

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TP/36**
關於申請編號 Y/TP/36 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 13.3.2023
因應於 2023 年 3 月 13 日接獲的進一步資料而修訂的概括發展規範

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	763 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。

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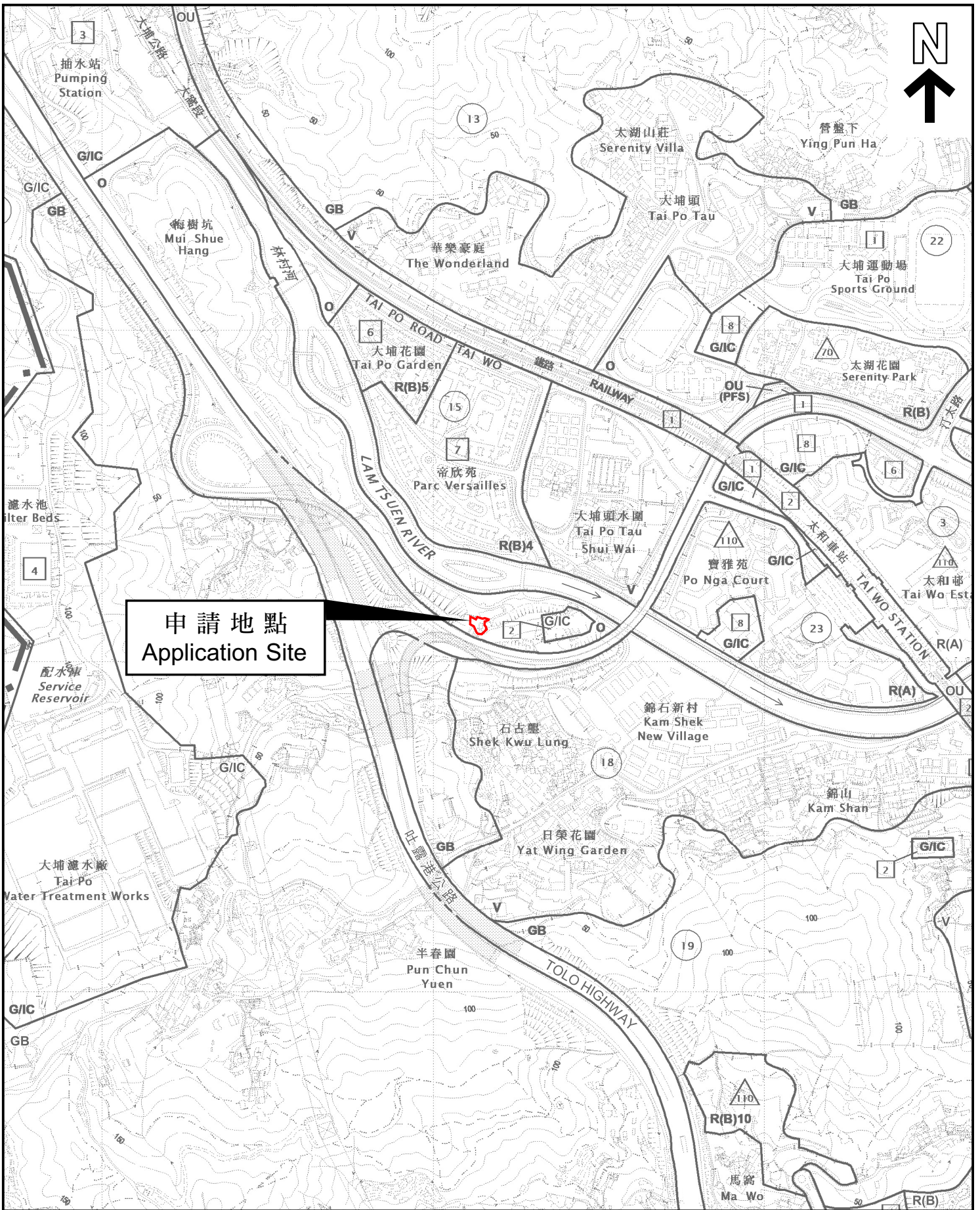
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 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 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"/>
<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 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 type="checkbox"/>
<u>管理方案 Management Plan</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.

