

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/NE-STK/4**  
**關乎申請編號 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**

Revised broad development parameters in view of  
the further information received on 27.3.2024  
因應於 2024 年 3 月 27 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/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 3,244	About 約 0.19
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 12.6 %		
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		8
	Coach Spaces 旅遊巴車位		4
	Lay-by for Private Cars/Taxis 私家車/的士停車處		4

\* 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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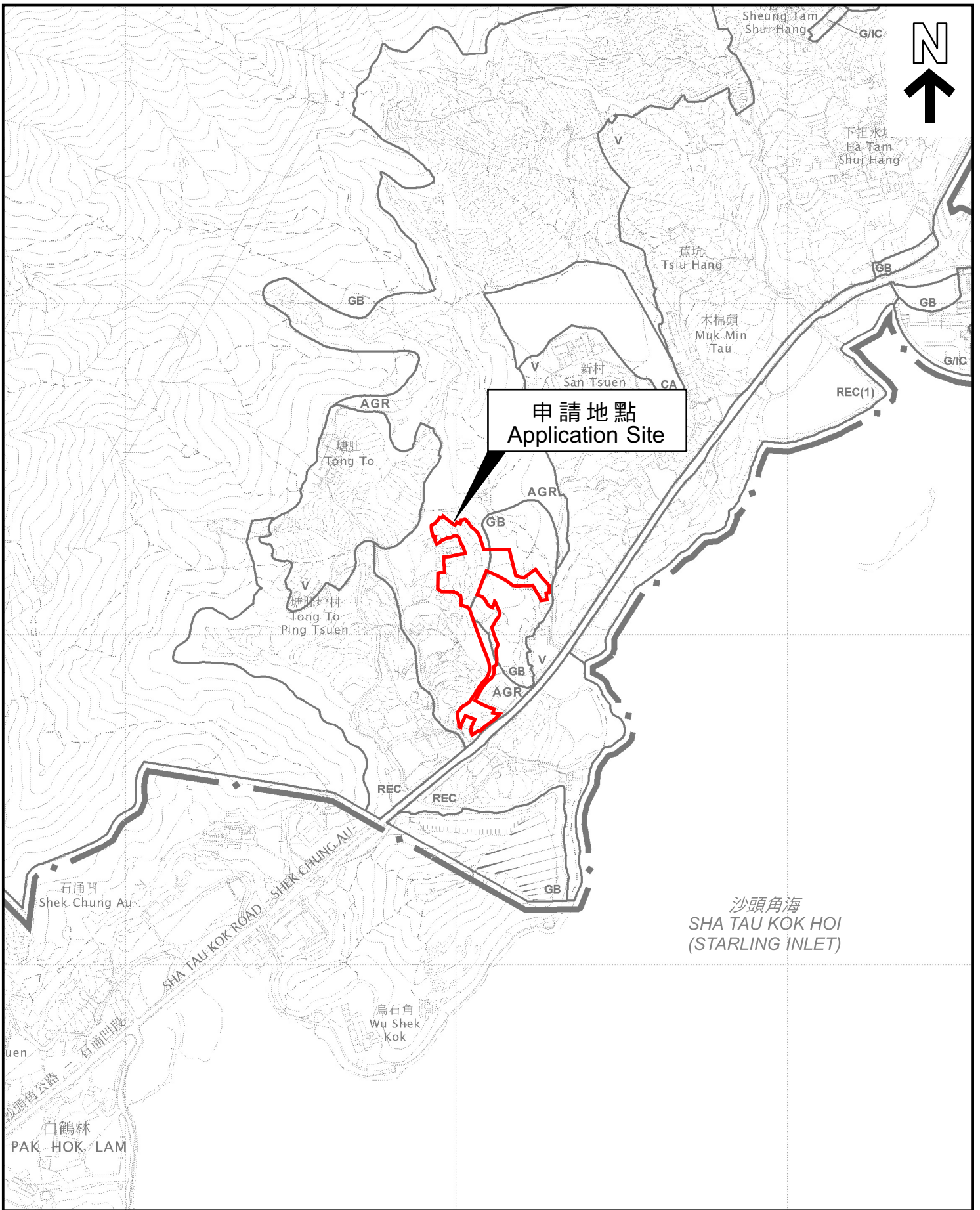
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<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 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"/>
<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 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 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 checked="" type="checkbox"/>
<b><u>Response to Departmental Comments 回應部門的意見</u></b>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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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。

