

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/NE-STK/4**
关于申请编号 Y/NE-STK/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 7.11.2023
因应于 2023 年 11 月 7 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/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 新界沙头角塘肚丈量约份第 41 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 17,441.7 sq. m 平方米 (Includes Government Land of about 包括政府土地约 2,904.2 sq. m 平方米)		
Plan 图则	Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2 沙头角分区计划大纲核准图编号 S/NE-STK/2		
Zoning 地带	"Agriculture" and "Green Belt" 「农业」及「绿化地带」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Agriculture" and "Green Belt" to "Other Specified Uses" annotated "Columbarium" 把申请地点由「农业」及「绿化地带」地带改划为「其他指定用途」注明「灵灰安置所」地带		
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 3,244	About 约 0.19
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	4	
	Composite 综合用途	-	

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	3.5 - 10.5	m 米
		-	mPD 米(主水平基准上)
		1 - 3	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	About 约 12.6 %		
No. of units 单位数目	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		140
	Private Car Parking Spaces 私家车车位		140
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		8
	Coach Spaces 旅游巴车位		4
	Lay-by for Private Cars/Taxis 私家车/的士停车处		4

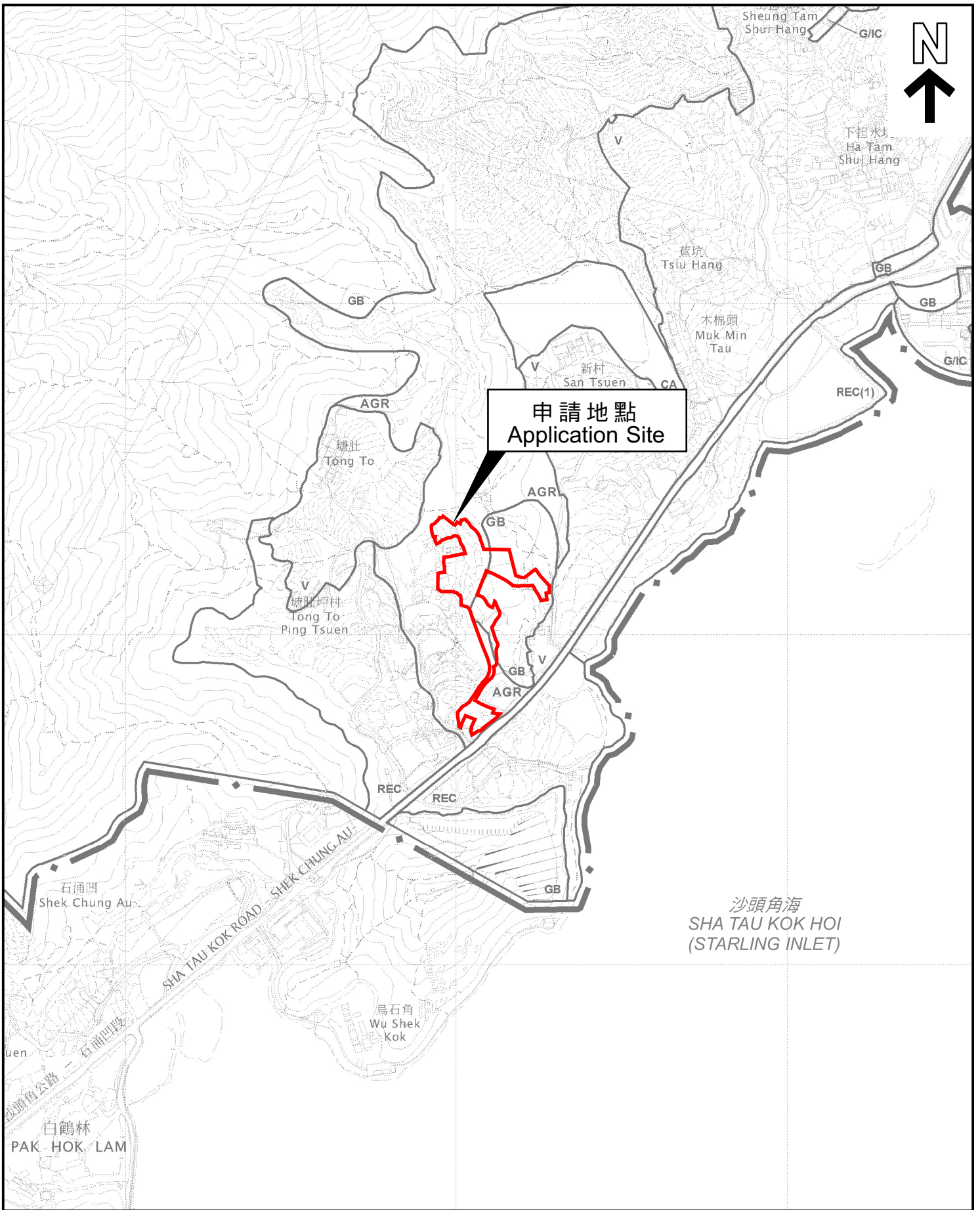
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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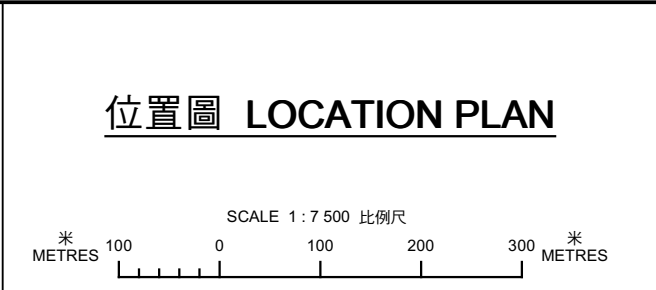
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Revised Plans 经修订的图则</u>		
<u>Reports 报告书</u>		
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 checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" 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"/>
<u>Response to Departmental Comments 回应部门的意见; Tree Preservation and Landscape Proposal 树木保护及园境建议</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。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。



