

Team 1

S/N: 2202393

By Hand: 16/9

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

此文件在 2022年10月14日 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。

This document is received on 14 OCT 2022
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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/TP/36
	Date Received 收到日期	14 OCT 2022

- 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)

Ever Rest Limited

常寂園有限公司

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)

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

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)	Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5 and Adjoining Government Land, No. 8 Mui Shue Hang, Tai Po
(c) Site Area 申請地點面積	447.71 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)	75.32 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>The site is currently occupied by two 2-storey buildings, a single-storey building and a structure underneath the platform. It provides a mix of religious and columbarium facilities such as outdoor worshipping courtyard, management office, store room, columbarium buildings and columbarium walls.</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

N.A

- (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_____ (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 _____ (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 Tai Po Outline Zoning Plan No. S/TP/30
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Open Space"

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"/> Commercial [] 商業 [] |
| <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"/> Village Type Development []
鄉村式發展 [] |
| <input type="checkbox"/> Agriculture [] 農業 [] | <input type="checkbox"/> Industrial [] 工業 [] |
| <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] | <input type="checkbox"/> Open Storage [] 露天貯物 [] |
| <input checked="" type="checkbox"/> Government, Institution or Community [3]
政府、機構或社區 [3] | <input type="checkbox"/> Open Space [] 休憩用地 [] |
| <input type="checkbox"/> Recreation [] 康樂 [] | <input type="checkbox"/> Green Belt [] 綠化地帶 [] |
| <input type="checkbox"/> Country Park [] 郊野公園 [] | <input type="checkbox"/> Coastal Protection Area []
海岸保護區 [] |
| <input type="checkbox"/> Conservation Area [] 自然保育區 [] | <input type="checkbox"/> Site of Special Scientific Interest []
具特殊科學價值地點 [] |
| <input 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 type="checkbox"/> Others (please specify _____)) []
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 see attached Planning Statement.....

.....

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.....

.....

[illegible]

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

CHAN TAT CHOI

Name in Block Letters
姓名（請以正楷填寫）

Managing Director

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 ... MPIA



on behalf of
代表

Toco Planning Consultants Limited

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

Date 日期

15.9.2022

(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	200.19	sq.m. 平方米	<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed plot ratio 擬議地積比率	0.447		<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed site coverage 擬議上蓋面積	26.68	%	<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed number of blocks 擬議座數	6			
<input checked="" type="checkbox"/>	Proposed number of storeys of each block 每座建築物的擬議層數	1, 2, 2, 1, 1, 1	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	4.07, 8.13, 6.18, 2.4, 2.97, 2	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	200.19	sq.m.平方米	<input checked="" type="checkbox"/>	About 約
	<input type="checkbox"/> hotel 酒店		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	16.17	sq.m.平方米	<input checked="" 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 checked="" 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)		
			Columbarium: 172.71 sq.m (3,507 niches)		
			Proposed Toilet: 11.31		
				
<input type="checkbox"/>	Open space 休憩用地		(please specify land area(s)) (請註明面積)		
	<input type="checkbox"/> private open space 私人休憩用地		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

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

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)

☐ 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]
Building A	G/F	Columbarium
Building B + Wall A	G/F	Columbarium, columbarium wall
Building C	1/F	Columbarium
	G/F	Columbarium
	1/F	Columbarium
Structure A	G/F	Office
Wall B + Wall C	G/F	Columbarium wall
Proposed Toilet	G/F	Toilet

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Outdoor worshipping courtyard, rain shelter and barrier free access facility.

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))

☐ 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。

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?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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) <input type="checkbox"/> Diversion of stream 河道改道 <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 <input type="checkbox"/> Filling of land 填土 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 <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
	No 否	<input checked="" type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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 type="checkbox"/>	No 不會 <input checked="" 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"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	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) Please see attached Planning Statement.
--	---

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[@]

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	7,034
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	0
Total number of niches 龕位總數	3,507
Total number of single niches 單人龕位總數	136
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用)	136
Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用)	0
Number of single niches (residual for sale) 單人龕位數目 (待售)	0
Total number of double niches 雙人龕位總數	3,292
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用)	4
Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用)	35
Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用)	41
Number of double niches (residual for sale) 雙人龕位數目 (待售)	3,212
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)	79 (2 three-urn niches, 77 four-urn niches)
Number of niches (sold and fully occupied) 龕位數目 (已售並全部佔用)	1 (1 three-urn niche, 0 four-urn niche)
Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用)	0 (0 three-urn niche, 0 four-urn niche)
Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用)	1 (1 three-urn niche, 0 four-urn niche)
Number of niches (residual for sale) 龕位數目 (待售)	77 niches (0 three-urn niche, 77 four-urn niches)

Proposed operating hours 擬議營運時間

9:00 a.m. - 5:00 p.m. for normal days
8:00 a.m. - 6:00 p.m. for Ching Ming and
Chung Yeung Festivals and shadow period

[@] 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	Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5 and Adjoining Government Land, No. 8 Mui Shue Hang, Tai Po 大埔梅樹坑8號丈量約份第5約地段第136號餘段 (部份) 及第138號餘段 (部份) 和毗鄰的政府土地		
Site area 地盤面積	447.71	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	75.32	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Tai Po Outline Zoning Plan No. S/TP/30 大埔分區計劃大綱核准圖編號 S/TP/30		
Zoning 地帶	"Open Space" 「休憩用地」		
Proposed Amendment(s) 擬議修訂	<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 "Open Space" to "Government, Institution or Community (3)" 把申請地點由「休憩用地」地帶改劃為「政府、機構或社區(3)」		

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	200.19 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.447 <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	6	
	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	8.13	m 米 <input checked="" 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)
		2	Storeys(s) 層 <input checked="" 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	26.68 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	3,507 Columbarium Niches 靈灰安置位		
(vi) Open space 休憩用地	Private 私人	-	sq.m 平方米 <input 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 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) _____ _____	-
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____ _____	-

