

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/SK-SKT/4**
关于申请编号 Y/SK-SKT/4 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 7.9.2023
因应於 2023 年 9 月 7 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/SK-SKT/4		
Location/address 位置／地址	Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories 新界西贡沙下丈量约份第 221 约多个地段及毗连政府土地		
Site area 地盘面积	<u>Application Site Area 申请地盘面积</u> About 约 12,689 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,995 sq. m 平方米)		
	<u>Development Site Area 发展地盘面积</u> About 约 12,613 sq. m 平方米		
Plan 图则	Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6 西贡市分区计划大纲核准图编号 S/SK-SKT/6		
Zoning 地带	"Village Type Development" 「乡村式发展」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Village Type Development" to "Residential (Group B) 6" and to amend the Notes of the zone applicable to the site 把申请地点由「乡村式发展」地带改划为「住宅(乙类)6」地带及修订适用于申请地点土地用途地带的《注释》		
Gross floor area and/or plot ratio 总楼面面积及／或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 18,920	Not more than 不多於 1.5
	Non-domestic 非住用	-^	-^
No. of block 幢数	Domestic 住用	Houses 屋宇: 14 Residential Towers 住宅大楼: 3	
	Non-domestic 非住用	Clubhouse 会所: 1	
	Composite 综合用途	-	

^Clubhouse floor area of about 939 sq. m and Public Vehicle Park of 120 spaces are proposed to be exempted from gross floor area, plot ratio and site coverage calculations 约 939 平方米会所楼面面积及容纳 120 个车位的公众停车场拟议豁免纳入总楼面面积、地积比率及上盖面积计算当中

Building height/No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		Houses 屋宇: Residential Tower 住宅大楼 (Tower 1): Residential Tower 住宅大楼 (Tower 2): Residential Tower 住宅大楼 (Tower 3):	Not more than 不多於 21.6 mPD 米(主水平基准上) 20.6 mPD 米(主水平基准上) 45.1 mPD 米(主水平基准上) 41.6 mPD 米(主水平基准上)
		Houses 屋宇: Residential Tower 住宅大楼 (Tower 1): Residential Tower 住宅大楼 (Tower 2): Residential Tower 住宅大楼 (Tower 3):	Not more than 不多於 3 Storey(s) 层 3 Storey(s) 层 10 Storey(s) 层 9 Storey(s) 层
		(Exclude 2 Storeys of basement 不包括 2 层地库)	
	Non-domestic 非住用	-	m 米
		Clubhouse 会所:	Not more than 不多於 18.1 mPD 米(主水平基准上)
		Clubhouse 会所: (Exclude 1 Storey of basement 不包括 1 层地库)	Not more than 不多於 2 Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	Not more than 不多於 44%		
No. of units 单位数目	Houses 屋宇: 14 Residential Towers 住宅大楼: 154 (Total 合共: 168)		
Open space 休憩用地	Private 私人	Not less than 不少於 488	sq. m 平方米
	Public 公众	-	sq. m 平方米

No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数	254
	Private Car Parking Spaces 私家车车位	132
	Motorcycle Parking Spaces 电单车车位	2
	Public Vehicle Park with 公众停车场包括 100 Private Car Parking Spaces 私家车车位 (Include 包括 2 Disabled Parking Spaces 残疾人士停车位) 10 Light Goods Vehicle Parking Spaces 轻型货车泊车位 10 Coach Parking Spaces 旅游巴士泊车位	120
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	3

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☒
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☐
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Aerial Photo showing the Archaeological Survey Methods 显示考古调查方法的航摄照片</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☐
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☒
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☒
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☒
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Land Contamination Assessment 土地污染评估</u>		
<u>Tree Preservation and Landscape Proposals 树木保护及园景设计建议</u>		
<u>Proposed Amendments to the Explanatory Statement of Outline Zoning Plan 分区计划大纲图《说明书》的拟议修订</u>		
<u>Replacement Pages for the Planning Statement and the Preliminary Archaeological Impact Assessment 规划纲领及初步考古影响评估的替换页</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

建議的道路
(形式及路線有待詳細設計)
PROPOSED ROAD
(FORM AND ALIGNMENT
SUBJECT TO DETAILED DESIGN)

商業及與旅遊業
有關的用途
(包括酒店) (C)
COMMERCIAL
AND TOURISM
RELATED USES
(INCLUDING HOTEL) (2)

與海灘有關的消閒用途
BEACH RELATED
LEISURE USES

西貢海
SAI KUNG HOI
(INNER PORT SHELTER)

申請地點
Application Site

商業及與旅遊業
有關的用途
(包括酒店) (C)
COMMERCIAL
AND TOURISM
RELATED USES
(INCLUDING HOTEL) (1)

