

**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 9.11.2023
因应於 2023 年 11 月 9 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	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Replacement pages for the Traffic Impact Assessment 交通影响评估的替代页</u>		
<u>Consolidated Preliminary Archaeological Impact Assessment 初步考古影响评估的整合文本</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)

沙角尾
SHA KOK MEI

公共車輛總站
PUBLIC
TRANSPORT
TERMINUS

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

公共車輛總站
PUBLIC
TRANSPORT
TERMINUS

碼頭
PIER

DESIGN)

與文化/文物

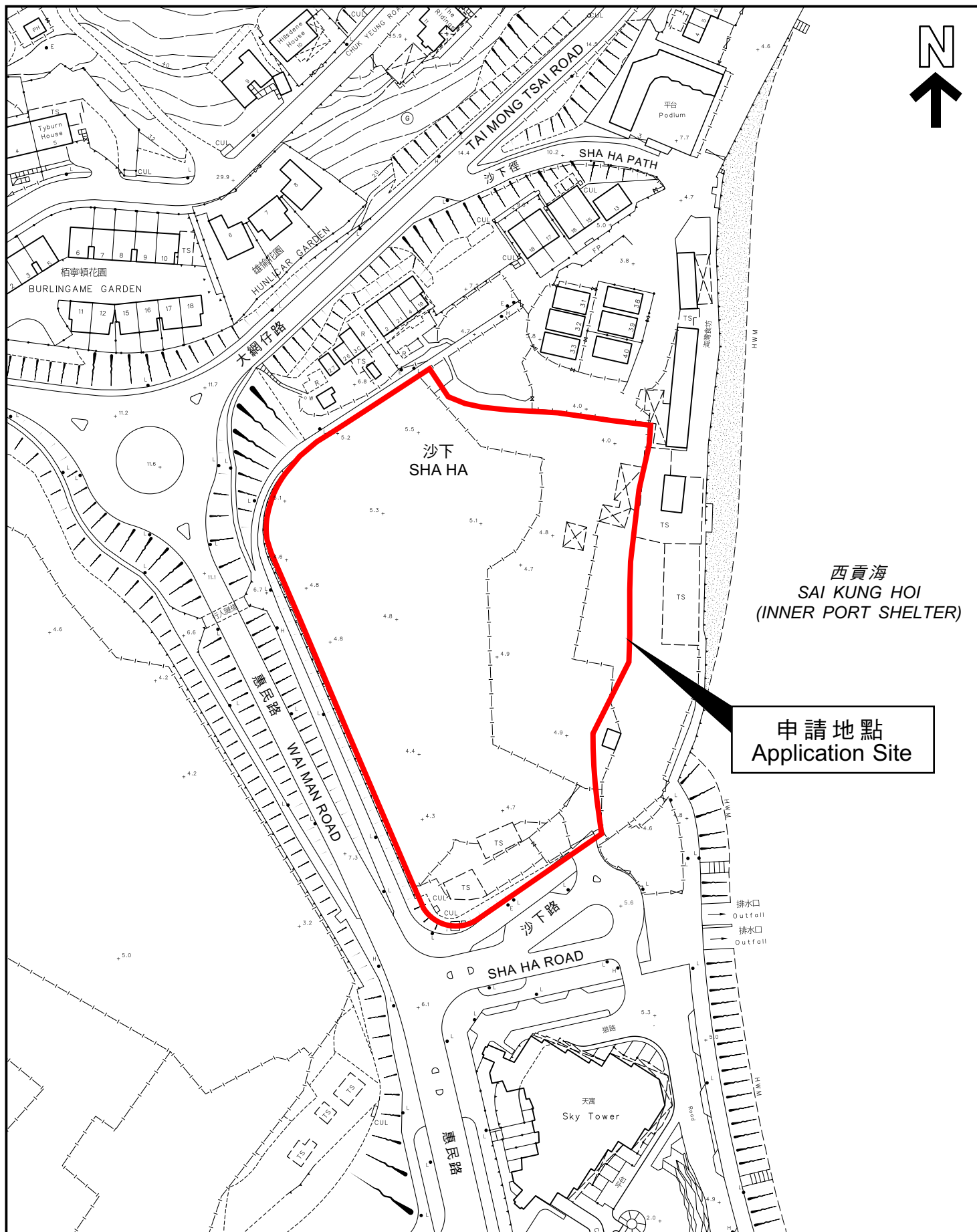
本摘要圖於2023年11月14日擬備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 14.11.2023
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013

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11月14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 14.11.2023
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、經修訂的技術評估（包括排污影響評估和空氣質素影響評估）、交通影響評估的替代頁，以及初步考古影響評估的整合文本。

The applicants submitted further information which includes responses to departmental comments, revised technical assessments (including Sewerage Impact Assessment and Air Quality Impact Assessment), replacement pages for the Traffic Impact Assessment, and the consolidated Preliminary Archaeological Impact Assessment.

有關資料是為方便市民大眾參考而提供。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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