

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/H10/11**
關乎申請編號 Y/H10/11 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/H10/11		
Location/address 位置／地址	Telegraph Bay Waterfront 鋼綫灣海旁		
Site area 地盤面積	About 約 12,698 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 12,698 sq. m 平方米)		
Plan 圖則	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19 薄扶林分區計劃大綱核准圖編號 S/H10/19		
Zoning 地帶	"Open Space" 「休憩用地」		
Proposed Amendment(s) 擬議修訂	To rezone part of the application site from "Open Space" to "Other Specified Uses" annotated "Promenade" and extend the Outline Zoning Plan boundary to include part of Telegraph Bay sea area and zone as "Other Specified Uses" annotated "Promenade" 把部分申請地點由「休憩用地」地帶改劃為「其他指定用途」註明「海濱公園」地帶，並延伸大綱圖範圍以包括部分鋼綫灣水域並劃為「其他指定用途」註明「海濱公園」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	-	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	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	-	m 米
		-	mPD 米(主水平基準上)
		-	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	-		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	Not less than 不少於 12,698	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	-		

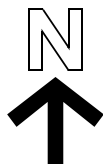
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input 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 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"/>
<u>Proposed Notes of Schedule of Uses of the zone 對土地用途地帶的《註釋》的擬議修訂</u>		
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。



路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

申請地點
Application Site

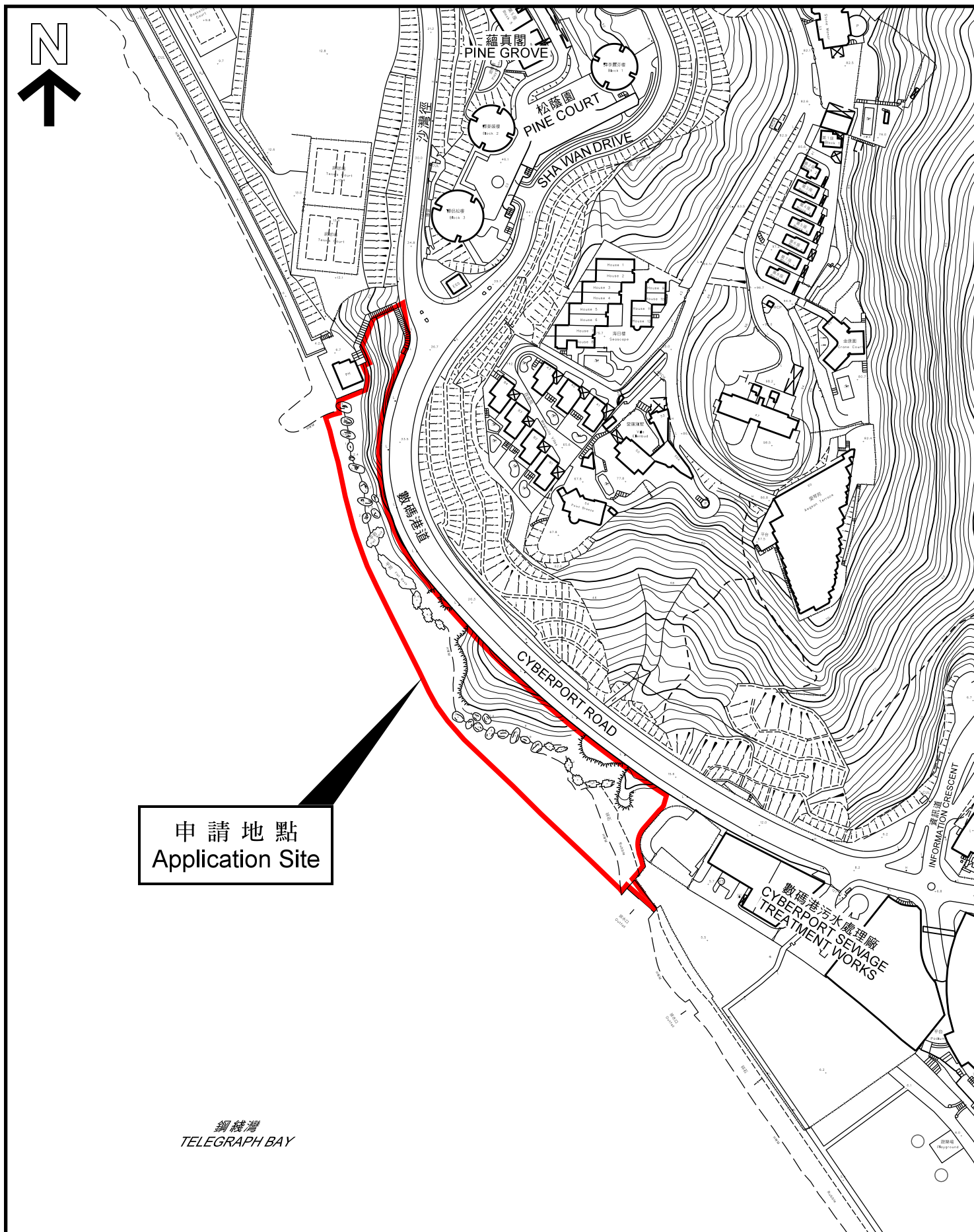
位置圖 LOCATION PLAN

本摘要圖於2021年3月23日擬備，
所根據的資料為於2021年1月5日
展示的分區計劃大綱圖編號 S/H10/19
EXTRACT PLAN PREPARED ON 23.3.2021
BASED ON OUTLINE ZONING PLAN No.
S/H10/19 APPROVED ON 5.1.2021

