

LEGEND

- Subject Site
(Total Site Area: 1,989m²)
- Private Land
[About 1,530m² (76.9%)]
- Government Land
[About 459m² (23.1%)]
- - - Lot Boundary
- Village Environ of Lei Uk Tsuen

Lot Plan of the Subject Site

(Base Plan extracted from Lot Index Plan No. MH0233112017)

Figure 2

1 : 750



弘域城市規劃顧問有限公司

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香港北角銀禧街 9-23 號秀明中心 20 樓 C 室

Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.

Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

參考編號

REFERENCE No.

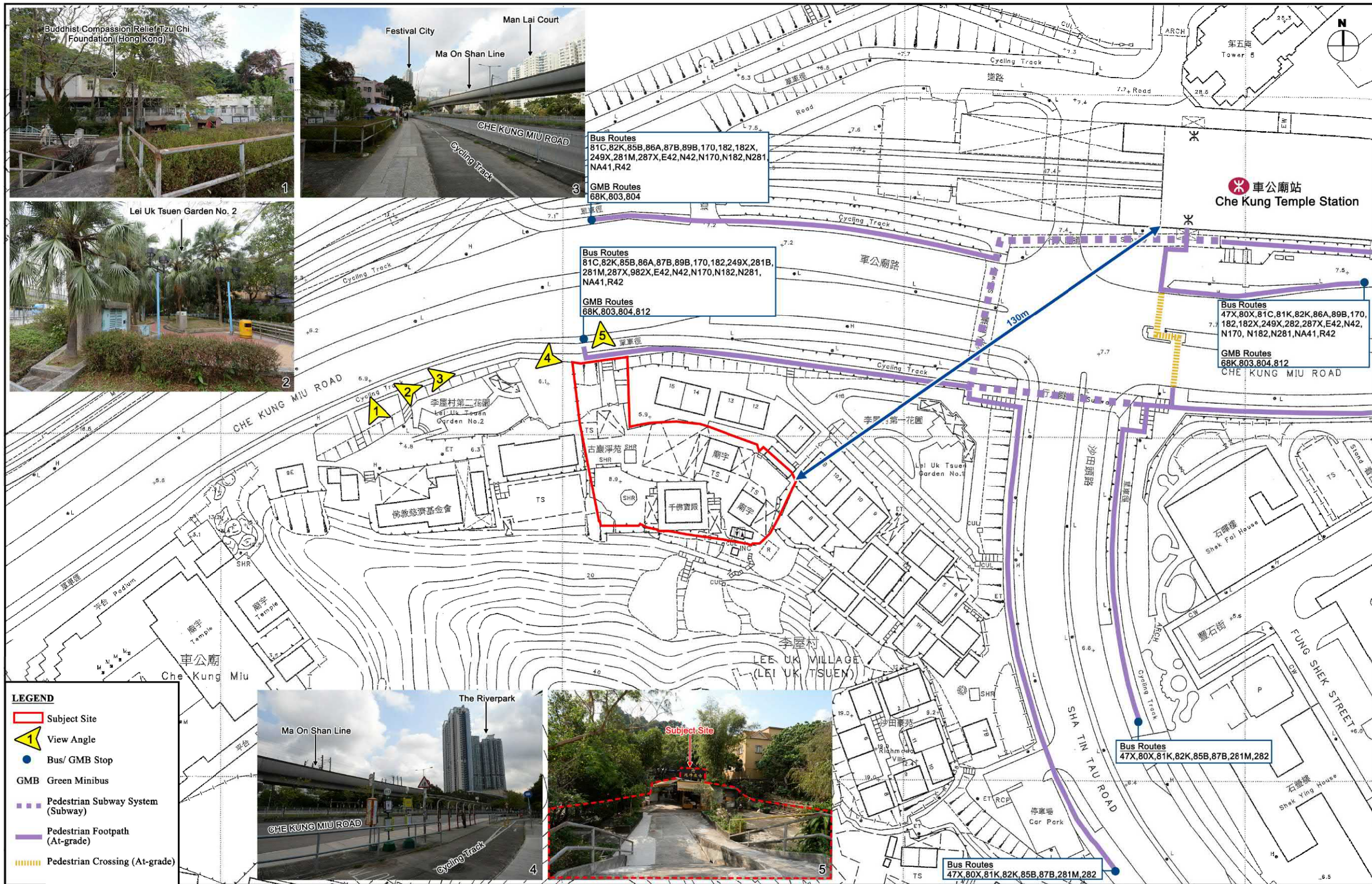
Y/ST/42

繪圖 DRAWING Z-1

(來源：申請人於2020年11月20日呈交的進一步資料內的繪圖)

(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED

FURTHER INFORMATION ON 20.11.2020)



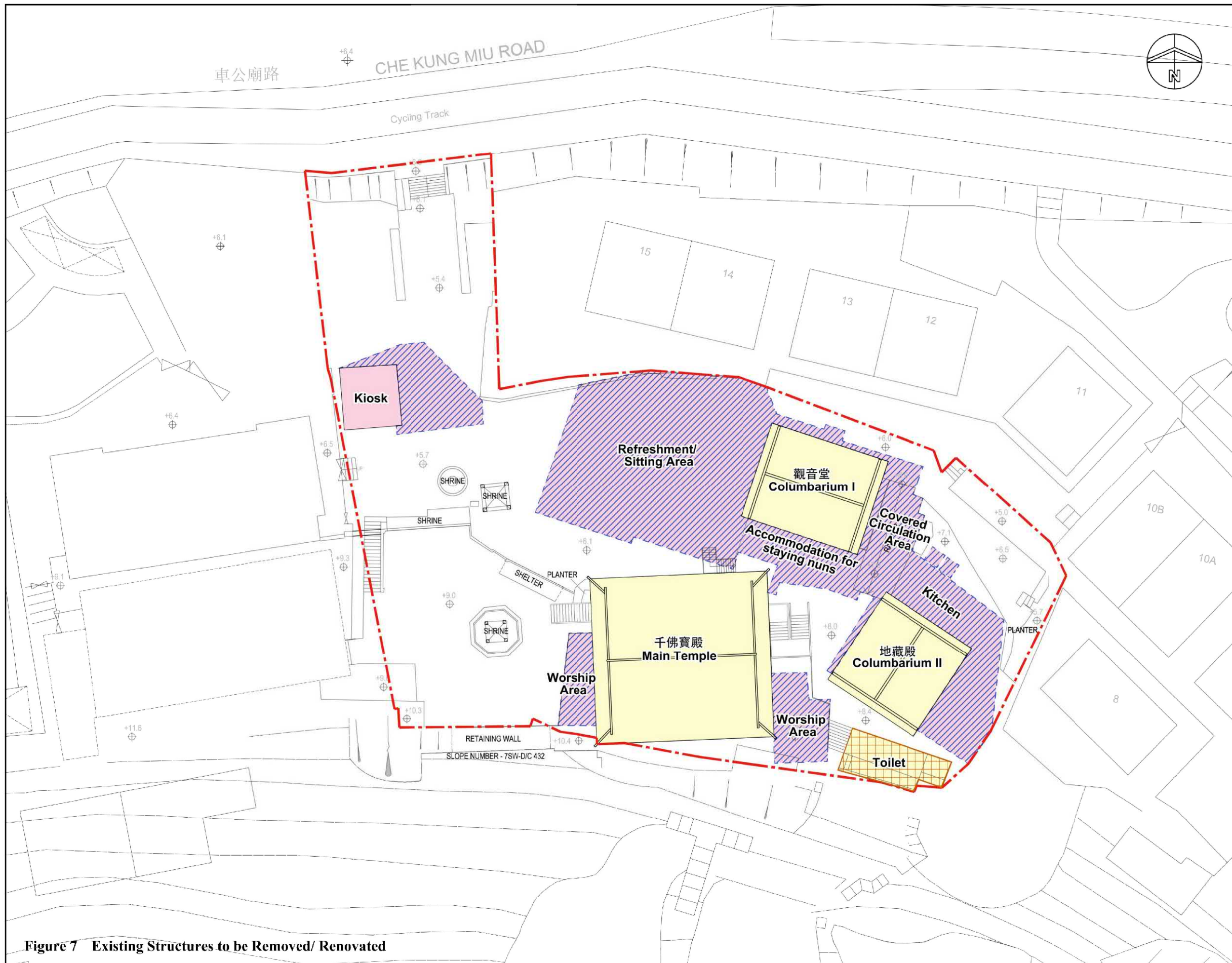
The Subject Site and Its Surroundings
 (Base Plan extracted from the Government Survey Sheet No. 7-SW-20B)

VISION
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 Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

Figure 4
 1:1000

參考編號 REFERENCE No.	Y/ST/42	繪圖 DRAWING Z-2
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(來源: 申請人於 2020 年 11 月 20 日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 20.11.2020)



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- LEGEND**
- Existing temporary structure
 - Existing permanent structure
 - Existing structure to be removed
 - Existing structure to be renovated
 - Subject Site Boundary

REVISION		
NO.	DATE	DESCRIPTION

ARCHITECT
STUDIO | REA
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 Email: mail@studioorca.com

STUDIO | RAYMOND CHAU | ARCHITECTURE | LIMITED

PROJECT NAME
 REZONING APPLICATION FROM "V" TO "GIC" ZONE AT LOT NO. 753 in D.D. 179, LOT NOS. 60 S.A, 561 in D.D. 184, AND ADJOINING GOVERNMENT LAND SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

