

Team 1

APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

2023年 05月 3日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

- 3 MAY 2023

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2300981 1/4 by hand

Form No. S12A 表格第 S12A 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/NE-STK/4
	Date Received 收到日期	- 3 MAY 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Aloes Garden (HK) Limited 香港沉香園有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

- (a) Whether the application directly relates to any specific site?
申請是否直接與某地點有關?
- Yes 是 ☒
No 否 ☐ (Please proceed to Part 6 請繼續填寫第 6 部分)

- (b) Full address/ location/ demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼 (如適用)
- 73 various Lots and 627 various sub-sections of Lot Nos. 1161, 1162, 1164, 1165, 1166 and 1167 in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T. (Please refer to Planning Statement for detailed lots)

- (c) Site Area 申請地點面積
- 17,441.7 sq.m 平方米 ☒ About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	2,904.2sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>A temporary public vehicle park (for coaches and private cars) at the southern part of the application site (about 2,150 sq.m). The remaining part of the application site is vacant.</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"[#] on _____ (DD/MM/YYYY)
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 16/3/2023 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 11/4/2023 (DD/MM/YYYY)
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Green Belt" ("GB") and "Agriculture" ("AGR")

7. Proposed Amendments 擬議修訂	
<p>(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)</p>	
<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [] 住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] <input type="checkbox"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 []	<input type="checkbox"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <input checked="" type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input checked="" type="checkbox"/> Others (please specify <u>Columbarium</u>)) [] 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) [] <input type="checkbox"/> Road 道路
<input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)	
Please insert subzone in [] as appropriate. 請於[]內註明支區，如適用。	

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☐ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

.....

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☒ Proposed Notes of Schedule of Uses of the zone attached
夾附對《註釋》的擬議修訂

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to Planning Statement for details.

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This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

LAU TAK FRANCIS

Name in Block Letters

姓名（請以正楷填寫）

PLANNING MANAGER

Position (if applicable)

職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員
專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP)



on behalf of
代表

Goldrich Planners and Surveyors Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

11/4/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	3,524	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	0.20		<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	13.0	%	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	4		
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	1 - 3	storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫		
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	3.5 - 10.5	m 米	<input checked="" type="checkbox"/> About 約
		mPD 米(主水平基準上)	<input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積		sq.m. 平方米	<input type="checkbox"/> About 約
number of units 單位數目			
average unit size 單位平均面積		sq.m. 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目			
<input checked="" type="checkbox"/> Non-domestic part 非住用部分			
<input type="checkbox"/> hotel 酒店		sq.m.平方米	<input type="checkbox"/> About 約
		sq.m.平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:.....)		
<input checked="" type="checkbox"/> office 辦公室	237	sq.m.平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆		sq.m.平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)		
<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Please refer to Planning Statement and Master Layout Plan (Plan 4) for details.		
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)		
<input checked="" type="checkbox"/> private open space 私人休憩用地	440	sq.m.平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地		sq.m.平方米	<input type="checkbox"/> Not less than 不少於

<input checked="" type="checkbox"/> Transport-related facilities 與運輸有關的設施		
<input checked="" type="checkbox"/> parking spaces 停車位		
		(please specify type(s) and number(s)) (請註明種類及數目)
Private Car Parking Spaces 私家車車位		140
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
<input checked="" type="checkbox"/> loading/unloading spaces 上落客貨車位		
		(please specify type(s) and number(s)) (請註明種類及數目)
Taxi Spaces 的士車位		4
Coach Spaces 旅遊巴車位		6
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
		Lay-by for cars: 3
		Lay-by for cars/taxis: 3
<input type="checkbox"/> other transport-related facilities 其他與運輸有關的設施		(please specify type(s) and number(s)) (請註明種類及數目)
Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	Please refer to Planning Statement and Master Layout Plan (Plan 4) for details
.....	
.....	
.....	
.....	
Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途		
Internal road, plantation area, seating area, isles between niches and parking spaces.		
.....		
.....		
Any vehicular access to the site? 是否有車路通往地盤?		
Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明道路名稱(如適用)) Sha Tau Kok Road	
	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
No 否	<input type="checkbox"/>	
For Development involving columbarium use, please complete the table in the Annex to this Appendix. 如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。		

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展計劃是否涉及右列的工程?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 Please refer to Geotechnical Planning Review</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Report (Appendix VII) for details. Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Tree Preservation and Landscape Proposal (Appendix V) for details.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量@	12,237
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量	1
Maximum number of sets of ashes that may be interred other than in niches 在非龕位的範圍內最多可安放骨灰的數量	
Total number of niches 龕位總數	12,237
Total number of single niches 單人龕位總數	12,237
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用)	
Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用)	
Number of single niches (residual for sale) 單人龕位數目 (待售)	12,237
Total number of double niches 雙人龕位總數	
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用)	
Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用)	
Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用)	
Number of double niches (residual for sale) 雙人龕位數目 (待售)	
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	
Number of niches (sold and fully occupied) 龕位數目 (已售並全部佔用)	
Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用)	
Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用)	
Number of niches (residual for sale) 龕位數目 (待售)	
Proposed operating hours 擬議營運時間	Normal Days: 10:00 a.m. to 5:00 p.m. Tomb Sweeping Days: 8:00 a.m. to 6:00 p.m.

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	73 various Lots and 627 various sub-sections of Lot Nos. 1161, 1162, 1164, 1165, 1166 and 1167 in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T. (Please refer to Planning Statement for detailed lots)		
Site area 地盤面積	17,441.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2,904.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2		
Zoning 地帶	"Green Belt" ("GB") and "Agriculture" ("AGR")		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "GB" and "AGR" to OU("Columbarium") 把申請地點由_____地帶改劃為_____		
Development Parameters (for indicative purpose only) 發展參數(只作指示用途)			
(i) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,524 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.20 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5 - 10.5	m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 3	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	13.0 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	440	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	140
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	140
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	16
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Lay-by for cars: 3 Lay-by for cars/taxis: 3	4 6

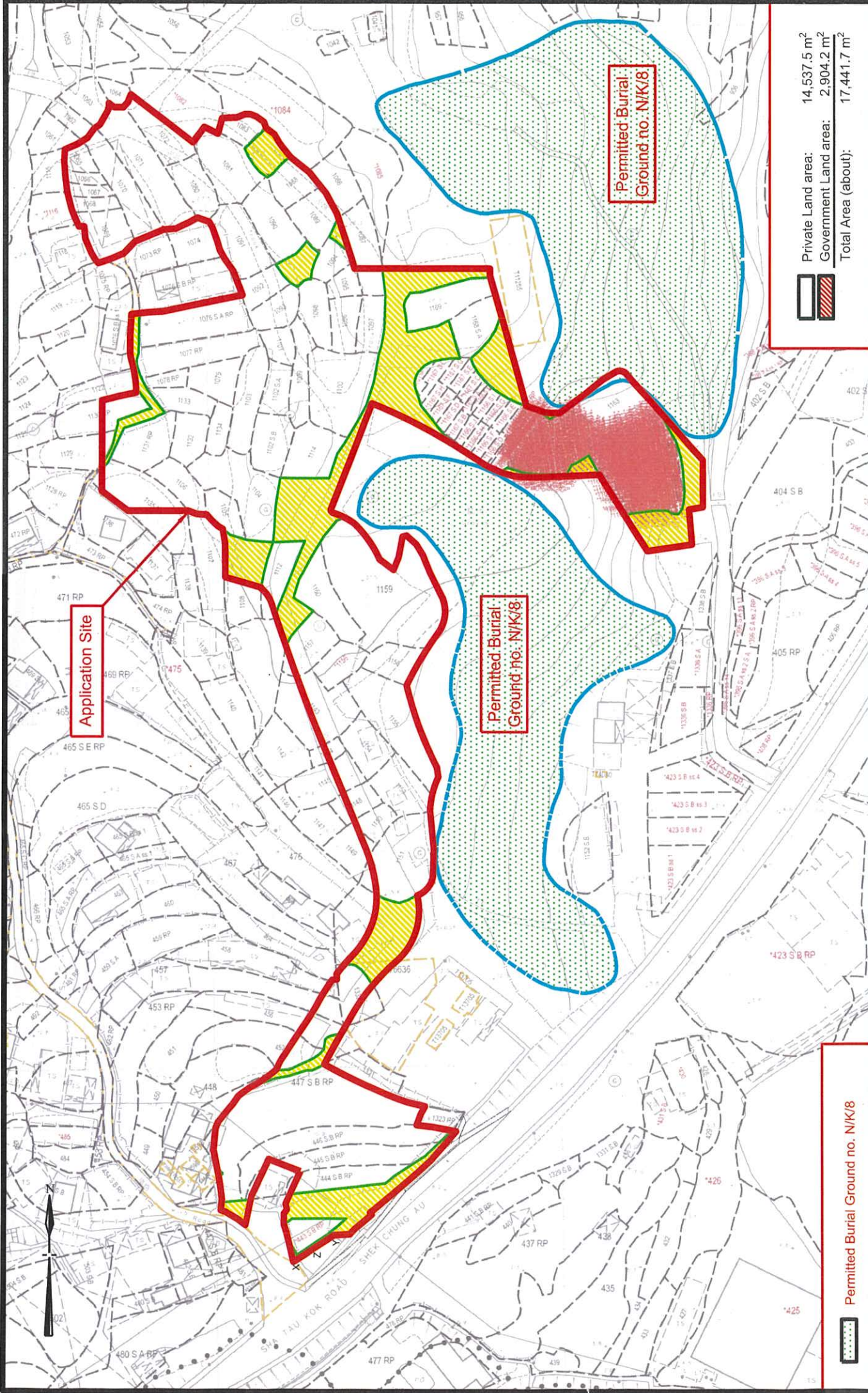
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan 1 - 23		
Reports 報告書		
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 checked="" 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 checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>

