

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/H10/12**  
**關乎申請編號 Y/H10/12 而只作指示用途的擬議發展計劃的概括發展規範**

Application No. 申請編號	Y/H10/12		
Location/address 位置／地址	Sandy Bay Waterfront 沙灣海旁		
Site area 地盤面積	About 約 16,725 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 16,725 sq. m 平方米)		
Plan 圖則	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19 薄扶林分區計劃大綱核准圖編號 S/H10/19		
Zoning 地帶	"Government, Institution or Community" 「政府、機構或社區」		
Proposed Amendment(s) 擬議修訂	To rezone part of the application site from "Government, Institution or Community" to "Open Space" or "Other Specified Uses" annotated "Promenade" and extend the Outline Zoning Plan boundary to include part of Sandy Bay Waterfront and zone as "Open Space" or "Other Specified Uses" annotated "Promenade" 把部分申請地點由「政府、機構或社區」地帶改劃為「休憩用地」或「其他指定 用途」註明「海濱公園」地帶，並延伸大綱圖範圍以包括部分沙灣海旁並劃為 「休憩用地」或「其他指定用途」註明「海濱公園」地帶		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	-		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	Not less than 不少於 16,725	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	-		

\* 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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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Location Plan 位置圖</u></b>		
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>Proposed Notes of Schedule of Uses of the Zone 對土地用途地帶的《註釋》的擬議修訂</u></b>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



## 位置圖 LOCATION PLAN

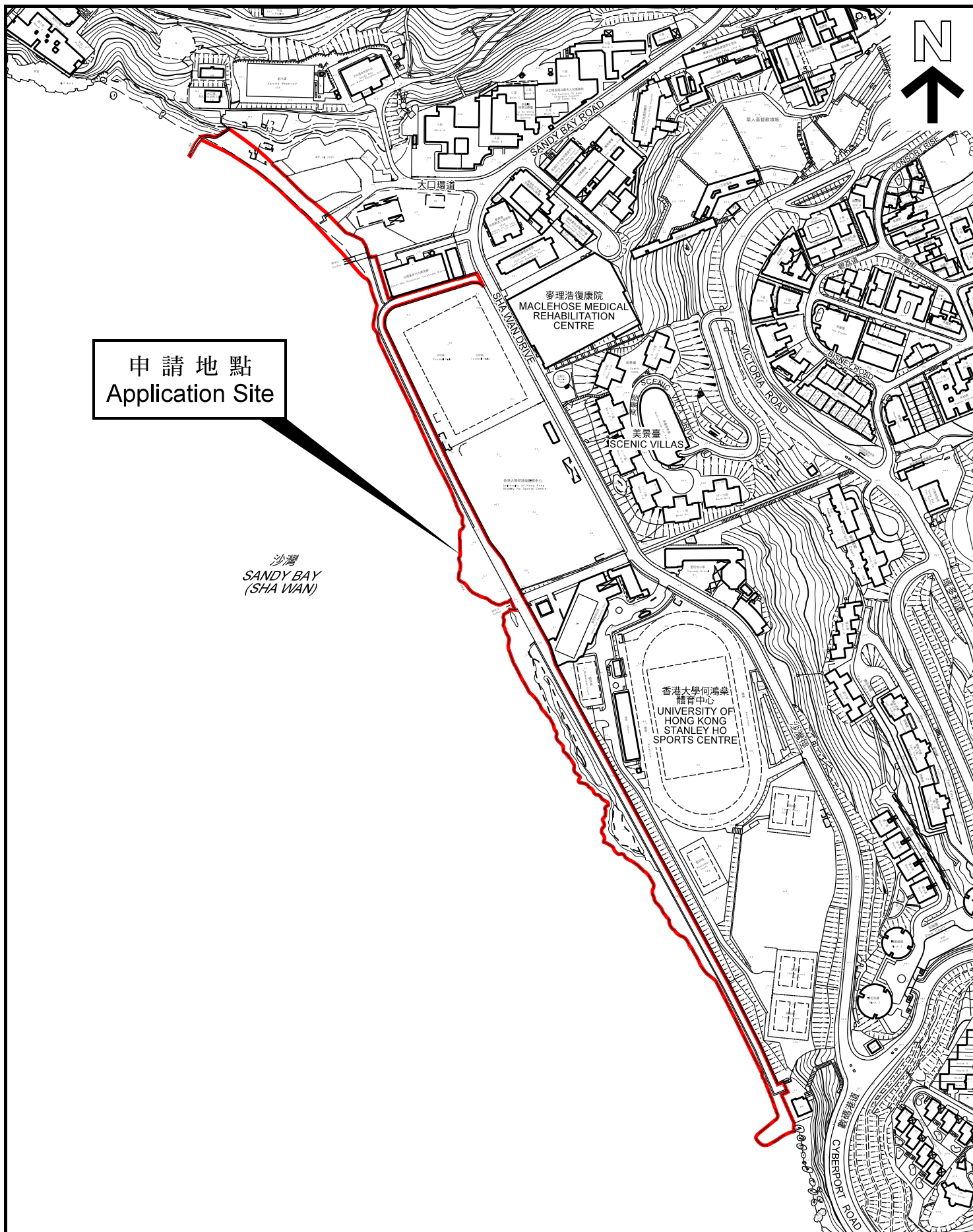
本摘要圖於2021年3月23日擬備，  
所根據的資料為於2021年1月5日  
核准的分區計劃大綱圖編號 S/H10/19  
EXTRACT PLAN PREPARED ON 23.3.2021  
BASED ON OUTLINE ZONING PLAN No.  
S/H10/19 APPROVED ON 5.1.2021

