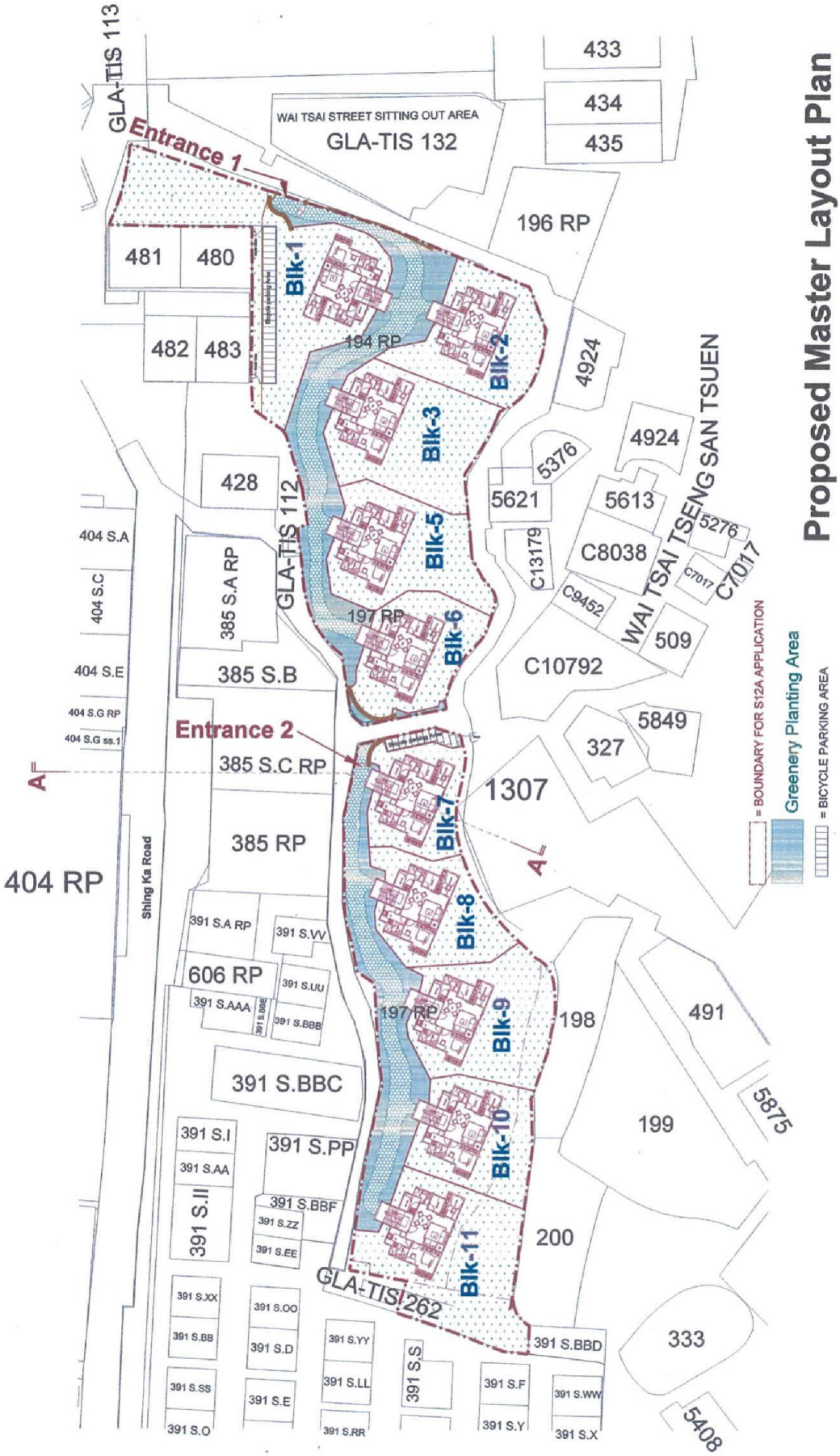


參考編號 REFERENCE No. M/IsS/25/2	繪 圖 DRAWING 1a

LEGEND

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

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