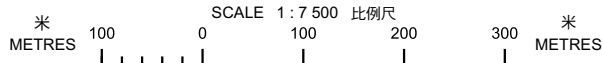
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

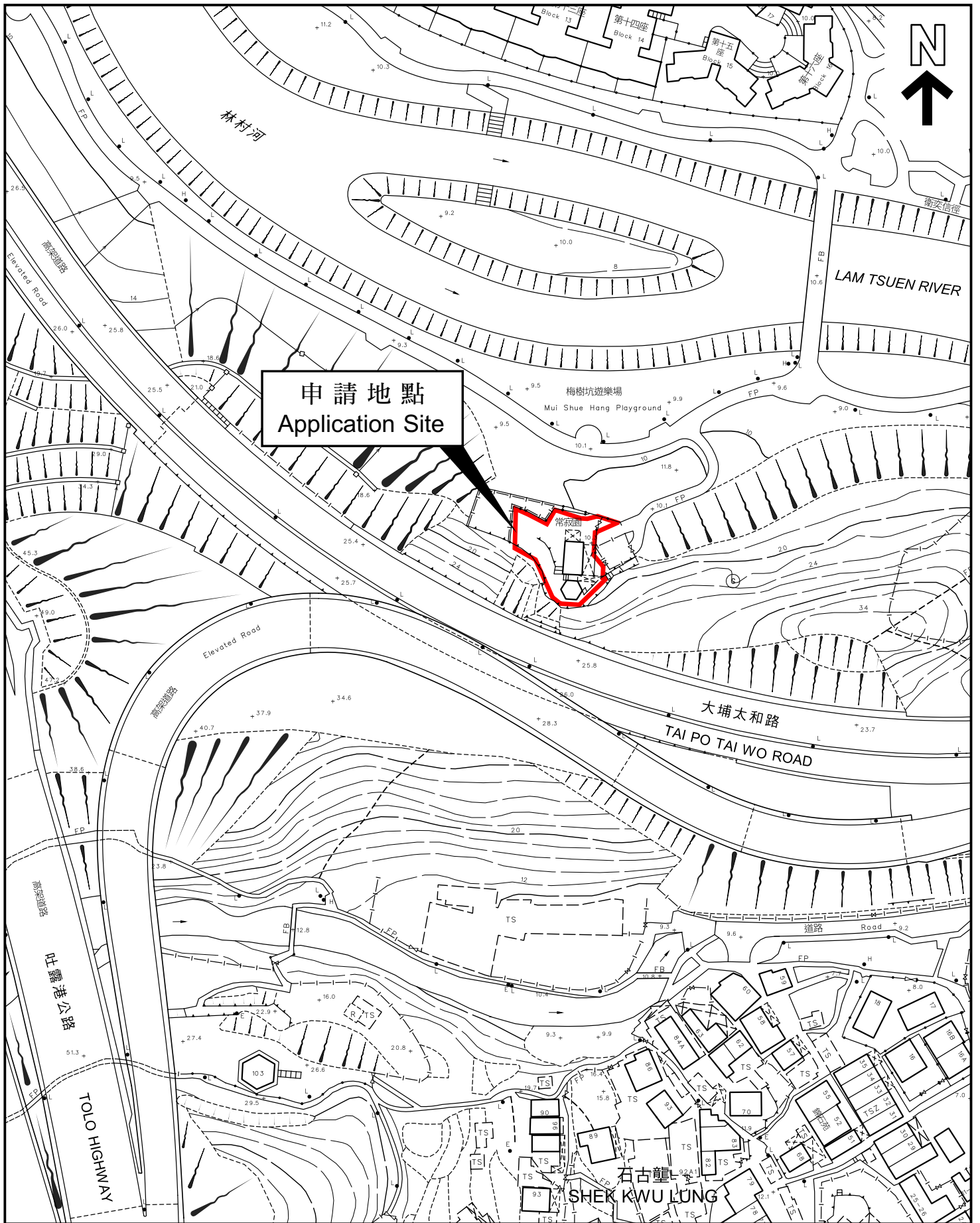
位置圖 LOCATION PLAN

本摘要圖於2023年3月21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 21.3.2023
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



