

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/SK-CWBN/73**

關乎申請編號 A/SK-CWBN/73 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of

the further information received on 21.6.2023

因應於 2023 年 6 月 21 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/SK-CWBN/73		
Location/address 位置/地址	Lot 1073 (Part) in D.D. 243 and Adjoining Government Land, Mang Kung Uk, Hang Hau, Sai Kung, New Territories 新界西貢坑口孟公屋丈量約份第 243 約地段第 1073 號(部分)及毗連政府土地		
Site area 地盤面積	65.03 sq. m 平方米 (Includes Government Land of 包括政府土地 31.2 sq. m 平方米) sq. m 平方米		
Plan 圖則	Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6 清水灣半島北分區計劃大綱核准圖編號 S/SK-CWBN/6		
Zoning 地帶	"Government, Institution or Community (4)" and "Village Type Development" 「政府、機構或社區(4)」及「鄉村式發展」		
Applied use/ development 申請用途/發展	Proposed House (New Territories Exempted House - Small House) and Minor Relaxation of Building Height Restriction 擬議屋宇(新界豁免管制屋宇-小型屋宇)及略為放寬建築物高度限制		
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	195.09	3
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	1	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No.	Domestic	8.23	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)
		3	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	100 %	
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	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。

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.

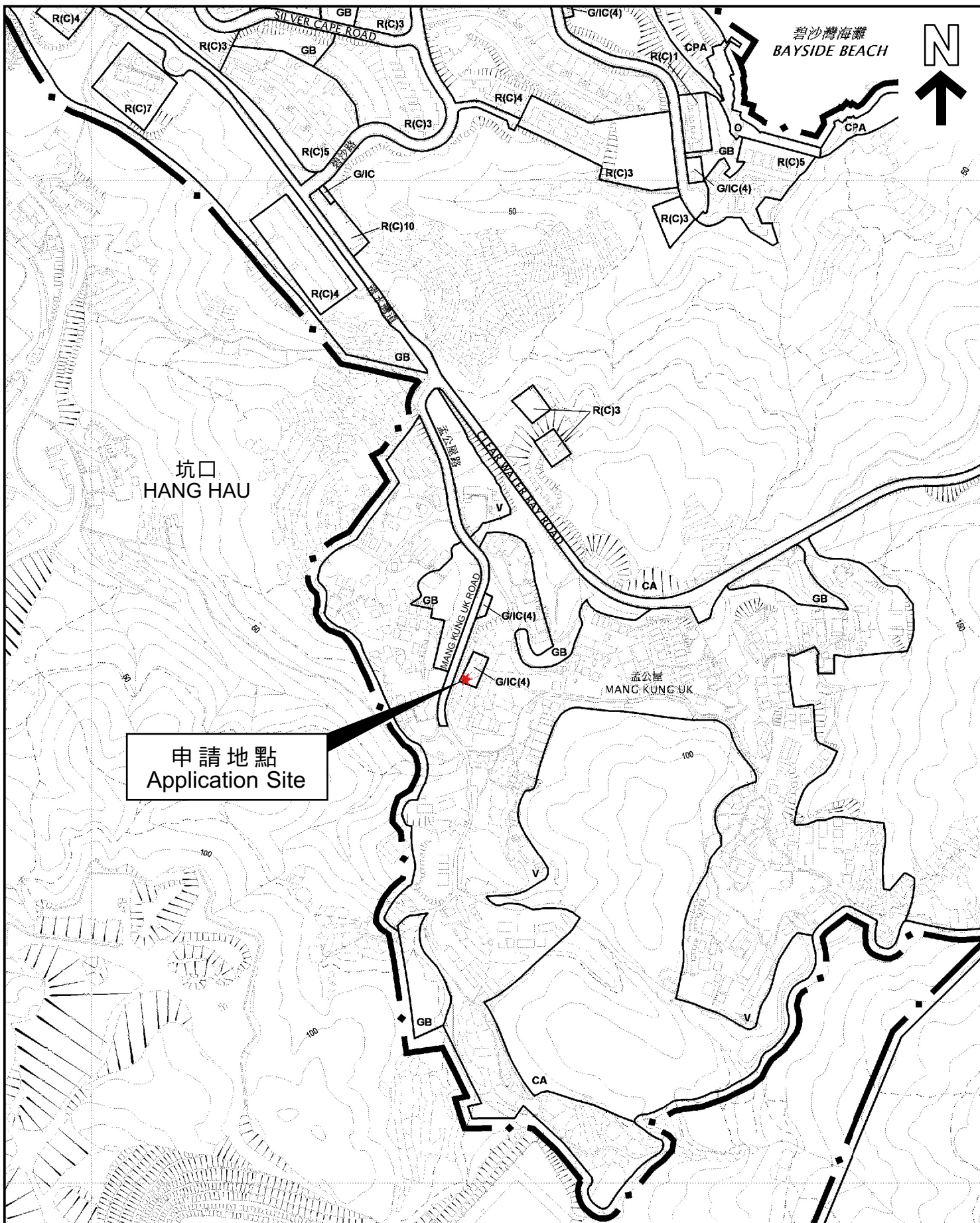
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 type="checkbox"/>
<u>Reports 報告書</u>		
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 checked="" 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"/>
<u>Response to departmental comments 回應部門意見</u>		

