

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TP/36**  
**關乎申請編號 Y/TP/36 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/TP/36		
Location/address 位置／地址	Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po 大埔梅樹坑 8 號丈量約份第 5 約地段第 136 號餘段(部分)及第 138 號餘段(部分)和毗連政府土地		
Site area 地盤面積	About 約 447.71 sq. m 平方米 (Includes Government Land of about 包括政府土地約 75.32 sq. m 平方米)		
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/30 大埔分區計劃大綱核准圖編號 S/TP/30		
Zoning 地帶	"Open Space" 「休憩用地」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Open Space" to "Government , Institution or Community (3)" 把申請地點由「休憩用地」地帶改劃為「政府、機構或社區(3)」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 200.19	About 約 0.447
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 8.13	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 2	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 26.68 %		
No. of units 單位數目	3,507 Columbarium 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。

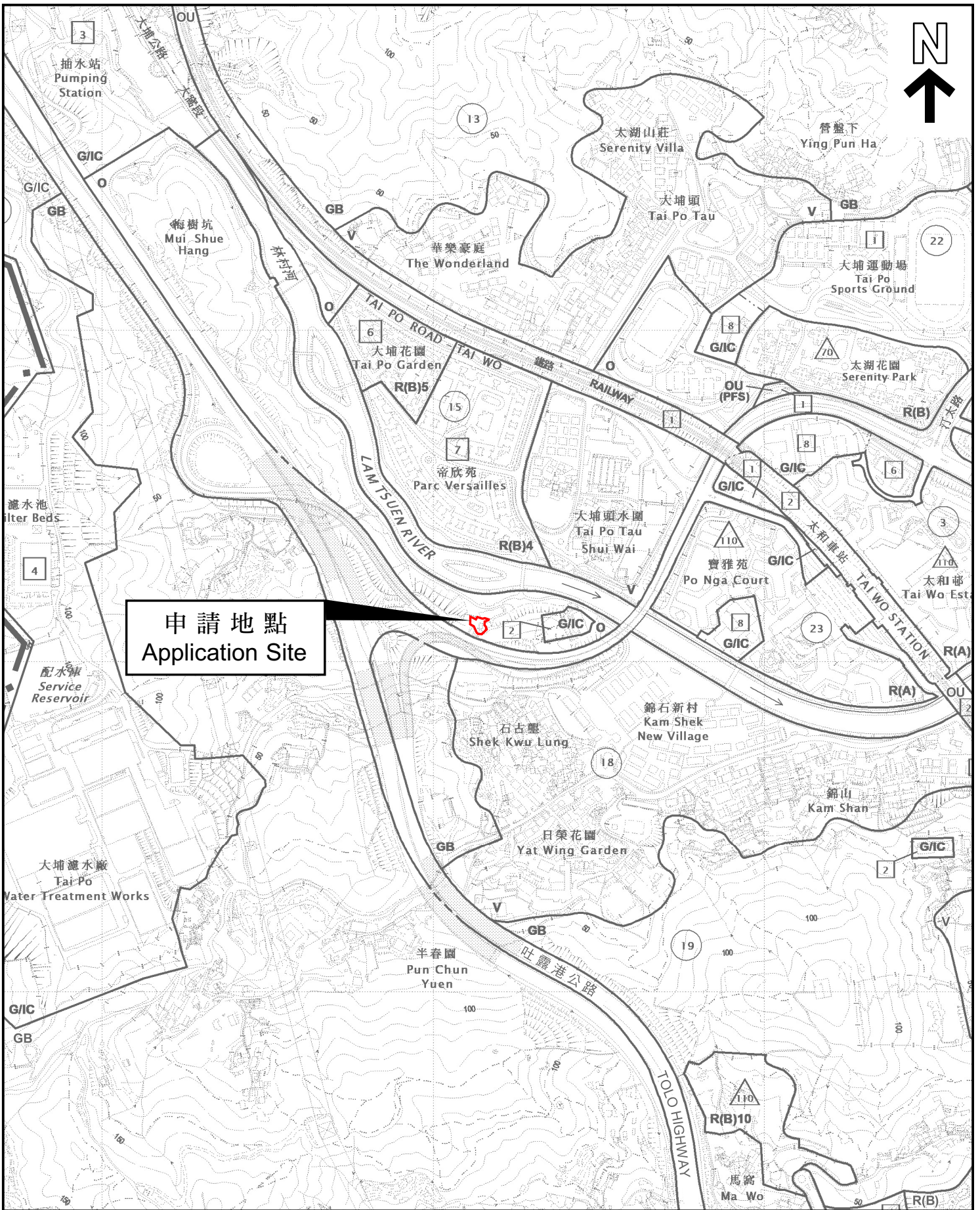
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission 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
<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 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 type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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>位置圖 Location Plan</u>		
<u>平面圖 Site Plan</u>		
<u>附近土地利用圖 Adjacent Land Use Plan</u>		
<u>土地類別圖 Land Status Plan</u>		
<u>昔日測量圖 Historical Survey Plans</u>		
<u>梅樹坑土地利用進化圖 Evolution of Land Use in Mui Shue Hang</u>		
<u>視覺景觀分析圖 Visual Analysis Plan</u>		
<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<u>管理方案 Management Plan</u>		
<u>有關申請地點的照片 Photos regarding the application site</u>		
<u>岩土規劃檢討報告 Geotechnical Planning Review Report</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.

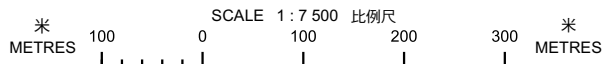
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

