

Project:

Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island

Title:

Extract of Lot Index Plan (No.ags_S00000125229_0001)

Ref.: ADCL/PLG-10288-R001/F002

Figure:

2

Scale:

Not to Scale

Date:

Jun 2024



AIKON DEVELOPMENT CONSULTANCY LTD.

(來源：申請人於2024年7月11日呈交)

(SOURCE: SUBMITTED BY APPLICANT ON 11.7.2024)

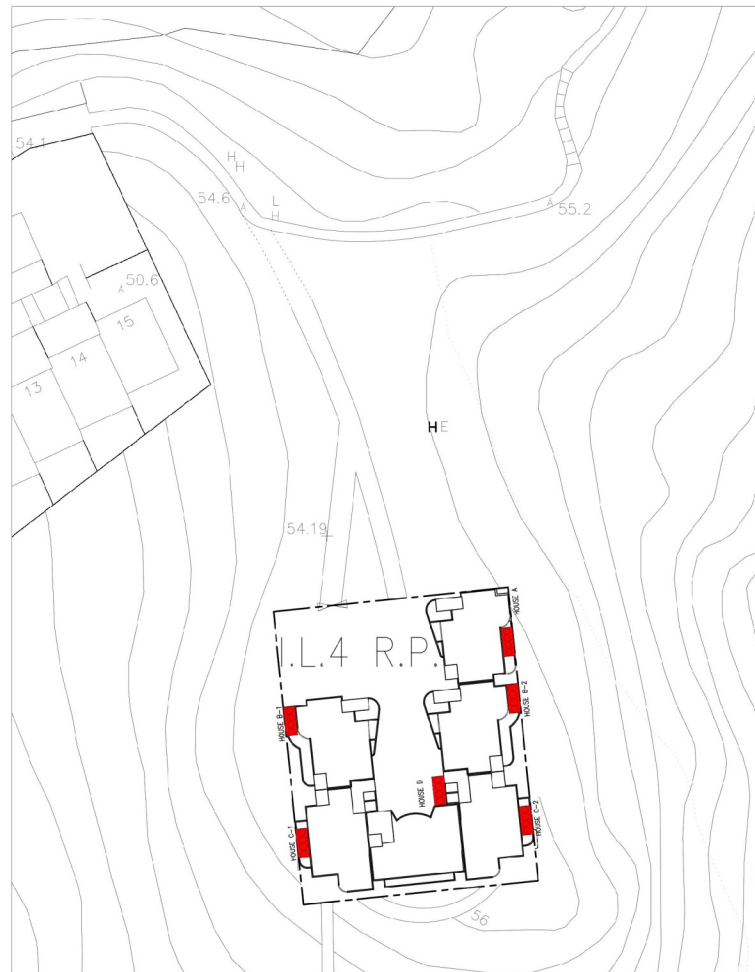
參考編號
REFERENCE No.
Y/I-CC/7

繪圖
DRAWING
Z-1

COIL 4 RP

SITE AREA : 743,102 s.m.
GFA FOR HOUSE A : 65,028x3-STORIES = 195,084 s.m.
COVERED AREA OF HOUSE A : 65,028 s.m.
GFA FOR HOUSE B-1 : 65,016x3-STORIES = 195,054 s.m.
COVERED AREA OF HOUSE B-1 : 65,016 s.m.
GFA FOR HOUSE B-2 : 65,016x3-STORIES = 195,054 s.m.
COVERED AREA OF HOUSE B-2 : 65,016 s.m.
GFA FOR HOUSE C-1 : 65,016x3-STORIES = 195,048 s.m.
COVERED AREA OF HOUSE C-1 : 65,016 s.m.
GFA FOR HOUSE C-2 : 65,016x3-STORIES = 195,048 s.m.
COVERED AREA OF HOUSE C-2 : 65,016 s.m.
GFA FOR HOUSE D : 64,531x3-STORIES = 193,593 s.m.
COVERED AREA OF HOUSE D : 64,531 s.m.
TOTAL GFA OF PROPOSED DEVELOPMENT :
=195,084+(2x195,054)+(2x195,048)+193,593
=1,188,881 s.m.
COVERED % OF SITE AREA :
=1,188,881/743,102
=161.31%

MAXIMUM BUILDING HEIGHT : 8.229m




LEGEND:



