

Executive Summary

1. The proposed rezoning is to amend the zoning of the site on the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 from “Agriculture” (“AGR”) and “Green Belt” (“GB”) zones to “Other Specified Uses” annotated “Columbarium” (“OU (Columbarium)”) zone.
2. The site is adjacent to two permitted burial grounds.
3. The application site involves about 534 lots in D.D. 41, Tong To, Sha Tau Kok, New Territories.
4. The site area is about 13,382m² which includes about 2,815 m² of Government Land.
5. A total number of 3 structures are proposed for multi-function rooms, ancillary office, storeroom, canteen, kitchen, toilets, guard room and covered walkway use. The total floor area is about 3,136 m².
6. About 6,495 niches (i.e. about 6,495 ashes) are proposed. The niches will be placed in at-grade niche blocks of about 1.1m high.
7. The site is surrounded by fence walls of 2.5m and 3.5m high.
8. There are two car parks which can accommodate about 65 private car parking spaces. There are lay-bys for shuttle buses, taxis and private cars.
9. Shuttle buses will be provided on the 2 grave sweeping festival days to facilitate visitors. Some of them may come by public transportation or private cars (entry permit required).
10. The local track connecting to the site from Sha Tau Kok Road is about 250m long. No tailing back of vehicles is expected.
11. Traffic control and visitor control will be carried out during the festival days.
12. The results of the technical assessments show that the proposal imposes no significant adverse impact on traffic, environment, drainage, sewage, visual and landscape aspects.
13. The proposed development can help to ease the imminent need for columbaria.

行政摘要

1. 申請人擬申請修訂圖則 - 沙頭角分區計劃大綱核准圖編號 S/NE-STK/2，由「農業」地帶及「綠化地帶」地帶改劃為「其他指定用途」註明「靈灰安置所」地帶。
2. 申請地點毗連兩個認可殯葬區。
3. 申請地點涉及新界沙頭角塘肚丈量約份第 41 約的 534 個地段。
4. 申請面積為大約 13,382 平方米，包括約 2,815 平方米的政府土地。
5. 申請地點擬議提供 3 個構築物作多功能活動室、附屬辦公室、貯物室、飯堂、廚房、廁所、保安亭及有蓋行人道。總樓面面積約 3,136 平方米。
6. 申請地點擬議提供約 6,495 個靈灰龕位 (可放約 6,495 個骨灰)。靈灰龕擺放在約 1.1 米高的地面龕位。
7. 申請地點有 2.5 米及 3.5 米高的圍牆包圍。
8. 場內的兩個停車場可提供約 65 個私家車位。另外有上落客車位給旅遊巴、的士及私家車使用。
9. 在春秋二祭時會提供旅遊巴給拜祭人士到場。其他人士亦會乘搭公共交通工具或自行駕駛私家車 (需持有入場許可證)。
10. 由沙頭角路連接到場內的道路約 250 米長。預計不會導致倒塞公路。
11. 在春秋二祭時，場內會實施交流及人流管制。
12. 各項評估報告顯示擬議修訂對交通、環境、去水、污水、景觀及園境均無重大影響。
13. 此申請有助緩解對骨灰龕的迫切需求。