

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/I-PC/2**
關於申請編號 Y/I-PC/2 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/I-PC/2		
Location/address 位置／地址	Lots 194 RP and 197 RP in D.D. Peng Chau and Adjoining Government Land, Peng Chau, New Territories 新界坪洲丈量約份地段第 194 號餘段及第 197 號餘段及毗連政府土地		
Site area 地盤面積	2,860 sq. m 平方米 (Includes Government Land of 包括政府土地 310 sq. m 平方米)		
Plan 圖則	Approved Peng Chau Outline Zoning Plan No. S/I-PC/12 坪洲分區計劃大綱核准圖編號 S/I-PC/12		
Zoning 地帶	"Village Type Development" 「鄉村式發展」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Village Type Development" to "Residential (Group C)1" 把申請地點由「鄉村式發展」地帶改劃為「住宅（丙類）1」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	About 約 2,145	Not more than 不多於 0.75
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	10	
	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	Not more than 不多於 9	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 3	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	About 約 25 %		
No. of units 單位數目	29 Flats 住宅單位		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	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	-		

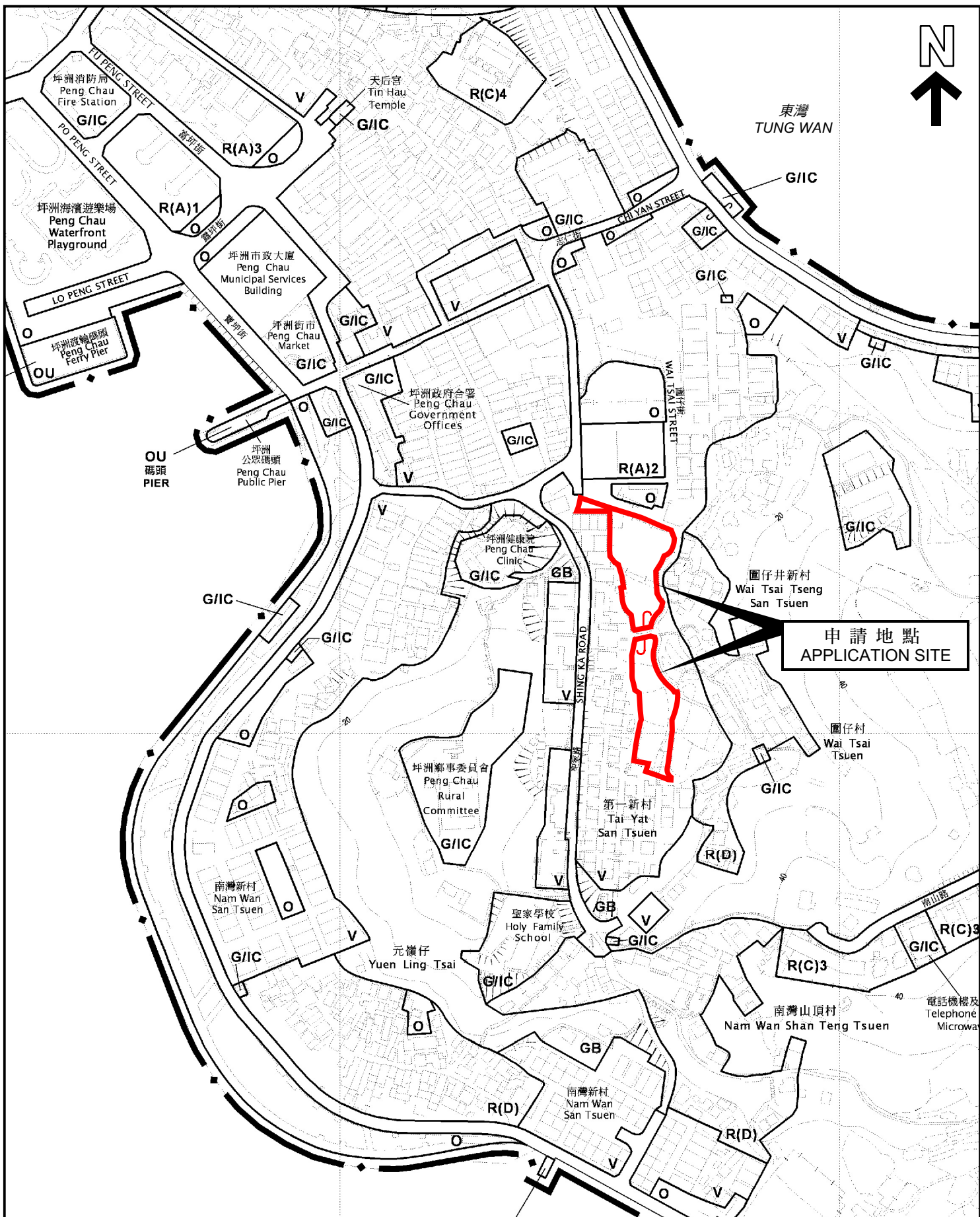
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan 地段索引圖</u>		
<u>Extract of approved Peng Chau OZP 坪洲分區計劃大綱核准圖的摘錄</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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>Geotechnical Planning Review Report 土力規劃審查評估報告</u>		
<u>Level of Service Assessment 行人路服務水平評估報告</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