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 checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s) / Landscape plan(s) 園境設計總圖 / 園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location Plan, 平面圖 Site Plan, 附近土地利用圖 Adjacent Land Use Plan, 土地類別圖 Land Status Plan		
昔日測量圖 Historical Survey Plans, 梅樹坑土地利用進化圖 Evolution of Land Use in Mui Sue Hang, 視覺景觀分析圖 Visual Analysis Plan		
Reports 報告書 26米行人道管理控制圖 Management Control on the "26m Footpath", 類似個案評估圖 Assessment on Similar Case(s)		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
有關申請地點的照片 Photos regarding the application site		
管理方案 Management Plan, 岩土規劃檢討報告 Geotechnical Planning Review Report		
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。

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問材
有都
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公規
司劃

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

Dear Sir/ Madam,

15 September, 2022

**Section 12A Rezoning Application from "O" to "G/IC(3)"
for the Existing Columbarium at Ever Rest Temple,
Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5
and Adjoining Government Land, No. 8 Mui Shue Hang, Tai Po**

We submit herein, on behalf of Ever Rest Ltd. – land owner and operator of the captioned temple, a rezoning request under section 12A of the Town Planning Ordinance. The application is for the rezoning of the site from "Open Space" to "Government, Institution or Community (3)" on the Approved Tai Po Outline Zoning Plan No. S/TP/30. The proposed zoning is intended to reflect the existing religious institution use of Ever Rest Temple and to allow the subsequent submission of a section 16 planning application for the existing columbarium with 3,507 niches in Ever Rest Temple.

Please find enclosed 70 copies of the Planning Statement with technical assessments and a copy of the application form for your attention.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



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都市
規劃
有限
公司

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

Your Ref.: TPB/Y/TP/36



Dear Sir/ Madam,

13 March, 2023

**Section 12A Rezoning Application from "O" to "G/IC(3)"
for the Existing Columbarium at Ever Rest Temple,
Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5
and Adjoining Government Land, No. 8 Mui Shue Hang, Tai Po**

We refer to the captioned application submitted on 16.9.2022.

In response to the comments from Food and Environmental Hygiene Department (FEHD) and Transport Department (TD) received on 9.11.2022 and the public comments recently received, please find enclosed 70 copies of the updated Planning Statement for the consideration of the Town Planning Board. This Planning Statement supersedes the previous version of Planning Statement submitted on 16.9.2022. It contains the following assessments:-

1. The Planning Statement has been updated based on the total 763 niche to be permitted under the Approval-in-principle Temporary Suspension of Liability (TSOL) for Ever Rest Temple. Apart from the niche information, the site boundary, the total gross floor area and the site layout under the current planning application have remained unchanged.
2. Appendix I – Relevant documents in support of the planning justifications in the Planning Statement are provided.
3. Appendix II – A table of responses to the public and departmental comments have been prepared.
4. Appendix III – The Traffic Impact Assessment has been updated based on the latest comments from TD

5. Appendix IV – The Management Plan have been updated in order to tally with the latest niche information.
6. Appendix V – Since the Geotechnical Engineering Office has no comment on the application, the same Geotechnical Planning Review Report submitted on 16.9.2022 is attached.

We hope that the updated Planning Statement have fully addressed the comments and requirements of the relevant government departments. In light of the long history of the temple, small development scale, public gains of the subject development and the insignificant potential impacts envisaged, we consider that the present planning application is recommendable for the agreement of the Town Planning Board.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director

c.c. DPO/STN- Mr. Nicol Yu



TOCO PLANNING CONSULTANTS L

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Website: <http://www.tocoplanning.com>

(Attn.: Ms. Corey Ng)

Your Ref.: TPB/Y/TP/36

Dear Sir/Madam,

21 June, 2023

**Section 12A Rezoning Application from "O" to "G/IC(3)"
for the Existing Columbarium at Ever Rest Temple,
Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5 and Adjoining Government Land,
No. 8 Mui Shue Hang, Tai Po**

We refer to our 1st Further Information (i.e. Consolidated Planning Statement) submitted on 13.3.2023.

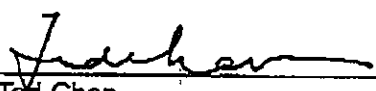
In response to the comments from Transport Department and Food and Environmental Hygiene Department via Sha Tin, Tai Po & North District Planning Office's email on 14.4.2023 and 18.4.2023 respectively, please find attached 70 copies of the Further Information (After the Submission of Consolidated Planning Statement) which comprises a table of responses to departmental comments, a revised Traffic Impact Assessment and a revised Management Plan.

During the public consultation period, a total of 520 public comments have been received, and 518 comments supported the application and only 2 comments raised concern on the case. The Applicant appreciates the strong support from the public. Their management team will ensure proper operation of Gan En Tang so as to minimise any potential impact arising from the religious and columbarium use. We note that comment no. 786 did not specify their concerns in detail, and the concerns in comment no. 787 were mainly non-planning related (i.e. fung shui, selling of niche spaces and renovation).

We hope that the present technical submission have satisfactorily addressed the concerns of the relevant government departments and the Town Planning Board.

Yours faithfully,

Toco Planning Consultants Ltd.


Ted Chan
Managing Director



c.c. DPO/STN – Mr. Nicol Yu

TED T. C. CHAN
MPA, MIUKIP, RPP

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Unit No. 5, 13/F., Technology Plaza,

No. 651 King's Road,

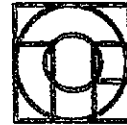
North Point, Hong Kong

Tel: 2895 0168

Fax: 2577 2862

E-mail: tocoplanning@hotmail.com

Website: <http://www.tocoplanning.com>



達材都市規劃
顧問有限公司

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

(Attn.: Ms. Corey Ng)

Your Ref.: TPB/Y/TP/36

Dear Sir/Madam,

21 June, 2023

**Section 12A Rezoning Application from "O" to "G/IC(3)"
for the Existing Columbarium at Ever Rest Temple,
Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5 and Adjoining Government Land,
No. 8 Mui Shue Hang, Tai Po**

We refer to our 1st Further Information (i.e. Consolidated Planning Statement) submitted on 13.3.2023.