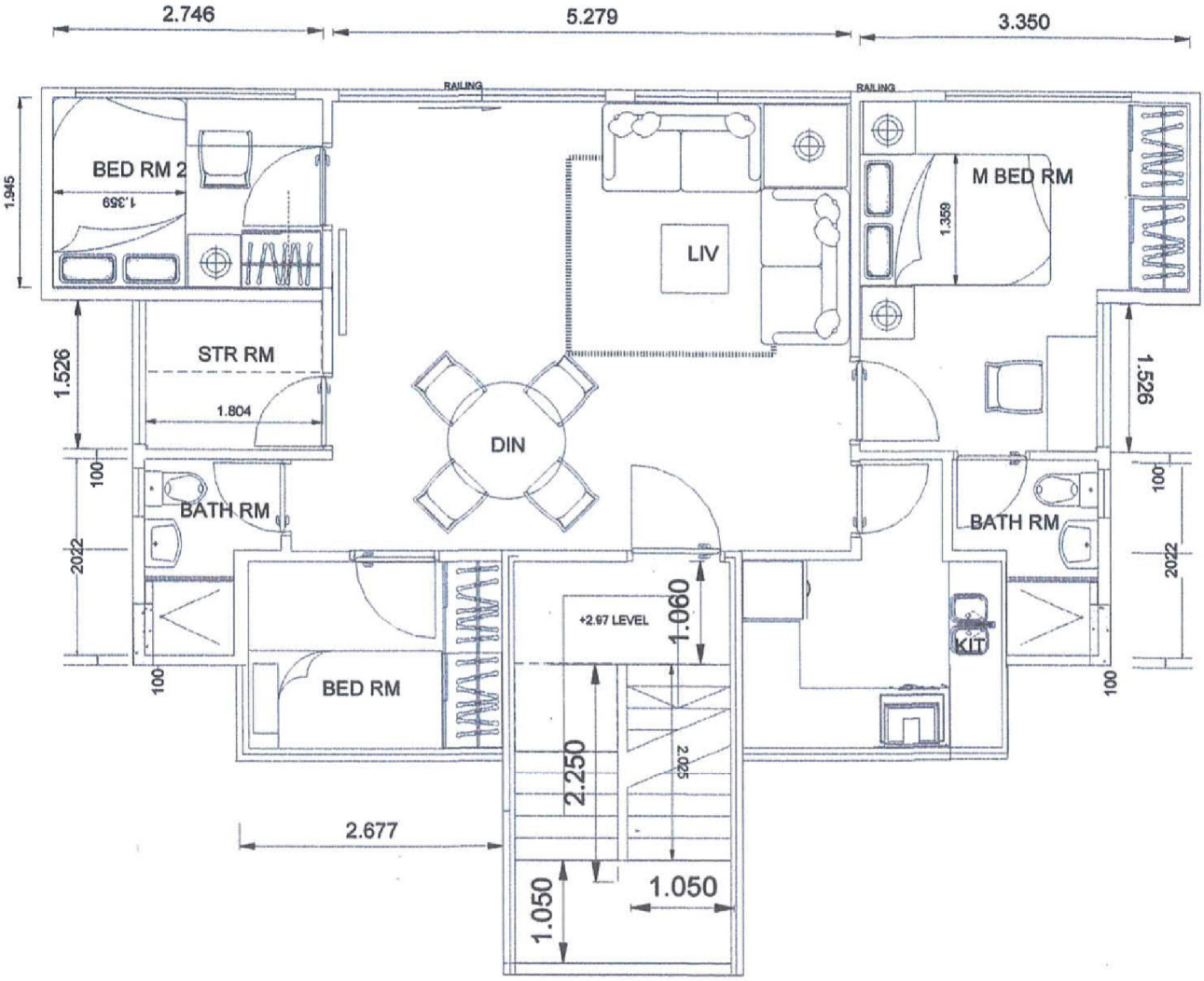
N

ARUP

參考編號
REFERENCE No.
M/IsS/25/2

繪圖
DRAWING
1b

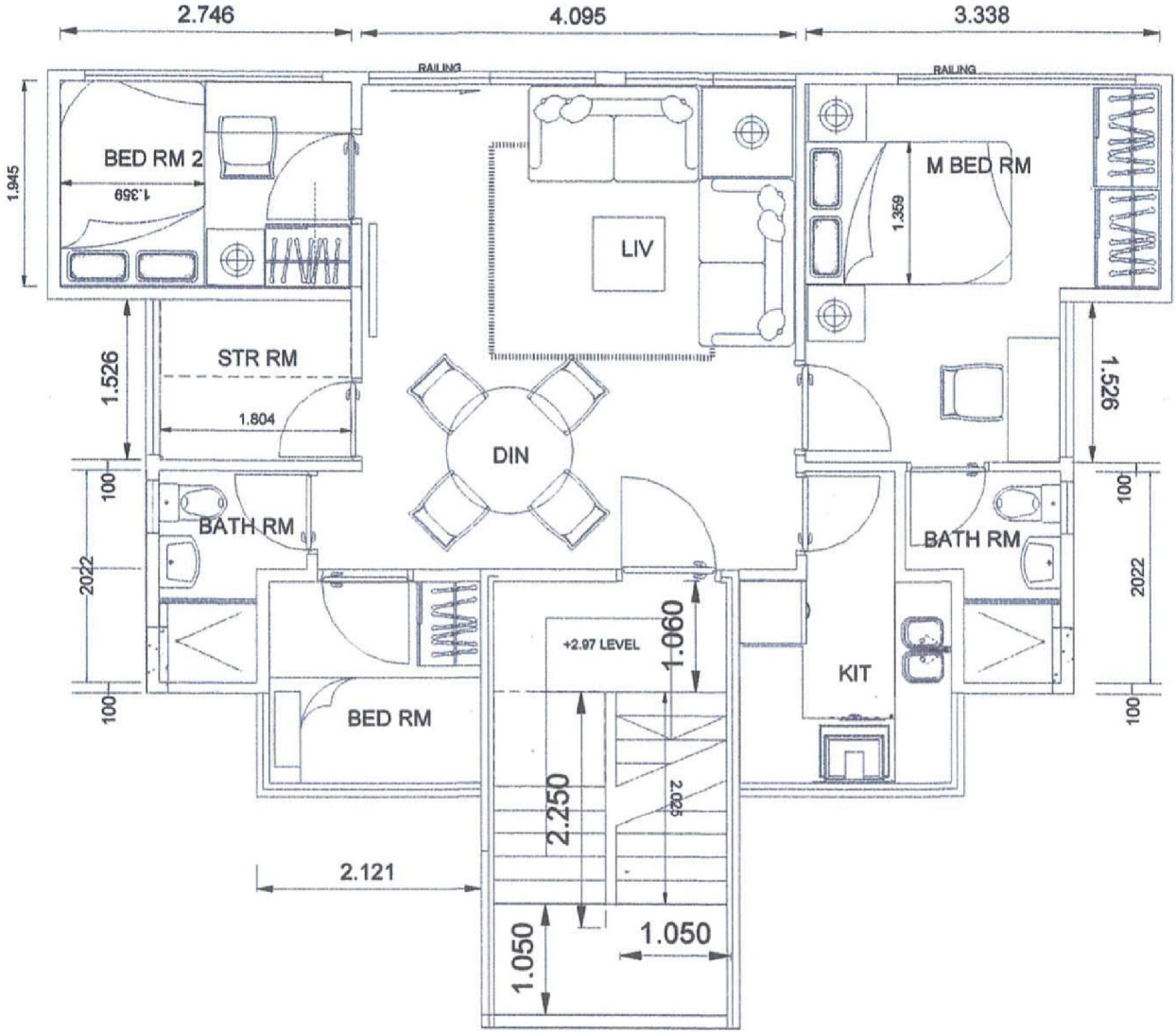
G.F.A. per storey =77.8 s.m.



