

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/H17/144**

**关乎申请编号 A/H17/144 的拟议用途/发展的概括发展规范**

Revised broad development parameters in view of  
the further information received on 28.11.2025

因应於 2025 年 11 月 28 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	A/H17/144		
Location/address 位置／地址	No. 66 Deep Water Bay Road, Shouson Hill, Hong Kong (Rural Building Lot No.573) 香港寿臣山深水湾道 66 号 (乡郊建屋地段第 573 号)		
Site area 地盘面积	About 约 2,043.869 sq. m 平方米		
Plan 图则	Approved Shouson Hill & Repulse Bay Outline Zoning Plan No. S/H17/13 寿臣山及浅水湾分区计划大纲核准图编号 S/H17/13		
Zoning 地帶	"Residential (Group C) 3" 「住宅(丙类)3」		
Applied use/ development 申请用途/发展	Proposed Minor Relaxation of Site Coverage Restriction for Permitted House Use 拟议略为放宽上盖面积限制，以作准许的屋宇用途		
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	About 约 1,532.902	About 约 0.75	-
Non-domestic 非住用	-	-	-
No. of block 幢数	Domestic 住用	2	-
	Non-domestic 非住用	-	-
	Composite 综合用途	-	-
Building height/No. of storeys 建筑物高度／ 层数	Domestic 住用	About 约 18	m 米
		About 约 104.5	mPD 米(主水平基准上)
		3 storeys on top of 1 storey of carport 1 层停车间上加 3 层	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage	Not more than 不多於 37 %		

上盖面积			
No. of units 单位数目	2 Houses 屋宇		
Open space 休憩用地	Private 私人	-	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 parking spaces 停车位总数		4
	Private Car Parking Spaces 私家车车位		4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		-

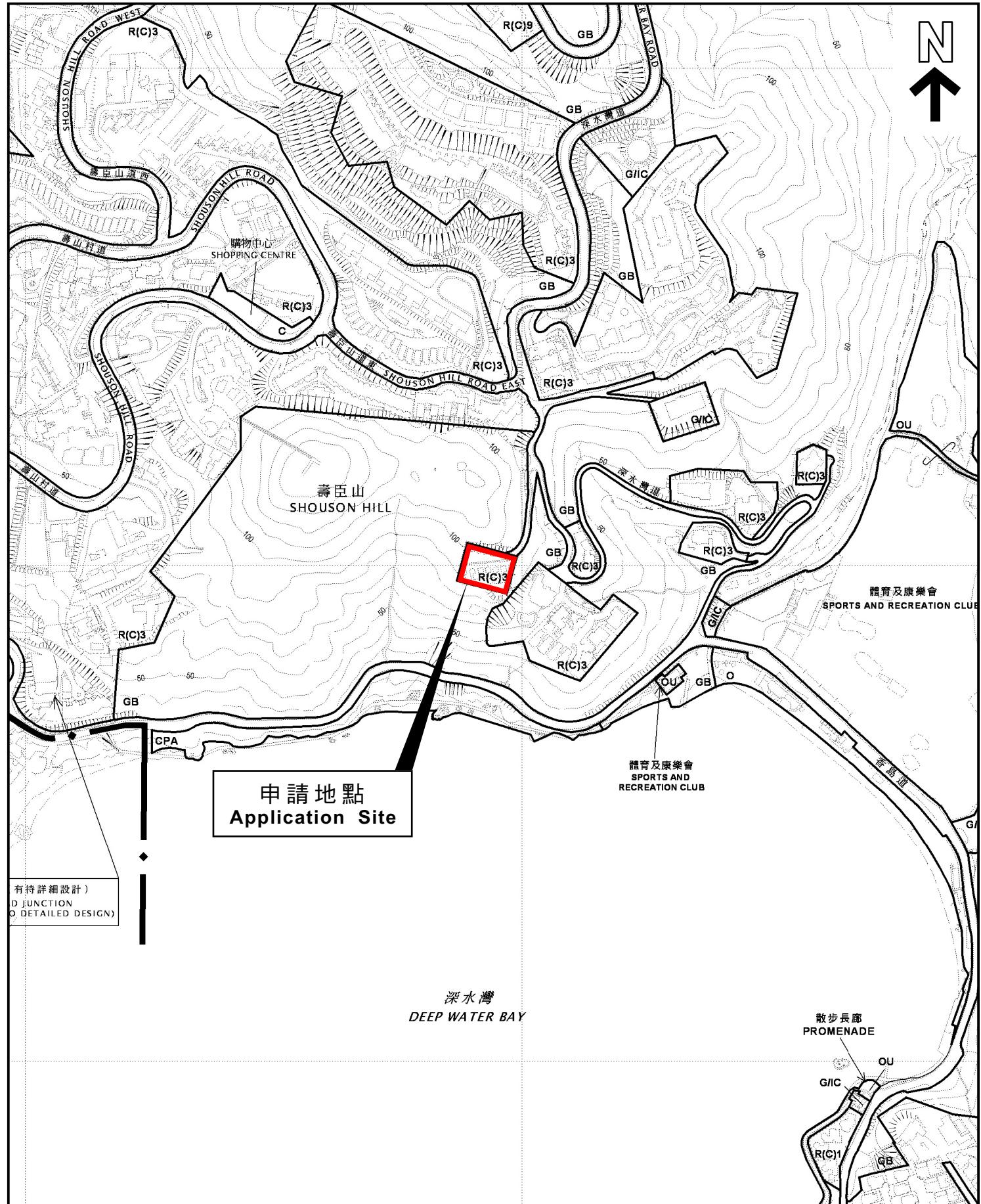
\* 有关资料是为方便市民大众参考而提供。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 提交的图则、绘图及文件		Chinese 中文	English 英文
<b>Plans and Drawings 图则及绘图</b>			
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 checked="" type="checkbox"/>	
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify) 其他 (请注明)	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Reports 报告书</b>			
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 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 type="checkbox"/>	
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input 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"/>	
Responses to departmental comments 回应部门的意见			
<u>Replacement pages of Supporting Planning Statement</u> 规划纲领的替代页,			
<u>Replacement pages of Traffic Assessment Report</u> 交通评估报告的替代页,			
<u>Replacement pages of Drainage Impact Assessment</u> 排水影响评估的替代页,			
<u>Replacement pages of Visual Impact Assessment</u> 视觉影响评估的替代页,			
<u>Replacement pages of Environmental Assessment</u> 环境评估的替代页,			
<u>Replacement pages of Application Form</u> 申请书的替代页			
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。