商業及與旅遊業
有關的用途
(包括公眾停車場)
COMMERCIAL
AND TOURISM
RELATED USES
(WITH PUBLIC
VEHICLE PARK)

公共車輛總站
PUBLIC
TRANSPORT
TERMINUS

碼頭
PIER

沙角尾
SHA KOK MEI

與商業、文化及康樂有關的用途
(包括公眾停車場)
COMMERCIAL, CULTURAL
AND RECREATIONAL
RELATED USES
(WITH PUBLIC
VEHICLE PARK)

市鎮廣場與康樂
社區及商業用途
TOWN SQUARE
WITH
RECREATIONAL
COMMUNITY AND
COMMERCIAL
USES

西貢鄧肇堅運動場
Sai Kung Tang Shiu Kin
Sports Ground

DESIGN)

與文化/文物

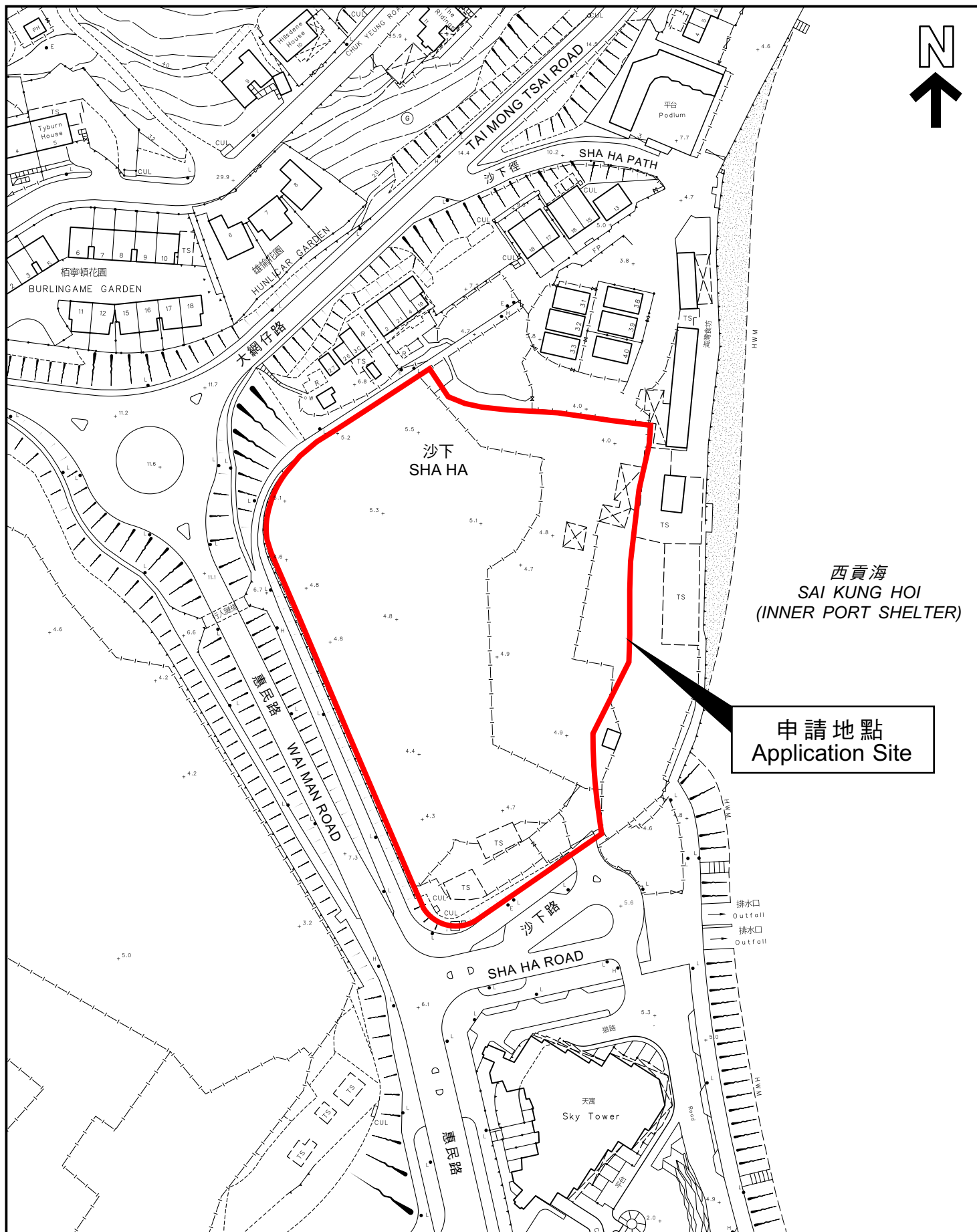
本摘要圖於2023年9月12日擬備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 12.9.2023
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013

位置圖 LOCATION PLAN

SCALE 1 : 5 000 比例尺
米 100 0 100 200 米
METRES

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

參考編號
REFERENCE No.
Y/SK-SKT/4



本摘要圖於2023年9月12日擬備，
所根據的資料為測量圖編號8-SW-6D，
8-SW-7C，8-SW-11B和8-SW-12A
EXTRACT PLAN PREPARED ON 12.9.2023
BASED ON SURVEY SHEETS No.
8-SW-6D, 8-SW-7C, 8-SW-11B &
8-SW-12A

平面圖 SITE PLAN

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

參考編號
REFERENCE No.