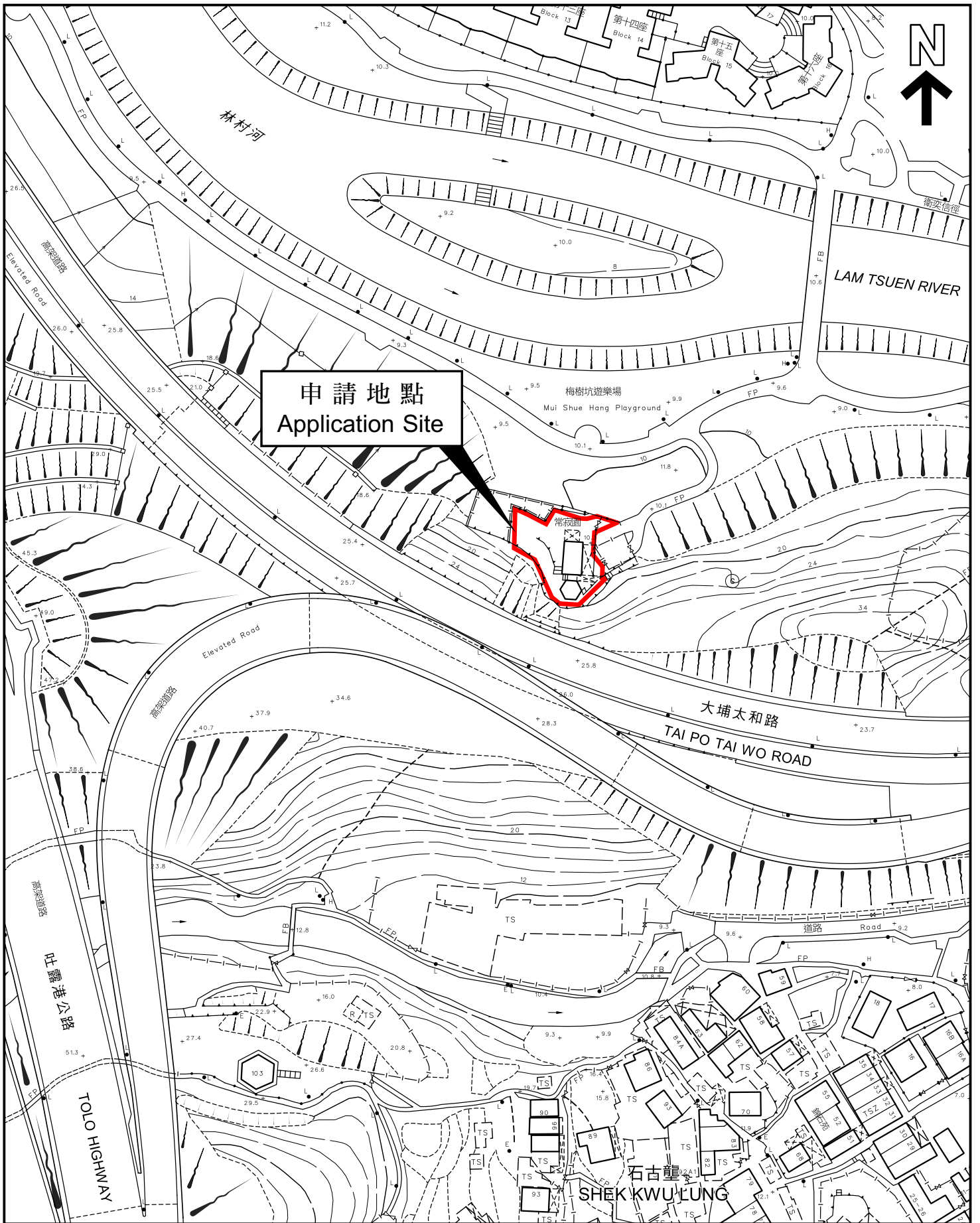
位置圖 LOCATION PLAN

本摘要圖於2022年10月17日擬備，  
所根據的資料為於2022年6月14日  
核准的分區計劃大綱圖編號S/TP/30  
EXTRACT PLAN PREPARED ON 17.10.2022  
BASED ON OUTLINE ZONING PLAN  
No. S/TP/30 APPROVED ON 14.6.2022



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/36



平面圖 SITE PLAN

本摘要圖於2022年10月14日擬備，  
所根據的資料為測量圖編號  
7-NW-8B  
EXTRACT PLAN PREPARED ON 14.10.2022  
BASED ON SURVEY SHEET No.  
7-NW-8B

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/36

## **Executive Summary**

The section 12A rezoning application is submitted by Toco Planning Consultants Ltd. on behalf of Ever Rest Ltd., the operator of Ever Rest Temple, Tai Po. It is for the agreement of the Town Planning Board to amend the zoning of the site, covering Lot No. 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining government land (the application site), on the approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30 from "Open Space" ("O") to "Government, Institution or Community (3)" ("G/IC(3)"). The proposed "G/IC(3)" zone is intended to reflect the existing religious institution use of Ever Rest Temple and to permit the subsequent submission of a section 16 (s.16) planning application for the continual operation of the existing columbarium with 3,507 niches ancillary to Ever Rest Temple.

Ever Rest Temple is a well-known local monastery with crematorium and mortuary services (and later became religious institution and columbarium only) established at the secluded part of Mui Shue Hang in 1854. Until the 1980s, the operation of the monastery had been seriously affected by the commencement of New Town Development Programme and the changing public trends in funeral arrangement. At the same time, Venerable Yiu Wing Mui (the master of Ever Rest Temple at that time) was accompanied by illness and she needed to regularly leave the monastery for medical treatment. The monastery was going through a financial crisis and it had gradually fallen into disrepair.

After a television documentary series on Ever Rest Temple was broadcasted in 1996, many people had made offer to assist the restoration of the monastery. Subsequent to the several years of detailed site investigations, Ever Rest Temple had urgently carried out a series of detailed structural and engineering improvement works between 2007 and 2016 so as to comply with the lot boundary, structural and fire safety and mechanical engineering requirements.

In response to the latest requirements of Private Columbaria Ordinance (PCO) in 2017, the Applicant had submitted the columbarium licensing application to the Private Columbaria Licensing Board (PCLB) on 27.3.2018. While the Applicant had already complied with several licensing requirements, the PCLB's verification process would have to take time to be fully completed in view of the previous changes in ash interment layout based on the special reasons as explained above. Hence, the Applicant wishes to regularise the existing columbarium in a flexible way by applying for the change of use under the planning application system as the first step. After the planning permission is obtained, the Applicant would discuss in-depth with the PCLB on the most appropriate licensing approach for Ever Rest Temple. The present planning application is submitted to seek TPB's sympathetic consideration and this is in line with the spirit of PCO to minimise any social concern arising from people who have purchased these niches before the introduction of regulatory regime. It is also in line with the Government's policy to help meeting part of the demand for columbarium niche spaces at this secluded and tranquil location.

Planning and technical assessments have shown that the application site is suitable for a monastery with columbarium use as it is segregated from residential uses with an appropriate distance and is visually obstructed by the existing boundary wall and mature trees. It is also within a short walking distance to Tai Wo MTR Station and other major public transport facilities. Apart from the provision of a new toilet, the present application will not propose any new structure and all the existing facilities and landscape features within the application site would

remain unchanged. The applied use within the existing buildings at the site are low-rise in nature and over the past few years the Applicant has spent utmost effort to significantly improve the visual quality of the monastery so as to make it visually compatible with the surrounding area. It will not result in any significant impacts on the land use, traffic, environmental, drainage, sewerage, landscape, visual and geotechnical aspects of the locality. In view of its long history, secluded location, small scale and new policy initiatives, the application will not set an undesirable precedent for similar applications in the area.

### 行政摘要

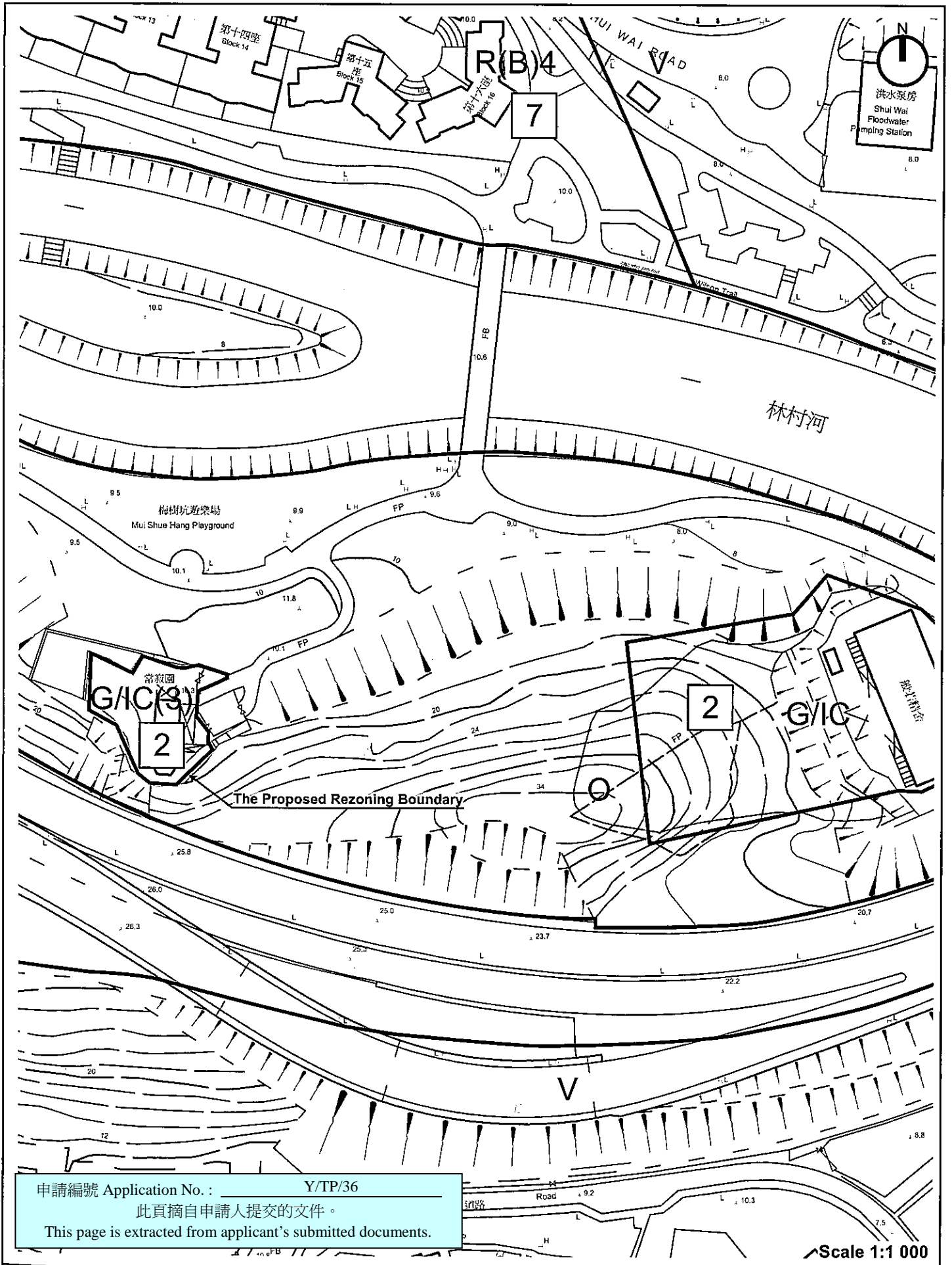
(內容如有差異，應以英文版本為準)

