

**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

Revised broad development parameters in view of
the further information received on 24.4.2023
因應於 2023 年 4 月 24 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/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	<u>Section 12A application</u> 第 12A 條申請 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		
	<u>Further information received</u> 接獲進一步資料 Approved Sha Tin Outline Zoning Plan No. S/ST/36 沙田分區計劃大綱核准圖編號 S/ST/36		
Zoning 地帶	<u>Section 12A application</u> 第 12A 條申請 "Village Type Development" 「鄉村式發展」		
	<u>Further information received</u> 接獲進一步資料 "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	5,100 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	-		

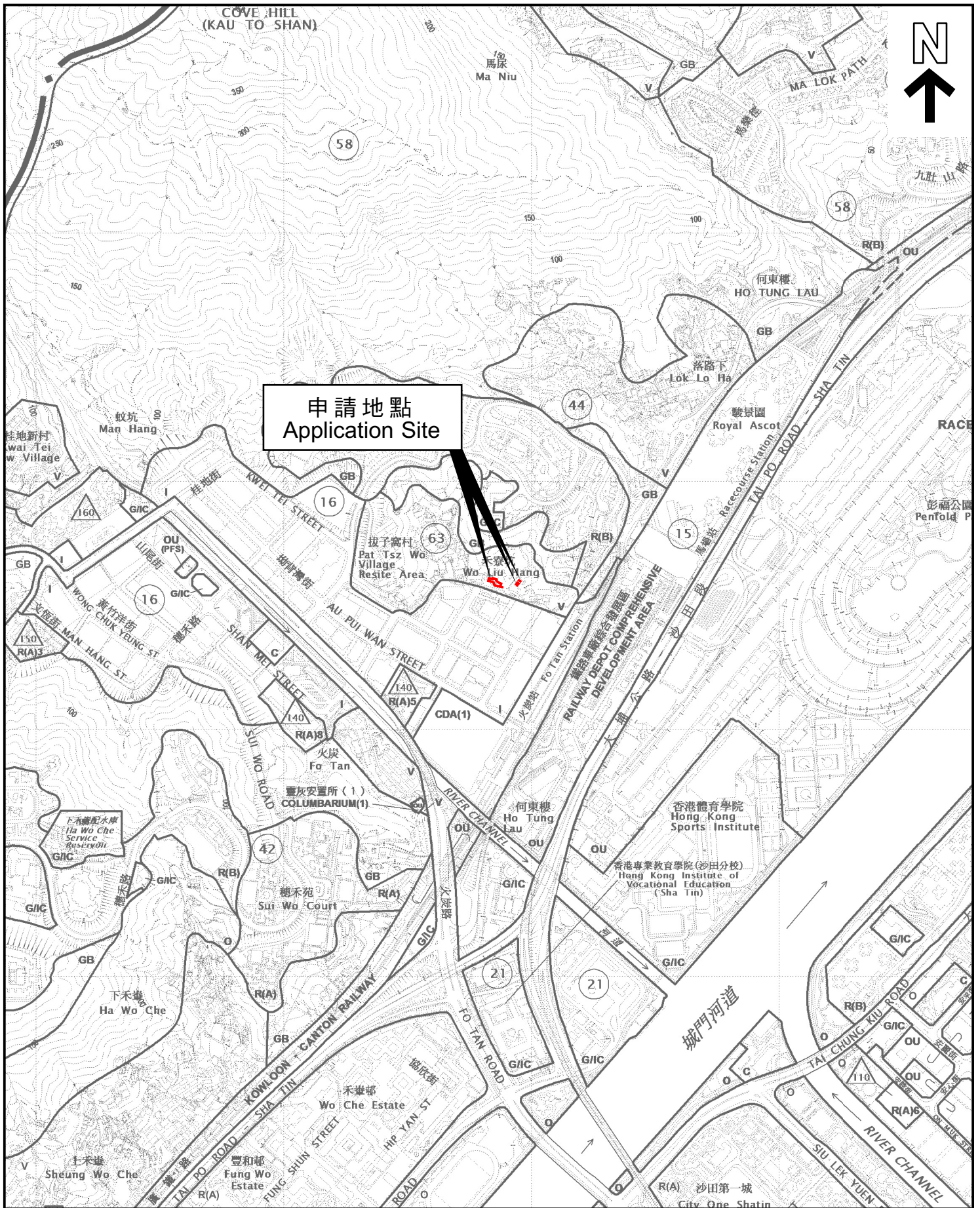
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Management Plan 管理方案</u>		
<u>Responses to departmental comments 回應部門及公眾人士的意見</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。



位置圖 LOCATION PLAN

本摘要圖於2023年4月25日擬備，
所根據的資料為於2022年11月8日
核准的分區計劃大綱圖編號S/ST/36

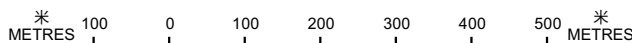
EXTRACT PLAN PREPARED ON 25.4.2023
BASED ON OUTLINE ZONING PLAN No.
S/ST/36 APPROVED ON 8.11.2022

