Broad Development Parameters of the Applied Use/Development in respect of Application No. A/SK-HC/364

关乎申请编号 A/SK-HC/364 的拟议用途/发展的概括发展规范

Revised broad development parameters in view of the further information received on 11.4.2025

因应於 2025 年 4 月 11 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	A/SK-HC/364				
Location/address 位置/地址	Lot 214 in D.D. 219 and the Extension thereto and Adjoining Government Land, Tin Shek Road, Sai Kung, New Territories 新界西贡田石路丈量约份第 219 约地段第 214 号及增批部分和毗连政府土地				
Site area 地盘面积	About 约 681.4 sq. m 平方米 (Includes Government Land of about 包括政府土地约 128.9 sq. m 平方米)				
Plan 图则	Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12 蚝涌分区计划大纲草图编号 S/SK-HC/12				
Zoning 地带	"Residential (Group C) 2" 「住宅(丙类)2」				
Applied use/ development 申请用途/发展	Proposed Minor Relaxation of Building Height Restriction for Permitted House Development 拟议略爲放宽建筑物高度限制以作准许的屋宇发展				
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	Not more than 不多於 272.5	Not more than 不多於 0.4		
	Non-domestic 非住用	-	-		
No. of block 幢数	Domestic 住用	1			
	Non-domestic 非住用	-			
	Composite 综合用途	-			
Building height/No.	Domestic	11.3	m米		

of storeys 建筑物高度/ 层数	住用	-	- mPD 米(主水平基准上)			
		2	Stor	Storey(s) 层		
14.34		1	Excl Base	lude 不包括 ement 地库		
	Non-domestic 非住用	-	m 爿	m米		
		-	mPI	mPD 米(主水平基准上)		
		-	Storey(s) 层			
	Composite 综合用途	-	m米			
		-	mPI	nPD 米(主水平基准上)		
		-	Store	Storey(s) 层		
Site coverage 上盖面积	Not more than 20 %					
No. of units 单位数目	2 Flats 住宅单位					
Open space	Private 私人	-	sq. m平方米			
休憩用地	Public 公众	- sq. m 平方米				
No. of parking	Total no. of vehic	al no. of vehicle spaces 停车位总数 4				
spaces and loading						
/ unloading spaces 停车位及上落客货	Private Car Pa	Private Car Parking Spaces 私家车车位				
字字位及上洛各页 车位数目						
	Total no. of vehicle loading/unloading bays/lay-bys			1		
	上落客货车位/停车处总数					
	Light Goods Vehicle Spaces 轻型货车车位			1		

^{*} 有关资料是为方便市民大众参考而提供。对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。

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.

Plans and Drawings 图则及绘图	Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
Master layout plan(s) Layout plan(s) 总纲发展蓝图 / 布局设计图 □ □ □ □ □ □ □ □ □			English
Master layout plan(s)/Layout plan(s) 总纲发展蓝图 / 布局设计图		中文	英文
Block plan(s) 楼宇位置图 Floor plan(s) 楼宇平面图 Sectional plan(s) 楼宇平面图 Block plan(s) 楼宇平面图 Sectional plan(s) 截视图 Elevation(s) 立视图 Photomontage(s) showing the proposed development 显示拟议发展的合成照片 Master landscape plan(s)/Landscape plan(s) 园境设计总图/园境设计图 Others (please specify) 其他(请注明) Proposed Excavation Plan 拟议挖土图 Location Plan 位置图 Lot Index Plan 地段索引图 Photos of Existing Condition and Surrounding Context 现有状况及附近环境的照片 Outline Zoning Plan Extract 分区计划大纲图摘录 Reports 报告书 Planning Statement / Justifications 规划纲领 / 理据 Environmental assessment (noise, air and/or water pollutions) 环境评估(噪音、空 与及/或水的污染) Traffic impact assessment (on vehicles) 就车辆的交通影响评估 Traffic impact assessment 视觉影响评估 口Traffic impact assessment 视觉影响评估 口Tree Survey 树木调查 Geotechnical impact assessment 非水影响评估 口Triange impact assessment 排水影响评估 Conters (please specify) 其他(请注明) Geotechnical Planning Review Report 土力规划检讨报告 Swept Path Analysis 行车路线分析	Plans and Drawings 图则及绘图		
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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。对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。