Y/SK-SKT/4

申請編號 Application No. : Y/SK-SKT/4

備註 Remarks

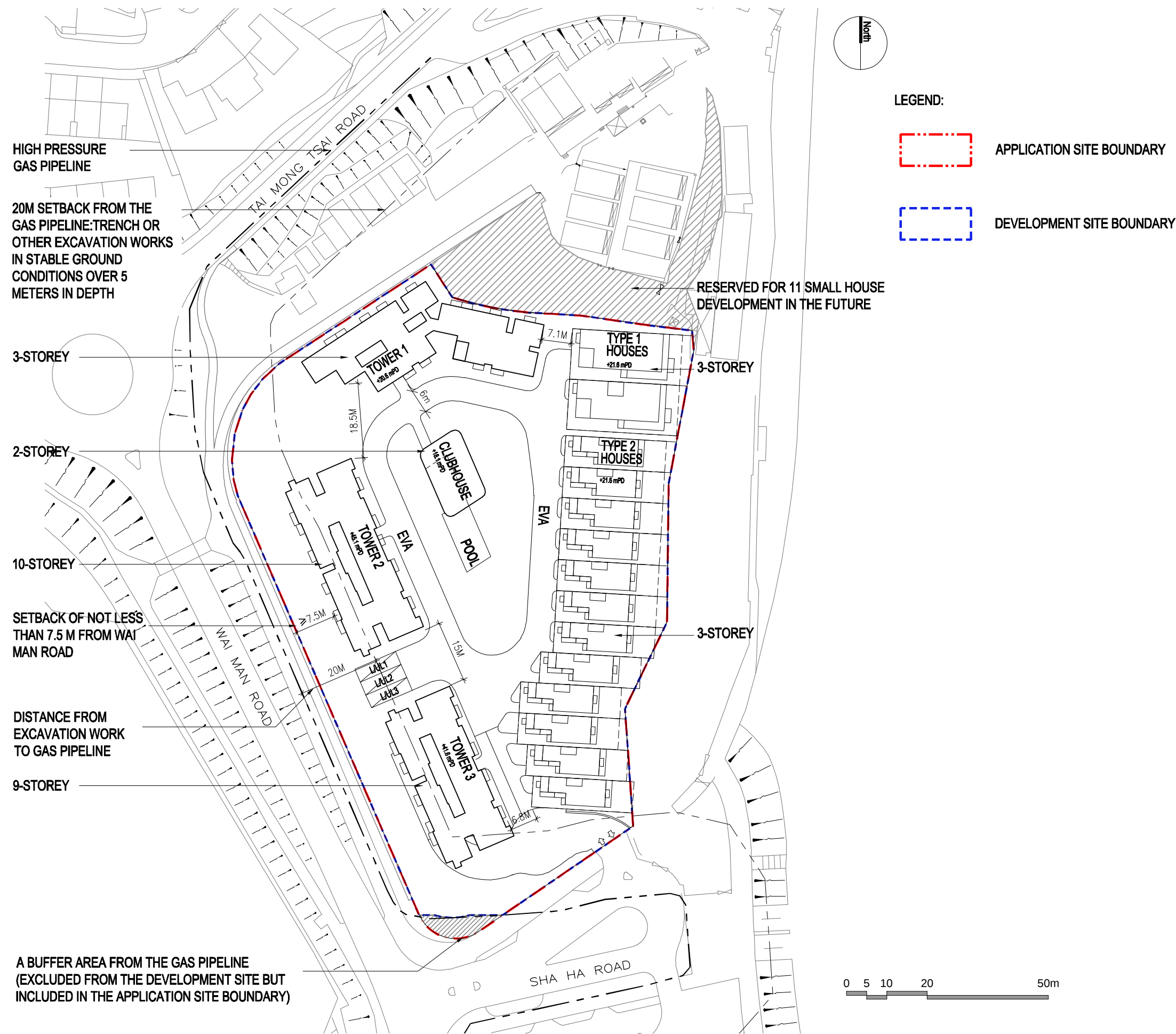
申請人呈交進一步資料，包括回應部門意見、經修訂的布局設計圖、經修訂的樹木保護及園景設計建議、經修訂的技術評估（包括交通影響評估、環境評估、排污影響評估和視覺影響評估），以及規劃綱領和初步考古影響評估的替代頁。

The applicants submitted further information which includes responses to departmental comments, revised site layout plans, revised tree preservation and landscape proposal, revised technical assessments (including Traffic Impact Assessment, Environmental Assessment, Sewerage Impact Assessment and Visual Impact Assessment), and replacement pages for the planning statement and the preliminary archaeological impact assessment.

