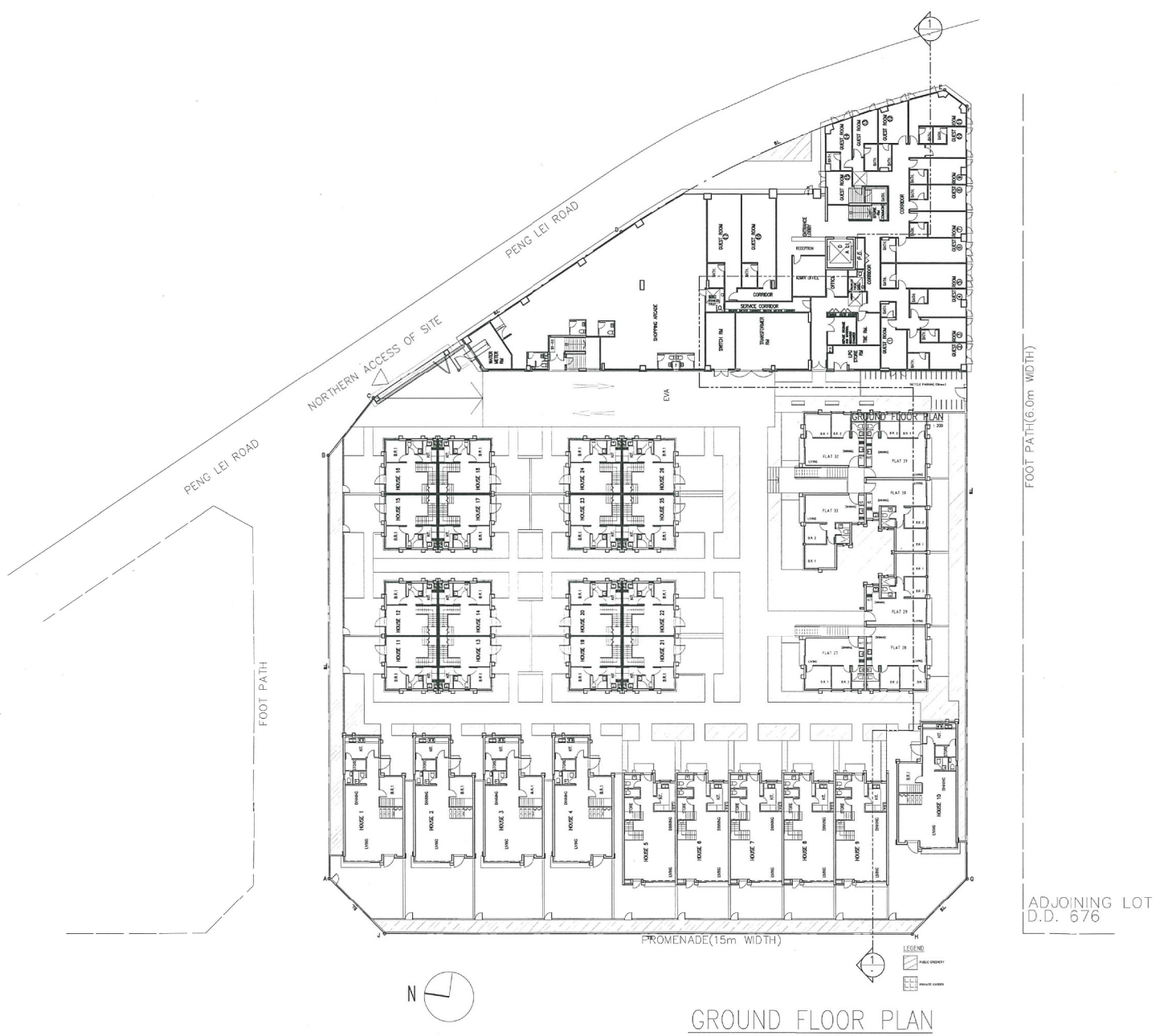


先前獲准的申請編號 A / I - P C / 8
PREVIOUS APPROVED APPLICATION No. A/I-PC/8



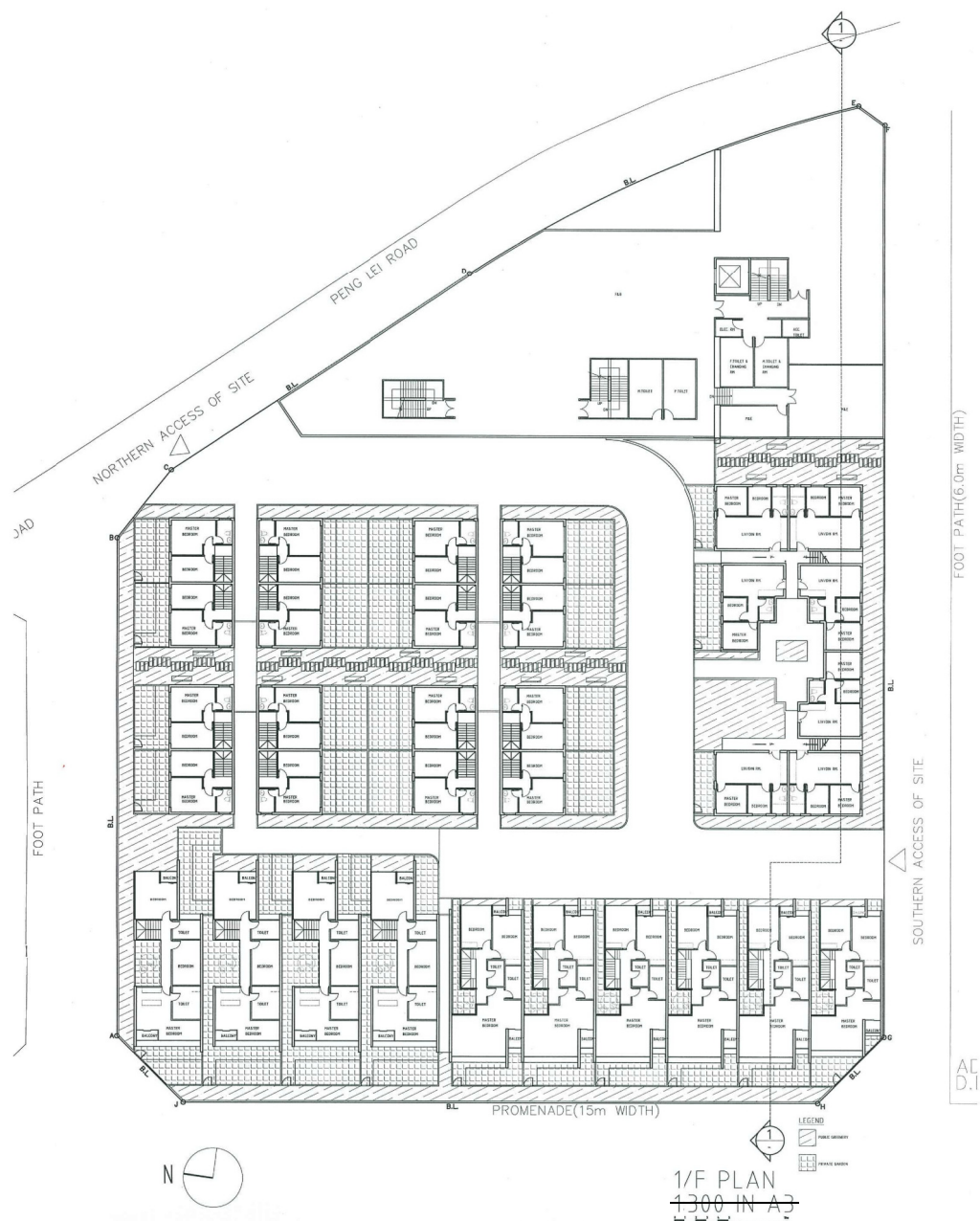
現時申請編號 A / I - P C / 1 2
CURRENT APPLICATION No. A/I-PC/12

