

**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 5.1.2024
因应於 2024 年 1 月 5 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

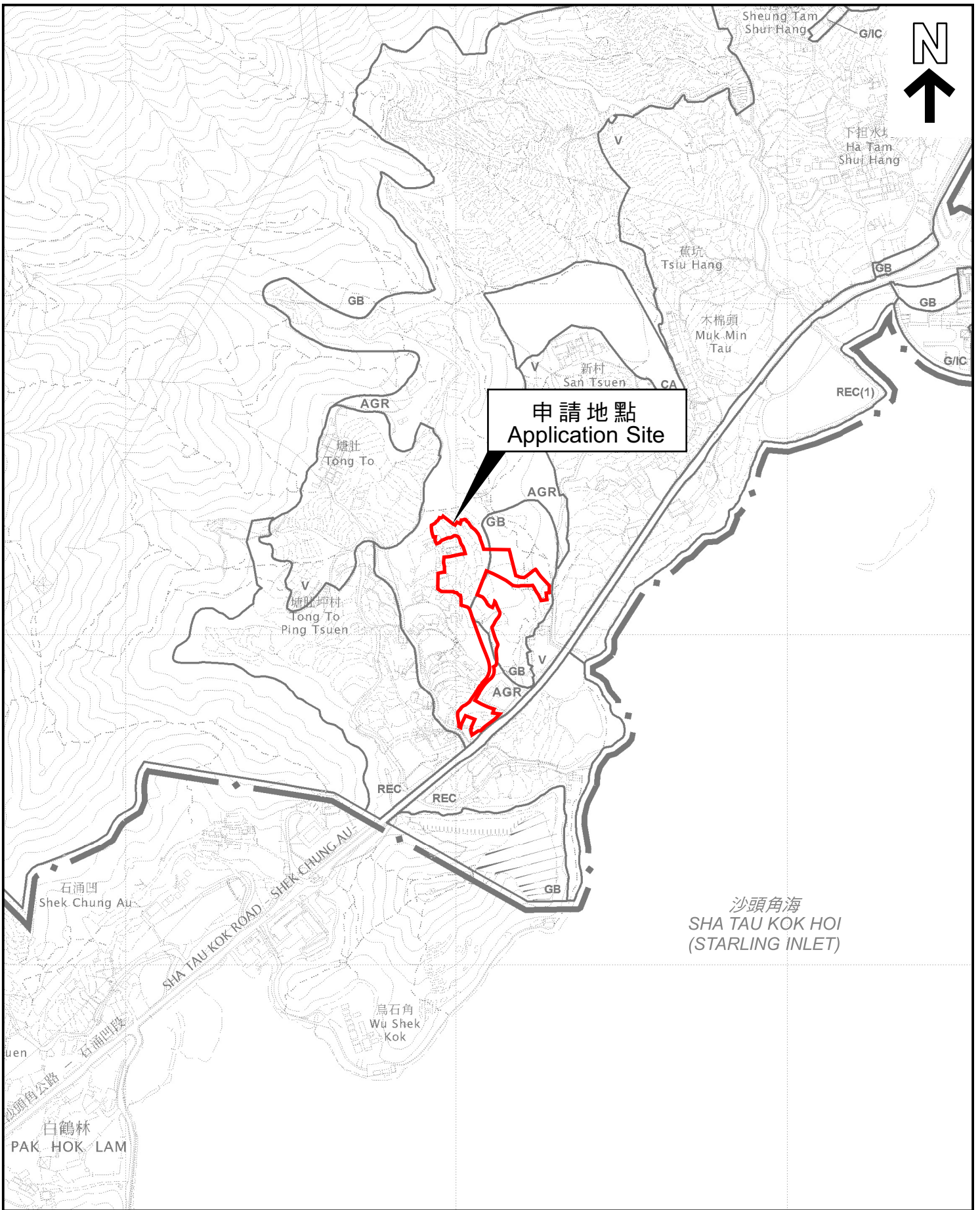
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 checked="" 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 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 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		

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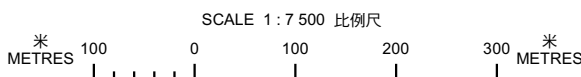


申請地點
Application Site

沙頭角海
SHA TAU KOK HOI
(STARLING INLET)

