

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/ST/57**
關乎申請編號 Y/ST/57 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/57		
Location/address 位置／地址	Lots No. 484 (Part), 494 (Part), 495 (Part), 540 S.A and 540 RP (Part) in D.D. 185 and adjoining Government Land, Sheung Wo Che, Sha Tin, New Territories 新界沙田上禾輦丈量約份第 185 約地段第 484 號（部分）、第 494 號（部分）、第 495 號（部分）、第 540 號 A 分段及第 540 號餘段（部分）及毗連政府土地		
Site area 地盤面積	About 約 4,060 sq. m 平方米 (Includes Government Land of about 包括政府土地約 49 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 "Religious Institution with Columbarium" 把申請地點由「鄉村式發展」地帶改劃為「其他指定用途」註明「宗教機構及靈灰安置所」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 2,031	About 約 0.5
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	2.12 - 11.31	m 米
		-	mPD 米(主水平基準上)
		1 - 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 29.09 %		
No. of units 單位數目	24,833 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.

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 checked="" 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Pedestrian Route Plan 行人路綫圖, Fire Safety Evacuation Route/ Assembly Point Plan 走火通道/集合地點示意圖</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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Management Plan 管理計劃</u>		
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。



申請地點
Application Site

位置圖 LOCATION PLAN

本摘要圖於2022年8月17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 17.8.2022
BASED ON OUTLINE ZONING PLAN No.
S/ST/35 EXHIBITED ON 3.12.2021

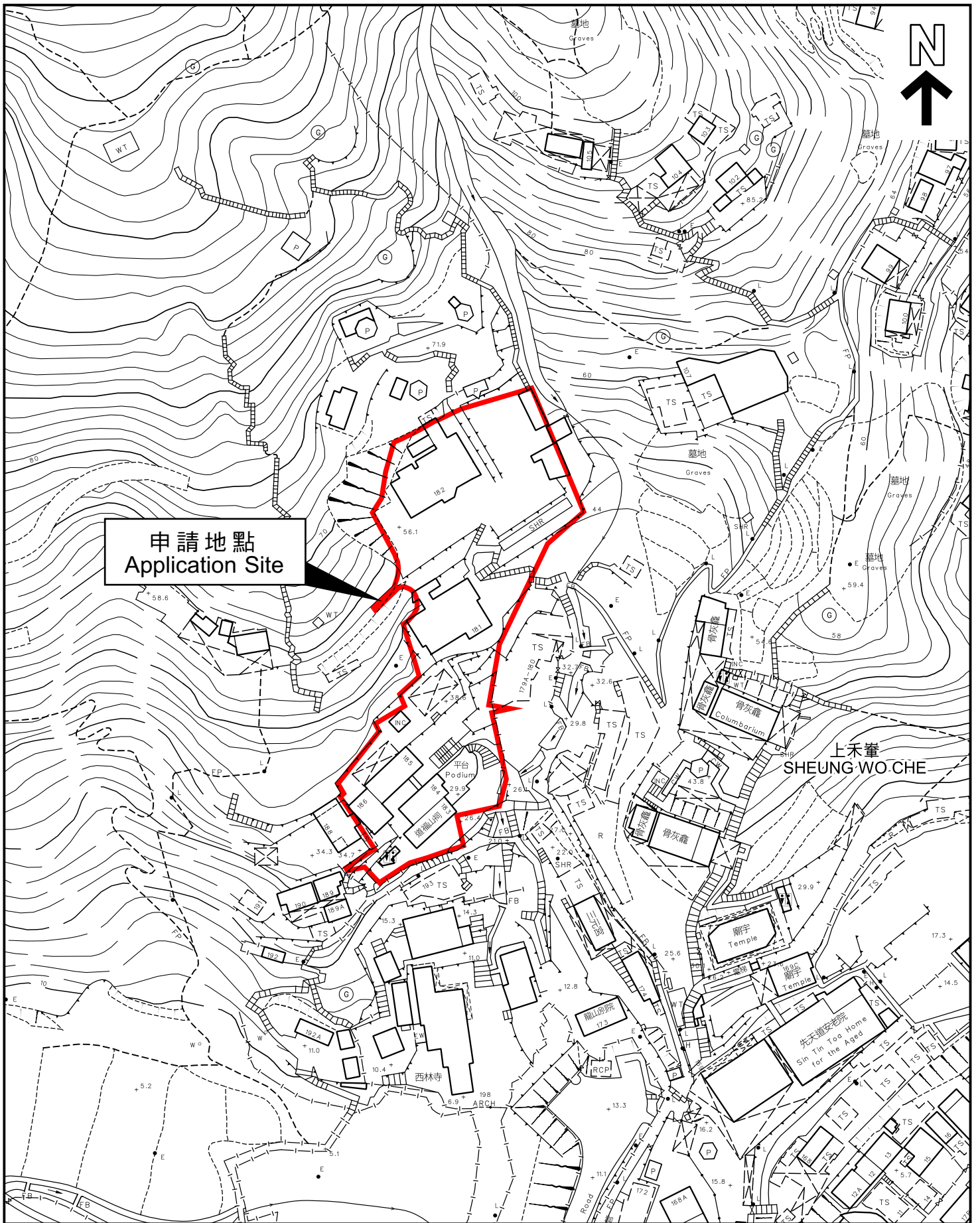
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/IST/57