常寂園有限公司是大埔常寂園的經營者，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 5 約地段第 136 號餘段（部份）、138 號餘段（部份）及毗連政府土地（申請地點），由現時在大埔分區計劃大綱核准圖編號 S/TP/30 內之「休憩用地」改為「政府、機構或社區(3)」。擬議「政府、機構或社區(3)」將反映現存名為常寂園的宗教機構的現有土地用途，以及准許其後根據城規條例第 16 條作出規劃申請，將隸屬於常寂園的現存骨灰安置所（共 3,507 個靈灰位）得以繼續運作。

常寂園於 1854 年建立，是區內一所為人熟悉的庵堂，並提供火葬及停放遺體服務（其後改為只有宗教廟宇及骨灰安置所）。直到 80 年代，常寂園的運作因新市鎮發展計劃的起動及大眾對殯儀安排的轉型而受到嚴重影響，加上在同一時間姚榮霖師傅（當時的住持）因患病而需要行常地離開庵堂並接受治療，因此常寂園陷入經濟問題並影響到庵堂漸漸日久失修。後來一輯有關常寂園的電視台採訪在 1996 年播放後，因而得到一班有心人給予常寂園的修復協助。其後經過多次詳細的地盤勘测後，常寂園在 2007 至 2016 年間需要進行緊急結構及工程改善工作，以解決地段界線、結構及消防安全、以及工程力學安全等要求。

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。雖然申請人已經符合多個牌照申請要求，但常寂園在過去曾因應上述提到的特別理由而將骨灰安放布局修改，因此發牌委員會的確認程序將需要較多時間完成。有見及此，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，為常寂園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給城規會酌情考慮，這方案與設立私營骨灰安置所條例時的精神一致，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，並且能夠符合政府的政策在寧靜隱蔽的地方滿足公眾人士對骨灰存放位的強烈需求。

規劃及工程研究指出申請地點位置四周被邊界牆及樹木包圍，與住宅及村落相隔一段距離，但鄰近太和地鐵站及其他主要公共交通設施，所以很適合用作靈灰安置所用途。是次申請除了新增廁所，並不會在申請地點內加設新的構築物，而現存的設備和園景設計將保留不變。申請用途位於低矮的現存建築物內，申請人過去幾年用了最大努力將常寂園的景觀質素大幅改善，務求將常寂園與附近環境在視覺上互相配合，而且並不會對本區及附近的土地利用、交通、環境、排水、排污、園景、視覺景觀及岩土造成不良影響。基於常寂園的長久歷史、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。



申請編號 Application No. : \_\_\_\_\_ Y/TP/36  
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Scale 1:1 000



Plan E: Proposed Amendments to the Tai Po OZP



**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
Field Study/Education/Visitor Centre	Columbarium
Public Convenience	Eating Place
Religious institution	Government Use (not elsewhere specified) Place of Entertainment Place of Recreation, Sports or Culture Public Utility Installation Shop and Services Utility Installation for Private Project

Planning Intention

This zone is intended primarily for religious institution and columbarium uses.

Remarks

- (a) On land designated "Government, Institution or Community (3)" ("G/IC(3)"), the maximum number of niches for columbarium use shall not exceed 3,507.
- (b) 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) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) In determining the maximum number of storey(s) for the purposes of paragraph (b) above, any basement floor(s) may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the number of niches/building height restrictions stated in paragraphs (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