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年3月21日擬備，
所根據的資料為測量圖編號
7-NW-8B
EXTRACT PLAN PREPARED ON 21.3.2023
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

申請編號 Application No. : Y/TP/36

(進一步資料 Further Information)

備註 Remarks

申請人提交進一步資料包括回應部門和公眾意見表及經修訂的交通影響評估、規劃綱領和管理方案。

The applicant provided further information including a table of responses to departmental and public comments, a revised Traffic Impact Assessment, Planning Statement and Management Plan.

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。

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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 763 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 in 2017, the Applicant had submitted the private columbarium licensing (PCL) application to the Private Columbaria Licensing Board on 27.3.2018. The Applicant had fulfilled a series of requirements and obtained the Approval-in-principle Temporary Suspension of Liability on 23.2.2023. This planning application is submitted to comply with the town planning requirements of the PCL application.

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)

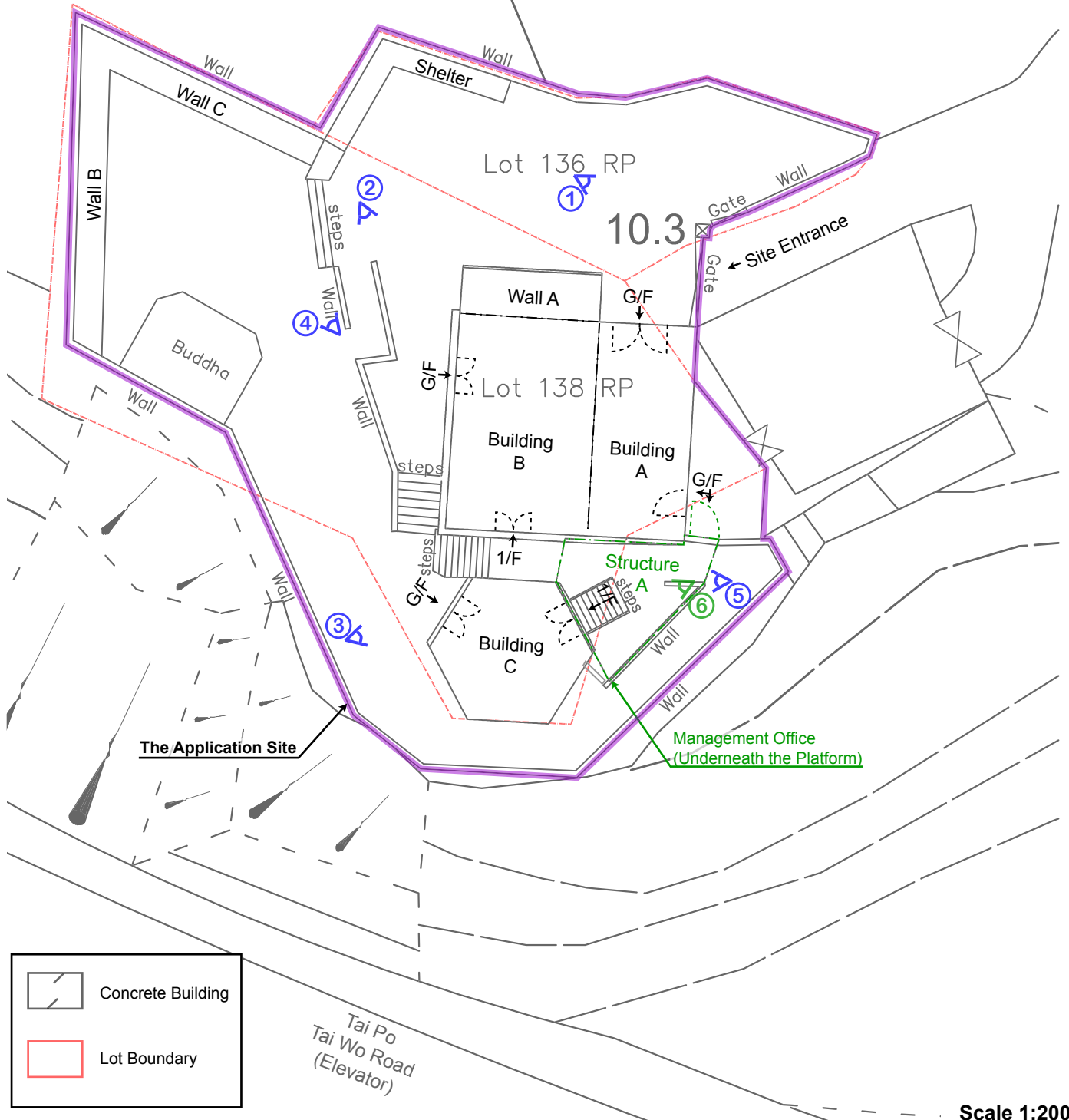
常寂園有限公司是大埔常寂園的經營者，現透過達材都市規劃顧問有限公司，根據城市規劃條例第 12A 條向城市規劃委員會（城規會）遞交修訂圖則申請，將位於丈量約份第 5 約地段第 136 號餘段（部份）、138 號餘段（部份）及毗連政府土地（申請地點），由現時在大埔分區計劃大綱核准圖編號 S/TP/30 內之「休憩用地」改為「政府、機構或社區(3)」。

