

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

Revised broad development parameters in view of
the further information received on 11.9.2025, 15.9.2025 and 17.9.2025
因應於 2025 年 9 月 11 日、2025 年 9 月 15 日及 2025 年 9 月 17 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 新界西貢沙下丈量約份第 221 約多個地段及毗連政府土地		
Site area 地盤面積	<u>Application Site Area</u> 申請地盤面積 About 約 11,489 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 1,995 sq. m 平方米)		
	<u>Development Site Area</u> 發展地盤面積 About 約 11,413 sq. m 平方米		
Plan 圖則	Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6 西貢市分區計劃大綱核准圖編號 S/SK-SKT/6		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Proposed Amendment(s) 擬議修訂	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 把申請地點由「鄉村式發展」地帶改劃為「住宅(乙類)6」地帶及修訂適用於申請地點土地用途地帶的《註釋》		
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	About 約 17,120	Not more than 不多於 1.5
	Non-domestic 非住用	-^	-^
No. of block 幢數	Domestic 住用	Houses 屋宇: 14 Residential Towers 住宅大樓: 3	
	Non-domestic 非住用	Clubhouse 會所: 1	
	Composite 綜合用途	-	

^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 約 856 平方米會所樓面面積及容納 120 個車位的公眾停車場擬議豁免納入總樓面面積、地積比率及上蓋面積計算當中

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		Houses 屋宇: Residential Tower 住宅大樓 (Tower 1): Residential Tower 住宅大樓 (Tower 2): Residential Tower 住宅大樓 (Tower 3):	Not more than 不多於 21.6 mPD 米(主水平基準上) 21.6 mPD 米(主水平基準上) 45.1 mPD 米(主水平基準上) 37.6 mPD 米(主水平基準上)
		Houses 屋宇: Residential Tower 住宅大樓 (Tower 1): Residential Tower 住宅大樓 (Tower 2): Residential Tower 住宅大樓 (Tower 3): (Exclude 2 Storeys of basement 不包括 2 層地庫)	Not more than 不多於 3 Storey(s) 層 3 Storey(s) 層 10 Storey(s) 層 8 Storey(s) 層
	Non-domestic 非住用	-	m 米
		Clubhouse 會所:	Not more than 不多於 18.1 mPD 米(主水平基準上)
		Clubhouse 會所: (Exclude 1 Storey of basement 不包括 1 層地庫)	Not more than 不多於 2 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	Not more than 不多於 44%		
No. of units 單位數目	Houses 屋宇: 14 Residential Towers 住宅大樓: 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	213
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Public Vehicle Park with 公眾停車場包括 100 Private Car Parking Spaces 私家車車位 <i>(Include 包括 2 Disabled Parking Spaces 殘疾人士停車位)</i> 10 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 10 Coach Parking Spaces 旅遊巴士泊車位	91 2 120
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
<u>Replacement Page for the Revised Development Parameters Table 發展參數表的替換頁</u>		
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。



