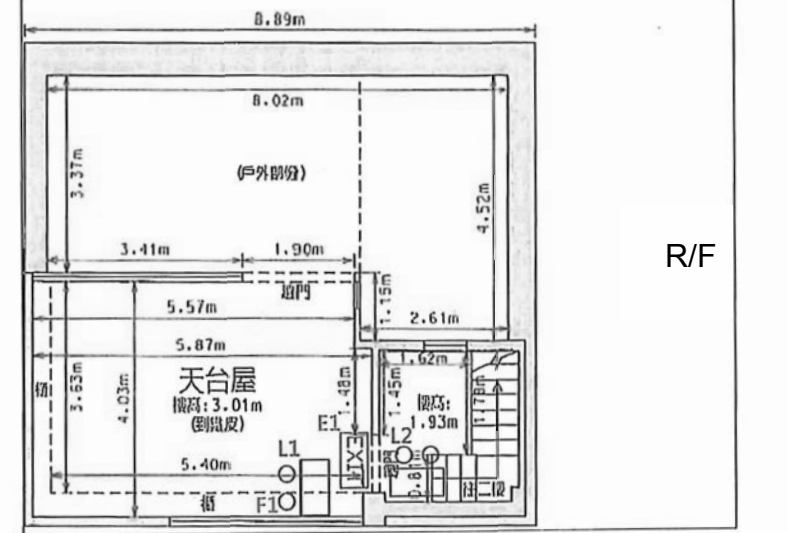
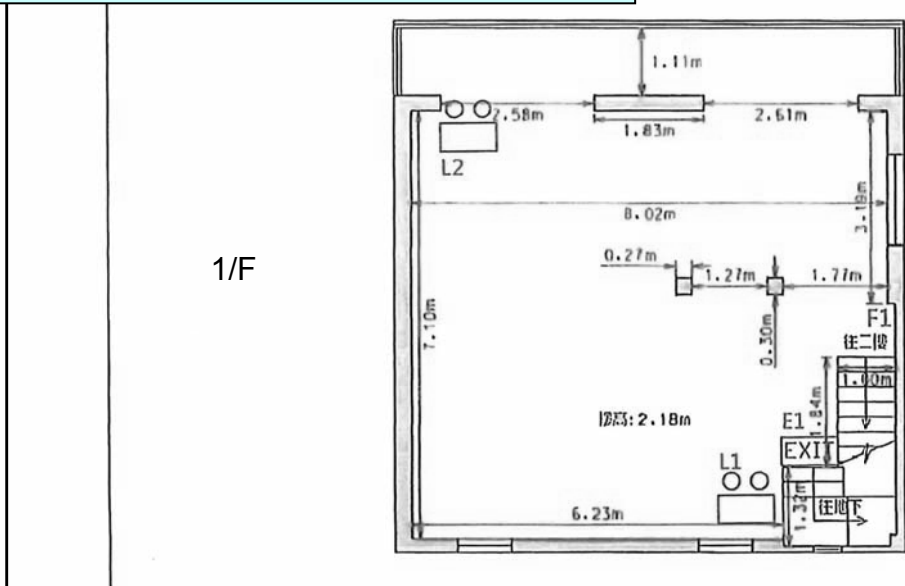
Not to Scale



Plan I: Floor Plans (Building B)



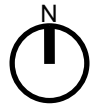
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Not to Scale



Plan J: Floor Plans (Building C)



-  Existing Trees
-  Proposed New Planted Trees
-  Proposed Bamboo Planting
-  Proposed "G/IC(3)" Boundary
-  Proposed "G/IC(4)" Boundary