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 763 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測後，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。

申請人因應在 2017 年私營骨灰安置所條例之最新要求，已於 2018 年 3 月 27 日向私營骨灰安置所發牌委員會提交了私營骨灰安置所牌照申請。申請人亦已經符合了一系列的要求，並在 2023 年 2 月 23 日獲得了原則上同意暫免法律責任書，而是次規劃申請是為了符合私營骨灰安置所牌照申請的城市規劃要求。

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。



Plan B: Site Plan

(Survey Sheet
Overlaid by Setting Out Plan)



Photo 1: Entrance of the site and Building A.



Photo 2: Building B and Wall A.



Photo 3: Building C.

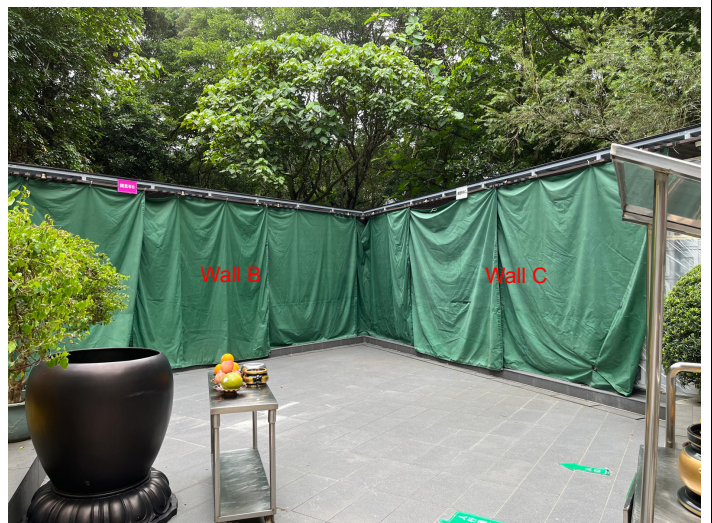


Photo 4: Wall B and Wall C.



Photo 5: At the upper platform.



Photo 6: Management office underneath the platform.