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。



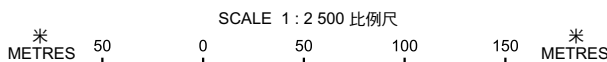
位置圖 LOCATION PLAN

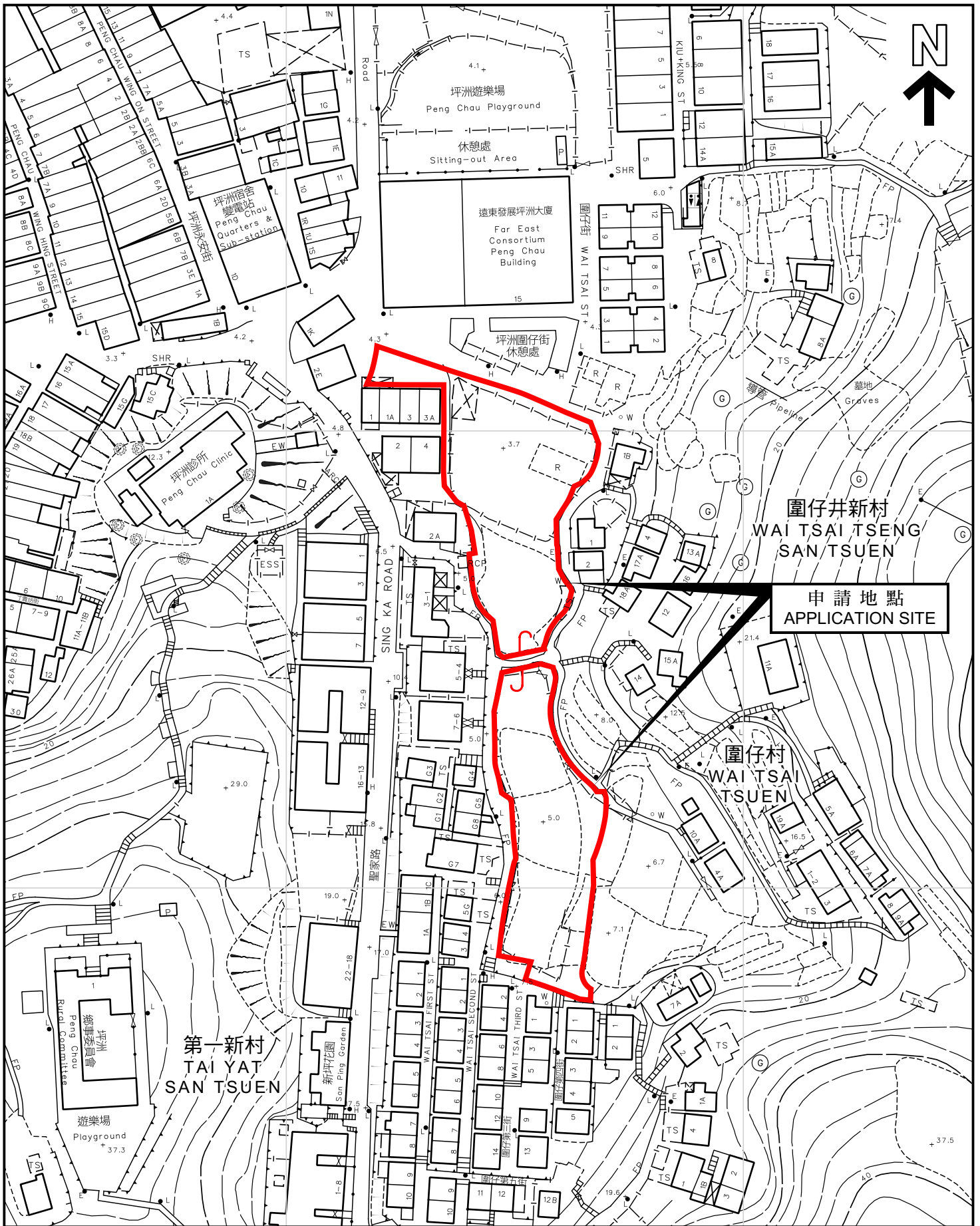
本摘要圖於2023年7月4日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/I-PC/12