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。



Application Site

Permitted Burial
Ground no. N/K/8

Permitted Burial
Ground no. N/K/8

Permitted Burial Ground no. N/K/8

Private Land area: 14,537.5 m²
Government Land area: 2,904.2 m²
Total Area (about): 17,441.7 m²



Lot Index Plan

1 : 1000

February 2023

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"
on 73 various Lots and 627 various sub-sections of Lots Nos. 1161, 1162, 1165, 1166 and 1167 in D. D. 41
and adjoining Government Land, Tong To, Sha Tau Kok, N.T.

Goldrich Planners
& Surveyors Ltd.

Plan 2
(P 17106)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: Y/NE-STK/4

Our Ref.: P17106/TL24604

4 December 2024

The Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point, Hong Kong

By Post and Email:
tpbpd@pland.gov.hk

Dear Sir,

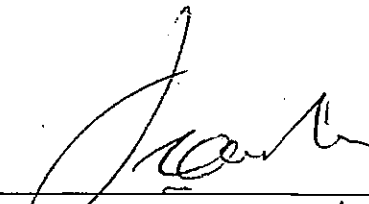
Submission of Consolidated Report

S. 12A Application for Rezoning Application from "AGR" and "GB" to "OU (Columbarium)" Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T.

We would like to submit 10 hard copies of consolidated report to supersede the submission dated 25.11.2024. Another 60 hard copies will be submitted to the Town Planning Board as soon as possible.

The s.12A application form and planning statement have been updated to tally with the technical assessments. Supporting letters from villagers and lot owners have been included in encl. 2. Plan 16 has been updated to indicate the corresponding locations of supporting letters. The technical assessments in the consolidated report which have been previously submitted remain unchanged.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.


Francis Lau

Encl.

APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Aloes Garden (HK) Limited 香港沉香園有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Goldrich Planners and Surveyors Limited
金潤規劃測量師行有限公司

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) Full address/ location/ demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	73 various Lots and 627 various sub-sections of Lot Nos. 1161, 1162, 1164, 1165, 1166 and 1167 in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T. (Please refer to Planning Statement for detailed lots)
(c) Site Area 申請地點面積 17,441.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<div style="text-align: center;">2,904.2</div> <div style="text-align: right;">sq.m 平方米</div> <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>A temporary public vehicle park (for coaches and private cars) at the southern part of the application site (about 2,150 sq.m). The remaining part of the application site is vacant.</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"[#] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers[&] on _____ (DD/MM/YYYY)
於 16/3/2023 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 11/4/2023 (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，
或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Green Belt" ("GB") and "Agriculture" ("AGR")

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] <input type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) [] 住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] <input type="checkbox"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 []	<input type="checkbox"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 []
<input checked="" type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/ <input checked="" type="checkbox"/> Others (please specify <u>Columbarium</u>)) [] 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 / <input type="checkbox"/> 其他 (請註明: _____)) []	
<input type="checkbox"/> Road 道路	<input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)
Please insert subzone in [] as appropriate. 請於[]內註明支區，如適用。	

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☐ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

.....

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- ☒ Proposed Notes of Schedule of Uses of the zone attached
夾附對《註釋》的擬議修訂

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

- ☒ Particulars of development are included in the Appendix.
附錄包括一個擬議發展的細節。
- ☐ No specific development proposal is included in this application.
這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to Planning Statement for details.

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This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and some minor discoloration or faint smudges, particularly near the top edge. The overall tone is off-white or light cream.

10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會的情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

LAU TAK FRANCIS

Name in Block Letters
姓名（請以正楷填寫）

PLANNING MANAGER

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners and Surveyors Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

11/4/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)
根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)
擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃			
<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	3,244	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	0.19		<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	12.6	%	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	4		
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	1 - 3	storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫		
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫		
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	3.5 - 10.5	m 米	<input checked="" type="checkbox"/> About 約
		mPD 米(主水平基準上)	<input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積		sq.m. 平方米	<input type="checkbox"/> About 約
number of units 單位數目			
average unit size 單位平均面積		sq.m. 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目			
<input checked="" type="checkbox"/> Non-domestic part 非住用部分			
<input type="checkbox"/> hotel 酒店		sq.m. 平方米	<input type="checkbox"/> About 約
		sq.m. 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:)		
<input checked="" type="checkbox"/> office 辦公室	250	sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆		sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)		
<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Please refer to Planning Statement and Master Layout Plan (Plan 4b) for details.		
<input checked="" type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)		
<input checked="" type="checkbox"/> private open space 私人休憩用地	440	sq.m. 平方米	<input checked="" type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地		sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位 (please specify type(s) and number(s))
(請註明種類及數目)

Private Car Parking Spaces 私家車車位140.....

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

☒ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))
(請註明種類及數目)

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位4.....

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明) Private Car Waiting Spaces: 9
Pick-up/drop-off point for private cars/taxis: 4

☐ other transport-related facilities (please specify type(s) and number(s))
其他與運輸有關的設施 (請註明種類及數目)

Use(s) of different floors (if applicable) 各樓層的用途(如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	Please refer to Planning Statement and Master Layout Plan (Plan 4b) for details
.....
.....
.....
.....

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途
Internal road, plantation area, seating area, isles between niches and parking spaces.

.....

.....

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明道路名稱(如適用))
Sha Tau Kok Road

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
.....

No 否 ☐

For Development involving columbarium use, please complete the table in the Annex to this Appendix.
如發展涉及靈灰安置所用途，請填妥於此附件後附錄的表格。

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 Please refer to Geotechnical Planning Review</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Report (Appendix VII) for details. Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to Tree Preservation and Landscape Proposal (Appendix V) for details.</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量@	12,237
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量	1
Maximum number of sets of ashes that may be interred other than in niches 在非龕位的範圍內最多可安放骨灰的數量	
Total number of niches 龕位總數	12,237
Total number of single niches 單人龕位總數	12,237
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用)	
Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用)	
Number of single niches (residual for sale) 單人龕位數目 (待售)	12,237
Total number of double niches 雙人龕位總數	
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用)	
Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用)	
Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用)	
Number of double niches (residual for sale) 雙人龕位數目 (待售)	
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	
Number of niches (sold and fully occupied) 龕位數目 (已售並全部佔用)	
Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用)	
Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用)	
Number of niches (residual for sale) 龕位數目 (待售)	
Proposed operating hours 擬議營運時間	Normal Days: 10:00 a.m. to 5:00 p.m. Grave Sweeping Days: 8:00 a.m. to 6:00 p.m.