Site Photos (1): Existing Site Condition

(See Plan B for Visual Points)



Before



After

Improvement on the Building Facade



Before



After

Improvement on the Outdoor Worshipping Courtyard



Before



After

Improvement on the Exterior of the Building



Before



After

Improvement on the Pedestrian Circulation Area

Completion of Phase 1 Restoration Works (After 2009)

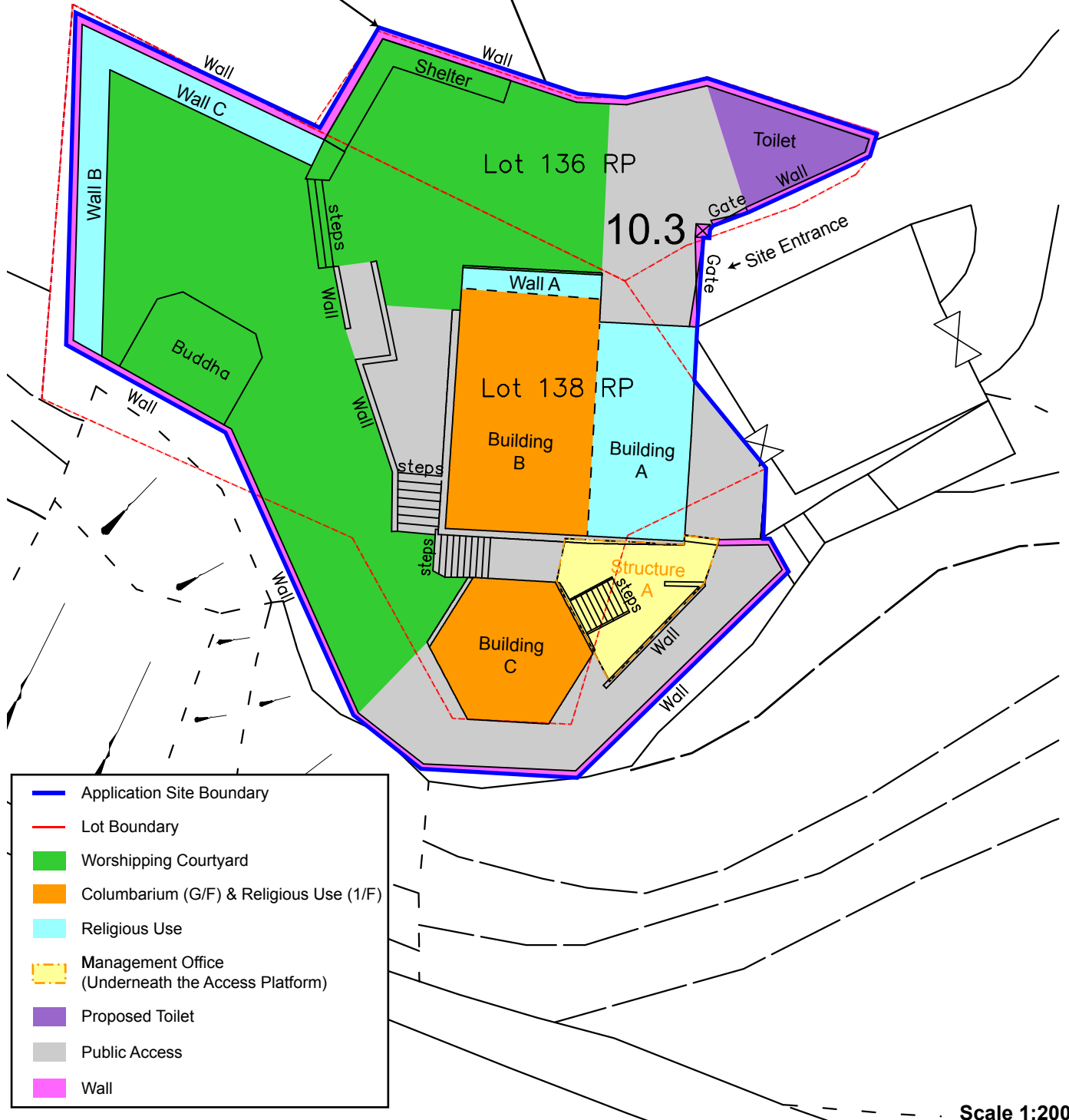
Completion of Phase 2 Restoration Works (After 2016)