(來源：申請人於2017年6月20日提交)
(SOURCE: SUBMITTED BY APPLICANT ON 20.6.2017)

B.L.D. REF. NO.	
F.P.B. NO.	
FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SIZES SHOWN IN ALL CASES.	
BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.	
IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1956 AND THE COPYRIGHT (AMENDMENT) ACT 1974, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE DESIGN, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.	
PROJECT	
PROPOSED COMMERCIAL BUILDING ON LOT No. 678 IN D.D. PENG CHAU AT PENG LEI ROAD, PENG CHAU, NEW TERRITORIES	
PLAN	
GROUND FLOOR PLAN	
SCALE	
1:400	
T.K.TSUI - GABRIEL YU LTD.	
REGISTERED GEOTECHNICAL ENGINEERS REGISTERED PROFESSIONAL PROPERTY DEVELOPMENT CONSULTANT	
崔德剛 余鍊強 建築工程師有限公司	
YU LIN KEUNG	
23 HICKS RD. 2/F. HONG KONG REGISTERED STRUCTURAL ENGINEER AUTHORIZED PERSON	
DRAWN	CHECKED
D.L.	L.L.
DRAWING NO.	
FIG-01	

參考編號
REFERENCE No.
A/I-PC/12

繪圖
DRAWING
A - 1



先前獲准的申請編號 A / I - P C / 8
PREVIOUS APPROVED APPLICATION No. A/I-PC/8



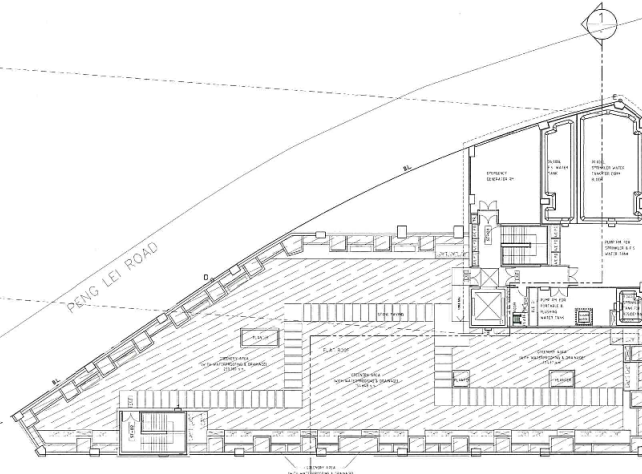
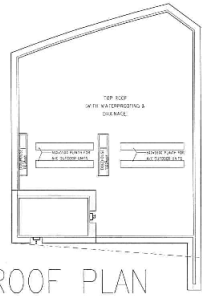
現時申請編號 A / I - P C / 1 2
CURRENT APPLICATION No. A/I-PC/12

(來源：申請人於2017年6月20日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 20.6.2017)