本摘要圖於2023年11月15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 15.11.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/NE-STK/2 APPROVED ON 3.6.2014



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、排水影響評估、環境評估、樹木保護及園境建議、申請表格和規劃綱領的替代頁，以及相關圖則。

The applicant provided responses to departmental comments, and submitted revised Traffic Impact Assessment, Sewerage Impact Assessment, Drainage Impact Assessment, Environmental Assessment, Tree Preservation and Landscaping Proposal, revised pages of application form and planning statement, and relevant plans.

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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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 17,441.7m² of which about 2,904.2 m² 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 3,244 m².
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 8 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.

申請編號 Application No. : Y / NE-STK / 4

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

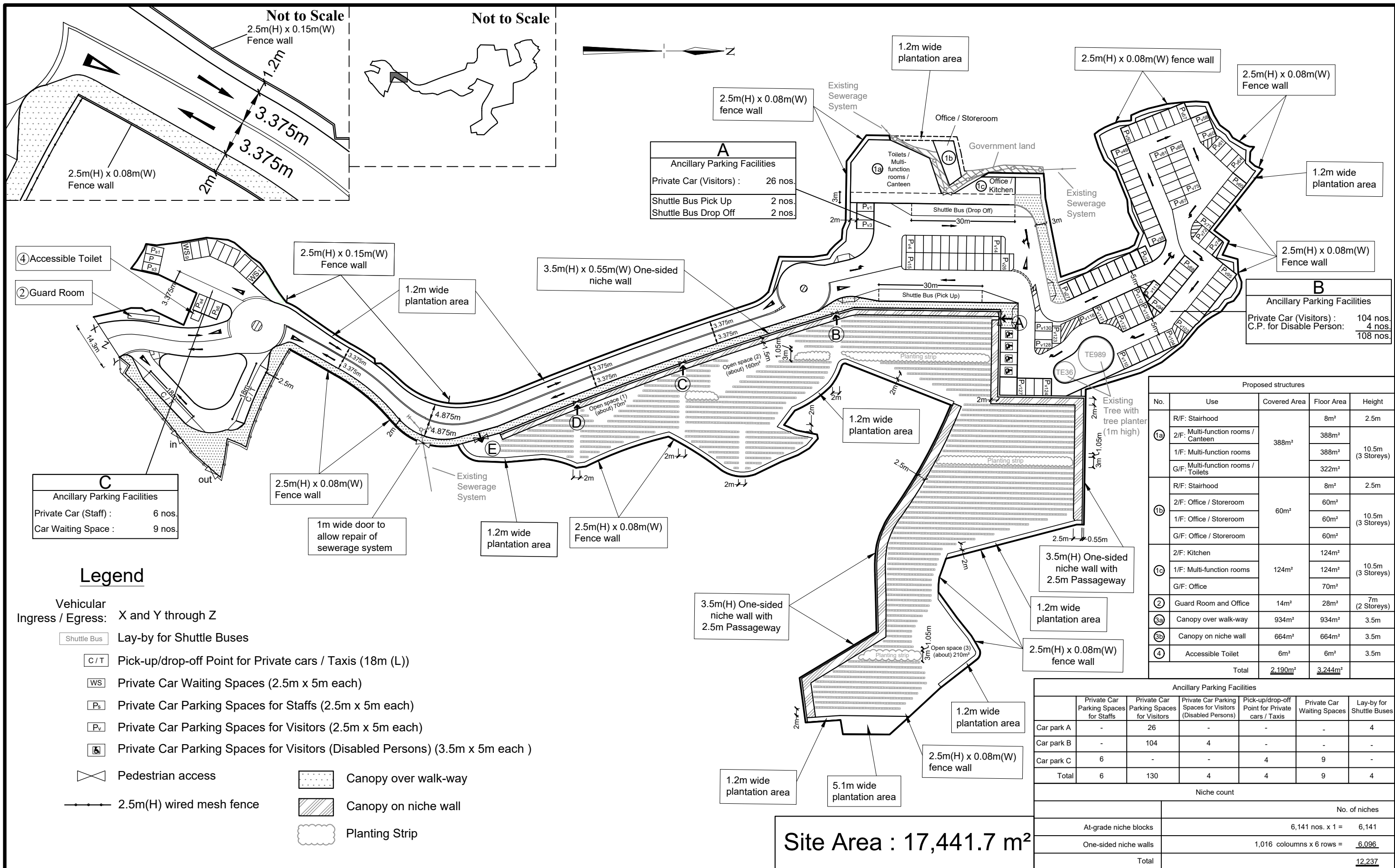
行政摘要

1. 申請人擬申請修訂圖則 - 沙頭角分區計劃大綱核准圖編號 S/NE-STK/2，由「農業」地帶及「綠化地帶」地帶改劃為「其他指定用途」註明「靈灰安置所」地帶。
2. 申請地點毗連兩個認可殯葬區。
3. 申請地點涉及新界沙頭角丈量約份第 41 約、約 700 個地段。
4. 申請面積為大約 17,441.7 平方米，包括約 2904.2 平方米政府土地。
5. 申請地點擬議提供 4 個構築物，作辦公室、多功能活動室、飯堂、廚房、廁所、保安亭及簷篷（總樓面面積約 3,244 平方米）。
6. 申請地點擬議提供約 12,237 個靈灰龕位（可放約 12,237 個骨灰）。靈灰龕擺放在約 1.1 米高的地面龕位或 3.5 米高的單面龕位牆上。
7. 申請地點有 2.5 米高的圍牆及 3.5 米高的龕位牆（部分亦作圍牆）包圍。南部近馬路有約 2.5 米高的鐵絲圍欄。
8. 場內的三個停車場可提供約 140 個私家車位。另外有 8 個上落客車位給旅遊巴、的士及私家車使用。
9. 在春秋二祭時會提供旅遊巴給拜祭人士到場。其他人士可能會乘搭公共交通工具或自行駕駛私家車（需要入場證）。
10. 場內道路約 140 米長，可容納約 10 輛旅遊巴。預計不會導致倒塞公路。
11. 在春秋二祭時，場內會實施交流及人流管制。
12. 各項評估報告顯示擬議修訂對交通、環境、去水、污水、景觀及土質均無重大影響。
13. 此申請有助緩解對骨灰龕的迫切需求。

申請編號 Application No. : Y / NE-STK / 4

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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.
Total	108 nos.