SCALE 1 : 10 000 比例尺





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年8月17日擬備，
所根據的資料為測量圖編號
7-SE-6C、11A、7-SW-10D 及 15B
EXTRACT PLAN PREPARED ON 17.8.2022
BASED ON SURVEY SHEETS No.
7-SE-6C, 11A, 7-SW-10D AND 15B

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/IST/57

EXECUTIVE SUMMARY

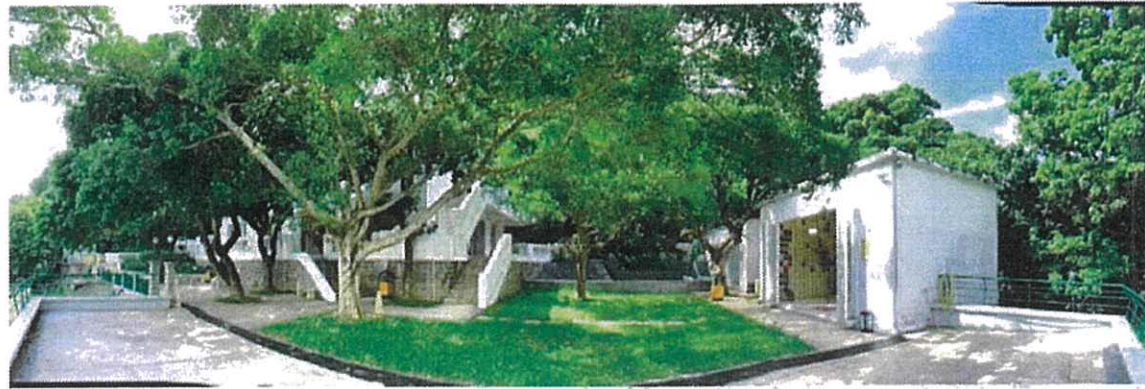
The application site, now accommodates To Fuk Shan Tsz (TFST), is within a “Village Type Development” (“V”) zone on the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35. This application is to seek the Town Planning Board (TPB)’s permission to rezone the application site from “V” to “Other Specified Uses” annotated “Religious Institution with Columbarium” (“OU(Religious Institution with Columbarium)”) to provide a statutory planning framework to regularize the sustaining operation of the existing religious institution and pre-cut-off columbarium uses of TFST.

The proposed rezoning is in line with the Private Columbaria Ordinance and the Government policy initiatives to meet the pressing demand for columbarium niches and to safeguard public interest. Situated in an area with long-established religious institutions with provision of columbarium niches being integral parts of the establishments, the existing religious institution and columbarium uses on the application site is considered compatible with the surrounding land uses. The existing “V” zoning of the application site is considered grossly inappropriate. With buildings ranging from 1 to 3 storeys high, the building height of TFST is compatible with the surrounding mix of high-rise and low-rise developments with no visual intrusion. The proposed rezoning is not expected to have undesirable development impacts. Apart from having no material impact on the “V” zone, the proposed rezoning is noted to be in line with the established practice of the TPB to rezone pertinent sites in the town plans when opportune. The proposed “OU(Religious Institution with Columbarium)” zone is considered as a more appropriate zoning for the application site and the proposed rezoning would result in no loss of development control by the Government.