BLOCK PLAN

1:200

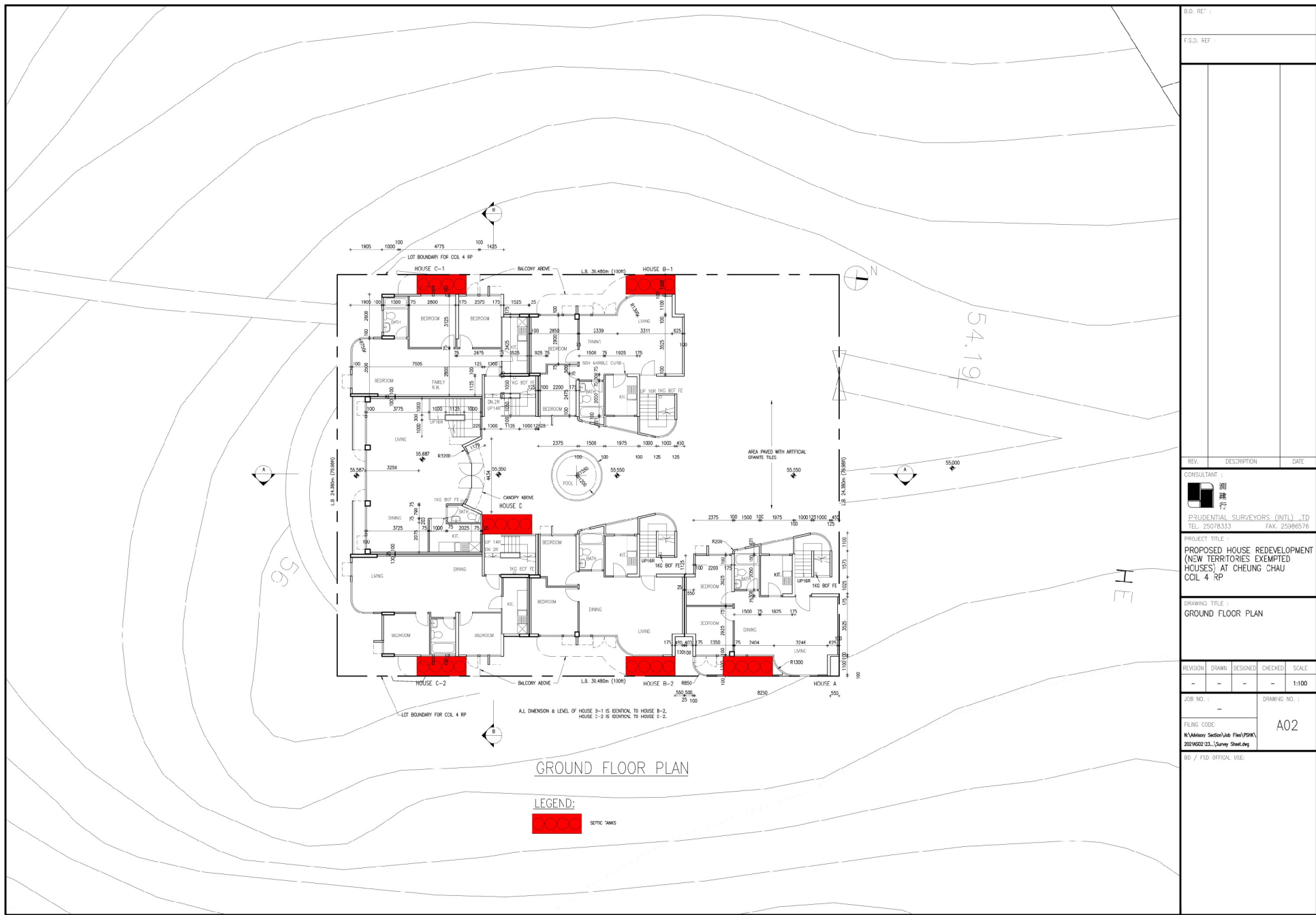



B.D. REF :		
F.S.D. REF :		
REV. DESCRIPTION DATE		
CONSULTANT :		
 PRUDENTIAL SURVEYORS (INTL.) LTD. TEL: 25078333 FAX: 25068576		
PROJECT TITLE :		
PROPOSED HOUSE REDEVELOPMENT (NEW TERRITORIES EXEMPTED HOUSES) AT CHEUNG CHAU COIL 4 RP		
DRAWING TITLE :		
NOTES, SCHEDULES, CALCULATIONS SITE LOCATION PLAN & BLOCK PLAN		
REVISION	DRAWN	DESIGNED
-	-	-
CHECKED		
- AS SHOWN		
JOB NO. :		DRAWING NO. :
-		A01
FILING CODE :		
N:\Minor Section\Job File\PSM\20240502\23_Survey Sheet.dwg		
RD / FSD OFFICIAL USE:		