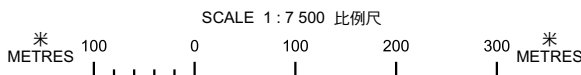


申請地點  
Application Site

沙頭角海  
SHA TAU KOK HOI  
(STARLING INLET)

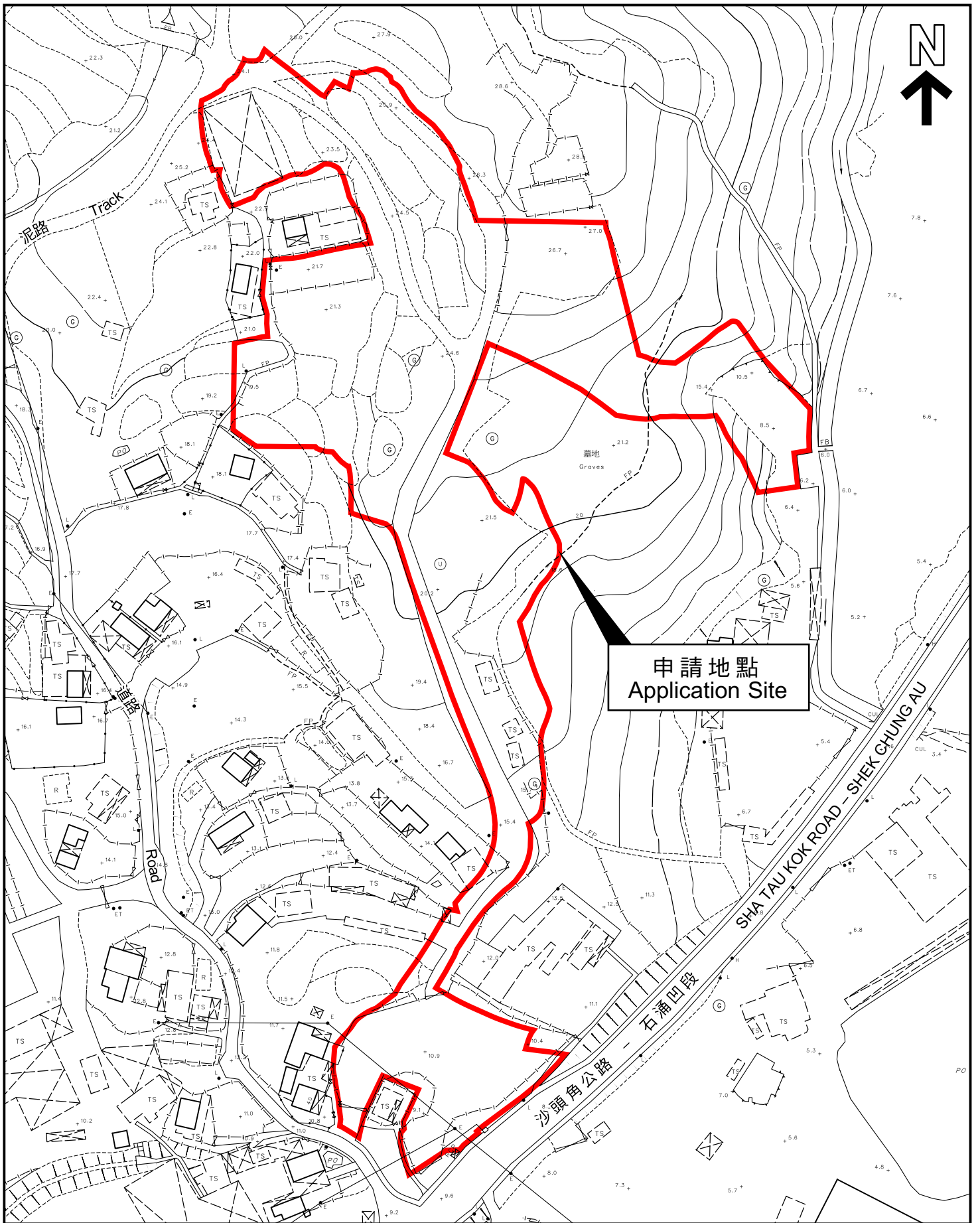
本摘要圖於2024年4月3日擬備，  
所根據的資料為於2014年6月3日  
核准的分區計劃大綱圖編號S/NE-STK/2  
EXTRACT PLAN PREPARED ON 3.4.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-STK/2 APPROVED ON 3.6.2014