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 ²	8m ²	2.5m
	2/F: Multi-function rooms / Canteen		388m ²	10.5m (3 Storeys)
	1/F: Multi-function rooms		388m ²	
1b	G/F: Multi-function rooms / Toilets	60m ²	322m ²	10.5m (3 Storeys)
	2/F: Office / Storeroom		60m ²	
	1/F: Office / Storeroom		60m ²	
1c	G/F: Office / Storeroom	124m ²	60m ²	10.5m (3 Storeys)
	2/F: Kitchen		124m ²	
	1/F: Multi-function rooms		124m ²	
2	Guard Room and Office	14m ²	28m ²	7m (2 Storeys)
3a	Canopy over walk-way	934m ²	934m ²	3.5m
3b	Canopy on niche wall	664m ²	664m ²	3.5m
4	Accessible Toilet	6m ²	6m ²	3.5m
Total		2,190m²	3,244m²	

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	-
Total	6	130	4	4	9	4

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
Total		12,237

Site Area : 17,441.7 m²

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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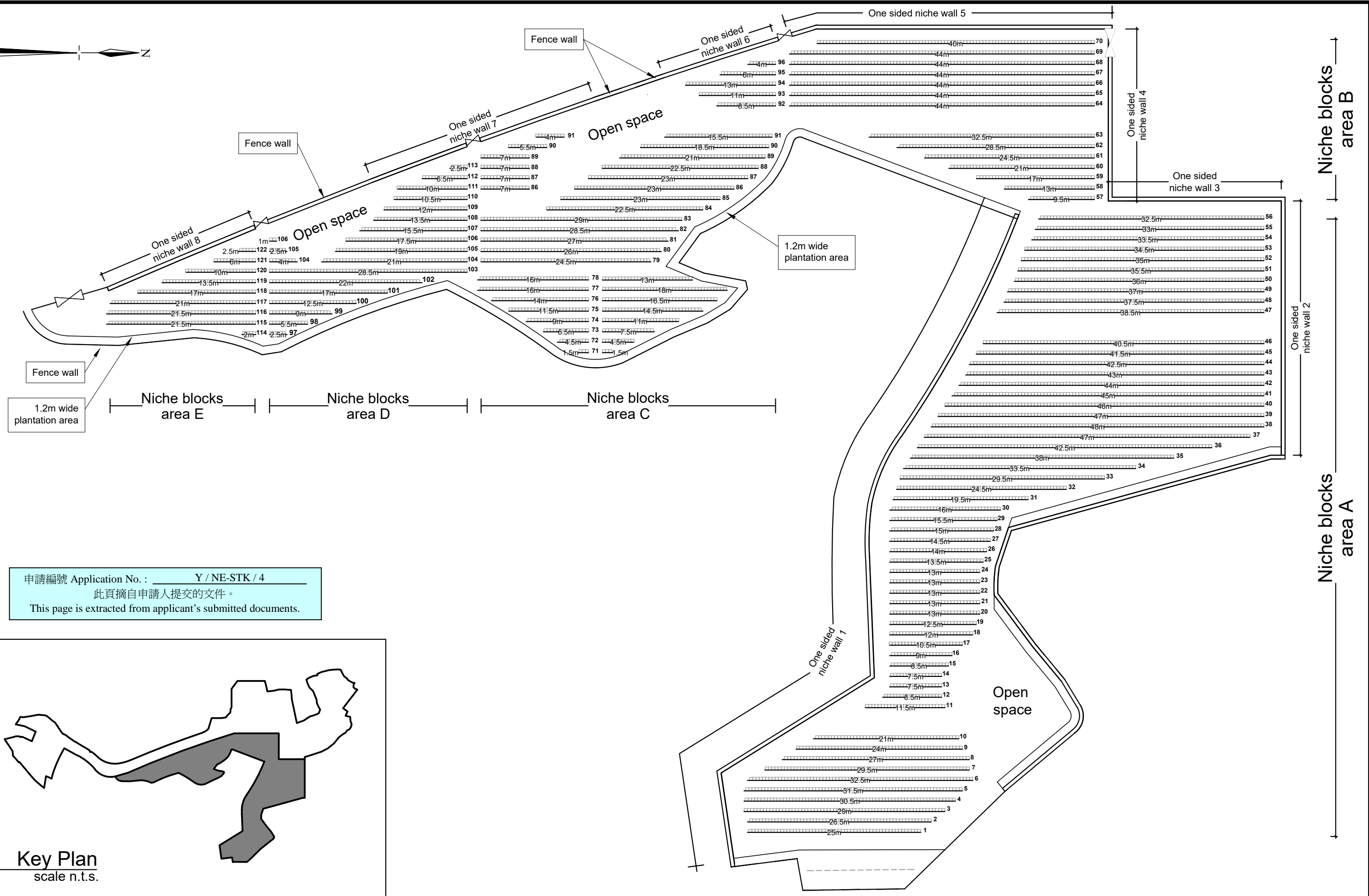
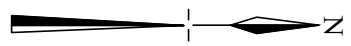
Master Layout Plan