(來源：申請人於2024年7月11日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 11.7.2024)

參考編號
REFERENCE No.
Y/I-CC/7

繪圖
DRAWING
Z-2

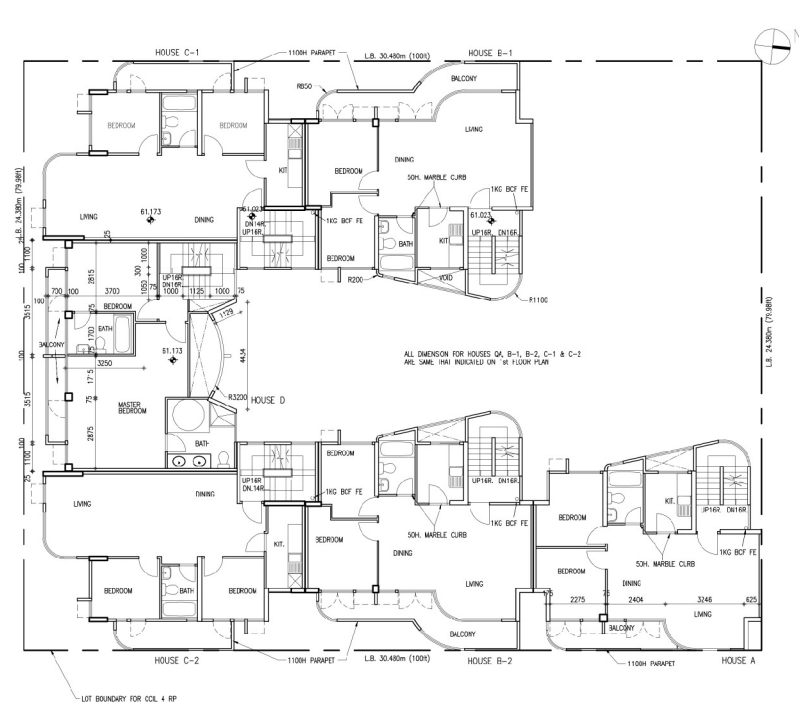
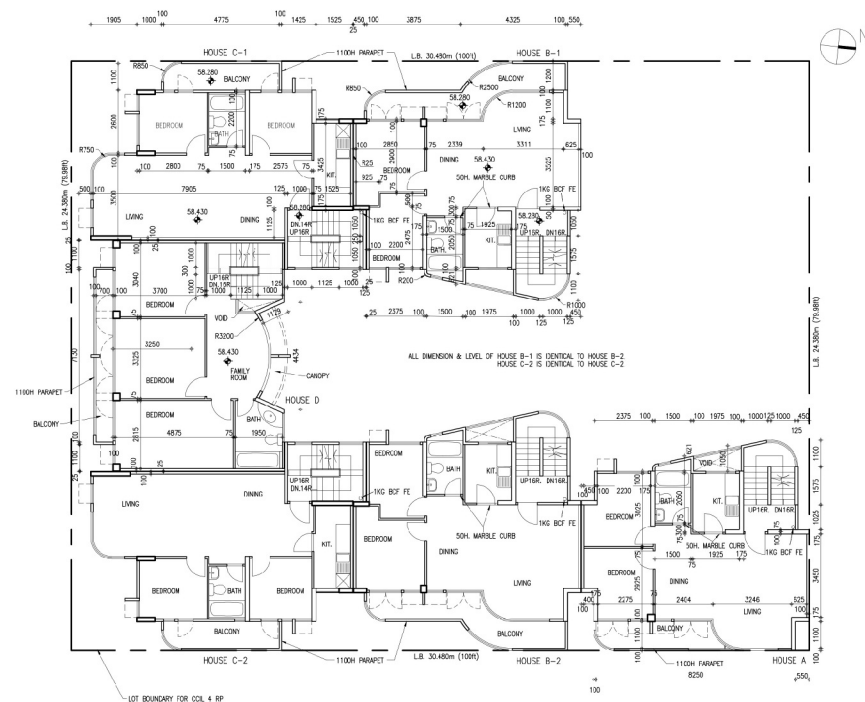


