

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/I-PC/2**
關乎申請編號 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

Revised broad development parameters in view of
the further information received on 16.11.2023
因應於 2023 年 11 月 16 日接獲的進一步資料而修訂的概括發展規範

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。

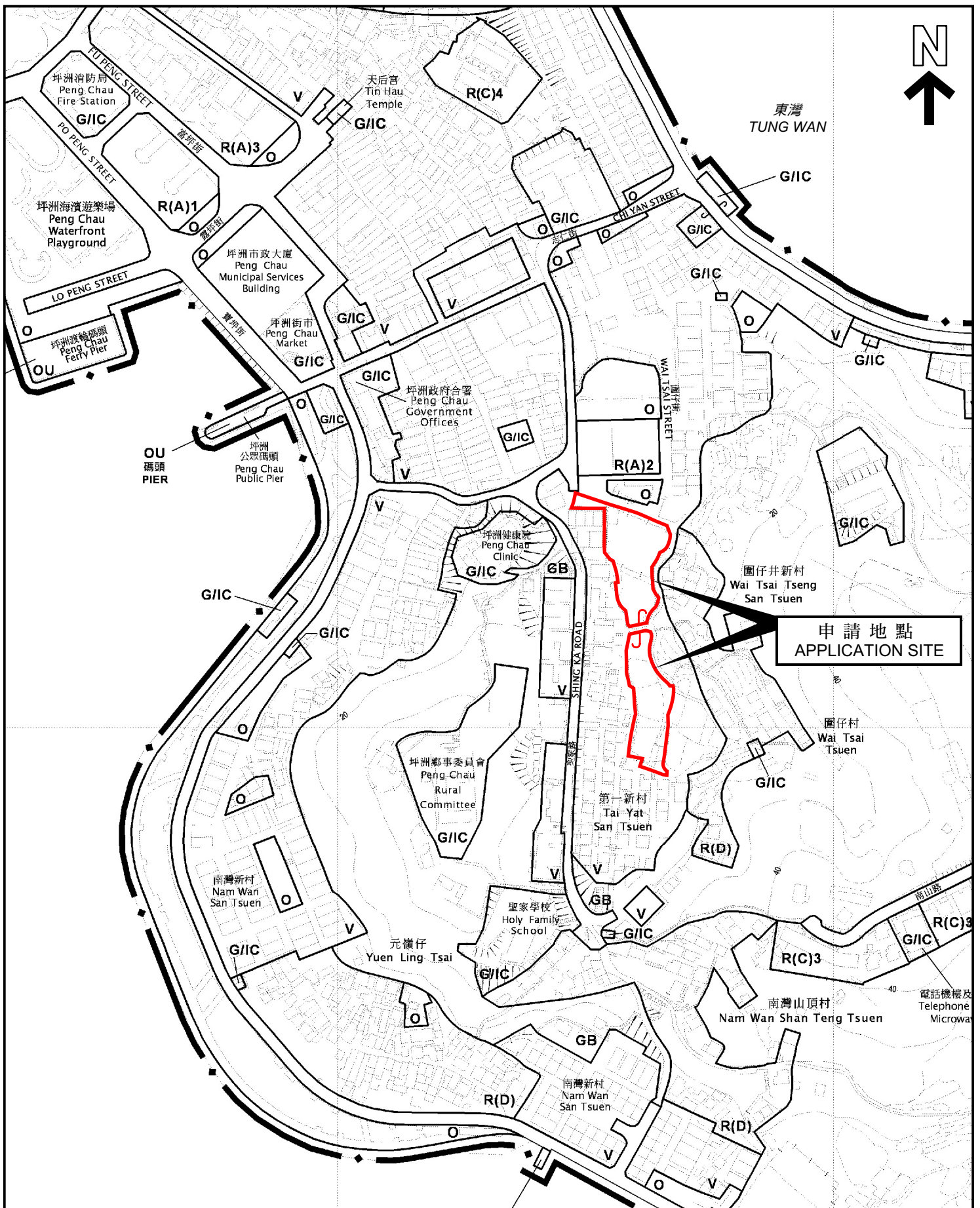
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 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 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 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 type="checkbox"/>
<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>Responses to departmental comments 回應部門的意見</u>		
<u>Revised Tree Survey and Preservation Report 經修訂的樹木調查及保育報告</u>		
<u>Consolidated Geotechnical Planning Review Report 經整合的土力規劃審查評估報告</u>		
<u>Revised Level of Service Assessment 經修訂的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

