

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/I-PC/2**  
**关于申请编号 Y/I-PC/2 而只作指示用途的拟议发展计划的概括发展规范**

Revised broad development parameters in view of  
the further information received on 16.11.2023  
因应于 2023 年 11 月 16 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	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  新界坪洲丈量约份地段第 194 号余段及第 197 号余段及毗连政府土地		
Site area 地盘面积	2,860 sq. m 平方米 (Includes Government Land of 包括政府土地 310 sq. m 平方米)		
Plan 图则	Approved Peng Chau Outline Zoning Plan No. S/I-PC/12 坪洲分区计划大纲核准图编号 S/I-PC/12		
Zoning 地带	"Village Type Development" 「乡村式发展」		
Proposed Amendment(s) 拟议修订	To rezone the application site from "Village Type Development" to "Residential (Group C)1" 把申请地点由「乡村式发展」地带改划为「住宅（丙类）1」地带		
Gross floor area and/or plot ratio 总楼面面积及/或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	About 约 2,145	Not more than 不多於 0.75
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	10	
	Non-domestic 非住用	-	
	Composite 综合用途	-	

Building height/No. of storeys 建筑物高度/层数	Domestic 住用	Not more than 不多於 9	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 3	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 25 %		
No. of units 单位数目	29 Flats 住宅单位		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	-		

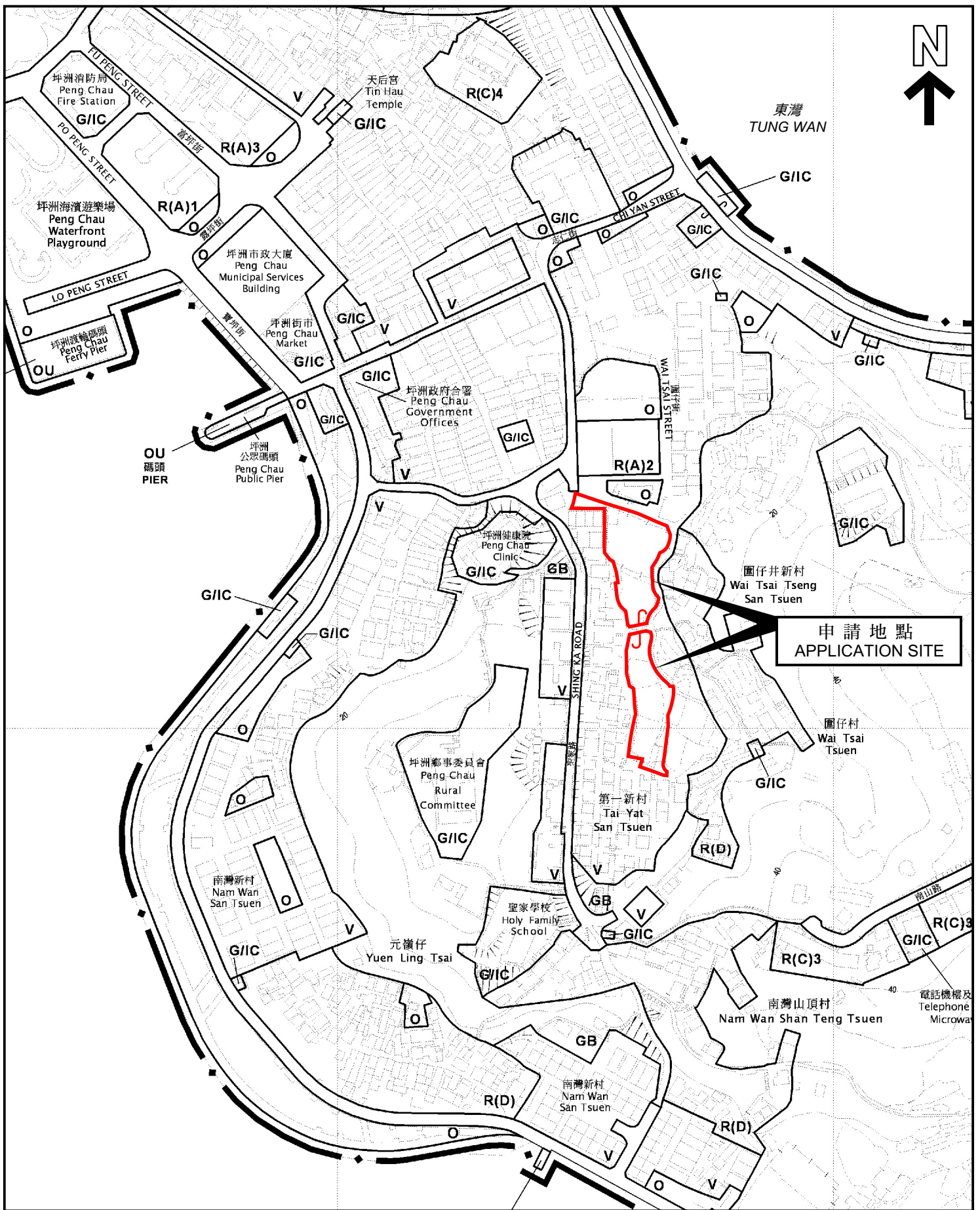
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<b>Chinese</b> 中文	<b>English</b> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Responses to departmental comments 回应部门的意见</u></b>		
<b><u>Revised Tree Survey and Preservation Report 经修订的树木调查及保育报告</u></b>		
<b><u>Consolidated Geotechnical Planning Review Report 经整合的土力规划审查评估报告</u></b>		
<b><u>Revised Level of Service Assessment 经修订的行人路服务水平评估报告</u></b>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