行政摘要

位於申請地盤內的道福山祠，在沙田分區計劃大綱草圖編號 S/ST/35 上，為一個「鄉村式發展」用途區所涵蓋。是次申請，旨在尋求城市規劃委員會的批准，將申請地盤由「鄉村式發展」用途區改劃為「其他指定用途」註明「宗教機構和骨灰安置所」，藉此提供一個合適的法定規劃框架，以規範在道福山祠內的宗教機構及截算前骨灰安置所的現有用途，使其得以可持續運作。

擬議的更改土地用途，與私營骨灰安置所條例和政府的政策，以滿足社會對骨灰存放位的強烈需求和保衛公眾利益的目標是一致的。申請地盤位處地區，有著歷史悠久並設有骨灰安置所的宗教建築發展，因此，在申請地盤的現有宗教機構及骨灰安置所，實與周邊環境十分協調。申請地盤現時的「鄉村式發展」用途區是完全不合適的。申請地盤內的建築物為 1 至 3 層高，這些建築物高度並不會對周邊現有不同高低建築發展的環境，構成視覺影響。擬議的更改土地用途也不會帶來不良的發展影響。同時，適時作恰當的更改土地用途實是城市規劃委員會一貫的做法和安排。擬議的「其他指定用途」註明「宗教機構和骨灰安置所」用途區對申請地盤而言是更合適的，此擬議的用途區亦不會對政府土地管制能力造成損害。



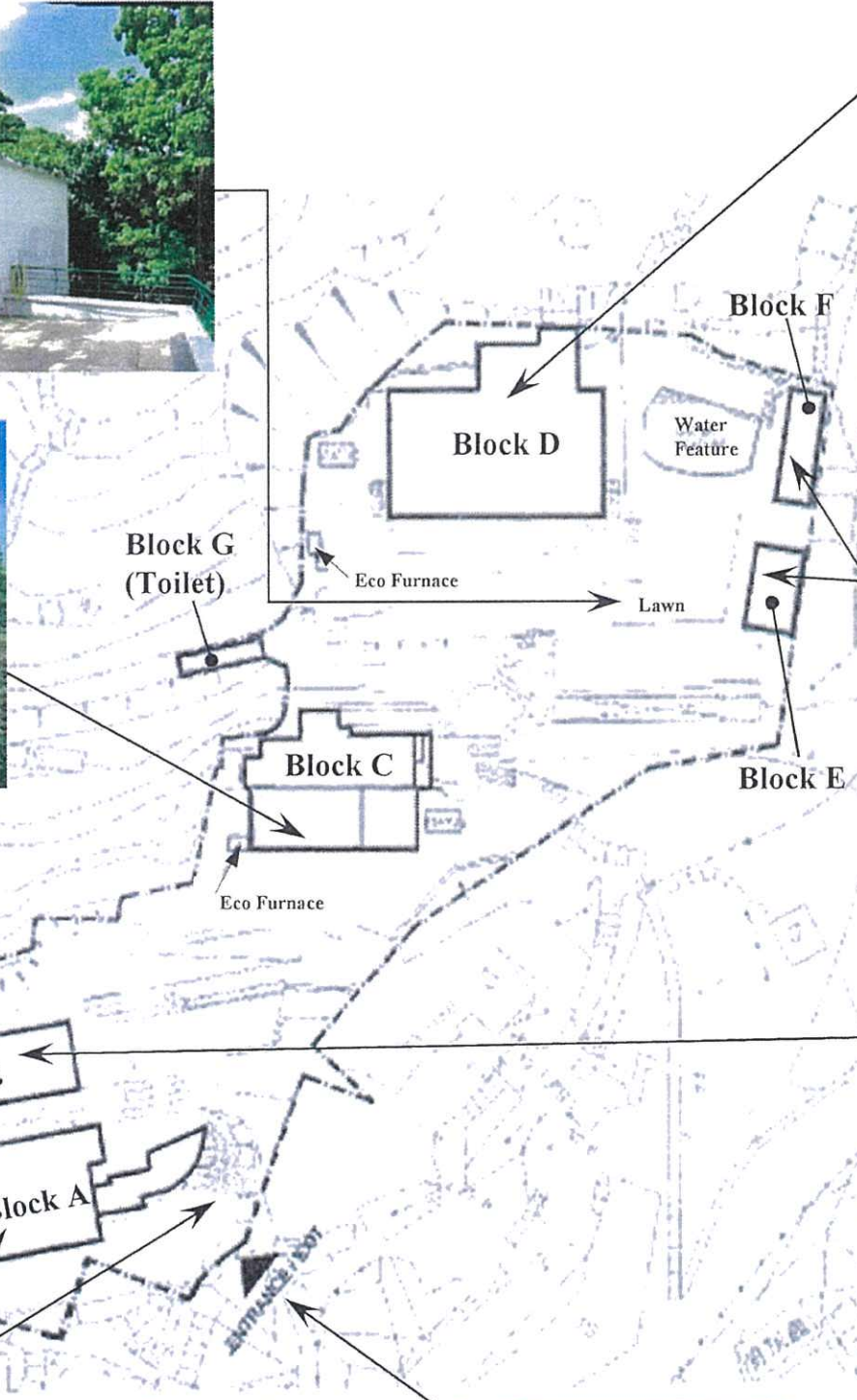
Block D, Block E, Block F & the Lawn Area