EXTRACT PLAN PREPARED ON 4.7.2023
BASED ON OUTLINE ZONING PLAN No.
S/I-PC/12 APPROVED ON 3.12.2013

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

參考編號
REFERENCE No.
Y/I-PC/2





平面圖 SITE PLAN

本摘要圖於2023年7月4日擬備，
 所根據的資料為測量圖編號10-SW-10B及10D
 EXTRACT PLAN PREPARED ON 4.7.2023
 BASED ON SURVEY SHEETS No.
 10-SW-10B & 10D

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/I-PC/2

EXECUTIVE SUMMARY

This planning statement is prepared in support of a S12A planning application at DD Peng Chau Lot Nos. 194RP and 197RP, and adjoining Government Land, Peng Chau, New Territories.

The Application Site (“the Site”) has a site area of about 2,860m², including Government Land of about 310m². It is situated at the residential area with Wai Tsai Tseng San Tsuen at its east and Tai Yat San Tsuen at its south. Far East Consortium Peng Chau Building and Peng Chau Cinema are located at about 30m at the north of the Site.

In accordance with the Approved Peng Chau Outline Zoning Plan (OZP) No. S/I-PC/12 gazetted on 13.12.2013, the Site falls within an area zoned “Village Type Development” (“V”), which is intended for village type residential development. It is proposed to rezone the Site from “Village Type Development” (“V”) zone to “Residential (Group C)(1)” (“R(C)(1)”) zone for residential flat development.

The subject planning application is justified on the following grounds: 1) facilitating residential flat development; 2) similar to the approved house development; 3) not involving “Village Environ” area; 4) in line with Government policy; 5) making efficient use of uncultivated Government Land; 6) land use compatibility; 7) no adverse visual impact; 8) provision of greenery; 9) no adverse geotechnical impact; 10) no adverse traffic impact; 11) no adverse sewerage impact; and 12) no adverse landscape impact.