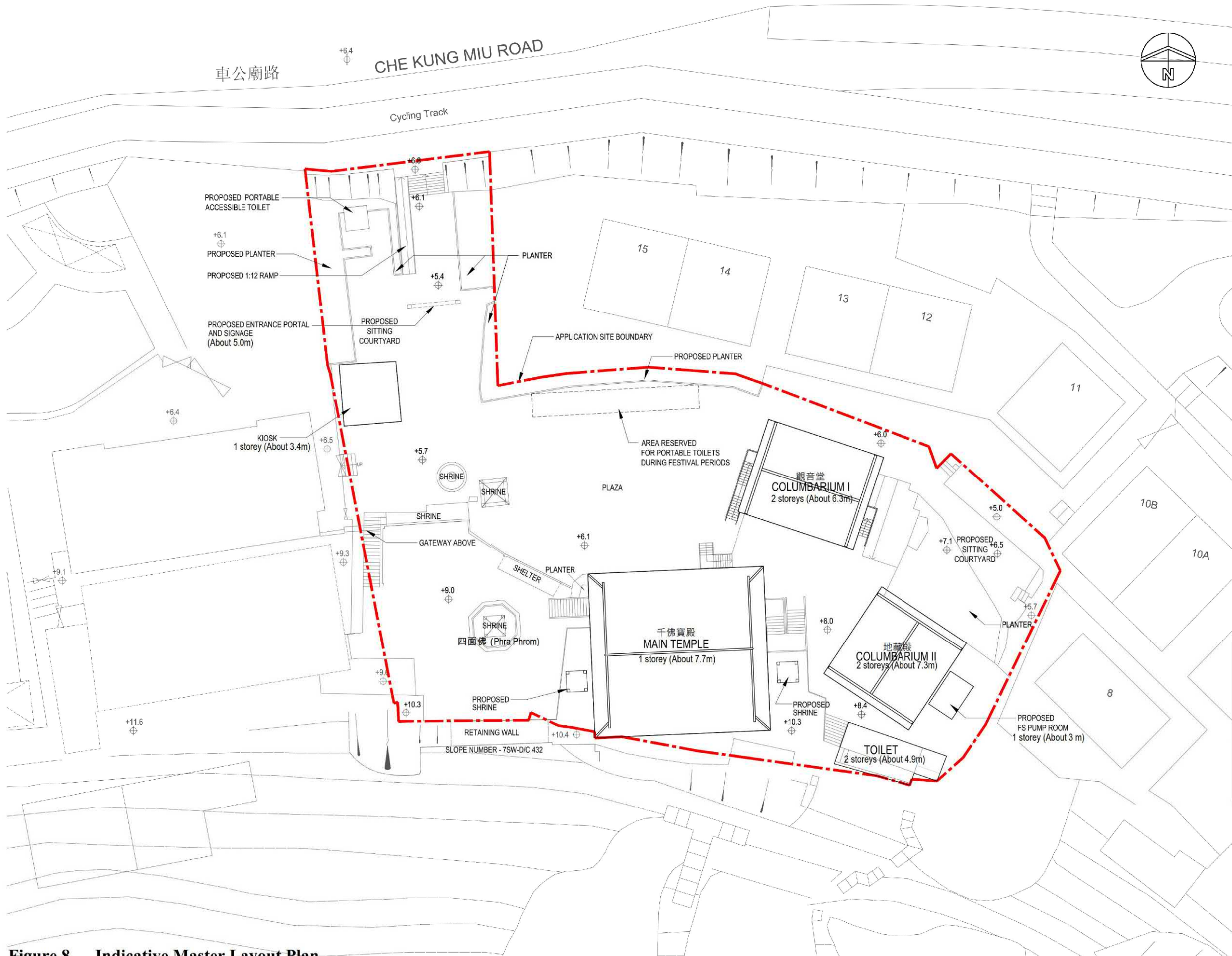
DRAWING TITLE
 EXISTING MASTER LAYOUT PLAN

DRAWN BY MH	CHECKED BY RC
SCALE 1:300	DATE 09.07.2018
JOB NO. 1756	DRAWING NO. A-01

Figure 7 Existing Structures to be Removed/ Renovated

參考編號 REFERENCE No. Y/ST/42 繪圖 DRAWING Z-3

(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
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LEGEND :
 SITE BOUNDARY - - - - -

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PROJECT NAME
 REZONING APPLICATION FROM "V" TO "GIC" ZONE AT LOT NOS. 60 S.A., 60 S.B., 561 IN D.D. 184, AND ADJOINING GOVERNMENT LAND SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

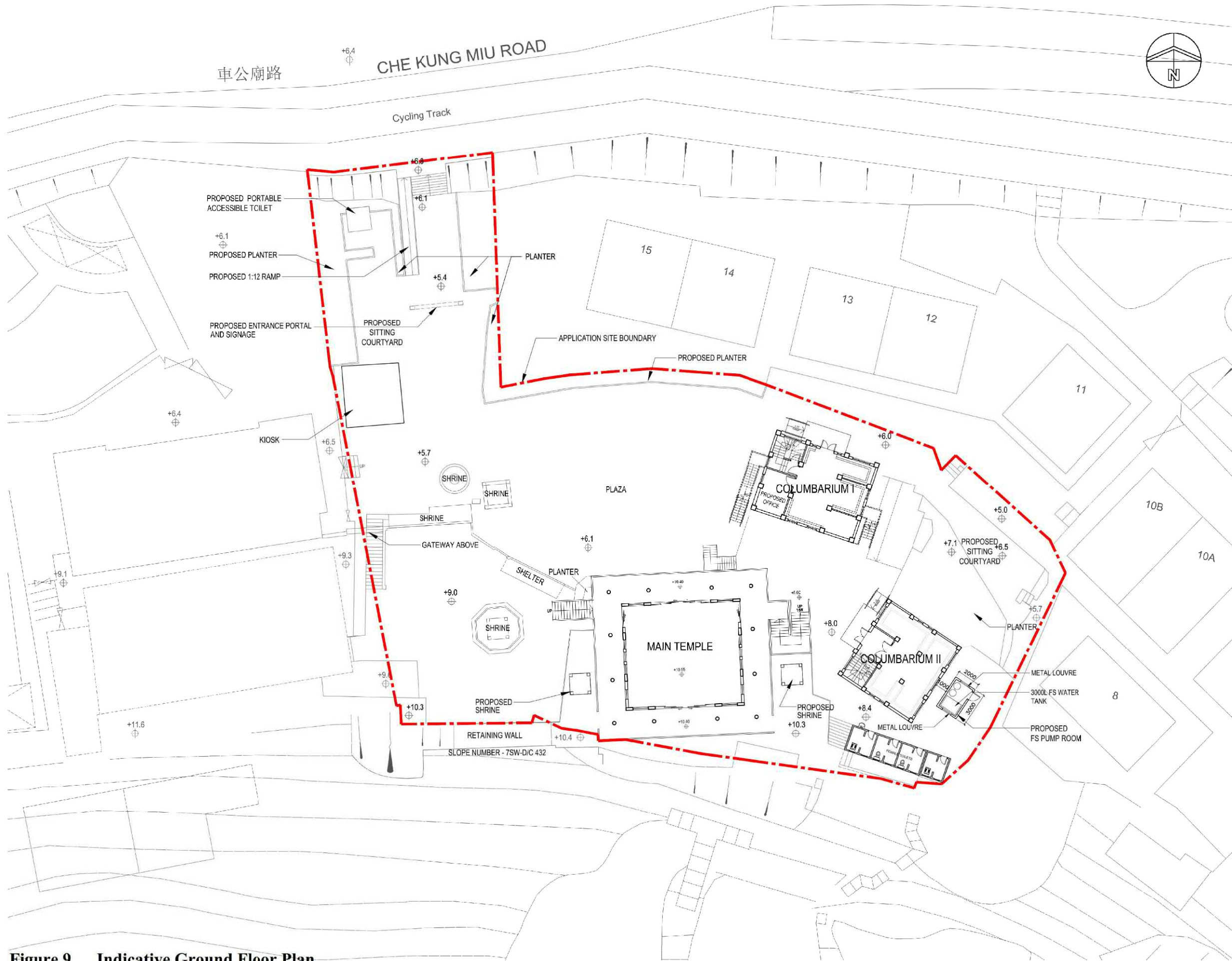
DRAWING TITLE
 MASTER LAYOUT PLAN

DRAWN BY	MH	CHECKED BY	RC
SCALE	1:300	DATE	10.10.2018
JOB NO.	1756	DRAWING NO.	A-01

Figure 8 Indicative Master Layout Plan

參考編號 REFERENCE No. Y/ST/42 繪圖 DRAWING Z-4

(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
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LEGEND :
 SITE BOUNDARY - - - - -