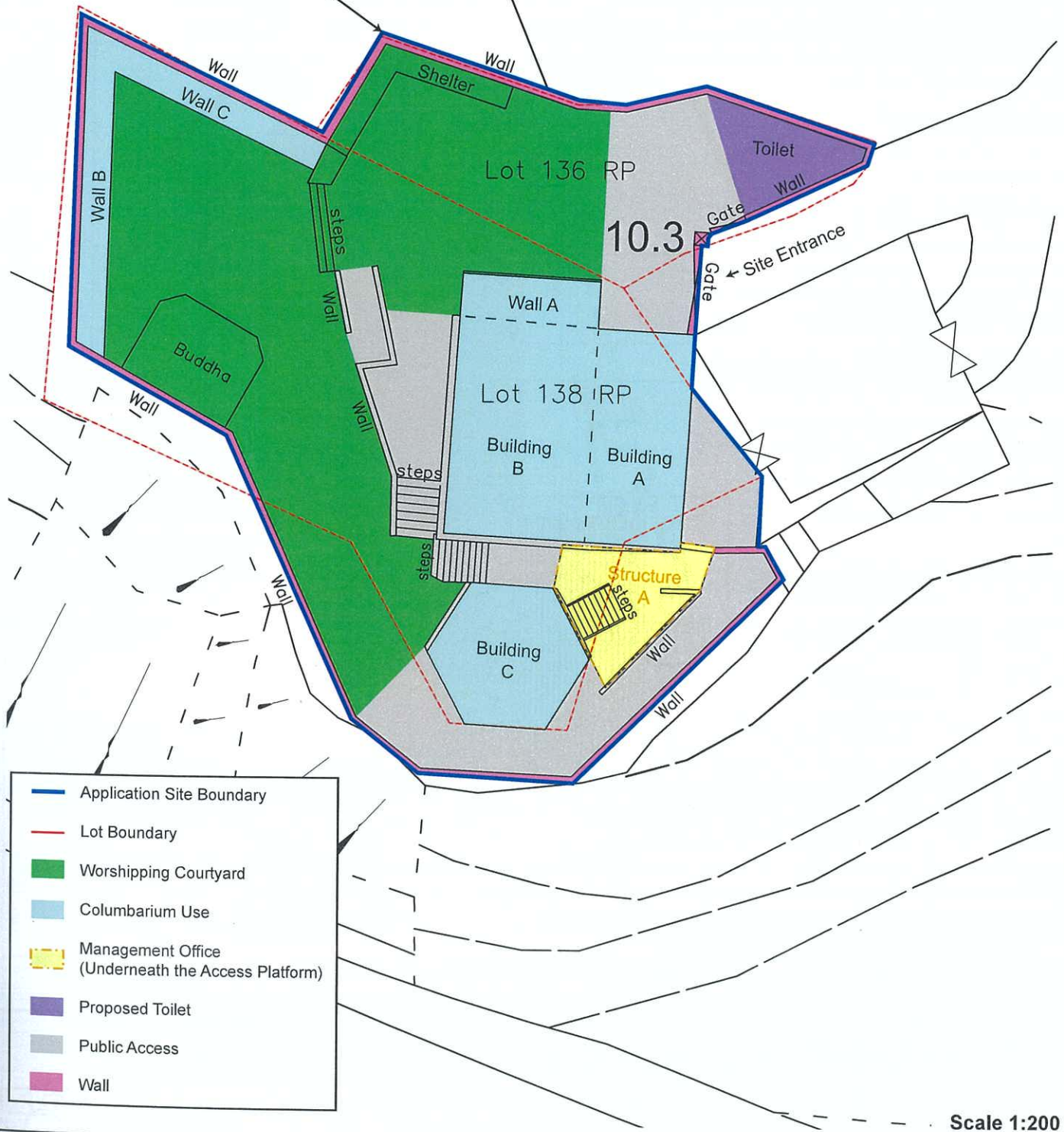
申請編號 Application No. : Y/TP/36

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Boundary of Ever Rest Temple



- Application Site Boundary
- Lot Boundary
- Worshipping Courtyard
- Columbarium Use
- Management Office (Underneath the Access Platform)
- Proposed Toilet
- Public Access
- Wall

Scale 1:200

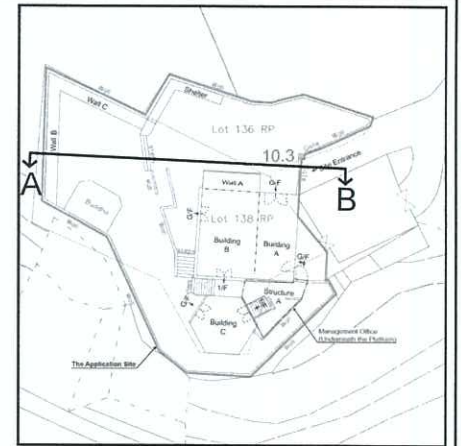


# Plan G: Master Layout Plan

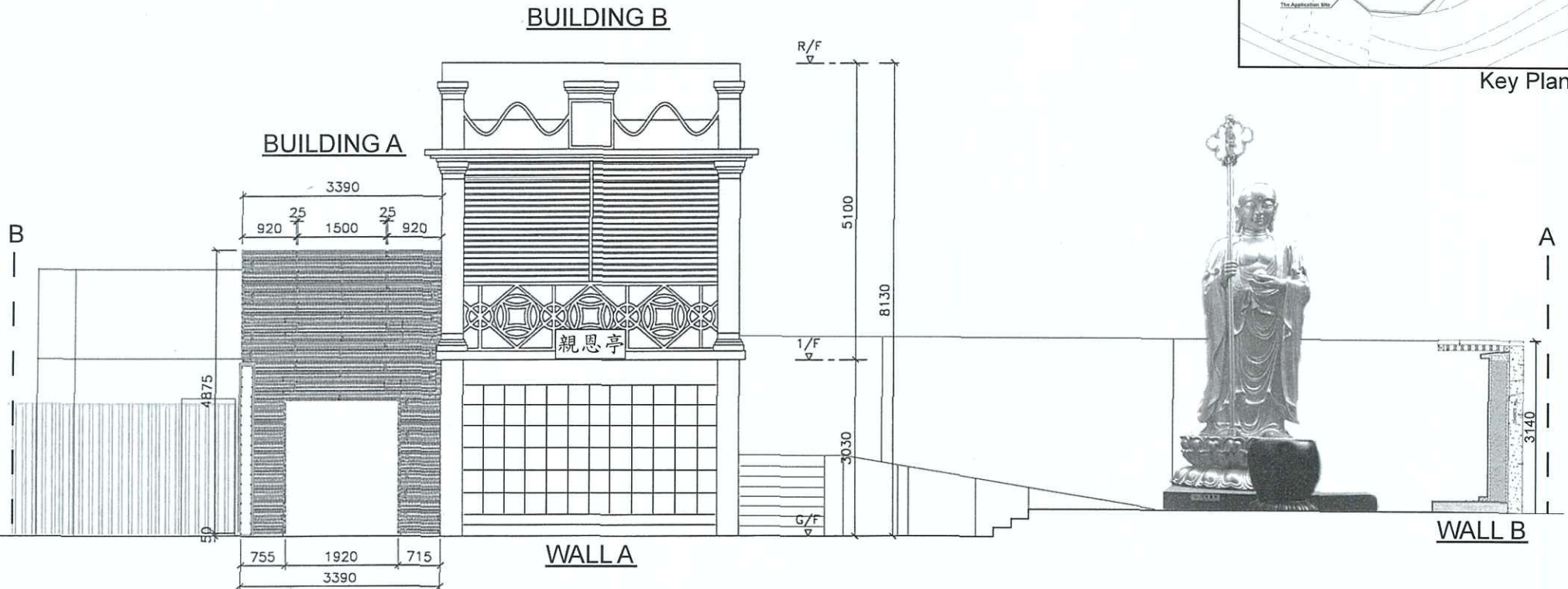
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Key Plan



(For indicative purpose only.  
All measurements must be checked on Site.)