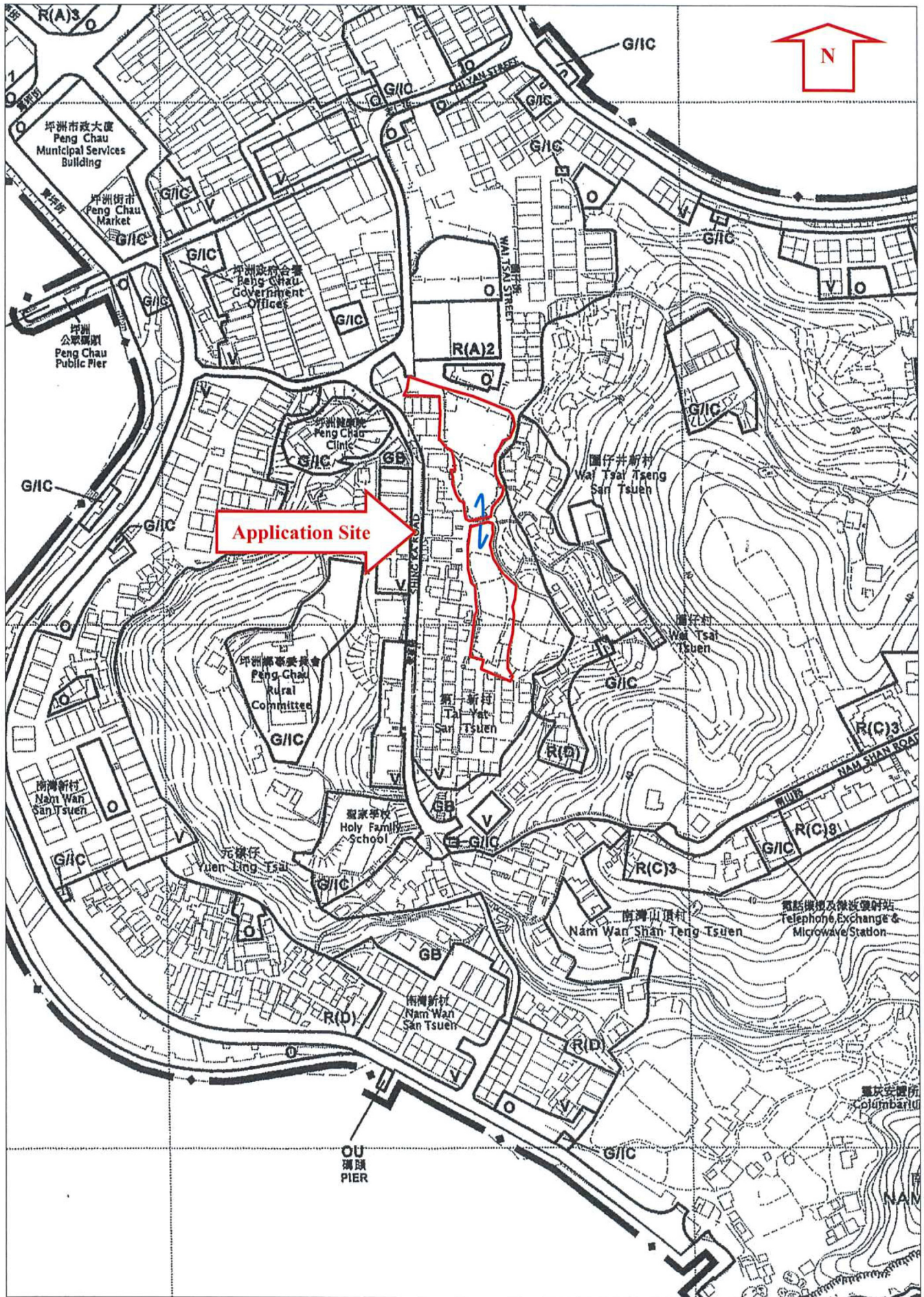
行政摘要

本計劃書旨在支持，根據城市規劃條例第12A條，位於新界坪洲丈量約份地段194號餘段、197號餘段及毗鄰政府土地之土地用途改劃申請。

申請地點佔地約2,860平方米，包括政府土地約310平方米，其座落於住宅地段，東面為圍仔井新邨及南面為第一新邨，遠東發展坪洲大廈及坪洲戲院位於申請地點北面約30米。