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



本摘要圖於2024年4月3日擬備，  
 所根據的資料為測量圖編號  
 3-NE-12D及17B  
 EXTRACT PLAN PREPARED ON 3.4.2024  
 BASED ON SURVEY SHEETS No.  
 3-NE-12D & 17B

**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/NE-STK/4**

**申請編號 Application No. : Y/NE-STK/4**

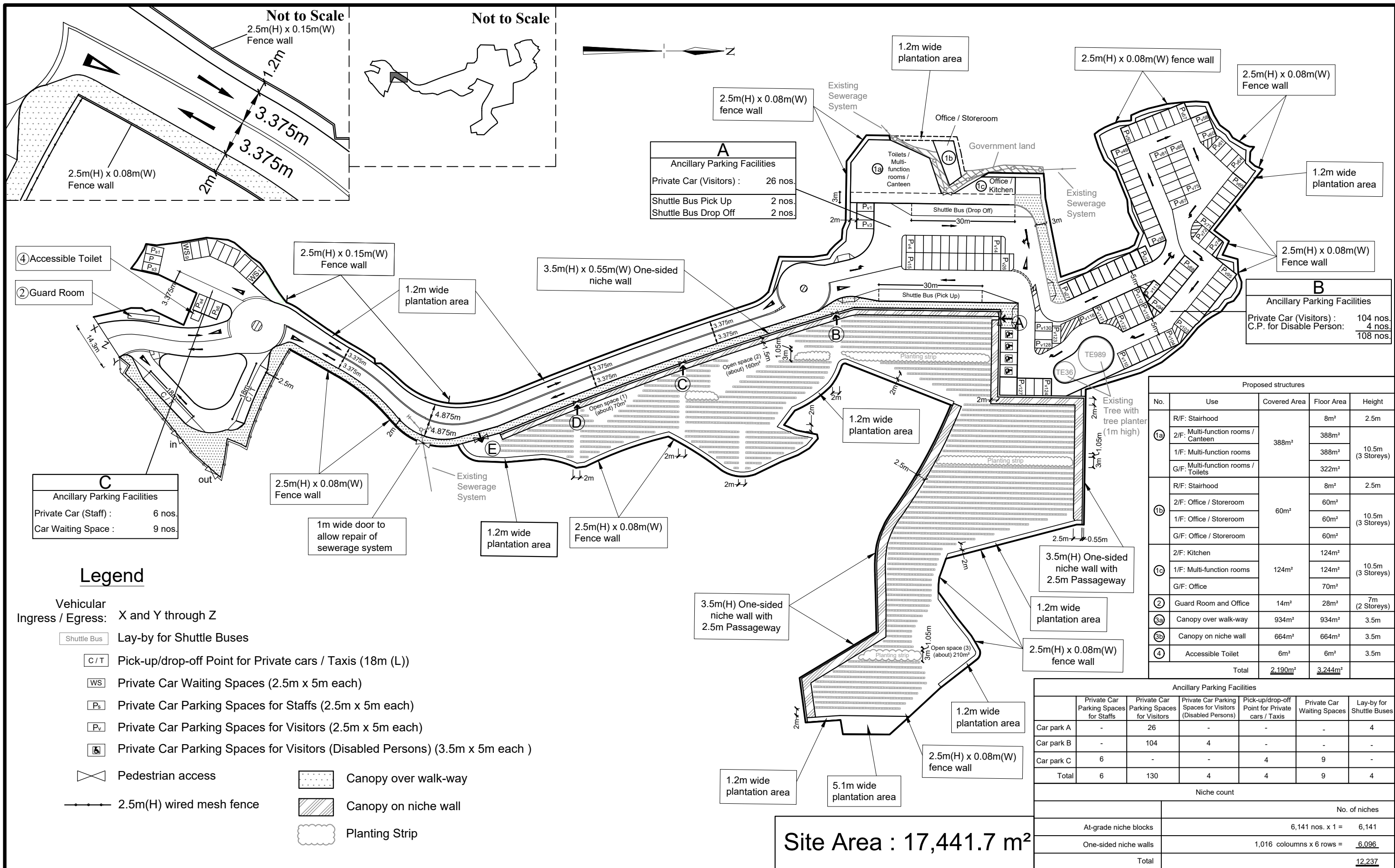
**備註 Remarks**

申請人回應部門意見，並呈交經修訂的交通影響評估、排污影響評估、環境評估和規劃綱領。

The applicant provided responses to departmental comments, and submitted revised Traffic Impact Assessment, Sewage Impact Assessment, Environmental Assessment and Planning Statement.

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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**A**  
Ancillary Parking Facilities

Private Car (Visitors) :	26 nos.
Shuttle Bus Pick Up	2 nos.
Shuttle Bus Drop Off	2 nos.

**B**  
Ancillary Parking Facilities

Private Car (Visitors) :	104 nos.
C.P. for Disable Person:	4 nos.
<b>Total</b>	<b>108 nos.</b>

**C**  
Ancillary Parking Facilities

Private Car (Staff) :	6 nos.
Car Waiting Space :	9 nos.

Proposed structures

No.	Use	Covered Area	Floor Area	Height
1a	R/F: Stairhood	388m <sup>2</sup>	8m <sup>2</sup>	2.5m