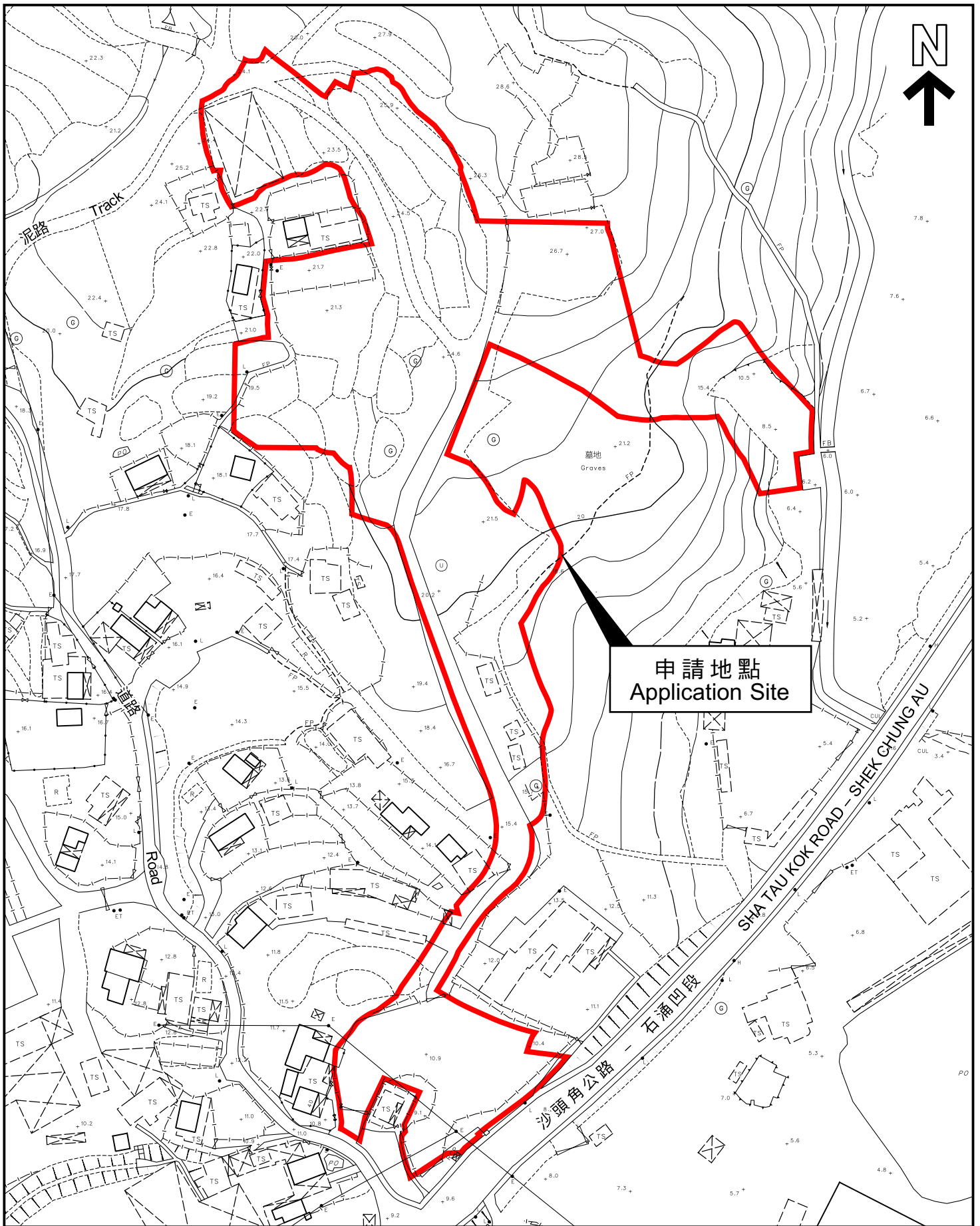
本摘要圖於2024年1月11日擬備，
所根據的資料為於2014年6月3日
核准的分區計劃大綱圖編號S/NE-STK/2
EXTRACT PLAN PREPARED ON 11.1.2024
BASED ON OUTLINE ZONING PLAN No.
S/NE-STK/2 APPROVED ON 3.6.2014

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1月11日擬備，
 所根據的資料為測量圖編號
 3-NE-12D及17B
 EXTRACT PLAN PREPARED ON 11.1.2024
 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