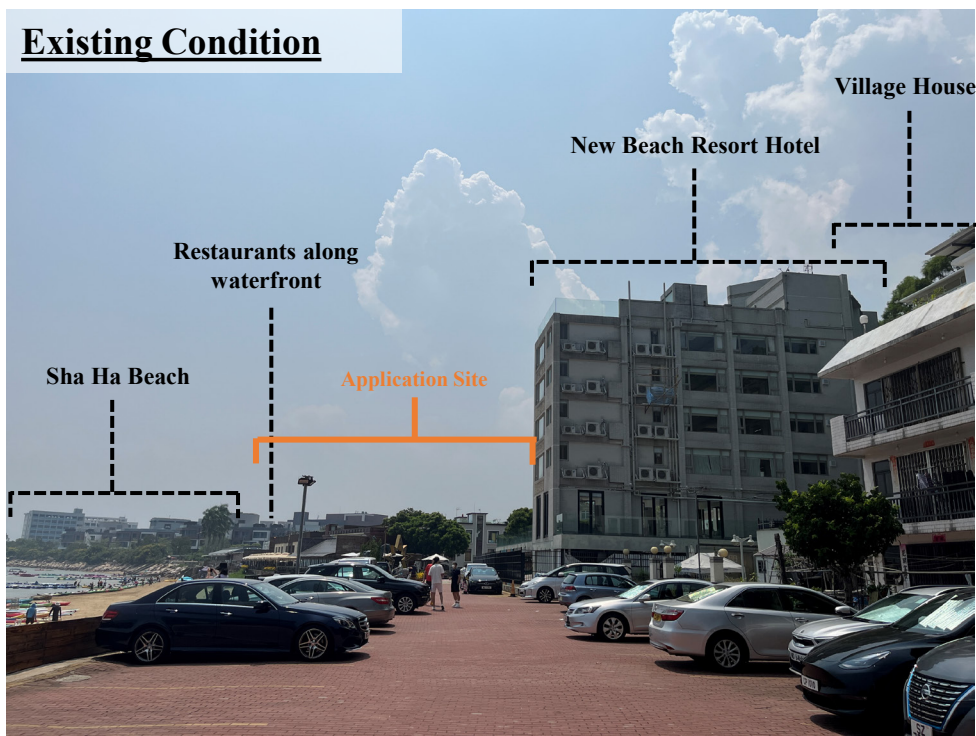
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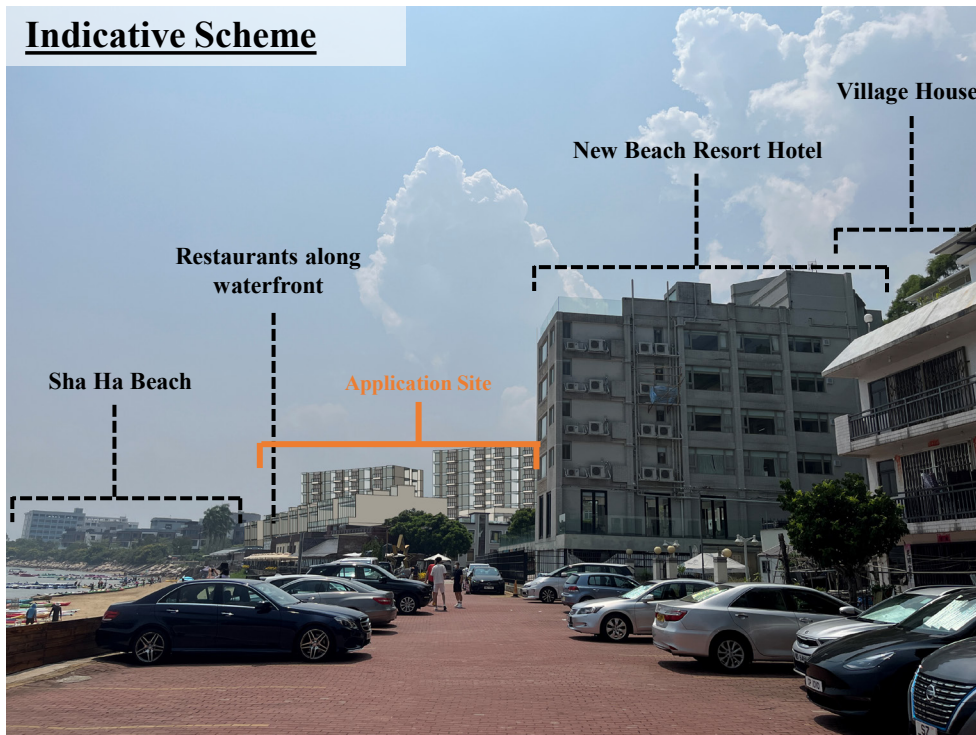
Master Layout Plan