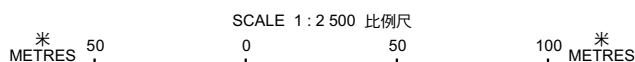
本摘要圖於2023年11月20日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/I-PC/12

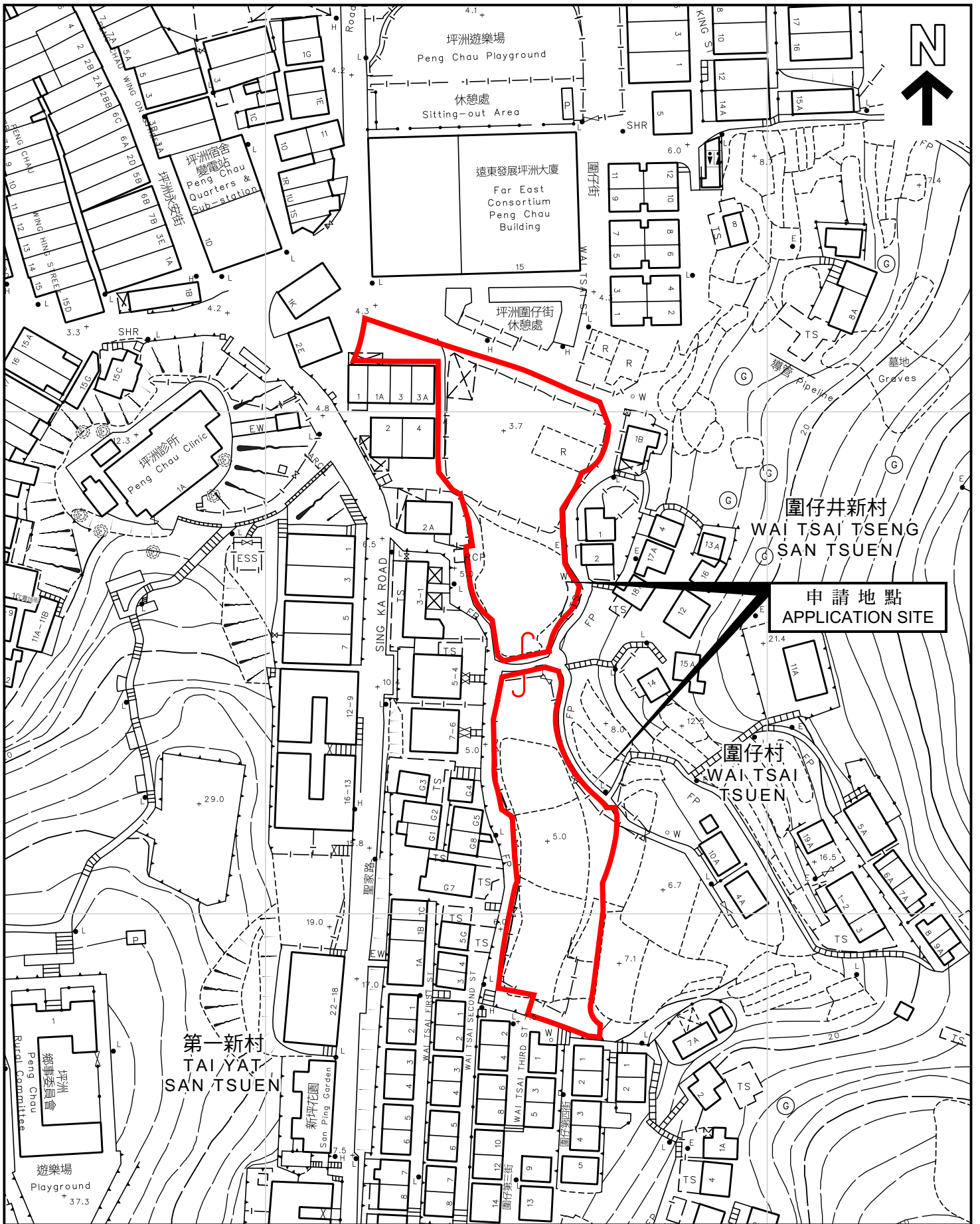
EXTRACT PLAN PREPARED ON 20.11.2023
BASED ON OUTLINE ZONING PLAN No.
S/I-PC/12 APPROVED ON 3.12.2013

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11月20日擬備，
 所根據的資料為測量圖編號10-SW-10B及10D
 EXTRACT PLAN PREPARED ON 20.11.2023
 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