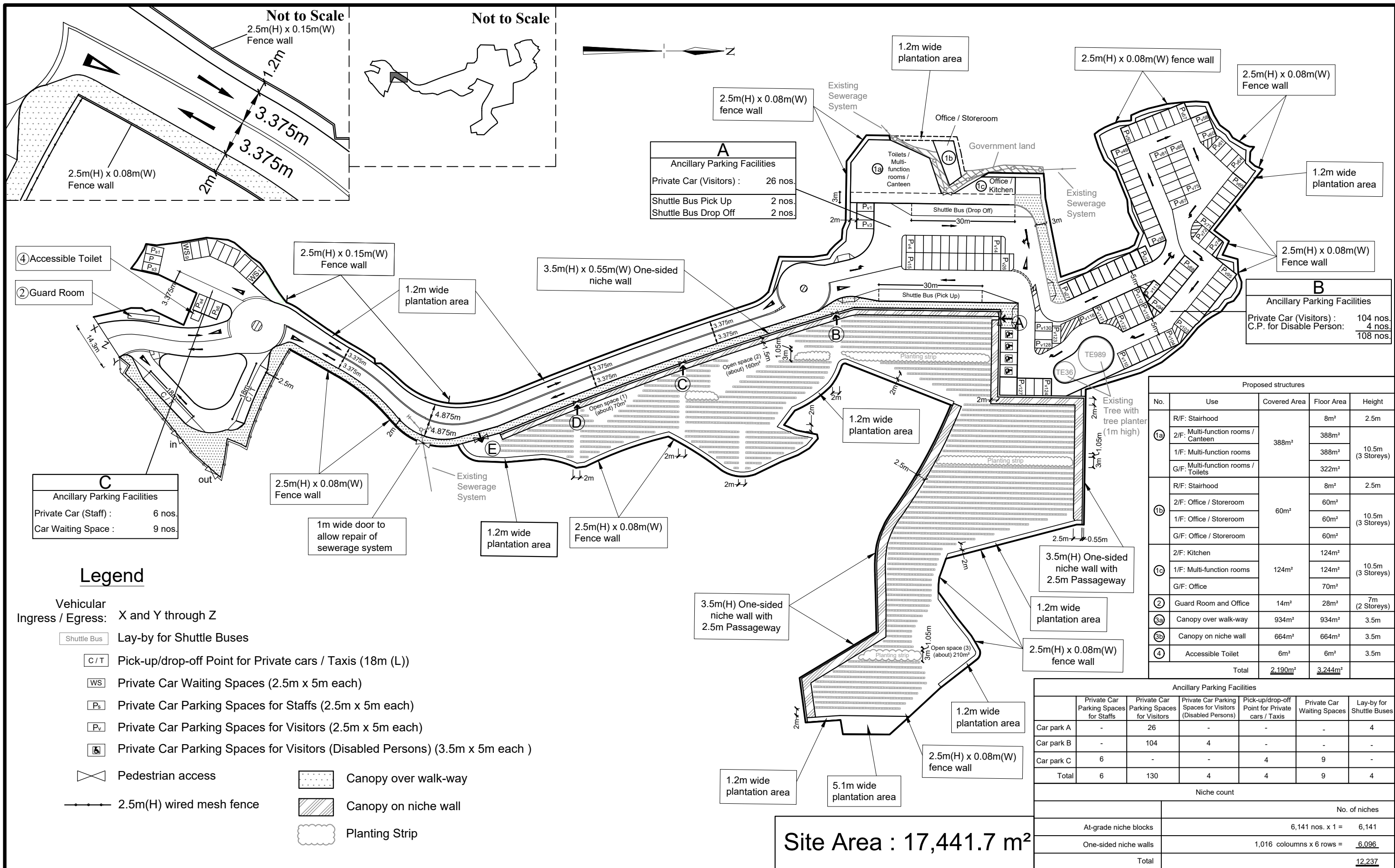
備註 Remarks

申請人回應部門意見，並呈交經修訂的環境評估、排污影響評估、排水影響評估及樹木保護及園境建議。

The applicant provided responses to departmental comments, and submitted revised Environmental Assessment, Sewerage Impact Assessment, Drainage Impact Assessment and Tree Preservation and Landscaping Proposal.

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.
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