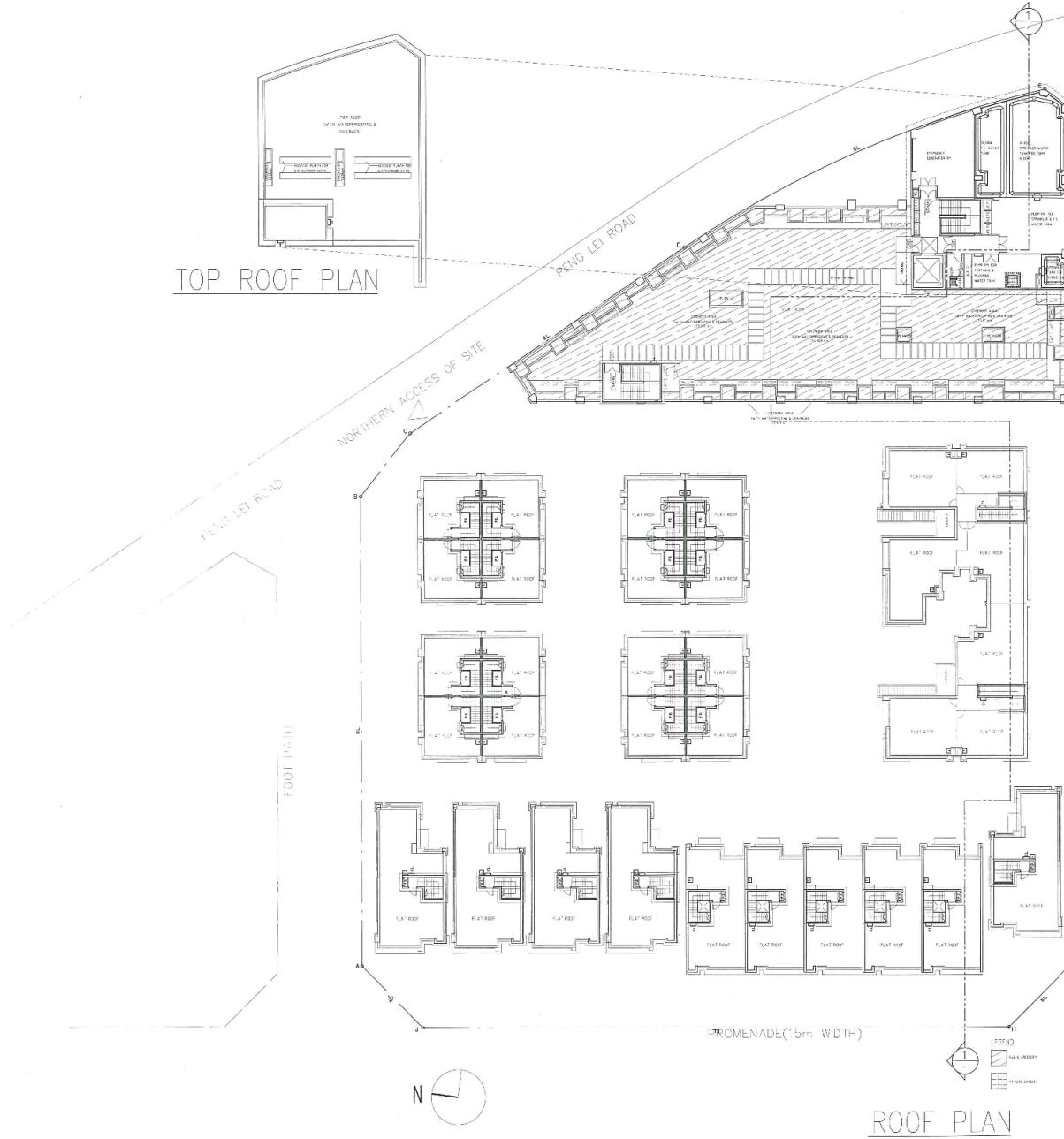
S.I.D. REF. NO.	
F.S.B. NO.	
FOURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED ONES IN ALL CASES.	
BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL MEASUREMENTS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.	
IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT OF WORKS AND TO REMAIN IN ALL DIMENSIONS AND IN THE WORK EXECUTED FROM THEM. EXCEPT DIMENSIONS AND WORKS FOR THE CROWN WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.	
PROJECT	
PROPOSED COMMERCIAL BUILDING ON LOT No. 678 IN D.D. PENG CHAU AT PENG LEI ROAD, PENG CHAU, NEW TERRITORIES	
PLAN	
1ST FLOOR PLAN	
SCALE	
1:100	
T.K.TSUI - GABRIEL YU LTD.	
REGISTERED ENGINEERS & REGISTERED GEOTECHNICAL ENGINEERS AUTHORIZED PERSONS & PROPERTY DEVELOPMENT CONSULTANT	
崔德剛 余錦強 建築工程師有限公司	
YU LIN KEUNG	
REGISTERED STRUCTURAL ENGINEER AUTHORIZED PERSON	
DRAWN	CHECKED
D.L.	L.L.
DRAWING NO.	
FIG-02	

參考編號 REFERENCE No.	繪圖 DRAWING
A/I-PC/12	A - 2

TOP ROOF PLAN



ROOF PLAN



FOOT PATH(6.0m WIDTH)

ADJOINING LOT
D.D. 676

B.L.D. REF. NO.
F.P.B. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED ONES IN ALL CASES.

BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL DIMENSIONS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1955 AND THE COPYRIGHT (HONG KONG) ORDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXCEPT FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE DRAWN, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT

PROPOSED COMMERCIAL BUILDING
ON LOT No. 678 IN D.D. PENG CHAU
AT PENG LEI ROAD, PENG CHAU,
NEW TERRITORIES

PLAN

ROOF & TOP ROOF FLOOR

SCALE

1:100

T.K.TSUI - GABRIEL YU LTD.

CHARTERED ENGINEERS &
REGISTERED GEOLOGICAL ENGINEERS
AUTHORIZED PERSONS &
PROPERTY DEVELOPMENT CONSULTANT

崔德剛 余鍊強
建築工程師樓有限公司

YU LIN KEUNG

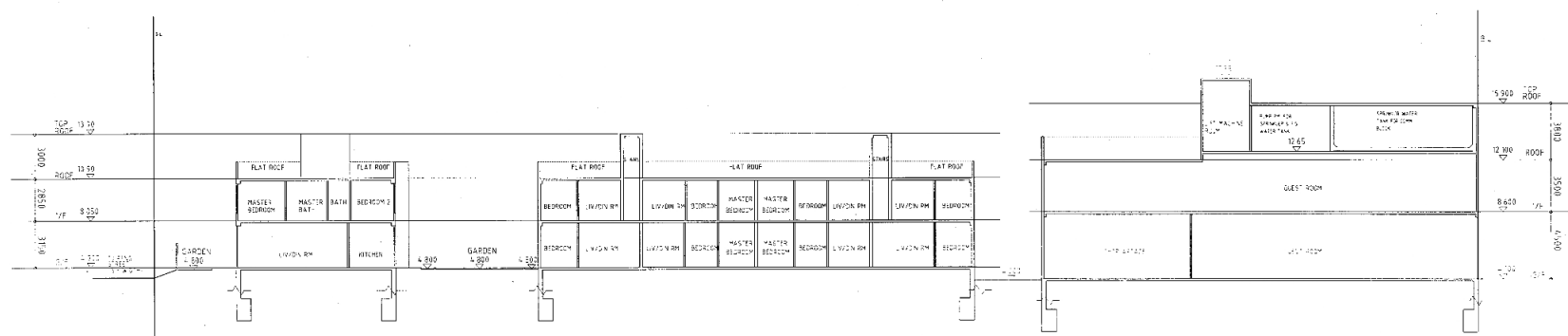
B.Sc.(Hons), M.Sc. (Urban Planning), C. Eng., F.R.I.C.E.
M.I. STRUCT. E., M.I. (ENGRS.), H.K.I.S.T.R.E.
REGISTERED STRUCTURAL ENGINEER
AUTHORIZED PERSON

DRAWN	CHECKED	L.L.
D.L.		

DRAWING NO.	REV.
FIG-03	

參考編號 REFERENCE No.	繪圖 DRAWING
A/I-PC/12	A - 3

(來源：申請人於2017年6月20日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 20.6.2017)



SECTION '1' ~ '1'

B.L.D. REF. NO.
 F.B. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO UNFIGURED ONES IN ALL CASES.
 BEFORE COMMENCING ANY WORK OR ORDERING ANY MATERIALS THE CONTRACTOR MUST VERIFY ALL DIMENSIONS OF THE BUILDING. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT 1957, AND THE COPYRIGHT (ORDS) (NO. 1) UNDER 1972, COPYRIGHT IN ALL DRAWINGS AND IN THE WORK EXECUTED FROM THEM, EXCEPT DRAWINGS AND WORKS FOR THE CROWN, WILL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS OTHERWISE AGREED.

