

**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 15.2.2024  
因应于 2024 年 2 月 15 日接获的进一步资料而修订的概括发展规范

|  |  |               |                    |
|--|--|---------------|--------------------|
| Application No.<br>申请编号                            | Y/I-PC/2   |               |                    |
| Location/address<br>位置/地址                          | Lots 194 RP and 197 RP in D.D. Peng Chau and Adjoining Government Land, Peng Chau, New Territories<br><br>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<br>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<br>图则   | Approved Peng Chau Outline Zoning Plan No. S/I-PC/12<br>坪洲分区计划大纲核准图编号 S/I-PC/12  |               |                    |
| Zoning<br>地带                                       | "Village Type Development"<br>「乡村式发展」  |               |                    |
| Proposed Amendment(s)<br>拟议修订                      | To rezone the application site from "Village Type Development" to "Residential (Group C)1"<br>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<br>总楼面面积及/或地积比率 |  | sq. m<br>平方米  | Plot ratio<br>地积比率 |
|  | Domestic<br>住用   | About 约 2,145 | About 约 0.75       |
|  | Non-domestic<br>非住用  | -             | -                  |
| No. of block<br>幢数                                 | Domestic<br>住用   | 10            |                    |
|  | Non-domestic<br>非住用  | -             |                    |
|  | Composite<br>综合用途  | -             |                    |

|  |                     |       |               |
|--|---------------------|-------|---------------|
| Building height/No. of storeys<br>建筑物高度/层数                           | Domestic<br>住用      | 6 - 9 | m 米           |
|  |                     | -     | mPD 米(主水平基准上) |
|  |                     | 2 - 3 | Storey(s) 层   |
|  | Non-domestic<br>非住用 | -     | m 米           |
|  |                     | -     | mPD 米(主水平基准上) |
|  |                     | -     | Storey(s) 层   |
|  | Composite<br>综合用途   | -     | m 米           |
|  |                     | -     | mPD 米(主水平基准上) |
|  |                     | -     | Storey(s) 层   |
| Site coverage<br>上盖面积  | 25 %                |       |               |
| No. of units<br>单位数目   | 29 Flats 住宅单位       |       |               |
| Open space<br>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<br>停车位及上落客货车位数目 | -                   |       |               |

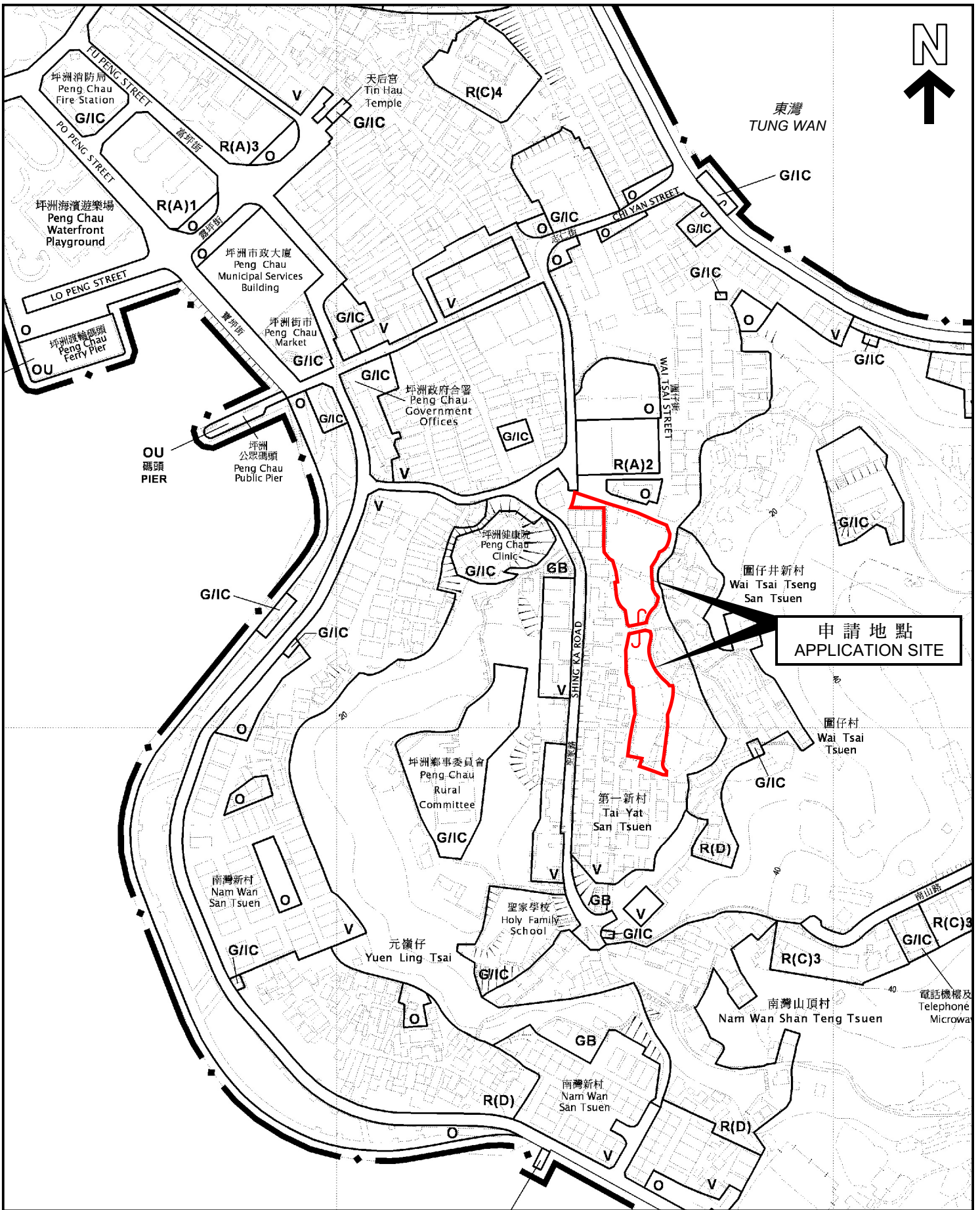
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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| <b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>  |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <u>Chinese</u><br>中文     | <u>English</u><br>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 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 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 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, a revised Sewerage Impact Assessment and a Drainage Proposal.</u></b> |                          |                                     |
| <b><u>回应部门的意见、一份经修订排污影响评估及一份排水建议。</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.