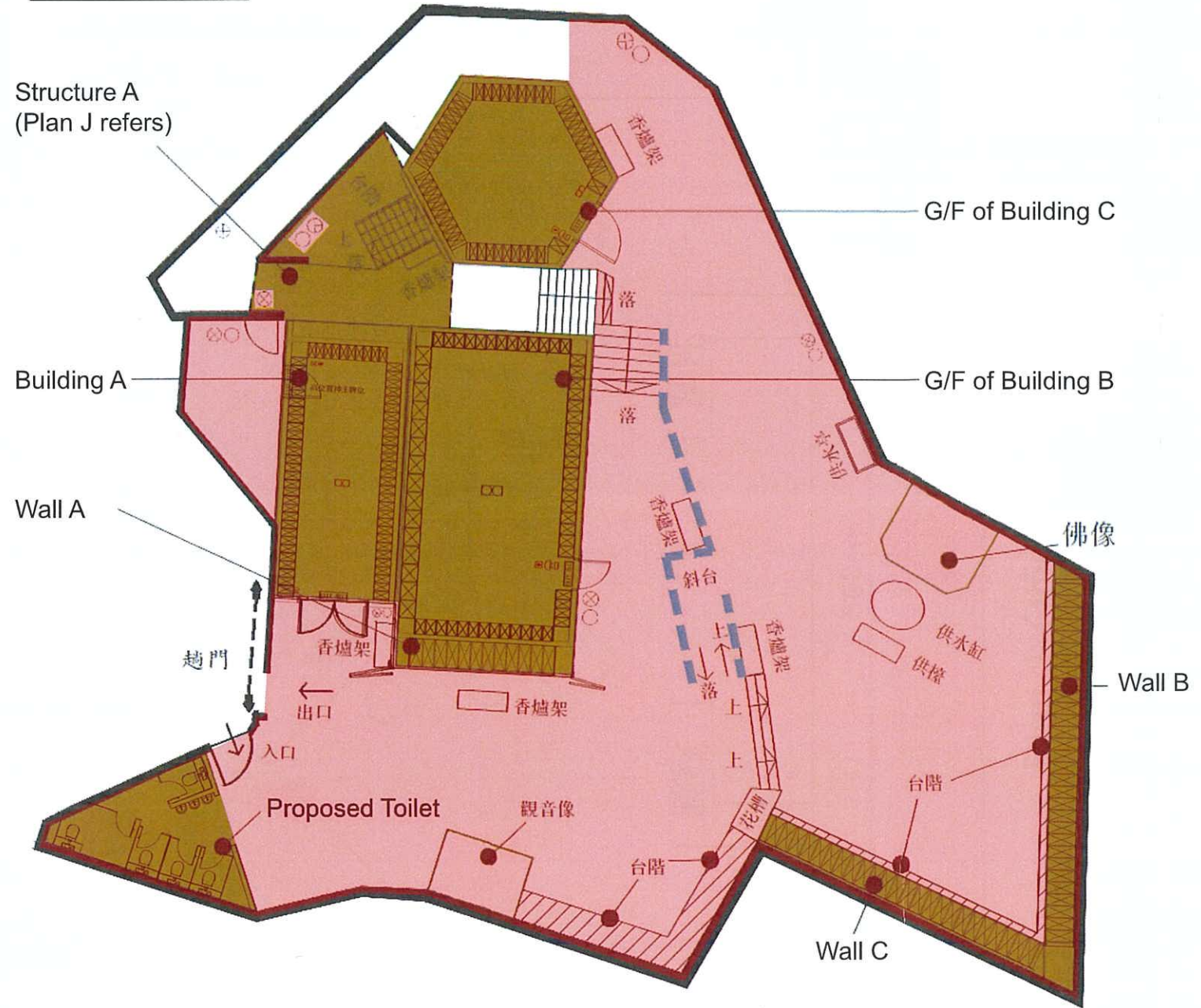
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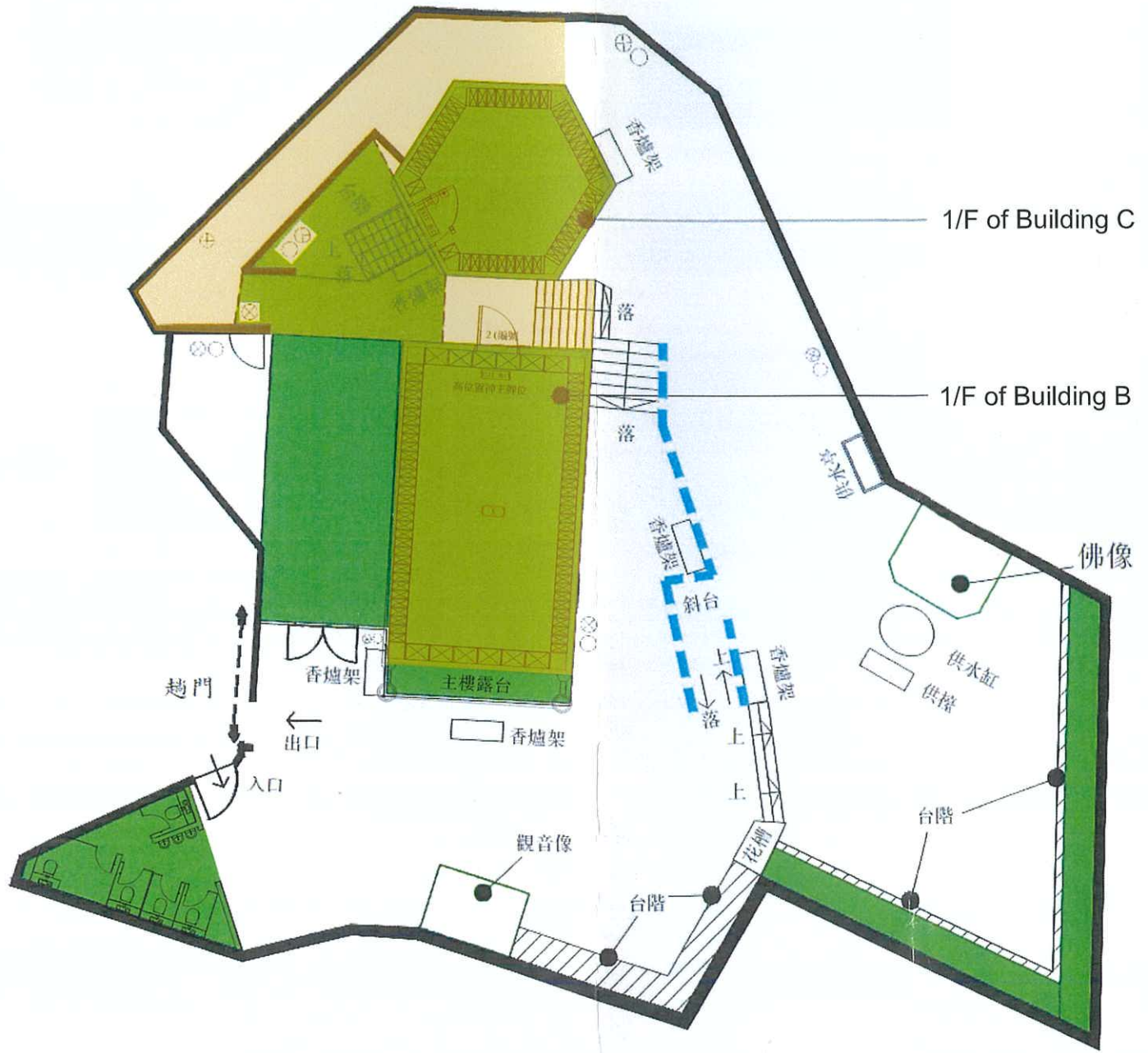
Plan H: Elevation Plan



- Lower Level
- Upper Level
- Building(s) / Structure(s)



Ground Floor Plan



First Floor Plan

(For indicative purpose only. All measurements must be checked on-site.)

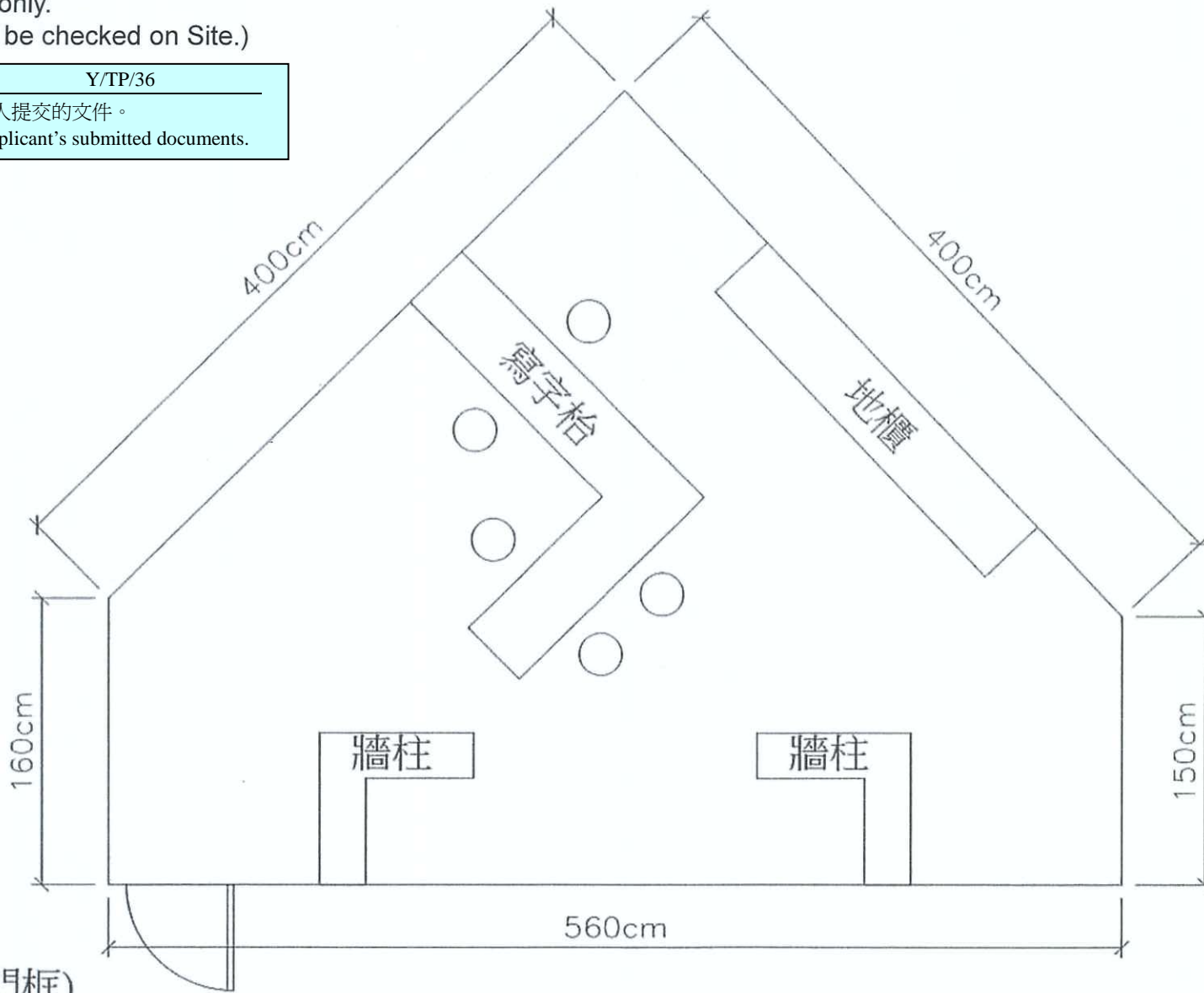
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Plan I : Floor Plans

