

**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 11.9.2025, 15.9.2025 and 17.9.2025  
因应於 2025 年 9 月 11 日、2025 年 9 月 15 日及 2025 年 9 月 17 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</u> 申请地盘面积 About 约 11,489 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</u> 发展地盘面积 About 约 11,413 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 17,120	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 856 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 856 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) 21.6 mPD 米(主水平基准上) 45.1 mPD 米(主水平基准上) 37.6 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): (Exclude 2 Storeys of basement 不包括 2 层地库)	Not more than 不多於 3 Storey(s) 层 3 Storey(s) 层 10 Storey(s) 层 8 Storey(s) 层
	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: 133 (Total 合共: 147)		
Open space 休憩用地	Private 私人	Not less than 不少於 427	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	213
	Private Car Parking Spaces 私家车车位	91
	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

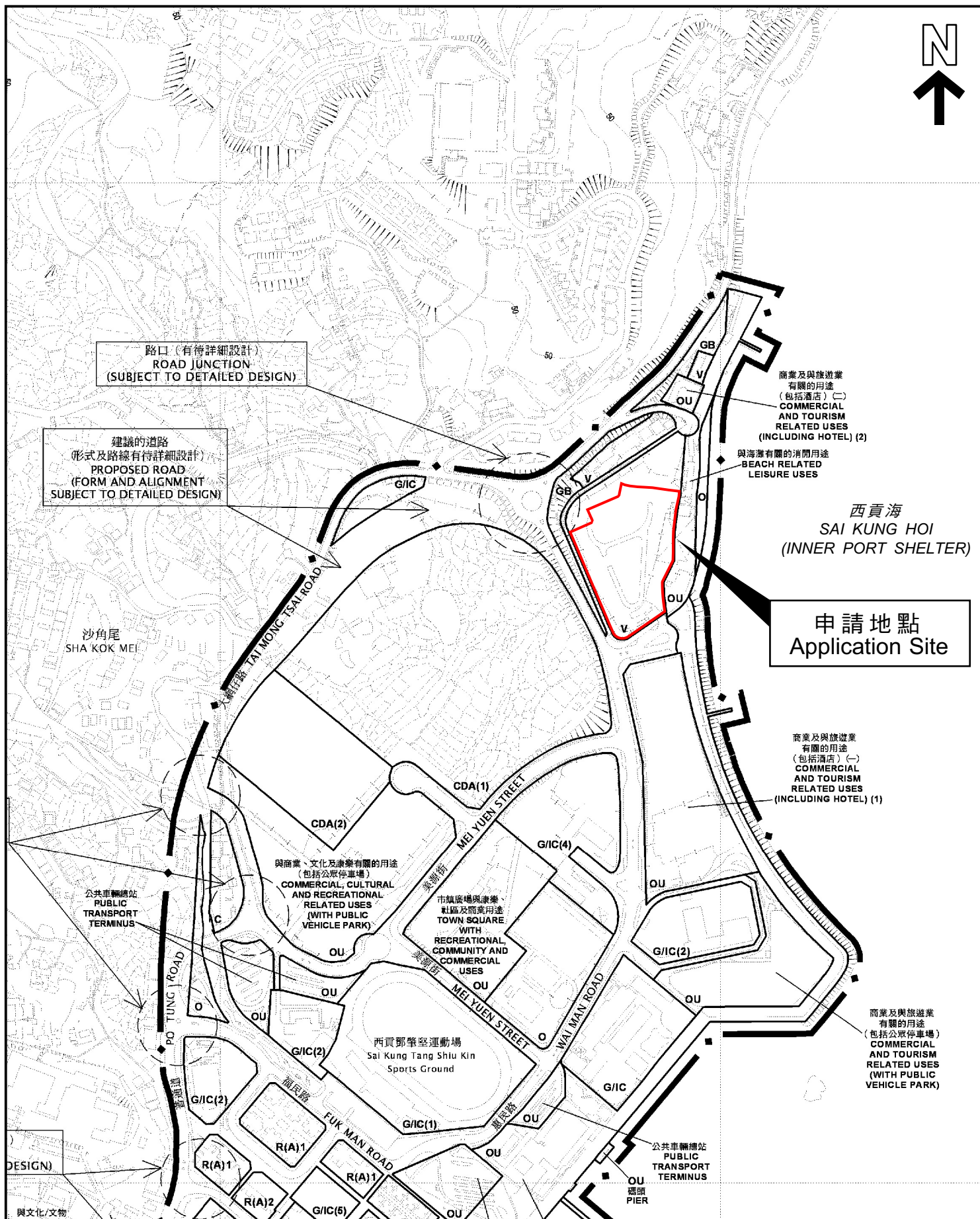
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided 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.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" 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"/>
<b><u>Reports 报告书</u></b>		
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 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 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"/>
<b><u>Replacement Page for the Revised Development Parameters Table 发展参数表的替换页</u></b>		
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。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。