申請編號 Application No. : Y / NE-STK / 4
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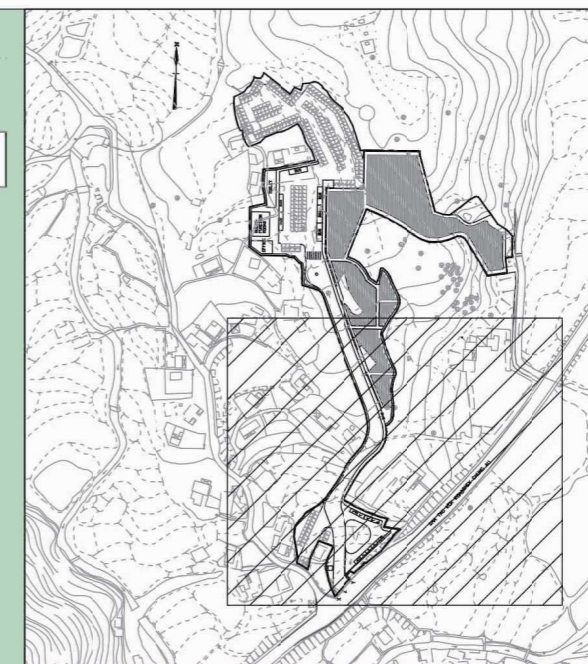
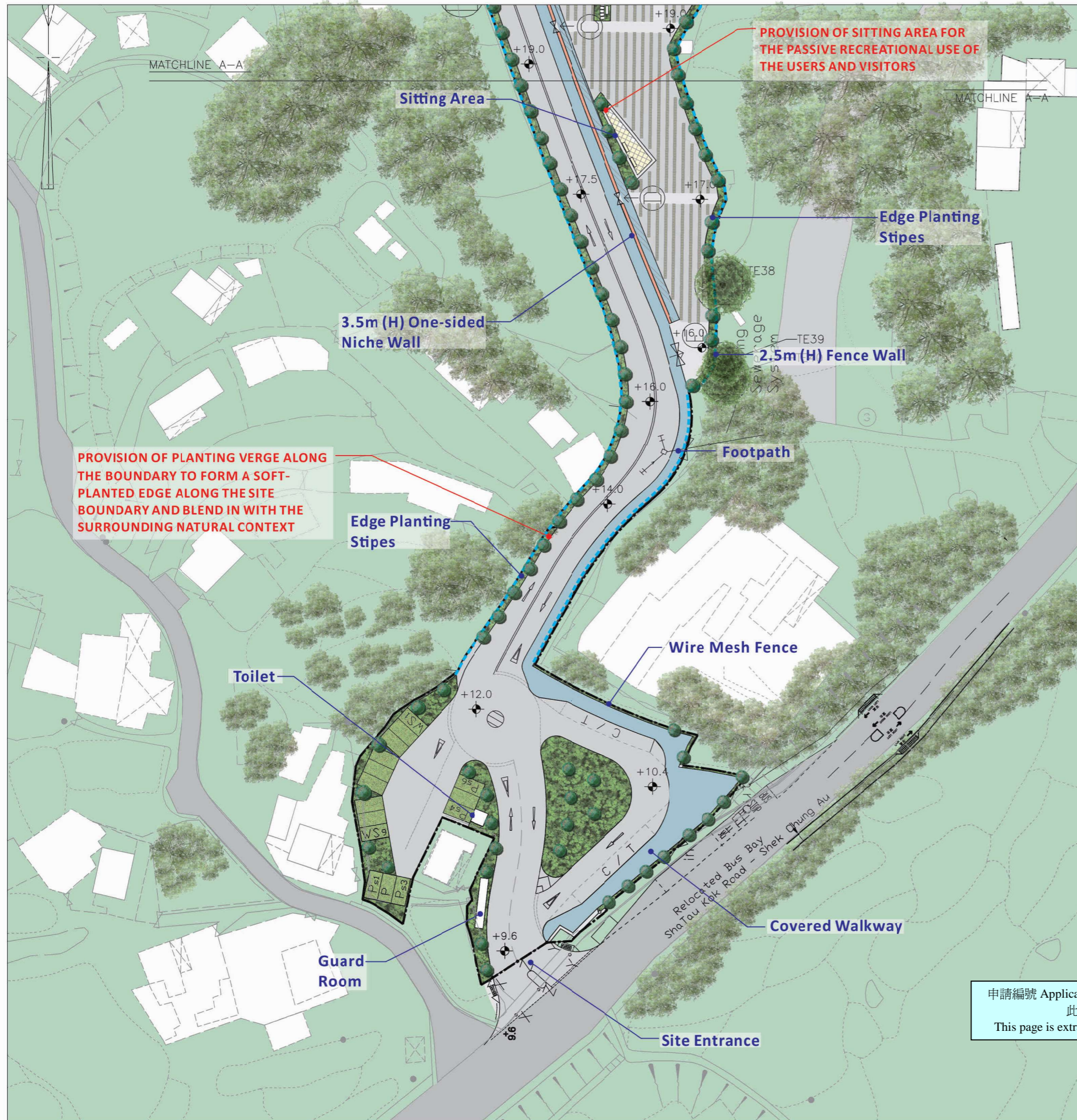
Master Layout Plan

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

FLAT A, 17/F,
SHUN POINT COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔譚臣道5-11號
信邦商業大廈17樓A室
電話: 2868 0980
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