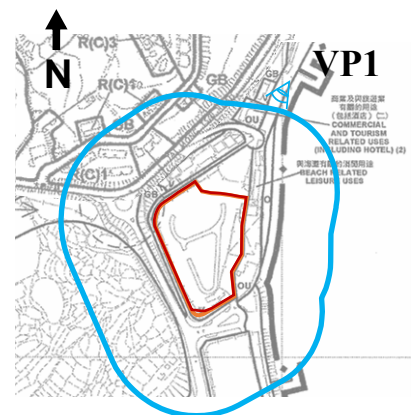
Existing Condition



Indicative Scheme



Key Plan



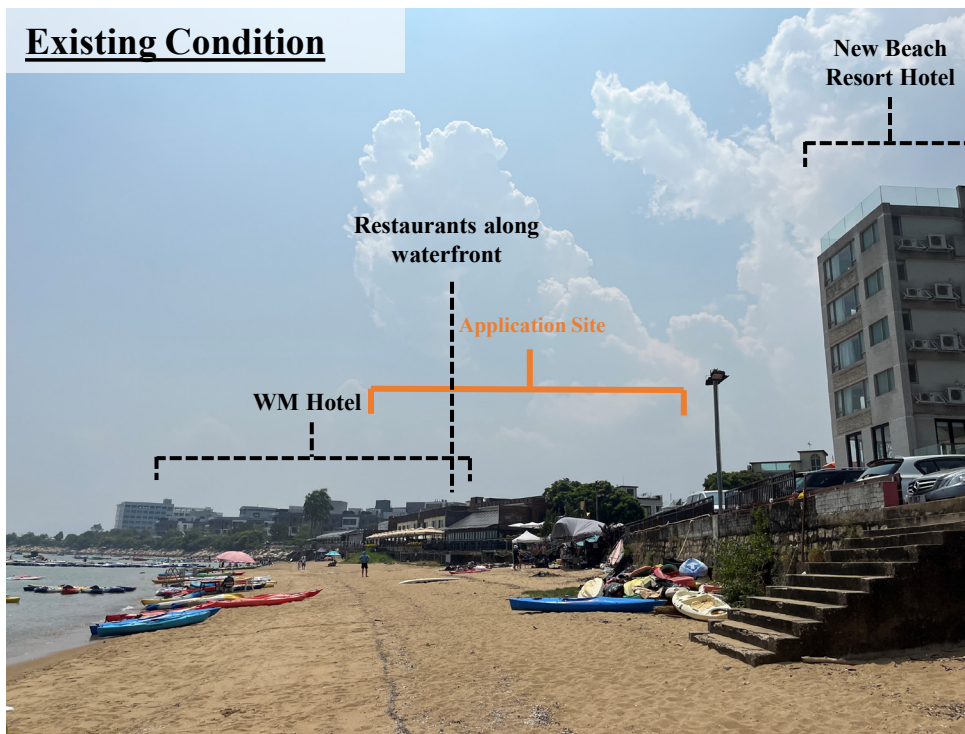
Application Site

Development Site

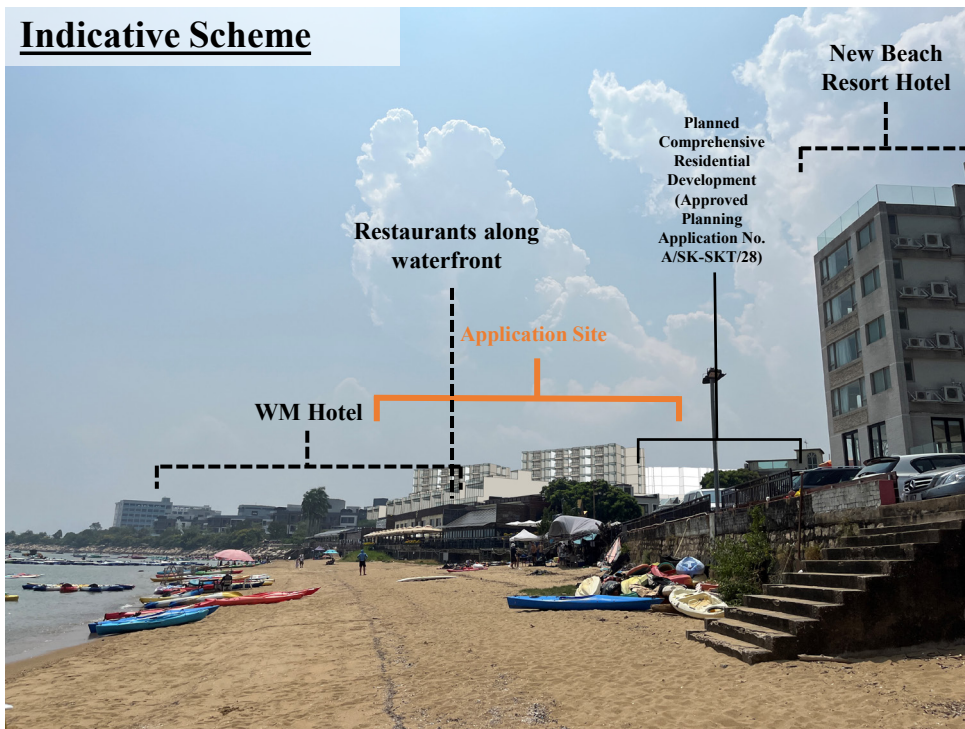
Assessment Area
(3H = 37m x 3 = about 111m)

Viewing Point

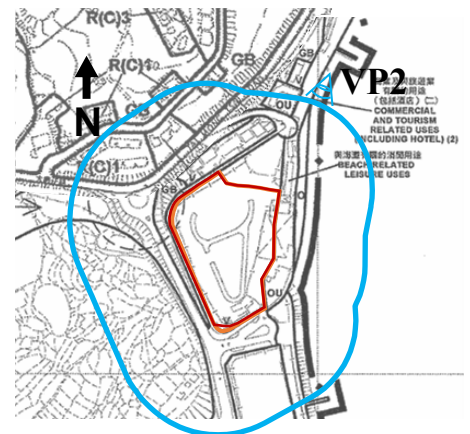
Existing Condition



Indicative Scheme



Key Plan



Application Site

Development Site

Assessment Area
(3H = 37m x 3 = about 111m)