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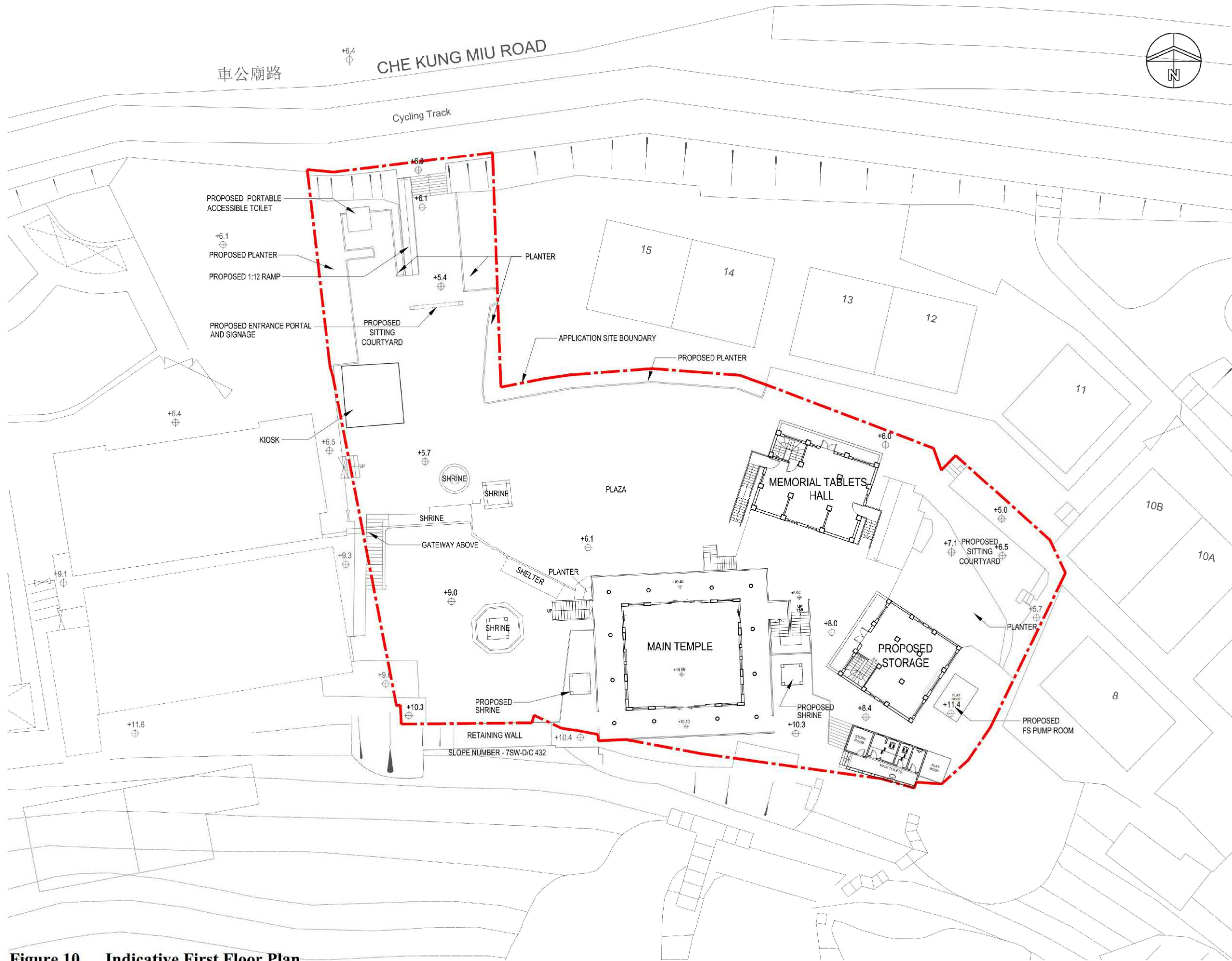
DRAWING TITLE
 GROUND FLOOR PLAN

DRAWN BY MH	CHECKED BY RC
SCALE 1:300	DATE 10.10.2018
JOB NO. 1756	DRAWING NO. A-02

Figure 9 Indicative Ground Floor Plan

參考編號 REFERENCE No. Y/ST/42 繪圖 DRAWING Z-5

(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
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LEGEND :
 SITE BOUNDARY - - - - -

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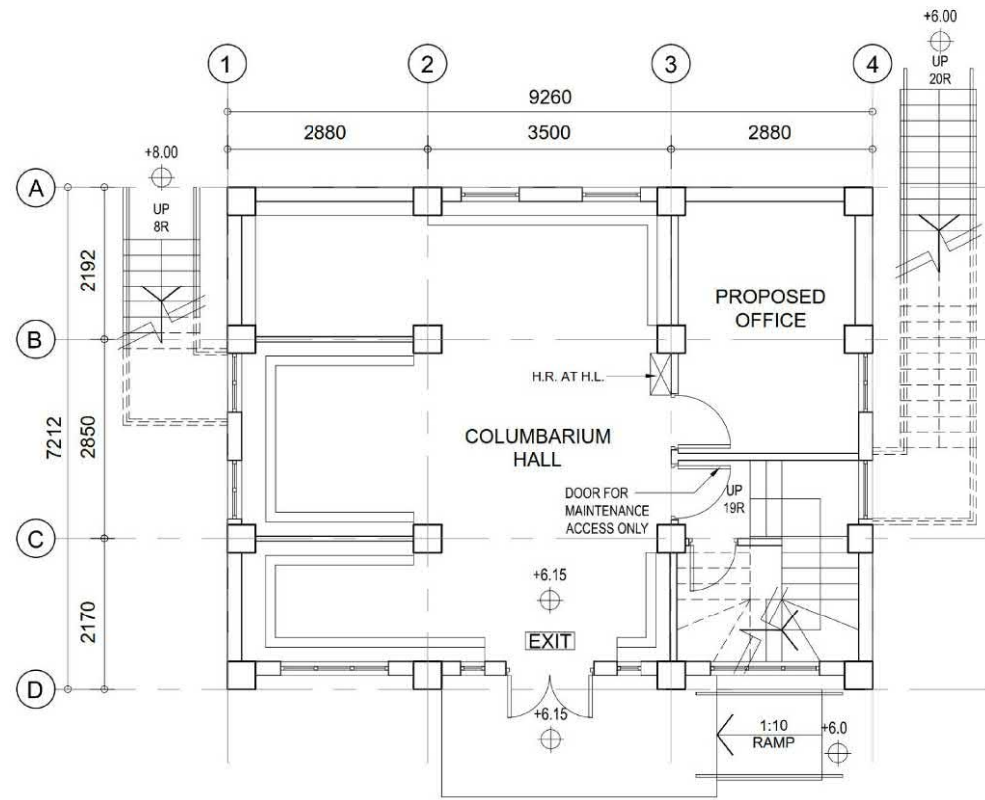
DRAWING TITLE
 FIRST FLOOR PLAN