In response to the comments from Transport Department and Food and Environmental Hygiene Department via Sha Tin, Tai Po & North District Planning Office's email on 14.4.2023 and 18.4.2023 respectively, please find attached 70 copies of the Further Information (After the Submission of Consolidated Planning Statement) which comprises a table of responses to departmental comments, a revised Traffic Impact Assessment and a revised Management Plan.

During the public consultation period, a total of 520 public comments have been received, and 518 comments supported the application and only 2 comments raised concern on the case. The Applicant appreciates the strong support from the public. Their management team will ensure proper operation of Ever Rest Temple so as to minimise any potential impact arising from the religious and columbarium use. We note that comment no. 786 did not specify their concerns in detail, and the concerns in comment no. 787 were mainly non-planning related (i.e. fung shui, selling of niche spaces and renovation).

We hope that the present technical submission have satisfactorily addressed the concerns of the relevant government departments and the Town Planning Board.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director

c.c. DPO/STN – Mr. Nicol Yu



TED T. C. CHAN
MPA, MHKIP, RPP

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F., Technology Plaza,

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達材都市規劃
顧問有限公司

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

(Attn.: Ms. Corey Ng)

Your Ref.: TPB/Y/TP/36

Dear Sir/Madam,

29 June, 2023

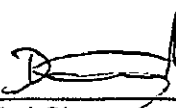
**Section 12A Rezoning Application from "O" to "G/IC(3)"
for the Existing Columbarium at Ever Rest Temple,
Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5 and Adjoining Government Land,
No. 8 Mui Shue Hang, Tai Po**

We refer to our Further Information II (Further Information after the Submission of Consolidated Planning Statement) submitted on 23.6.2023.

Further to the discussion between the Applicant and Food and Environmental Hygiene Department in relation to the Management Plan, please find attached the revised pages 5 and 48 of the Management Plan with the amended waste management arrangement for your attention.

Yours faithfully,

Toco Planning Consultants Ltd.

P.P. 
Ted Chan
Managing Director



c.c. DPO/STN – Mr. Nicol Yu

TED T. C. CHAN
MPA, MHKIP, RPP



問材都市
有限公規
司劃

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

(Attn.: Ms. Corey Ng)

Your Ref.: TPB/Y/TP/36

Dear Sir/Madam,

21 August, 2023

**Section 12A Rezoning Application from "O" to "G/IC(3)"
for the Existing Columbarium at Ever Rest Temple,
Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5 and Adjoining Government Land,
No. 8 Mui Shue Hang, Tai Po**

We refer to comments from the Transport Department and Food and Environmental Hygiene Department via Sha Tin, Tai Po & North District Planning Office's email on 19.7.2023.

Please find attached 70 copies of the Further Information (III) which comprises a table of response to departmental comments, revised Management Plan (see **Appendix I**) and revised Traffic Impact Assessment (see **Appendix II**).

In regards to the 2,744 niches that are no longer under this rezoning application and the Licensing Applications under the Private Columbaria Ordinance, the Applicant has conducted interim measures which have been agreed by relevant government departments under the Licensing Applications (see **Appendix III**). In addition, a set of plans has been attached in **Appendix III** showing the reduction of niches. In future, the Applicant will further discuss with relevant government departments under the Licensing Application on the way forward to permanently sealed off the niches.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



c.c. DPO/STN – Mr. Nicol Yu

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5 13/F, Technology Plaza,

No. 851 King's Road,

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達材都市規劃
顧問有限公司

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

(Attn.: Ms. Corey Ng)

Your Ref.: TPB/Y/TP/36

Dear Sir/Madam,

24 August, 2023

**Section 12A Rezoning Application from "O" to "G/IC(3)"
for the Existing Columbarium at Ever Rest Temple,
Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5 and Adjoining Government Land,
No. 8 Mui Shue Hang, Tai Po**

We refer to our Further Information III (Further Information after the Submission of Consolidated Planning Statement) submitted on 22.8.2023.

Please find attached the revised "『常寂園』內單向人流控制路線/措施/等候區" (after page 58 of the Management Plan) and "『常寂園』消防安全疏散"指定集合地點"位置" (after page 62 of the Management Plan) for your attention. Those revised plans are the same version as attached in the previous Further Information II submitted on 23.6.2023.

We are sorry for the inconvenience caused.

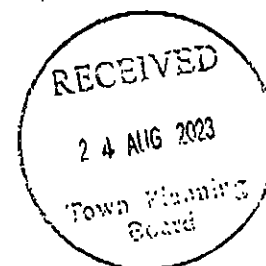
Yours faithfully,

Toco Planning Consultants Ltd.

P.P. 

Ted Chan
Managing Director

c.c. DPO/STN – Ms. Combi Li



TED T. C. CHAN
MP/LC, MHKIP, RPP

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F., Technology Plaza,

No. 651 King's Road,

North Point, Hong Kong

Tel: 2895 0168

Fax: 2577 2862

E-mail: tocoplanning@hotmail.comWebsite: <http://www.tocoplanning.com>

顧問
材都
市規
劃
有
限
公
司

The Secretary,
Town Planning Board
15/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong
(Attn.: Ms. Corey Ng)

Your Ref.: TPB/Y/TP/36



Dear Sir/Madam,

6 October, 2023

**Section 12A Rezoning Application from "O" to "G/IC(3)"
for the Existing Columbarium at Ever Rest Temple,
Lot Nos. 136 RP (Part) and 138 RP (Part) in D.D. 5 and Adjoining Government Land,
No. 8 Mui Shue Hang, Tai Po**

We refer to the comments from Transport Department (TD) and Leisure and Cultural Services Department (LCSD) via Sha Tin, Tai Po & North District Planning Office (DPO/STN)'s email on 20.9.2023.