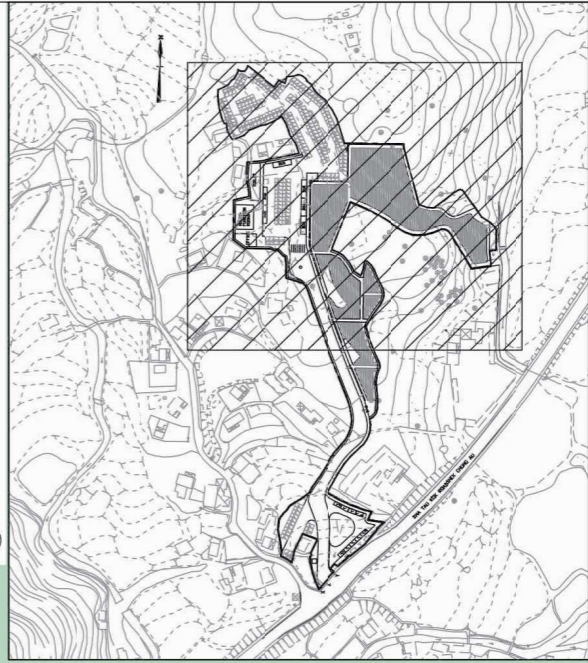
3.5m (H) Niche Wall

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
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DRAWN BY :	CAD	
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APPROVED BY :	TEL	

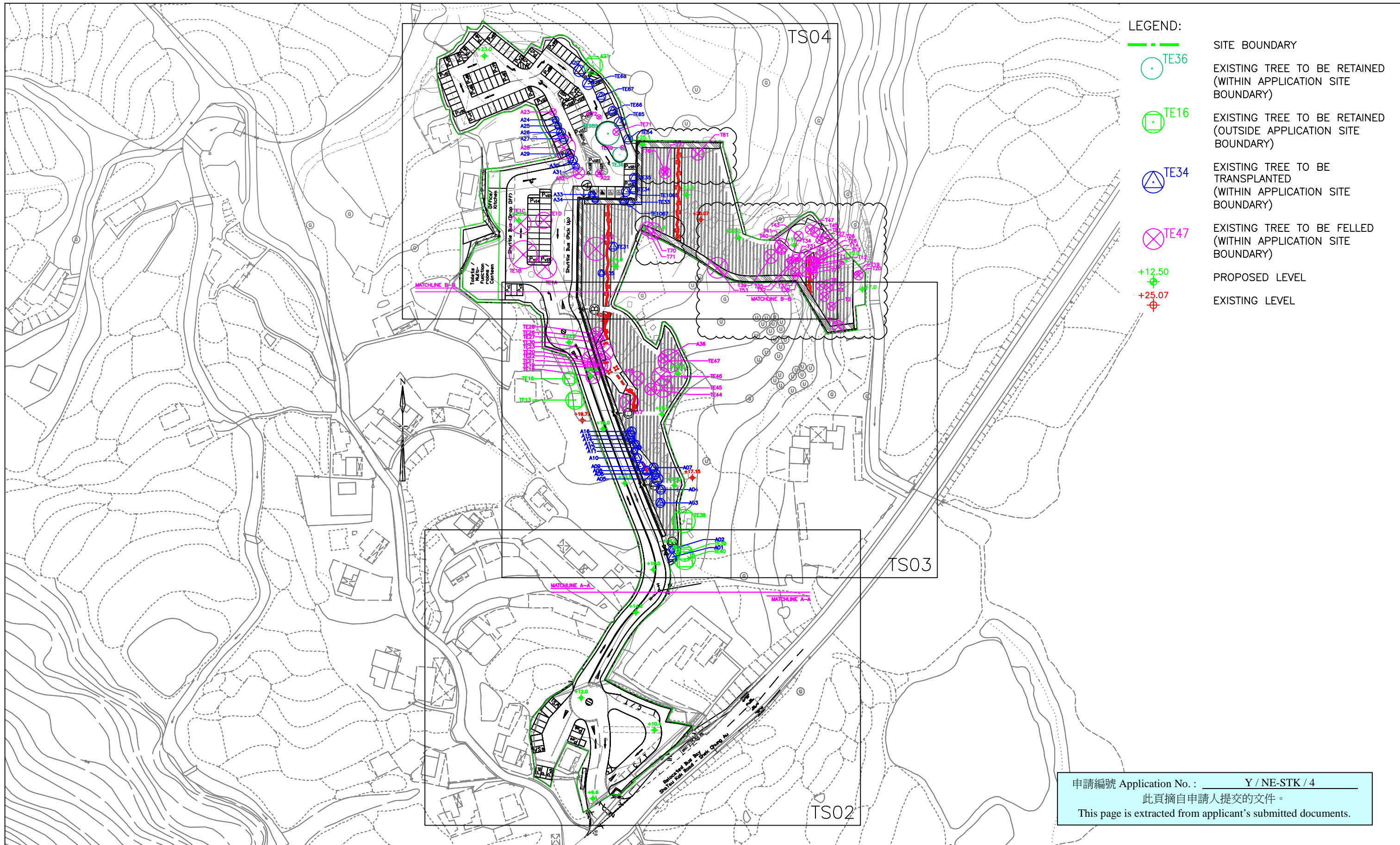
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LANDES LIMITED
景藝設計有限公司