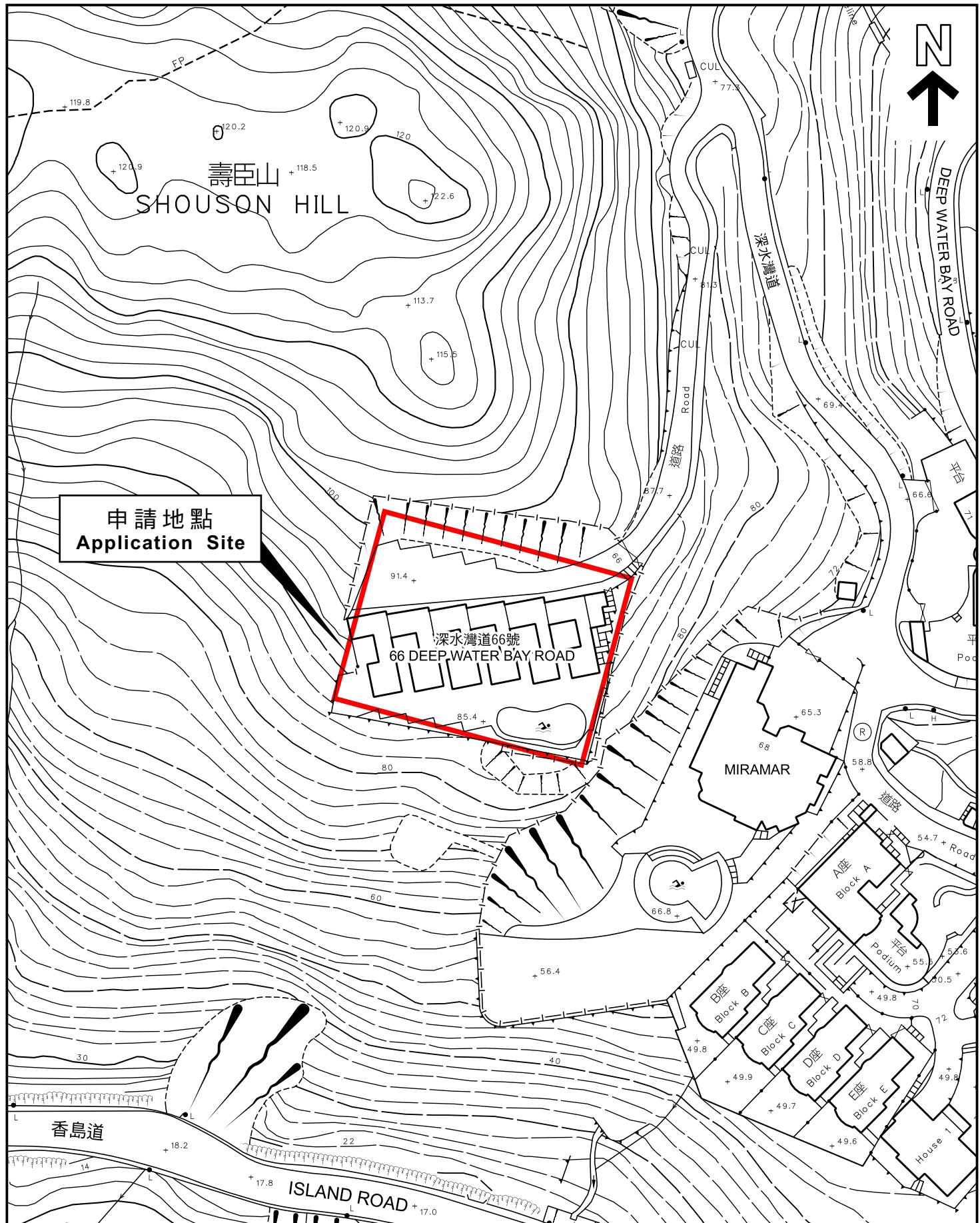
本摘要圖於2025年12月4日擬備，  
所根據的資料為於2013年11月5日  
核准的分區計劃大綱圖編號S/H17/13

EXTRACT PLAN PREPARED ON 4.12.2025  
BASED ON OUTLINE ZONING PLAN  
No. S/H17/13 APPROVED ON 5.11.2013

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
**A/H17/144**

SCALE 1:5000 比例尺  
100 0 100 200 METRES



本摘要圖於2025年12月4日擬備，  
所根據的資料為測量圖編號11-SW-25D和  
15-NW-5B

EXTRACT PLAN PREPARED ON  
4.12.2025 BASED ON SURVEY SHEETS  
No. 11-SW-25D AND 15-NW-5B

## 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.

A/H17/144