

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/NE-STK/4**  
**關於申請編號 Y/NE-STK/4 而只作指示用途的擬議發展計劃的概括發展規範**

Application No. 申請編號	Y/NE-STK/4		
Location/address 位置／地址	Various Lots in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok, New Territories 新界沙頭角塘肚丈量約份第 41 約多個地段和毗連政府土地		
Site area 地盤面積	About 約 17,441.7 sq. m 平方米 (Includes Government Land of about 包括政府土地約 2,904.2 sq. m 平方米)		
Plan 圖則	Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 沙頭角分區計劃大綱核准圖編號 S/NE-STK/2		
Zoning 地帶	"Agriculture" and "Green Belt" 「農業」及「綠化地帶」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Agriculture" and "Green Belt" to "Other Specified Uses" annotated "Columbarium" 把申請地點由「農業」及「綠化地帶」地帶改劃為「其他指定用途」註明「靈灰安置所」地帶		
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	-	-
	Non-domestic 非住用	About 約 3,524	About 約 0.2
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	4	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	3.5 - 10.5	m 米
		-	mPD 米(主水平基準上)
		1 - 3	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 13 %		
No. of units 單位數目	12,237 Niches 骨灰龕位		
Open space 休憩用地	Private 私人	Not less than 不少於 440	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		140
	Private Car Parking Spaces 私家車車位		140
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		16
	Taxi Spaces 的士車位		4
	Coach Spaces 旅遊巴車位		6
	Lay-by for Private Cars 私家車停車處		3
Lay-by for Private Cars/Taxis 私家車/的士停車處		3	

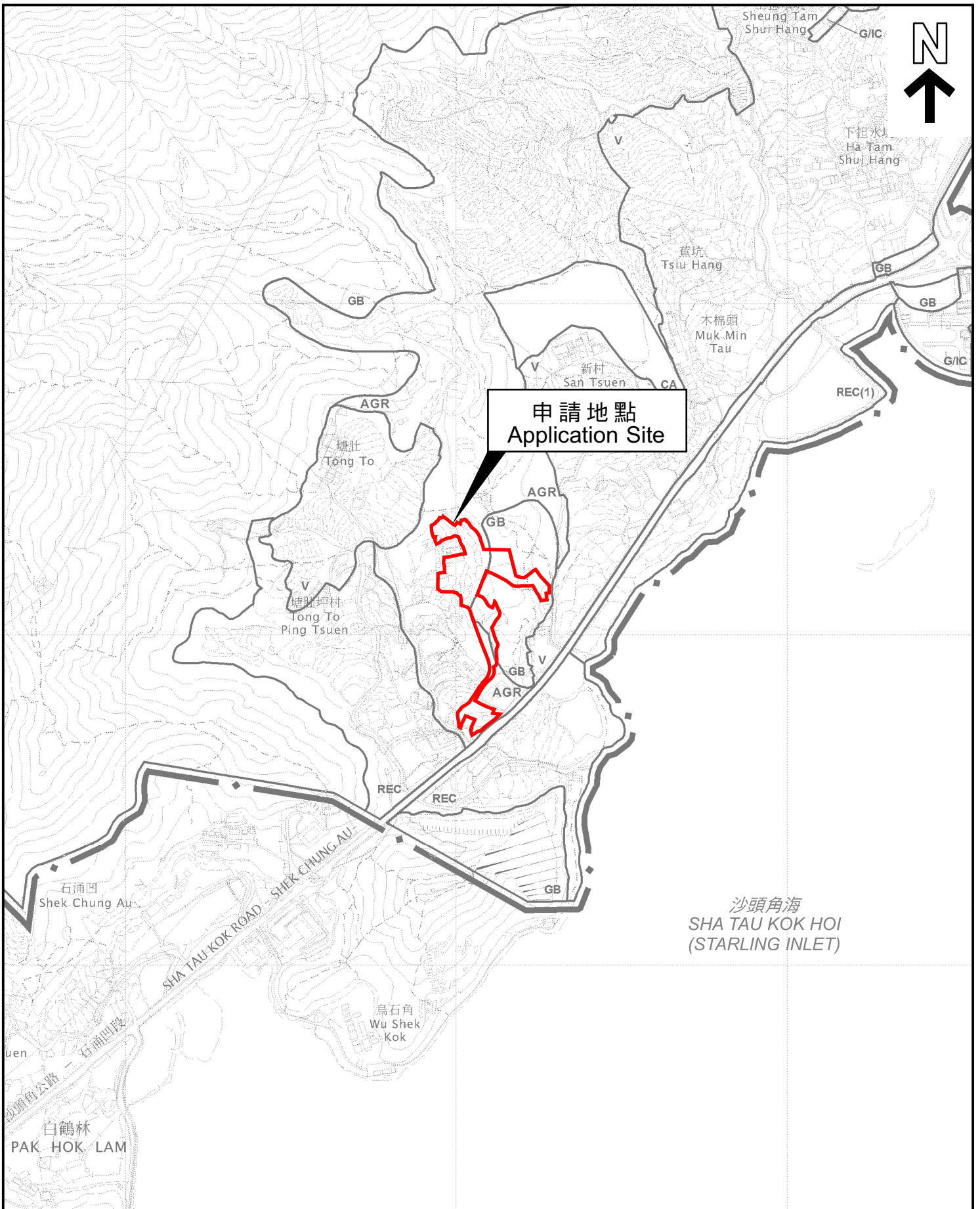
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Plans 圖則 1-23</u></b>		
<b><u>Reports 報告書</u></b>		
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 checked="" 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 checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