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.

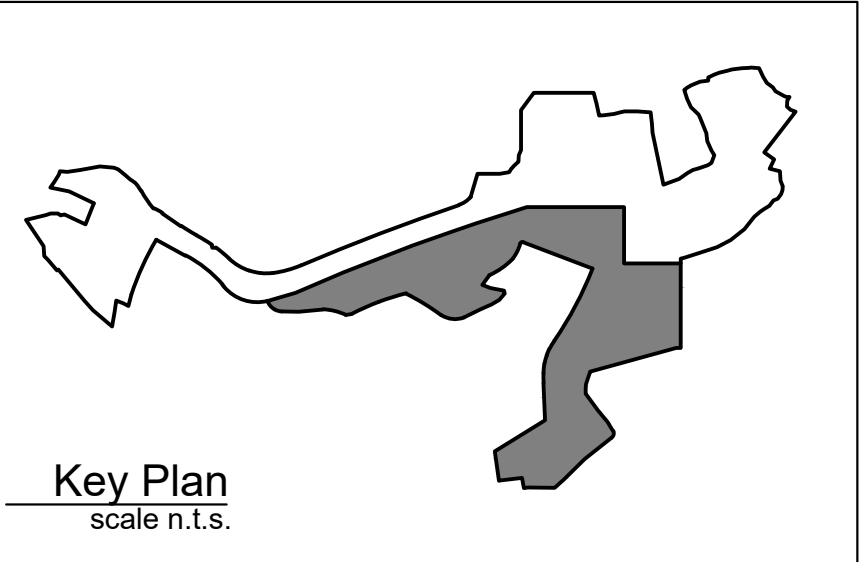
Goldrich Planners & Surveyors Ltd.