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	73 various Lots and 627 various sub-sections of Lot Nos. 1161, 1162, 1164, 1165, 1166 and 1167 in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, N.T. (Please refer to Planning Statement for detailed lots)
Site area 地盤面積	17,441.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2,904.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2
Zoning 地帶	"Green Belt" ("GB") and "Agriculture" ("AGR")
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "GB" and "AGR" to OU("Columbarium") 把申請地點由_____地帶改劃為_____

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,244 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.19 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
	Non-domestic 非住用	3.5 - 10.5	m 米	<input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		1 - 3	Storeys(s) 層	<input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)		
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)		
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)		
(iv) Site coverage 上蓋面積	12.6		%	<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目				
(vi) Open space 休憩用地	Private 私人	440	sq.m 平方米	<input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾		sq.m 平方米	<input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	140
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	140
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	17
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Private Car Waiting Spaces: Pick-up/drop-off point for private cars/taxis:	4 9 4

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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 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 checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans 1 - 23a		

Reports 報告書

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 checked="" 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 checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>

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。

Proposed Schedule of Use for “OU (Columbarium)”

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Columbarium” Only</u>	
Columbarium	Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is primarily for land intended for columbarium use.

Previous S.16 Applications

Approved Applications

Application No.	Uses/Development	Date of Consideration (RNTPC/TPB)
A/NE-STK/5 ^{*1}	Proposed Temporary Public Vehicle Park for Coaches and Private Cars for a Period of 3 Years	16.1.2015 (Revoked on 16.4.2017)
A/NE-STK/13 ^{*1}	Proposed Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years	15.6.2018
A/NE-STK/14	Proposed Excavation of Land (for Ground Investigation Works for Assessing the Stability of Slopes)	1.6.2018
A/NE-STK/21 ^{*1}	Renewal of Planning Approval for Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years	11.6.2021
A/NE-STK/25 ^{*1}	Renewal of Planning Approval for Temporary Public Vehicle Park (Coaches and Private Cars Only) for a Period of 3 Years	7.6.2024

Remarks

^{*1}: Application nos. A/NE-STK/5, A/NE-STK/13, A/NE-STK/21 & A/NE-STK/25 involve the same site

**Similar Application for Amendment of Plan for Columbarium Use
in the Vicinity of the Application Site on the Same OZP
in the Sha Tau Kok Area**

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
Y/NE-STK/3	To rezone the application site from "Village Type Development" to "Other Specified Uses" annotated "Columbarium"	14.7.2023	R1-R2

Rejection Reasons

- R1 The Site fell within an area zoned “Village Type Development” (“V”) with the planning intention primarily for development of Small Houses by indigenous villagers. The proposed columbarium use was considered not compatible with the existing village setting of the area, particularly the residential dwellings located to its immediate southwest. There was no strong planning justification for rezoning of the Site from “V” to “Other Specified Uses” annotated ‘Columbarium’ to permit columbarium use as of right. The current “V” zone for the Site was considered appropriate.
- R2 The applicant failed to demonstrate that the columbarium use would not cause adverse traffic impact on the surrounding areas.

Detailed Departmental Comments

(a) Comments of the Director of Environmental Protection (DEP):

- (i) should the application be approved, the applicant shall be reminded to observe the relevant requirements of Noise Control Ordinance (NCO) as operation of the proposed development shall be subject to the control under NCO.

(b) Comments of the Director of Food and Environmental Hygiene (DFEH):

- (i) it is noted that multi-function rooms and canteen would be provided under the subject proposed development. As a general reminder, proper licence / permit issued by Food and Environmental Hygiene Department (FEHD) is required if food business or related place of entertainment is involved:
 - for the operation of any types of food business, relevant food licences or permits should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For example, if the operator intends to operate a restaurant business in the territory, a general restaurant/light refreshment restaurant licence should be obtained from FEHD. The application for restaurant licence, if acceptable by FEHD, will be referred to relevant government departments, such as Buildings Department (BD), Fire Services Department (FSD), Planning Department (PlanD), Lands Department (LandsD) (if necessary) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - in accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression “food business” means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from his department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required. Also, the applicant should be reminded to apply for relevant food business licence/ permit from FEHD should any food business fall under Cap.132X be conducted within the subject location; and
 - any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
- (ii) the operation of the eating place and any commercial/trading activities must not cause any environmental nuisance to the surroundings. The refuse generated by the proposed eating

place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and

- (iii) according to the plans submitted by the applicant, it is noted that a refuse collection point (RCP) would fall into the “Boundary Wall” of the application site (the Site) and such Government Land (GL) would be required for the proposed development. Considering the further information (FI) submitted by the applicant, he has no further comment on the subject application.

(c) Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- (i) regarding the proposed road works along Sha Tau Kok Road near the Site and the proposed improvement works at the junction of Tai Po Tai Wo Road/ Po Nga Road, he has no comments from the highways maintenance point of view, subject to the conditions below:

- the proposed improvement schemes under the Traffic Impact Assessment (TIA) should be commented and approved by Transport Department (TD). If the proposed schemes on public roads are acceptable by TD, the project proponent should design and construct them in accordance with the latest version of Transport Planning and Design Manual (TPDM) and Highways Standards to the satisfaction of HyD and TD at his own expenses;
- the detailed design of the proposed improvement works should be submitted for comment by TD and HyD;
- the applicant shall make good damages done to public roads and the associated street furnitures and structures arising from the construction of the improvement works at his own expenses to the satisfaction of his office;
- his office should only take over roadworks and the associated street furnitures/ structures for maintenance provided that they are designed and constructed to the satisfaction of TD and HyD pursuant to the prevailing TPDM and HyD standards, they will be managed by TD, and with sufficient recurrent cost (RC) for future maintenance. As such, the applicant is reminded to submit detailed engineering drawings, RC estimate, management and maintenance (M&M) matrix, Building Information Modelling (BIM) models for comment;
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- should excavation work on public roads be required, an excavation permit shall be obtained from his office prior to the commencement of excavation works on public roads.

(d) Comments of the Director of Fire Services (D of FS):

- (i) no specific comments on the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- (ii) detailed fire services requirements will be formulated upon receipt of a formal submission of Short Term Tenancy (STT)/ Short Term Waiver (STW), general building plans or referral

of application via relevant licensing authority. Furthermore, the emergency vehicular access (EVA) provision in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority.

(e) Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

(i) no in-principle objection under the Buildings Ordinance (BO) to the proposed development on the Site;

(ii) he has the following advisory comments under the BO:

- the Site shall be provided with means of obtaining access thereto from a street under the Regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the Regulation 4ID of the B(P)R;
- the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under Regulation 19(3) of the B(P)R at building plan submission stage.
- if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the subject application;
- before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- if the proposed use under the application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008.
- formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads barrier free access and facilities, compliance

with the sustainable building design guidelines (SBD), etc will be formulated at the formal building plan submission stage.

(f) Comments of the Director of Electrical and Mechanical Services (DEMS):

- (i) no particular comment from electricity supply safety aspect; and
- (ii) however, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

F2

致城市規劃委員會秘書：

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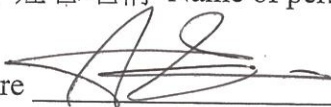
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

詳細說明

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

30/06/2024

申請編號:Y/NE/STK-4

DATE: 30/06/2024

FR: 塘肚村居民代表 (張玉麟)

PHONE:

ADDRESS:

1. 遠離市區, 在偏遠鄉村, 不會滋擾市民, 不會增加道路及公共交通負荷, 而且有足夠停車位置(140個), 擁有足夠的士, 旅遊巴停車位置, 比政府擁有及以批准之靈灰安置所更加足夠.
2. 鄰近之農莊, 清明重陽完全沒有旅客, 因他只招待學校團可以騰空地方疏渡人流.
3. 在1917年丁酉風災, 有歷史文獻亦有記錄, 沙頭角區內死了約5000人, 亦葬于此. 這地亦是政府認可葬區, 有足夠歷史背景支持.
4. 規劃報告信已有極詳細之說明, 而且規劃署 環保署 渠務署 運輸署亦多番修改, 提出極刁鑽問題亦有增加及改動.
5. 興建在政府認可葬區內之私人土地, 這不影響市民之觀感.
6. 在鄉郊及僻遠地區可以帶動當區發展, 如大型停車場, 美化環境及增加就業.
7. 亦可以撥亂反正, 將胡亂殯葬之情況, 統一規劃.
8. 鄉郊比市區較為相宜之補地價, 在銷售價格有所舒緩. 亦可

增加供應量, 亦增加香港稅務收益.

9. 政府不會在鄉郊有任何重大發展, 故此不會阻碍政府將來發展.