	2/F: Multi-function rooms / Canteen		388m <sup>2</sup>	10.5m (3 Storeys)
	1/F: Multi-function rooms		388m <sup>2</sup>	
1b	G/F: Multi-function rooms / Toilets	60m <sup>2</sup>	322m <sup>2</sup>	10.5m (3 Storeys)
	2/F: Office / Storeroom		60m <sup>2</sup>	
	1/F: Office / Storeroom		60m <sup>2</sup>	
1c	G/F: Office / Storeroom	124m <sup>2</sup>	60m <sup>2</sup>	10.5m (3 Storeys)
	2/F: Kitchen		124m <sup>2</sup>	
	1/F: Multi-function rooms		124m <sup>2</sup>	
2	Guard Room and Office	14m <sup>2</sup>	28m <sup>2</sup>	7m (2 Storeys)
3a	Canopy over walk-way	934m <sup>2</sup>	934m <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>2,190m<sup>2</sup></b>	<b>3,244m<sup>2</sup></b>	

Ancillary Parking Facilities

	Private Car Parking Spaces for Staffs	Private Car Parking Spaces for Visitors	Private Car Parking Spaces for Visitors (Disabled Persons)	Pick-up/drop-off Point for Private cars / Taxis	Private Car Waiting Spaces	Lay-by for Shuttle Buses
Car park A	-	26	-	-	-	4
Car park B	-	104	4	-	-	-
Car park C	6	-	-	4	9	-
<b>Total</b>	<b>6</b>	<b>130</b>	<b>4</b>	<b>4</b>	<b>9</b>	<b>4</b>

Niche count

	No. of niches	
At-grade niche blocks	6,141 nos. x 1 =	6,141
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>