B.D. REF :		
F.S.D. REF :		
REV.	DESCRIPTION	DATE
CONSULTANT :		
 測建行		
PRUDENTIAL SURVEYORS (INT'L) LTD TEL. 25078333 FAX. 25066576		
PROJECT TITLE :		
PROPOSED HOUSE REDEVELOPMENT (NEW TERRITORIES EXEMPTED HOUSES) AT CHEUNG CHAU COL 4 RP		
DRAWING TITLE :		
GROUND FLOOR PLAN		
REVISION	DRAWN	DESIGNED
-	-	-
JOB NO. :		DRAWING NO. :
-		A02
FILING CODE :		
N:\Admin\Section\Job File\PSHK\20240502\23_Survey Sheet.dwg		
BD / FSD OFFICIAL USE:		

(來源：申請人於2024年7月11日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 11.7.2024)

參考編號
REFERENCE No.
Y/I-CC/7

繪圖
DRAWING
Z-3

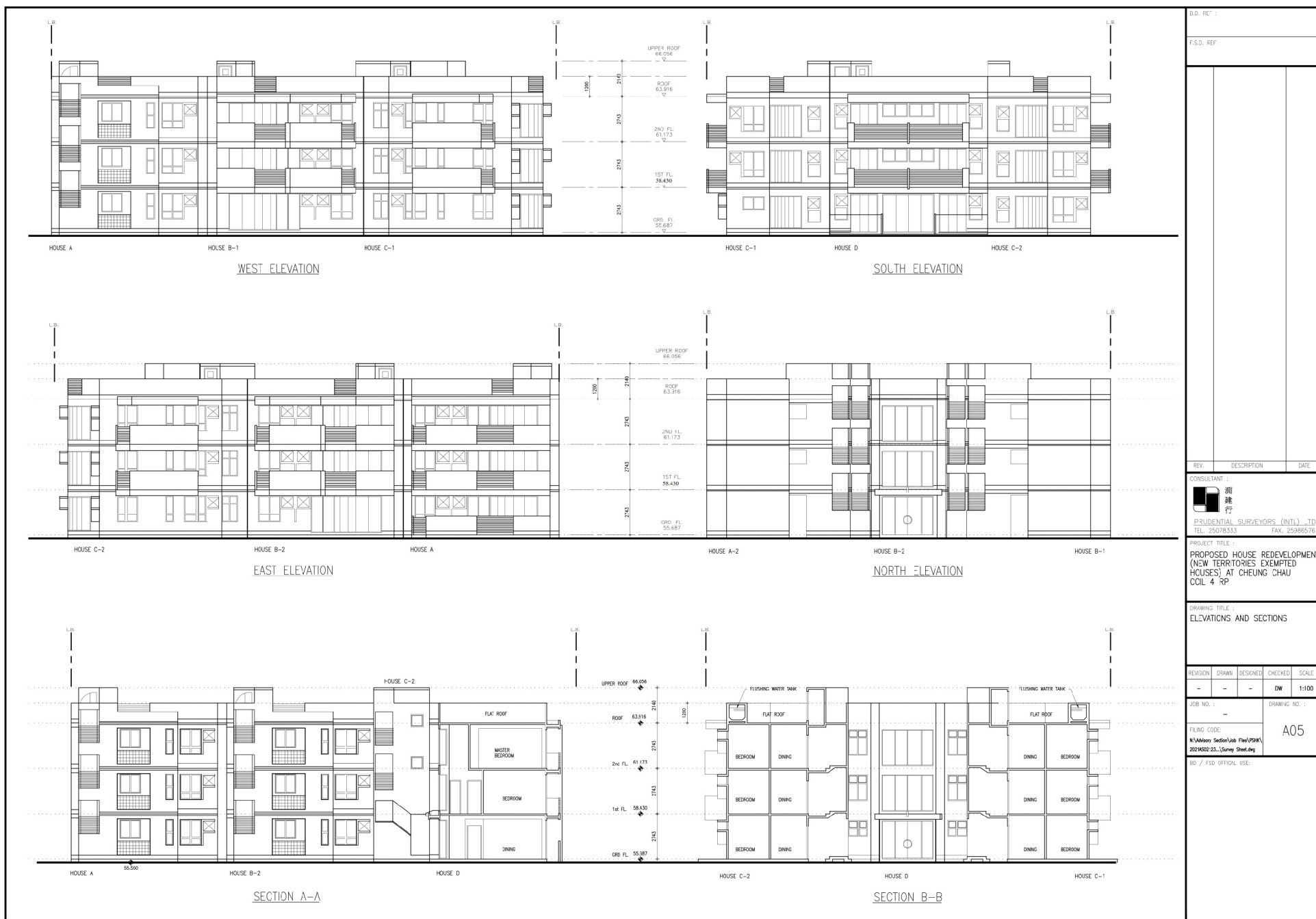


D.O. NO. :					
F.S.D. REF. :					