Plan F: Major Improvement from the Previous Case



Boundary of Ever Rest Temple



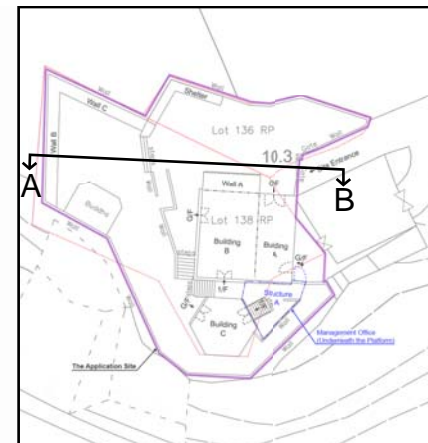
- Application Site Boundary
- Lot Boundary
- Worshipping Courtyard
- Columbarium (G/F) & Religious Use (1/F)
- Religious Use
- Management Office (Underneath the Access Platform)
- Proposed Toilet
- Public Access
- Wall

Scale 1:200

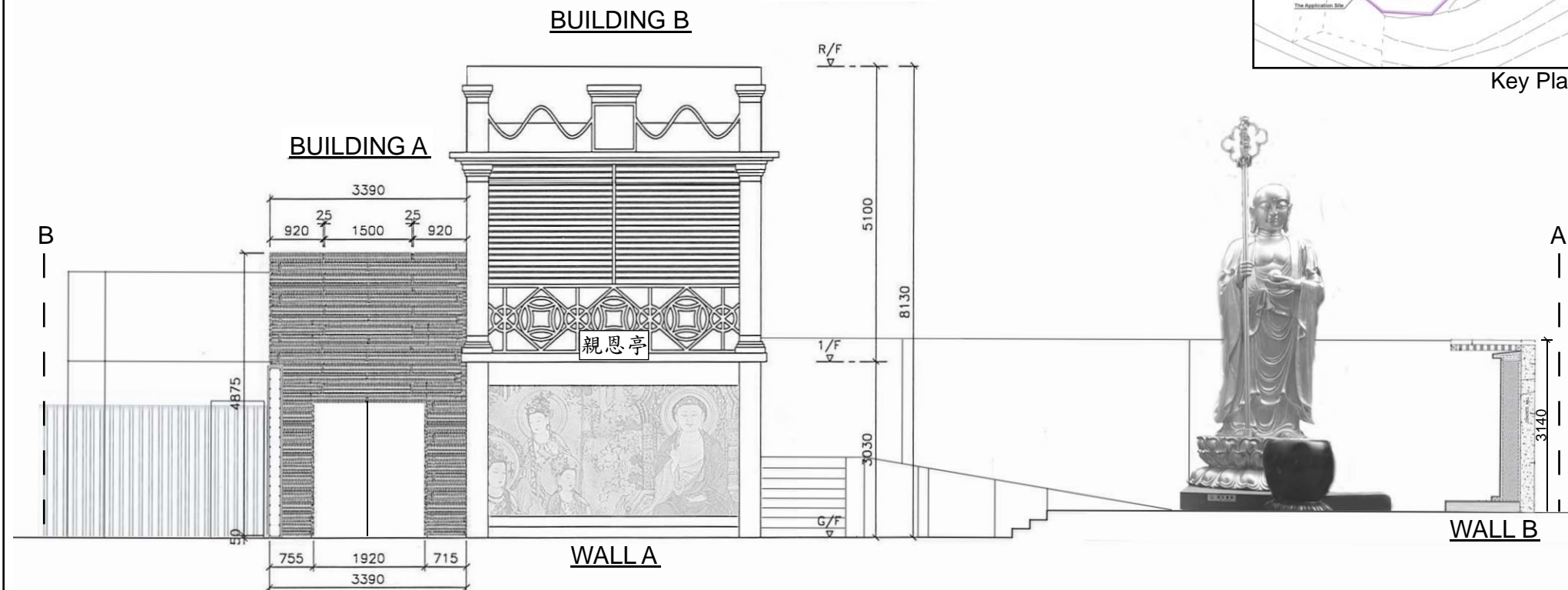


Plan G: Master Layout Plan

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 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



Key Plan



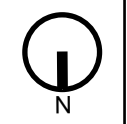
(For indicative purpose only.
 All measurements must be checked on Site.)