**Legend**

- Vehicular Ingress / Egress: X and Y through Z
- Shuttle Bus Lay-by for Shuttle Buses
  - C/T Pick-up/drop-off Point for Private cars / Taxis (18m (L))
  - WS Private Car Waiting Spaces (2.5m x 5m each)
  - Ps Private Car Parking Spaces for Staffs (2.5m x 5m each)
  - Pv Private Car Parking Spaces for Visitors (2.5m x 5m each)
  - Private Car Parking Spaces for Visitors (Disabled Persons) (3.5m x 5m each)
  - Pedestrian access
  - 2.5m(H) wired mesh fence
  - Canopy over walk-way
  - Canopy on niche wall
  - Planting Strip

1 : 1000

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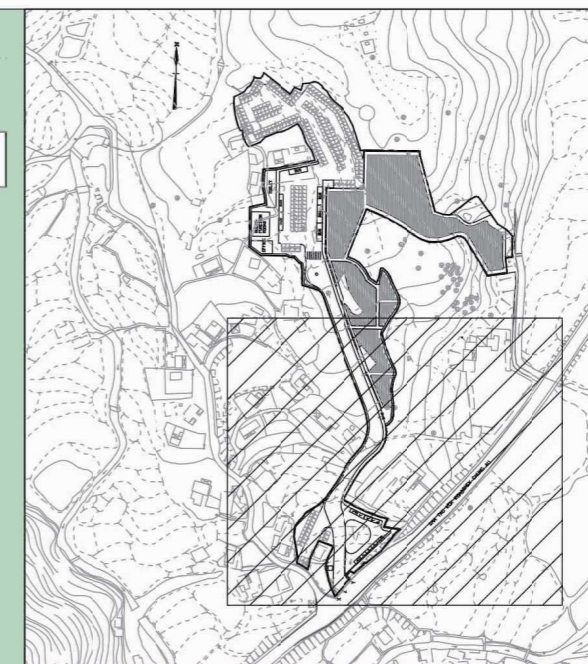
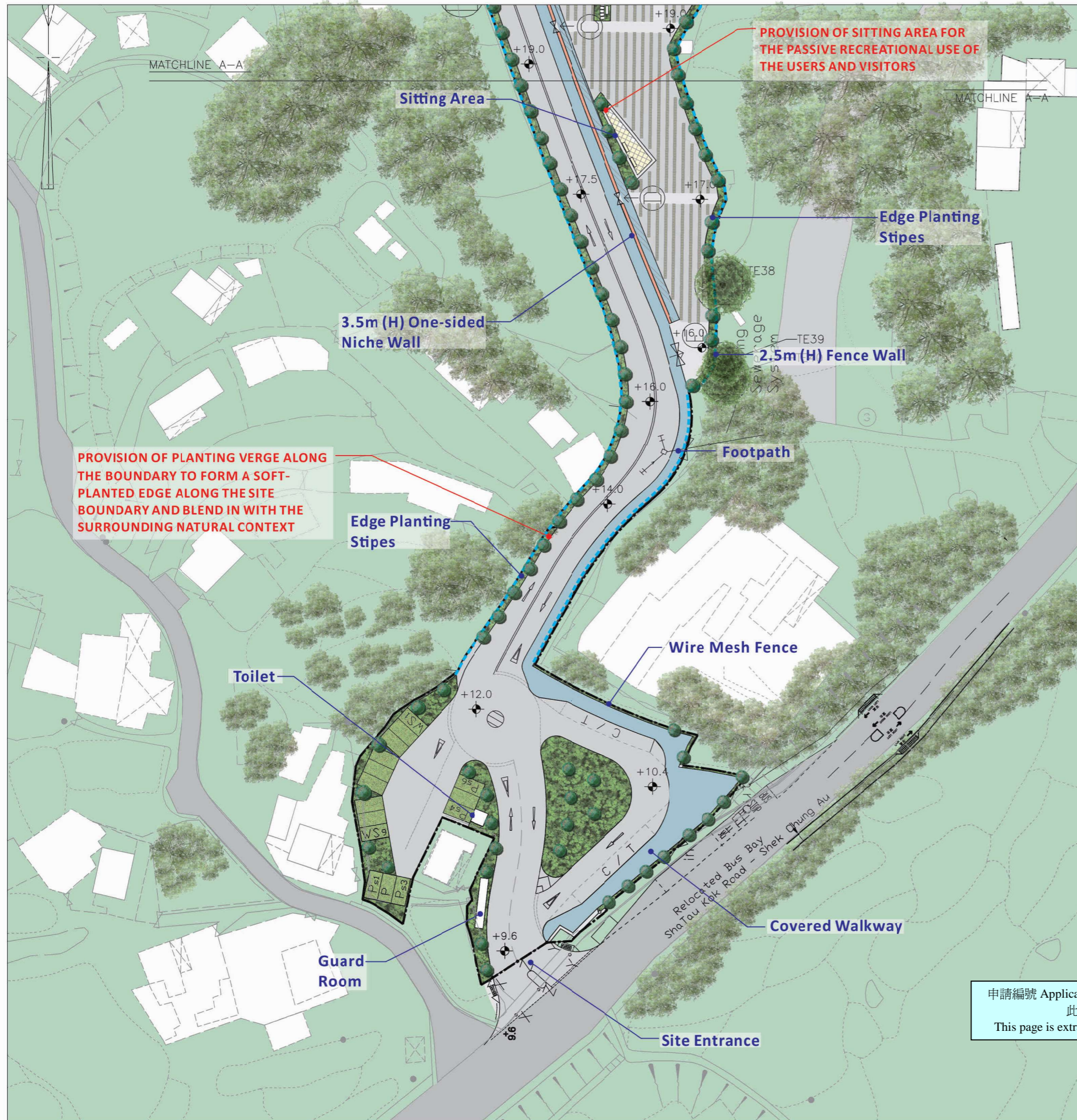
**Master Layout Plan**