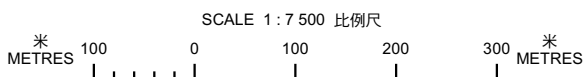
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



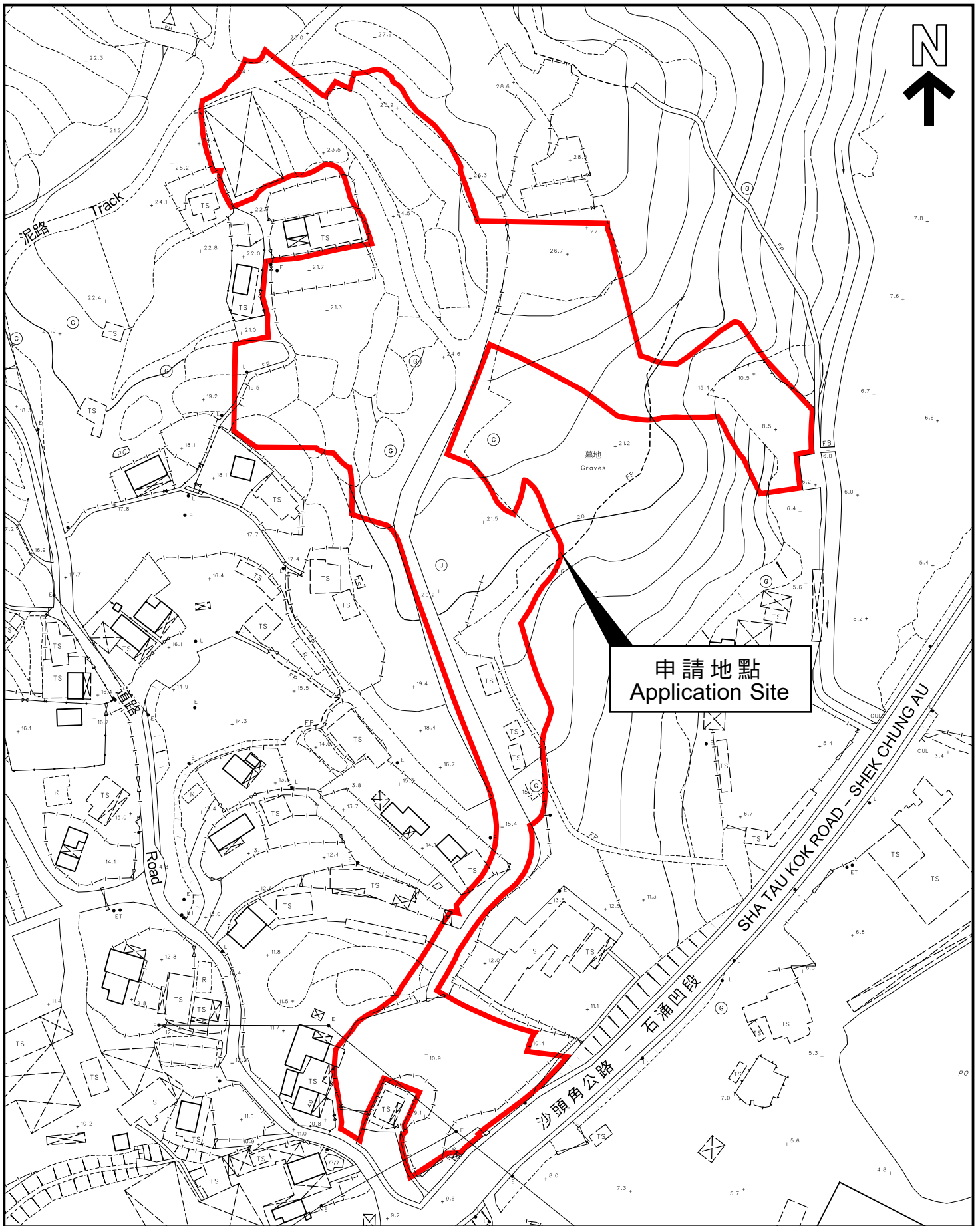
本摘要圖於2023年5月10日擬備，  
 所根據的資料為於2014年6月3日  
 核准的分區計劃大綱圖編號S/NE-STK/2  
 EXTRACT PLAN PREPARED ON 10.5.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/NE-STK/2 APPROVED ON 3.6.2014

**位置圖 LOCATION 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/NE-STK/4**



平面圖 SITE PLAN

本摘要圖於2023年5月10日擬備，  
 所根據的資料為測量圖編號  
 3-NE-12D及17B  
 EXTRACT PLAN PREPARED ON 10.5.2023  
 BASED ON SURVEY SHEETS No.  
 3-NE-12D & 17B