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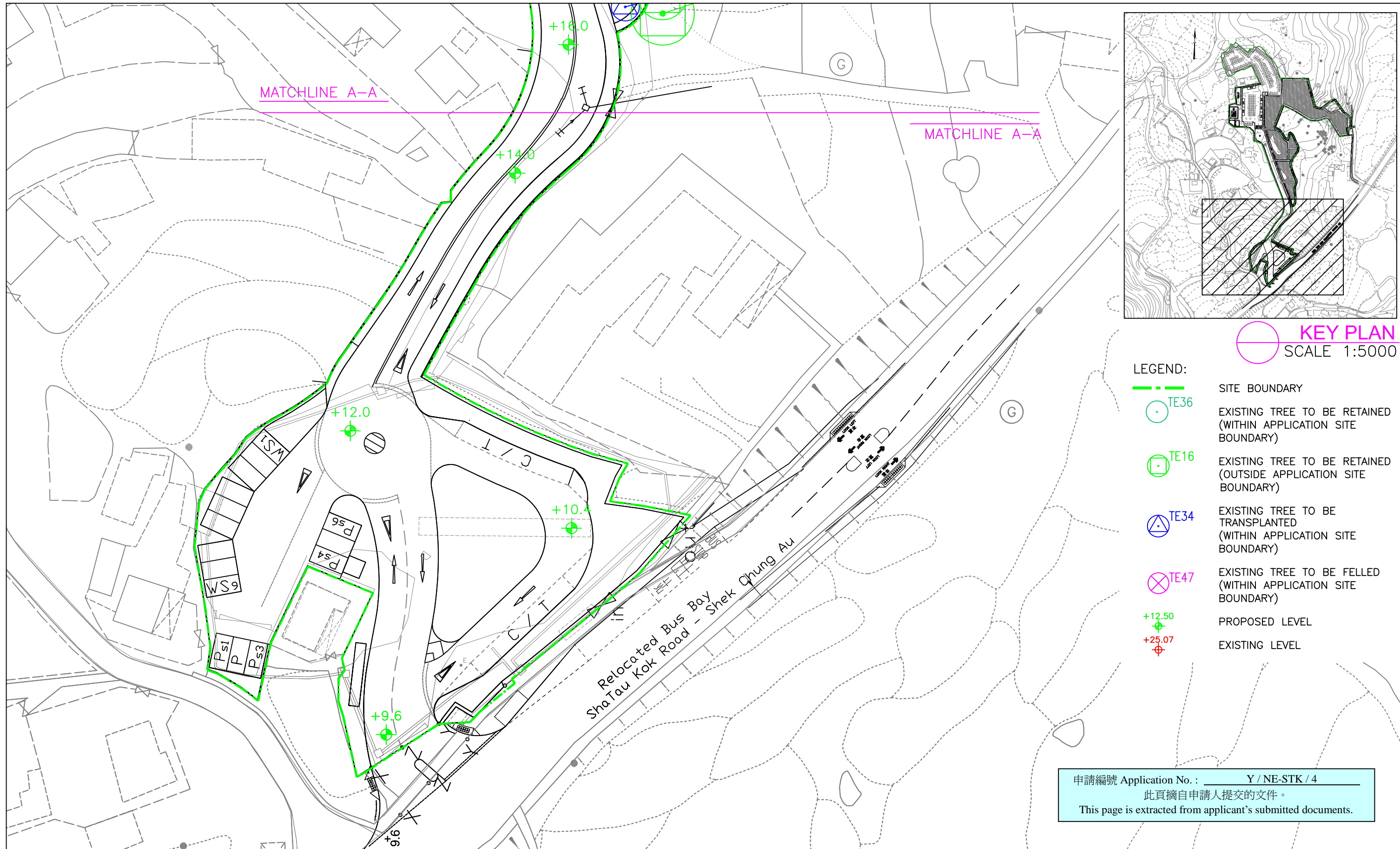
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 - TE36 EXISTING TREE TO BE RETAINED (WITHIN APPLICATION SITE BOUNDARY)
 - ⊕ TE16 EXISTING TREE TO BE RETAINED (OUTSIDE APPLICATION SITE BOUNDARY)
 - ⊗ TE34 EXISTING TREE TO BE TRANSPLANTED (WITHIN APPLICATION SITE BOUNDARY)
 - ⊗ TE47 EXISTING TREE TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
 - + +12.50 PROPOSED LEVEL
 - + +25.07 EXISTING LEVEL