Block D



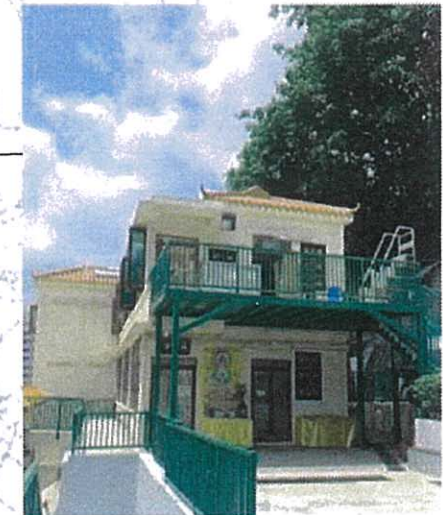
Block C and the Surroundings



Block E & Block F



Entrance/Exit (West)



Block B

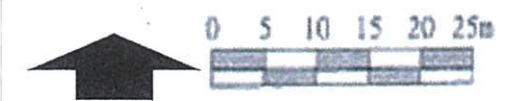


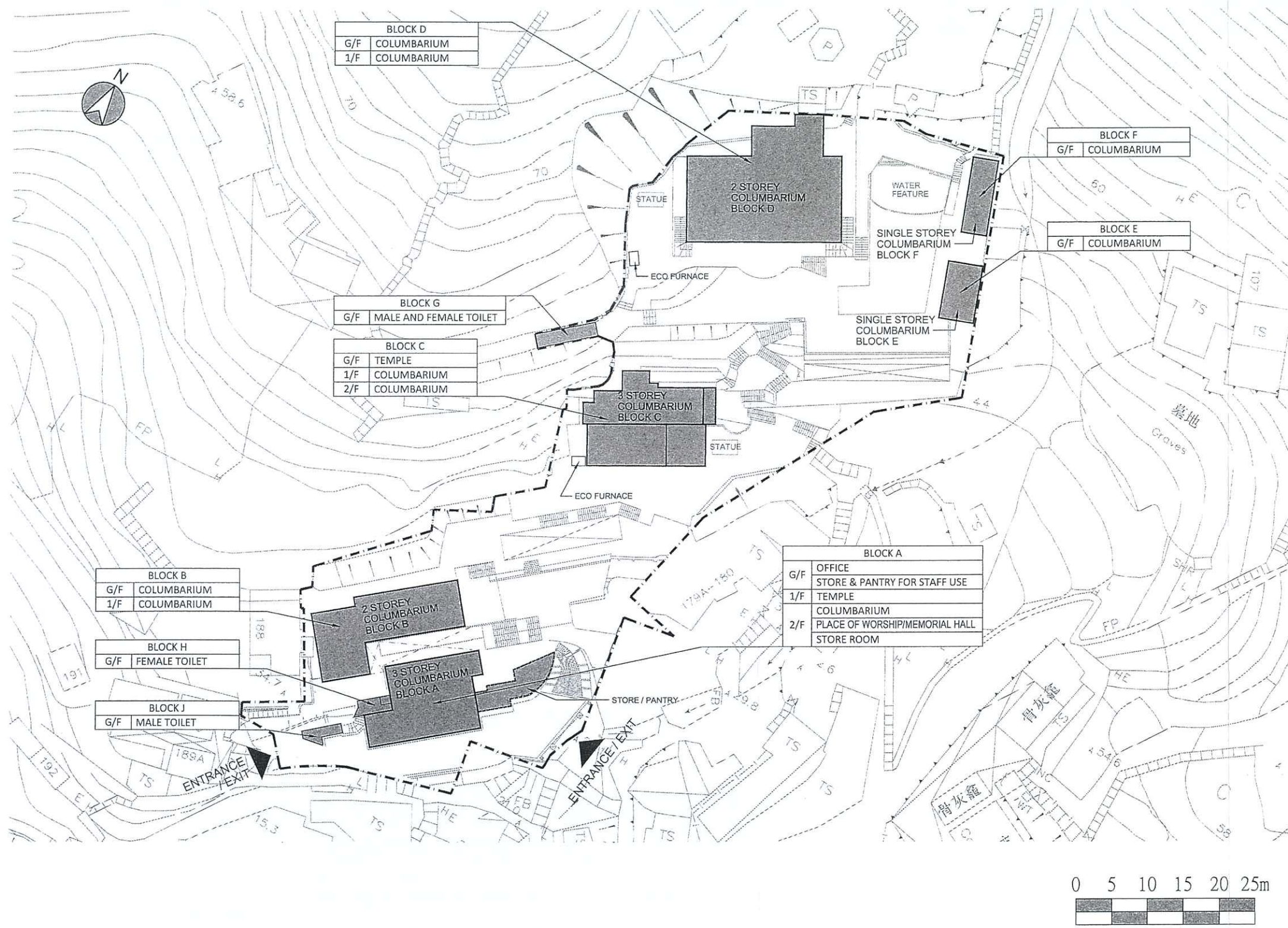
Block A and the Surroundings



Entrance/Exit (East)

Figure 2 Site Plan





B.D. REFERENCE:					
REVISIONS					INITIAL AND DESIGNATION
NO.	DESCRIPTION	DATE	DWN	CKD	AUTH
-	1ST SUBMISSION	28 FEB 2018	MK	SC	
A	1ST AMENDMENT	30 APR 2019	AC	JW	
B	2ND AMENDMENT	19 JUL 2019	AC	JW	
C	3RD AMENDMENT	16 DEC 2019	AC	JW	
D	4TH AMENDMENT	31 MAR 2020	AC	JW	
E	5TH AMENDMENT	21 MAR 2022	AC	MC	

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORIZED			
CHECKED	MC		NOV 2021
DRAWN	AC		NOV 2021

PROJECT
 APPLICATION FOR LICENCE AND TEMPORARY SUSPENSION OF LIABILITY FOR PRE-CUT-OFF COLUMBARIUM AT TO FUK SHAN Tsz, NOS. 181-186 SHEUNG WO CHE, SHA TIN, N.T. LOT NOS. 484(PART), 494(PART), 495(PART), 540 S.A. & 540 R.P.(PART) IN D.D.185 AND ADJOINING GOVERNMENT LAND

DRAWING TITLE
 PROPOSED LAYOUT PLAN (SOLD)

