

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/SK-PK/312**

**关乎申请编号 A/SK-PK/312 的拟议用途/发展的概括发展规范**

Revised broad development parameters in view of

the further information received on 6.1.2026

因应於 2026 年 1 月 6 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	A/SK-PK/312		
Location/address 位置／地址	Lot 111 in D.D. 219, Kei Pik Shan, Sai Kung, New Territories 新界西贡企壁山丈量约份第 219 约地段第 111 号		
Site area 地盘面积	About 约 2,447.4 sq. m 平方米		
Plan 图则	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11 北港及沙角尾分区计划大纲核准图编号 S/SK-PK/11		
Zoning 地帶	"Conservation Area" 「自然保育区」		
Type of Application 申请类别	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区的临时用途/发展为期 3 年		
Applied use/ development 申请用途/发展	Proposed Temporary Private Garden and Associated Filling and Excavation of Land for a Period of 3 Years 拟议临时私人花园及相关填土及挖土工程 (为期 3 年)		
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	-	-
	Non-domestic 非住用	About 约 83.25	About 约 0.03
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	16	
Building height/ No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	Not more than 不多於 4	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 1	Storey(s) 层
Site coverage 上盖面积	About 约 3.4 %		

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  Private Car Parking Spaces 私家车车位	2  2
--	---	------------

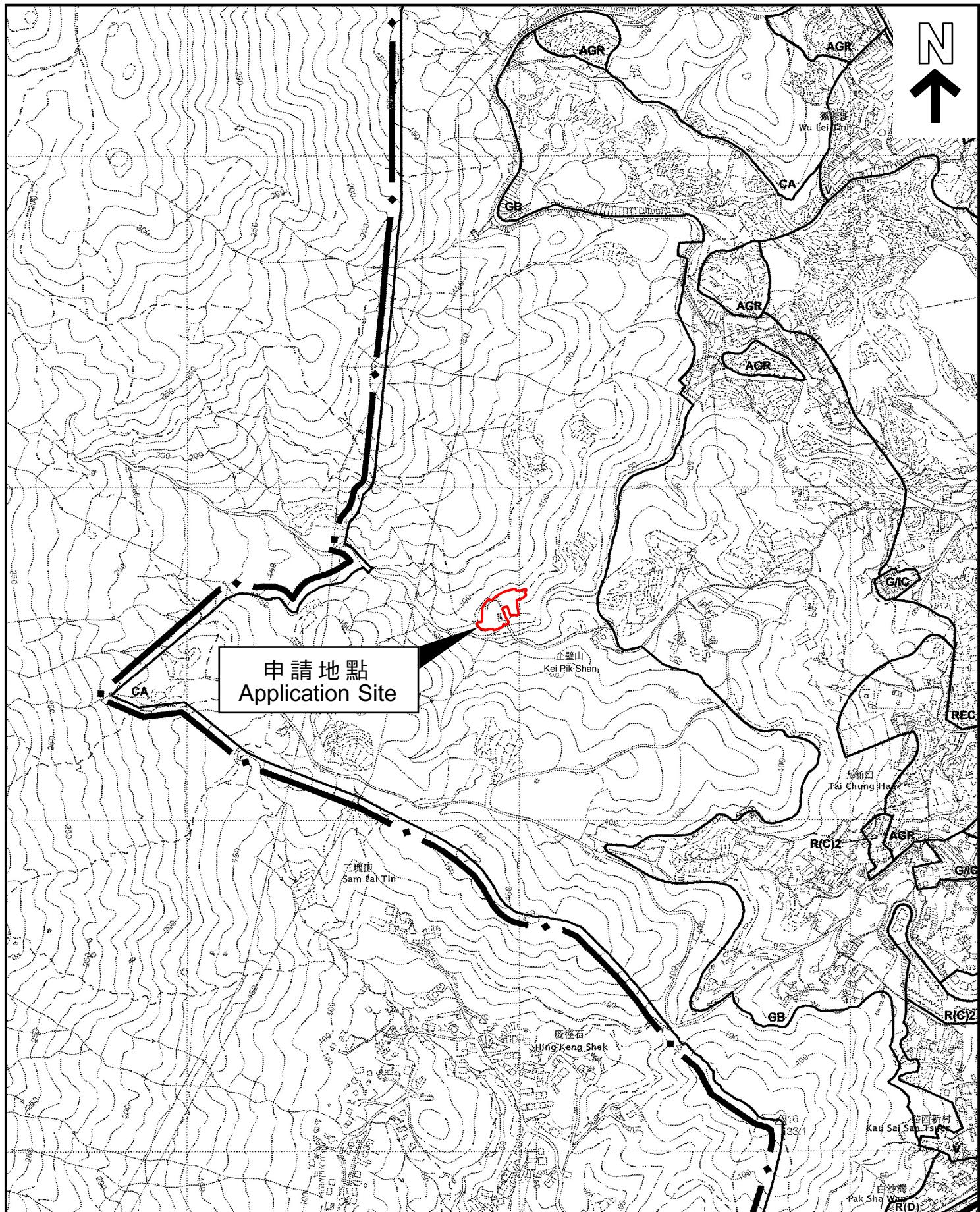
\* 有关资料是为方便市民大众参考而提供。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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		Chinese 中文	English 英文
<b>Plans and Drawings 图则及绘图</b>			
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>Lot Index Plan 地段索引图</u>			
<u>Excavation Plan 挖土图</u>			
<u>Land Filling Plan 填土图</u>			
<u>Sketch Drawing of Fish Pond Dimension 鱼池尺寸草图</u>			
<b>Reports 报告书</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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>Uses and Dimensions of Proposed Structures 拟议构筑物用途及尺寸</u>			
<u>Geotechnical Planning Review Report 岩土工程规划检讨报告</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。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。