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

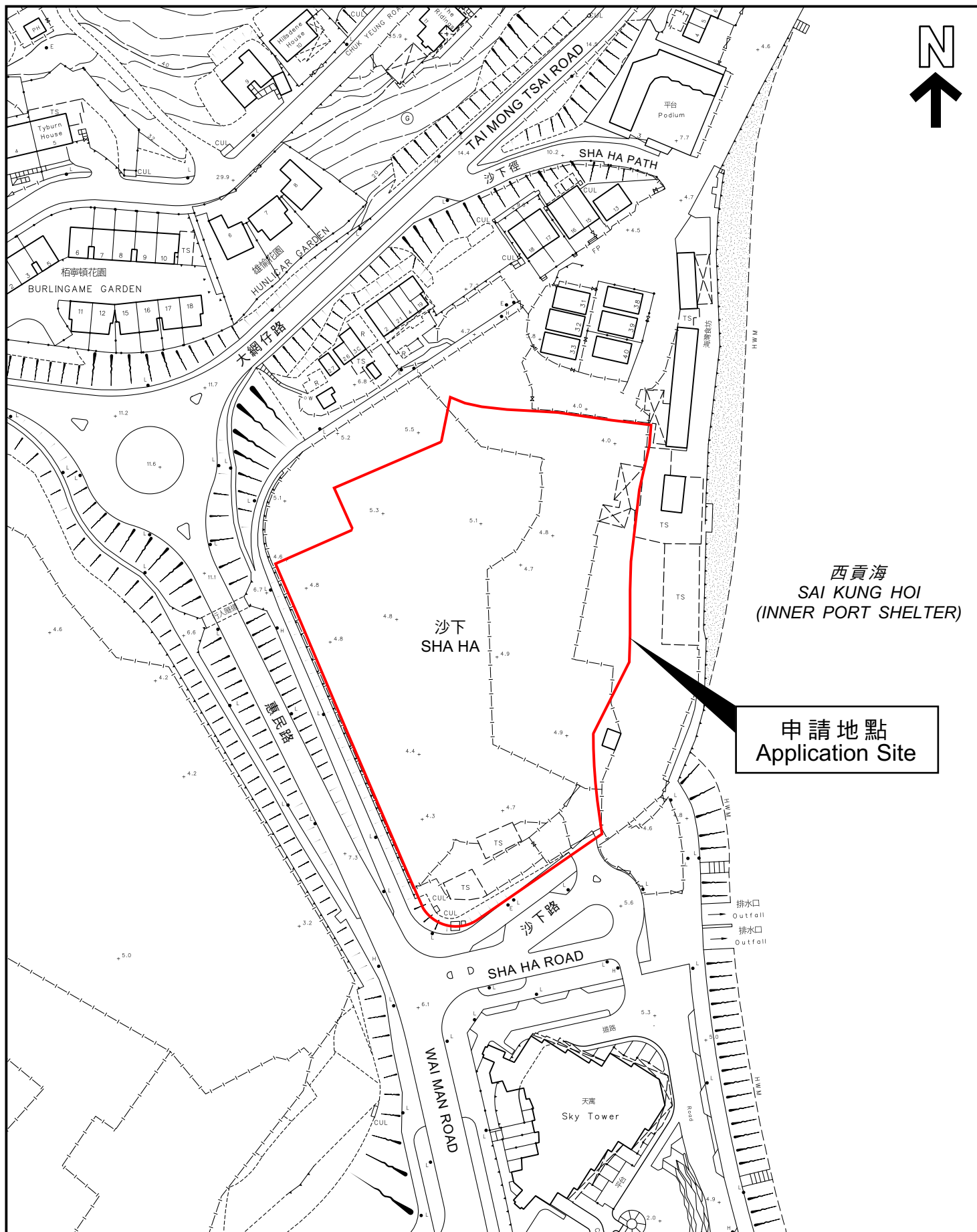
本摘要圖於2025年9月19日擬備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 19.9.2025
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013