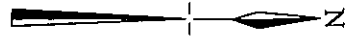
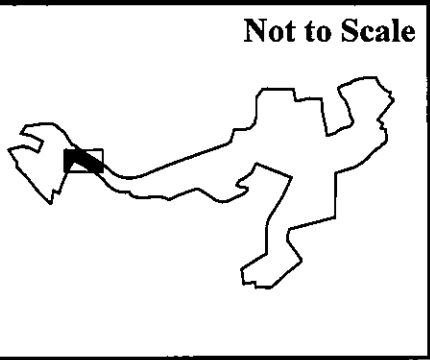
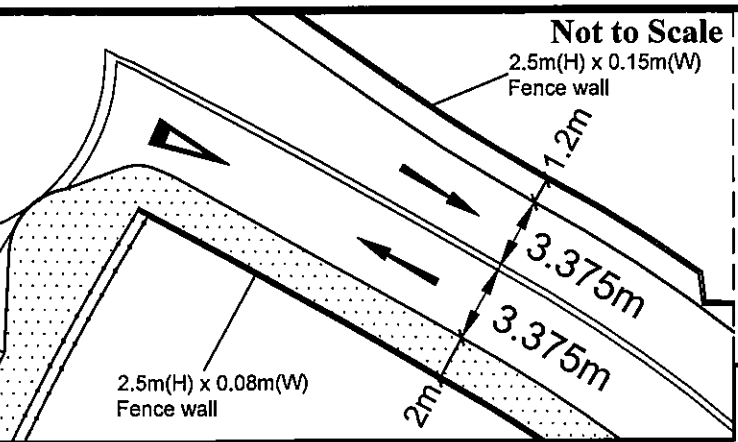
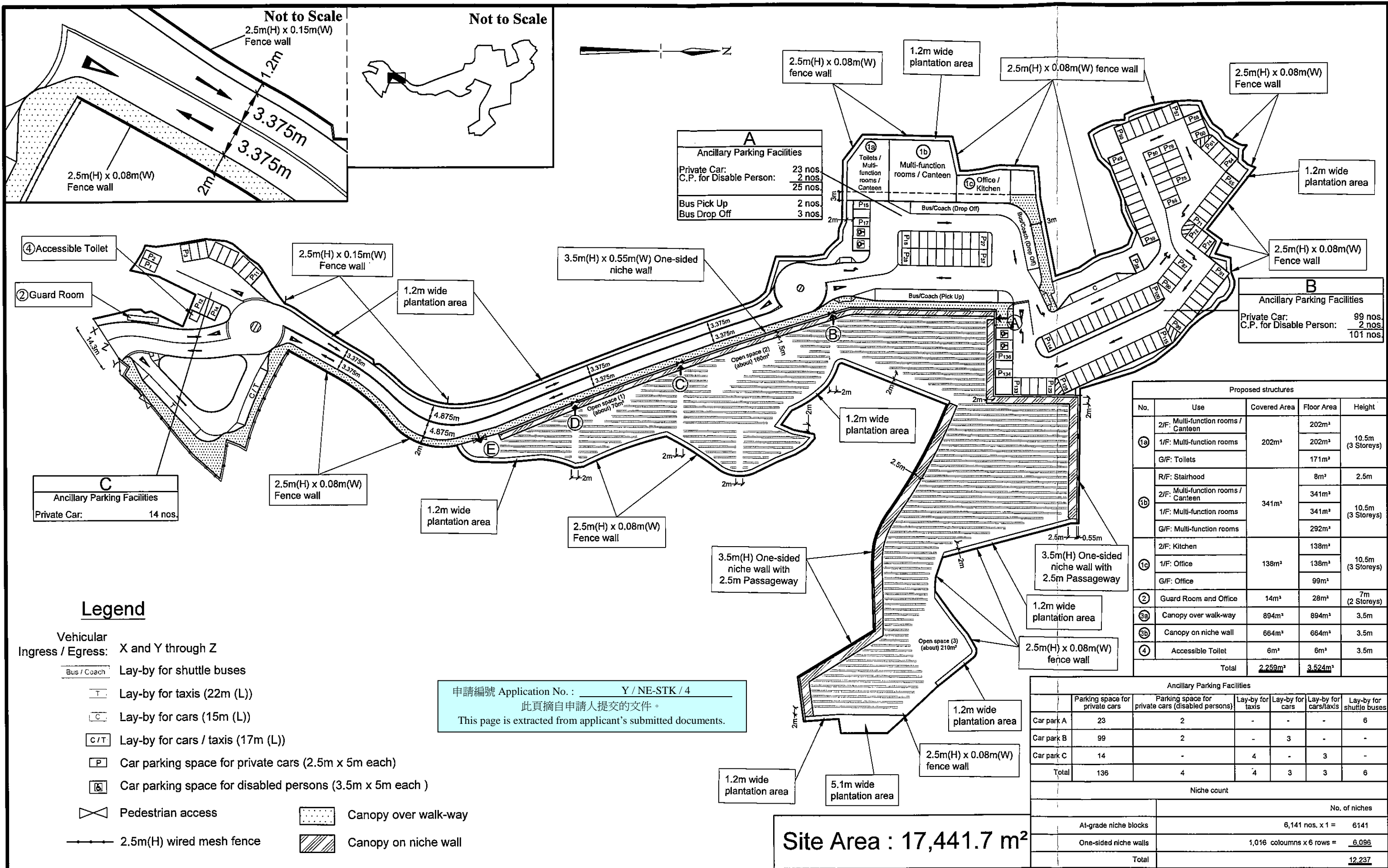
申請地點界線只作識別用  
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參考編號  
 REFERENCE No.  
**Y/NE-STK/4**