申請編號 Application No. : Y/I-PC/2

備註 Remarks

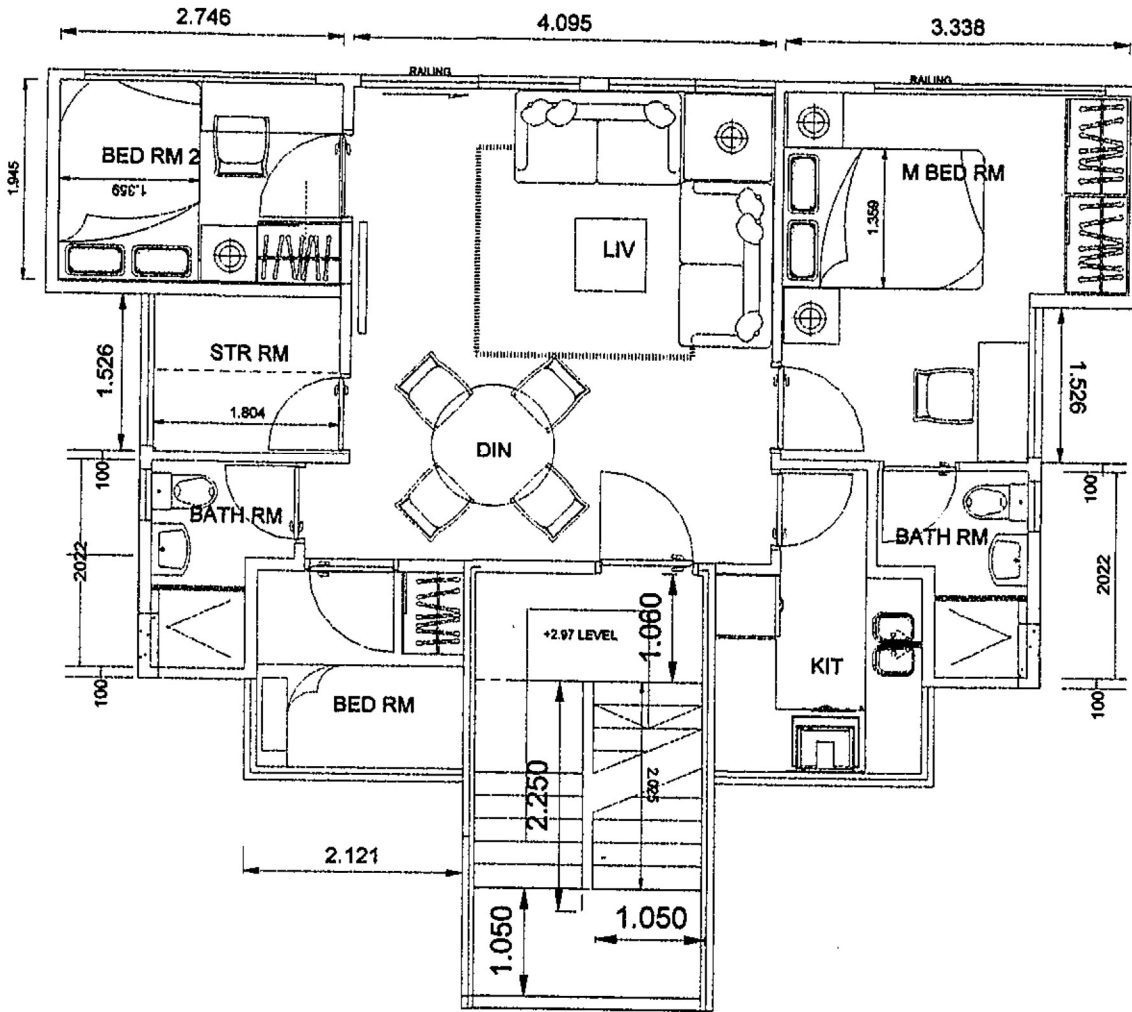
申請人呈交進一步資料，包括回應部門的意見、經修訂的樹木調查及保育報告、經整合的土力規劃審查評估報告、經修訂的行人路服務水平評估報告，以及經修訂的總綱發展藍圖、截視圖及園境設計總圖。

The applicant submitted further information providing responses to departmental comments, revised tree survey and preservation report, a consolidated Geotechnical Planning Review Report, revised Level of Service Assessment as well as revised Master Layout Plan, section plans and Landscape Master Plan.