TYPICAL FLOOR PLAN for Blk-1 to Blk-6 (3 storeys 9 M high)
(Blk - 4 is omitted)

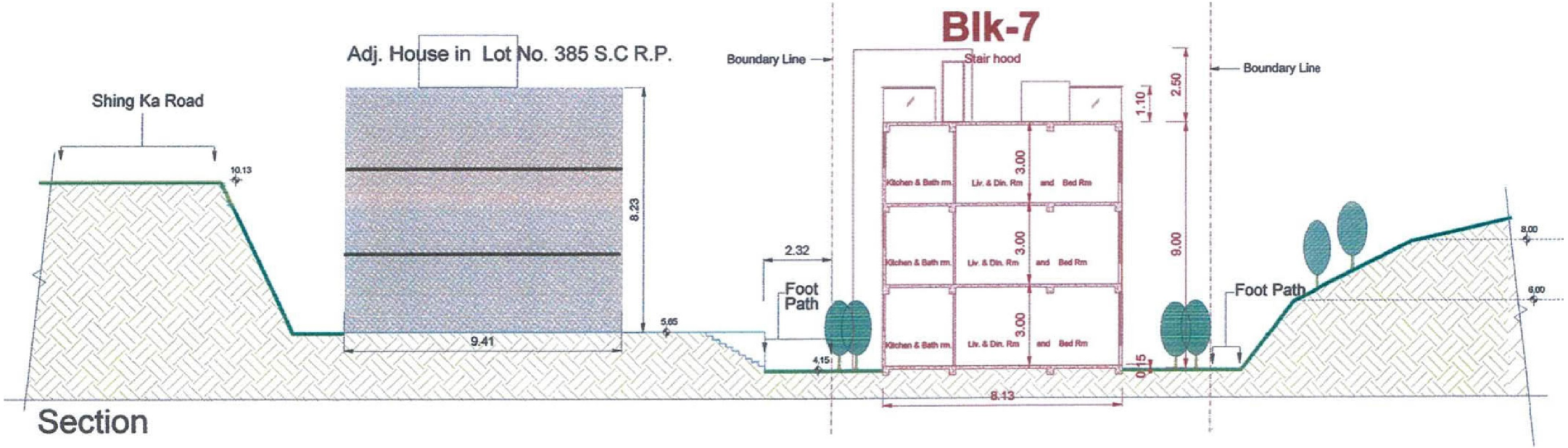
參考編號 REFERENCE No. M/IsS/25/2	繪 圖 DRAWING 1c