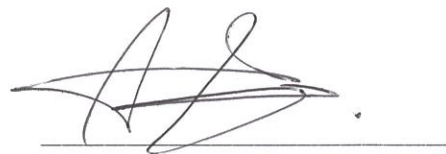
10. 私人靈灰安置所內設有管理員, 嚴格管理不會導致引起山火, 清潔及清草雜草墓園.

11. 此項申請亦得塘肚村原居民及村民支持. 死有葬生之地及完善管理.

12. 沙頭角禁區後, 亦未有明顯汽車流量, 只有旅遊巴進入沙頭角, 因管制私家車進入禁區. 不會增加交通道路壓力.

13. 希望這靈灰安置所能帶給香港人死得有專嚴.

塘肚村居民代表



1

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對Y/NE-STK/4之申請
25/05/2023 09:23

From: [REDACTED]
To: tpbpd@pland.gov.hk
Cc: wwchong@had.gov.hk, dlon@landsd.gov.hk
File Ref:

1 attachment



24-5-2023_反對塘肚村墓園申請_城規.pdf

新界沙頭角區鄉事委員會
主席 李冠洪 議員 MH
Tel : (852) 2674 1070
Fax : (852) 2674 0691

致城市規劃委員會秘書：

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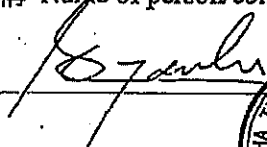
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「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

24-5-2023



新界沙頭角區鄉事委員會

Sha Tau Kok District Rural Committee, NT

香港新界沙頭角沙頭角道

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貴署檔案：Y/NE-STK/4

本會強烈反對規劃申請 Y/NE-STK/4 改變由〔農業〕及〔綠化地帶〕改為其他用途，作興建墓園〔靈灰安置所〕的申請。反對理由如下：

1. 就近年來收到沙頭角塘肚村及附近村落不斷的投訴，有關申請人在多個塘肚村附近 DD41 有私人地段及政府土地，自從 2015 開始申請人未經業主或政府批准，自行大量非法開墾土地，大量樹木被砍伐、削平山坡、非法填土導致水浸、非法圍封政府及私人土地等。有不少村民曾向規劃署、地政處、土木工程拓展署投訴，而申請人未有停上一切非法開墾，目的是要申請的骨灰安置所，包括多次申請停車場及骨灰龕等相連項目。多年來申請人不斷申請，但各方不斷反對，完全是先破壞後申請，破壞所有程序、完全不依法則。相信上述各政府部門應存有許多當年投訴上址的資料，請貴會再三參考當年的投訴個案，絕對不能批准這種不依程序法紀的破壞行為，以免作壞的先例。有關部門絕對不能助長！
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新界沙頭角區鄉事委員會 Sha Tau Kok District Rural Committee, NT

香港新界沙頭角沙頭角道
電話：2674 1070 傳真：2674 0691 電郵：stkdrcc@gmail.com
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4. 2024 年沙頭角禁區再進一步開放，除了假日旅行團外，再有 1000 名額給予公眾人士網上申請，公共交通工具配套也未能配合，如 12,237 個靈灰龕位，平均三份之二人事前來拜祭約(8,158 人)另外兩個毗連的殯葬區拜祭人士約(2,000 人)需要駕車或公眾交通工具，還有農莊旅遊人士約(800 人)及沙頭角禾坑段包括沙頭角墟內約(6,000 人)共 17,958 人流(未計其他旅行團體)，請貴署考慮一下，沙頭角公路禾坑段道路狹窄，如何負荷超級殯葬區的車輛及人流，即使他們配合有 140 個私家車位及 10 輛旅遊巴士停車位，但這些車輛也必須路經沙頭角公路或鹿頸路才可以到達，因此對道路造成極大的負荷，若發生交通事故更加影響更嚴重。
5. 墓園周圍興建 2.5 米高的圍欄及圍牆，阻擋村民及毗連鄉村的景觀。另外墓園當進行一些宗教儀式時所發出的聲浪引起附近村民的不安。
6. 北區已經有多個認可的骨灰龕位，如和合石、蓬瀛仙館、皇帝祠、雲泉仙館、龍山寺及多個認可殯葬區等等。若再增添大型墓園，會把北區成為殯葬景點。春秋二祭不單把沙頭角倒塞，更加把整個北區倒塞！

本會一向關注區內事宜，如有人未經批准公然破壞土地及非法興建建築物，有關部門必須嚴肅跟進，以免影響本區環境及破壞法紀。同時希望貴署更加考慮周邊居民的需要和利益把有關申請擱置！。

如有查詢請與本會 2674 1070 秘書處聯絡。

新界沙頭角區鄉事委員會

主席 李冠洪



首副主席 李炳華

副主席 曾玉安

2023 年 5 月 23 日

副本送：北區民政事務專員 莊永桓 JP

北區地政專員 梁之仁 女士

1 附加

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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簽署 Signature

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新界沙頭角區鄉事委員會

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1/18/11

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本會一向關注區內事宜，如有人未經批准公然破壞土地及非法興建建築物，有關部門必須嚴肅跟進，以免影響本區環境及破壞法紀。同時希望貴署更加考慮周邊居民的需要和利益把有關申請擱置！。

如有查詢請與本會 2674 1070 秘書處聯絡。

新界沙頭角區鄉事委員會

主席 李冠洪



副主席 李炳華

副主席 曾玉安

2023 年 5 月 23 日

副本送：北區民政事務專員 莊永桓 JP

北區地政專員 梁之仁 女士

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反對規劃申請 Y/NE - STK/4

02/06/2023 09:20

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

根據 Y/NE - STK /4 告示

強烈反對 興建骨灰龕

原因原下：

根據申請興建骨灰龕地點，現時該處已有一個墳場。現時，拜祭人仕拜祭時燒炮仗造成噪音及容易造成火災。禁燒炮仗法例雖然實行多年，現實上警方礙於鄉村人仕習俗，執行禁燒炮仗法例上有所顧忌。

同樣該處之該段公路為二條行車線，路窄灣多，附近無便條交通工具，拜祭人仕多數駕車前往，一但清明及重陽節，造成危險及嚴重交通擠塞，警方已經在該節日時投放大量人手處理。

現時墳場，在該節日有大量拜祭人仕燃燒冥鏹，拜祭時大量燒冥鏹係鄉村人是傳統習俗，造成附近環境嚴重污染，影響居民。

如有骨灰龕興建，一定加劇上述問題嚴重數倍，不堪想像。

為申請骨灰龕，該處已預先進行大量擴建工程，樹木被砍伐亦不時有泥頭堆積。造成環境破壞，如果申請骨灰龕成功，相信骨灰龕申請人仕一定再大肆擴建，增加骨灰龕數目及相關配套，如停車場等，加劇破壞鄉郊環境。

基於鄉郊保育及環境破壞，本人強烈反對興建骨灰龕。

謝先生

塘肚村居民

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Y/NE-STK/4 DD 41 Tong To Niches

08/06/2023 02:58

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

1 attachment



Tong To Ping Tsuen - Google Maps.pdf

Y/NE-STK/4

Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok

Site area: About 17,441.7sq.m Includes Government Land of about 2,904.2sq.m

Zoning ; "Agriculture" and "Green Belt"

Proposed Amendment: Rezone to "Other Specified Uses" annotated
"Columbarium" / 12,237 Niches / 156 Vehicle Parking

Dear TPB Members,

Strong Objections,

The main purpose of the application is to excavate and fill in land to create a large parking lot. 50% of the site would be taken up with roads and parking lot. This is unacceptable when the zoning is for agriculture use and green belt.

The size of the site is totally incommensurate with the number of niches. Members can refer to other applications for the same land use. These are niches, the size of a shoe box, not residential units. In addition the footprint includes almost 3,000sq.mts of public land.

No indication as to how many trees would be felled.

Clearly the intention is Destroy to Build. Members should reject the application. Burial grounds in the district should be confined to the already permitted zones.

Mary Mulvihill

Google Maps Tong To Ping Tsuen



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 100 m

6

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates.

