

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/ST/56**  
**關於申請編號 Y/ST/56 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/ST/56		
Location/address 位置／地址	Lots 35, 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP, 624, 676, 699 and 832 (Part) in D.D. 176, Wo Liu Hang Village, Fo Tan, Shatin, New Territories 新界沙田火炭禾寮坑村丈量約份第 176 約地段第 35 號、第 36 號 A 分段、第 36 號餘段、第 38 號 A 分段第 1 小分段、第 38 號 A 分段餘段、第 624 號、第 676 號、第 699 號及第 832 號（部分）		
Site area 地盤面積	About 約 520.93 sq. m 平方米		
Plan 圖則	Draft Sha Tin Outline Zoning Plan No. S/ST/35 沙田分區計劃大綱草圖編號 S/ST/35		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Village Type Development" to "Other Specified Uses" annotated "Columbarium(2)" 把申請地點由「鄉村式發展」地帶改劃為「其他指定用途」註明「靈灰安置所(2)」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	Not more than 不多於 464.06	Not more than 不多於 0.89
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	6	
	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 7.95	m 米
		Not more than 不多於 19	mPD 米(主水平基準上)
		Not more than 不多於 3	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 47.3 %		
No. of units 單位數目	8,828 Niches 靈灰龕位		
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	-		

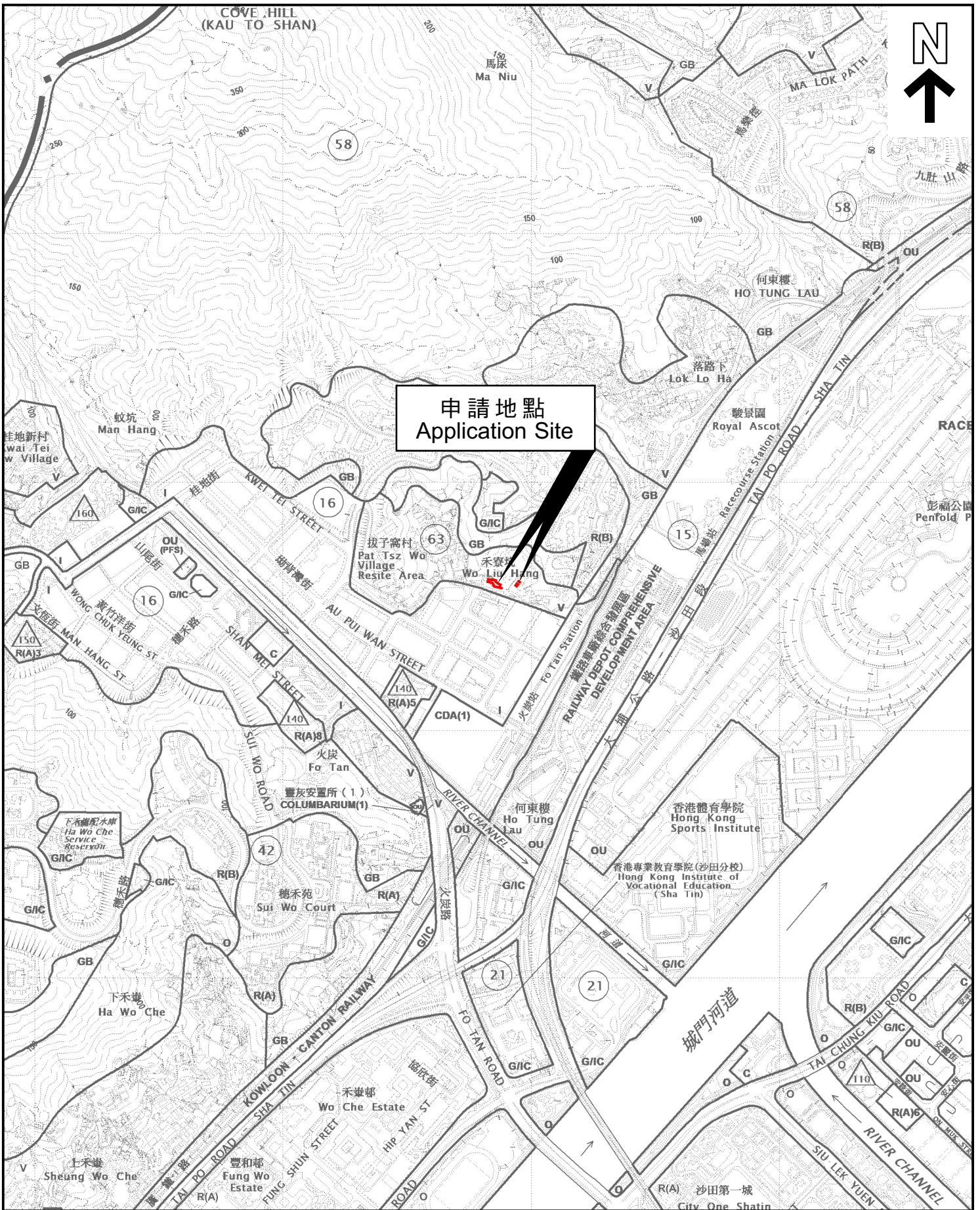
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
<b><u>Reports 報告書</u></b>		
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 checked="" type="checkbox"/>
<b><u>Management Plan</u></b>		
<b>管理方案</b>		
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。