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

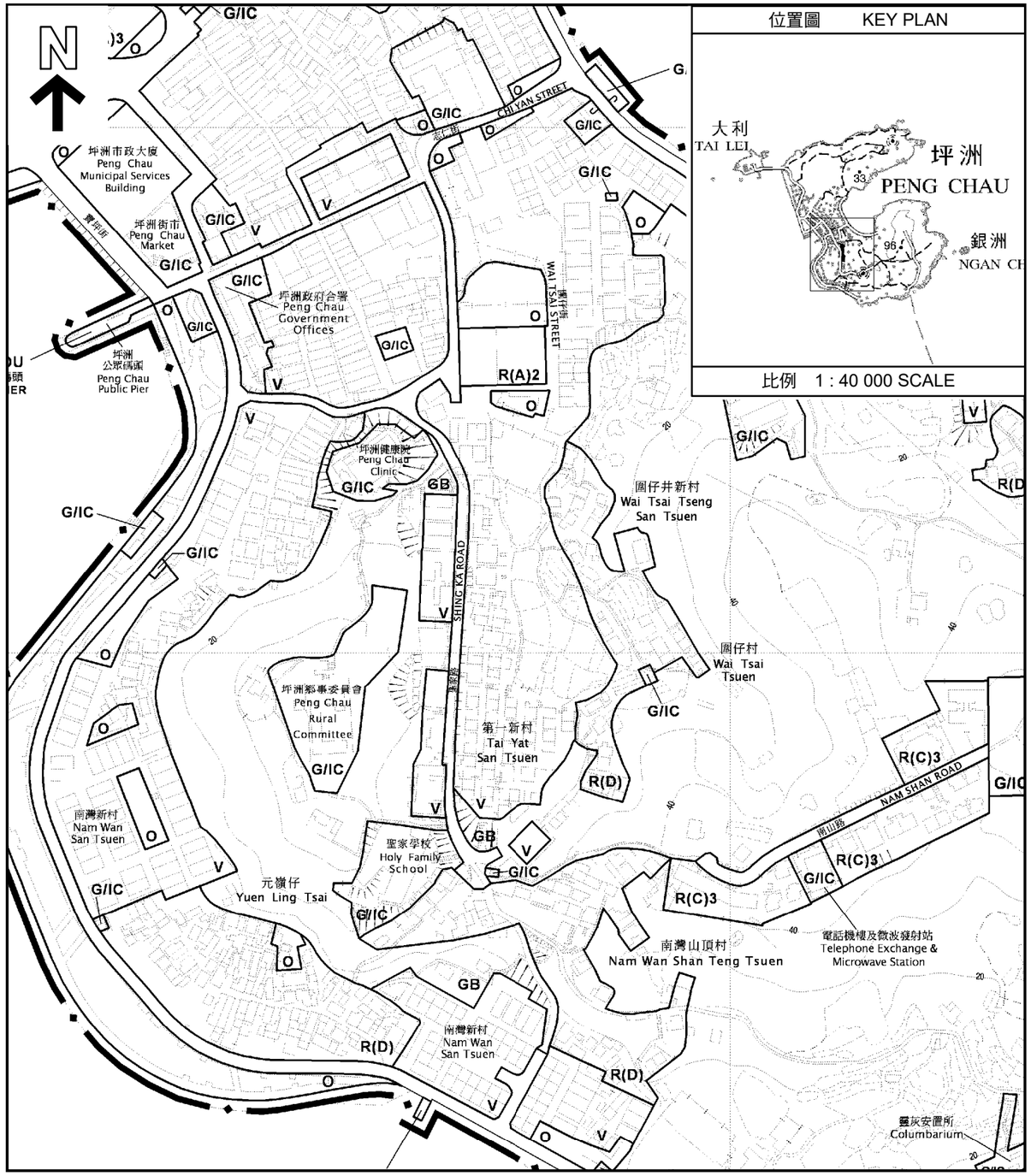


TYPICAL FLOOR PLAN for Blk-7 to Blk-10 (3 storeys 9 M high)
and
Blk-11 (2 storeys 6 M high)

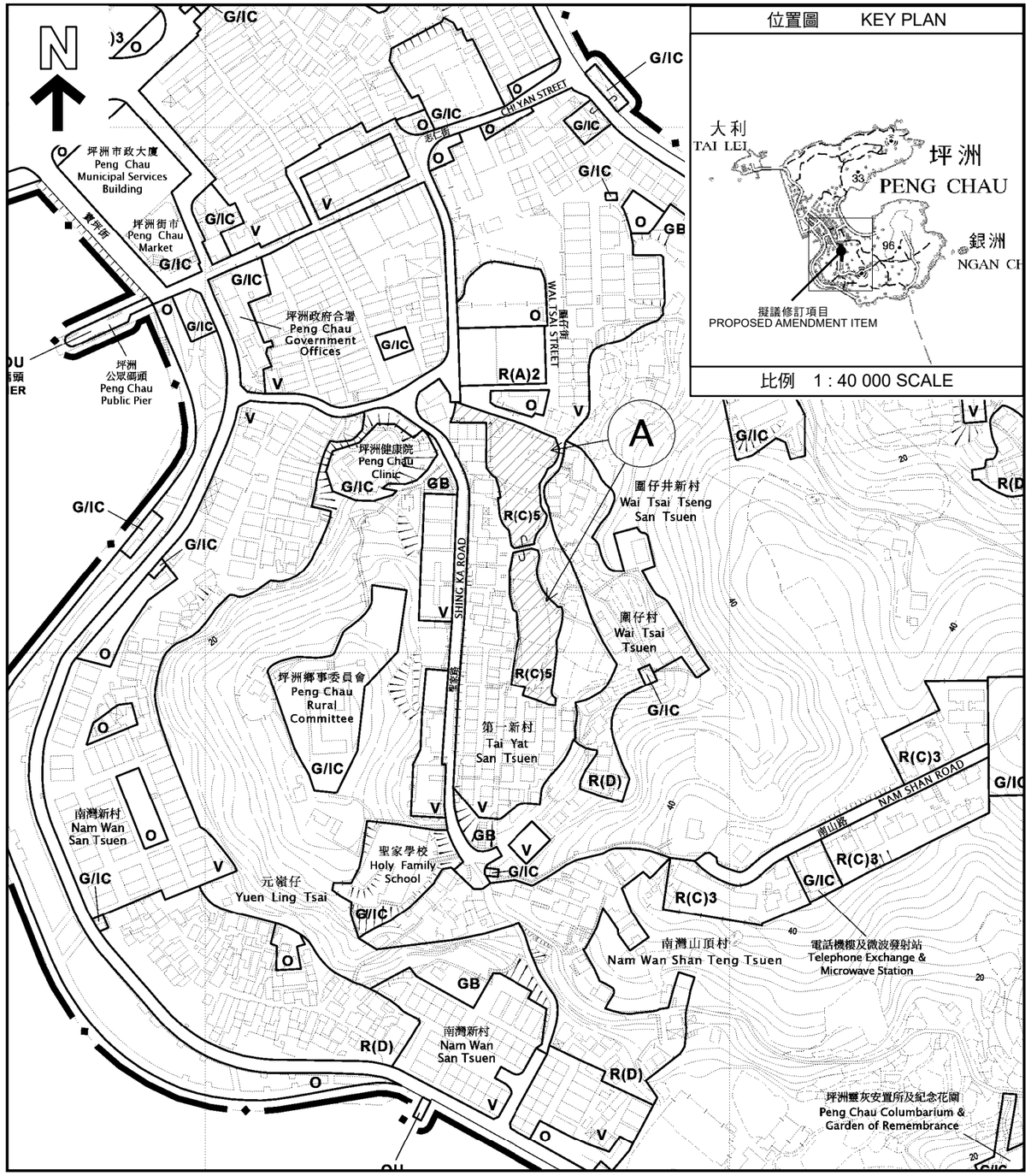
參考編號 REFERENCE No. M/IsS/25/2	繪 圖 DRAWING 1d