SCALE AS SHOWN
 DRAWING NO D-02 (1 of 2) REV. E

SOURCE 2/PROJECT COLUMBARIUM TO FUK SHAN Tsz (D.D.185) PART 1/2021/117_1000000_Plan/19_Files_2022-03-17.dwg







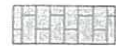
CLIENT

ARCHITECT/STRUCTURAL ENGINEER
 ARTHUR YUNG AND ASSOCIATES COMPANY LTD.
 容亨達工程師事務所
 17/F, HONG KONG JEWELLERY BUILDING Tel: 22550708
 178-180 QUEEN'S ROAD, CENTRAL, H.K. Fax: 25591548

申請編號 Application No. : Y/ST/57
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Figure 5 Master Layout Plan
 Scale 1: 600

LEGEND

-  APPLICATION SITE BOUNDARY
-  EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
-  EXISTING SHRUBS AND GROUNDCOVER
-  EXISTING LAWN
-  WATER AREA
-  EXISTING LEVEL
-  EXISTING PAVING

申請編號 Application No. : Y/ST/57
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

PROJECT :
 PROPOSED AMENDMENTS TO THE
 DRAFT SHA TIN OUTLINE ZONING PLAN
 FOR EXISTING RELIGIOUS INSTITUTION
 WITH COLUMBARIUM NICHEs AT
 VARIOUS LOTS IN D.D.185,
 SHEUNG WO CHE, SHA TIN,
 NEW TERRITORIES