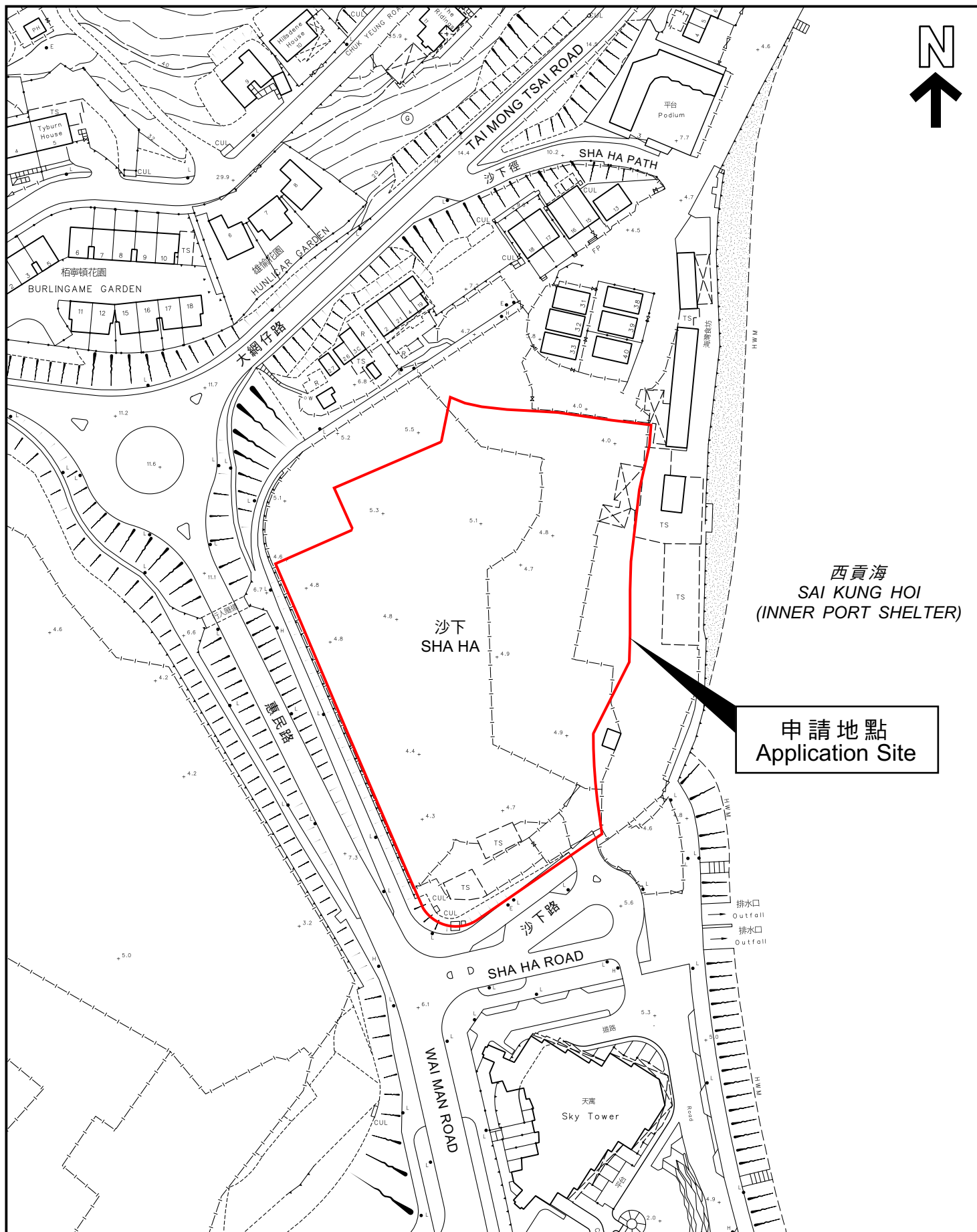


參考編號  
REFERENCE No.  
Y/SK-SKT/4

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米  
METRES METRES





西貢海  
SAI KUNG HOI  
(INNER PORT SHELTER)

申請地點  
Application Site

本摘要圖於2025年9月19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 19.9.2025  
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