Please find attached 70 copies of our technical responses to departmental comments for your attention. Our responses mainly involve some clarifications on the captioned application and the cancellation of the proposed temporary road marking sticker at Mui Shue Hang Playground. Relevant contents in the Traffic Impact Assessment have been updated accordingly. It is noticed that the previous (latest) version of the Management Plan did not mention the proposed temporary road marking sticker arrangement, thus no amendment is required.

Further to the recent queries from DPO/STN, please be informed that the maximum height of Wall B & C is 2.97m, which measures from the platform to the top part of Wall B & C. The height of 3.14m as indicated on Plan H (i.e. Elevation Plan) of the Planning Statement is the maximum height of the retaining wall situated along the northern and western boundary of the application site.

Lastly, we note that no further comments have been received from major government departments, and this submission is mainly to provide technical clarifications to the remaining comments from TD and LCSD accordingly. The Applicant hopes that the captioned application could be favourably considered by the honourable members of the Town Planning Board as scheduled on 10.11.2023.

Yours faithfully,

Toco Planning Consultants Ltd.


Ted Chan
Managing Director



c.c. DPO/STN - Mr. Nicol Yu

TED T. C. CHAN
MP/A. MHKIP RPP

Table 3.1 Proposed Schedule of Uses for "G/IC(3)" Zone

<u>GOVERNMENT, INSTITUTION OR COMMUNITY (3)</u>	
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Field Study/Education/Visitor Centre	Columbarium
Public Convenience	Eating Place
Religious institution	Government Use (not elsewhere specified)
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Public Utility Installation
	Shop and Services
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for religious institution and columbarium uses.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Previous s.12A Application at the Application Site

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
Y/TP/23	Rezoning from "Open Space" to "Government, Institution or Community"	06/02/2015	R1 – R3

Rejection Reasons

- R1. The applicant failed to demonstrate that the proposed development would have no adverse traffic impacts on the surrounding areas.
- R2. The proposed columbarium use was not compatible with the open space use.
- R3. Approval of the rezoning application would set an undesirable precedent for other similar rezoning applications in the area for the development of columbarium use. The cumulative effect of approving such similar applications would lead to proliferation of columbarium use and a general degradation of the traffic conditions in the area.

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

參考編號

Reference Number:

221104-100226-89793

提交限期

Deadline for submission:

11/11/2022

提交日期及時間

Date and time of submission:

04/11/2022 10:02:26

有關的規劃申請編號

The application no. to which the comment relates:

Y/TP/36

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Eny Cheung

意見詳情

Details of the Comment :

我是支持他們申請，因為這是已於天埔很久我一個廟，而且現在裝修好靚，跟小朋友一起走過於對面盪鞦韆都不怕。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230403-232736-30297

提交限期**Deadline for submission:**

14/04/2023

提交日期及時間**Date and time of submission:**

03/04/2023 23:27:36

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

Y/TP/36

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

小姐 Miss Jenny Ho

意見詳情**Details of the Comment :**

這廟宇存在已久，而且現在已裝修得好好，有這廟宇在感到有神明保佑，非常贊成能批出申請。因為每日都行過，感覺非常舒服。支持批出申請。

申請編號： **Y/TP, 36**

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔梅樹坑常寂園 (第 5 約地段第 136 號餘段及 138 號餘段)
之 S.12A 修訂圖則規劃申請將靈灰安置所規範化

本人是大埔太和居民，得知大埔常寂園現正向城規會作出靈灰安置所規範化申請，因此特此致函表示支持，原因如下：

- (a) 常寂園遠於 1854 年在梅樹坑建立，歷史悠久，是區內為人熟悉和重要的宗教場所及骨灰存放所，因此希望政府尊重市民意願，對這些有歷史價值的寺廟予以支援；
- (b) 常寂園位置優越，它鄰近太和火車站及多個公共巴士站、小巴站及的士站，火車站旁的商場設有大型停車場，全程步行只需約 8 分鐘。常寂園有多條道路可直接步行到達，四通八達，易於疏導人流；
- (c) 常寂園內只有大約三千五百個骨灰位，而建築物只有一至兩層，規模細小。常寂園與當地住宅相隔一段距離，環境清靜，四周被大樹及斜坡包圍，因此不會有視覺及土地利用不協調問題；及
- (d) 常寂園已委託專業顧問進行詳細的規劃及技術評估報告研究，以減少對附近村民之影響。本人明白常寂園將會在春秋二祭實行特別交通管理安排，加上常寂園擁有優秀的管理團隊，因此相信該申請不會對鄰近居民及交通構成影響，和立下不良先例。

靈灰安置服務是必需的社區設施，本人認為上述申請可提供一所美觀而且管理優良的靈灰安置所，有助紓緩本港及大埔區骨灰位短缺的問題。因此本人對此申請十分支持，亦希望貴會能盡快批准此計劃。

姓名： 何東

簽署： Tuan.

日期： 2022 -10- 18



申請編號：TPB/Y/TP/36

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關大埔梅樹坑常寂園 (第 5 約地段第 136 號餘段及 138 號餘段)
之 S.12A 修訂圖則規劃申請將靈灰安置所規範化

本人得知常寂園向城規會提交補充資料文件，亦了解到補充資料內容，因此寫信支持，原因如下：

1. 申請人已就有關部門之意見提供了詳細補充文件；
2. 常寂園的最新骨灰龕位數目為七百六十三個，規模細小；
3. 本人得知私營骨灰安置所發牌委員會已於 2023 年 2 月向常寂園發出「原則上同意暫免法律責任書」，而這宗規劃申請是為了符合牌照要求；
4. 訪客只需約 10 分鐘就能從太和火車站步行至常寂園，十分方便；
5. 常寂園遠於 1854 年已經在梅樹坑此處建立，昔日提供火葬及停放遺體及骨灰服務，是區內為人熟悉的宗教場所，俱有歷史價值；
6. 常寂園與當地住宅相隔一段距離，環境清靜，四周被大樹及斜坡包圍，上方有行車天橋作視覺屏障，因此十分適合用作靈灰安置所；及
7. 常寂園內禁止燃燒冥鏹，因此不會造成空氣或環境污染。