DRAWN BY MH	CHECKED BY RC
SCALE 1:300	DATE 10.10.2018
JOB NO. 1756	DRAWING NO. A-03

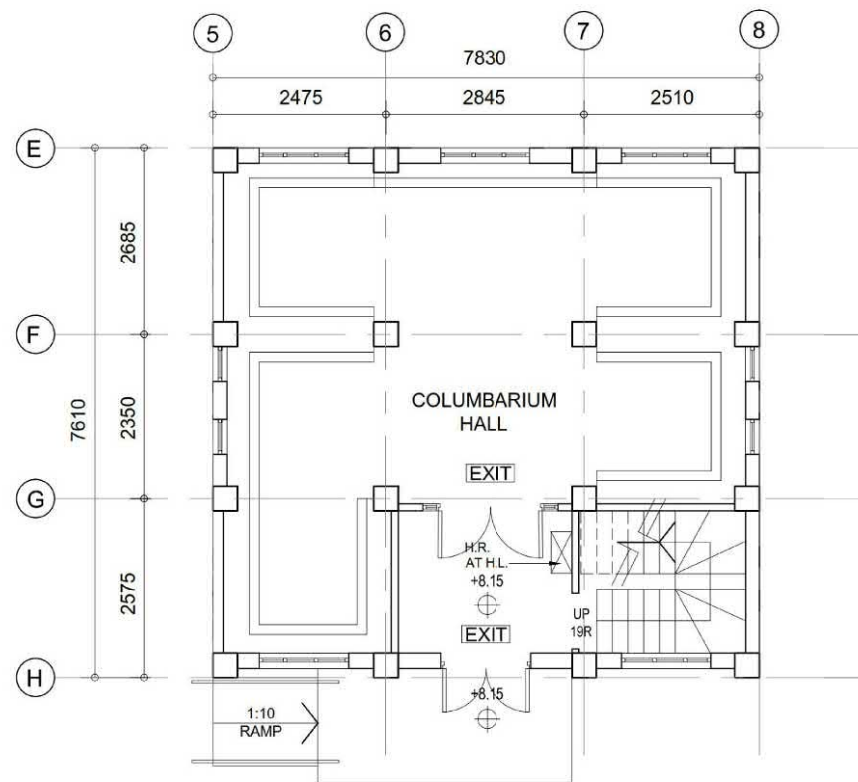
Figure 10 Indicative First Floor Plan

參考編號 REFERENCE No. Y/ST/42 繪圖 DRAWING Z-6

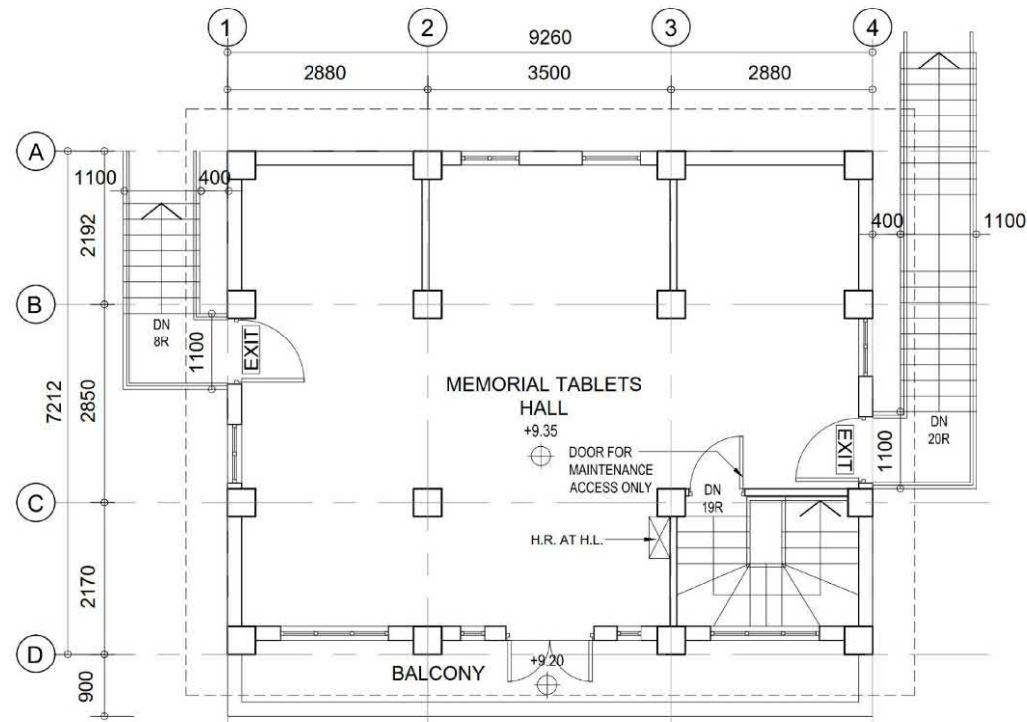
(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 20.11.2020)



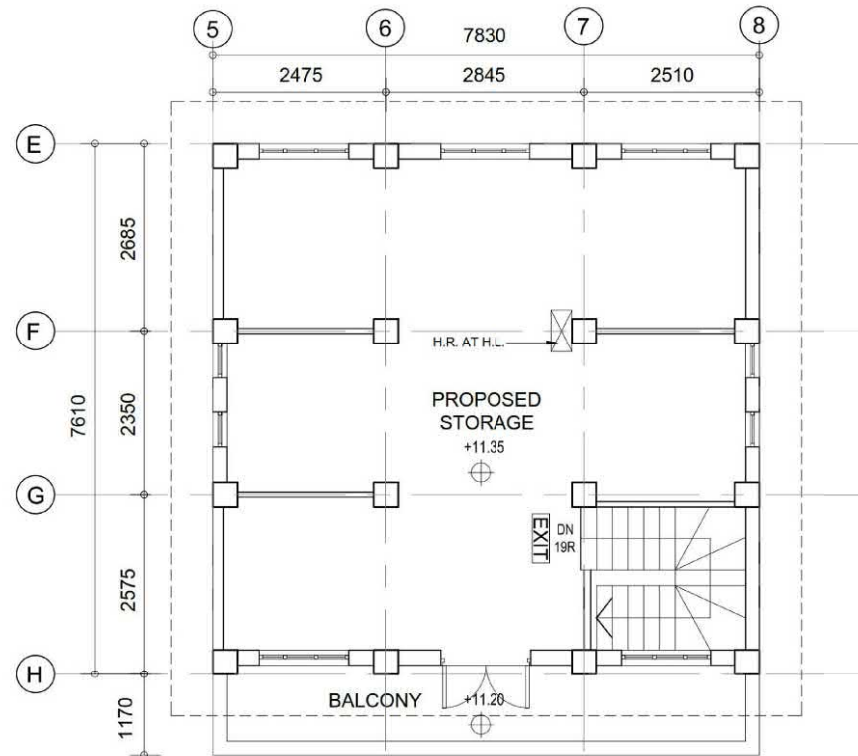
**COLUMBARIUM I (觀音堂)
GROUND FLOOR PLAN**



**COLUMBARIUM II (地藏殿)
GROUND FLOOR PLAN**



**COLUMBARIUM I (觀音堂)
FIRST FLOOR PLAN**



**COLUMBARIUM II (地藏殿)
FIRST FLOOR PLAN**

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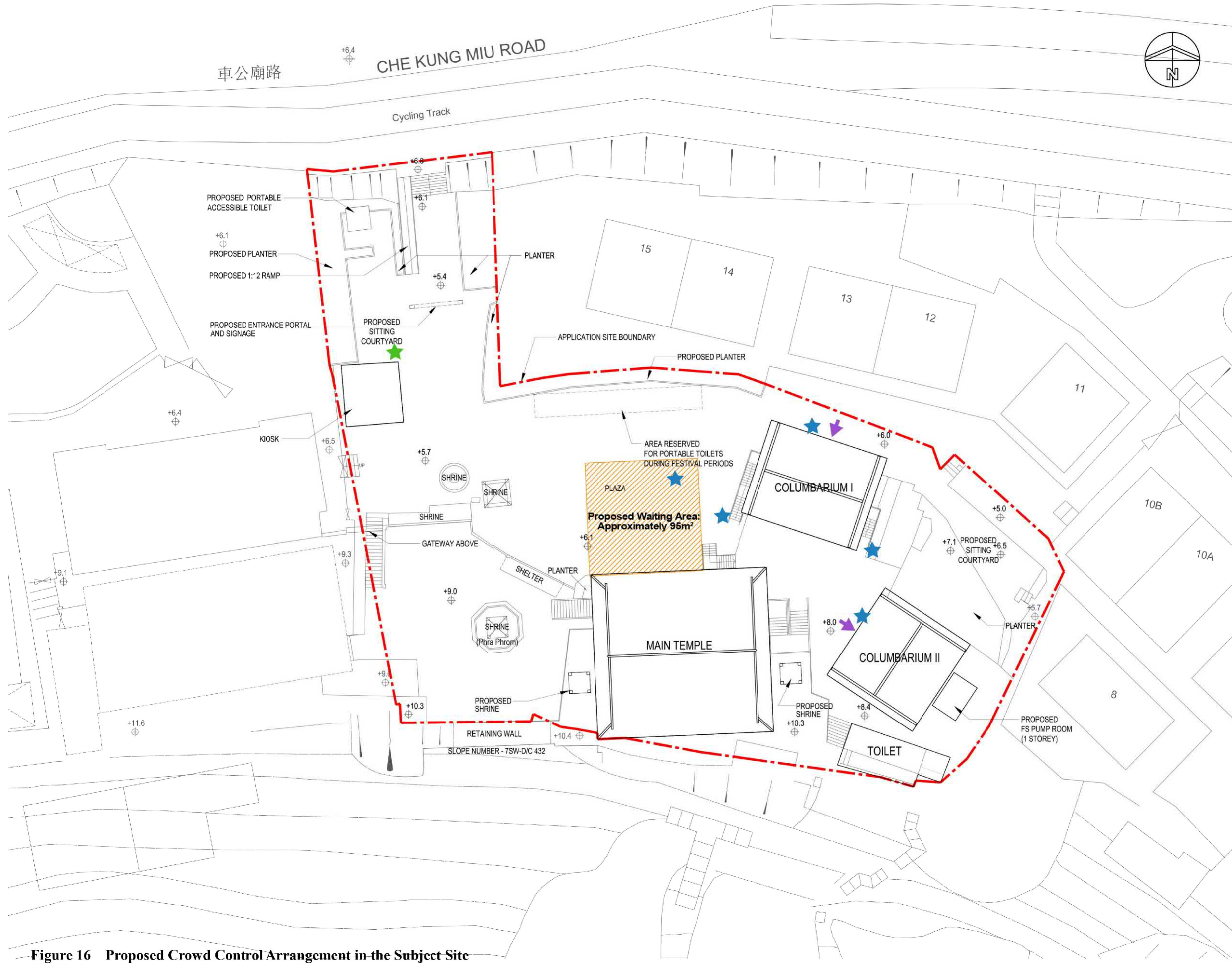
DRAWING TITLE
COLUMBARIUM I & II
GROUND FLOOR PLAN
& FIRST FLOOR PLAN

DRAWN BY MH	CHECKED BY RC
SCALE 1:100	DATE 10.10.2018
JOB NO. 1756	DRAWING NO. A-04

Figure 11 Indicative Floor Plans of the Proposed (Existing) Columbarium Buildings

參考編號 REFERENCE No. Y/ST/42 繪圖 DRAWING Z-7

(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
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LEGEND

- Site Boundary
- Proposed Waiting Area
- ➔ Entrance of Columbarium
- ★ Staff
- ★ Registration Point