Y/NE-STK/4 Received on 07/11/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

見附頁

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____ 日期 Date _____



新界沙頭角區鄉事委員會
Sha Tau Kok District Rural Committee, NT

致：城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓
傳真：28770245 或 2522 8426
電郵：tpbpd@pland.gov.hk
貴署檔案：Y/NE-STK/4

本會強烈反對規劃申請 Y/NE-STK/4 改變由〔農業〕及〔綠化地帶〕改為其他用途用，作興建墓園〔靈灰安置所〕的申請。反對理由如下：

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新界沙頭角區鄉事委員會
Sha Tau Kok District Rural Committee, NT

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如有查詢請與本會

秘書處聯絡。

新界沙頭角區鄉事委員會

主席 李冠洪

首副主席 李炳華

副主席 曾玉安



2023 年 12 月 1 日

副本送：北區民政事務專員 賴志堅 JP

北區地政專員 梁之仁 女士

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Re: Y/NE-STK/4 DD 41 Tong To Niches

08/12/2023 03:35

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

The plans provided underline the destructive nature of the development. No information provided with regard to the number of trees to be uprooted. Tree survey box has not been ticked. The lots are part of an extensive green belt. The stripping of the slopes in the buffer zone for country park would certainly impact the function of the GB, this should be avoided in view of the need to shore up natural defences to heavy rainfall and climate change.

References to transplanting trees are totally unrealistic. Transplanting trees is an expensive operation and rarely successful. That it would be carried out at this remote location is questionable.

References to nearby burial grounds is deceptive as these are not managed facilities but independent graves scattered over a wide area in the traditional village manner.

Far too much land, including valuable government land, dedicated to an inefficient land use. The site is larger than the recently approved Kwai Chung columbarium that accommodates 68,500 niches.

Rent seeking from the departed should not be encouraged. Limited land resources indicate that devoting around 1.4sq.mts to each niche in a city where the living are allocated less than 2.sq.mt of open space for both active and passive recreation is absurd.

Application should be rejected.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 8 June 2023 2:58 AM HKT

Subject: Y/NE-STK/4 DD 41 Tong To Niches

Y/NE-STK/4

Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok

Site area: About 17,441.7sq.m Includes Government Land of about 2,904.2sq.m

Zoning ;"Agriculture" and "Green Belt"

Proposed Amendment: Rezone to "Other Specified Uses" annotated
"Columbarium" / 12,237 Niches / 156 Vehicle Parking

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Mary Mulvihill

FL 7

10



新界沙頭角區鄉事委員會
Sha Tau Kok District Rural Committee, NT

致：城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓
傳真：28770245 或 2522 8426
電郵：tpbpd@pland.gov.hk
貴署檔案：Y/NE-STK/4

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Sha Tau Kok District Rural Committee, NT

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如有查詢請與本會

秘書處聯絡。

新界沙頭角區鄉事委員會



主席 李冠洪

首副主席 李炳華

副主席 曾玉安

2024 年 4 月 8 日

副本送：北區民政事務專員 賴志堅 JP

北區地政專員 梁之仁 女士

11

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Re: Y/NE-STK/4 DD 41 Tong To Niches

23/04/2024 02:41

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

Dear TPB Members,

The images of flooding in Guangdong province and the heavy rainfall here in HK should focus minds on the issue of climate change and the need to preserve our natural resources.

Niches should be accommodated in high rise facilities, slathering 17,000+ sq.mts in concrete for this purpose is certainly not justified.

This plan should be binned.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 8 December 2023 3:35 AM HKT

Subject: Re: Y/NE-STK/4 DD 41 Tong To Niches

Dear TPB Members,

The plans provided underline the destructive nature of the development. No information provided with regard to the number of trees to be uprooted. Tree survey box has not been ticked. The lots are part of an extensive green belt. The stripping of the slopes in the buffer zone for country park would certainly impact the function of the GB, this should be avoided in view of the need to shore up natural defences to heavy rainfall and climate change.

References to transplanting trees are totally unrealistic. Transplanting trees is an expensive operation and rarely successful. That it would be carried out at this remote location is questionable.

References to nearby burial grounds is deceptive as these are not managed facilities but independent graves scattered over a wide area in the traditional village manner.

Far too much land, including valuable government land, dedicated to an inefficient land use. The site is larger than the recently approved Kwai Chung columbarium that accommodates 68,500 niches.

Rent seeking from the departed should not be encouraged. Limited land resources indicate that devoting around 1.4sq.mts to each niche in a city where the living are allocated less than 2.sq.mt of open space for both active and passive recreation is absurd.

Application should be rejected.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Thursday, 8 June 2023 2:58 AM HKT

Subject: Y/NE-STK/4 DD 41 Tong To Niches

Y/NE-STK/4

Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok

Site area: About 17,441.7sq.m Includes Government Land of about 2,904.2sq.m

Zoning ;"Agriculture" and "Green Belt"

Proposed Amendment: Rezone to "Other Specified Uses" annotated
"Columbarium" / 12,237 Niches / 156 Vehicle Parking

Dear TPB Members,

Strong Objections,

The main purpose of the application is to excavate and fill in land to create a large parking lot. 50% of the site would be taken up with roads and parking lot. This is unacceptable when the zoning is for agriculture use and green belt.

The size of the site is totally incommensurate with the number of niches. Members can refer to other applications for the same land use. These are niches, the size of a shoe box, not residential units. In addition the footprint includes almost 3,000sq.mts of public land.

No indication as to how many trees would be felled.

Clearly the intention is Destroy to Build. Members should reject the application. Burial grounds in the district should be confined to the already permitted zones.

Mary Mulvihill

F17

12

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



強烈反對Y/NE-SKT/4 的改劃申請
26/04/2024 23:51

From:

To: "Town Planning Board" <tpbpd@pland.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

1 attachment



強烈反對Y_NE-SKT_4的規劃申請_2024.04.26.pdf

致：城規會秘書處

由：各界關注骨灰龕法案大聯盟

日：2024.04.26

有關：強烈反對Y/NE-SKT/4 擬將新界沙頭角塘肚丈量約份第41 約700個地段和毗連政府土地把「農業」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



致：城規會秘書處

有關：強烈反對 Y/NE-SKT/4 擬將新界沙頭角塘肚丈量約份第 41 約 700 個地段和毗連政府土地把「農業」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

各界關注骨灰龕法案大聯盟就上述規劃編號的申請表示強烈反對，理由如下：

1. 不符合規劃原意

申請地點涉及「農業」及「綠化地帶」，根據沙頭角分區計劃大綱核准圖編號 S/NE-STK/2 的土地用途表說明，農業用途的規劃意向主要是保存和保護良好的農地／農場／魚塘，以便作農業用途。設立此地帶的目的，亦是要保存在復耕及作其他農業用途方面具有良好潛力的休耕農地。因此，改作骨灰龕用途，完全不符合規劃意向。雖然在規劃用途第二欄包括「墓地」，但該區附近已有兩個「認可葬區」，加上政府在 1983 年訂定的「認可葬區」政策後，所有人不可在「認可葬區」以外的土地安葬，因此，申請作墓地的需要不大。

至於申請地點涉及的「綠化地帶」，根據沙頭角分區計劃大綱核准圖編號 S/NE-STK/2 的土地用途表說明，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。雖然土地用途使用接第二欄是說明可以申請作靈灰安置所用途，但所（只限設於宗教機構內或現有靈灰安置所的擴建部分），申請項目並非靈灰安置所的擴建部份，因此，申請項目並不符合規劃意向。

因此，先例一開，將做成不良先例。

2. 疑涉及先破壞後發現行為

有關項目曾於 2019 年提出過規劃申請(編號 Y/NE-SKT/1)，當時大聯盟曾到現場視察，向當地居民了解，根據當地居民反映，申請地點涉及私人地段及佔用政府土地，在未經批准的情況下自行大量非法開墾土地，聲稱進行有機農莊業務，包括大量砍伐樹木、削平山坡、堆填導致水浸等導致土地泥土流失，可以說是先破壞後建設的手段。

3. 業權問題

申請地點涉及 700 多個地段及政府土地，面積涉及 1.7441 公頃，接受兩個標準足球場，規模相當大。申請人並沒有詳列涉及的所有地段編號及業權資料。根據大聯盟抽查發現，當中涉及非申請人名下的土地，而據當地鄉事會的資料，申請人可能涉及未得業權人同意而佔用土地作發展。

地段	業權人	註冊日期	代價
DD41 L1167SA	香港沉香園有限公司	06/10/2015	\$700,000.00
DD41 L1149	香港沉香園有限公司	13/08/2018	\$900,000.00
DD41 L1076 SB RP	NG YUK CHEUNG	08/01/1997	SUCCESSION
DD41 L447 SB	香港沉香園有限公司	2019.08.23	1,557,270
DD41L 468	佳萬國際發展有限公司 1/2	2023.03.24	1,742,400(pt)
DD41L 1070	Perfert Charm Limited 1/2	202.02.05	418,176(pt)
DD41L 1065	Yau Shiu Mau		SUCCESSION
DD41L 441	WONG PAK WING TSO		
DD41L 452	LI I HOP TSO		
DD41L 1332	LI SAM CHOP TONG		