綜合上述各點，本人盼望政府尊重市民意願，盡快批准上述申請，同時部份解決現時香港嚴重缺乏骨灰位需求，令市民安心。

姓名: 柯澤浩
簽署: 浩
日期: 2023-08-09



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



有關：梅樹坑公園違規骨灰龕事宜
04/11/2022 10:40

From:

To: "enquiry@bd.gov.hk" <enquiry@bd.gov.hk>, "enquire@pland.gov.hk" <enquire@pland.gov.hk>, "enquiries@lcsd.gov.hk" <enquiries@lcsd.gov.hk>, "hadgen@had.gov.hk" <hadgen@had.gov.hk>, "landsd@landsd.gov.hk"

File Ref:

2 attachments



SKM_C450i22110410470.pdf SKM_C450i22110410510.pdf

Dear sirs,

Please find the attached for your information. Thank you.

GPML - Parc Versailles Phase I Management Office

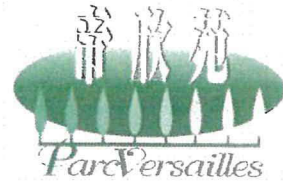
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The Incorporated Owners of Parc Versailles I

本處檔號: PVPI/IO/L/2022/003

Fax: 2877 0245

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處
執事先生/小姐 台啟

帝欣苑1期業主立案法團

敬啟者：

有關：就規劃申請 Y/TP/36 提出意見事宜

就上述規劃申請本法團提出反對意見如下：

- 該地段一直有違規興建及經營骨灰龕場問題，如獲批將構成不良先例
- 大埔原有屬休憩用地之土地並不多，是次申請將進一步減少休憩用地
- 是次申請只提及原有交通設施，未能證明不會對交通造成負面影響
- 本區於過去或將來亦沒有重大規劃發展或變更增加交通運輸量
- 該類場所無可避免會有“燒衣”情況影響環境衛生
- 該地段屬於休憩用地之內，與周圍環境格格不入，影響視覺景觀
- 根據過往紀錄，本屋苑居民多次反映該場所帶來精神及情緒困擾
- 阻礙該地段之社區發展
- 增加人流影響治安
- 影響附近屋苑樓價

就上述事宜煩請於 7 天內即(2022 年 11 月 10 日前) 作出回覆，如有任何查詢歡迎於辦公時間內賜電 與屋苑物業經理聯絡。

順祝 工作愉快!

帝欣苑一期業主立案法團

秘書



林國良 謹啟

2022 年 11 月 3 日

本處檔號: PVPI/IO/L/2022/004

Fax: 2877 0245



The Incorporated Owners of Parc Versailles

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書處
執事先生/小姐 台啟

帝欣苑 1 期業主立案法團

敬啟者：

有關：梅樹坑公園違規骨灰龕事宜

反對 Y/TP/36 申請改變「休憩用地」土地用途：《常寂園有限公司》梅樹坑公園骨灰龕（新界大埔梅樹坑 8 號）

理由如下：

- (1) 香港政府已有綠色殯葬，非常切合香港的環境、地理和能源需要，應鼓勵市民轉向綠色殯葬，代替《靈灰安置所》。綠色殯葬是將來必定之選，政府不應再發牌鼓勵《靈灰安置所》，拖慢綠色殯葬發展步伐。
- (2) 《常寂園有限公司》多年來售賣無牌骨灰龕位，非法改變土地用途，獲巨利更無須繳稅，無人監管，政府不是鼓勵非法暴利，康樂文化事務署不是鼓勵有力人士霸佔公園吧？
- (3) 這等私人骨灰龕場對大埔居民，做成滋擾和極大不安，居民多年來，已經反對多次。在此極度擠迫的香港居住環境，公園是大眾市民唯一可以舒展身體心靈的地方，請不要奪去這個卑微的大眾安心安身之所啊！
- (4) 康樂文化事務署任由骨灰龕商人非法在公園開路，破壞景觀，大興土木，建立高牆，高於兩層樓大金像、焚燒冥鏹香燭，污染空氣、製造噪音，在政府土地和梅樹坑公園傾倒大堆垃圾，非法畜養惡犬，防止遊人走近，妨礙公眾安心使用梅樹坑公園，必須制止。



The Incorporated Owners of Parc Versailles

帝欣苑1期業主立案法團

(5)因為沒有合理的交通配套設施、例如停車場等，不能應付推銷商及不知情買家及來往拜祭的人潮，違例泊車已經做成交通阻塞及混亂，於是有人非法砍伐樹木，霸佔公園土地，非法開路，開發私人停車位。

(6)香港政府不能再容許骨灰龕商以傳統理由為借口，非法經營骨灰龕場，把政府土地，公眾用地私有化，農地商業化。如果《常寂園有限公司》申請獲得更改土地用途利，非法霸佔梅樹坑公園和違規建築不必清拆，勢必做成極其惡劣先例，處處靈灰龕，如此，新界土地不斷被霸佔、濫用、牟利，後果一發不可收拾，破壞整體香港城市規劃。

有鑑於此，城規會絕不能批准以上骨灰龕場的申請。屋宇署，地政總署及康樂文化事務署應該立刻清拆《常寂園有限公司》非法霸佔梅樹坑公園的骨灰龕的違規建築。因涉及如此巨大利益，申請者必然會年年月月繼續申請合法，年年月月非法運作，不斷侵害政府與市民大眾的權利。

如有任何查詢，歡迎於辦公時間內賜電
聯絡。

與本人或本處職員陳先生

此致

屋宇署署長，規劃署署長，康樂文化事務署署長，民政事務總署署長，地政專員

帝欣苑一期業主立案法團

秘書



(Signature)