SCALE 1 : 5 000 比例尺
100 0 100 200
METRES METRES

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/H10/11



平面圖 SITE PLAN

本摘要圖於2021年3月23日擬備，
所根據的資料為測量圖編號
11-SW-16B及D
EXTRACT PLAN PREPARED ON 23.3.2021
BASED ON SURVEY SHEETS No.
11-SW-16B & D

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/H10/11

申請編號 Application No. : Y/H10/11

備註 Remarks

申請人擬議把部分申請地點在薄扶林分區計劃大綱核准圖編號 S/H10/19 上由「休憩用地」地帶改劃為「其他指定用途」註明「海濱公園」地帶，並延伸大綱圖範圍以包括部分鋼綫灣水域並劃為「其他指定用途」註明「海濱公園」地帶。

The applicant proposes to rezone part of the application site from “Open Space” to “Other Specified Uses” annotated “Promenade” on the approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/19, and to extend the OZP boundary to include part of Telegraph Bay sea area and zone as “Other Specified Uses” annotated “Promenade”.

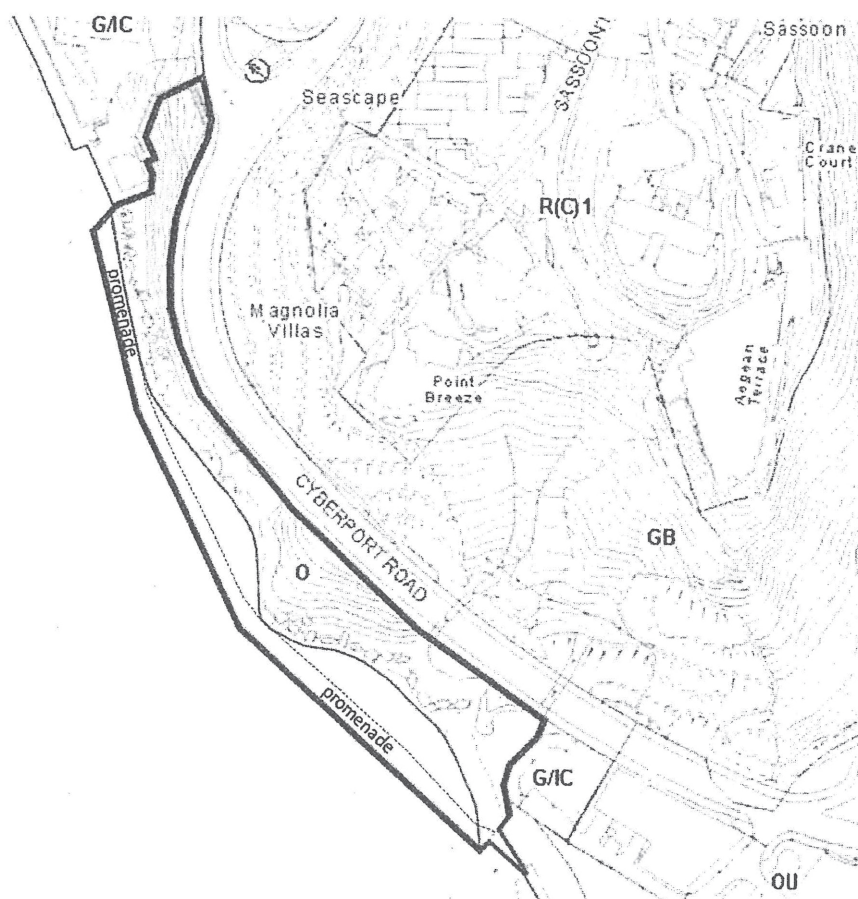
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Section 12A application

Location:	Telegraph Bay Waterfront
Site area:	About 12698 sq. m
Plan:	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19
Zoning:	Open Space and sea
Proposed Amendments:	To rezone the application site from "Open Space" to "Other Specified Use" annotated "Promenade"
Current Use:	Unallocated government land and sea

Location map:



Original zoning:

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Barbecue Spot
Bathing Beach	Cable Car Route and Terminal Building
Field Study/Education/Visitor Centre	Eating Place
Park and Garden	Government Refuse Collection Point
Pavilion	Government Use (not elsewhere specified)
Pedestrian Area	Holiday Camp
Picnic Area	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Playground/ Playing Field	Pier
Promenade	Place of Entertainment
Public Convenience	Place of Recreation, Sports or Culture
Sitting Out Area	Private Club
Zoo	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Proposed zoning:

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Promenade" only

Promenade

Government Use
Utility Installation not ancillary to the
Specified Use

Planning Intention

This zone is intended primarily for promenade use serving the needs of local residents as well as the general public.

申請編號 Application No. : Y/H10/11

與申請地點屬相同地帶的先前申請

Previous Applications Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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