REVISION		
NO.	DATE	DESCRIPTION

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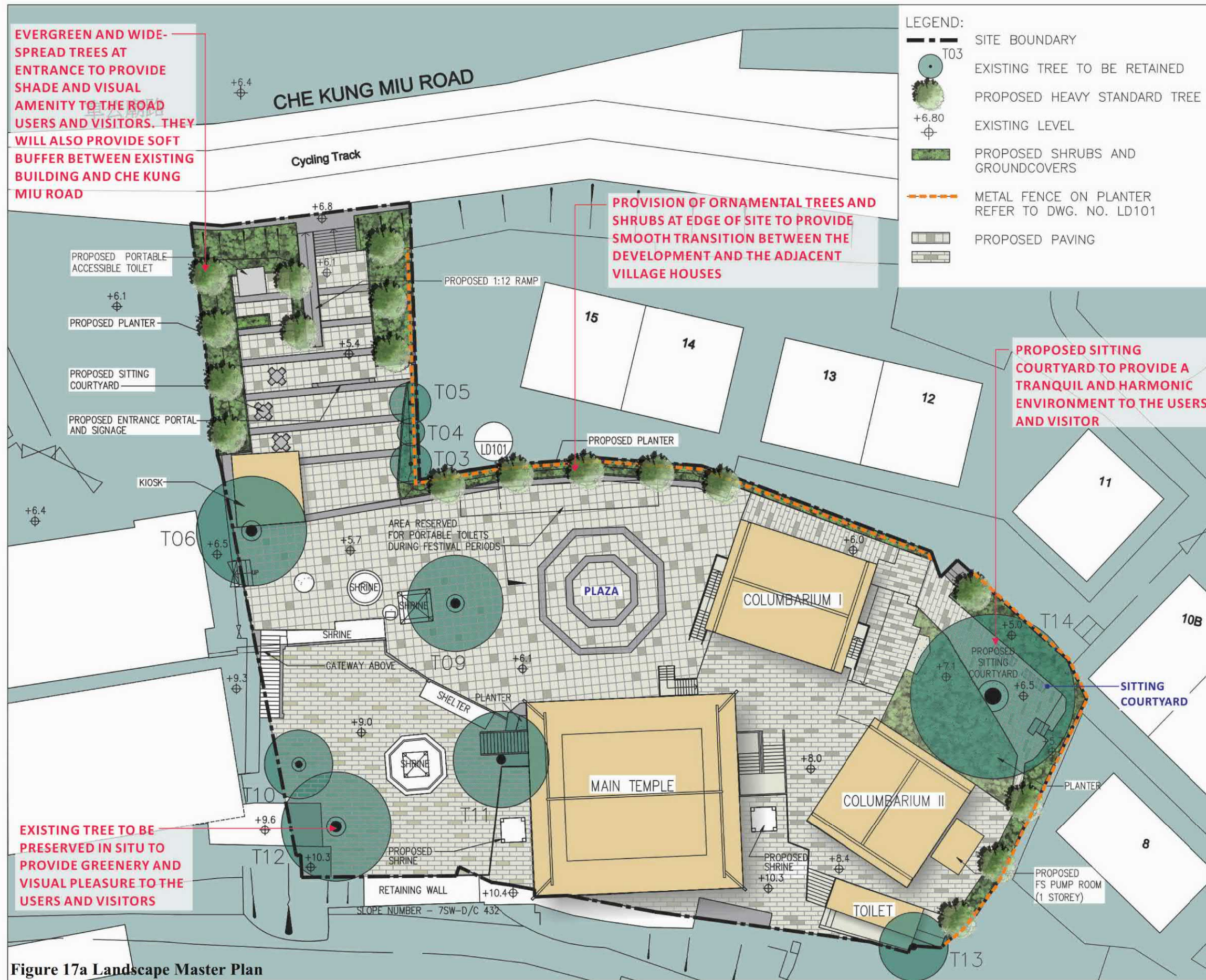
DRAWING TITLE
 MASTER LAYOUT PLAN

DRAWN BY MH	CHECKED BY RC
SCALE 1:300	DATE 10.10.2018
JOB NO. 1756	DRAWING NO. A-01

Figure 16 Proposed Crowd Control Arrangement in the Subject Site

參考編號 REFERENCE No. Y/ST/42 繪圖 DRAWING Z-8

(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 20.11.2020)



LEGEND:

- SITE BOUNDARY
- EXISTING TREE TO BE RETAINED
- PROPOSED HEAVY STANDARD TREE
- EXISTING LEVEL
- PROPOSED SHRUBS AND GROUNDCOVERS
- METAL FENCE ON PLANTER REFER TO DWG. NO. LD101
- PROPOSED PAVING

PROJECT :
 REZONING APPLICATION FROM "V" TO "GIC" ZONE AT LOT NOS. 60 S.A., 60 S.B. AND 561 in D.D. 184, AND ADJOINING GOVERNMENT LAND SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

DRAWING TITLE :
 LANDSCAPE MASTER PLAN

PROJECT No. C1738

DRAWING No. LMP01

SCALE : 1:250
 DATE OF ISSUE : MAR 2018
 CAD FILENAME : C1738-LMP01

PROPOSED SITTING COURTYARD TO PROVIDE A TRANQUIL AND HARMONIC ENVIRONMENT TO THE USERS AND VISITOR

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	24/12/18

DESIGN BY : TEL
 DRAWN BY : CAD
 CHECKED BY : TEL
 APPROVED BY : TEL

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LanDes

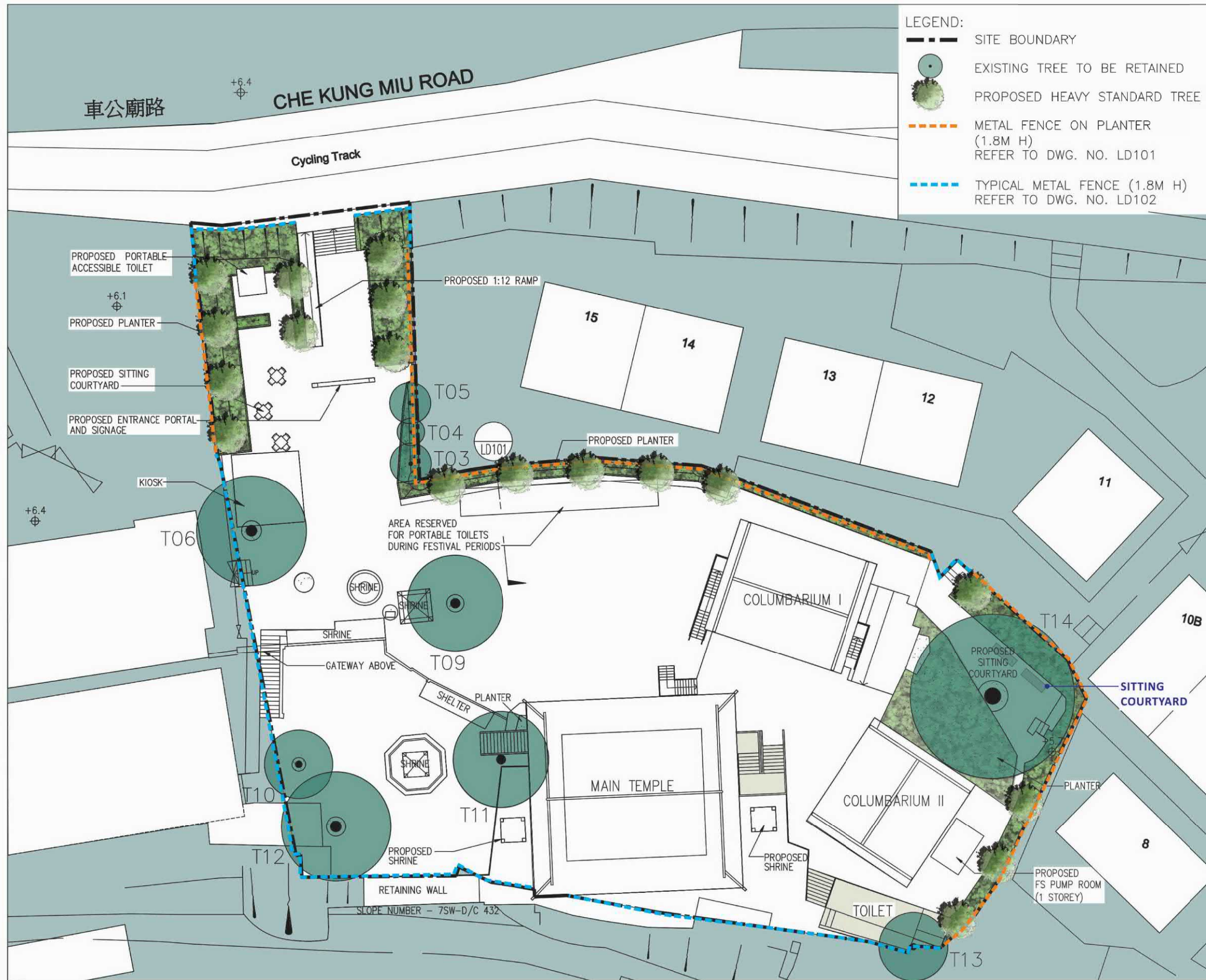
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 景藝設計有限公司

FLAT A, 17/F,
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 TEL.: 2868 0980 FAX.: 2868 2203
 香港灣仔譚臣道5-11號,
 信邦商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203

Figure 17a Landscape Master Plan

參考編號 REFERENCE No. Y/ST/42 繪圖 DRAWING Z-9

(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 20.11.2020)



- LEGEND:
- SITE BOUNDARY
 - EXISTING TREE TO BE RETAINED
 - PROPOSED HEAVY STANDARD TREE
 - METAL FENCE ON PLANTER (1.8M H) REFER TO DWG. NO. LD101
 - TYPICAL METAL FENCE (1.8M H) REFER TO DWG. NO. LD102