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**位置圖 LOCATION PLAN**

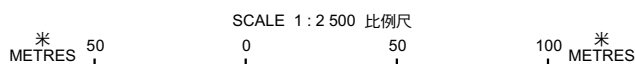
本摘要圖於2024年2月19日擬備，  
所根據的資料為於2013年12月3日  
核准的分區計劃大綱圖編號S/I-PC/12

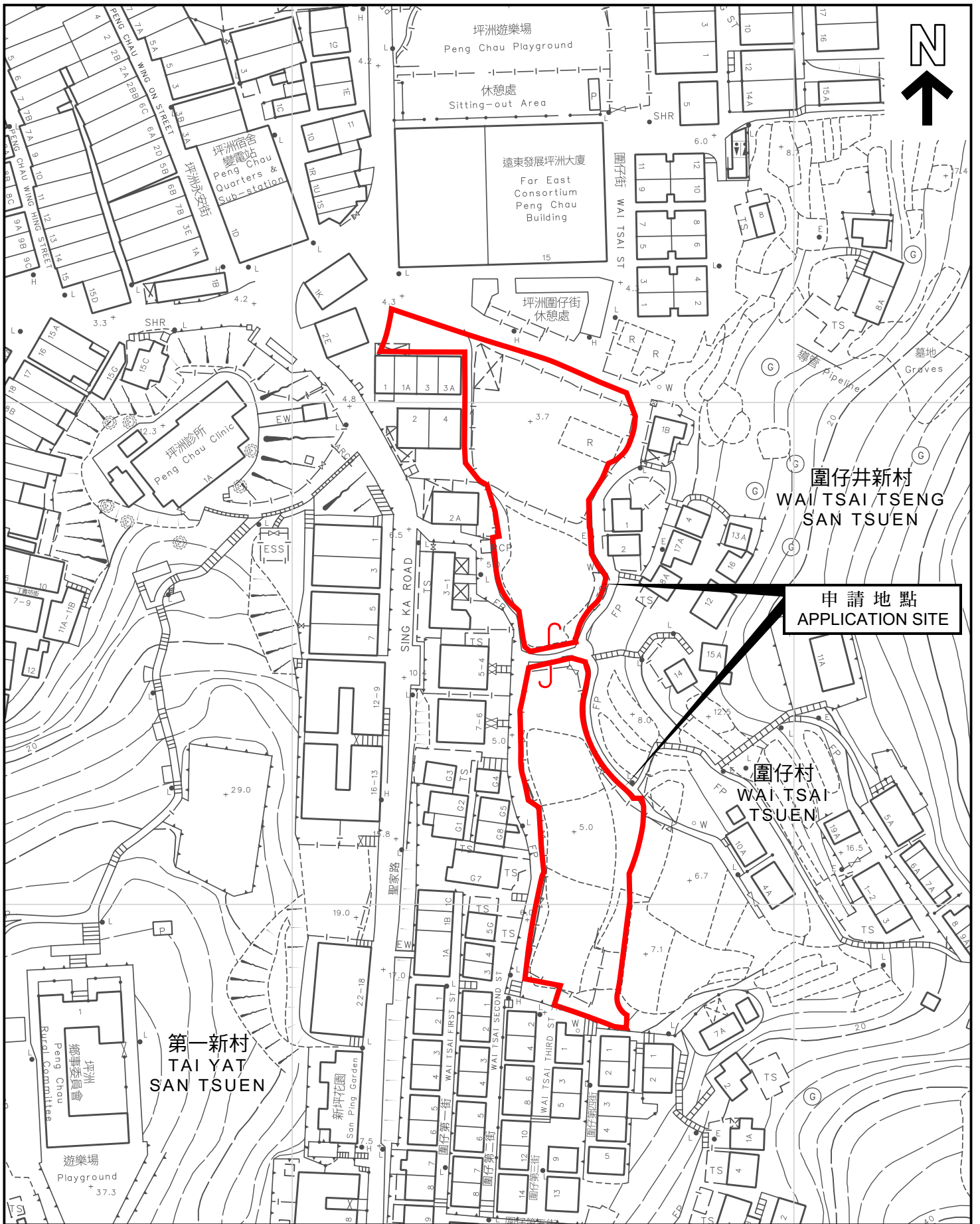
EXTRACT PLAN PREPARED ON 19.2.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/I-PC/12 APPROVED ON 3.12.2013

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2024年2月19日擬備，  
所根據的資料為測量圖編號10-SW-10B及10D  
EXTRACT PLAN PREPARED ON 19.2.2024  
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、一份經修訂排污影響評估及一份排水建議。

The applicant submitted further information providing responses to departmental comments, a revised Sewerage Impact Assessment and a Drainage Proposal.

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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