**位置圖 LOCATION PLAN**

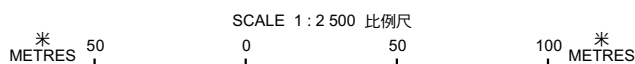
本摘要圖於2023年11月20日擬備，  
所根據的資料為於2013年12月3日  
核准的分區計劃大綱圖編號S/I-PC/12

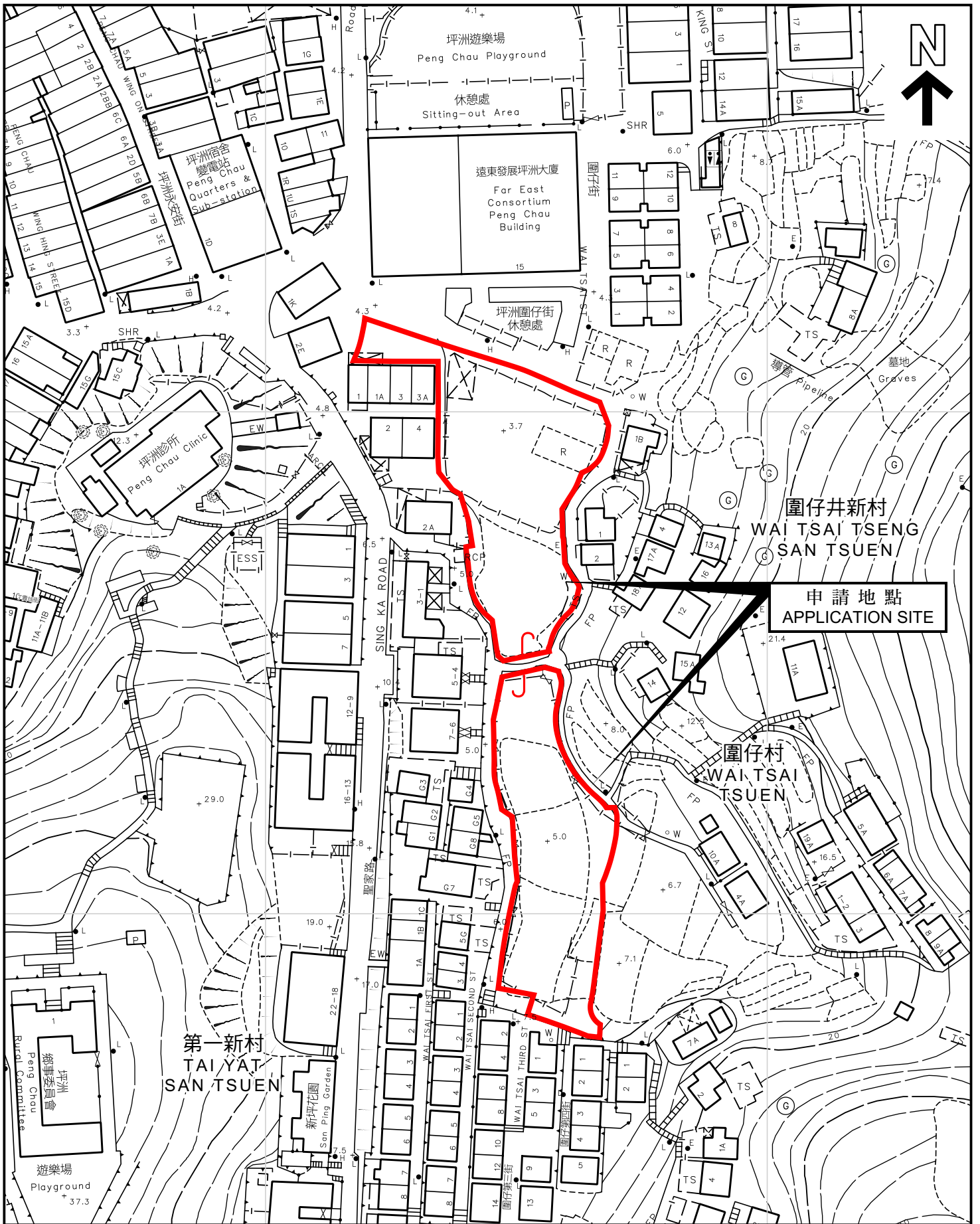
EXTRACT PLAN PREPARED ON 20.11.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/I-PC/12 APPROVED ON 3.12.2013