Viewing Point

ARUP

Figure Title
Viewing Point 2: Northern End of Sha Ha Beach

Source
Site Photo

Date
Aug 2023

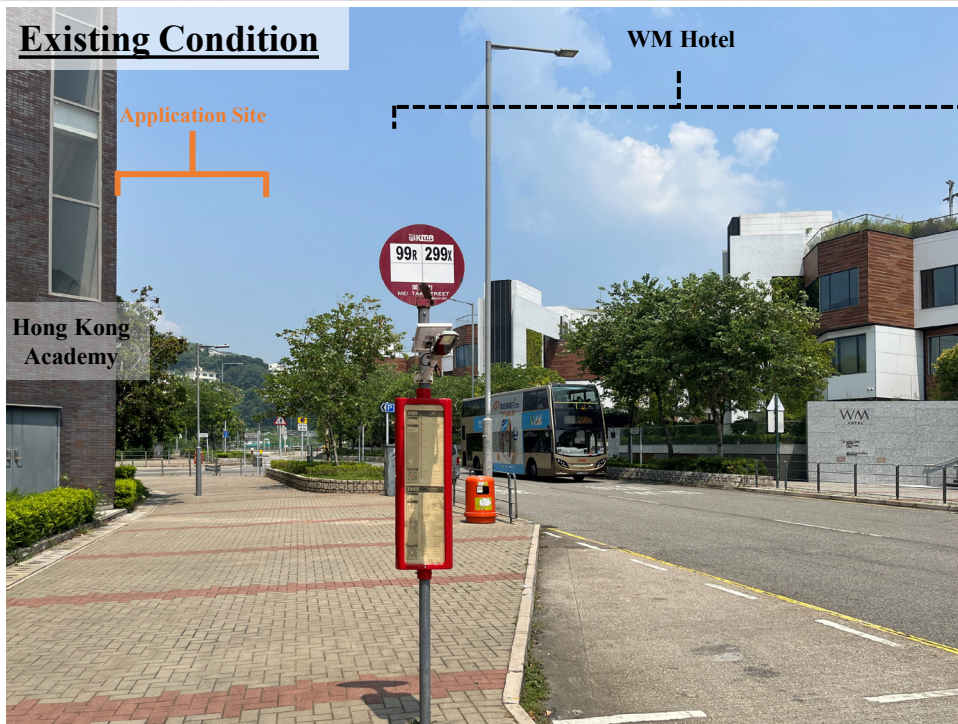
Figure No.
4

申請編號 Application No. : Y / SK - SKT / 4

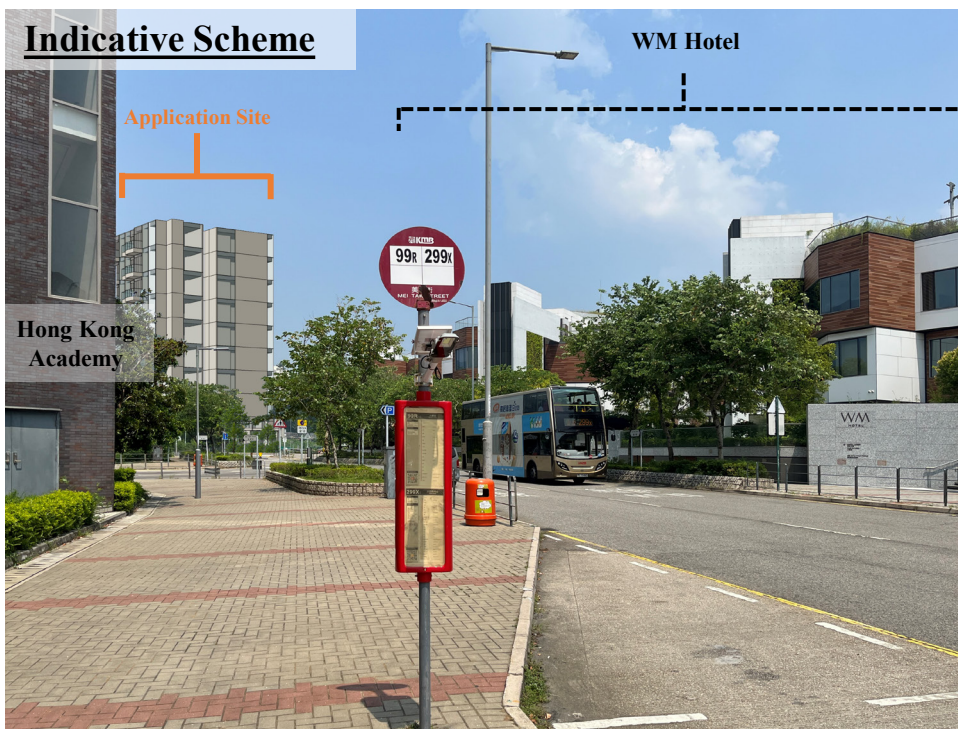
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This page is extracted from applicant's submitted documents.

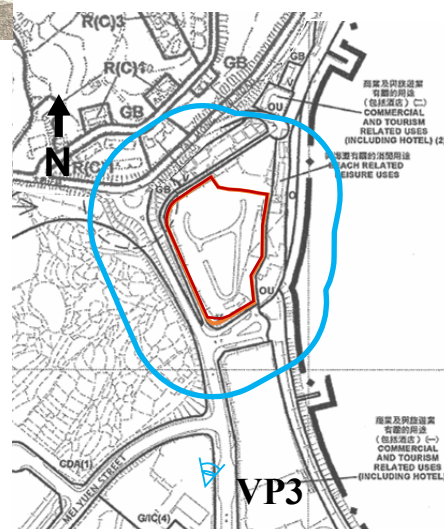
Existing Condition



Indicative Scheme



Key Plan



Application Site

Development Site

Assessment Area
(3H = 37m x 3 = about 111m)

Viewing Point

ARUP

Figure Title
**Viewing Point 3: Bus Stop at Wai Man Road
northbound near Hong Kong Academy**