林國良 謹啟

2022年11月3日

786

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

參考編號

Reference Number:

230412-172745-91963

提交限期

Deadline for submission:

14/04/2023

提交日期及時間

Date and time of submission:

12/04/2023 17:27:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/TP/36

「提意見人」姓名/名稱

Name of person making this comment:

帝欣苑一期法團

意見詳情

Details of the Comment :

本處代表法團提出反對意見，過往多宗類似申請已收集屋苑居民反應負面，法團於第162次管委會會議再提及反對更改土地用途

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



有關：梅樹坑公園違規骨灰龕事宜
11/09/2023 18:56

From:

To:

"enquiry@bd.gov.hk" <enquiry@bd.gov.hk>, "enquire@pland.gov.hk" <enquire@pland.gov.hk>, "enquiries@lcsd.gov.hk" <enquiries@lcsd.gov.hk>, "hadgen@had.gov.hk" <hadgen@had.gov.hk>, "landsd@landsd.gov.hk"

File Ref:

2 attachments



SKM_C450i23091112181.pdf SKM_C450i23091112180.pdf

Dear sirs,

Please find the attached for your information. Thank you.

GPML - Parc Versailles Phase I Management Office

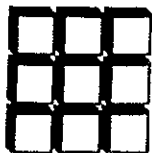
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本處檔號:PVPI/L/2023/039

敬啟者：

有關：梅樹坑公園違規骨灰龕事宜

請求關注、儘快清拆違規非法建築：

1. 《常寂園有限公司》梅樹坑公園骨灰龕（新界大埔梅樹坑8號）

反對 Y/TP/36 申請改變「休憩用地」土地用途：《常寂園有限公司》梅樹坑公園骨灰龕（新界大埔梅樹坑8號）

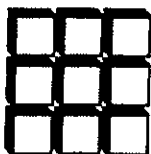
理由如下：

(1)香港政府已有綠色殯葬，非常切合香港的環境、地理和能源需要，應鼓勵市民轉向綠色殯葬，代替《靈灰安置所》。綠色殯葬是將來必定之選，政府不應再發牌鼓勵《靈灰安置所》，拖慢綠色殯葬發展步伐。

(2)《靈灰安置所》般若精舍申請者，以及《常寂園有限公司》多年來售賣無牌骨灰龕位，非法改變土地用途，獲巨利更無須繳稅，無人監管，政府不是鼓勵非法暴利，康樂文化事務署不是鼓勵有力人士霸佔公園吧？

(3)這等私人骨灰龕場對大埔居民，做成滋擾和極大不安，居民多年來，已經反對多次。在此極度擠迫的香港居住環境，公園是大眾市民唯一可以舒展身體心靈的地方，請不要奪去這個卑微的大眾安心安身之所啊！

(4)康樂文化事務署任由骨灰龕商人非法在公園開路，破壞景觀，大興土木，建立高牆，高於兩層樓大金像、焚燒冥鏹香燭，污染空氣、製造噪音，在政府土地和梅樹坑公園傾倒大堆垃圾，非法畜養惡犬，防止遊人走近，妨礙公眾安心使用梅樹坑公園，必須制止。



(5)因為沒有合理的交通配套設施、例如停車場等，不能應付推銷商及不知情買家及來往拜祭的人潮，違例泊車已經做成交通阻塞及混亂，於是有人非法砍伐樹木，霸佔公園土地，非法開路，開發私人停車位。

(6)香港政府不能再容許骨灰龕商以傳統理由為借口，非法經營骨灰龕場，把政府土地，公眾用地私有化，農地商業化。如果《常寂園有限公司》與《靈灰安置所》般若精舍，申請獲得更改土地用途利，非法霸佔梅樹坑公園和違規建築不必清拆，勢必做成極其惡劣先例，處處靈灰龕，如此，新界土地不斷被霸佔、濫用、牟利，後果一發不可收拾，破壞整體香港城市規劃。

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如有任何查詢，歡迎於辦公時間內賜電 [REDACTED] 與本人或本處職員賀先生聯絡。

此致

屋宇署署長，規劃署署長，康樂文化事務署署長，民政事務總署署長，地政專員

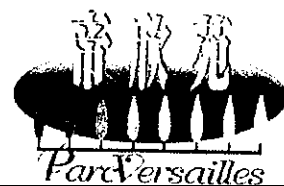
帝欣苑一期管理處
物業經理



錢婉蓉 謹啟

P1-694046

2023年9月7日



本公司檔號: PVPI/IO/L/2023/002

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會
秘書
執事先生/小姐 台啟

敬啟者：

有關：就規劃申請 Y/TP/36 提出意見事宜

就上述規劃申請本法團提出反對意見如下：

- 該地段一直有違規興建及經營骨灰龕場問題，如獲批將構成不良先例
- 大埔原有屬休憩用地之土地並不多，是次申請將進一步減少休憩用地
- 是次申請只提及原有交通設施，未能證明不會對交通造成負面影響
- 本區於過去或將來亦沒有重大規劃發展或變更增加交通運輸量
- 該類場所無可避免會有“燒衣”情況影響環境衛生
- 該地段屬於休憩用地之內，與周圍環境格格不入，影響視覺景觀
- 根據過往紀錄，本屋苑居民多次反映該場所帶來精神及情緒困擾
- 阻礙該地段之社區發展
- 增加人流影響治安
- 影響附近屋苑樓價

就上述事宜煩請於 7 天內即(2023 年 9 月 14 日前) 作出回覆，如有任何查詢歡迎於辦公時間內賜電 [REDACTED] 與屋苑物業經理聯絡。

順祝 工作愉快!