PROJECT
 PROPOSED COMMERCIAL BUILDING ON LOT No. 678 IN D.D. PENG CHAU, AT PENG LEI ROAD, PENG CHAU, NEW TERRITORIES

PLAN
 SECTION '1' ~ '1'

SCALE
 1:300

T.K.TSUI - GABRIEL YU LTD.
 CHARTERED ENGINEERS & REGISTERED GEOTECHNICAL ENGINEERS
 AUTHORIZED PERSONS & PROPERTY DEVELOPMENT CONSULTANTS

崔德剛 余鍊強
 建築工程師樓宇有限公司

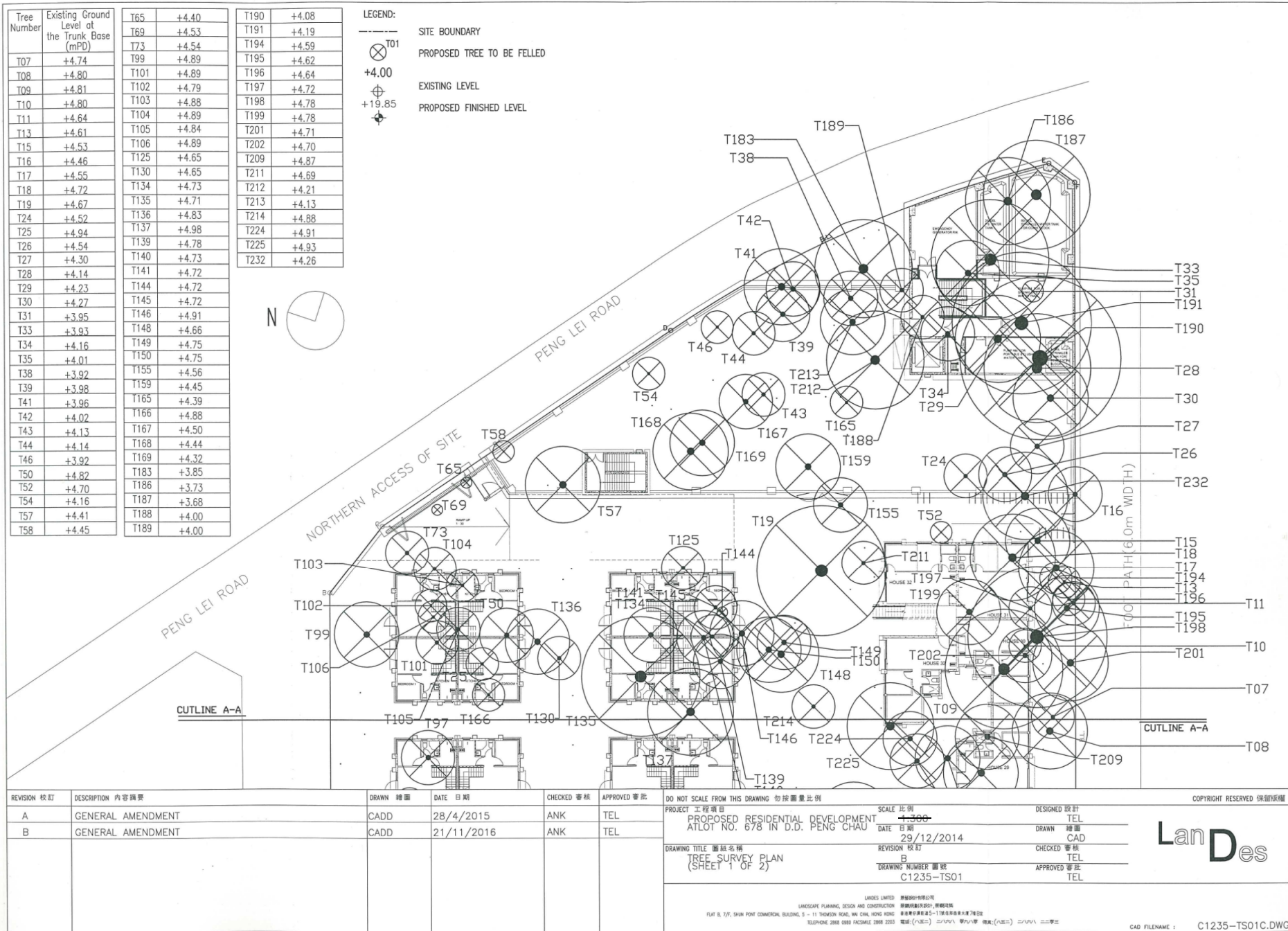
YU LIN KEUNG
 STRUCTURAL ENGINEER (C. ENG., P. R. E.)
 UL 12010, E. HONGKONG, R.P.E.
 REGISTERED STRUCTURAL ENGINEER
 AUTHORIZED PERSON

DRAWN: D.L. CHECKED: L.L.

DRAWING NO. REV. FIG-04

參考編號 REFERENCE No.	繪圖 DRAWING
A/I-PC/12	A - 4

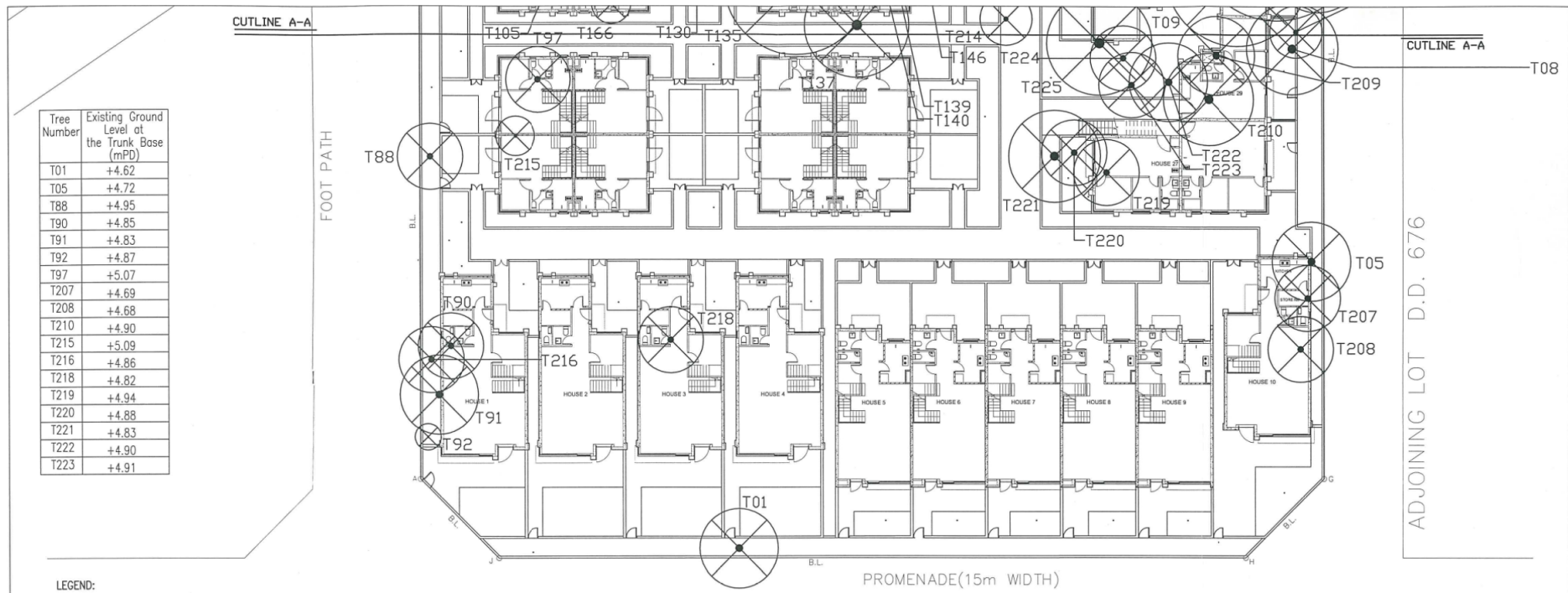
(來源：申請人於2017年6月20日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 20.6.2017)