參考編號 REFERENCE No. M/IsS/25/2	繪 圖 DRAWING 1e



坪洲分區計劃大綱核准圖編號S/I-PC/12
THE 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的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED PENG CHAU OUTLINE ZONING PLAN No. S/I-PC/12

Ⓐ 擬議修訂項目
PROPOSED AMENDMENT ITEM

本摘要圖於2025年4月23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 23.4.2025
BASED ON OUTLINE ZONING PLAN No.
S/I-PC/12 APPROVED ON 3.12.2013

位置圖 LOCATION PLAN

坪洲分區計劃大綱核准圖編號S/I-PC/12的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED PENG CHAU OUTLINE ZONING PLAN No. S/I-PC/12

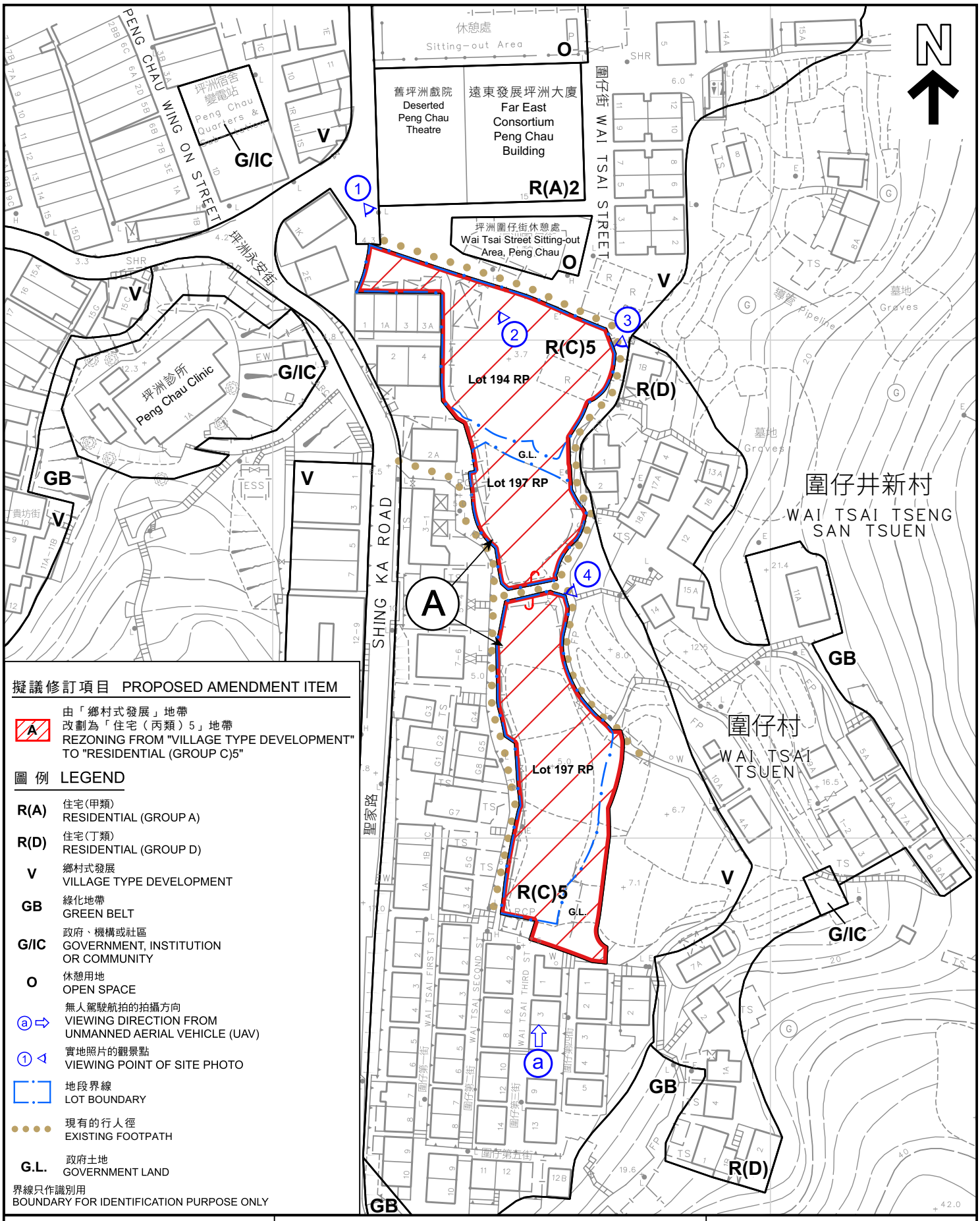
SCALE 1 : 2 500 比例尺

米 METRES 50 0 50 100 150 200 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/IsS/25/2

圖 PLAN
1



擬議修訂項目 PROPOSED AMENDMENT ITEM

A — 由「鄉村式發展」地帶改劃為「住宅（丙類）5」地帶
REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP C)5"

圖例 LEGEND

R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
GB	綠化地帶 GREEN BELT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
ⓐ ⇨	無人駕駛航拍的拍攝方向 VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)
① ◁	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	地段界線 LOT BOUNDARY
	現有的行人徑 EXISTING FOOTPATH
G.L.	政府土地 GOVERNMENT LAND

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年5月16日擬備，
所根據的資料為測量圖編號10-SW-10D

EXTRACT PLAN PREPARED ON 16.5.2025
BASED ON SURVEY SHEET No.
10-SW-10D

平面圖 SITE PLAN

坪洲分區計劃大綱核准圖
編號S/I-PC/12的擬議修訂

PROPOSED AMENDMENT TO
THE APPROVED PENG CHAU
OUTLINE ZONING PLAN No. S/I-PC/12

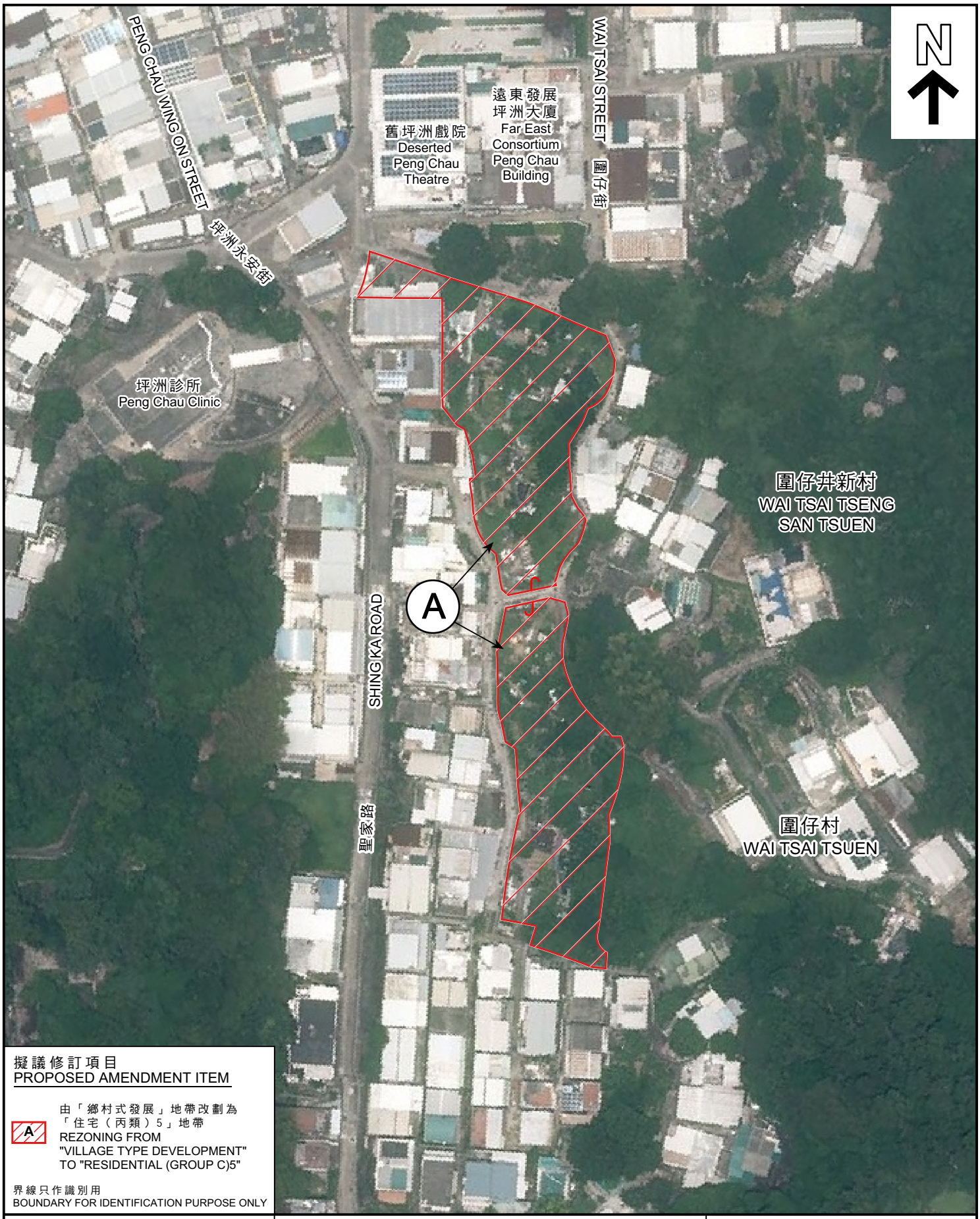
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/IsS/25/2