(來源：申請人於2024年7月11日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 11.7.2024)

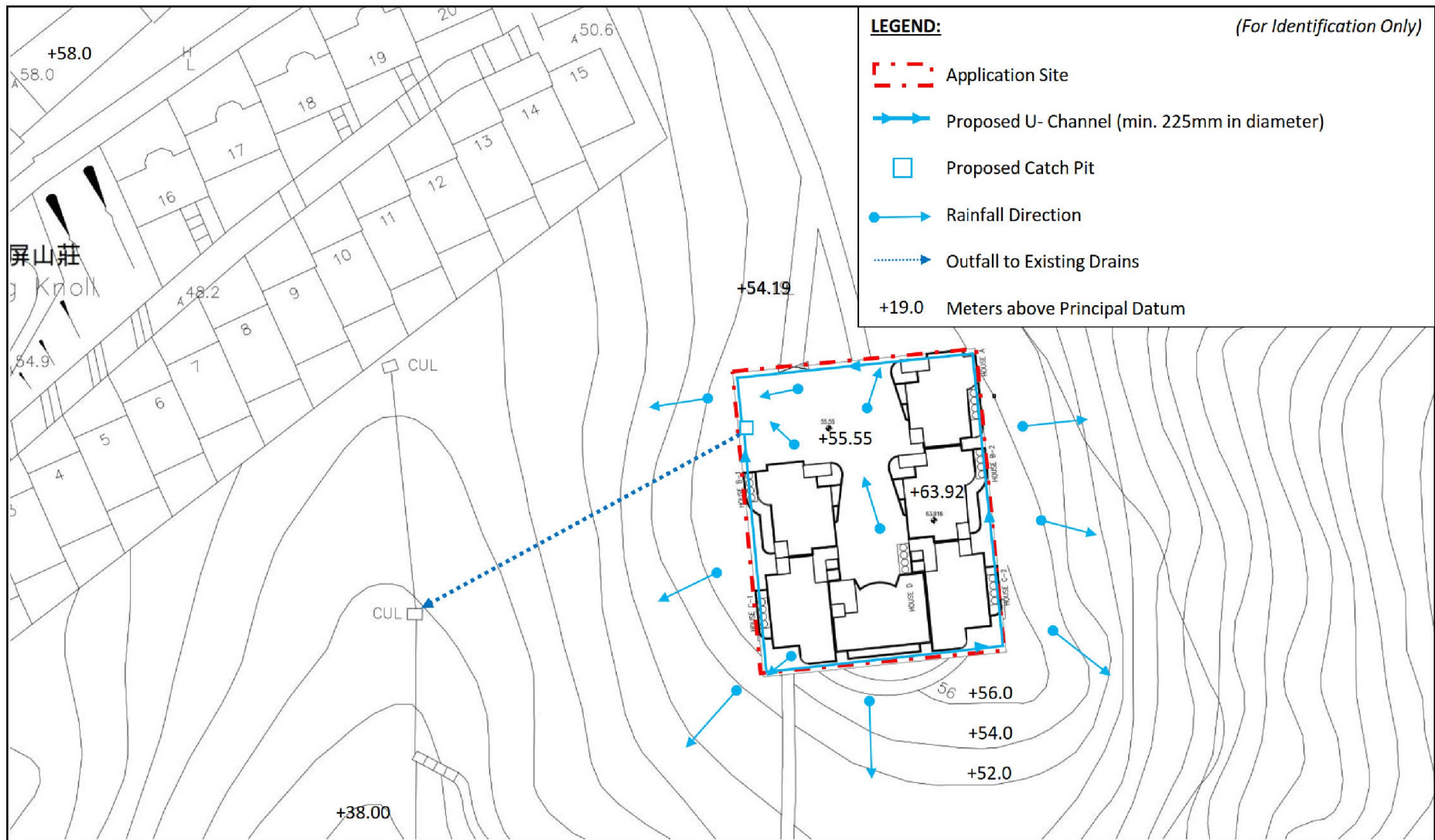
參考編號
REFERENCE No.
Y/I-CC/7


繪圖
DRAWING
Z-4



(來源：申請人於2024年7月11日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 11.7.2024)