**位置圖 LOCATION PLAN**

本摘要圖於2022年8月3日擬備，  
所根據的資料為於2021年12月3日  
展示的分區計劃大綱圖編號S/ST/35

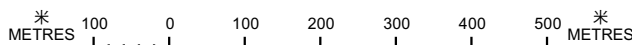
EXTRACT PLAN PREPARED ON 3.8.2022  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/35 EXHIBITED ON 3.12.2021

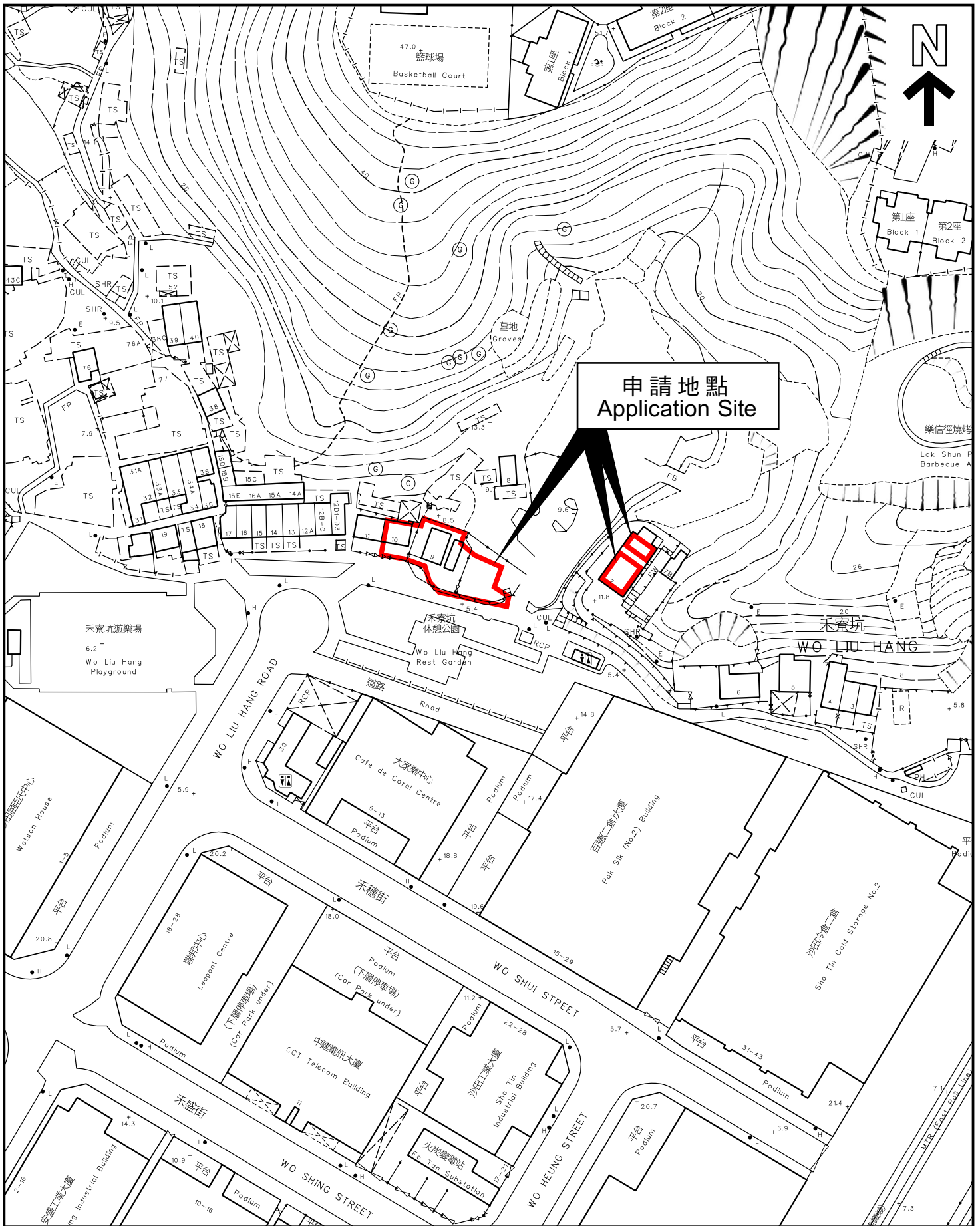
申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