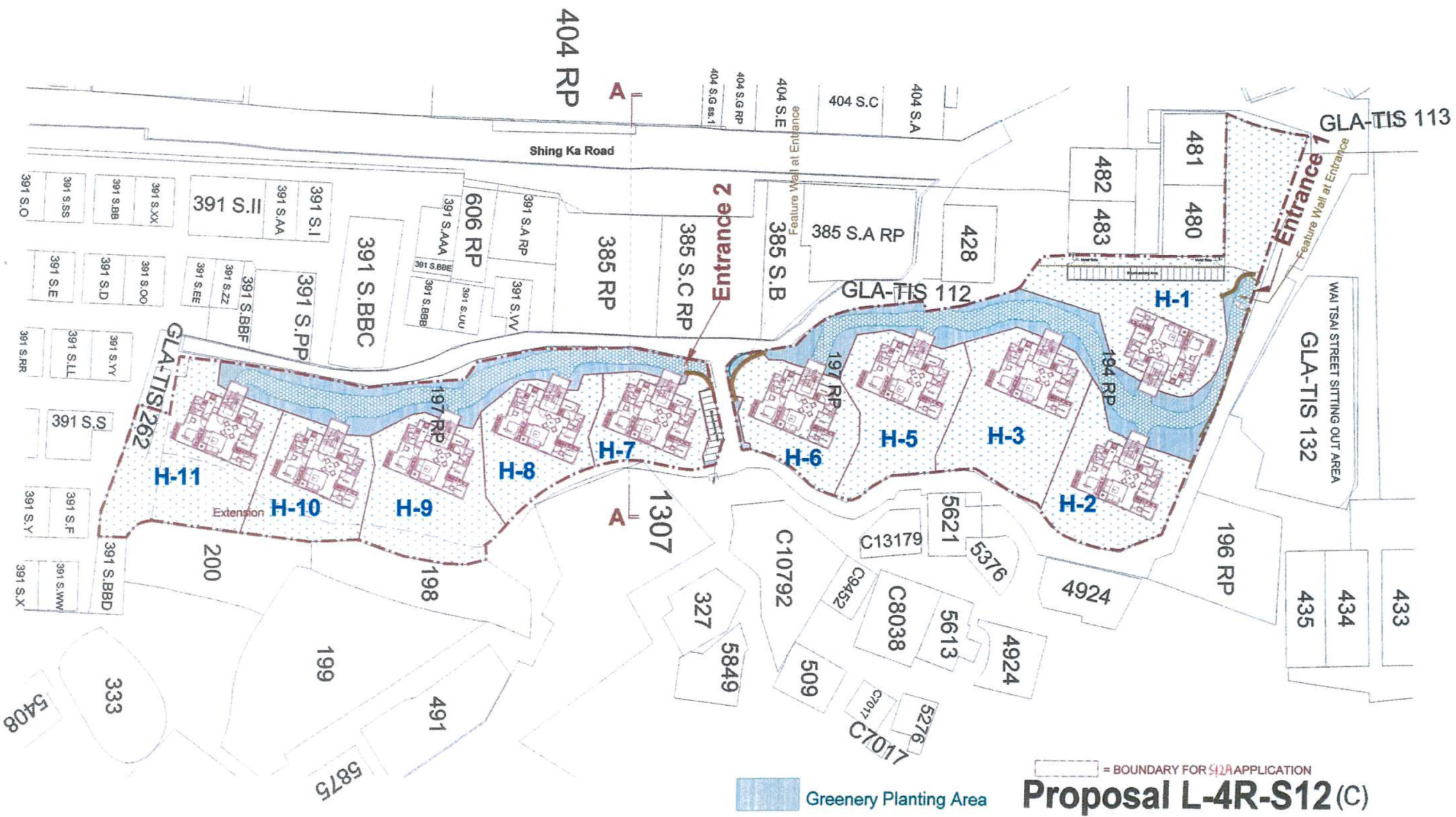
根據於2013年12月13日刊憲的坪洲分區計劃大綱核准圖(編號S/I-PC/12)，申請地點位於「鄉村式發展」地帶，此地帶的規劃意向為鄉村式住宅發展用途。是項規劃申請擬議把申請地段從「鄉村式發展」地帶改劃為「住宅(丙類)1」地帶，以發展分層住宅項目。