(For indicative purpose only.  
All measurements must be checked on Site.)

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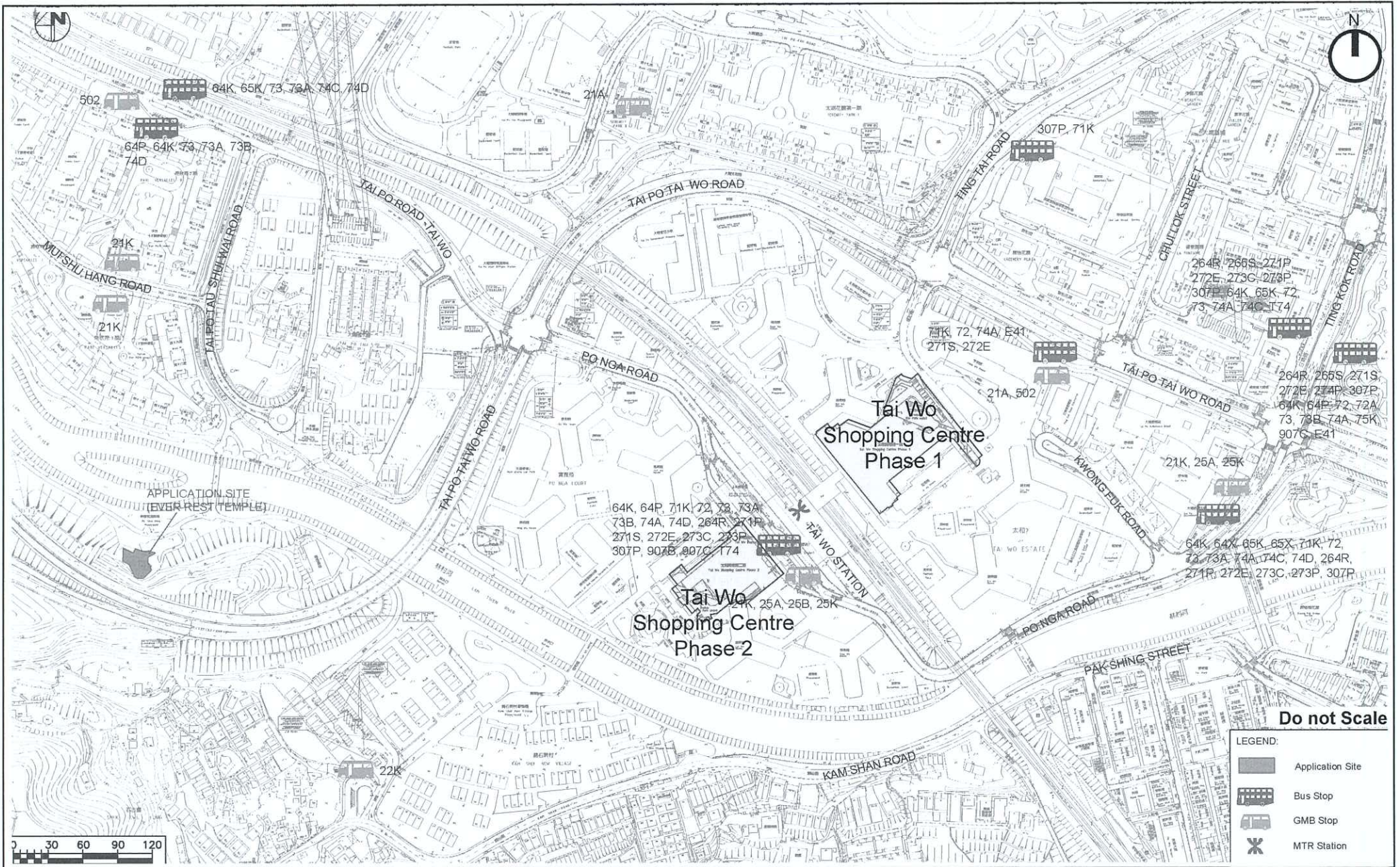


寬 - 83cm  
門 - 89cm (連門框)  
高 - 196cm

Scale 1:75



### Plan J: Office Layout



## Plan Q: Existing Transport Facilities in the Vicinity of the Site

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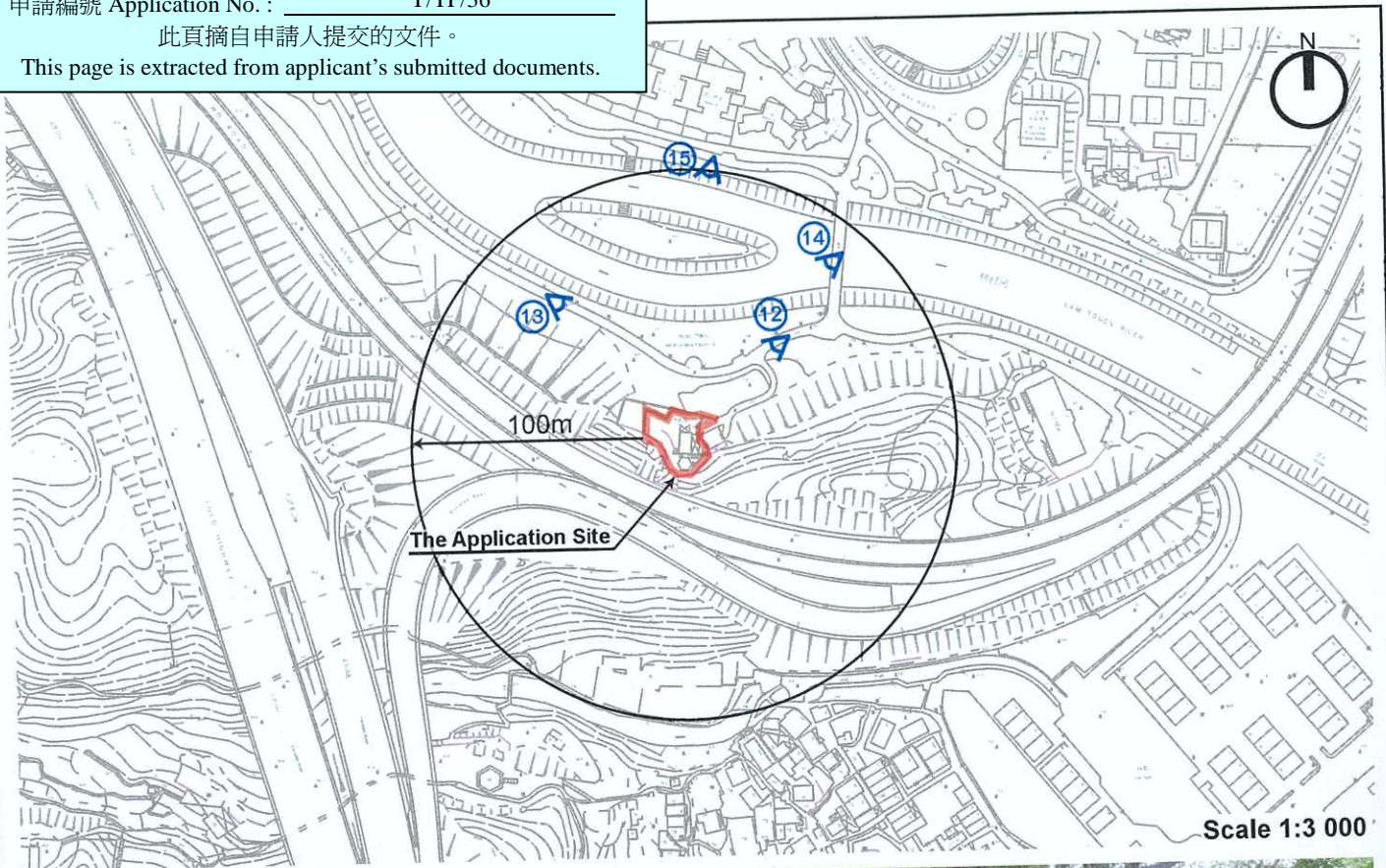