**Y/ST/56**

SCALE 1 : 10 000 比例尺





**平面圖 SITE PLAN**

本摘要圖於2022年8月3日擬備，  
 所根據的資料為測量圖編號  
 7-SE-1D及6B  
 EXTRACT PLAN PREPARED ON 3.8.2022  
 BASED ON SURVEY SHEETS No.  
 7-SE-1D & 6B

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/ST/56**

## Executive Summary

This planning application is submitted to the Town Planning Board (“TPB”) under Section 12A of the Town Planning Ordinance to rezone Lot Nos. 35, 36 S.A, 36 RP, 38 S.A ss. 1, 38 S.A RP, 624, 676, 699 and 832 (Part) in D.D. 176 (“the Application Site”) from “Village Type Development” (“V”) zone to “Other Specified Uses” annotated “Columbarium (2)” (“OU(Columbarium (2))”) (“the Proposed Amendment”).

The Application Site is currently zoned “V” on the draft Sha Tin Outline Zoning Plan No. S/ST/35 (“the OZP”). The Proposed Amendment aims to regularize the current columbarium use and is submitted to fulfill the statutory planning requirements under the Private Columbaria Ordinance (“PCO”) in order to obtain a private columbarium licence (“PCL”) for the continuous operation of the current columbarium known as Yan Hau Ancestral Hall (“YHAH”).

The Proposed Amendment is substantiated by this Planning Statement and the salient points are as follows: -

1. The Proposed Amendment echoes with the Government policy of regularizing private columbaria and conforms with the PCO. It can help increase the supply of niches by providing 8,828 number of niches (single niches: 5,788; double niches: 3,030; triple niches: 9 and quadruple niches: 1), of which 5,100 niches (single niches: 3,582; double niches: 1,508; triple niches: 9 and quadruple niches: 1) have been sold. The Application Site can increase the supply for the community, i.e. the remaining 3,728 niche spaces, which has a minimal impact on the surrounding area.
2. The site profile and its characteristics have shown that the Application Site is suitable for columbarium development. It is well-served by public transportations and the extensive footpath will be adequate to serve the columbarium development. This Application will not set an undesirable precedent for similar applications as each site is to be considered on its own merits which will include the current background history, scale, site compatibility with the surrounding environment, the current PCO and policy initiatives.
3. The Proposed Amendment can help increase the supply of niches and rectify the land use zoning. This Application also allows relevant Government departments to have better control on the current columbarium operation.
4. The Application will create no adverse impact in terms of air quality, noise, drainage, sewage, environmental and traffic aspects on the surrounding area as proven in the Technical Assessments.
5. A similar application (No. Y/ST/47) for rezoning from “V” and “Green Belt” to “OU (Columbarium(1))” under the same OZP was agreed by the TPB on 10 September 2021. The

approval of the Proposed Amendment will not set an undesirable precedence in view of the similar site characteristics.

In view of the above and the detailed planning justifications put forward in the Supporting Planning Statement, we sincerely seek TPB's favorable consideration to agree to this Application.

## 內容摘要

申請人根據《城市規劃條例》第 12A 條向城市規劃委員會（「城規會」）遞交是次修訂規劃地帶的規劃申請。是次規劃申請擬議已劃作「鄉村式發展」的丈量約份第 176 約地段第 35 號、第 36 號 A 分段、第 36 號餘段、第 38 號 A 分段第 1 小分段、第 38 號 A 分段餘段、第 624 號、第 676 號、第 699 號及第 832 號（部分）（「申請地點」）改劃為「其他指定用途」註明「靈灰安置所（2）」地帶（「擬議修訂」）。

是次規劃申請地點於《沙田分區計劃大綱草圖編號 S/ST/35》（「分區計劃大綱圖」）已劃作「鄉村式發展」用途。擬議修訂旨在將現在的骨灰安置所用途規範化，並符合法定規劃條件，得以根據《私營骨灰安置所條例》去申請「私營骨灰安置所牌照」，讓申請人可以繼續營運現時稱作仁孝宗祠的骨灰安置所（「仁孝宗祠」）。