### Executive Summary

1. The proposed rezoning is to amend the zoning of the site on the Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 from “Agriculture” (“AGR”) and “Green Belt” (“GB”) zones to “Other Specified Use” annotated “Columbarium” (“OU (Columbarium)”) zone.
2. The site is adjacent to two permitted burial grounds.
3. The application site involves about 700 lots in D.D. 41, Sha Tau Kok, New Territories.
4. The site area is about 17,441.7m<sup>2</sup> of which about 2,904.2 m<sup>2</sup> is Government Land.
5. A total number of 4 structures are proposed for office, multi-function rooms, canteen, kitchen, toilet, guard room and canopy use. The total floor area is about 3,524 m<sup>2</sup>.
6. About 12,237 niches (i.e. about 12,237 ashes) are proposed. The niches will be placed in at-grade niche blocks of about 1.1m high; and one-sided niche walls of about 3.5m high.
7. The site is surrounded by fence walls of 2.5m high, and niche walls of 3.5m high (some also serve as fence walls). Wire mesh fencing of about 2.5m high is proposed at the southern fronting the road.
8. There are three car parks which can accommodate about 140 private car parking spaces. There are 16 lay-bys for shuttle bus, taxi and private cars.
9. Shuttle bus will be provided on the 2 grave sweeping festival days to facilitate visitors. Some of them may come by public transportation or private cars (entry permit required).
10. The internal road of the site is about 140 m long which can accommodate about 10 shuttle buses. No tailing back of vehicles is expected.
11. Traffic control and visitor control will be carried out during the festival days.
12. The results of the technical assessments show that the proposal imposes no significant adverse impact on traffic, environment, drainage, sewage, visual, landscape and geotechnical aspects.
13. The proposed development can help to ease the imminent need for columbaria.





**A**

Ancillary Parking Facilities

Private Car:	23 nos.
C.P. for Disable Person:	2 nos.
	25 nos.
Bus Pick Up	2 nos.
Bus Drop Off	3 nos.

**B**

Ancillary Parking Facilities

Private Car:	99 nos.
C.P. for Disable Person:	2 nos.
	101 nos.

- ④ Accessible Toilet
- ② Guard Room

**C**

Ancillary Parking Facilities

Private Car:	14 nos.
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Proposed structures

No.	Use	Covered Area	Floor Area	Height
①a	2/F: Multi-function rooms / Canteen	202m <sup>2</sup>	202m <sup>2</sup>	10.5m (3 Storeys)
	1/F: Multi-function rooms		202m <sup>2</sup>	
	G/F: Toilets		171m <sup>2</sup>	
①b	R/F: Stairhood	341m <sup>2</sup>	8m <sup>2</sup>	2.5m
	2/F: Multi-function rooms / Canteen		341m <sup>2</sup>	
	1/F: Multi-function rooms		341m <sup>2</sup>	
①c	G/F: Multi-function rooms	138m <sup>2</sup>	292m <sup>2</sup>	10.5m (3 Storeys)
	2/F: Kitchen		138m <sup>2</sup>	
	1/F: Office		99m <sup>2</sup>	
②	Guard Room and Office	14m <sup>2</sup>	28m <sup>2</sup>	7m (2 Storeys)
③a	Canopy over walk-way	894m <sup>2</sup>	894m <sup>2</sup>	3.5m
③b	Canopy on niche wall	664m <sup>2</sup>	664m <sup>2</sup>	3.5m
④	Accessible Toilet	6m <sup>2</sup>	6m <sup>2</sup>	3.5m
<b>Total</b>		<b>2,259m<sup>2</sup></b>	<b>3,524m<sup>2</sup></b>	

**Legend**

- Vehicular Ingress / Egress: X and Y through Z
- Bus / Coach Lay-by for shuttle buses
- T Lay-by for taxis (22m (L))
- C Lay-by for cars (15m (L))
- C/T Lay-by for cars / taxis (17m (L))
- P Car parking space for private cars (2.5m x 5m each)
- P Car parking space for disabled persons (3.5m x 5m each)
- ⊗ Pedestrian access
- 2.5m(H) wired mesh fence
- Canopy over walk-way
- Canopy on niche wall

申請編號 Application No. : Y / NE-STK / 4  
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Ancillary Parking Facilities