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 版權保留
A	GENERAL AMENDMENT	CADD	28/4/2015	ANK	TEL	PROJECT 工程項目	PROPOSED RESIDENTIAL DEVELOPMENT AT LOT NO. 678 IN D.D. PENG CHAU	TEL	
B	GENERAL AMENDMENT	CADD	21/11/2016	ANK	TEL	DATE 日期	29/12/2014	DRAWN 繪圖	
						DRAWING TITLE 圖紙名稱	TREE SURVEY PLAN (SHEET 1 OF 2)	CHECKED 審核	
						REVISION 校訂	B	APPROVED 審批	
						DRAWING NUMBER 圖號	C1235-TS01	TEL	

(來源：申請人於2017年6月20日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 20.6.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/I-PC/12	A - 5



Tree Number	Existing Ground Level at the Trunk Base (mPD)
T01	+4.62
T05	+4.72
T88	+4.95
T90	+4.85
T91	+4.83
T92	+4.87
T97	+5.07
T207	+4.69
T208	+4.68
T210	+4.90
T215	+5.09
T216	+4.86
T218	+4.82
T219	+4.94
T220	+4.88
T221	+4.83
T222	+4.90
T223	+4.91

LEGEND:

- SITE BOUNDARY
- ⊗ T01 PROPOSED TREE TO BE FELLED
- +4.00 EXISTING LEVEL
- +19.85 PROPOSED FINISHED LEVEL

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權				
A	GENERAL AMENDMENT	CADD	28/4/2015	ANK	TEL	PROJECT 工程項目	PROPOSED RESIDENTIAL DEVELOPMENT AT LOT NO. 678 IN D.D. PENG CHAU	DATE 日期	29/12/2014	DRAWN 繪圖	CAD		
B	GENERAL AMENDMENT	CADD	21/11/2016	ANK	TEL	DRAWING TITLE 圖紙名稱	TREE SURVEY PLAN (SHEET 2 OF 2)	REVISION 校訂	B	CHECKED 審核	TEL		
						DRAWING NUMBER 圖號	C1235-TS02	APPROVED 審批	TEL			CAD FILENAME :	C1235-TS02C.DWG

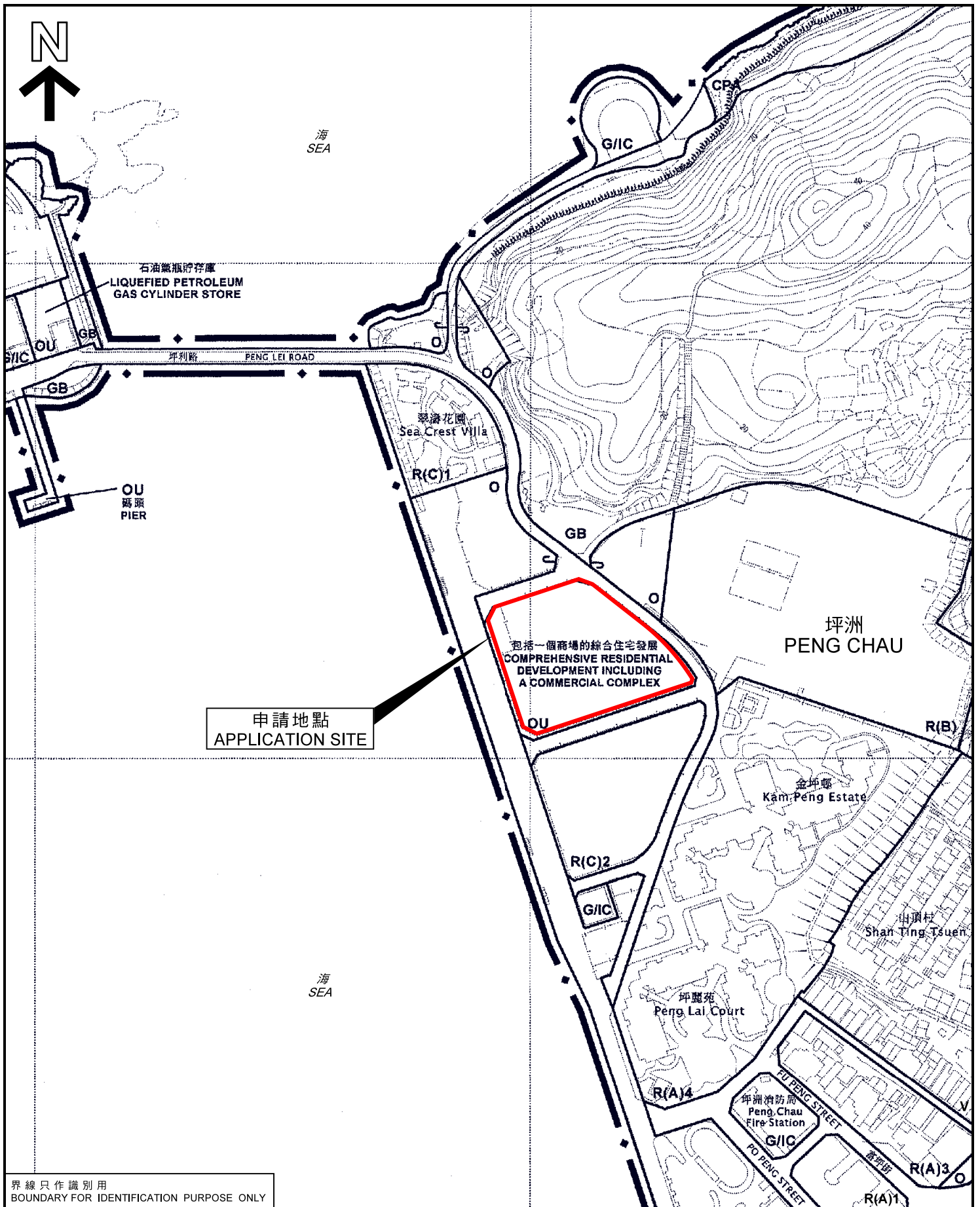
(來源：申請人於2017年6月20日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 20.6.2017)