規劃綱領內提供的支持理據如下：

1. 擬議修訂與政府對私營骨灰龕場的政策互相呼應，以確定骨灰龕用途符合《私營骨灰安置所條例》的規定。申請地點現時提供超過 8,828 個骨灰龕位（單人龕位 5,788 個；雙人龕位 3,030 個；三人龕位 9 個及四人龕位 1 個），其中 5,100 個龕位（單人龕位 3,582 個；雙人龕位 1,508 個；三人龕位 9 個及四人龕位 1 個）已售出。該申請可為社區供應餘下的 3,728 個龕位，對周圍環境的影響有限。
2. 申請地點的概況及其特點表明該申請地點適合骨灰安置所的發展。申請地點位置便利，訪客能使用各式公共交通工具前往，而寬闊的行人路亦足以容納該骨灰安置所發展。這項申請不會為類似申請設立不良的先例，因為每個申請地點都是根據其自身的優點來考慮的，考慮的因素包括仁孝宗祠現時的歷史背景、規模、與周圍環境的相容性、現時申牌法例及政策措施等等。
3. 擬議修訂可協助增加龕位的供應，並規範土地用途。是次申請亦有助相關政府部門更好地規管靈灰安置所的運作。
4. 如技術評估所證實，是次申請不會對周邊地區的空气、燥音、排污、環境及交通等方面造成不利影響。
5. 由「鄉村式發展」及「綠化地帶」地帶改劃為「其他指定用途」註明「靈灰安置所（1）」地帶的類似申請（編號 Y/ST/47）已於 2021 年 9 月 10 日獲城規會批准。基於擬議修訂的申請地點和其概況相似，批准這項申請不會為同類個案立下不良先例。