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。

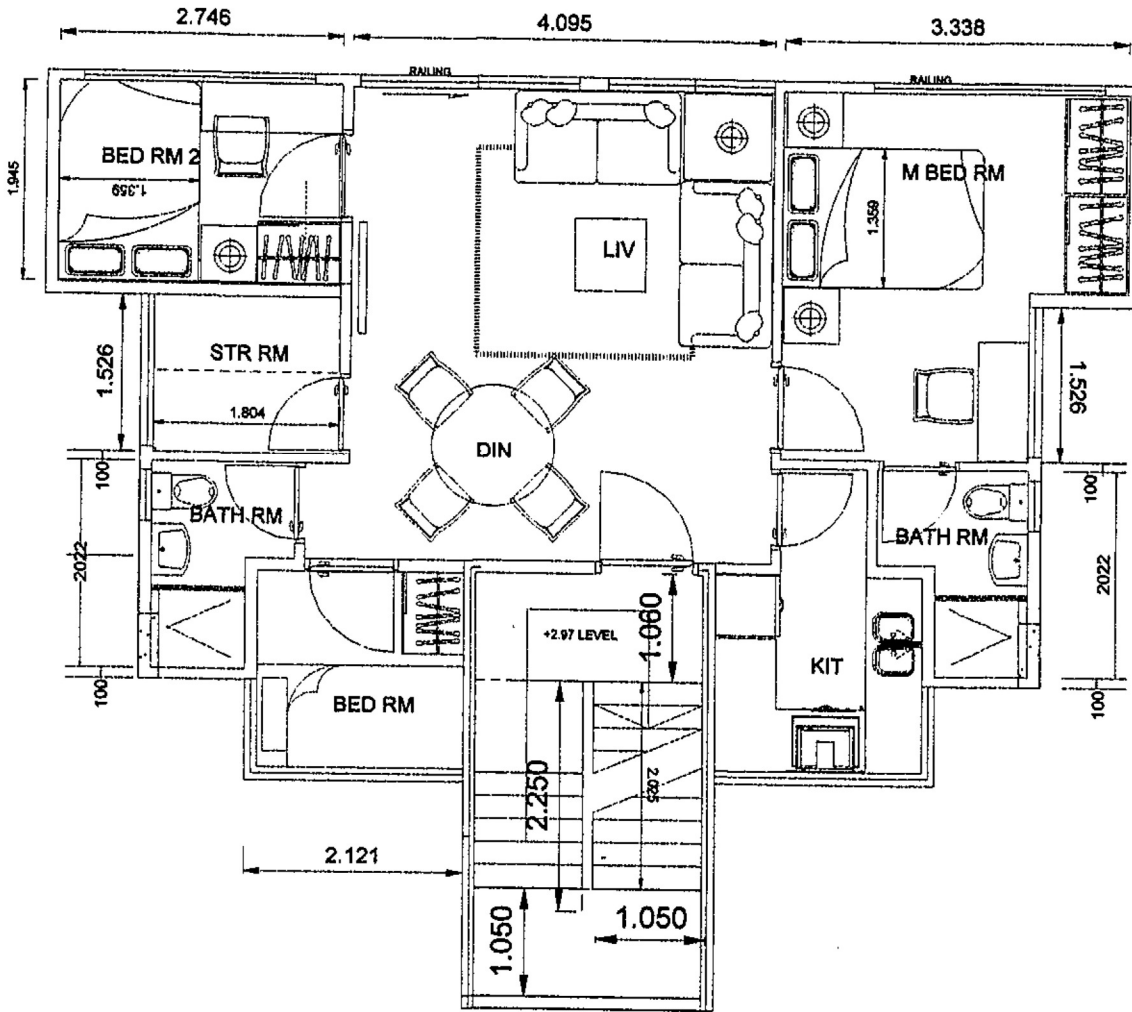
The applicant submitted further information providing responses to departmental comments, revised tree survey and preservation report, a consolidated Geotechnical Planning Review Report, revised Level of Service Assessment as well as revised Master Layout Plan, section plans and Landscape Master Plan.