參考編號 REFERENCE No. A/I-PC/12	繪圖 DRAWING A - 6
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(來源：申請人於2017年6月20日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 20.6.2017)

參考編號 REFERENCE No. A/I-PC/12	繪圖 DRAWING A - 7
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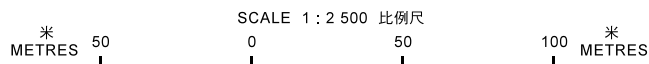
申請地點
APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2018年1月25日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/I-PC/12
EXTRACT PLAN PREPARED ON 25.1.2018
BASED ON OUTLINE ZONING PLAN No.
S/I-PC/12 APPROVED ON 3.12.2013

位置圖 LOCATION PLAN

擬議綜合住宅發展及商場連小型酒店
坪洲坪利路坪洲丈量約份地段第 6 7 8 號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
AND A COMMERCIAL COMPLEX WITH A BOUTIQUE HOTEL
LOT 678 IN D.D. PENG CHAU,
PENG LEI ROAD, PENG CHAU

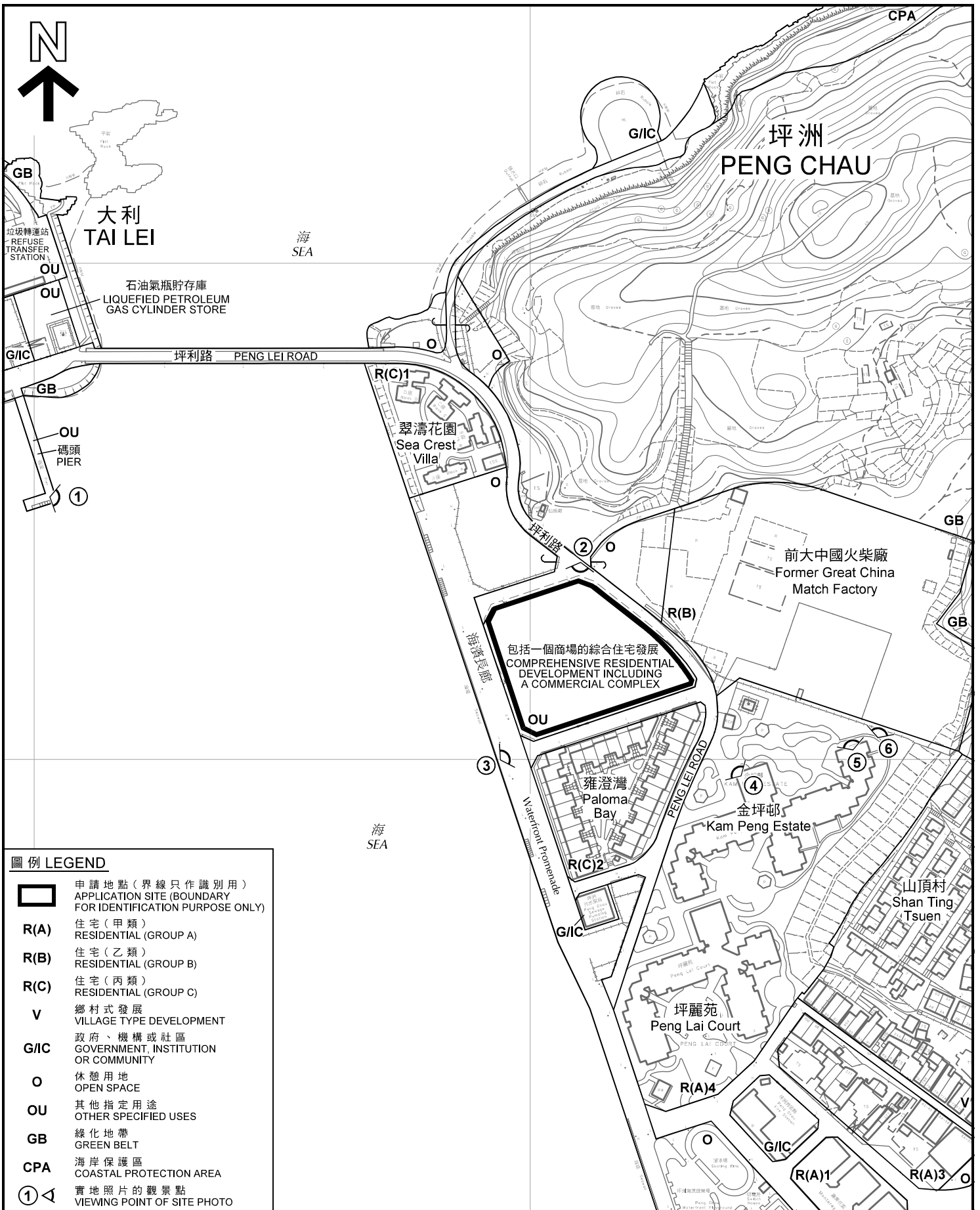


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
AI-PC/12

圖 PLAN
A - 1



圖例 LEGEND

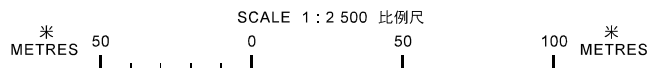
- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(A)** 住宅 (甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅 (乙類)
RESIDENTIAL (GROUP B)
- R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT
- CPA** 海岸保護區
COASTAL PROTECTION AREA
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2018年1月25日擬備，
所根據的資料為測量圖編號
10-SW-5C、5D、10A和10B

EXTRACT PLAN PREPARED ON 25.1.2018
BASED ON SURVEY SHEETS No.
10-SW-5C, 5D, 10A & 10B

平面圖 SITE PLAN

擬議綜合住宅發展及商場連小型酒店
坪洲坪利路坪洲丈量約份地段第678號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
AND A COMMERCIAL COMPLEX WITH A BOUTIQUE HOTEL
LOT 678 IN D.D. PENG CHAU,
PENG LEI ROAD, PENG CHAU



規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.