基於上述情況，以及規劃綱領內的詳細規劃理據，申請人懇請城規會給予考慮批准是次規劃申請。

註：內容如有差異，應以英文版本為準。



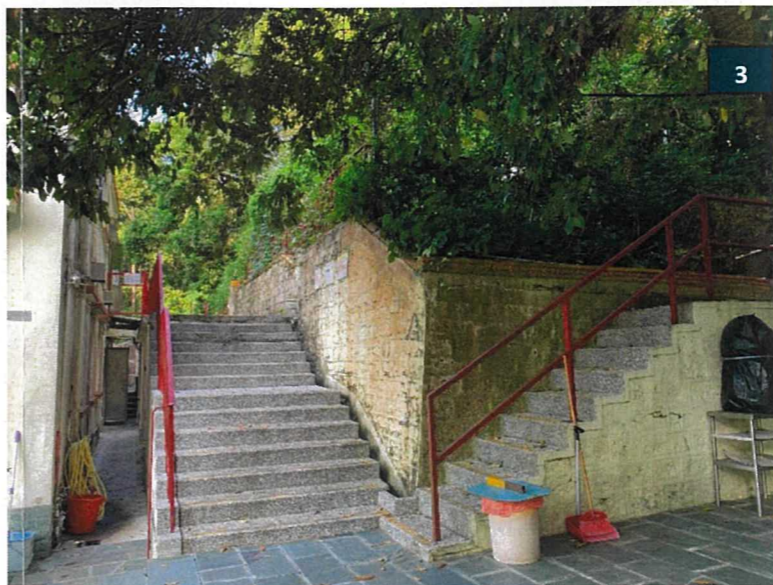