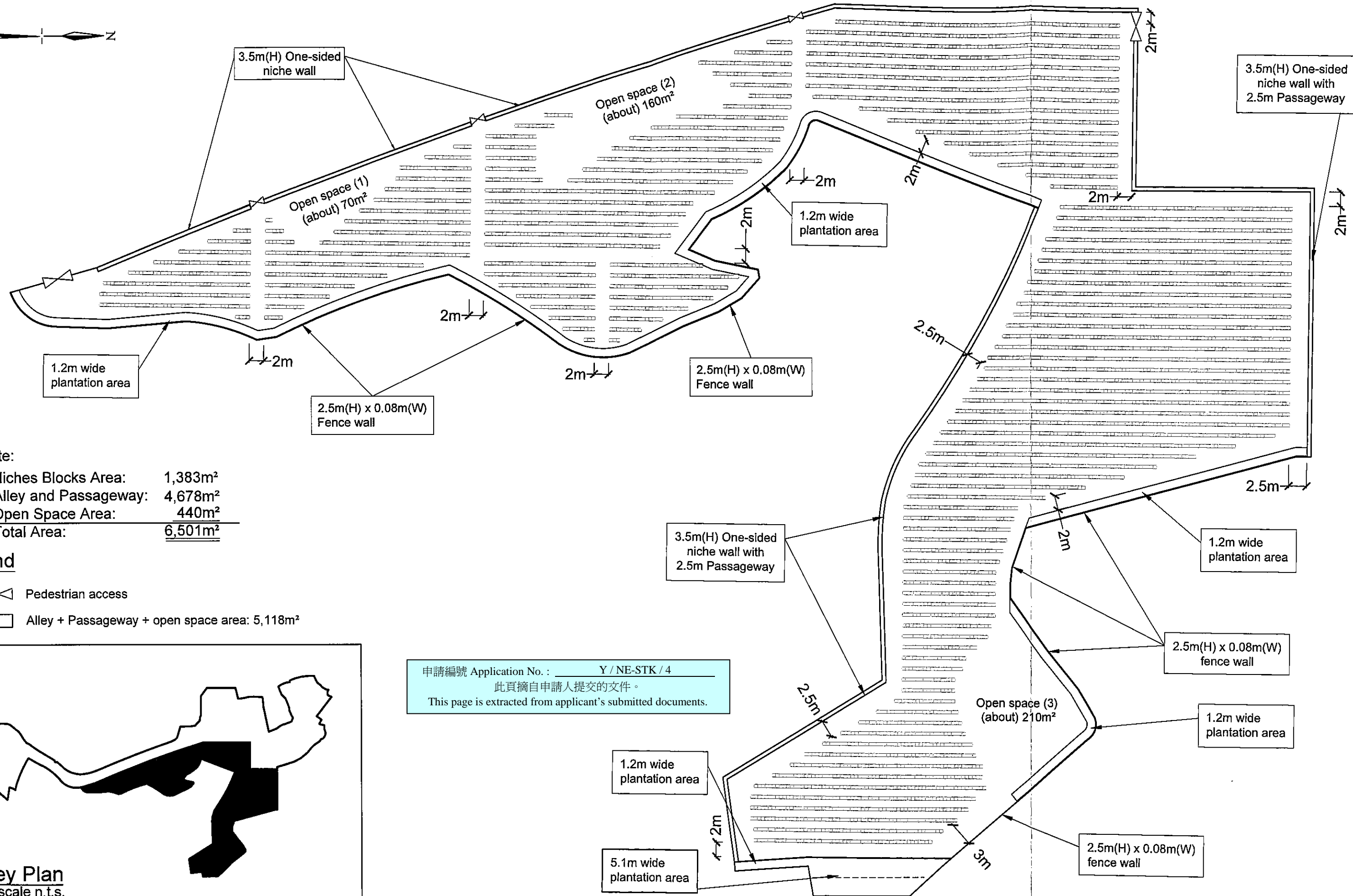
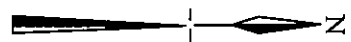
	Parking space for private cars	Parking space for private cars (disabled persons)	Lay-by for taxis	Lay-by for cars	Lay-by for cars/taxis	Lay-by for shuttle buses
Car park A	23	2	-	-	-	6
Car park B	99	2	-	3	-	-
Car park C	14	-	4	-	3	-
<b>Total</b>	<b>136</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>6</b>

Niche count

	No. of niches
At-grade niche blocks	6,141 nos. x 1 = 6141
One-sided niche walls	1,016 columns x 6 rows = 6,096
<b>Total</b>	<b>12,237</b>