是項申請的理由如下：1)促成分層住宅發展；2)與已批准的屋宇發展相似；3)不牽涉村界範圍；4)與政府政策相一致；5)善用荒廢的政府土地；6)與附近土地用途共融；7)沒有不良的視覺影響；8)提供綠化原素；9)不會在土力工程方面帶來不良的影響；10)沒有不良的交通影響；及11)沒有不良的排污影響；及12)不會在園林綠化方面帶來不良的影響。



申請編號 Application No. : Y/I-PC/2
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For Identification Only



— = BOUNDARY FOR SIA APPLICATION
Proposal L-4R-S12(C)

申請編號 Application No. : Y/I-PC/2
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LEGEND			
	SITE BOUNDARY		MAIN ENTRANCE
	TREES TO BE RETAINED		BUILDING ENTRANCE
	TREES TO BE TRANSPLANTED		BICYCLE PARKING ENTRY
	LAWN AREA		BICYCLE PARKING SIGNAGE WALL
	GRANITE PAVING		PLANTER

DRAWING TITLE
Landscape Master Plan

DATE
JULY 2023

DRAWN
GC

CHECKED
RH

APPROVED
CY

FIGURE NO.
1-100@A3

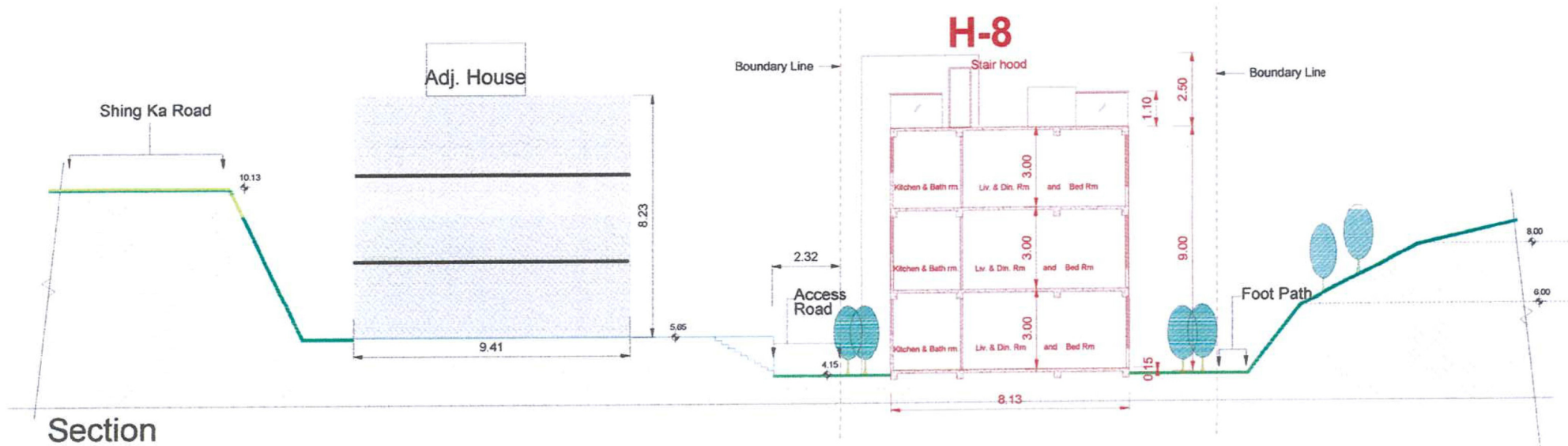
SCALE AND ORIENTATION
1:100@A3

JOB TITLE
Peng Chau S12A Planning Application

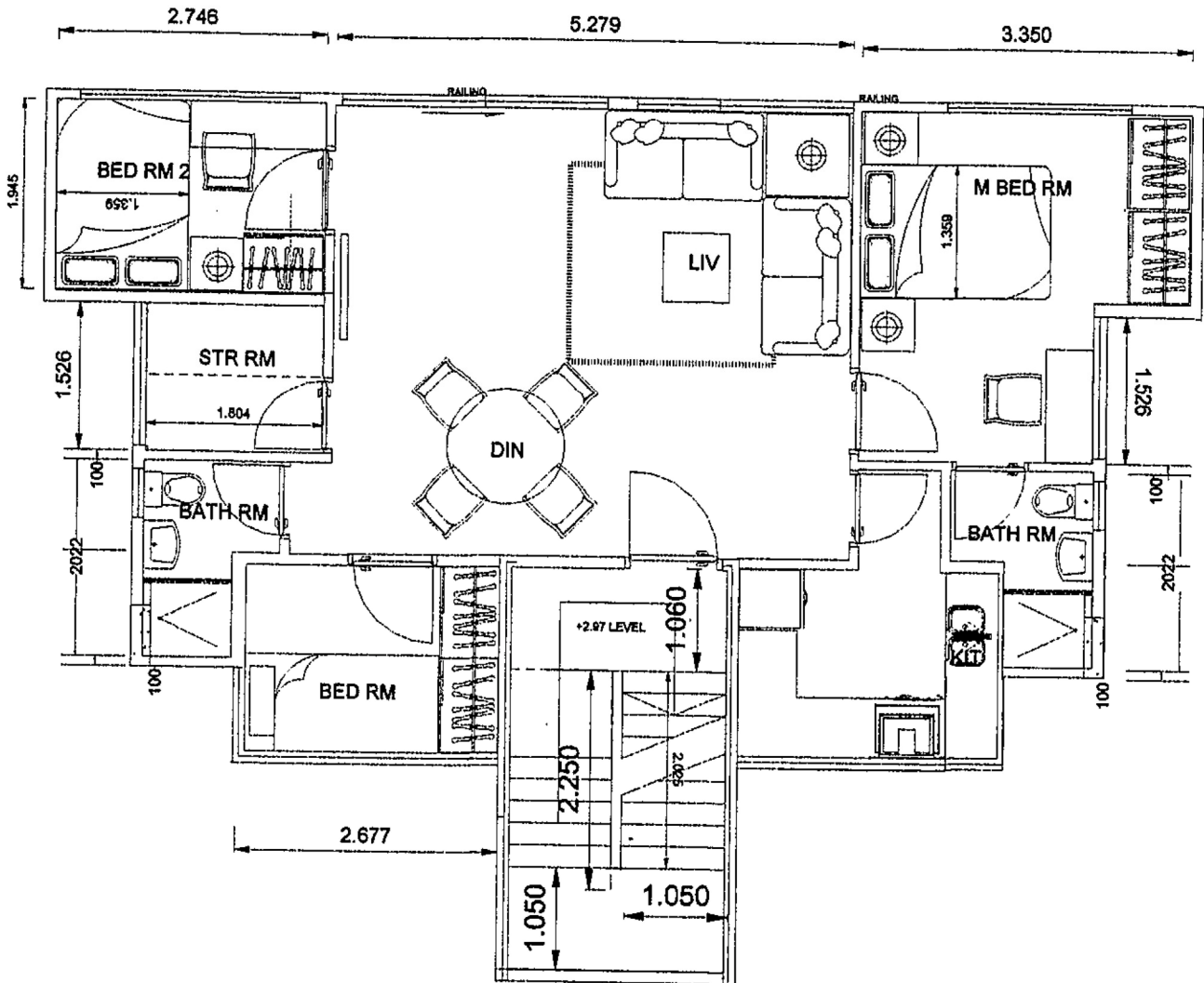


ARUP

申請編號 Application No. : Y/I-PC/2
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G.F.A. per storey = 77.8 s.m.