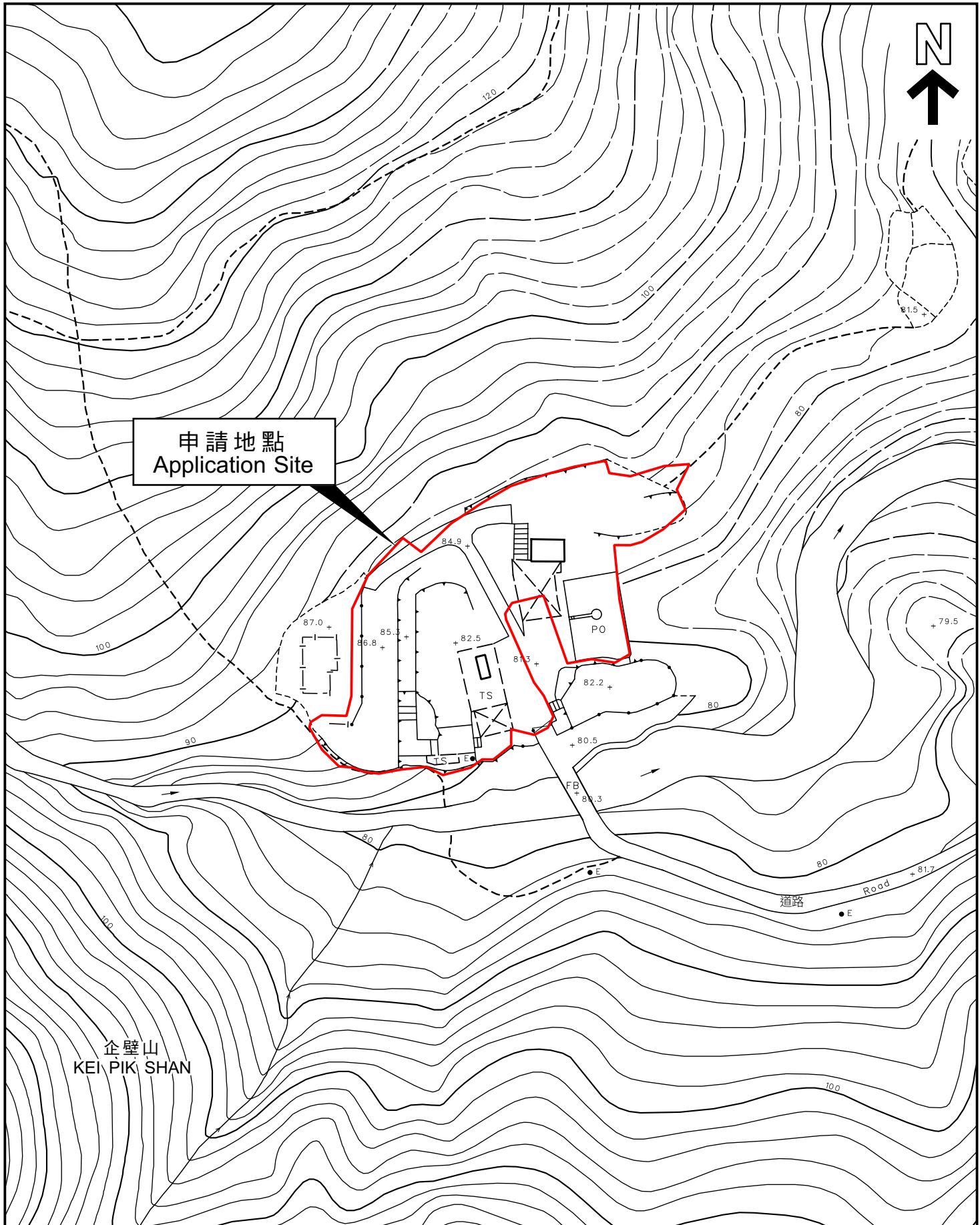
本摘要圖於2026年1月8日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/SK-PK/11  
EXTRACT PLAN PREPARED ON 8.1.2026  
BASED ON OUTLINE ZONING PLAN  
No. S/SK-PK/11 APPROVED ON 17.10.2006

## 位置圖 LOCATION PLAN

SCALE 1:7500 比例尺  
METRES 100 0 100 200 300 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.  
A/SK-PK/312



本摘要圖於2026年1月8日擬備，  
所根據的資料為測量圖編號7-SE-20A及C  
EXTRACT PLAN PREPARED ON 8.1.2026  
BASED ON SURVEY SHEETS  
No. 7-SE-20A&C

## 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.  
A/SK-PK/312