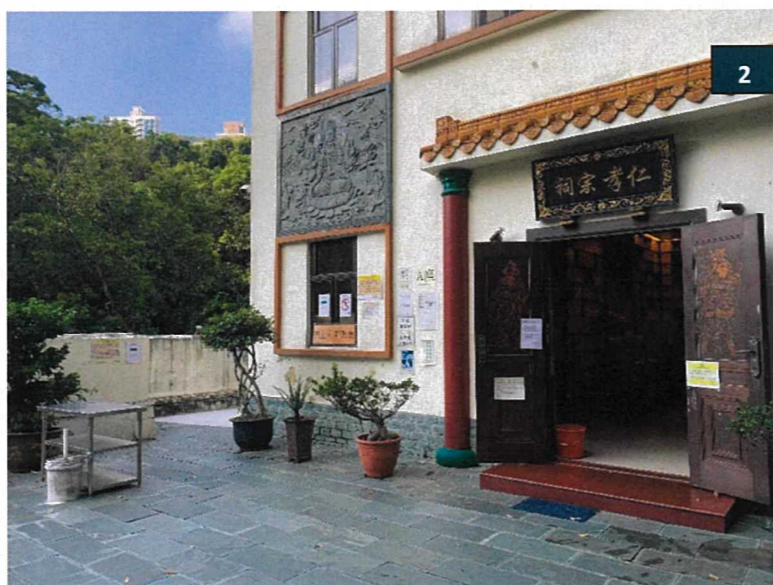
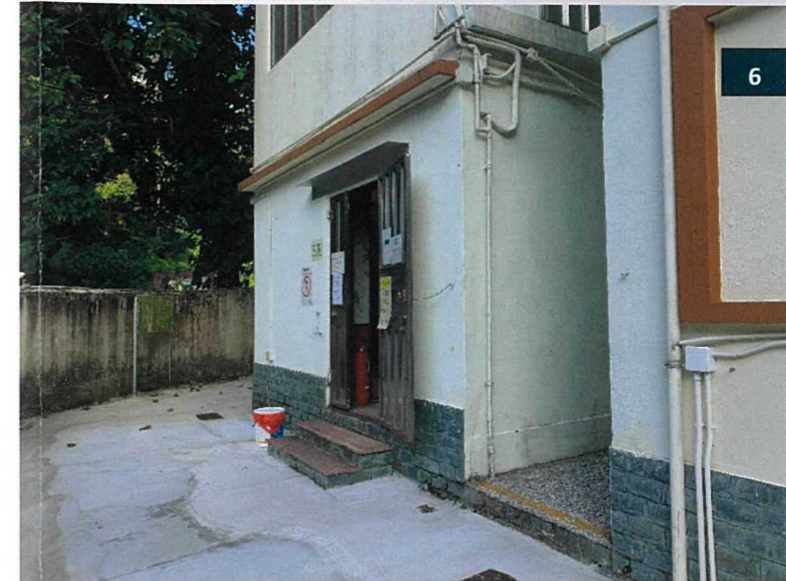
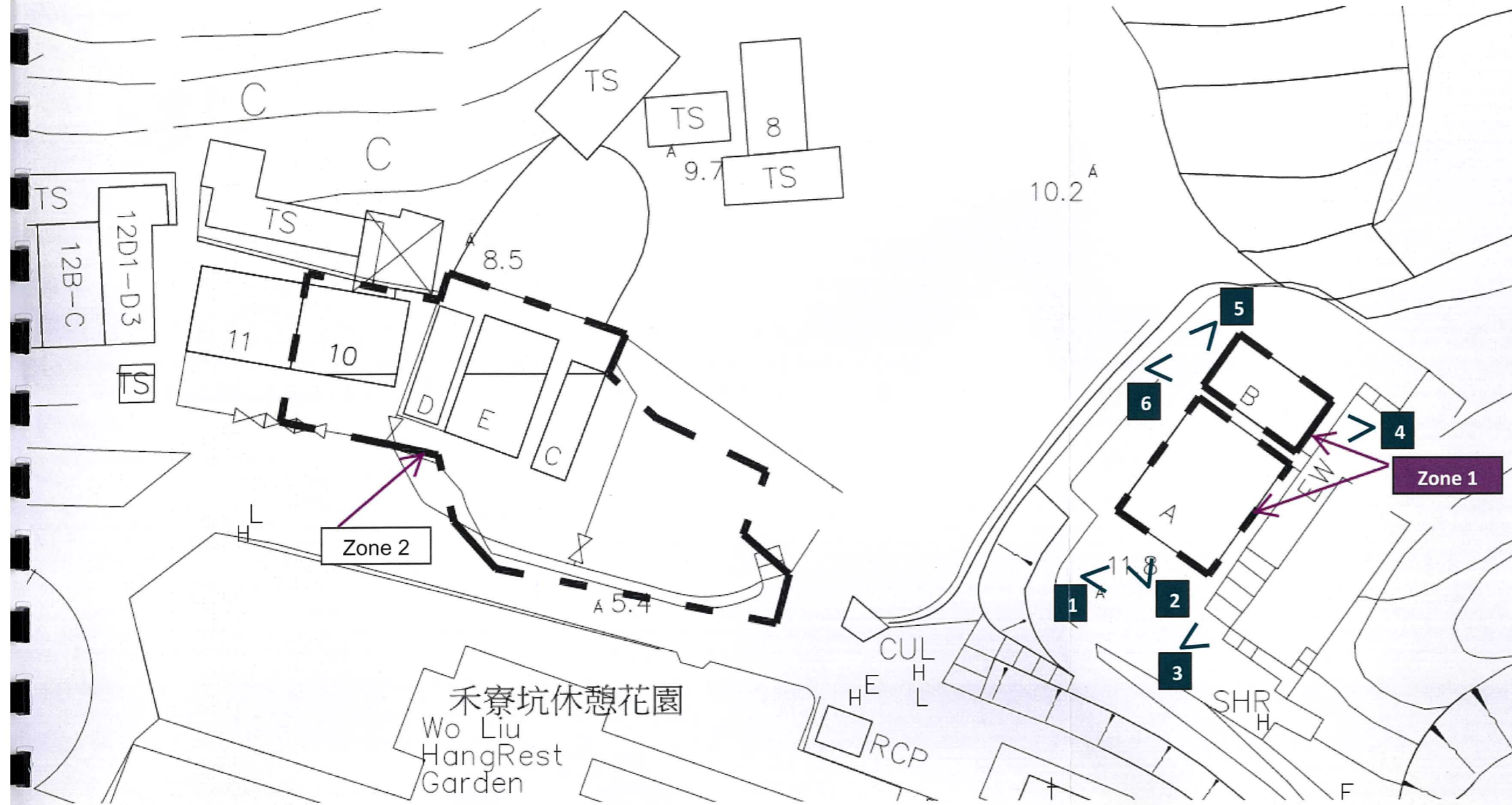