繪圖
DRAWING
Z-6



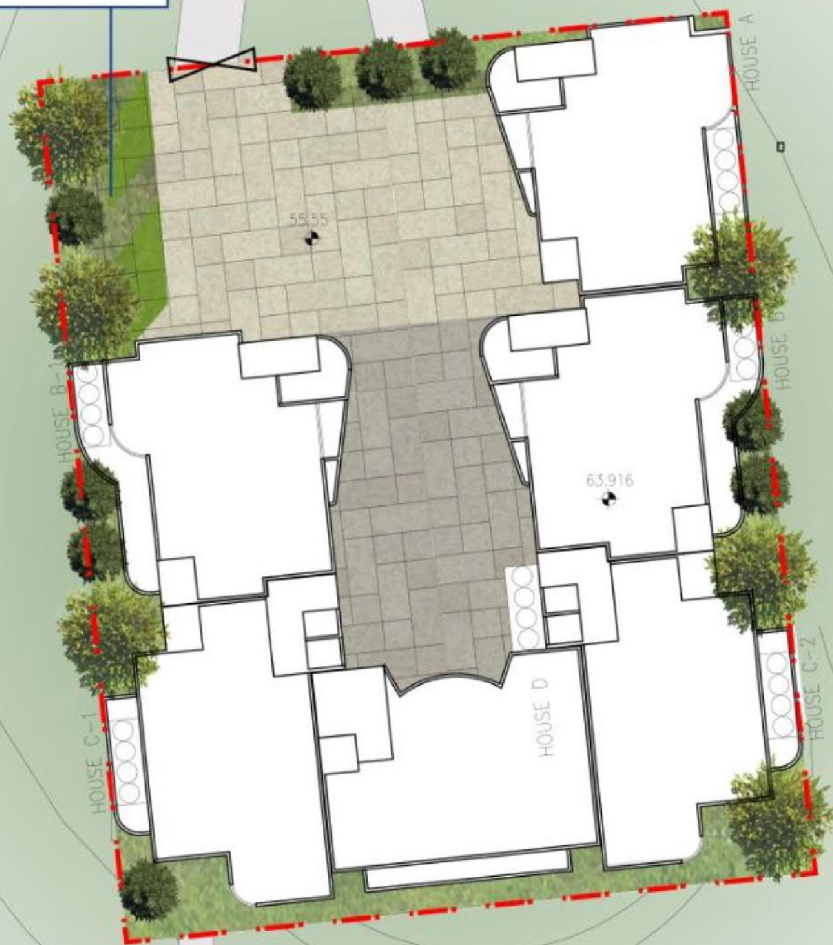
<p>Project: Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island</p>	<p>Title: Drainage Plan</p> <p>Ref.: ADCL/PLG-10288-R001/A7-I</p>	<p>Figure: A7-I</p> <p>Scale: Not to Scale</p> <p>Date: Jun 2024</p>	 <p>AIKON DEVELOPMENT CONSULTANCY LTD.</p>
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(來源：申請人於2024年7月11日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 11.7.2024)

參考編號
REFERENCE No.
Y/I-CC/7

繪圖
DRAWING
Z-7

Provision of buffer planting and trees along the Application Site boundary to alleviate any possible visual intrusion of the proposed development and provide visual amenity to the occupants and neighbours.



LEGEND

- Application Site Boundary
- Proposed Heavy Standard Tree
- Proposed Tree
- Proposed Greenery
- Proposed Paving
- Proposed Level

Project:
Section 12A Request for Amendment to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 from "Residential (Group C) 6" Zone to "Residential (Group C) 9" Zone at Cheung Chau Inland Lot No. 4RP, Fa Peng Knoll, Cheung Chau, Island