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/H10/12





### 平面圖 SITE PLAN

本摘要圖於2021年3月23日擬備，  
所根據的資料為測量圖編號  
11-SW-11C, 11-SW-11D及11-SW-16B  
EXTRACT PLAN PREPARED ON 23.3.2021  
BASED ON SURVEY SHEETS No.  
11-SW-11C, 11-SW-11D & 11-SW-16B

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/H10/12

**申請編號 Application No. : Y/H10/12**

**備註 Remarks**

申請人擬議把部分申請地點在薄扶林分區計劃大綱核准圖編號 S/H10/19 上由「政府、機構或社區」地帶改劃為「休憩用地」或「其他指定用途」註明「海濱公園」地帶，並延伸大綱圖範圍以包括部分沙灣海旁並劃為「休憩用地」或「其他指定用途」註明「海濱公園」地帶。

The applicant proposes to rezone part of the application site from “Government, Institution or Community” to “Open Space” or “Other Specified Uses” annotated “Promenade” on the approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/19, and to extend the OZP boundary to include part of Sandy Bay Waterfront and zone as “Open Space” or “Other Specified Uses” annotated “Promenade”.

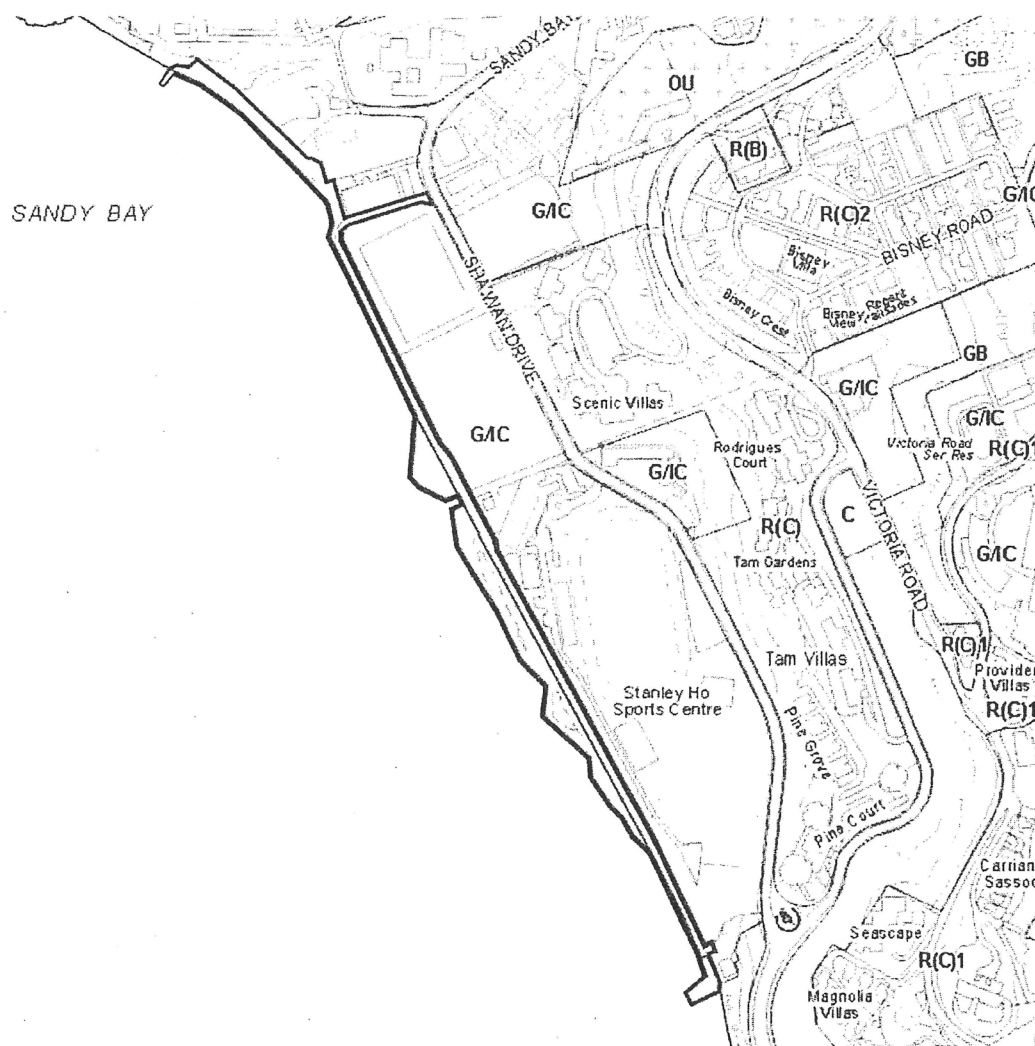
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## Section 12A application

Location:	Sandy Bay Waterfront
Site area:	About 16725 sq. m
Plan:	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19
Zoning:	Government, Institution or Community and land without zoning
Proposed Amendments:	To rezone the application site from "Government, Institution or Community" to "Open Space" or "Other Specified Use" annotated "Promenade"
Current Use:	Unallocated government land and a service road for Queen Mary cooling water pumping station under the maintenance and repair by HKU

Location map:



**GOVERNMENT, INSTITUTION OR COMMUNITY**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Cable Car Route and Terminal Building	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Marine Fuelling Station
Institutional Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Library	Off-course Betting Centre
Market	Office
Pier	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services (not elsewhere specified)
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

**Planning Intention**

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.



Proposed zoning (1):

### OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Barbecue Spot
Bathing Beach	Cable Car Route and Terminal Building
Field Study/Education/Visitor Centre	Eating Place
Park and Garden	Government Refuse Collection Point
Pavilion	Government Use (not elsewhere specified)
Pedestrian Area	Holiday Camp
Picnic Area	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Playground/ Playing Field	Pier
Promenade	Place of Entertainment
Public Convenience	Place of Recreation, Sports or Culture
Sitting Out Area	Private Club
Zoo	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

#### Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Proposed zoning (2):

**OTHER SPECIFIED USES**

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Promenade" only

Promenade

Government Use  
Utility Installation not ancillary to the Specified Use

Planning Intention

This zone is intended primarily for promenade use serving the needs of local residents as well as the general public.



申請編號 Application No. : Y/H10/12

與申請地點屬相同地帶的先前申請

**Previous Applications Relating to the Application Site with Same Zoning(s)**

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

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