Scale 1:250





Photomontage 1

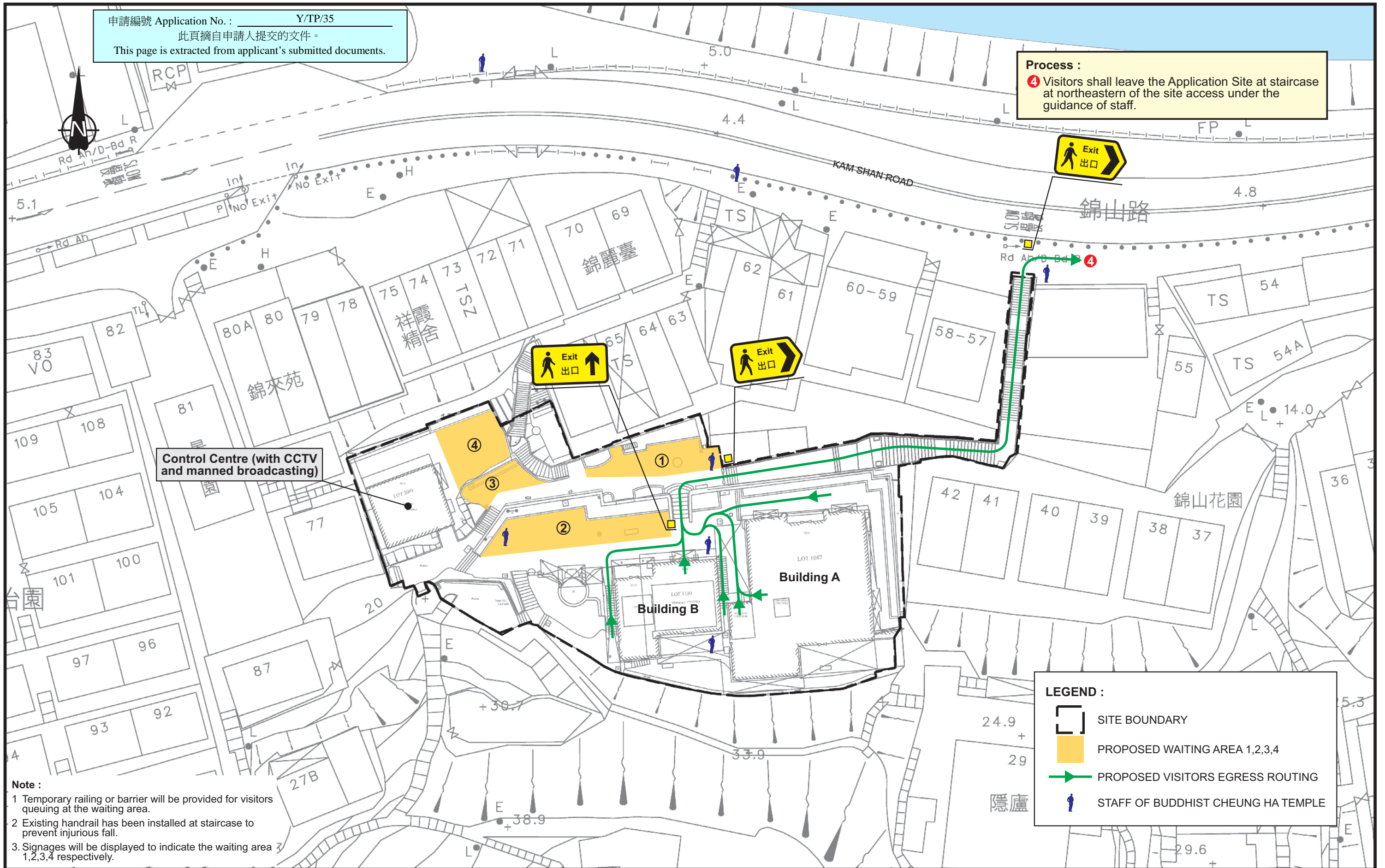


Photomontage 2





**Process :**  
 4 Visitors shall leave the Application Site at staircase at northeastern of the site access under the guidance of staff.



Control Centre (with CCTV and manned broadcasting)

- Note :**
- 1 Temporary railing or barrier will be provided for visitors queuing at the waiting area.
  - 2 Existing handrail has been installed at staircase to prevent injurious fall.
  3. Signages will be displayed to indicate the waiting area 1,2,3,4 respectively.

**LEGEND :**

- SITE BOUNDARY
- PROPOSED WAITING AREA 1,2,3,4
- PROPOSED VISITORS EGRESS ROUTING
- STAFF OF BUDDHIST CHEUNG HA TEMPLE

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title  
**TRAFFIC CONSULTANCY SERVICES FOR S12A REZONING APPLICATION FOR BUDDHIST CHEUNG HA TEMPLE LTD. LOT NOS. 1087, 1130 AND 2089 IN D.D.6 AND THEIR ADJOINING GOVERNMENT LAND, KAM SHAN, TAI PO, NEW TERRITORIES**

Drawing Title  
**PROPOSED VISITORS EGRESS ROUTING**

Designed MST Checked MYL Scale NTS Date JAN 2022 Drawing No. **5.3** Rev. -