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A	GENERAL AMENDMENT	CADD	05/10/2023	ANK	TEL	PROJECT 工程項目 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.	1:1500	TEL	LanDes
B	GENERAL AMENDMENT	CADD	22/12/2023	ANK	TEL		DATE 日期 DEC 2022	CAD	
						DRAWING TITLE 圖紙名稱 TREE SURVEY PLAN (OVERALL)	REVISION 校訂 B	CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 C1820-TS01	APPROVED 審批 TEL		

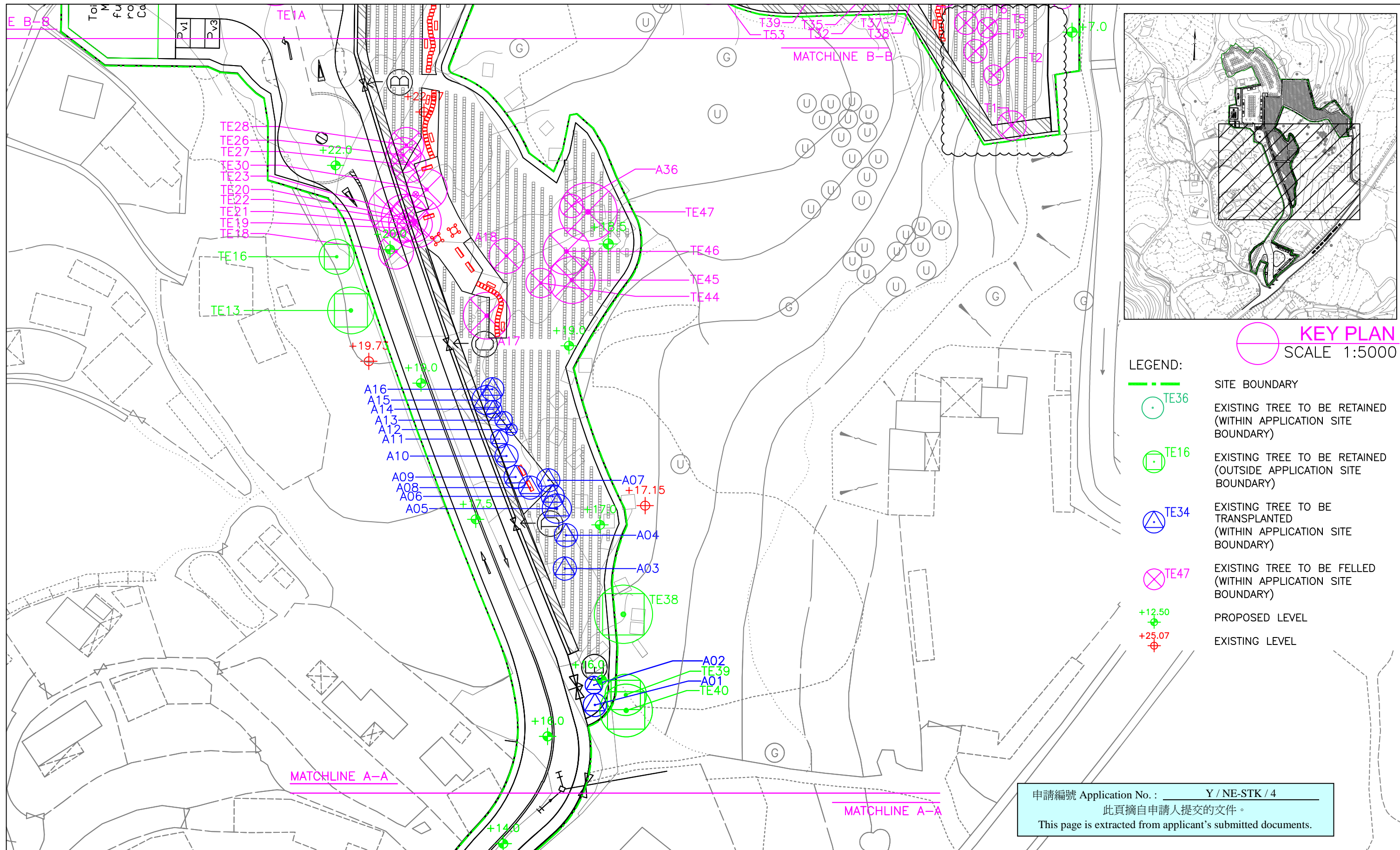


KEY PLAN
SCALE 1:5000

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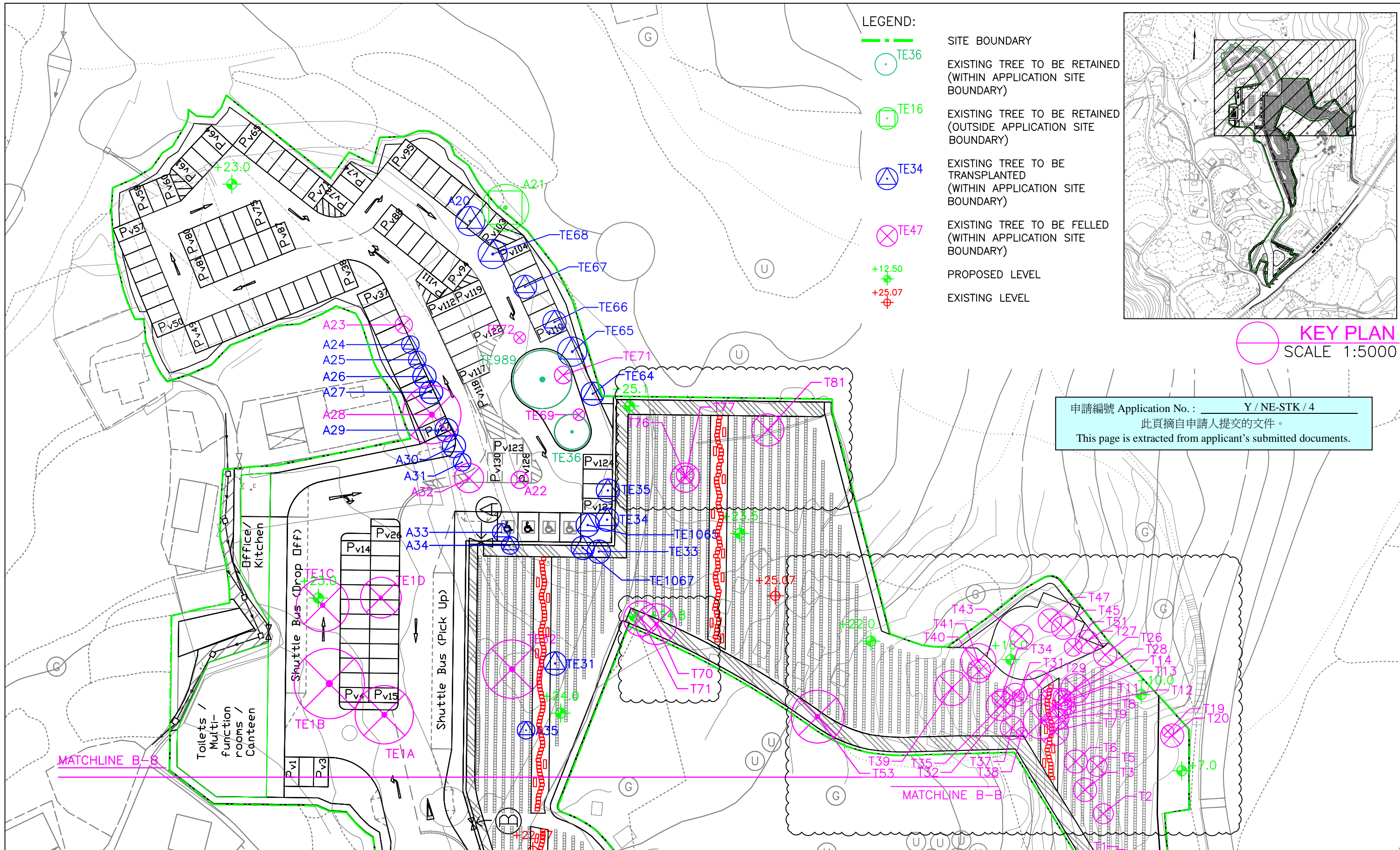
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B	GENERAL AMENDMENT	CADD	22/12/2023	ANK	TEL		LANDES LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐商業大廈17樓A座 TELEPHONE 2668 0980 FACSIMILE 2668 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三	LanDes CAD FILENAME : C1820-TS02



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A	GENERAL AMENDMENT	CADD	05/10/2023	ANK	TEL	PROJECT 工程項目 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 圖紙名稱 TREE SURVEY PLAN (SHEET 2 OF 3)	SCALE 比例 1:600 DATE 日期 DEC 2022 REVISION 校訂 B DRAWING NUMBER 圖號 C1820-TS03	DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL
B	GENERAL AMENDMENT	CADD	22/12/2023	ANK	TEL		LANDES LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 園林建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐商業大廈17樓A座 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二二三	LanDes



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DRAWING TITLE 圖紙名稱	TREE SURVEY PLAN (SHEET 3 OF 3)	DATE 日期	DRAWN 繪圖
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