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

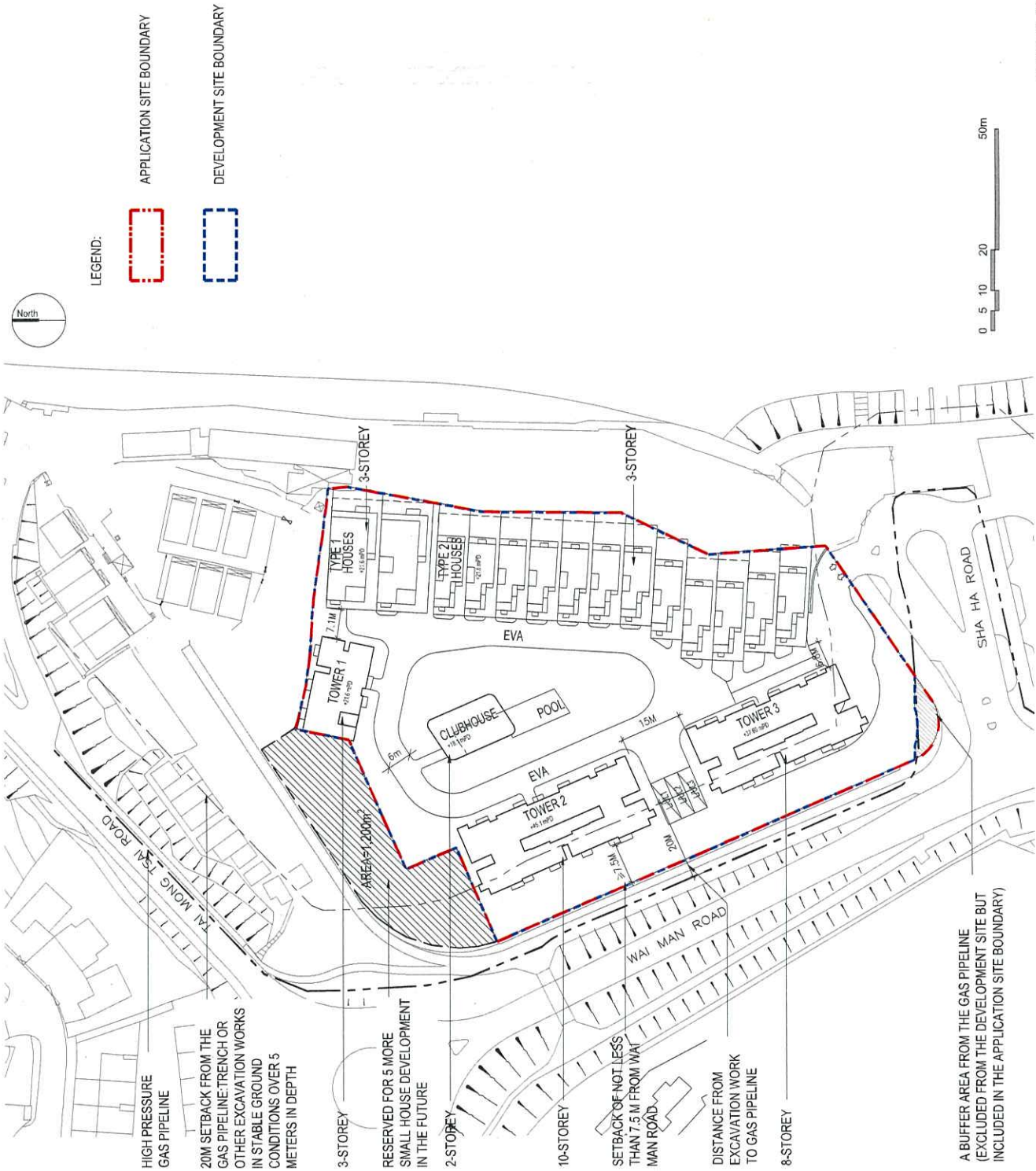
為回應法庭的決定，把申請發回城市規劃委員會重新考慮，申請人提交進一步資料，包括經修訂的地盤範圍、地盤面積、總綱發展藍圖、總樓面面積和其他發展參數的相應修訂，更新自 2024 年鄉郊及新市鎮規劃小組委員會考慮有關申請的資料。

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.

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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 ²
Development Site Area	About 11,413m ²
Domestic GFA [^]	About 17,120m ²
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 ²
Anticipated Population*	427
Private Open Space	Not less than 427m ²
Anticipated Completion Year	2029
Car Parking Spaces[#]	
Residential	76
Visitor	15
Motorcycles	2
Public Vehicle Park [#]	Total: 120 - Private Car: 100 (including 2 for disabled) - LGV: 10 - Coach: 10
Loading/ Unloading Spaces	3

Remark:

- [^]: Clubhouse floor area of about 856m² 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