October 2023

Plan 4b (P 17106)



申請編號 Application No. : Y / NE-STK / 4
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1 : 500	Columbarium Area - niche count 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.
Oct 2023		Plan 12a (P 17106)

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

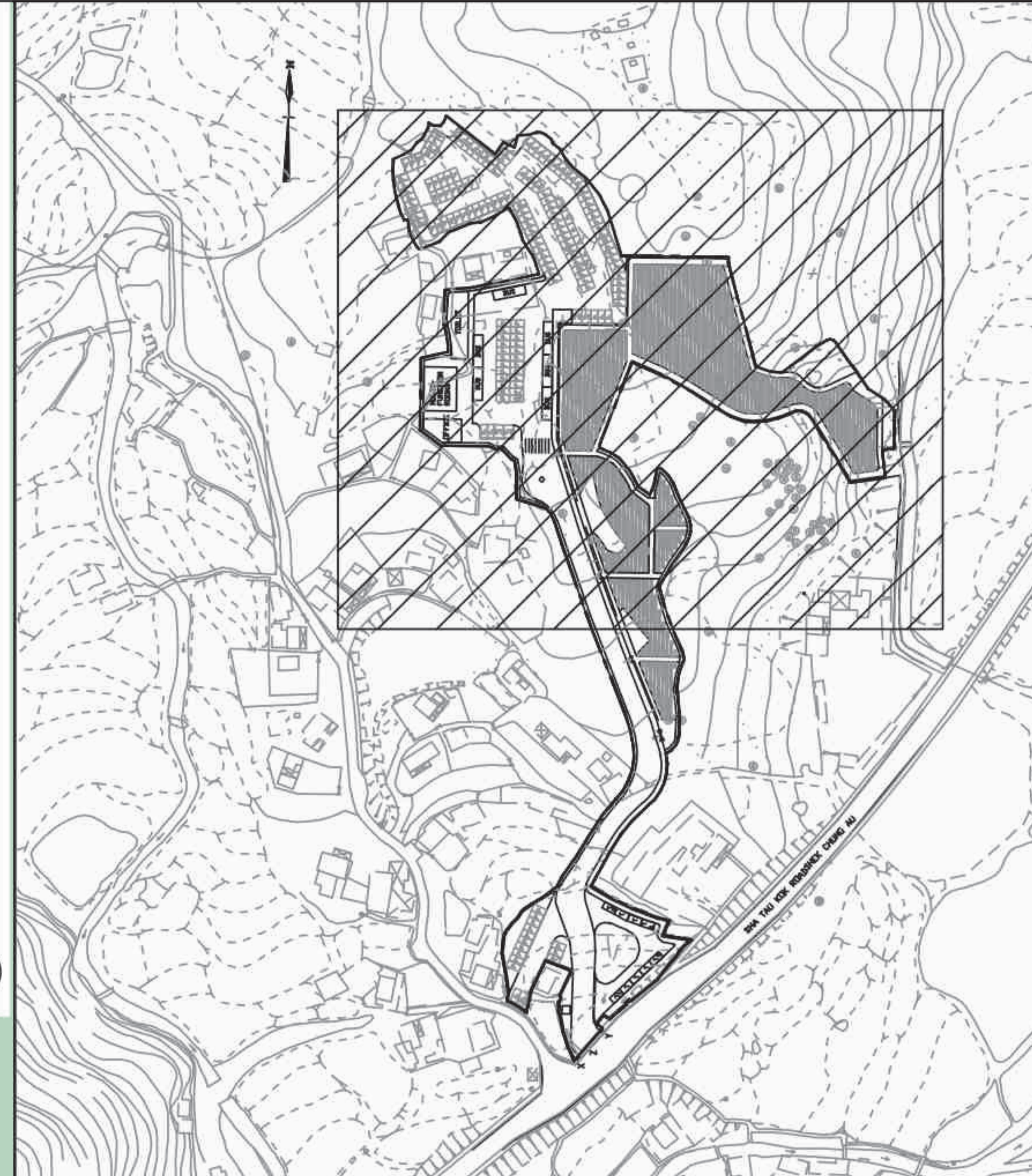
3.5m (H) Niche Wall

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
 - 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)