Figure 2. Current Condition of the Application Site (Zone 1 – Blocks A and B)

申請編號 Application No. : Y / ST / 56  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.

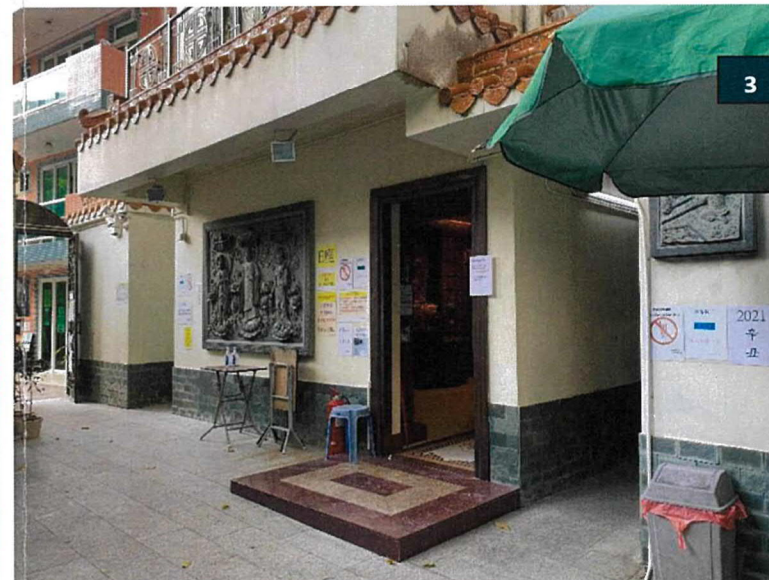
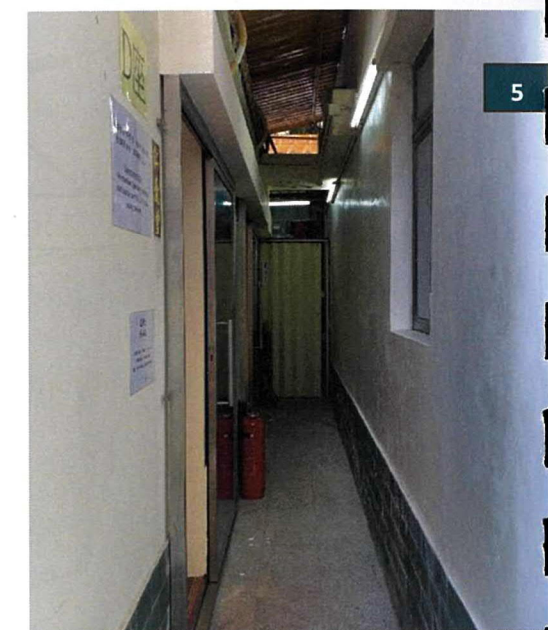
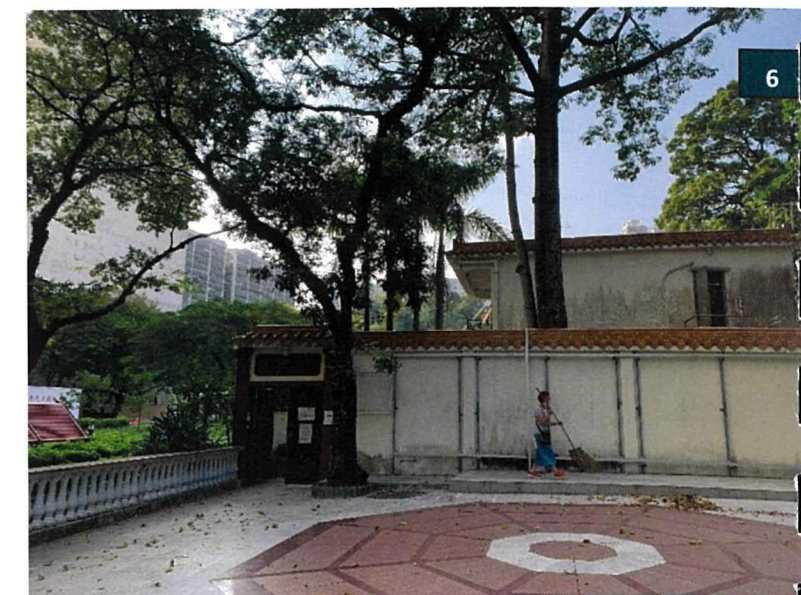
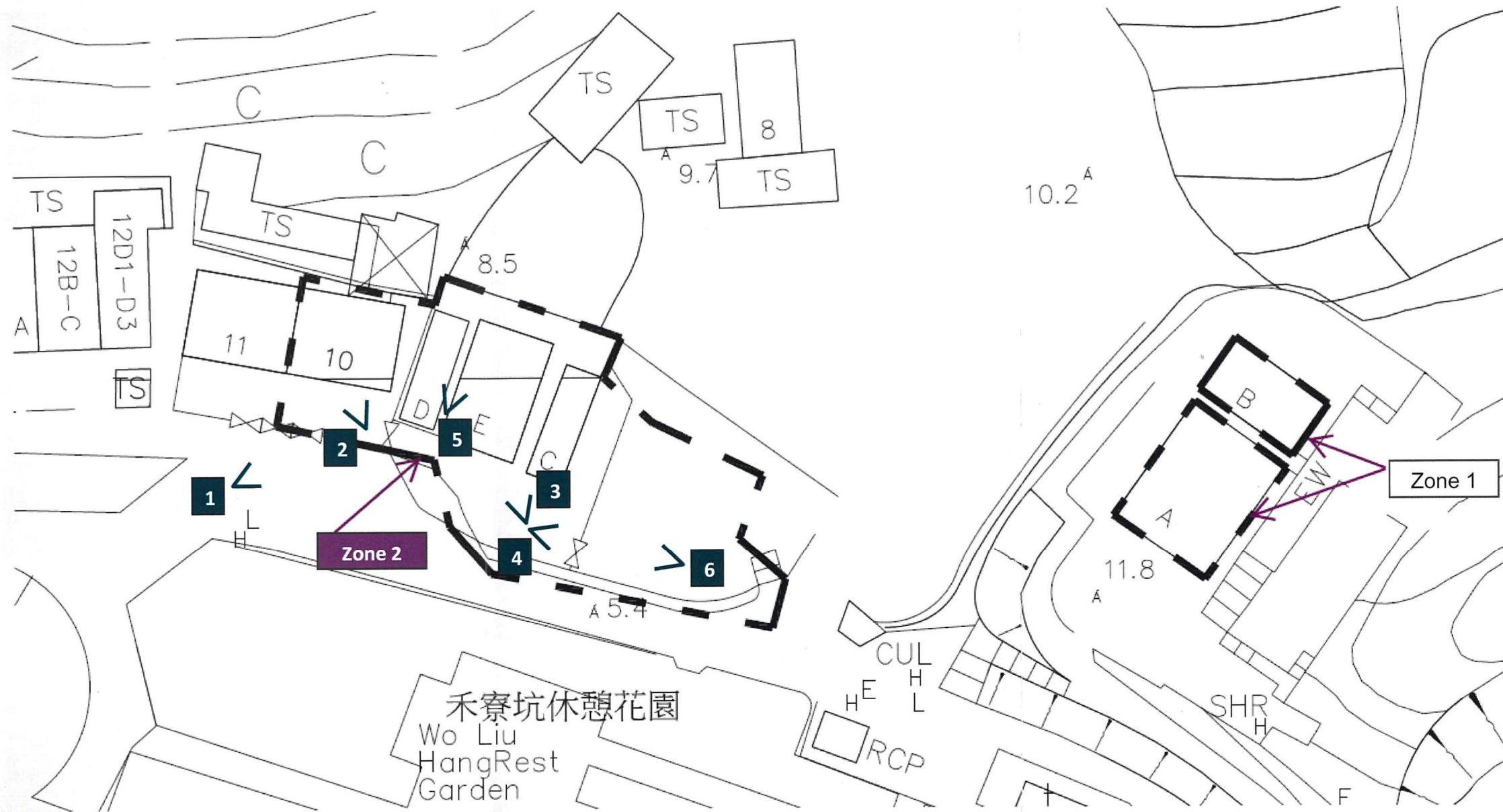
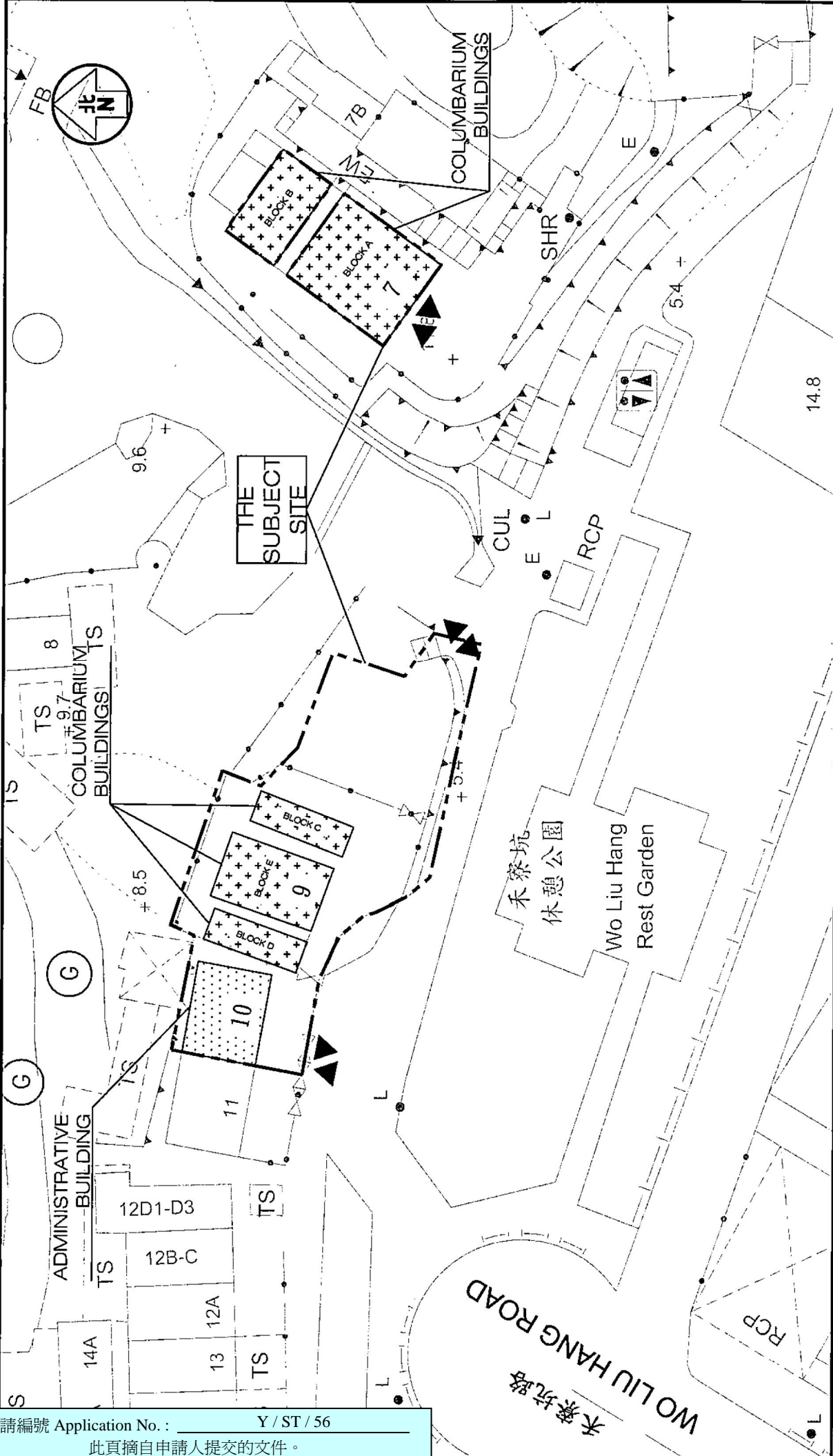


Figure 3. Current Condition of the Application Site (Zone 2 – Blocks C, D and E)



Project Title REZONING APPLICATION FOR YAN HAU ANCESTRAL HALL AT NO. 7, 9 & 10, WO LIU HANG VILLAGE, WO LIU HANG ROAD, FO TAN, SHA TIN, NEW TERRITORIES (LOT NOS. 35, 36S.A., 36RP., 38S.A.S.S.1., 38S.A.RP., 624, 676, 699, AND 832 (PART) IN D.D. 176		Figure No. J7139	Revision A
Figure Title EXISTING SITE LAYOUT OF YAN HAU ANCESTRAL HALL		Scale in A4 1 : 400	Date 15 JUL 2022
Designed by W C H	Drawn by S C Y	Checked by K C	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk

申請編號 Application No. : Y / ST / 56  
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.