Photo 21



Photo 22

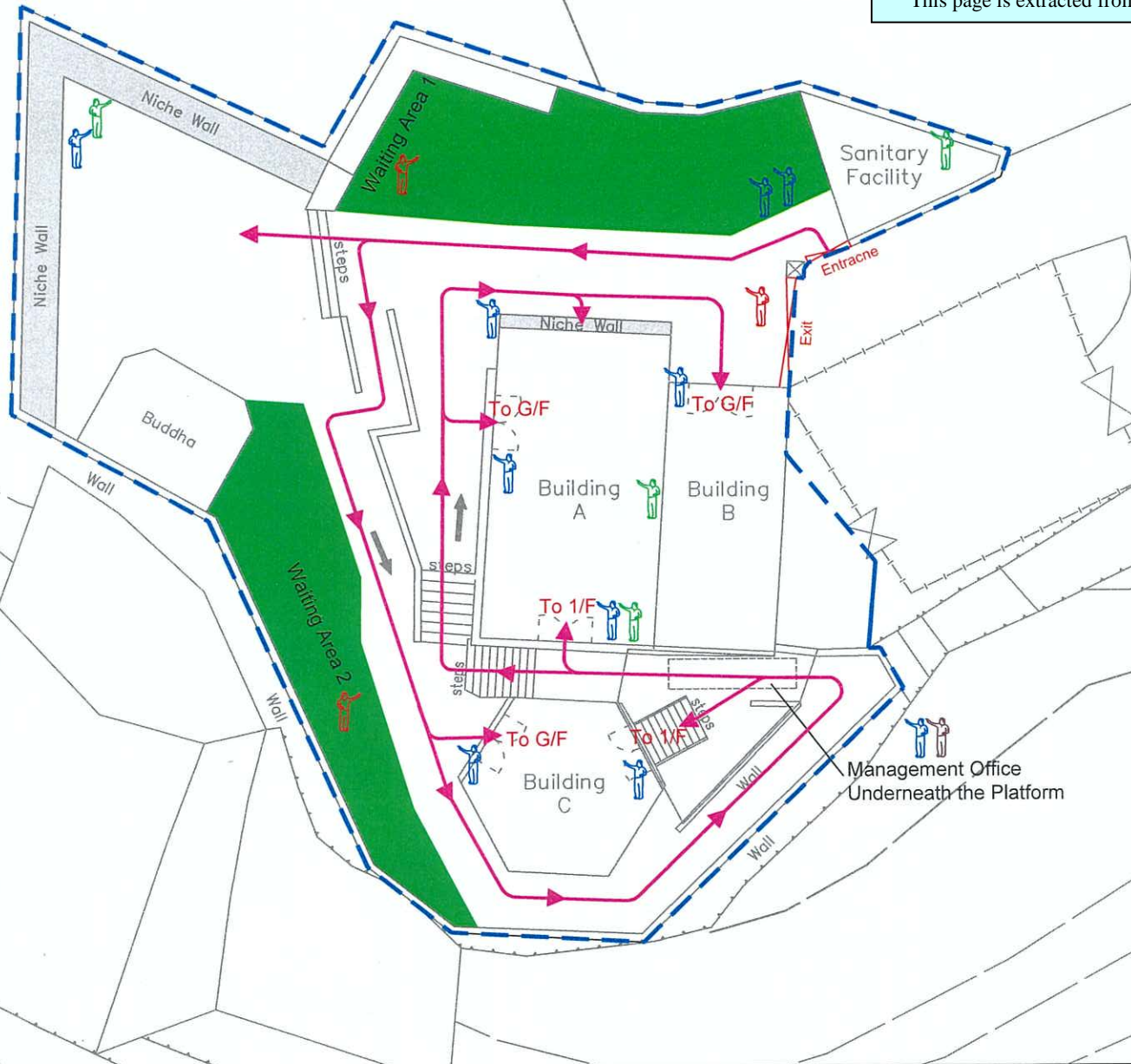


Photo 23



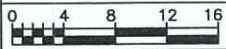
Photo 24





LEGEND:

-  Site Boundary
-  Visitor Ingress Route
-  Security Guard
-  Staff
-  Cleaning Staff
-  Electrician Staff



Date 07/09/2022 Scale 1:400

Section 12A Rezoning Application for Proposed Columbarium at No.8 Mui Shu Hang Road, Tai Wo, Tai Po, New Territories