帝欣苑一期業主立案法
團
主席



林國良 謹啟
2023 年 9 月 7 日

Appendix IV(6) of RNTPC
Paper No. Y/TP/36B

規劃署

沙田、大埔及北區規劃處

新界田上禾輦路 1 號

沙田政府合署 13 樓

規劃專員梁萃熹先生 台鑒：

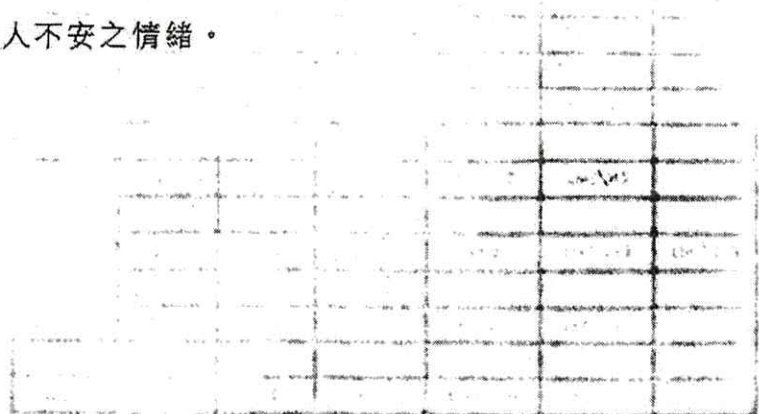
大埔梅樹坑丈量約份第 5 約地段第 136 號餘段及第 138 號餘段和毗鄰的政府土地
 把申請地點由"休憩用地"地帶改劃為"政府、機構或社區"地帶

(申請編號：Y/TP/36)

貴署檔號：TPB/Y/TP/36

有關上述申請個案，本人陳永健乃梅樹坑村原居民代表，在此謹代表村眾表示強烈反對。其反對理由如下：

1. 附近週邊一帶已設有甚多相同模式的靈灰龕，對整區而言，實屬過於密集，相關部門應考量地區規劃的質素。
2. 上述地段申請位址，由於地處梅樹坑公園之內，以公園進出口作為唯一通道，而周邊行車道，只靠大埔水圍路及錦山路的支援，日後定必為區內交通帶來極嚴重的阻塞；再者，大埔區內的停車位嚴重不足問題，早已存在而未有解決方案，相關部門絕對不能忽視區內居民的權益，此舉為周邊行車路段及停車位置加重負荷，徒增民怨。
3. 上述靈灰安置所，以燃燒冥鏹香燭為供奉儀式。申請一但批准，日後必然為附近一帶環境帶來更大的污染，增加周邊一帶的空氣混濁，有損空氣質素，有礙居民健康。
4. 反對在一個清幽的休憩場所中設置靈灰龕，因為公園用地，應該保持其休憩、舒緩及遊玩等用途。市民在享用康文署轄下的公園設施時，亦難以接受在身邊附有上述類型的設施，容易引起與人不安之情緒。

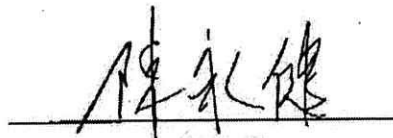


5.上述靈灰龕申請一但批准，將會引致周邊房價及地價下跌，直接影響週邊業主的權益。

6.上述規劃申請，早見於多年前進行申請，在公眾諮詢過程中，均受不少市民強烈表示反對，然而申請人依然鏖而不捨，靜待時機，一再申請，幸得市民關注諮詢時段，又一再強烈表示反對。如此進行拉鋸戰術，申請人務求能於其中一次僥倖過關，以達目的，此為申請機制上的一大漏洞。為此，希望貴署能檢視現行申請機制，以免浪費公帑之餘，容易被有心人仕刻意闖關。

現特專函貴署，懇請嚴肅正視一眾市民的意見，祈能慎重考慮，切勿造成營運者及市民之間的矛盾及衝突，以保持社會和諧境況為首。

謹此敬祝 工作愉快！



陳永健

梅樹坑村原居民代表

二零二二年十一月十日

副本送呈：大埔民政事務處

大埔地政處

大埔區康樂事務辦事處

大埔鄉事委員會

大埔聯益鄉

聯絡人：陳永健

聯絡電話：[REDACTED]

敬啟者：

懇請正視梅樹坑村多年來持續反映的訴求

本村（梅樹坑村）多年來曾向政府各部門反映下述兩項訴求，僅只為村內的安全通道及原居民權益等出發，然而多年來持續的表達均未獲絲毫的回響。現一再申述我村的訴求如下：

1. 要求盡速確立村界範圍

梅樹坑村陳氏原居民，乃屬社山村的分支世系，村民早於英國政府統治前，已在該村建基立業。雖然村內人口稍為稀少，面積略見細小，但陳氏原居民的身份是不容置疑，同時與全港原居民擁有同等的權利。奈何我村全力配合政府施政的各項民生基建的收地政策，早已在地政署紀錄中將敝村原有的村界範圍刪除，時經數十年，仍未重新修正及劃出新的村界範圍；更甚者，在未作出任何諮詢之下，已將部份私人土地劃作綠化地帶，此舉已嚴重限制了本村範圍的發展。在此數十年間，至令本村之原居民一直未能在本村範圍內申請丁屋，嚴重剝削我村原居民的權益。

2. 要求盡速加設救援通道

梅樹坑村早於數十年前，因政府部門收地建設梅樹坑公園，而將我村唯一往外的通道納入了公園範圍內，以致受到公園用地的條例所限，而禁止車輛及單車行駛。現時必須穿越公園出入口，步行約三至四百公尺的距離，方能到達村口。姑且不論現下為居民所帶來的諸多不便，而最令人憂心忡忡的是無法預估的緊急救援事故。梅樹坑村雖然人口稀少，面積細小，政府亦不能漠視這社群的生命和財產的保障，僅只期望提供一段全天候暢通的救援通道。

3. 要求於跨越大埔梅樹坑村的高速公路加設隔音屏

有關上述隔音屏的要求，早於 2015 年已經去信各相關政府部要求增設，時至今日仍未有確實的回應（見附件三頁），希望 貴會能為我村一再向政府相關部門表達村民殷切的需求，是民之福。