圖 PLAN
2a



擬議修訂項目
PROPOSED AMENDMENT ITEM

A 由「鄉村式發展」地帶改劃為「住宅（丙類）5」地帶
REZONING FROM "VILLAGE TYPE DEVELOPMENT" TO "RESIDENTIAL (GROUP C)5"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年4月3日擬備，
所根據的資料為地政總署於2024年7月25日拍得的航攝照片編E223141C

EXTRACT PLAN PREPARED ON 3.4.2025
BASED ON AERIAL PHOTO No.E223141C
TAKEN ON 25.7.2024
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

坪洲分區計劃大綱核准圖
編號S/I-PC/12的擬議修訂

PROPOSED AMENDMENT TO
THE APPROVED PENG CHAU
OUTLINE ZONING PLAN No. S/I-PC/12

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/IsS/25/2

圖 PLAN
2b

a

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

本圖於2025年5月16日擬備，所根據的資料為攝於2024年07月10日的無人機照片
PLAN PREPARED ON 16.5.2025
BASED ON UNMANNED AERIAL VEHICLE PHOTO TAKEN ON 10.07.2024

實地照片 SITE PHOTOS

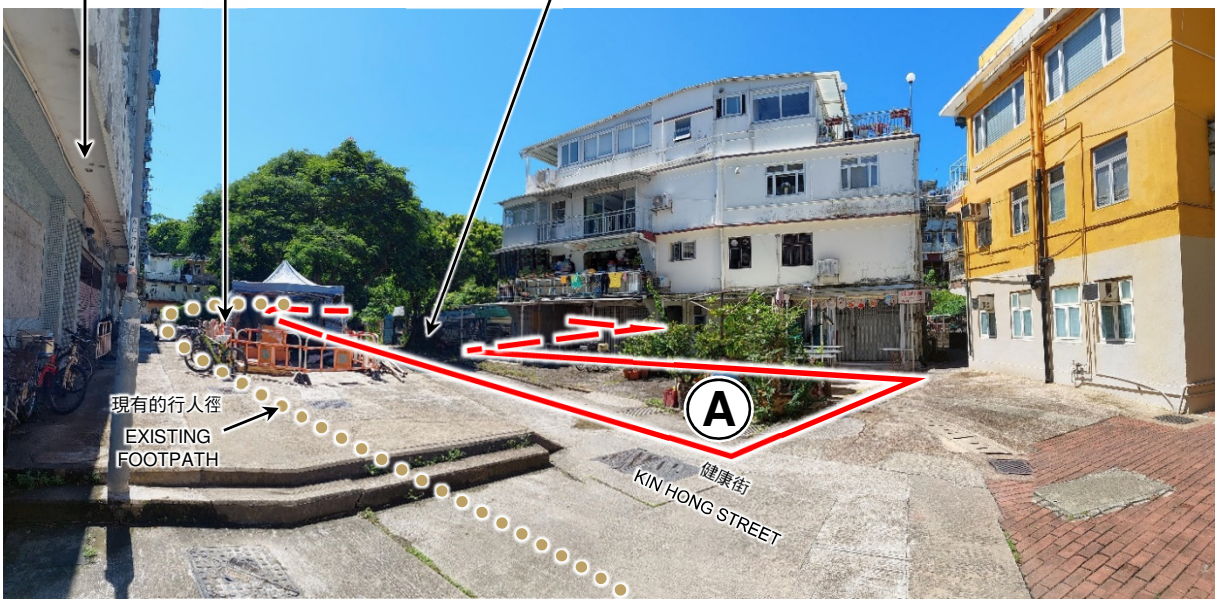
坪洲分區計劃大綱核准圖編號S/I-PC/12的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/IsS/25/2

圖 PLAN
2c

1



2

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

本圖於2025年5月16日擬備，所根據的資料為攝於2024年07月10日的實地照片
PLAN PREPARED ON 16.5.2025 BASED ON SITE PHOTOS TAKEN ON 10.07.2024

實地照片 SITE PHOTOS

坪洲分區計劃大綱核准圖編號S/I-PC/12的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED PENG CHAU OUTLINE ZONING PLAN NO. S/I-PC/12