Site Area : 17,441.7 m<sup>2</sup>





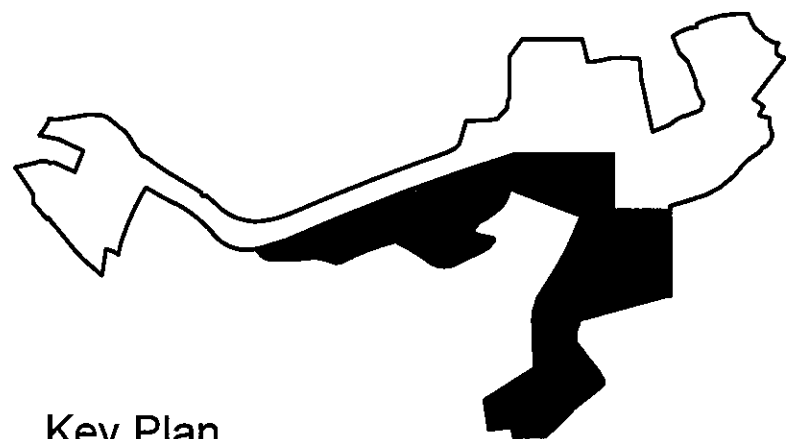
**Note:**

Niches Blocks Area:	1,383m <sup>2</sup>
Alley and Passageway:	4,678m <sup>2</sup>
Open Space Area:	440m <sup>2</sup>
<b>Total Area:</b>	<b>6,501m<sup>2</sup></b>

**Legend**

- Pedestrian access