PROJECT :
 REZONING APPLICATION FROM "V"
 TO "GIC" ZONE AT LOT NOS. 60
 S.A., 60 S.B. AND 561 in D.D. 184,
 AND ADJOINING GOVERNMENT LAND
 SOUTH OF CHE KUNG MIU ROAD,
 TAI WAI, NEW TERRITORIES

DRAWING TITLE :
 PROPOSED SITE
 FENCING ARRANGEMENT

PROJECT No. C1738

DRAWING No. FA01

SCALE : ~~1:250~~
 DATE OF ISSUE : MAR 2018
 CAD FILENAME : C1738-FA01

REV	DESCRIPTION	DATE
B	GENERAL AMENDMENT	16/11/20
A	GENERAL AMENDMENT	24/12/18

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 DRAWN BY : CAD
 CHECKED BY : TEL
 APPROVED BY : TEL

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 信邦商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203

參考編號 REFERENCE No. Y/ST/42 繪圖DRAWING Z-10

(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 20.11.2020)



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 S.A., 60 S.B. AND 561 IN D.D. 184,
 AND ADJOINING GOVERNMENT LAND
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 TAI WAI, NEW TERRITORIES

DRAWING TITLE :
 METAL FENCE ON PLANTER

PROJECT No. C1738

DRAWING No. LD101

SCALE : 1:25
 DATE OF ISSUE : MAR 2018
 CAD FILENAME : C1738-LD101

REV	DESCRIPTION	DATE
A	GENERAL REVISION	16/11/20

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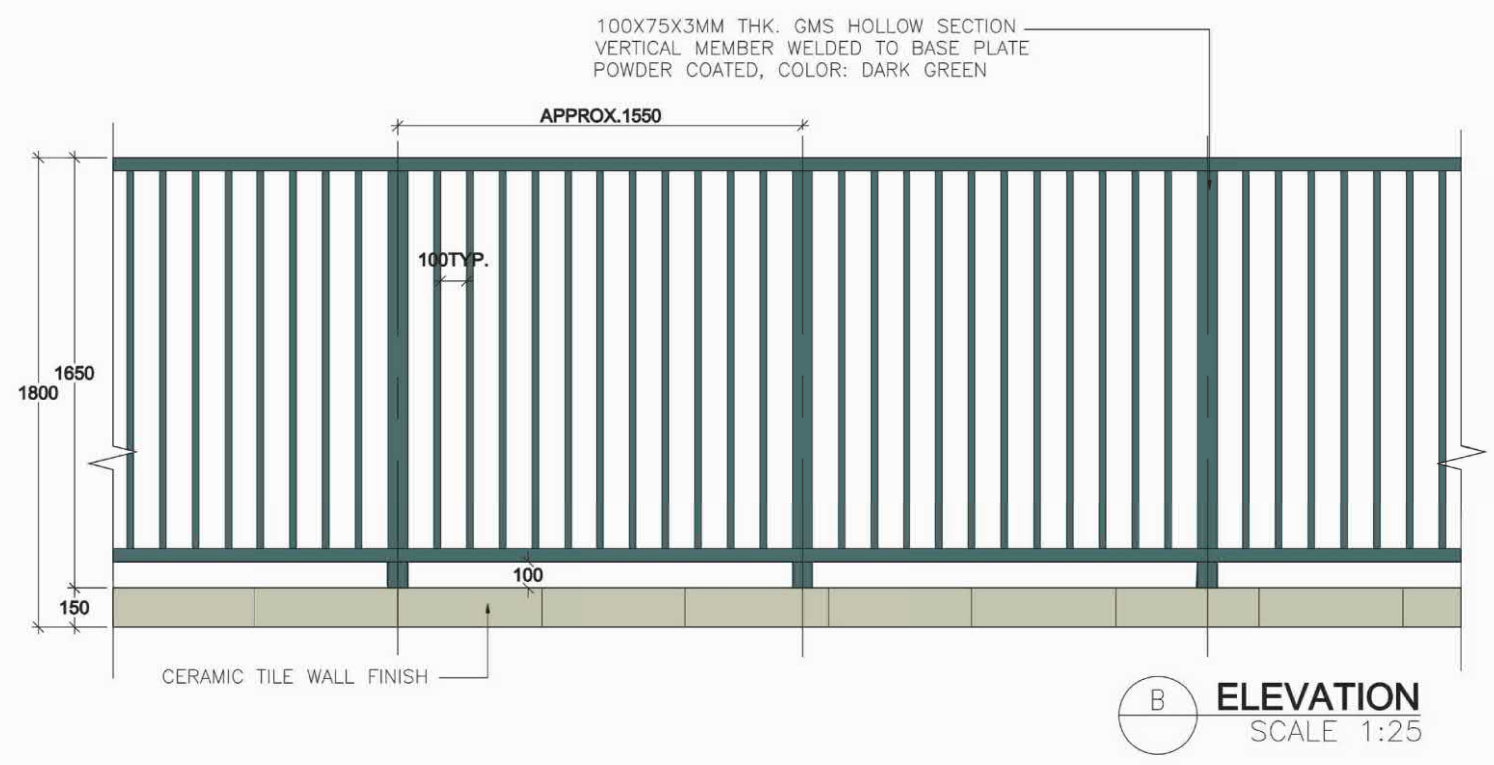
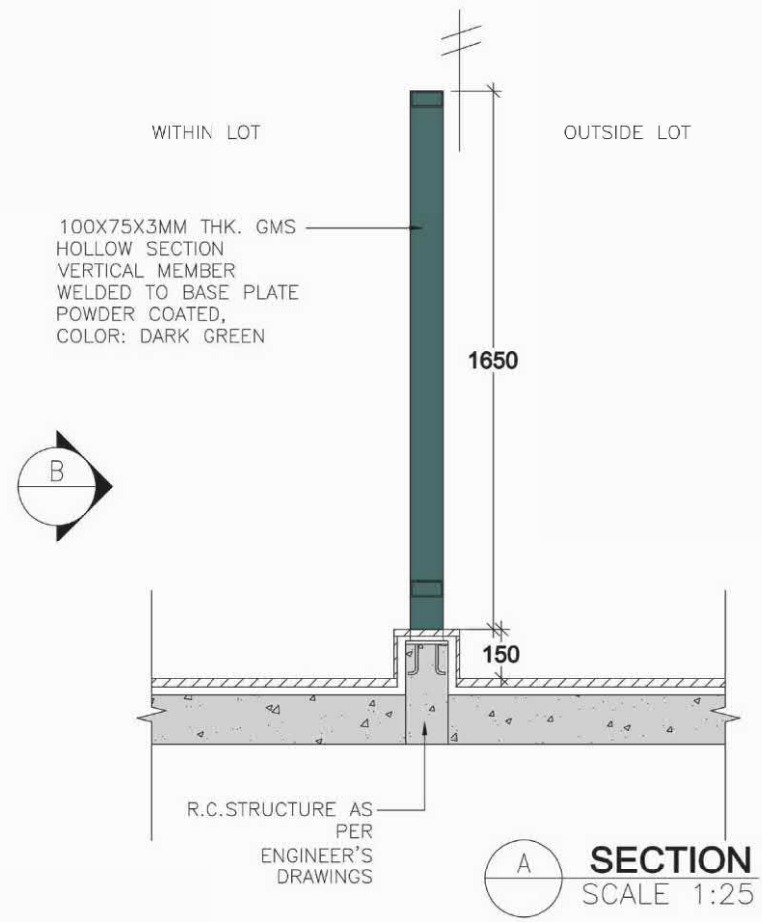
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 電話: 2868 0980
 傳真: 2868 2203