AI-PC/12

圖 PLAN

A - 2



大利
TAI LEI

海
SEA

坪洲
PENG CHAU

翠濤花園
Sea Crest
Villa

前大中國火柴廠
Former Great China
Match Factory

申請地點
APPLICATION SITE

坪利路

PENG LEI ROAD

雅澄灣
Paloma
Bay

海濱長廊

Waterfront Promenade

金坪邨
Kam Peng
Estate

山頂村
Shan Ting
Tsuen

坪麗苑
Peng Lai
Court

坪洲永安街
PENG CHAU WING ON STREET

海
SEA

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2018年1月18日擬備，
所根據的資料為地政總署於2017年5月28日
拍得的航攝照片編號E026727C

EXTRACT PLAN PREPARED ON 18.1.2018
BASED ON AERIAL PHOTO No. E026727C
TAKEN ON 28.5.2017
BY LANDS DEPARTMENT

擬議綜合住宅發展及商場連小型酒店
坪洲坪利路坪洲丈量約份地段第 6 7 8 號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
AND A COMMERCIAL COMPLEX WITH A BOUTIQUE HOTEL
LOT 678 IN D.D. PENG CHAU,
PENG LEI ROAD, PENG CHAU

規劃署
PLANNING
DEPARTMENT

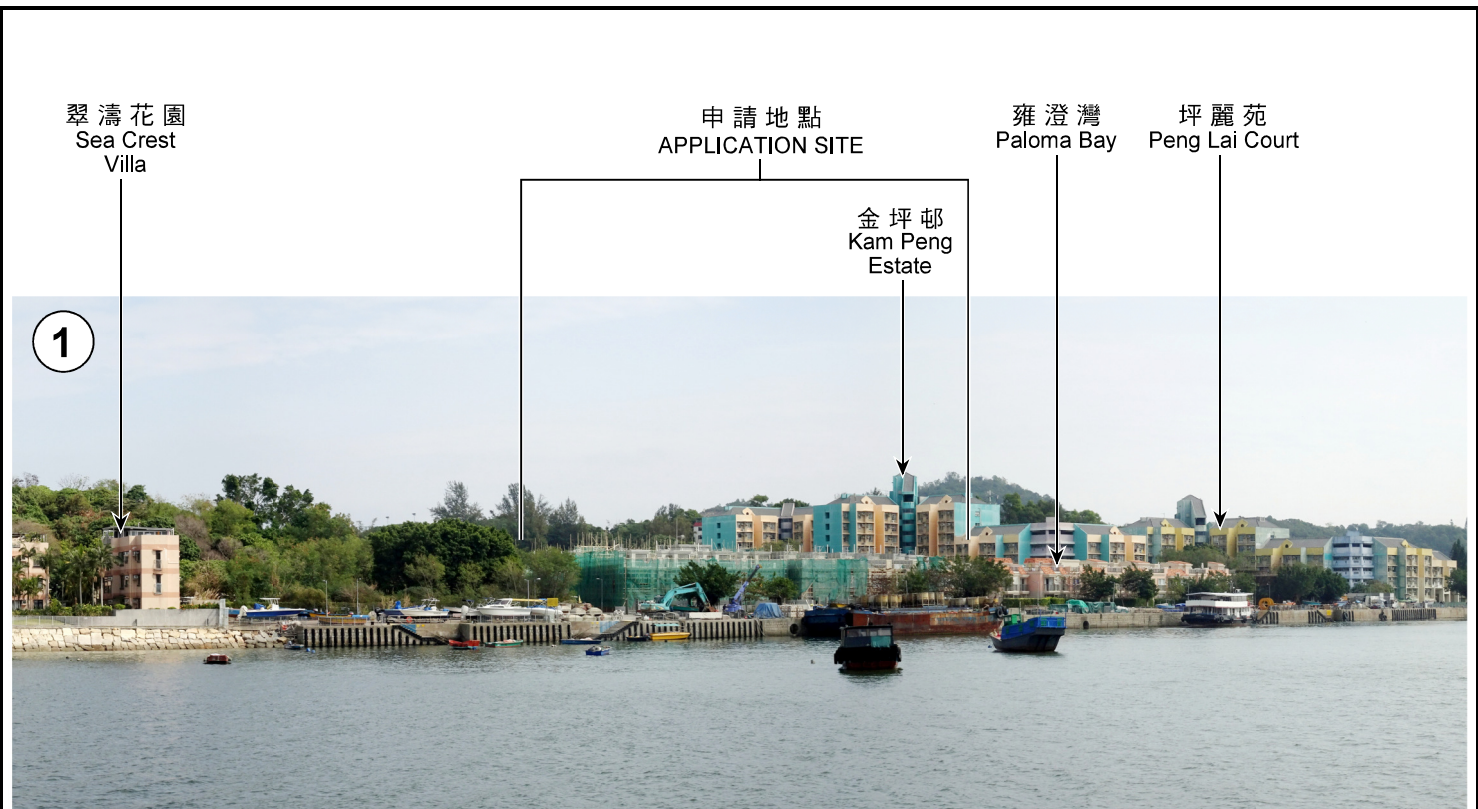


參考編號
REFERENCE No.

AI-PC/12

圖 PLAN

A - 3



實地照片 SITE PHOTOS

擬議綜合住宅發展及商場連小型酒店
坪洲坪利路坪洲丈量約份地段第 6 7 8 號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
AND A COMMERCIAL COMPLEX WITH A BOUTIQUE HOTEL
LOT 678 IN D.D. PENG CHAU,
PENG LEI ROAD, PENG CHAU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
AI-PC/12

圖 PLAN
A - 4

本摘要圖於2018年1月30日擬備，
所根據的資料為攝於
2018年1月25日的實地照片
PLAN PREPARED ON 30.1.2018
BASED ON SITE PHOTOS
TAKEN ON 25.1.2018

申請地點
APPLICATION SITE

雍澄灣
Paloma Bay



3

海濱長廊
Waterfront Promenade

申請地點
APPLICATION SITE

前大中國火柴廠
Former Great China
Match Factory

金坪邨
(金坪樓)
Kam Peng Estate
(Kam Peng House)