4. 要求嚴肅正視常寂園的不合法發展及銷售

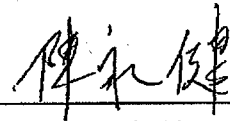
梅樹坑丈量約分第 5 約地段第 136 及 138 號地段（常寂園），多年來持續進行不合法的改建及向城規會申請成為靈灰龕，均被本村及周邊居民的反對而擱置。但近日來又見其大規模地宣傳及進行骨灰龕位的促銷活動，本人已向相關政府部門查證，常寂園尚未獲得合法申請而私自進行不法銷售行為，實漠視法紀及促意對消費者進行欺騙，對一眾消費者完全未有保障。為此，希望貴處能嚴肅正視上述的不法機構，向城規會及相關部門反映，要求禁止該地段發展為靈灰安置所（靈灰龕），及核實其建築物結構是否與契約相符，否則相關部門應依法清拆，保障市民的權益，免受不法行為矇騙而招至金錢損失。

特奉專函，祈專員閣下能體恤敝村持續多年未果的訴求，協力向相關部門反映，爭取基本設置，保障鄉郊的安全及福祉。順祝 鈞安！

此致

大埔民政事務專員

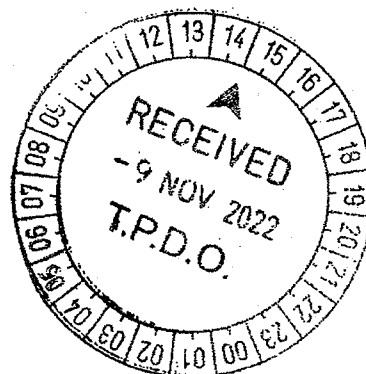
陳巧敏女士 JP



陳永健

梅樹坑村原居民代表

二零二二年十一月十日



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/TP/36

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

1. 將舊建築物拆卸後，並沒有向政府申請就自行重建。
2. 非法買賣電位，用作安放骨灰。
3. 在原居民鄉村，在傳統上，不能接受外界人士放置骨灰在村內，並影響風水。

「提意見人」姓名/名稱 Name of person/company making this comment 陳永健 (梅樹坑原居民代表)

簽署 Signature

陳永健

日期 Date

11 April 2023

2049



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/TP/36

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對：Y/TP/36

1. 因新界原居民村落，由古至今，是不會興建骨灰龕，擺放其他人士骨位，嚴重影響村中居民生活及風水。
2. 堅決反對政府將村中公園撥予私人發展商，擴大骨龕面積，剝奪地產人士公眾利益。
3. 私人發展商利用政府資源，意圖擴建，收取龐大利益。

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

簽署 Signature

陳永健

(梅樹坑原居民代表)

日期 Date 31 July 2023

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



Y/TP/36 DD 5, 8 Mui Shue Hang Columbarium on OS

11/11/2022 03:12

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Y/TP/36

Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po

Site area : About 447.71sq.m Includes Government Land of about 75.32sq.m

Zoning : "Open Space"

Proposed Amendment : Rezone to "Government , Institution or Community (3)"
3,507 Niches / No Parking

Dear TPB Members,

Application 33 withdrawn to change rezoning to GIC.

A slightly small footprint was rejected in 2015 as being incompatible with the location and zoning.

In addition this was for 763 niches but now rent seeking from the dead has increased almost 5 fold.

Previous objections applicable and upheld.

Mary Mulvihill

From:

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

Date: Monday, 28 December 2020 4:32 AM CST

Subject: Y/TP/33 DD 5, 8 Mui Shue Hang Columbarium on OS

Y/TP/33

Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po

Site area : About 447.71sq.m Includes Government Land of about 75.32sq.m

Zoning : "Open Space"

Proposed Amendment(s) : Rezone to "Other Specified Uses" annotated
"Columbarium(1)" / 3,507 Niches

Dear TPB Members,

There were originally 136 urns but now the plan is to increase to 3,500. Clearly commercial and not religious intentions.

The proposed number of additional niches is far greater than can be required for local demand. But there is no parking facility provided. This is clearly a commercial enterprise and would impact the planning intention for the area, recreational in nature and close to a playground.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 26 December 2014 10:02 PM CST
Subject: Y/TP/23 Mui Shue Hang, Tai Po

Y/TP/23 Lots 136 R.P. and 138 R.P. in D.D. 5 and adjoining Government land, Mui Shue Hang, Tai Po Zoning "Open Space"
Site area: About 397.76m² Includes Government Land of about 5.27m²

Dear TPB Members,

The proposed development includes religious use and columbarium providing 763 niches.

The application gives no information on the background of the developer. The only reference indicates it may be a religious group. What denomination? How many followers does the 'church/temple' have? What is its track record? Does it manage other similar facilities? How can members of the public be called on to put forward their views when essential information is lacking?

Any rezoning of Open Space is a matter of concern so these are important considerations

What are the justifications other than to provide a hefty gain to the developer who will sell off the niches?

The site is very close to a playground. There is no indication as to how popular this playground is and if the fumes from the columbarium would have a negative impact on the facilities and children using it regularly. Is it appropriate to have a columbarium in full view of a playground?

How would the columbarium affect the lives of nearby residents? Do they object?

I urge TPB to remind PD that when it comes to building on open space then the community has a right to have essential information on the applicant so that its application can be judged with regard to its track record, integrity, etc. Such applications should also provide information with regard to the views of other stake holders. Has there been any

consultation with them?

Columbaria are sensitive facilities and only suitable for locations where the impact on residential is minimal should be considered.

Mary Mulvihill

Detailed Comments from Relevant Government Department

1. Building Matters

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

- (a) if the proposed use under application is subject to the issue of a licence, 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;
- (b) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (c) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- (d) detailed comments under the Buildings Ordinance will be provided at the building plan submission stage.