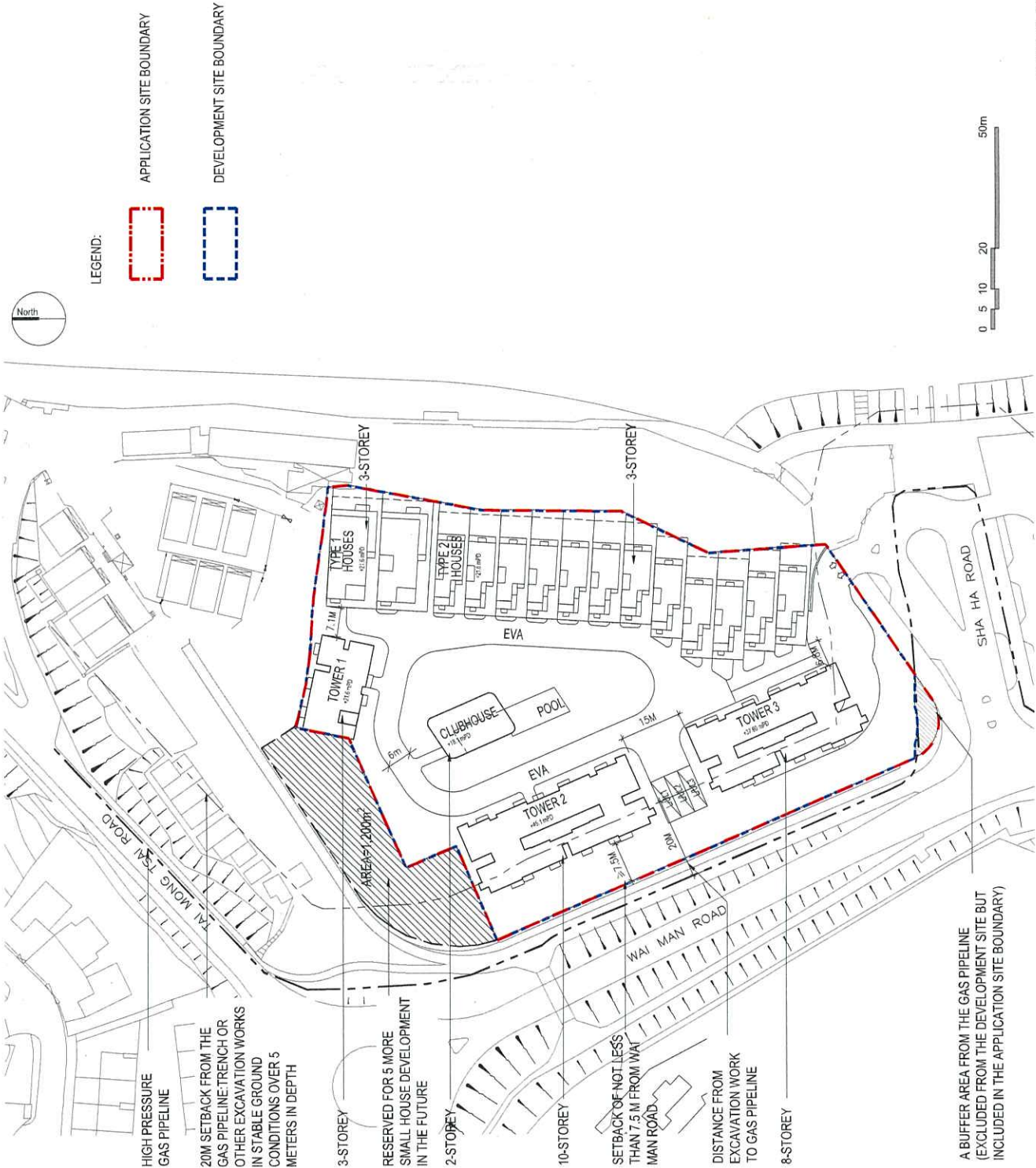
為回應法庭的決定，把申請發回城市規劃委員會重新考慮，申請人提交進一步資料，包括經修訂的地盤範圍、地盤面積、總綱發展藍圖、總樓面面積和其他發展參數的相應修訂，更新自 2024 年鄉郊及新市鎮規劃小組委員會考慮有關申請的資料。

With a view to remitting the Application for consideration by Town Planning Board in accordance with the Court's decision, the applicants submit further information providing updates on the Application which includes revised site boundary and site area with corresponding changes in Master Layout Plan, gross floor area and other development parameters since the last consideration by Rural and New Town Planning Committee in 2024.

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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Master Layout Plan



1:1000 @ A3

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung, New Territories

Aedas



### Key Development Parameters of the Revised Indicative Scheme

Key Development Parameters	The Indicative Scheme
Application Site Area	About 11,489m <sup>2</sup>
Development Site Area	About 11,413m <sup>2</sup>
Domestic GFA <sup>^</sup>	About 17,120m <sup>2</sup>
Plot Ratio	Not more than 1.5
Building Height (No. of Storeys)	Houses: 3 storeys (excluding basements) Residential Towers: - Tower 1: 3 storeys (excluding basements) - Tower 2: 10 storeys (excluding basements) - Tower 3: 8 storeys (excluding basements) Clubhouse: 2 storeys (excluding basements)
Site Coverage	Not more than 44%
No. of Blocks	Houses: 14 Residential Towers: 3 Clubhouse: 1
No. of Units	Total: 147 - Houses: 14 - Towers: 133
Average Unit Size	115.1m <sup>2</sup>
Anticipated Population*	427
Private Open Space	Not less than 427m <sup>2</sup>
Anticipated Completion Year	2029
<b>Car Parking Spaces<sup>#</sup></b>	
Residential	76
Visitor	15
Motorcycles	2
Public Vehicle Park <sup>#</sup>	Total: 120 - Private Car: 100 (including 2 for disabled) - LGV: 10 - Coach: 10
Loading/ Unloading Spaces	3

Remark:

- <sup>^</sup>: Clubhouse floor area of about 856m<sup>2</sup> and PVP of 120 spaces are proposed to be exempted from GFA/PR/SC calculations
- \*: A Person Per Occupied Flat (PPOF) of 2.9 is assumed based on the 2021 census of Sai Kung District
- #: Both ancillary car parking spaces and the public vehicle parking spaces will be provided at the basement levels