Scale 1: 100

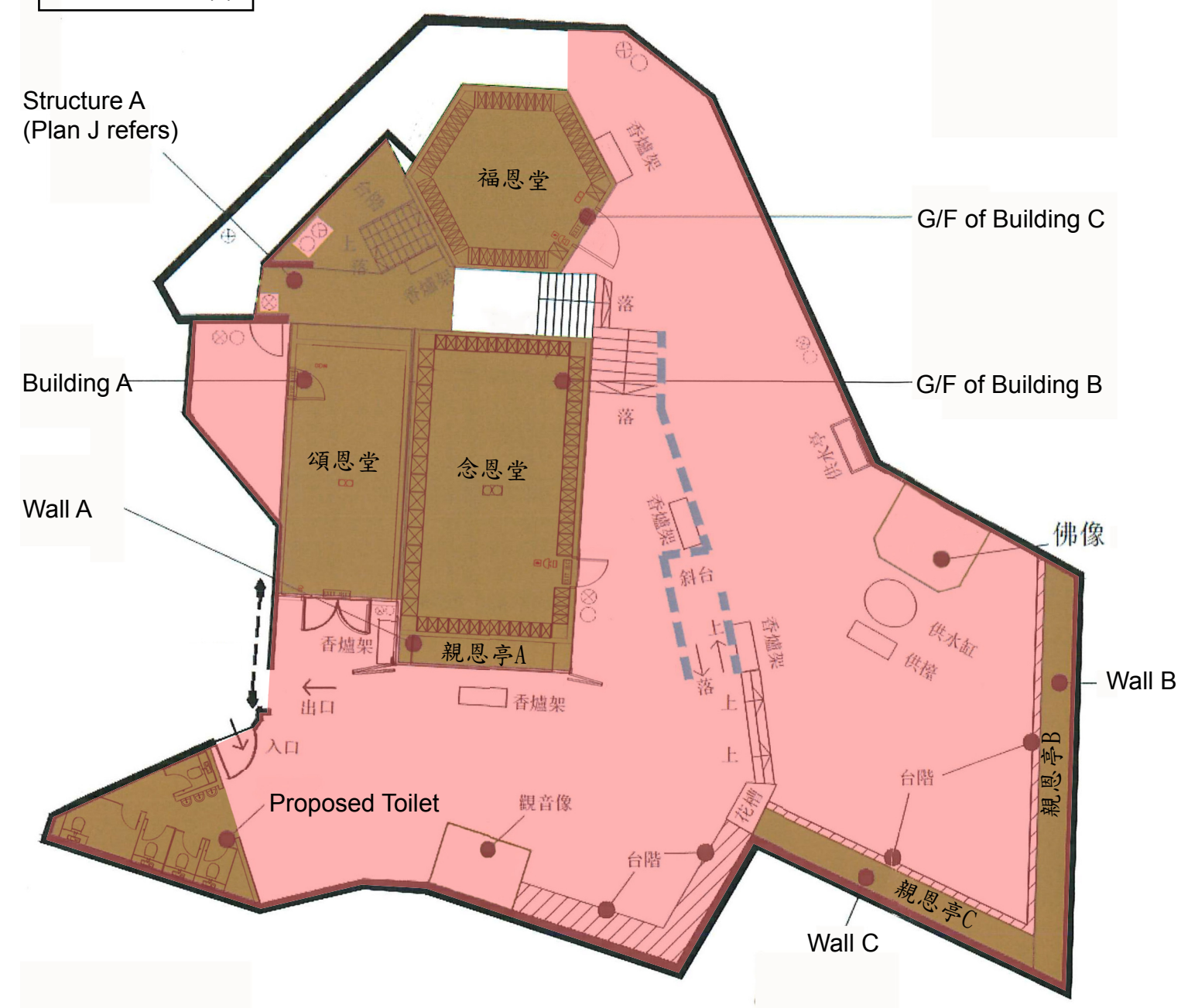


Plan H: Elevation Plan

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 此頁摘自申請人提交的文件。
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- 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.)

Scale 1:125



Plan I: Floor Plan