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.**

October 2023

**Plan 4b (P 17106)**



**KEY PLAN**  
SCALE 1:5000

- LEGEND:**
- APPLICATION SITE BOUNDARY
  - TE36 EXISTING TREE TO BE RETAINED (WITHIN SITE BOUNDARY)
  - TE16 PROPOSED TREE TO BE RETAINED (OUTSIDE SITE BOUNDARY)
  - TE34 FINAL LOCATION OF TRANSPLANTED TREE
  - PROPOSED HEAVY STANDARD TREE
  - EXISTING TREE GROUPS
  - PROPOSED SHRUBS / GROUNDCOVER
  - GRASSCRETE PAVING AREA
  - +12.05 PROPOSED LEVEL
  - PROPOSED NICHE BLOCKS (3 LAYERS)
  - PROPOSED FENCE WALL (2500MM H)
  - PROPOSED ONE SIDED NICHE WALL (3500MM H)
  - CANOPY
  - PROPOSED PAVING

PROJECT :  
REZONING APPLICATION FROM "GB" AND "AGR" TO "OU (COLUBARIUM)" ON 700 VARIOUS LOTS AND SUB-SECTIONS OF LOTS IN D.D. 41 AND ADJOINING GOVERNMENT LAND, TONG TO, SHA TAU KOK, N.T.

DRAWING TITLE :  
LANDSCAPE MASTER PLAN  
(SHEET 1 OF 2)

PROJECT No. C1820

DRAWING No. LMP01

SCALE : 1:700

DATE OF ISSUE : DEC 2022

CAD FILENAME : C1820-LMP01

B	GENERAL AMENDMENT	05/10/23
A	GENERAL AMENDMENT	JUL 2023
REV	DESCRIPTION	DATE
DESIGN BY : TEL		
DRAWN BY : CAD		
CHECKED BY : TEL		
APPROVED BY : TEL		

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  - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

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**LanDes**

LANDES LIMITED  
景藝設計有限公司

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SHUN POINT COMMERCIAL BUILDING,  
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香港灣仔譚臣道5-11號  
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傳真: 2868 2203



**DIRECT TRANSPLANTATION OF TREES TO THEIR FINAL RECIPIENT LOCATION IN UNDISTURBED AREA IN ORDER TO ENHANCE THEIR SURVIVAL RATE AFTER TRANSPLANTATION**