- Alley + Passageway + open space area: 5,118m<sup>2</sup>

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**Key Plan**  
scale n.t.s.

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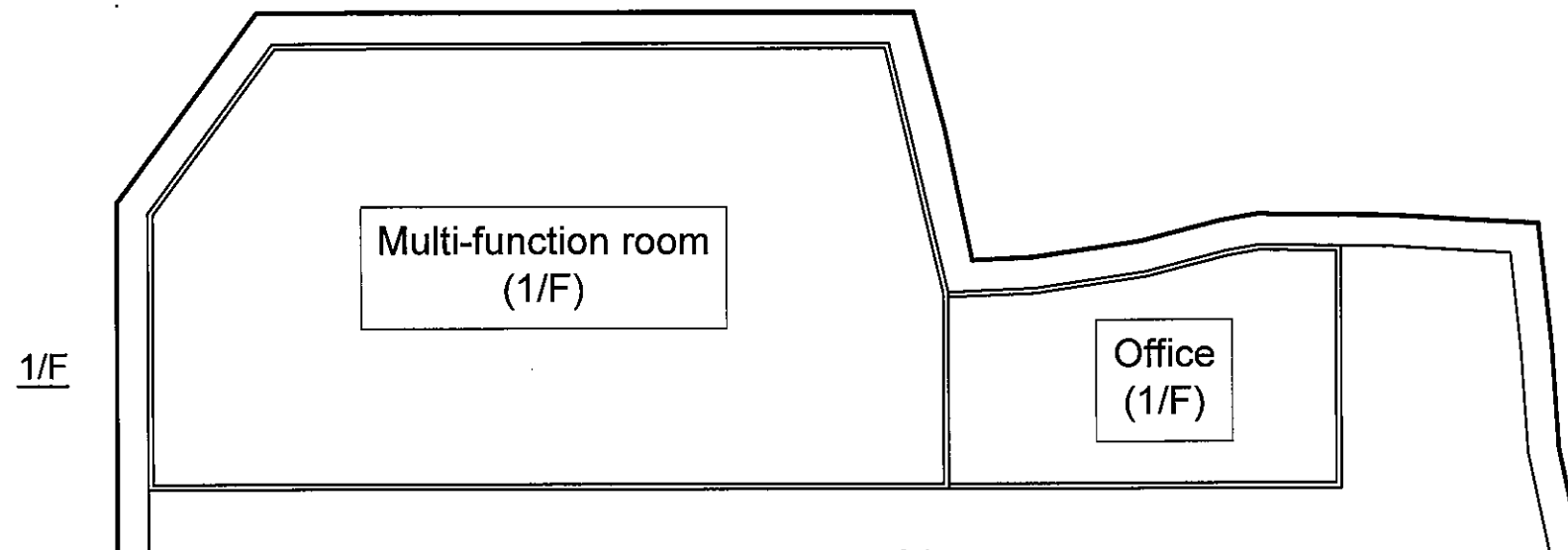
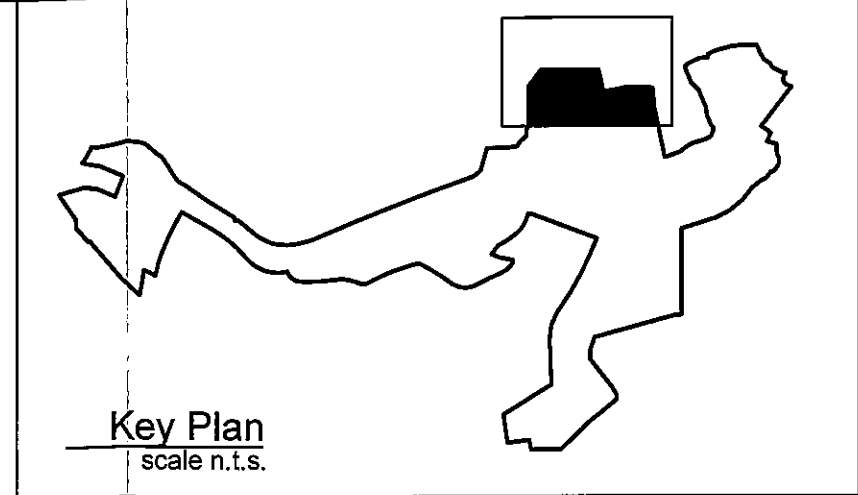
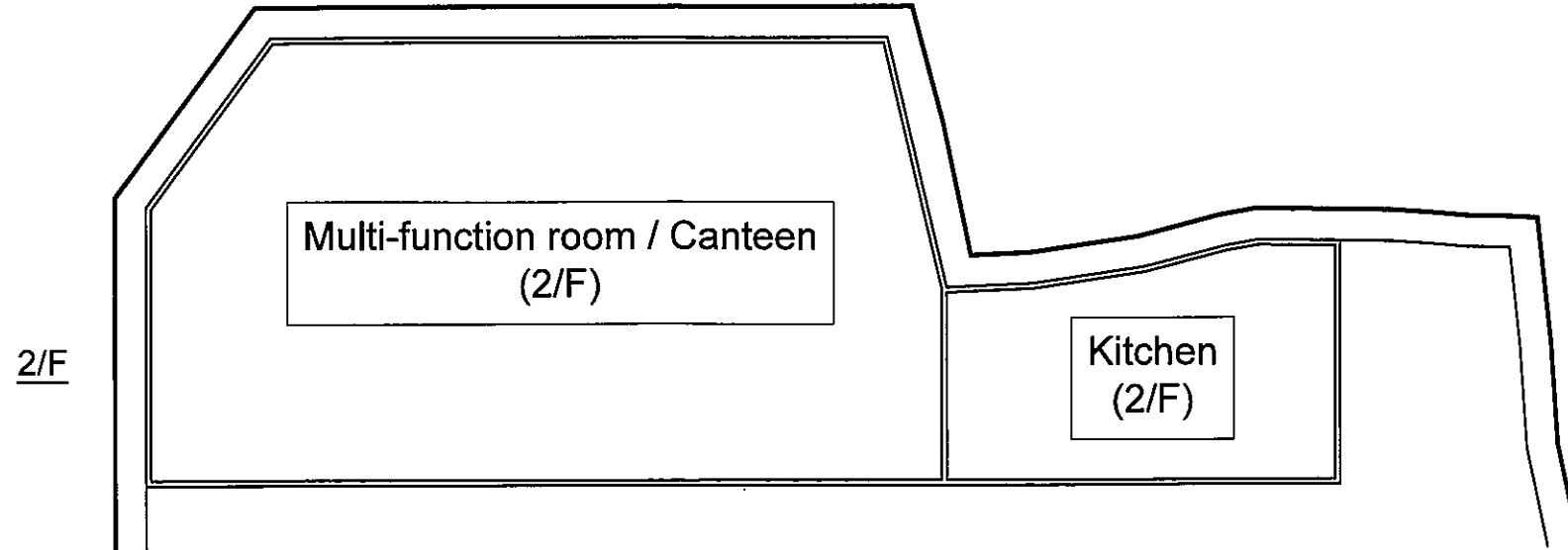
March 2023