A SECTION
 SCALE 1:25

B ELEVATION
 SCALE 1:25



PROJECT :
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DRAWING TITLE :
 METAL FENCE ON PLANTER DETAILS

PROJECT No. C1738

DRAWING No. LD101

SCALE : 1:25

DATE OF ISSUE : MAR 2018

CAD FILENAME : C1738-LD101

REV	DESCRIPTION	DATE
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CHECKED BY :	TEL	
APPROVED BY :	TEL	

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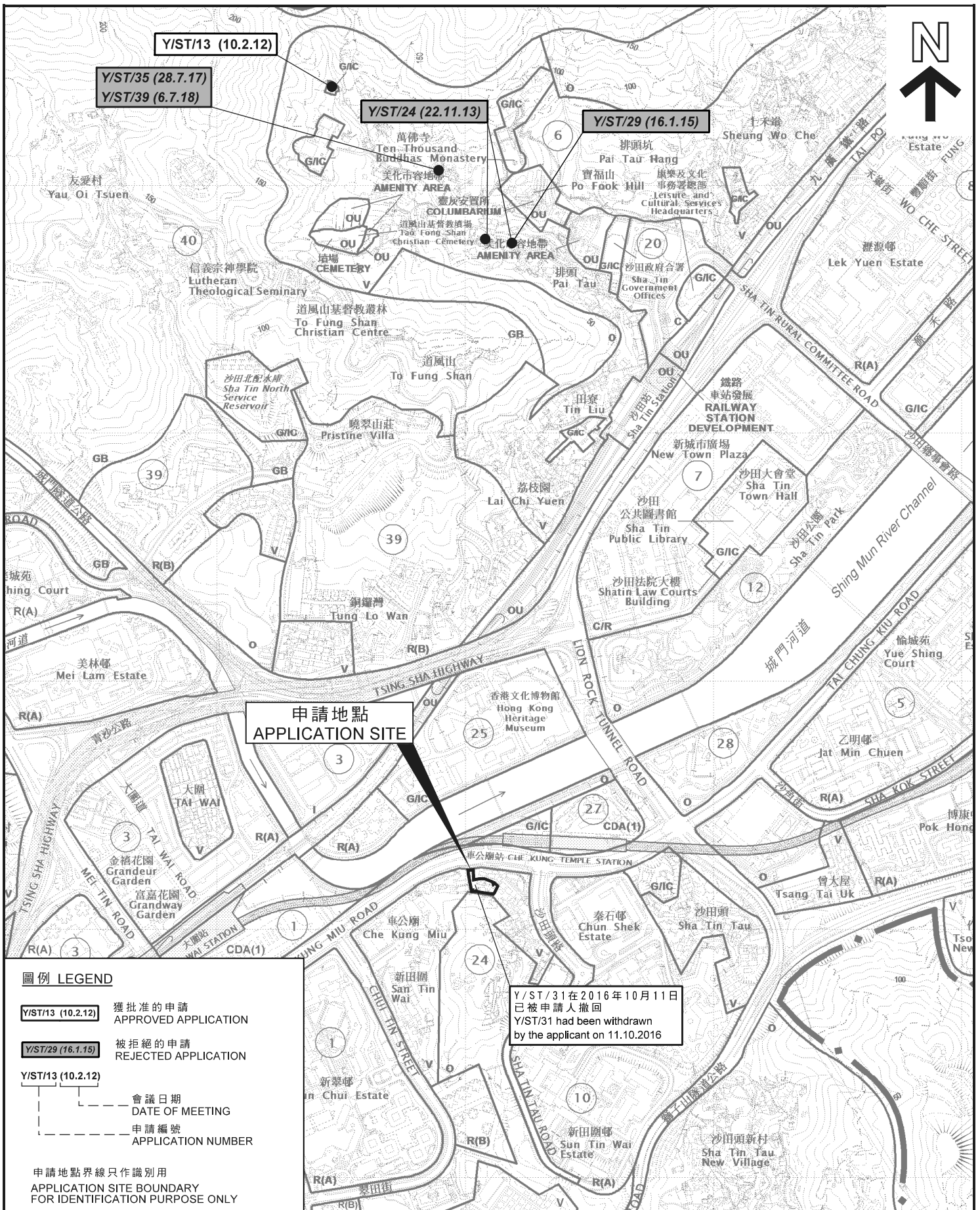
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 傳真: 2868 2203

參考編號 Y/ST/42 繪圖DRAWING Z-12
 REFERENCE No.

(來源: 申請人於2020年11月20日呈交的進一步資料內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 20.11.2020)



申請地點
APPLICATION SITE

Y/ST/31在2016年10月11日
已被申請人撤回
Y/ST/31 had been withdrawn
by the applicant on 11.10.2016

圖例 LEGEND

- Y/ST/13 (10.2.12) 獲批准的申請
APPROVED APPLICATION
- Y/ST/29 (16.1.15) 被拒絕的申請
REJECTED APPLICATION
- Y/ST/13 (10.2.12)
- - - 會議日期
DATE OF MEETING
- - - 申請編號
APPLICATION NUMBER

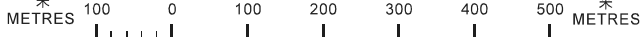
申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
新界大圍車公廟路以南丈量約份第184約地段第60號A分段、
第60號B分段及第561號毗鄰政府土地

APPLICATION FOR AMENDMENT TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34
FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
LOTS No. 60 S.A, 60 S.B, AND 561 IN D.D.184 AND ADJOINING GOVERNMENT LAND,
SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

SCALE 1 : 10 000 比例尺



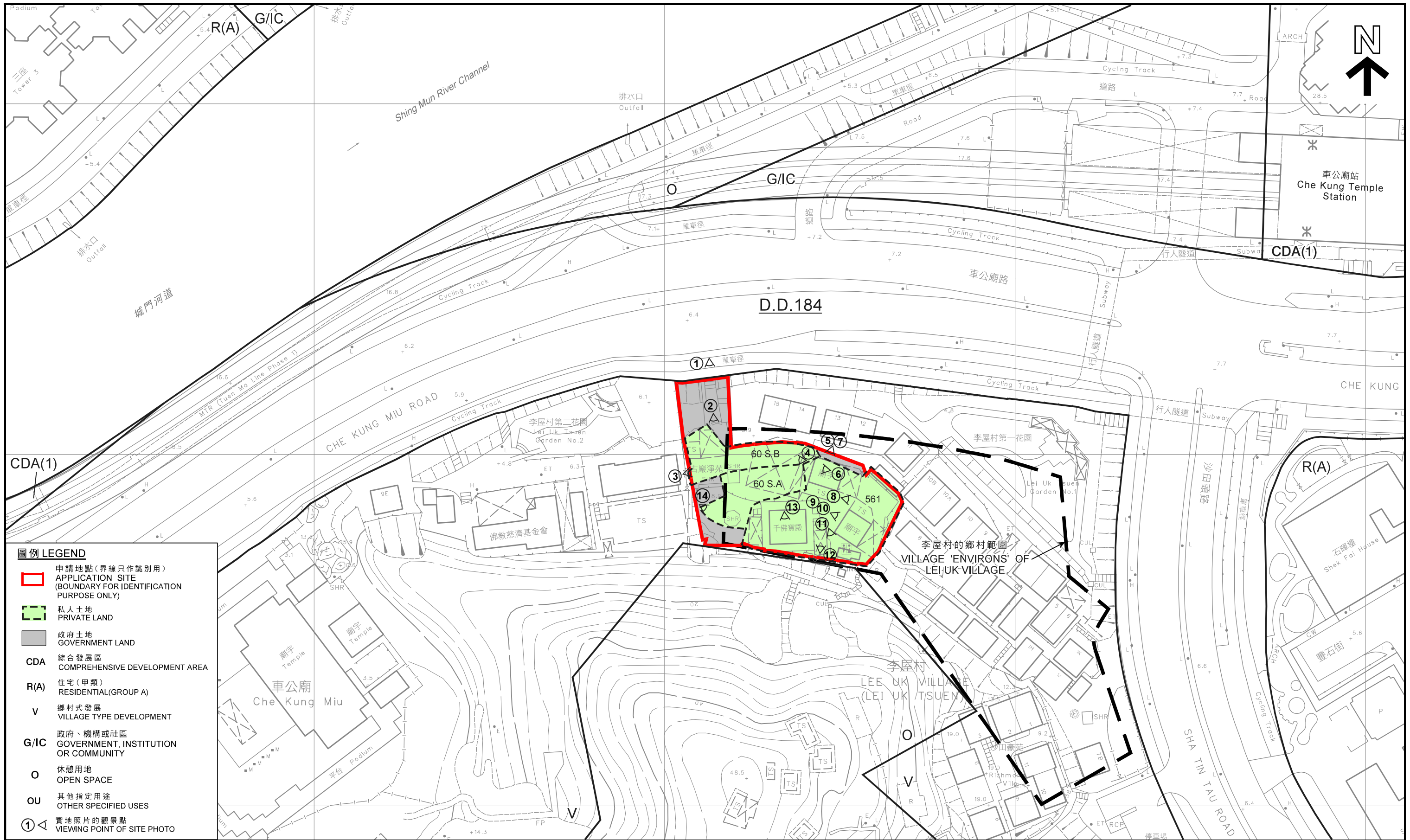
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

圖 PLAN
Z-1

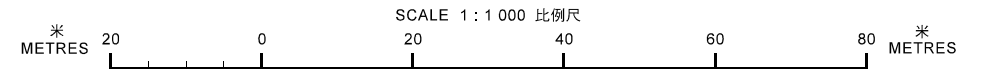
本摘要圖於2020年11月19日擬備，
所根據的資料為於2018年5月29日
核准的分區計劃大綱圖編號S/ST/34
EXTRACT PLAN PREPARED ON 19.11.2020
BASED ON OUTLINE ZONING PLAN No.
S/ST/34 APPROVED ON 29.5.2018



平面圖 SITE PLAN

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
新界大圍車公廟路以南丈量約份第184約地段第60號A分段、
第60號B分段及第561號和毗鄰政府土地

APPLICATION FOR AMENDMENT TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34
FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
LOTS No. 60 S.A, 60 S.B, AND 561 IN D.D.184 AND ADJOINING GOVERNMENT LAND,
SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES



本摘要圖於2020年11月20日擬備，
所根據的資料為測量圖編號7-SW-20B

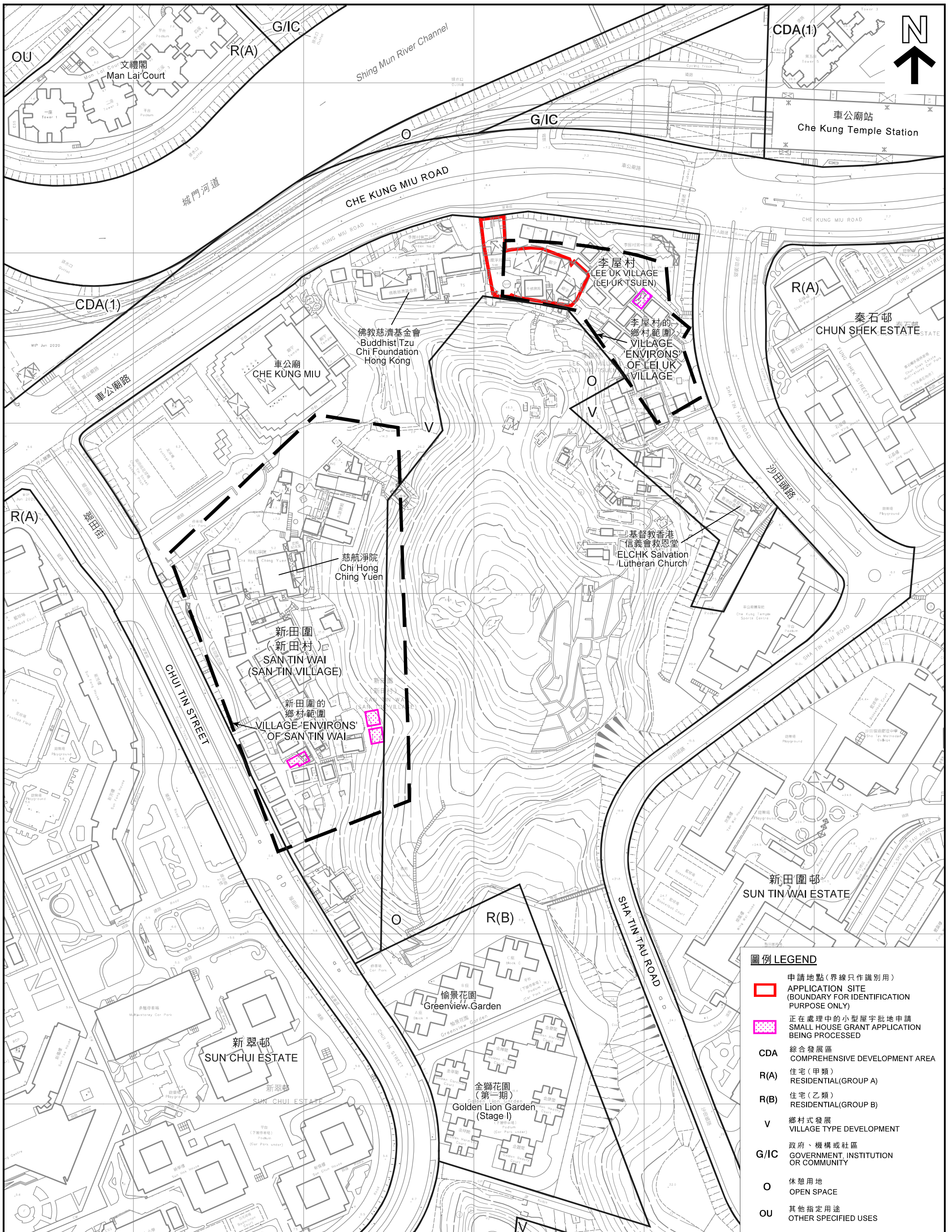
EXTRACT PLAN PREPARED ON 20.11.2020
BASED ON SURVEY SHEET No. 7-SW-20B

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

圖 PLAN
Z-2a



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	正在處理中的小型屋宇批地申請 SMALL HOUSE GRANT APPLICATION BEING PROCESSED
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(A)	住宅(甲類) RESIDENTIAL(GROUP A)
R(B)	住宅(乙類) RESIDENTIAL(GROUP B)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES

平面圖 SITE PLAN

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
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APPLICATION FOR AMENDMENT TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34
FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
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SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

SCALE 1:2 000 比例尺

40 0 40 80 120 160 METRES

本摘要圖於2020年11月10日擬備，
所根據的資料為測量圖編號
7-SW-20A、20B、20C及20D
EXTRACT PLAN PREPARED ON 10.11.2020
BASED ON SURVEY SHEETS No.
7-SW-20A, 20B, 20C & 20D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

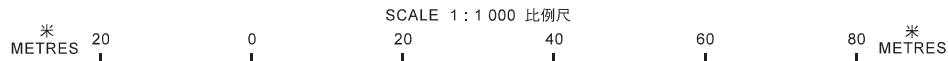
圖 PLAN
Z-2b



本圖於2020年11月6日擬備，所根據的資料為地政總署於2019年12月12日拍得的航空照片編號E084924C
 PLAN PREPARED ON 6.11.2020
 BASED ON AERIAL PHOTO No. E084924C
 TAKEN ON 12.12.2019 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
 由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
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 LOTS No. 60 S.A, 60 S.B, AND 561 IN D.D.184 AND ADJOINING GOVERNMENT LAND,
 SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES



規 劃 署
 PLANNING DEPARTMENT



參考編號
 REFERENCE No.
 Y/ST/42

圖 PLAN
 Z-3



1



2

Kiosk 售物亭

實地照片 SITE PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
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APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34
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SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

圖 PLAN
Z-4a

本圖於2020年11月20日擬備，所根據的資料為攝於2020年3月23日的實地照片

PLAN PREPARED ON 20.11.2020
BASED ON SITE PHOTOS TAKEN ON
23.3.2020



本圖於2020年11月20日擬備，所根據的資料為攝於2020年3月23日的實地照片

PLAN PREPARED ON 20.11.2020
BASED ON SITE PHOTOS TAKEN ON
23.3.2020

實地照片 SITE PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
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第60號B分段及第561號和毗鄰政府土地

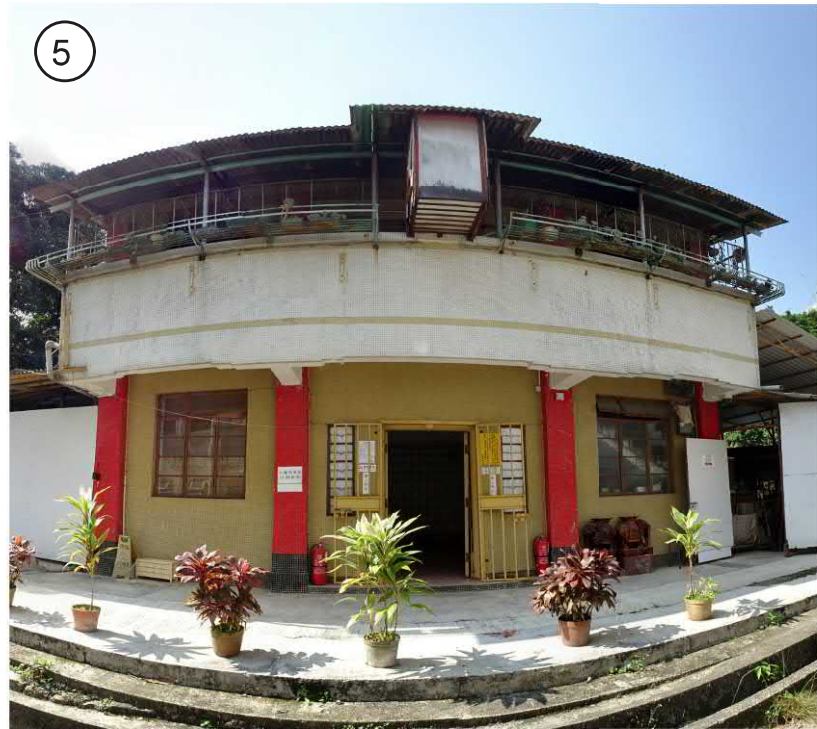
APPLICATION FOR AMENDMENT TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34
FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
LOTS No. 60 S.A, 60 S.B, AND 561 IN D.D.184 AND ADJOINING GOVERNMENT LAND,
SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

圖 PLAN
Z-4b



Columbarium I 觀音堂



Columbarium I 觀音堂



Columbarium I 觀音堂



Covered Circulation Area 有蓋通道

本圖於2020年11月20日擬備，所根據的資料為攝於2020年3月23日的實地照片

PLAN PREPARED ON 20.11.2020
BASED ON SITE PHOTOS TAKEN ON
23.3.2020

實地照片 SITE PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
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APPLICATION FOR AMENDMENT TO THE
APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34
FROM "VILLAGE TYPE DEVELOPMENT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
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SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

圖 PLAN
Z-4c



Columbarium II 地藏殿



Columbarium II 地藏殿



Toilet 洗手間

本圖於2020年11月20日擬備，所根據的資料為攝於2020年3月23日的實地照片

PLAN PREPARED ON 20.11.2020
BASED ON SITE PHOTOS TAKEN ON
23.3.2020

實地照片 SITE PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
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APPROVED SHA TIN OUTLINE ZONING PLAN No. S/ST/34
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SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

圖 PLAN
Z-4d



12

Worship Area 供奉區



13

Main Temple 千佛寶殿

本圖於2020年11月20日擬備，所根據的資料為攝於2020年3月23日的實地照片

PLAN PREPARED ON 20.11.2020
BASED ON SITE PHOTOS TAKEN ON
23.3.2020

實地照片 SITE PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
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SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

圖 PLAN
Z-4e



14

本圖於2020年11月20日擬備，所根據的資料為攝於2020年3月23日的實地照片

PLAN PREPARED ON 20.11.2020
BASED ON SITE PHOTOS TAKEN ON
23.3.2020

實地照片 SITE PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》
由「鄉村式發展」地帶改劃為「政府、機構或社區」地帶
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SOUTH OF CHE KUNG MIU ROAD, TAI WAI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/ST/42

圖 PLAN
Z-4f