Proposed Visitors Ingress Routing within Application Site

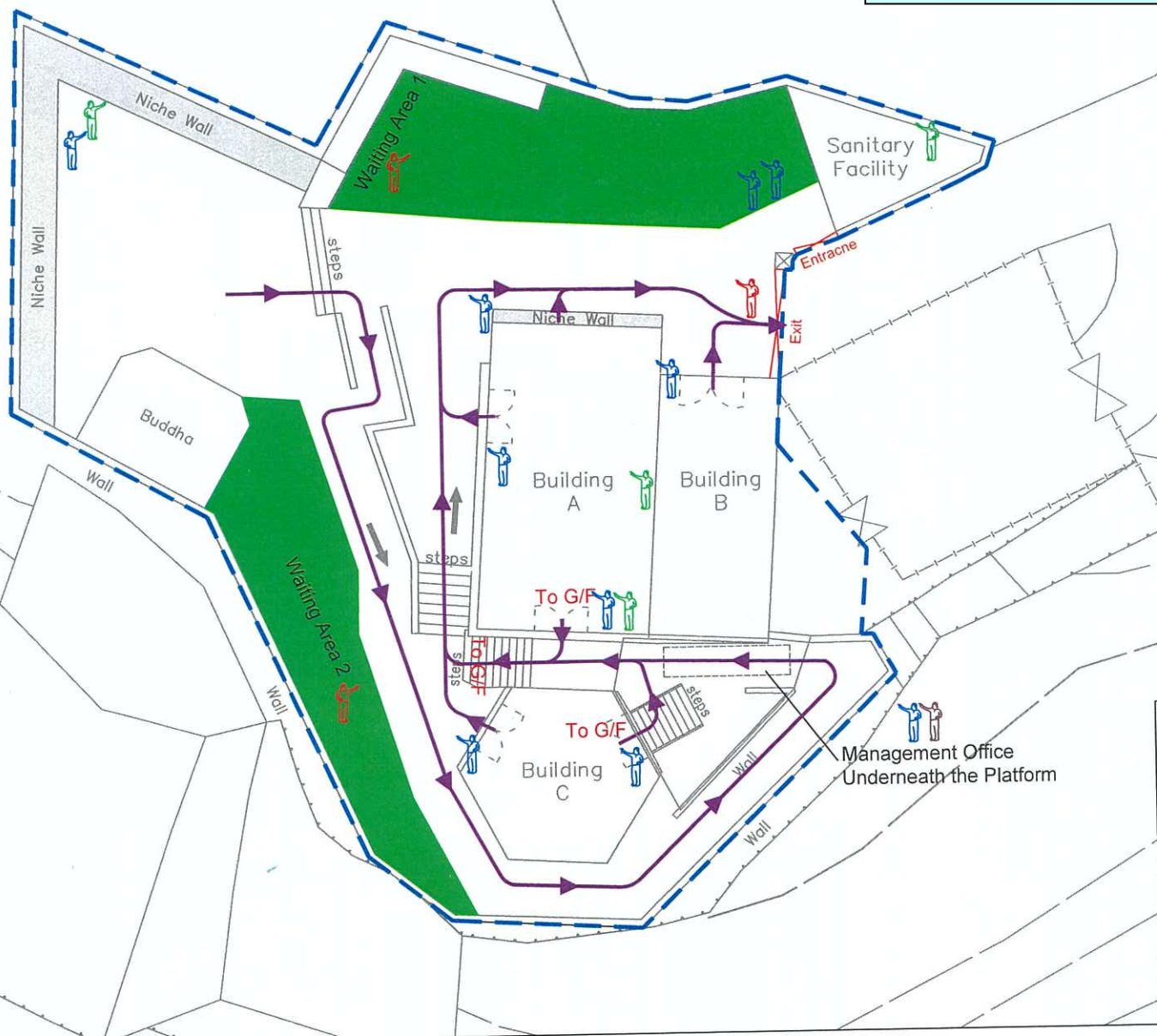
常寂園

Project No. 80741	Rev. B
Dwg No. Figure 4-2	

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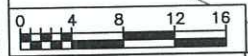


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LEGEND:

- Site Boundary
- Visitor Egress Route
- Security Guard
- Staff
- Cleaning Staff
- Electrician Staff



Section 12A Rezoning Application for Proposed Columbarium at No.8 Mui Shu Hang Road, Tai Wo, Tai Po, New Territories

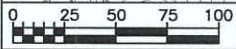
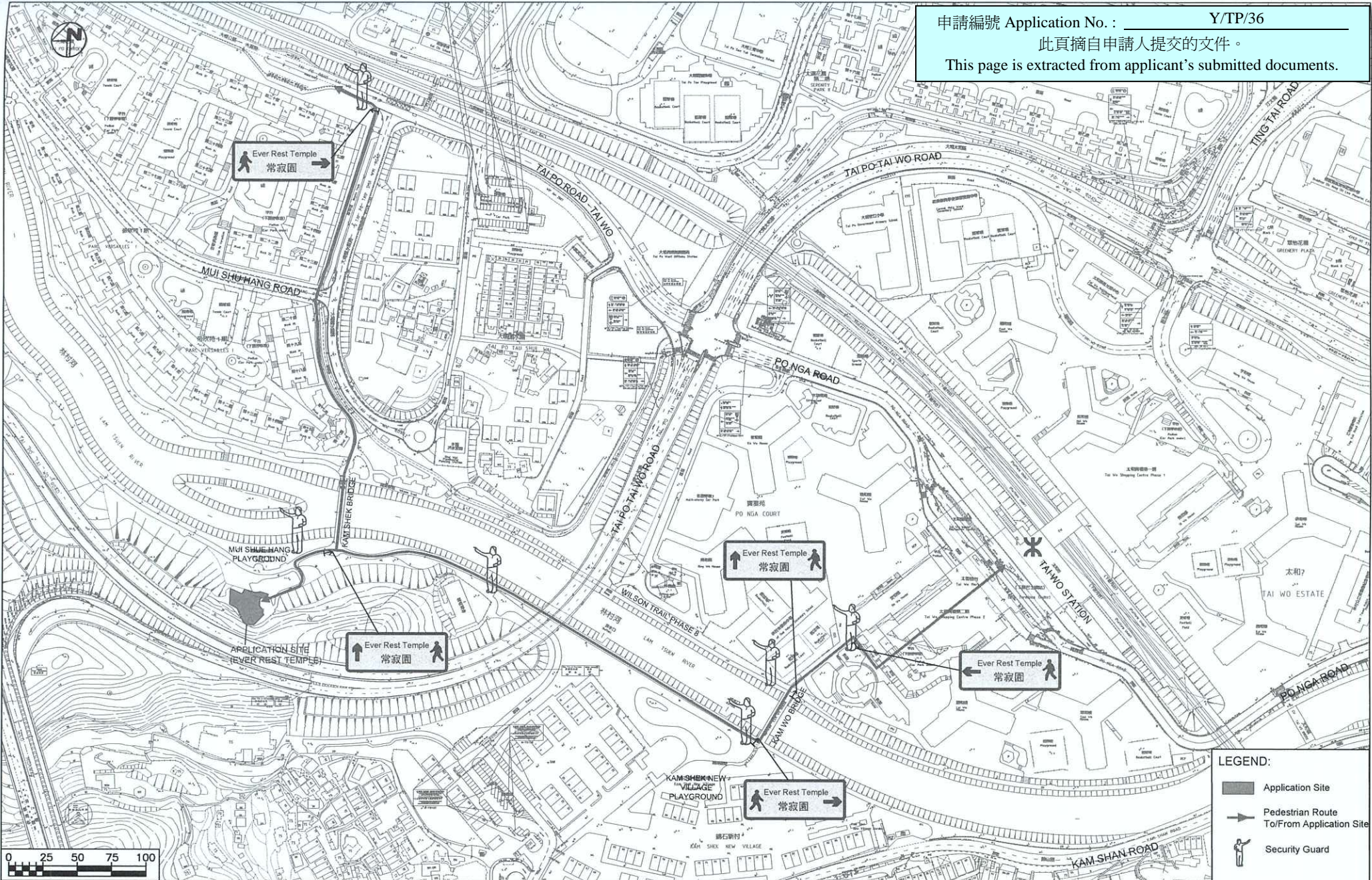
Proposed Visitors Egress Routing within Application Site

常寂園

Project No. 80741	Rev.
Dwg No. Figure 4-3	B

Date 07/09/2022 Scale 1:400

X:\Ozzo\80741\_Columbarium in Tai Wo\Data\Dwg\80741\_Figure 4-3\_20220914.dwg 2022/09/14 15:11:07



Date: 30/08/2022  
 Scale: 1:2500

**Section 12A Rezoning Application for Proposed Columbarium at No.8 Mui Shu Hang Road, Tai Wo, Tai Po, New Territories**  
 Proposed Temporary Management along Major Pedestrian Route to the Application Site

**LEGEND:**

- Application Site
- Pedestrian Route To/From Application Site
- Security Guard

**常寂園**

Project No. 80741  
 Dwg No. Figure 4-4

X:\Ozzo\80741\_Columbarium in Tai Wo\Ozzo\80741\_Figure 4-4.dwg 2022/08/30 19:08:26