Source
Site Photo

Date
Aug 2023
Scale
As shown

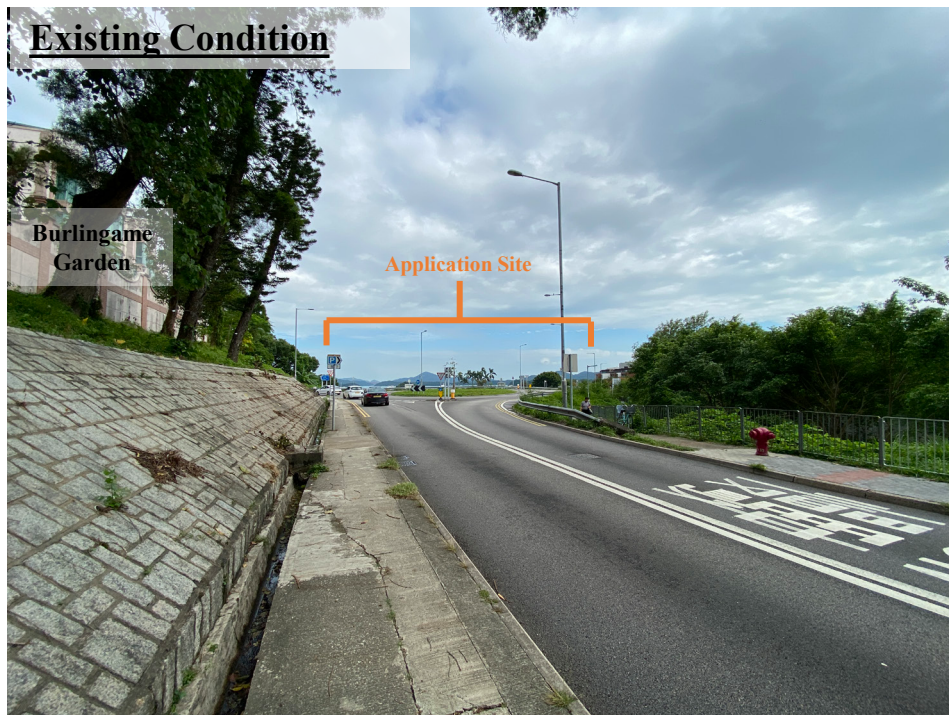
Figure No.
5

申請編號 Application No. : Y/SK-SKT/4

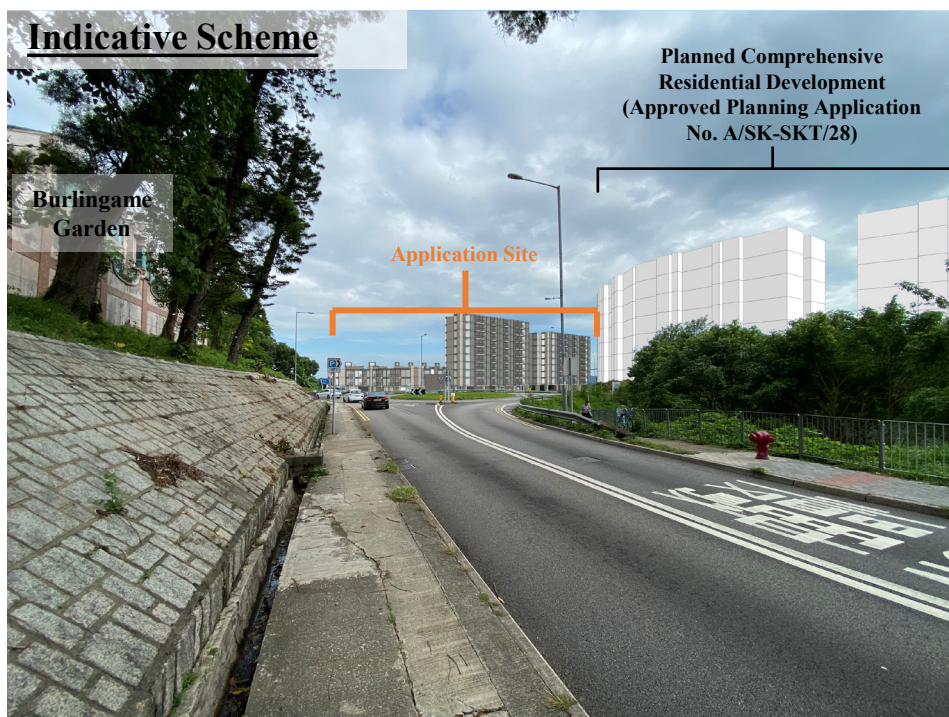
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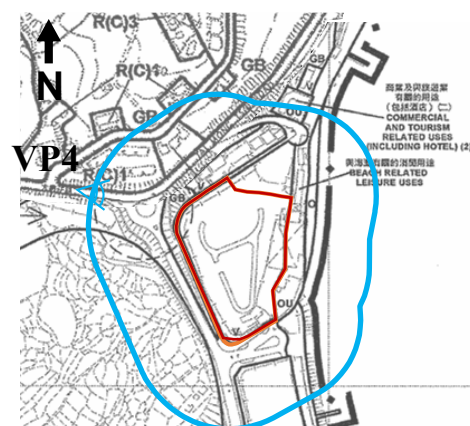
Existing Condition



Indicative Scheme



Key Plan



Application Site

Development Site

Assessment Area
(3H = 37m x 3= about 111m)

Viewing Point

ARUP

Figure Title
**Viewing Point 4: Tai Mong Tsai Road eastbound
near Burlingame Garden**

Source
Site Photo

Date
Aug 2023
Scale
As shown

Figure No.
6

申請編號 Application No. : Y / SK - SKT / 4

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



- Study Area
- Development Site Boundary
- Site of Archaeological Interest (SAI)
- Area identified for GPR Survey
- Example of how test pit or trench excavations would be positioned along the grid

Figure 9 Aerial photograph showing Study Area and example of how test pit or trench excavations would be positioned along the grid within the Study Area. The area identified for GPR survey is also marked.