根據私營骨灰安置所條例，申請人必須是土地的持有人或証實有使用權，申請的私人土地涉及一些私人農地，申請人沒有証實已獲相關人士授權，在業權不分的情況下，城規會若批准改變土地用途，屆時必定會產生土地使用權的爭拗。

其次 700 個地段當中，不乏祖或堂的土地，大聯盟請委員注意，祖堂地的出售，若涉及重大的祖堂利益，必須獲得祖堂有份人的同意，不能單以司理名義代表全祖堂人的意願。

大聯盟抽查約 20 個地段的土地註冊處的資料，發現有兩個地段(包括：DD41L 1070 及 1065)涉及規劃署根據城規條例 23(1)在 2023.08.30 發出的執管通知，可能有其他地段皆涉及執管行動，在未糾正前通過有關申請，即鼓勵其他業權人先破壞再申請行為。

4. 營運機構並非慈善團體

申請書報稱營辦機構是「沙頭角協會有限公司」，申請書表示該公司屬於持 88 牌的慈善團體，不過大聯盟翻查稅局網頁，「沙頭角協會有限公司」(Sha Tau Kok Association Limited)並非持有 88 牌的慈善團體。



中華人民共和國香港特別行政區政府
稅務局

Search for charitable institutions & trusts of a public character, which are exempt from tax under section 88 of the Inland Revenue Ordinance as at 31 March 2024

搜尋截至 2024 年 3 月 31 日 根據《稅務條例》第 88 條獲豁免繳稅的慈善機構及慈善信託

Search result for "沙頭角協會有限公司": No record found
搜尋結果 "沙頭角協會有限公司": 找不到記錄

[Back to top](#)

Last revision date 修訂日期: 31/03/2024
(dd/mm/yyyy)
(日/月/年)

5. 該帶有不少物流倉，經常有大型車型行駛，交流非常煩忙，再加上過萬的骨灰龕設施，當然交通不勝負荷！

6. 香港有足夠的公營龕位供應，過大的私人市場發展，未能可以持續發展。

基於以上原因，大聯盟強烈反對上述的規劃申請。

各界關注骨灰龕法案大聯盟謹啟
2024.04.26

From:
Sent: 2024-06-26 星期三 00:06:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 強烈反對粉嶺塘肚興建骨灰龕(Y/NE-STK4)

強烈反對粉嶺塘肚興建骨灰龕(Y/NE-STK4)

原因如下：

- 1) 根據申請興建骨灰龕地點，現時該處已有一個墳場。再加上興建骨灰龕，拜祭人仕拜祭時造成噪音及 燃燒香燭冥鏹容易造成污染及火災。
- 2) 同樣該處之該段公路為二條行車線，路窄灣多，附近無便利公眾交通工具，拜祭人仕多數駕車前往，一到清明及重陽節，造成交通危險及嚴重擠塞，警方已經在節日時投放大量人手處理。
- 3) 有關人仕為申請骨灰龕，已預先在有關土地進行大量擴建工程，樹木被砍伐，亦不時有泥頭堆積。造成環境破壞，如果申請骨灰龕成功，相信骨灰龕申請人仕一定再大肆擴建，增加骨灰龕數目及相關配套，如停車場等，加劇破壞鄉郊環境。
- 4) 較早時沙嶺已平整的 2 公頃土地，政府原擬興建公眾骨灰安置所，但一直受到深圳居民及部分立法會議員反對，「沙嶺殯葬城」計劃壽終正寢。既然沙嶺受到深圳居民及部分立法會議員反對。而本村選址骨灰安置所位置非常接近民居，為何能容許。
基於鄉郊保育及環境破壞，本人強烈反對興建骨灰龕。

謝先生
塘肚村居民

Yahoo Mail：輕鬆搜尋和整理郵件，助你解決問題

From: Hong Kong Sha Tau Kok District Rural Committee
Sent: Tuesday, July 2, 2024 12:58 PM
To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>
Cc:

Subject: Re: Planning Application No. Y/NE-STK/4 To rezone the application site from "Agriculture" and "Green Belt" to "Other Specified Uses" annotated "Columbarium"

內附反對信文件。

新界沙頭角區鄉事委員會

嚴雪芳(秘書處)

Tel :

Fax :

致城市規劃委員會秘書

專人送遞或郵遞: 香港北角渣華道333號北角政府合署15樓

傳真: 2877 0245或2522 8426

電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 04/06/2024

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____ 日期 Date 2-7-2024





新界沙頭角區鄉事委員會 Sha Tau Kok District Rural Committee, NT

致：城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓
傳真：28770245 或 2522 8426
電郵：tpbpd@pland.gov.hk
貴署檔案：TPB/Y/NE-STK/4

本會強烈反對規劃申請 Y/NE-STK/4 改變由〔農業〕及〔綠化地帶〕改為其他用途，作興建墓園〔靈灰安置所〕的申請。反對理由如下：

1. 沙頭角大力推動生態旅遊發展，遊人日益增多。在 2024 年 7 月 1 日起沙頭角禁區開放旅遊申請人數已經沒有上限，因此在公眾交通上已經開始有壓力。如在春秋二祭墓園加設旅遊巴士接送拜祭人士，以 12,237 個靈灰龕位，平均三份之二人事前來拜祭約(8,158 人)另外兩個毗連的殯葬區拜祭人士約(2,000 人)需要駕車或公眾交通工具，還有農莊旅遊人士約(800 人)及沙頭角禾坑段包括沙頭角墟內約(6,000 人)沙頭角公路是否可以負荷相關人流，沙頭角公路除了承擔前往沙頭角的人流，還有皇后山的人流負荷，鹿頸路只是單線雙程，如在沙頭角禾坑段有交通事故，即使是塌樹也倒塞整條沙頭角道，因此相關地段絕對不適合用作興建大型建設。申請人在該地段已經作出多次申請，但由始至終申請人處理土地的手法不合程序外，同時對沙頭角一帶交通影響極大，於塘肚村村口有一農莊，每逢假日旅遊巴上落及遊客過路已經影響交通，若依申請地段範圍共有 700 個地段，涉及 12,237 靈灰龕位，而相關位置相連兩個連兩個認可殯葬區，把整個地段化身成一個超級殯葬區！一個超級殯葬區連接一個大範圍農莊，如何消化人流及車輛吞吐？更加使沙頭角公路難以負荷！
2. 於 2020 年 8 月 14 日新村村代表向本會提供資料，因近日村民發現有人在新村背後大興土木，在新村後面興建了二十間懷疑未經批准之金塔屋，村代表已報警處理，報警編號為(STKRN:20000817)，同時已向地政處及北區民政事務處作出投訴，同時希望規劃署能作出跟進是否有人非法改變土地用途未經批准興建及經營骨龕安置。
3. 墓園周圍興建 2.5 米高的圍欄及圍牆，阻擋村民及毗連鄉村的景觀。另外墓園當進行一些宗教儀式時所發出的聲浪引起附近村民的不安。
4. 北區已經有多個認可的骨灰龕位，如和合石、蓬瀛仙館、皇帝祠、雲泉仙館、龍山寺及多個認可殯葬區等等。若再增添大型墓園，會把北區成為殯葬景點。



新界沙頭角區鄉事委員會 Sha Tau Kok District Rural Committee, NT

同時和合石墳場擴建骨灰安置所設施第二至四期工程及擬建道路位置(附建一)因此北區已有非常足夠骨灰安置所，是沒有必要在塘肚村增設墓園。

5. 本會一向關注區內事宜，如有人未經批准公然破壞土地及非法興建建築物，有關部門必須嚴肅跟進，以免影響本區環境及破壞法紀。同時希望貴署更加考慮周邊居民的需要和利益把有關申請擱置!。本會再次向貴署表示反對相關申請!