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.

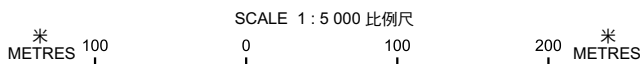
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

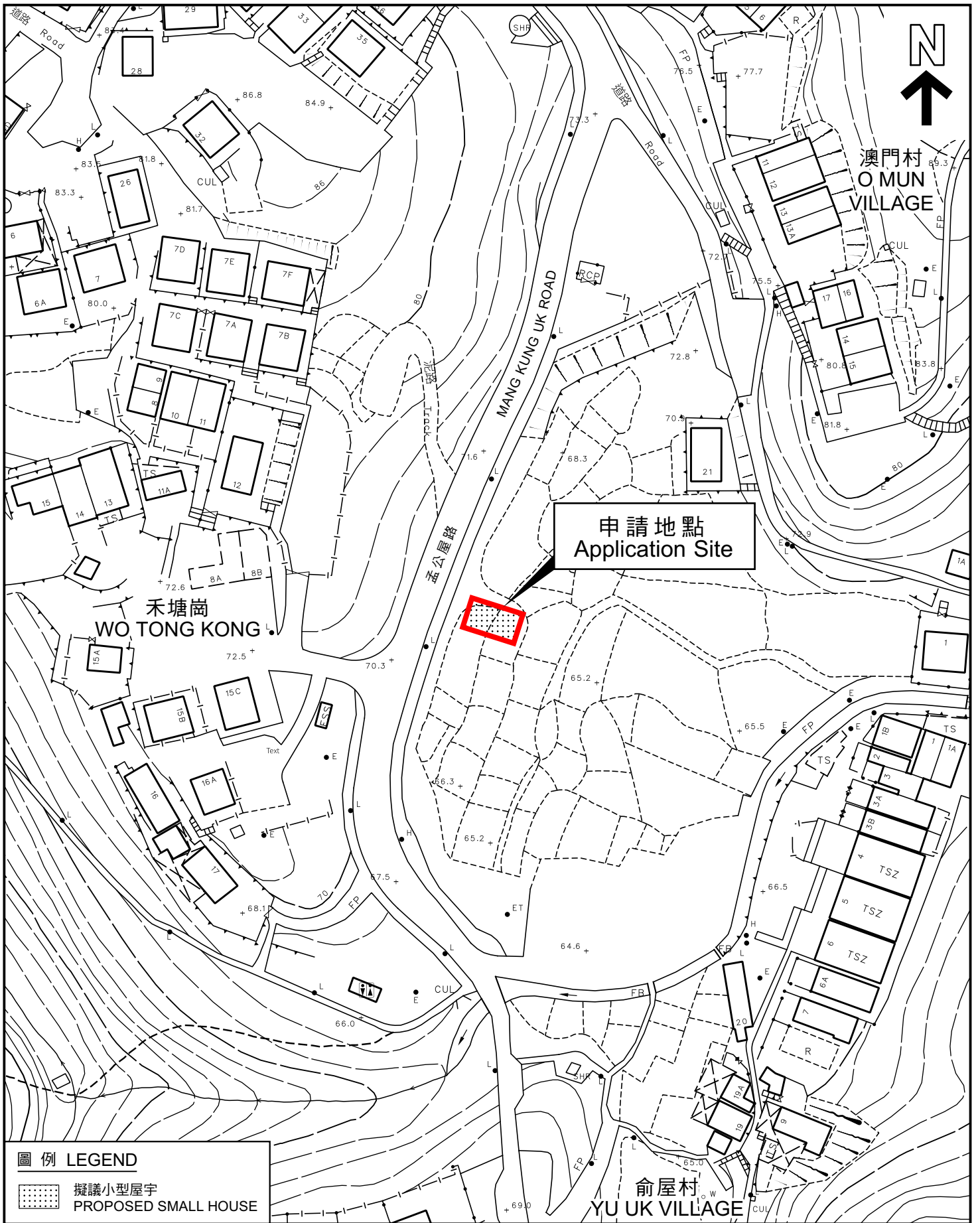
本摘要圖於2023年6月27日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/SK-CWBN/6
EXTRACT PLAN PREPARED ON 27.6.2023
BASED ON OUTLINE ZONING PLAN No.
S/SK-CWBN/6 APPROVED ON 3.12.2013