DRAWING TITLE :
 LANDSCAPE MASTER PLAN

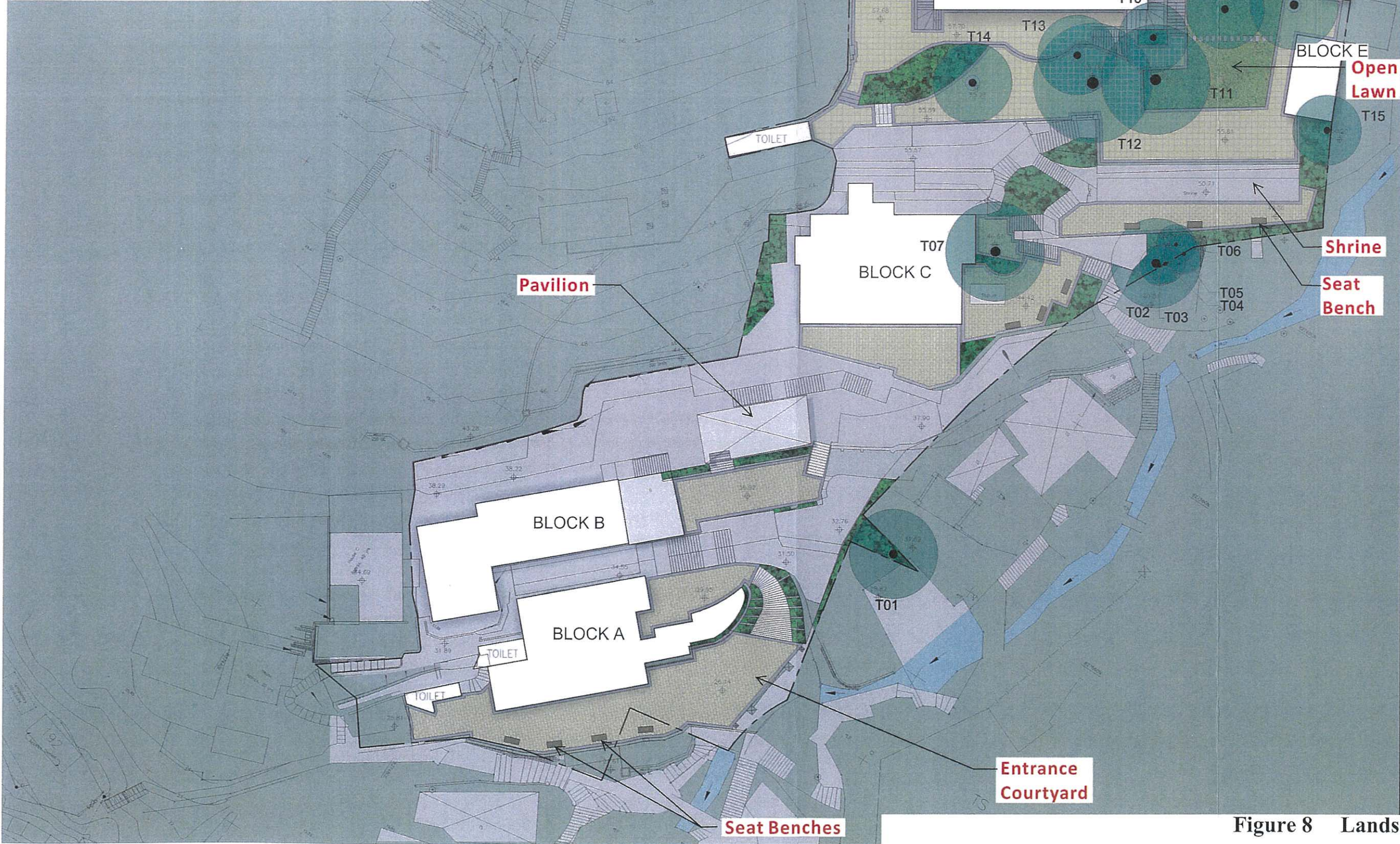
PROJECT No. C1735

DRAWING No. LMP01

SCALE : 1:400

DATE OF ISSUE : OCT 2017

CAD FILENAME : C1735-LMP01



REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
 景藝設計有限公司

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 SHUN FONG COMMERCIAL BUILDING,
 5-11 THOMSON ROAD, HONG KONG
 TEL: 2868 0980 FAX: 2868 2203
 香港灣仔譚臣道5-11號

Figure 8 Landscape Master Plan