如有查詢請與本會

秘書處聯絡。

新界沙頭角區鄉事委員會

主席 李冠洪



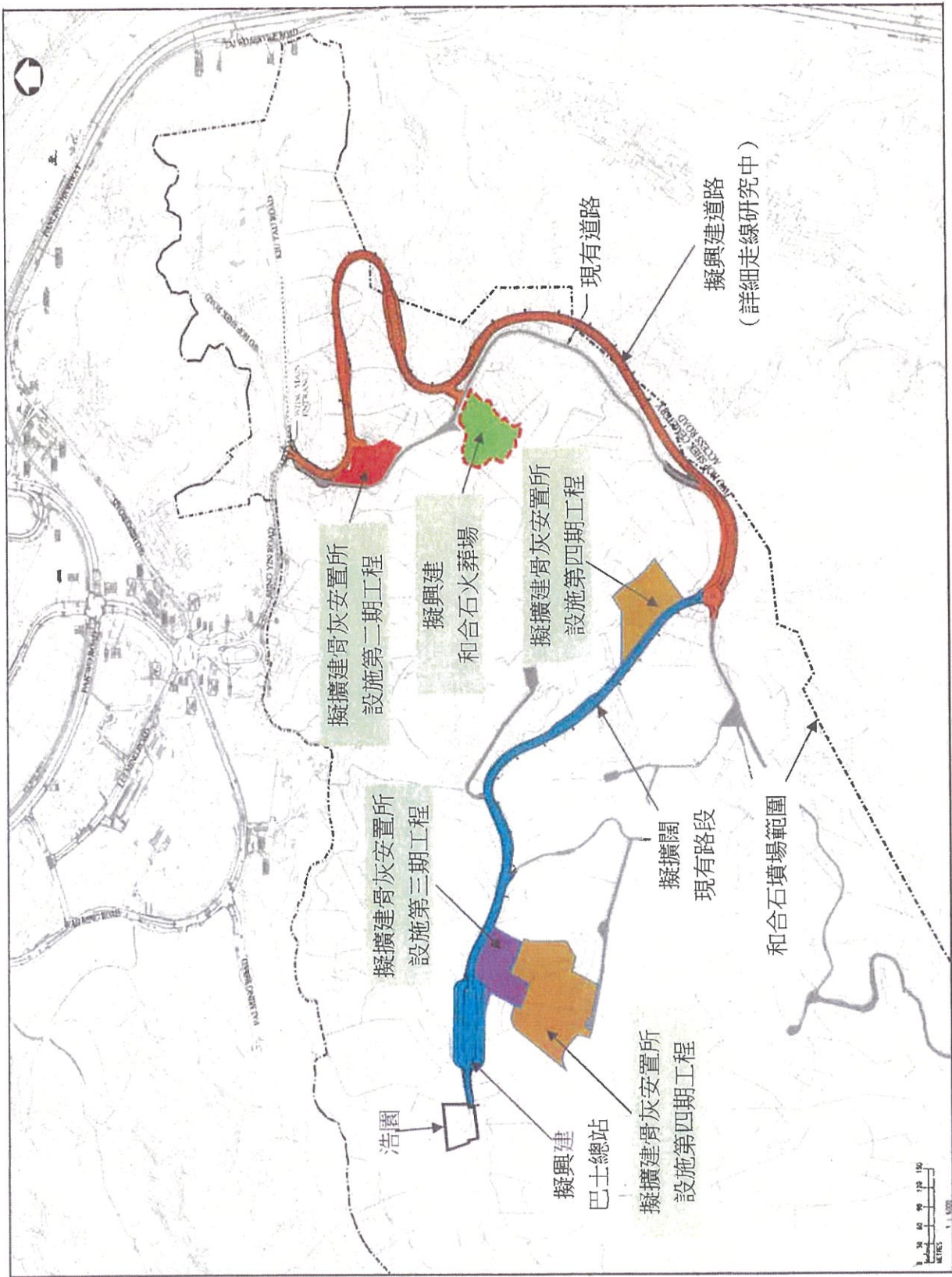
首副主席 李炳華

副主席 曾玉安

2024 年 7 月 2 日

副本送：北區民政事務專員 賴子堅 JP

北區地政專員 梁之仁 女士



和合石墳場擴建骨灰安置所設施第二至四期工程及擬建道路位置

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment 葉英成

簽署 Signature  日期 Date 3/7/2024

17

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By Fax : 2877 0245 or 2522 8426

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有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 04/06/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature 曾興隆 日期 Date 3-7-2024

18

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 04/06/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人強烈反對規劃申請 Y/NE-STK/4 改變由[農業]及[綠化地帶]改為其他用途，用作興建墓園[靈灰安置所]的申請。反對理由如下：

1. 沙頭角公路難以負荷大量市民前往
2. 北區已經有多個認可的骨灰龕位，如和合石、蓬瀛仙館、雲泉仙館、及多個認可殯葬區等等。若再增添大型墓園，會把北區成為殯葬景點。

「提意見人」姓名/名稱 Name of person/company making this comment 吳耀祖

簽署 Signature

日期 Date 3-7-2024

From:
Sent: 2024-07-03 星期三 14:34:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Derek CK LAI/HAD <derekilai@had.gov.hk>
Subject: 反對新界沙頭角塘肚丈量約份第 41 約多個地段和毗連政府土地
把申請地點由「農業」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-檔案編號 TPBYNE-STK4
Attachment: 檔案編號 TPBYNE-STK4-反對信-朱浩賢.pdf

致城市規劃委員會秘書：

有關反對新界沙頭角塘肚丈量約份第 41 約多個地段和毗連政府土地 把申請地點由「農業」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,附上有關文件。
如有疑問,可聯繫 姚小姐。

朱浩賢區議員助理
姚小姐

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 04/06/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請見附件

「提意見人」姓名/名稱 Name of person/company making this comment 朱浩賢

簽署 Signature



日期 Date

- 3 JUN 2024



致 規劃署沙田、大埔及北區規劃專員
陳巧賢女士

**反對新界沙頭角塘肚丈量約份第 41 約多個地段和毗連政府土地
把申請地點由「農業」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**

(貴署檔案編號:TPB/Y/NE-STK/4)

本人反對沙頭角塘肚丈量約份第 41 約多個地段和毗連政府土地把申請地點由「農業」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，反對理由如下。

首先，現時沙頭角公路的交通仍未完善。就早前天氣惡劣關係導致不少路段出現水浸或塌樹的情況，隨即沙頭角道造成交通擠塞。在平日繁忙時段，原居住在沙頭角公路附近的居民經常都需要等候比較長的時間才能乘坐小巴或巴士，等候的居民較多，通常都會出現爆車的情況。在假日時段，有不少市民會前往鹿頸或沙頭角禁區，人流比以往更多，未能乘坐公共交通的問題令居民影響更大。

其次，每逢春秋二祭的時候華明路至和興村都造成交通擠塞，嚴重倒灌至高速公路。若沙頭角興建墓園後，相信在春秋二祭時都會實施封路，而且該路段只有各一條來回道路，一旦多私家車前往等，亦有可能造成交通倒灌的情況。

此外，沙頭角開放計劃個人旅客名額現調升至 2300 名名額，以及不少旅行團亦將禁區範圍內作景點之一，沙頭角成景點其中一個原因是生態旅遊，若興建墓園後會令到觀景有所改變。此外，北區已有一個大型的墓園一和合石，在沙頭角公路亦有不同原居民葬區和政府認可私人靈灰安置所，若再增加一個墓園，居民對「離別」相當接近時，他們的生理或心理亦容易受到影響。

北區是北部都會區發展重點發展地點之一，同一個地區有多個大型墓園，這對於北都會發展目的有所偏離。希望 貴署可就以上的交通、居民和發展的問題作申請的考慮。如有疑問可聯繫 與本人聯絡。



北區區議會
朱浩賢議員 MH

2024 年 7 月 3 日

副本: 北區民政事務專員 賴子堅先生, JP

21

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

240705-132025-72419

提交限期

Deadline for submission:

05/07/2024

提交日期及時間

Date and time of submission:

05/07/2024 13:20:25

有關的規劃申請編號

The application no. to which the comment relates:

Y/NE-STK/4

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. KING PANG WU

意見詳情

Details of the Comment :

收到居民反對意見

From: 溫和輝議員辦事處

Sent: Friday, July 5, 2024 3:53 PM

To: William Shu Tai WONG/PLAND <wstwong@pland.gov.hk>

Cc:

Subject: Re: Fw: Planning Application No. Y/NE-STK/4 To rezone the application site from "Agriculture" and "Green Belt" to "Other Specified Uses" annotated "Columbarium"