位置圖 LOCATION PLAN




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

參考編號
REFERENCE No.
A/SK-CWBN/73



圖例 LEGEND

 擬議小型屋宇
PROPOSED SMALL HOUSE

本摘要圖於2023年6月27日擬備，
所根據的資料為測量圖編號12-NW-16D
EXTRACT PLAN PREPARED ON 27.6.2023
BASED ON SURVEY SHEET
No. 12-NW-16D

平面圖 SITE PLAN

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

參考編號
REFERENCE No.
A/SK-CWBN/73

申請編號 Application No. : A/SK-CWBN/73

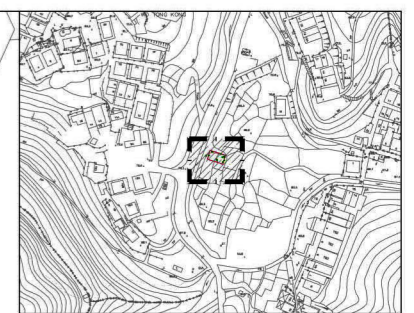
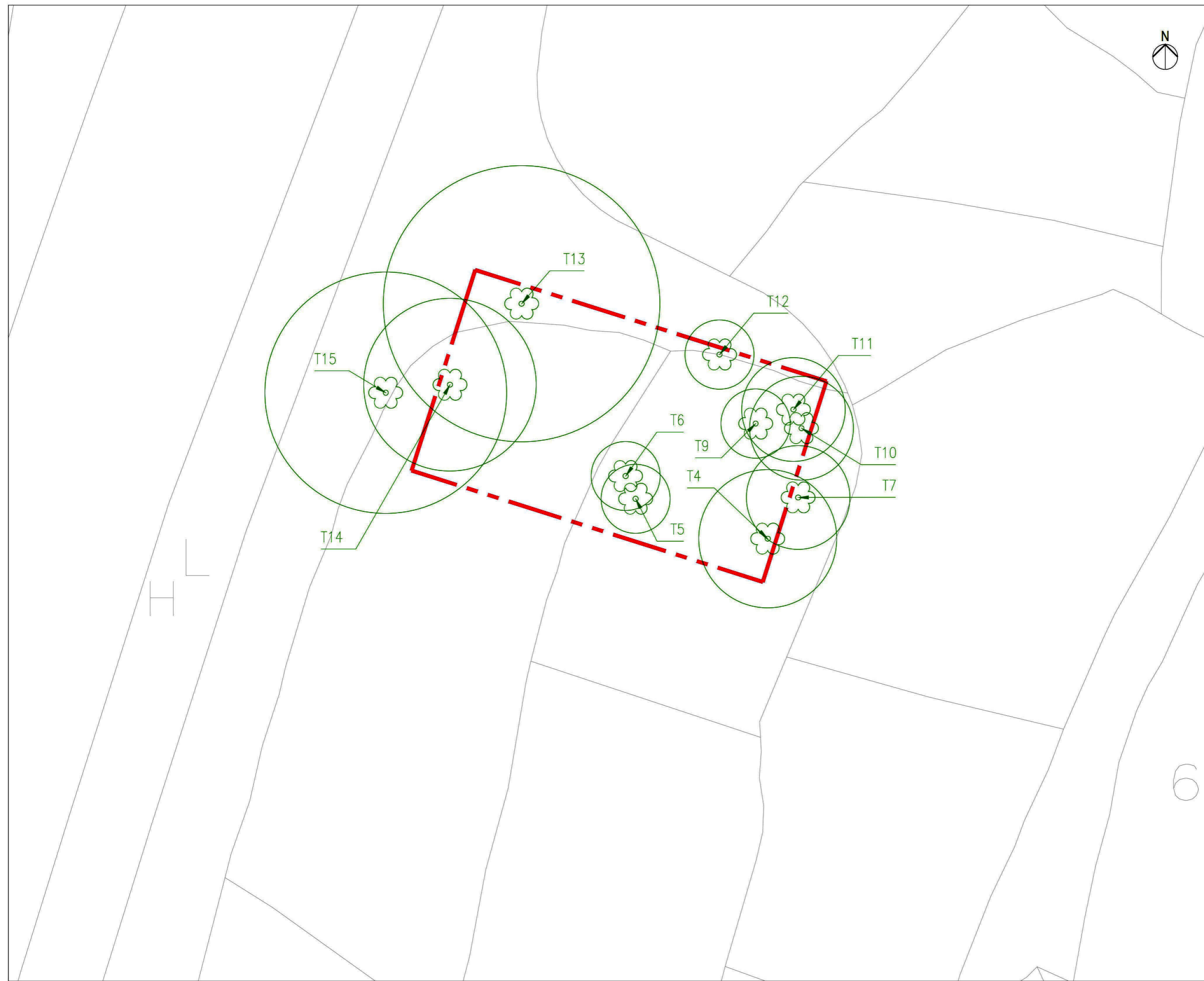
備註 Remarks

申請人提交進一步資料，包括回應部門的意見及樹木調查報告。

The applicant submitted further information which includes responses to departmental comments and a Tree Survey Report.

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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KEY LOCATION PLAN

LEGEND

- - - SITE BOUNDARY
- T1 EXISTING TREE WITH TREE NO.

NO.	DESCRIPTION	DATE
REVISION		

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- use figure dimension in preference to scaling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

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 29 Tai Yau St, San Po Kong,
 Kowloon
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 www.hplus.com.hk

PROJECT:
 PROPOSED SMALL HOUSE ON LOT NO. 1073 AND GOVERNMENT LAND IN D.D.243, MANG KUNG UK, HANG HAU, SAI KUNG, NT.

DRAWING TITLE:
 TREE SURVEY PLAN

Scale:	1:100 @A3	Drawing No.:	TSP-01
Date:	MAY 2023		
Design:	SH		
Drawn:	-		
Checked:	SH		
Project No:	2023313		REV. -

A3 420 x 297