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。

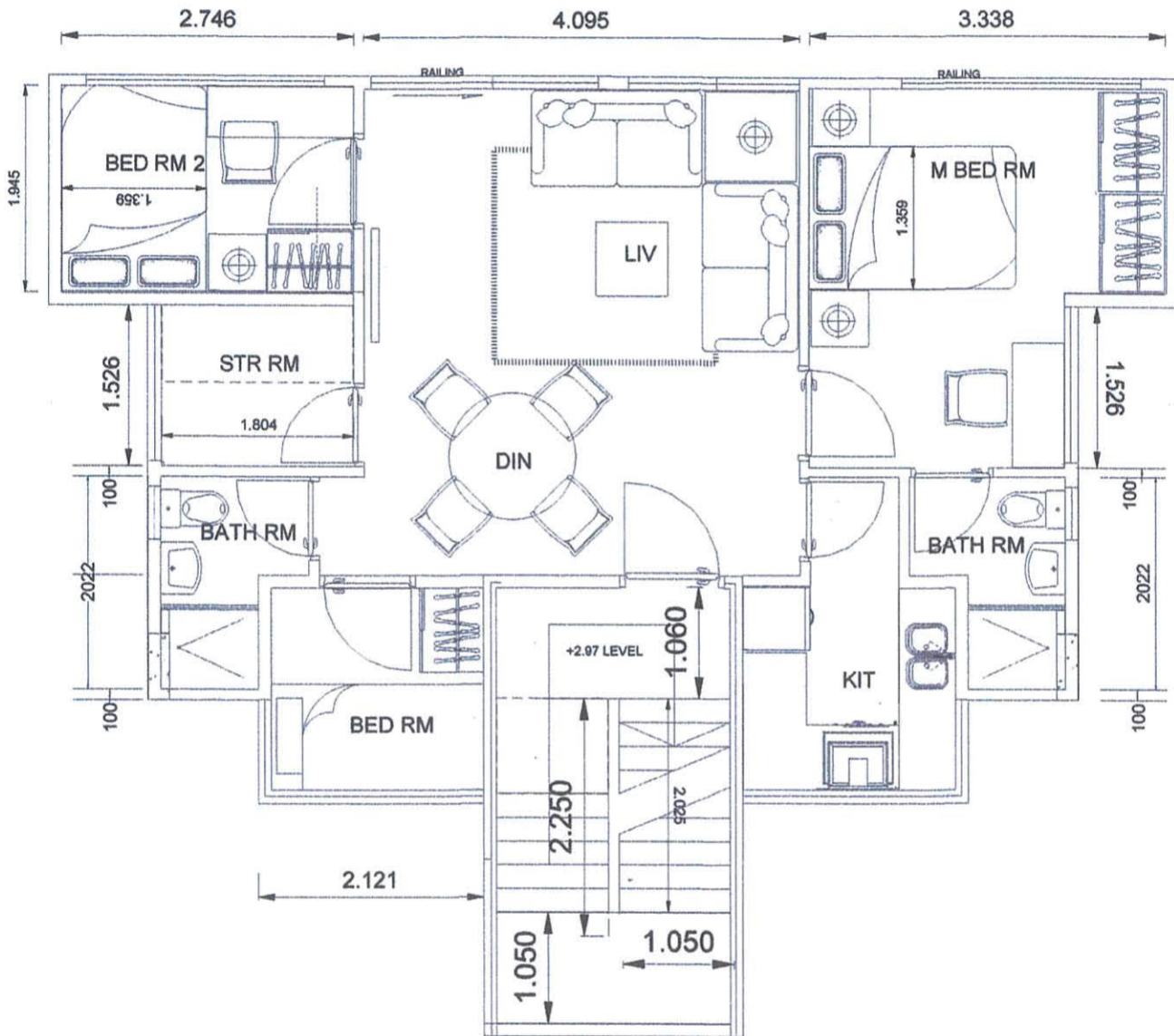
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G.F.A. per storey = 69.857 s.m.



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

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



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

申請編號 Application No. : _____ Y / I-PC / 2 _____

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This page is extracted from applicant's submitted documents.



LEGEND

SITE BOUNDARY	MAIN ENTRANCE	① LAWN AREA	④ BICYCLE PARKING
TREES TO BE RETAINED	BUILDING ENTRANCE	② GRANITE PAVING	⑤ PRIVATE COMMUNITY PARK
TREES TO BE TRANSPLANTED	BICYCLE PARKING ENTRANCE	③ PLANTER	

DRAWING TITLE
Landscape Master Plan

DATE	NOV 2023	FIGURE NO	SCALE AND ORIENTATION
DRAWN	GC	1:400@A3	
CHECKED	RH	JOB TITLE	
APPROVED	CY	Peng Chau S12A Planning Application	

N

ARUP

申請編號 Application No. : Y / I-PC / 2
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