助理城市規劃師

黃書泰先生

黃先生：

有規劃申請編號：Y/NE-STK/4 的意見書，請見附件。

如有任何查詢，請致電 與本人聯絡。

黃若蕾 Debby Wong

溫和輝議員助理

溫和輝議員辦事處

地址：

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 04/06/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

靈灰所嚴重影響整個沙頭角居民心理健康，特別是附近村落居民的心靈健康。另外，影響附近村落房屋價值，本人諮詢過沙頭角居民的意見，結果大部份人都反對。

「提意見人」姓名/名稱 Name of person/company making this comment 溫 和 輝

簽署 Signature  日期 Date 2024.7.5.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

24

From: Hong Kong Sha Tau Kok District Rural Committee

Sent: 2024-10-25 星期五 09:38:12

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: Derek CK LAI/HAD <derek lai@had.gov.hk>; Jane CY LEUNG/LAO/LANDSD <dlon@landsd.gov.hk>

Subject: Planning Application No. Y/NE-STK/4 To rezone the application site from "Agriculture" and "Green Belt" to "Other Specified Uses" annotated "Columbarium

Attachment: YNE-STK4_反對申請信.pdf

新界沙頭角區鄉事委員會
嚴雪芳(秘書處)

Tel :

Fax :

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 27/09/2024

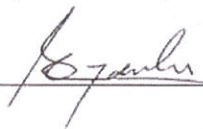
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對有關申請，詳細資料附頁。

「提意見人」姓名/名稱 Name of person/company making this comment 新界沙頭角區鄉事委員會

簽署 Signature



日期 Date 21-10-2024





新界沙頭角區鄉事委員會 Sha Tau Kok District Rural Committee, NT

致：城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓
傳真：28770245 或 2522 8426
電郵：tpbpd@pland.gov.hk
貴署檔案：TPB/Y/NE-STK/4

本會強烈反對規劃申請 Y/NE-STK/4 改變由〔農業〕及〔綠化地帶〕改為其他用途，作興建墓園〔靈灰安置所〕的申請。反對理由如下：

1. 沙頭角大力推動生態旅遊發展，遊人日益增多。在 2024 年 7 月 1 日起沙頭角禁區開放旅遊申請人數上限已經增至 3000 人，因此在公眾交通上已經開始有壓力。如在春秋二祭墓園加設旅遊巴士接送拜祭人士，以 12,237 個靈灰龕位，平均三份之二人事前來拜祭約(8,158 人)另外兩個毗連的殯葬區拜祭人士約(2,000 人)需要駕車或公眾交通工具，還有農莊旅遊人士約(800 人)及沙頭角禾坑段包括沙頭角墟內約(6,000 人)沙頭角公路是否可以負荷相關人流，沙頭角公路除了承擔前往沙頭角的人流，還有皇后山的人流負荷，鹿頸路只是單線雙程，如在沙頭角禾坑段有交通事故，即使是塌樹也倒塞整條沙頭角道，因此相關地段絕對不適合用作興建大型建設。申請人在該地段已經作出多次申請，但由始至終申請人處理土地的手法不合程序外，同時對沙頭角一帶交通影響極大，於塘肚村村口有一農莊，每逢假日旅遊巴上落及遊客過路已經影響交通，若依申請地段範圍共有 700 個地段，涉及 12,237 靈灰龕位，而相關位置相連兩個連兩個認可殯葬區，把整個地段化身成一個超級殯葬區！一個超級殯葬區連接一個大範圍農莊，如何消化人流及車輛吞吐？更加使沙頭角公路難以負荷！
2. 於 2020 年 8 月 14 日新村村代表向本會提供資料，因近日村民發現有人在新村背後大興土木，在新村後面興建了二十間懷疑未經批准之金塔屋，村代表已報警處理，報警編號為(STKRN:20000817)，同時已向地政處及北區民政事務處作出投訴，同時希望規劃署能作出跟進是否有人非法改變土地用途未經批准興建及經營骨龕安置。
3. 墓園周圍興建 2.5 米高的圍欄及圍牆，阻擋村民及毗連鄉村的景觀。另外墓園當進行一些宗教儀式時所發出的聲浪引起附近村民的不安。



新界沙頭角區鄉事委員會 Sha Tau Kok District Rural Committee, NT

4. 北區已經有多個認可的骨灰龕位，如和合石、蓬瀛仙館、皇帝祠、雲泉仙館、龍山寺及多個認可殯葬區等等。若再增添大型墓園，會把北區成為殯葬景點。同時和合石墳場擴建骨灰安置所設施第二至四期工程及擬建道路位置(附建一)因此北區已有非常足夠骨灰安置所，是沒有必要在塘肚村增設墓園。
5. 本會一向關注區內事宜，如有人未經批准公然破壞土地及非法興建建築物，有關部門必須嚴肅跟進，以免影響本區環境及破壞法紀。同時希望貴署更加考慮周邊居民的需要和利益把有關申請擱置!。本會再次向貴署表示反對相關申請!
6. 近期因沙頭角開放旅遊而在沙頭角關口前增設停車位配合，另國家已有方案把沙頭角口岸改建，大大提升旅客數量，因此沙頭角公路使用量未來會不斷提升。現時沙頭角公路禾坑至鹿頸段當發生交通意外引致交通近癱瘓，跟本無法負荷。因此沙頭角公路除非日後會增設集體運輸公具，如輕軌等，否則不應再加重沙頭角公路的負荷。

如有查詢請與本會

秘書處聯絡。

新界沙頭角區鄉事委員會



主席 李冠洪

首副主席 李炳華

副主席 曾玉安

2024年10月21日

副本送：北區民政事務專員 賴子堅 JP

北區地政專員 梁之仁 女士

致城市規劃委員會秘書：

2

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

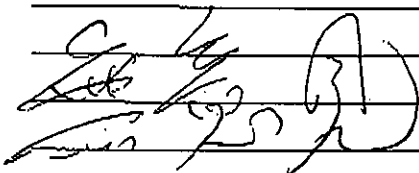
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

2023. 6. 2

F2 10

13

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 04/06/2024

意見詳情 (如有需要，請另頁說明)

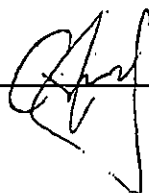
Details of the Comment (use separate sheet if necessary)

意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

2024.6.21

5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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By Fax : 2877 0245 or 2522 8426

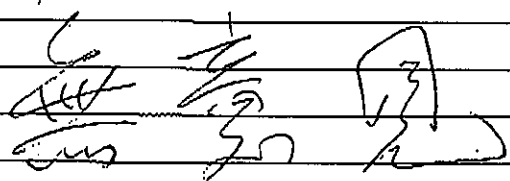
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 07/11/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

22-11-2023

F16

8

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

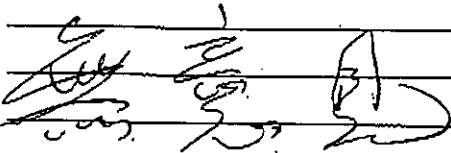
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

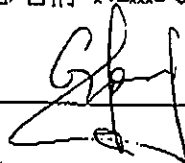
Y/NE-STK/4 Received on 05/01/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

2024.1.24

FI 7

9

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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By Fax : 2877 0245 or 2522 8426

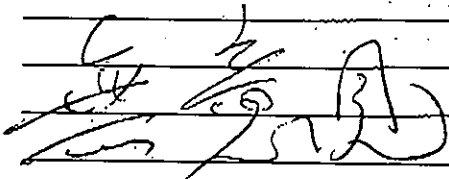
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

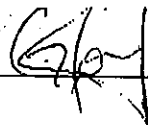
Y/NE-STK/4 Received on 27/03/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

2024. 4.12

FL 11

23

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

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To : Secretary, Town Planning Board

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By Fax : 2877 0245 or 2522 8426

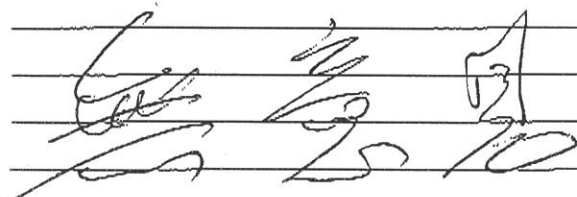
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

Y/NE-STK/4 Received on 27/09/2024

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

2024.10.25