Title:
Conceptual Landscape Plan

Ref.: ADCL/PLG-10288-R001/A9-I

Figure:
A9-I

Scale:
Not to Scale

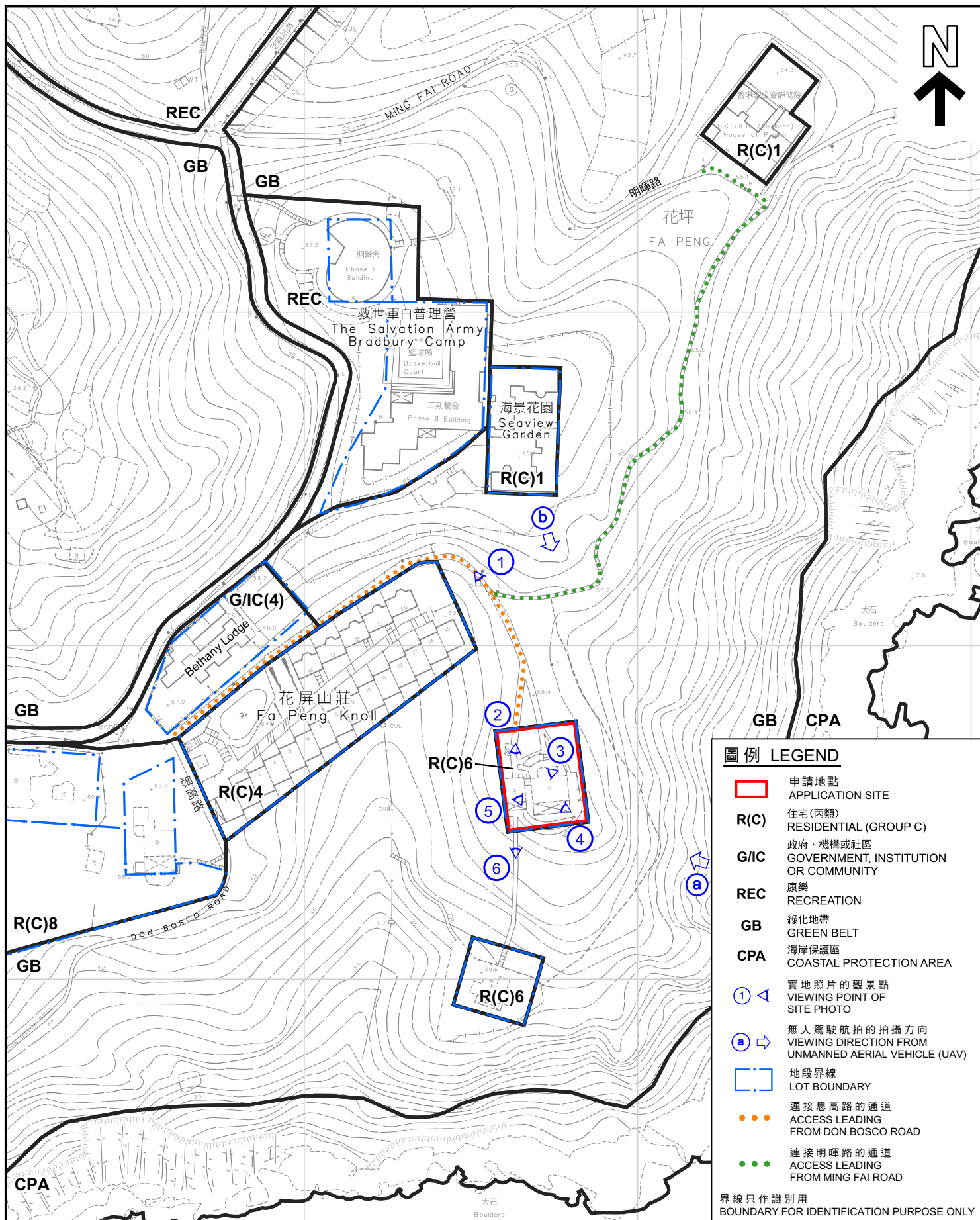
Date:
Jun 2024



(來源：申請人於2024年7月11日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 11.7.2024)

參考編號
REFERENCE No.
Y/I-CC/7

繪圖
DRAWING
Z-8



本摘要圖於2024年7月31日擬備，
所根據的資料為測量圖編號
14-NW-20D及25B

EXTRACT PLAN PREPARED ON 31.7.2024
BASED ON SURVEY SHEET(S) No.
14-NW-20D & 25B

平面圖 SITE PLAN

把申請地點由「住宅(丙類)6」地帶改劃為「住宅(丙類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
長洲花坪長洲內地第4號餘段

TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 6" TO "RESIDENTIAL (GROUP C) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
CHEUNG CHAU INLAND LOT NO. 4 RP, FA PENG, CHEUNG CHAU

SCALE 1:1 500 比例尺
30 0 30 60
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-CC/7

圖 PLAN
Z-2



圖例 LEGEND

- ● ● ACCESS LEADING FROM DON BOSCO ROAD
- ● ● ACCESS LEADING FROM MING FAI ROAD

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年7月31日擬備，
所根據的資料為地政總署於2023年2月1日
拍得的航攝照片編號E182761C
EXTRACT PLAN PREPARED ON 31.7.2024
BASED ON AERIAL PHOTO No.E182761C
TAKEN ON 1.2.2023
BY LANDS DEPARTMENT

近期航攝照片 LATEST AERIAL PHOTO(2023)