**Layout Plan of Columbarium Area**

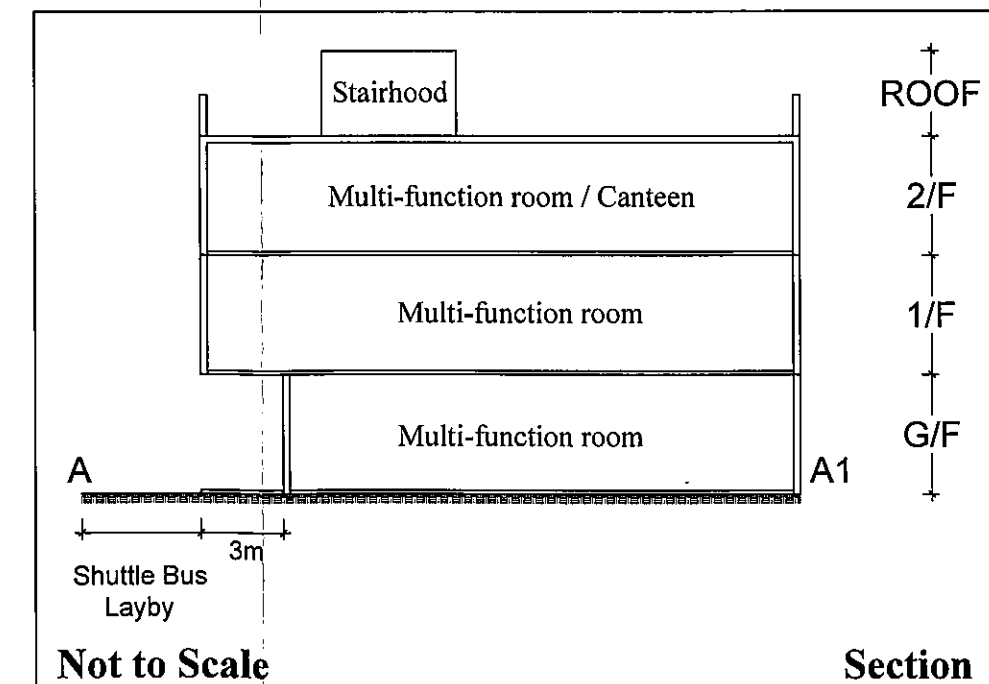
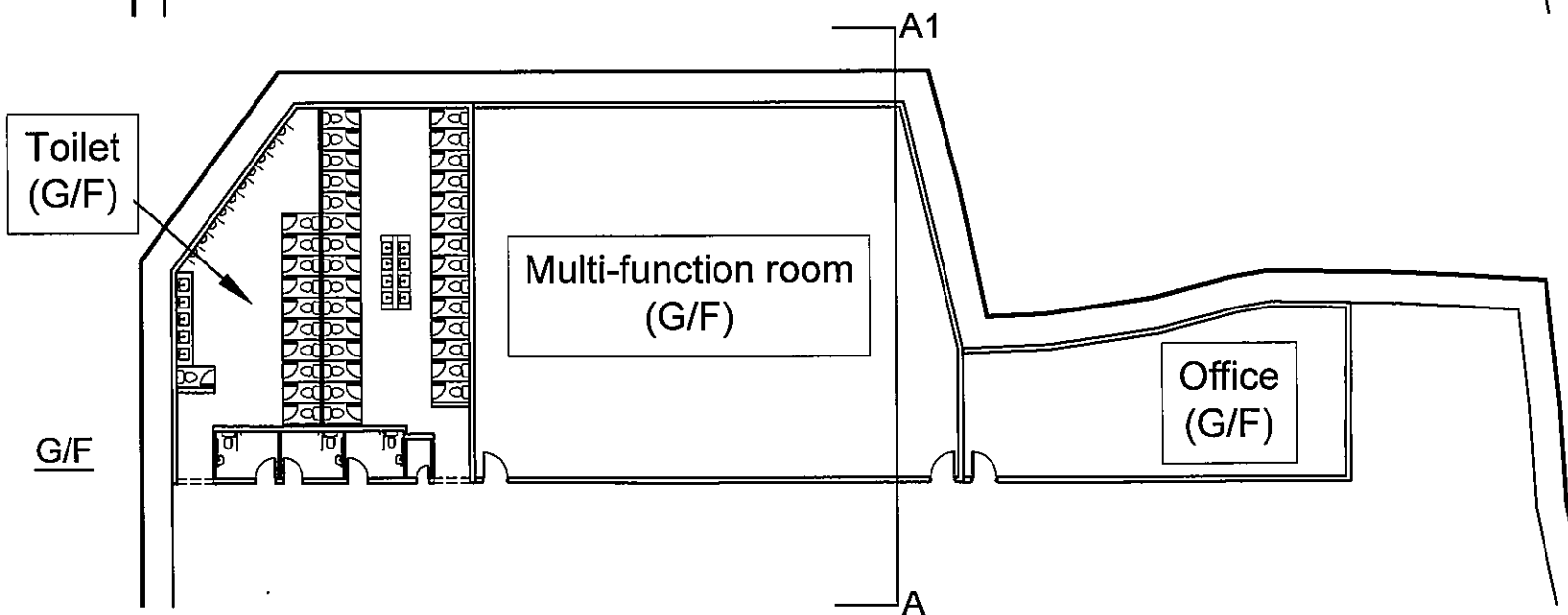
Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"  
 on 73 various Lots and 627 various sub-sections of Lots Nos. 1161, 1162, 1164, 1165, 1166 and 1167 in D. D. 41 and adjoining Government Land, Tong To, Sha Tau Kok, N.T.

**Goldrich Planners & Surveyors Ltd.**

**Plan 5  
( P 17106 )**



	Stairhood		Multi-function rooms / Canteen		Office		Kitchen		Toilet	
	Covered Area	Floor Area	Covered Area	Floor Area	Covered Area	Floor Area	Covered Area	Floor Area	Covered Area	Floor Area
G/F	—	—	543m <sup>2</sup>	292m <sup>2</sup>	138m <sup>2</sup>	99m <sup>2</sup>	—	—	171m <sup>2</sup>	171m <sup>2</sup>
1/F	—	—		543m <sup>2</sup>		138m <sup>2</sup>	138m <sup>2</sup>	—	—	—
2/F	—	—		—	—	138m <sup>2</sup>	138m <sup>2</sup>	—	—	—
R/F	8m <sup>2</sup>	8m <sup>2</sup>	—	—	—	—	—	—	—	—
Total	8m <sup>2</sup>	8m <sup>2</sup>	543m <sup>2</sup>	1,378m <sup>2</sup>	138m <sup>2</sup>	375m <sup>2</sup>	138m <sup>2</sup>	138m <sup>2</sup>	171m <sup>2</sup>	171m <sup>2</sup>



1 : 300

申請編號 Application No. : Y / NE-STK / 4

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Layout Plan of Ancillary Service Buildings

Rezoning Application from "AGR" and "GB" to "OU (Columbarium)"

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Goldrich Planners & Surveyors Ltd.

Oct 2022

Plan 6  
(P 17106)