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 )

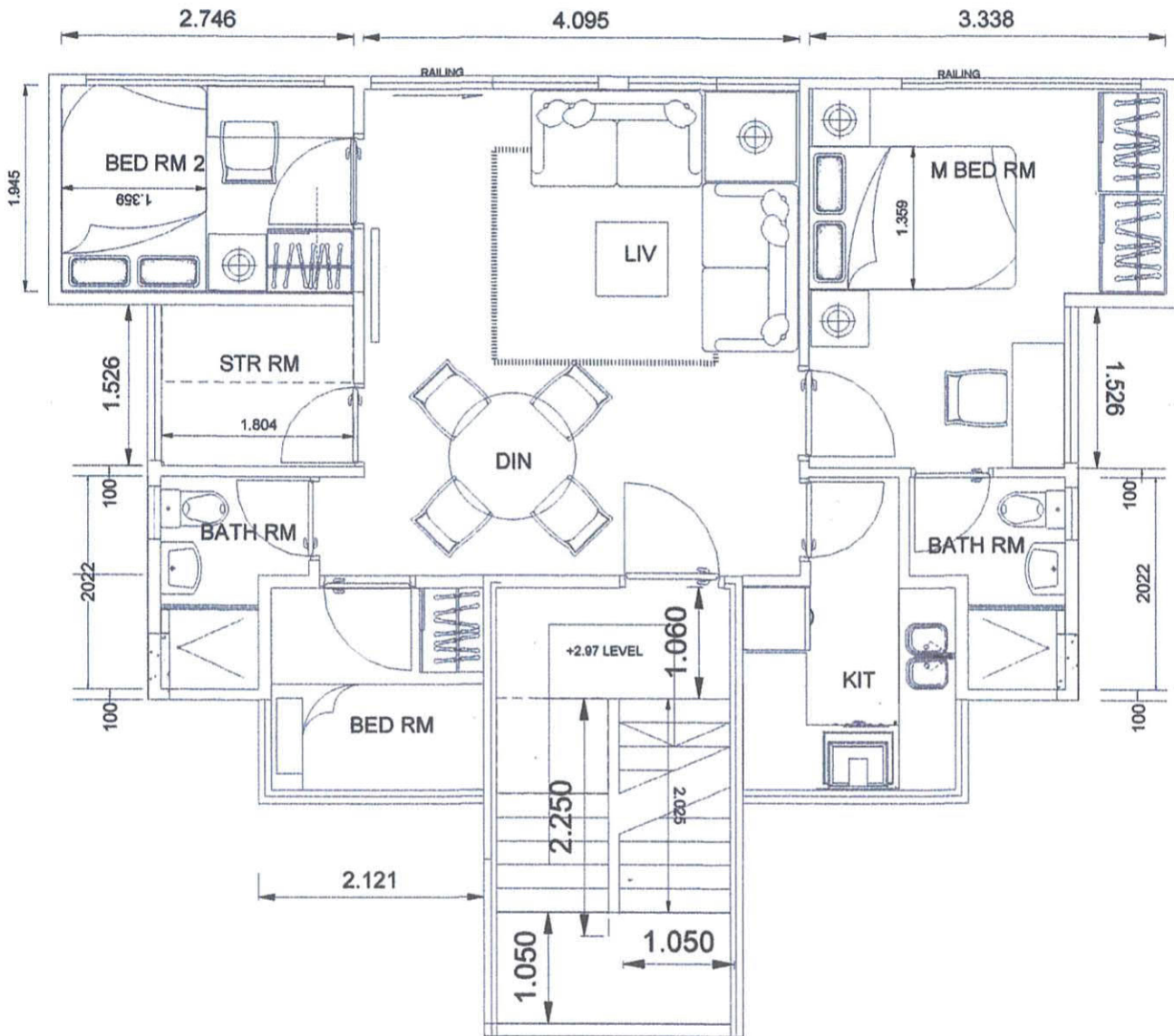
申請編號 Application No. : Y/I-PC/2

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



TYPICAL FLOOR PLAN for 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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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  
DRAWN  
GC  
CHECKED  
RH  
APPROVED  
CY

FIGURE NO.  
SCALE AND ORIENTATION  
1:400@A3  
JOB TITLE  
Peng Chau S12A Planning Application



ARUP

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