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

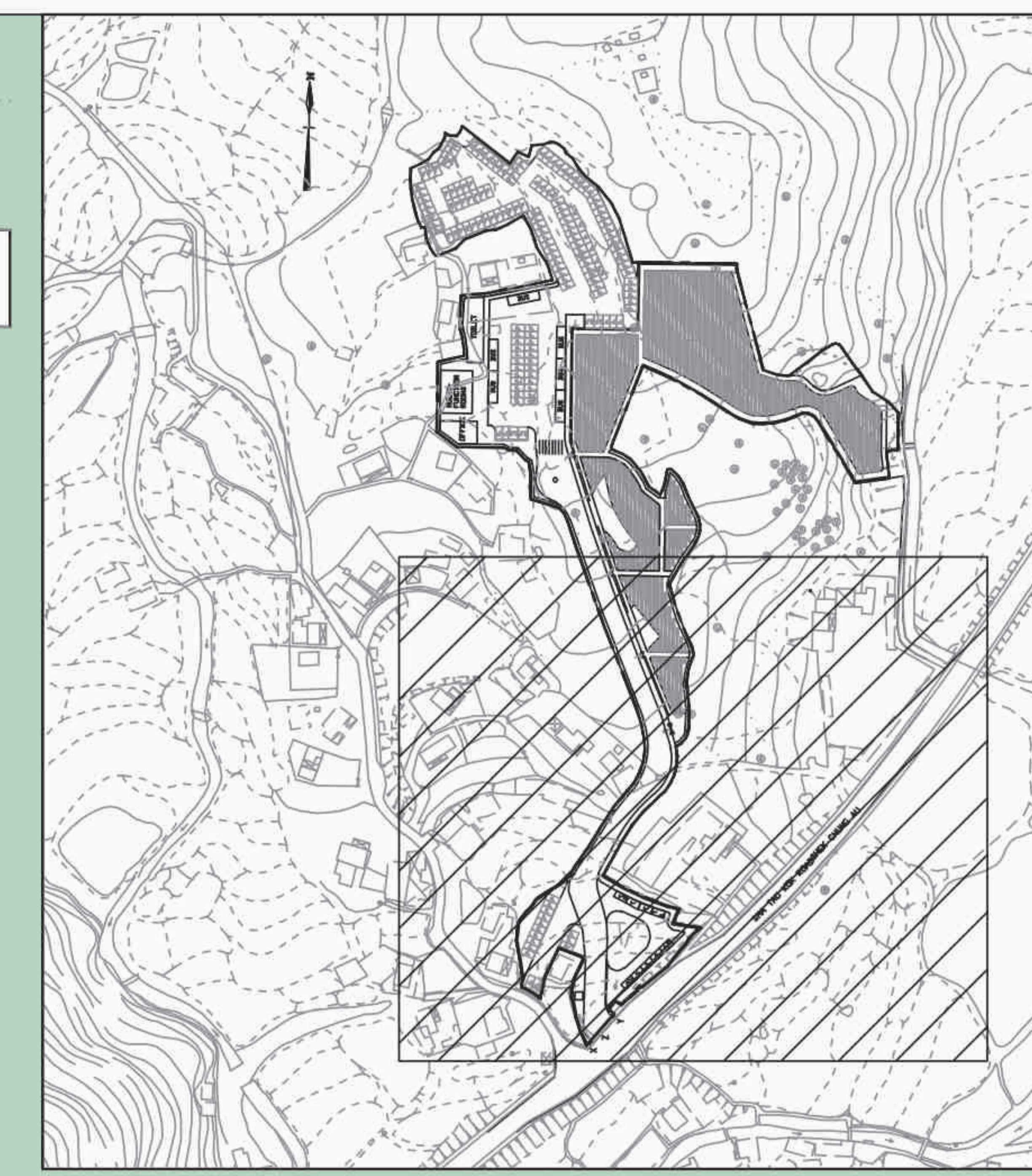
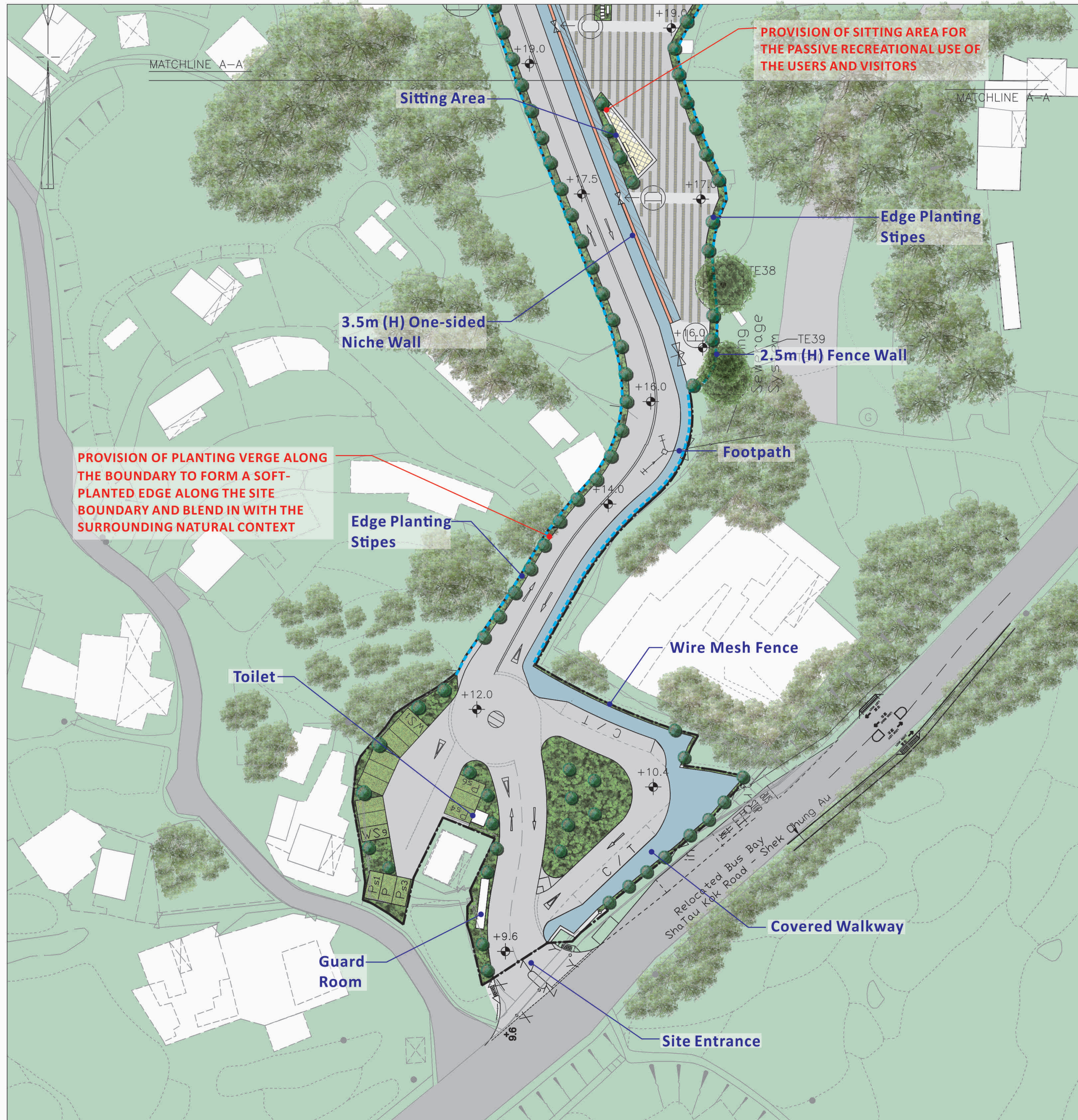
B	GENERAL AMENDMENT	05/10/23
A	GENERAL AMENDMENT	JUL 2023
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 - ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

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傳真: 2868 2203



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
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- PROPOSED SHRUBS / GROUNDCOVER
- GRASSCRETE PAVING AREA
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- 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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LanDes

LANDES LIMITED
景藝設計有限公司

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