**Ancillary Parking Facilities**

**PROVISION OF PLANTING VERGE ALONG THE BOUNDARY TO FORM A SOFT-PLANTED EDGE ALONG THE SITE BOUNDARY AND BLEND IN WITH THE SURROUNDING NATURAL CONTEXT**

**Ancillary Parking Facilities**

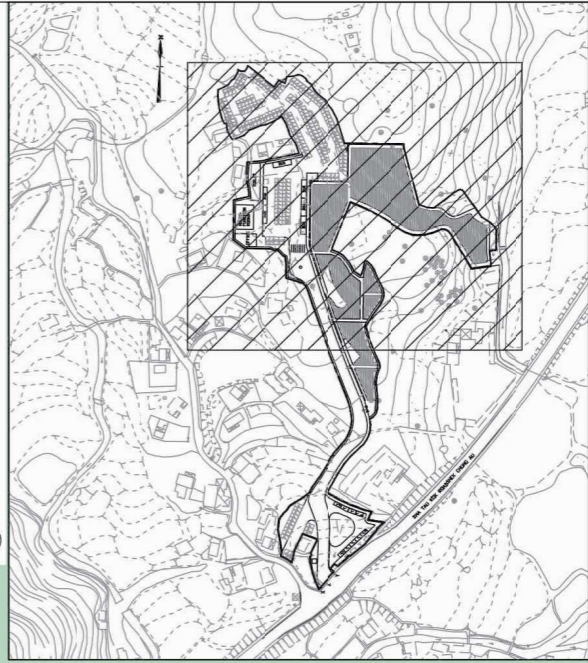
**3.5m (H) Niche Wall**

**Sitting Area**

**3.5m (H) One-sided Fence Wall**

- PROPOSED FENCE WALL (2500MM H)
- PROPOSED ONE SIDED NICHE WALL (3500MM H)
- CANOPY
- PROPOSED PAVING

- LEGEND:
- APPLICATION SITE BOUNDARY
  - EXISTING TREE TO BE RETAINED (WITHIN SITE BOUNDARY)
  - PROPOSED TREE TO BE RETAINED (OUTSIDE SITE BOUNDARY)
  - FINAL LOCATION OF TRANSPLANTED TREE
  - PROPOSED HEAVY STANDARD TREE
  - EXISTING TREE GROUPS
  - PROPOSED SHRUBS / GROUNDCOVER
  - GRASSCRETE PAVING AREA
  - +12.05 PROPOSED LEVEL
  - PROPOSED NICHE BLOCKS (3 LAYERS)



**KEY PLAN**  
SCALE 1:5000

**GREEN CORRIDORS WITH ORNAMENTAL SHRUBS, STEEPING STONES AND SEAT BENCHES ARE PROPOSED AMONG NICHE BLOCKS FOR THE ENJOYMENT OF THE USERS.**

**PROVISION OF SITTING AREA FOR THE PASSIVE RECREATIONAL USE OF THE USERS AND VISITORS**

**Sitting Area**

**2.5m (H) Fence Wall**

**2.5m (H) Fence Wall**

**Edge Planting Stipes**

**MINIMIZATION OF SITE FORMATION WORKS BY FOLLOWING THE EXISTING TOPOGRAPHY FOR THE BASE OF COLUMBARIUM**

**2.5m (H) Fence Wall**

PROJECT :  
REZONING APPLICATION FROM "GB" AND "AGR" TO "OU (COLUMBARIUM)" ON 700 VARIOUS LOTS AND SUB-SECTIONS OF LOTS IN D.D. 41 AND ADJOINING GOVERNMENT LAND, TONG TO, SHA TAU KOK, N.T.

DRAWING TITLE :  
LANDSCAPE MASTER PLAN (SHEET 2 OF 2)

PROJECT No. C1820

DRAWING No. LMP02

SCALE : 1:700

DATE OF ISSUE : DEC 2022

CAD FILENAME : C1820-LMP02

B	GENERAL AMENDMENT	05/10/23
A	GENERAL AMENDMENT	JUL 2023
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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**Lan Des**

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景藝設計有限公司

FLAT A, 17/F, SHUN POINT COMMERCIAL BUILDING,

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