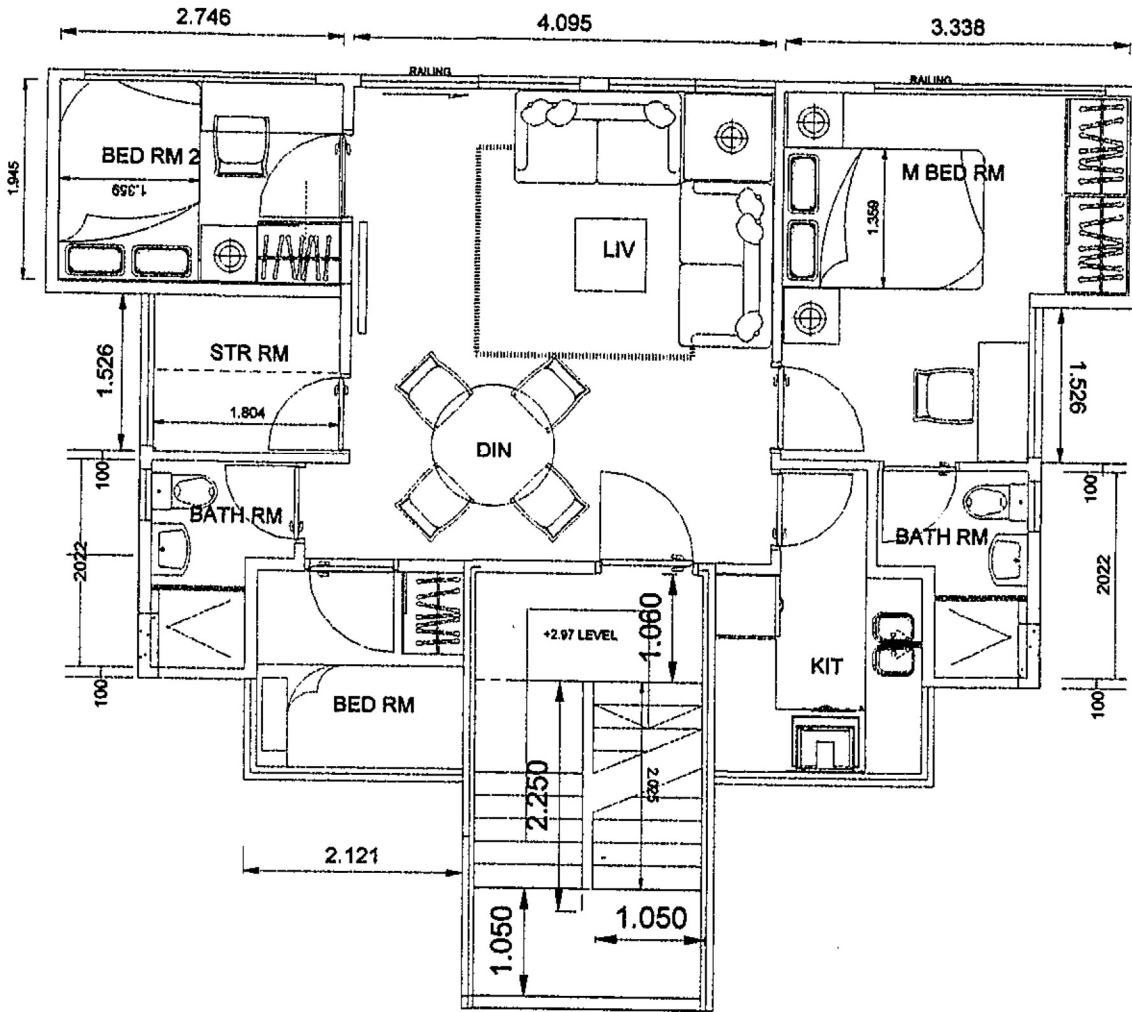
TYPICAL FLOOR PLAN for H-1 to H-6 (3 storeys 9 M high)

申請編號 Application No. : Y / I-PC / 2

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G.F.A. per storey = 69.857 s.m.



TYPICAL FLOOR PLAN for H-7 to H-10 (3 storeys 9 M high)
and
H-11 (2 storeys 6 M high)

申請編號 Application No. : Y/I-PC/2

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