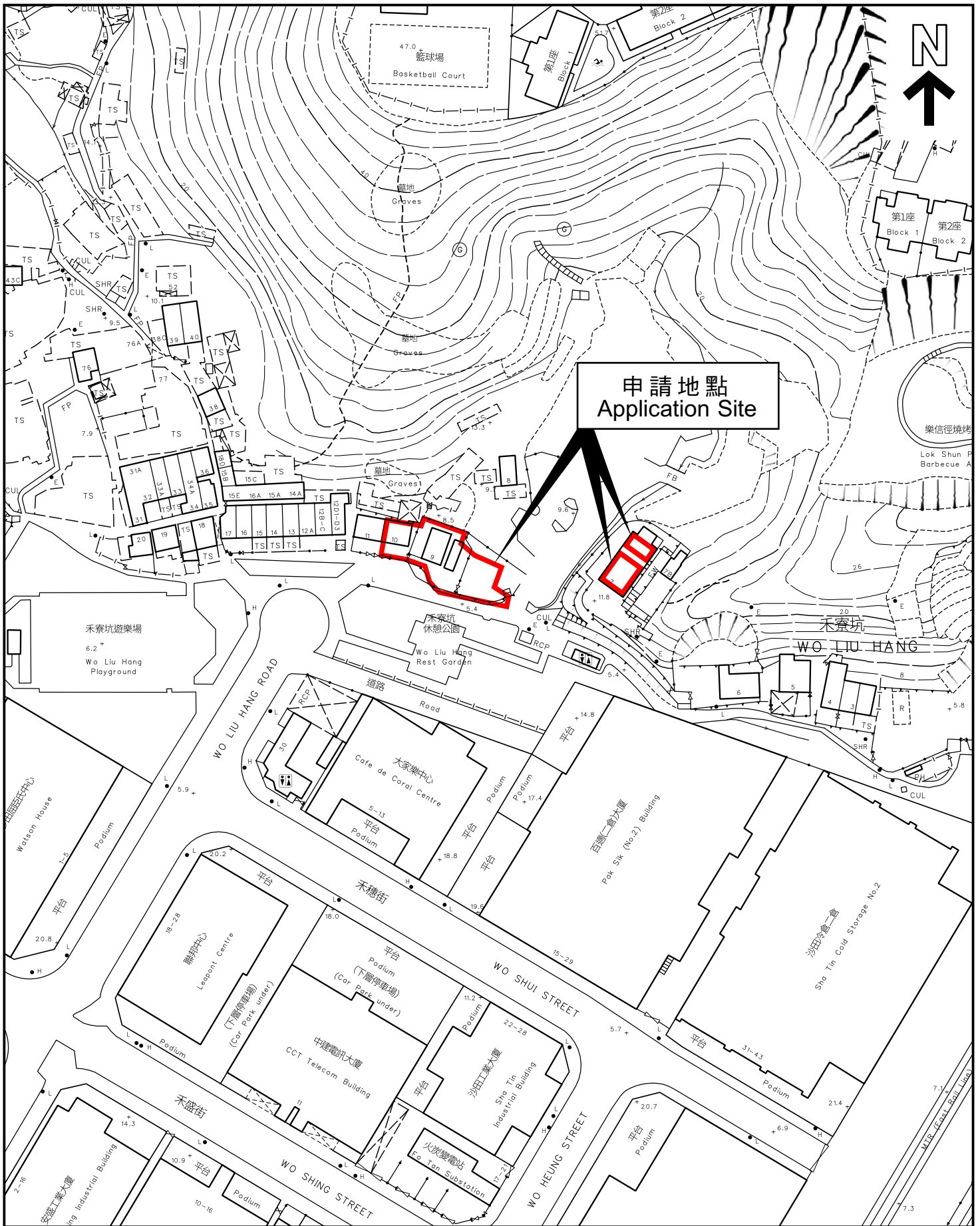
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

Y/ST/56

SCALE 1 : 10 000 比例尺





平面圖 SITE PLAN

本摘要圖於2023年4月25日擬備，
 所根據的資料為測量圖編號
 7-SE-1D及6B
 EXTRACT PLAN PREPARED ON 25.4.2023
 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

申請編號 Application No. : Y/ST/56

備註 Remarks

申請人呈交進一步資料，修改是次申請的骨灰龕位數目，並提交整合文本，包括經修訂的規劃綱領、交通影響評估、管理方案及對部門意見的回應。

The applicant submitted further information to amend the number of niches under the current application, and submitted consolidated report enclosing revised planning statement, traffic impact assessment, management plan and response to departmental comments.

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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OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Columbarium" Only

Columbarium	Public Utility Installation Utility Installation for Private Project
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Planning Intention

The zone is primarily for land intended for columbaria use.

Remarks

- (a) On land designated "Other Specified Uses" annotated "Columbarium",
- (i) 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 a maximum gross floor area of 4,149m² and a maximum site coverage of 37.5%; and
 - (ii) no new development, or addition, alteration and/or modification to an existing building, other than redevelopment of an existing building, shall exceed a maximum building height of 14.5m. An existing building is allowed to be redeveloped to the same height of the building provided the existing gross floor area of the building is not exceeded.
- (b) On land designated "Other Specified Uses" annotated "Columbarium (1)",
- (i) 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 a maximum gross floor area of 293m², a maximum site coverage of 40%, and a maximum building height of 6.2m; and
 - (ii) the maximum number of niches for columbarium use shall not exceed 3,499.
- (c) *On land designated "Other Specified Uses" annotated "Columbarium (2)",*
- (i) *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 a maximum gross floor area of 464.06m², a maximum site coverage of 47.3%, and a maximum building height of 7.95m; and*
 - (ii) the total number of niches for columbarium use within Sub-area (a) shall not exceed 5,100.**
 - (iii) Only ancillary office is permitted within Sub-area (b).**