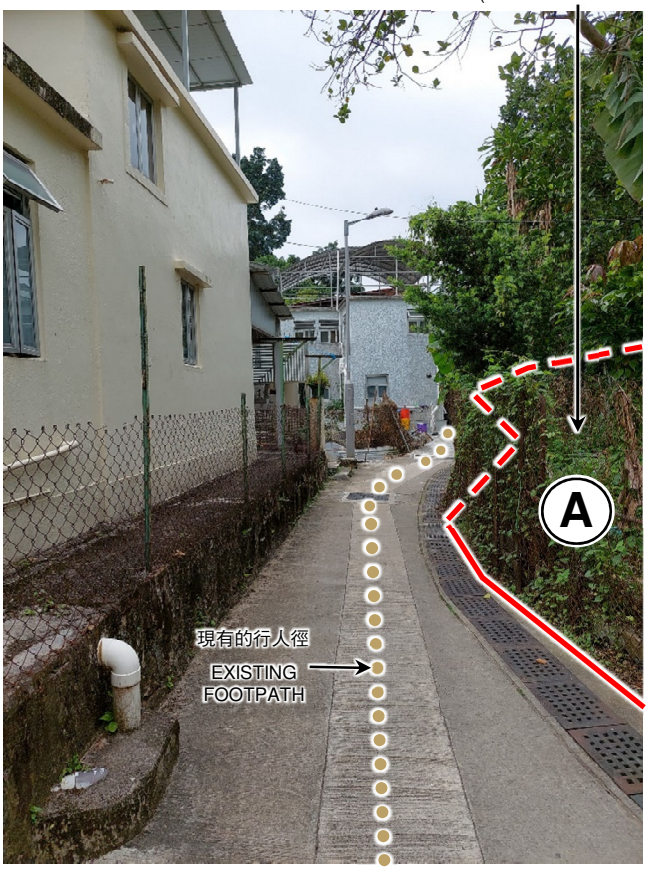
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/IsS/25/2

圖 PLAN
2d

③

修訂項目A地點（北部）
SITE OF AMENDMENT ITEM A
(NORTHERN PORTION)

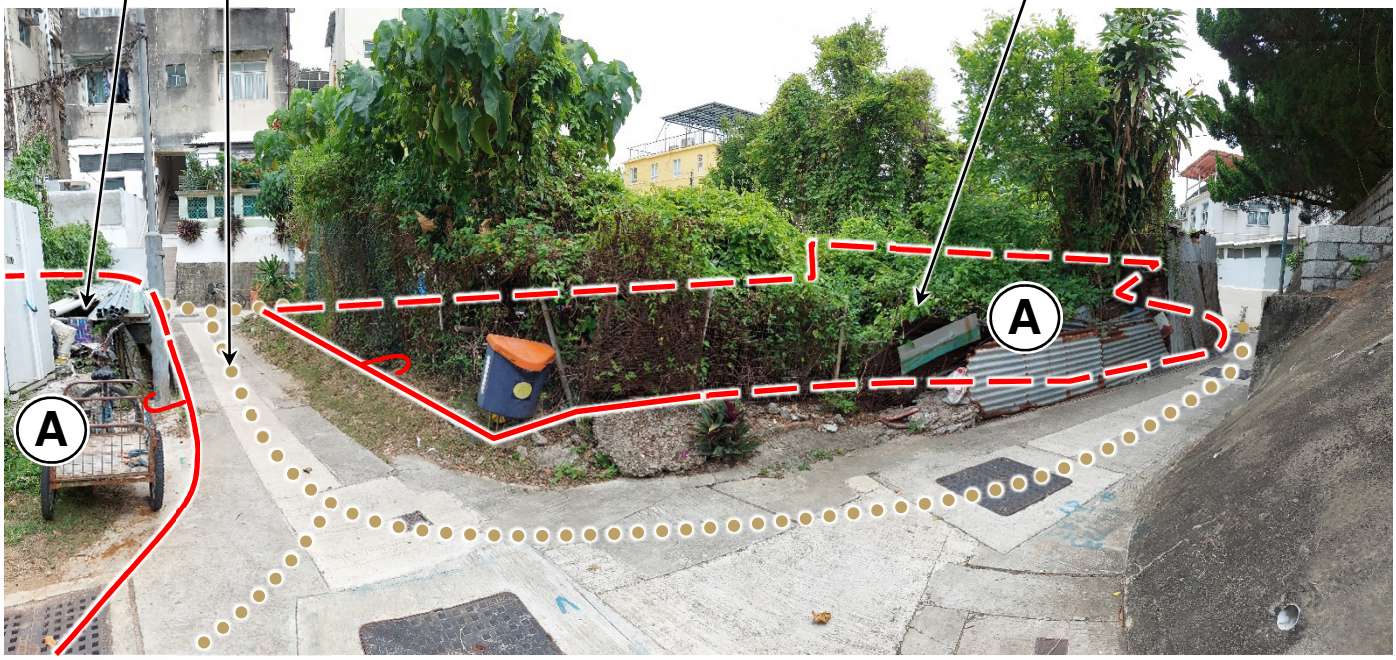


④

修訂項目A地點（南部）
SITE OF AMENDMENT ITEM A
(SOUTHERN PORTION)

現有的行人徑
EXISTING
FOOTPATH

修訂項目A地點（北部）
SITE OF AMENDMENT ITEM A
(NORTHERN PORTION)



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

本圖於2025年5月16日擬備，所根據的資料為攝於2024年5月13日的實地照片
PLAN PREPARED ON 16.5.2025
BASED ON SITE PHOTOS TAKEN ON 13.5.2024

實地照片 SITE PHOTOS

坪洲分區計劃大綱核准圖
編號S/I-PC/12的擬議修訂
PROPOSED AMENDMENT TO
THE APPROVED PENG CHAU
OUTLINE ZONING PLAN NO. S/I-PC/12

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/IsS/25/2

圖 PLAN
2e