4

大利
Tai Lei

翠濤花園
Sea Crest Villa

雍澄灣
Paloma Bay

坪利路
PENG LEI ROAD

實地照片 SITE PHOTOS

擬議綜合住宅發展及商場連小型酒店
坪洲坪利路坪洲丈量約份地段第 6 7 8 號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
AND A COMMERCIAL COMPLEX WITH A BOUTIQUE HOTEL
LOT 678 IN D.D. PENG CHAU,
PENG LEI ROAD, PENG CHAU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
AI-PC/12

圖 PLAN
A - 5

本摘要圖於2018年1月30日擬備，
所根據的資料為攝於
2018年1月25日的實地照片
PLAN PREPARED ON 30.1.2018
BASED ON SITE PHOTOS
TAKEN ON 25.1.2018

申請地點
APPLICATION SITE

翠濤花園
Sea Crest Villa

前大中國火柴廠
Former Great China
Match Factory

雍澄灣
Paloma Bay

大利
Tai Lei

5



前大中國火柴廠
Former Great China
Match Factory

6



本摘要圖於2018年1月30日擬備，
所根據的資料為攝於
2018年1月25日的實地照片

PLAN PREPARED ON 30.1.2018
BASED ON SITE PHOTOS
TAKEN ON 25.1.2018

實地照片 SITE PHOTOS

擬議綜合住宅發展及商場連小型酒店
坪洲坪利路坪洲丈量約份地段第6 7 8號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
AND A COMMERCIAL COMPLEX WITH A BOUTIQUE HOTEL
LOT 678 IN D.D. PENG CHAU,
PENG LEI ROAD, PENG CHAU

規劃署
PLANNING
DEPARTMENT

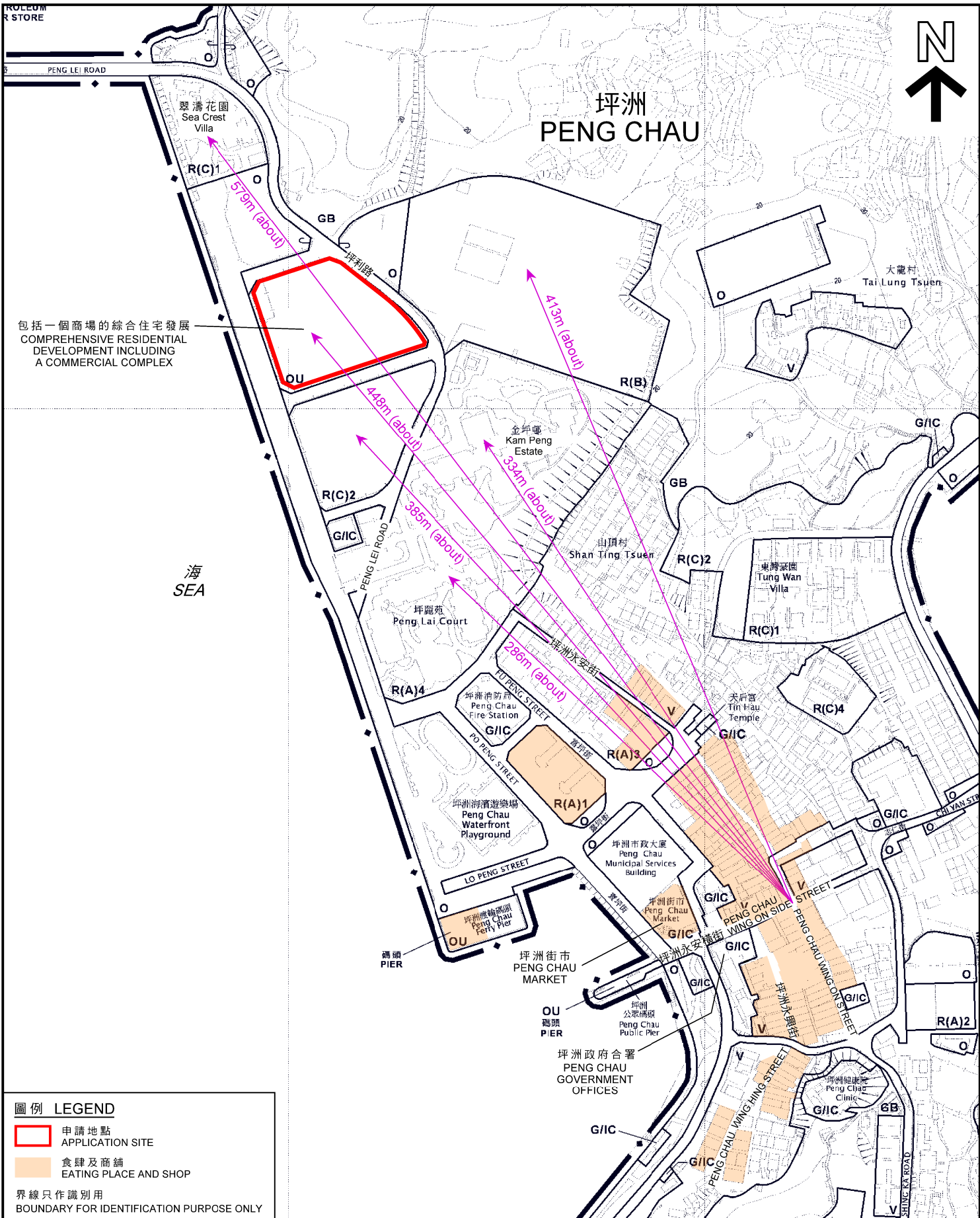


參考編號
REFERENCE No.

AI-PC/12

圖 PLAN

A - 6



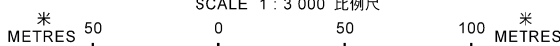
包括一個商場的綜合住宅發展
COMPREHENSIVE RESIDENTIAL
DEVELOPMENT INCLUDING
A COMMERCIAL COMPLEX

圖例 LEGEND

- 申請地點
APPLICATION SITE
- 食肆及商舖
EATING PLACE AND SHOP
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議綜合住宅發展及商場連小型酒店
坪洲坪利路坪洲丈量約份地段第 6 7 8 號
PROPOSED COMPREHENSIVE RESIDENTIAL DEVELOPMENT
AND A COMMERCIAL COMPLEX WITH A BOUTIQUE HOTEL
LOT 678 IN D.D. PENG CHAU,
PENG LEI ROAD, PENG CHAU



**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/I-PC/12

圖 PLAN
A - 7

本摘要圖於2018年1月31日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/I-PC/12
EXTRACT PLAN PREPARED ON 31.1.2018
BASED ON OUTLINE ZONING PLAN No.
S/I-PC/12 APPROVED ON 3.12.2013