把申請地點由「住宅(丙類)6」地帶改劃為「住宅(丙類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
長洲花坪長洲內地段第4號餘段
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 6" TO "RESIDENTIAL (GROUP C) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
CHEUNG CHAU INLAND LOT NO. 4 RP, FA PENG, CHEUNG CHAU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-CC/7

圖 PLAN
Z-3a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年7月31日擬備，
所根據的資料為地政總署於2004年6月11日
拍得的航攝照片編號CW57898
EXTRACT PLAN PREPARED ON 31.7.2024
BASED ON AERIAL PHOTO No.CW57898
TAKEN ON 11.6.2004
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO(2004)

長洲分區計劃大綱草圖編號S/I-CC/1
DRAFT CHEUNG CHAU OUTLINE ZONING PLAN NO. S/I-CC/1
把申請地點由「住宅(丙類)6」地帶改劃為「住宅(丙類)9」地帶
及修訂適用於申請地點土地用途地帶的《註釋》
長洲花坪長洲內地段第4號餘段
TO REZONE THE APPLICATION SITE FROM
"RESIDENTIAL (GROUP C) 6" TO "RESIDENTIAL (GROUP C) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
CHEUNG CHAU INLAND LOT NO. 4 RP, FA PENG, CHEUNG CHAU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-CC/7

圖 PLAN
Z-3b

a



b



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

本圖於2024年7月31日擬備，所根據的
資料為攝於2024年7月26日的無人機照片
PLAN PREPARED ON 31.7.2024
BASED ON UNMANNED AERIAL VEHICLE
PHOTO TAKEN ON 26.7.2024

無人機照片 UNMANNED AERIAL VEHICLE PHOTO

把申請地點由「住宅(丙類)6」地帶改劃為「住宅(丙類)9」地帶及
修訂適用於申請地點土地用途地帶的《註釋》
長洲花坪長洲內地段第4號餘段

TO REZONE THE APPLICATION SITE FROM
RESIDENTIAL (GROUP C) 6" TO "RESIDENTIAL (GROUP C) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
CHEUNG CHAU INLAND LOT NO. 4 RP, FA PENG, CHEUNG CHAU

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-CC/7

圖 PLAN
Z-4

1



2



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

實地照片 SITE PHOTO

把申請地點由「住宅(丙類)6」地帶改劃為「住宅(丙類)9」地帶及
修訂適用於申請地點土地用途地帶的《註釋》
長洲花坪長洲內地段第4號餘段

TO REZONE THE APPLICATION SITE FROM
RESIDENTIAL (GROUP C) 6" TO "RESIDENTIAL (GROUP C) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
CHEUNG CHAU INLAND LOT NO. 4 RP, FA PENG, CHEUNG CHAU

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-CC/7

圖 PLAN
Z-5a

本圖於2024年7月31日擬備，所根據的
資料為攝於2024年7月26日的實地照片
PLAN PREPARED ON 31.7.2024
BASED ON SITE PHOTOS
TAKEN ON 26.7.2024

3



4



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

實地照片 SITE PHOTO

把申請地點由「住宅(丙類)6」地帶改劃為「住宅(丙類)9」地帶及
修訂適用於申請地點土地用途地帶的《註釋》
長洲花坪長洲內地段第4號餘段

TO REZONE THE APPLICATION SITE FROM
RESIDENTIAL (GROUP C) 6" TO "RESIDENTIAL (GROUP C) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
CHEUNG CHAU INLAND LOT NO. 4 RP, FA PENG, CHEUNG CHAU

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-CC/7

圖 PLAN
Z-5b

本圖於2024年7月31日擬備，所根據的
資料為攝於2024年7月26日的實地照片
PLAN PREPARED ON 31.7.2024
BASED ON SITE PHOTOS
TAKEN ON 26.7.2024

5



6



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

實地照片 SITE PHOTO

把申請地點由「住宅(丙類)6」地帶改劃為「住宅(丙類)9」地帶及
修訂適用於申請地點土地用途地帶的《註釋》
長洲花坪長洲內地段第4號餘段

TO REZONE THE APPLICATION SITE FROM
RESIDENTIAL (GROUP C) 6" TO "RESIDENTIAL (GROUP C) 9" AND
TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE
CHEUNG CHAU INLAND LOT NO. 4 RP, FA PENG, CHEUNG CHAU

本圖於2024年7月31日擬備，所根據的
資料為攝於2024年7月26日的實地照片
PLAN PREPARED ON 31.7.2024
BASED ON SITE PHOTOS
TAKEN ON 26.7.2024

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-CC/7

圖 PLAN
Z-5c