

《湛江市奋勇经济区首期控制性详细规划》FY-D地块规划修编(万隆路线位调整)批后公告

《湛江市奋勇经济区首期控制性详细规划》FY-D地块规划修编(万隆路线位调整)项目,已获得湛江市人民政府批准实施。现根据《中华人民共和国城乡规划法》、《广东省城乡规划条例》的规定,依法将批后成果进行公告。

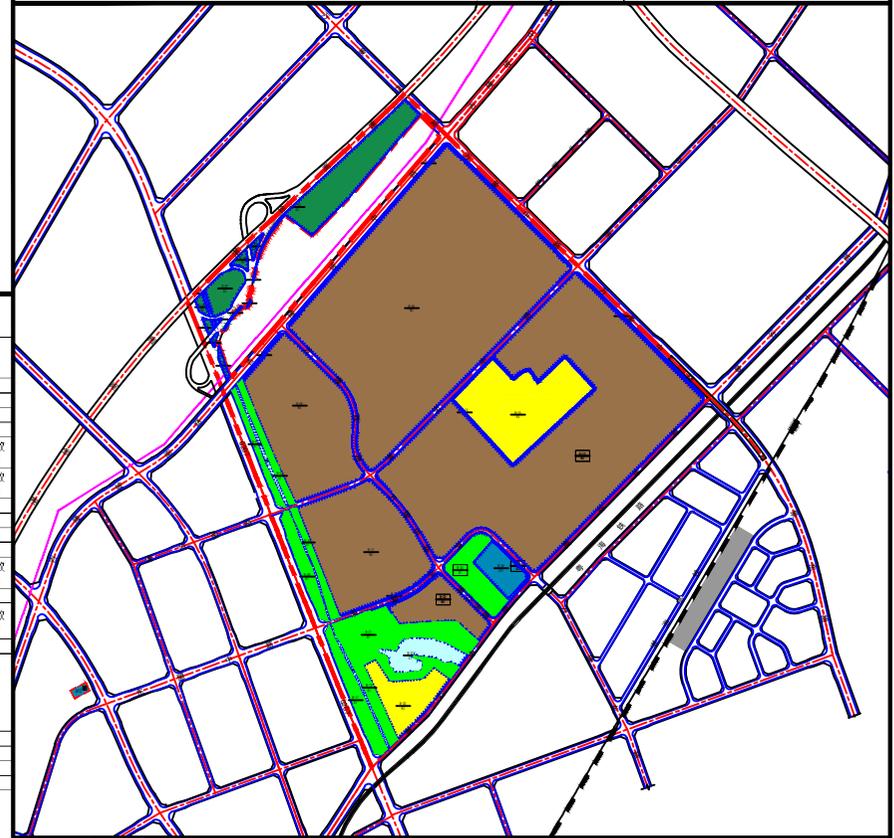
批准单位:湛江市人民政府

批准时间:2024年3月18日

批准文号:湛江市人民政府关于同意《湛江市奋勇经济区首期控制性详细规划》FY-D地块修编(万隆路线位调整)成果的批复(湛府函[2024]24号)

修编范围位于雷州立交的东南部,奋勇立交的西南部。东临207国道(乌海线),西临东雷高速,北至沈海高速,南临粤海铁路。修编范围面积约492.96公顷。

土地利用规划图



地块规划控制指标一览表

序号	地块编码	用地性质代码	性质名称	用地面积(m²)	地上总建筑面积(m²)	容积率	建筑密度(%)	绿地控制		建筑限高(m)	机动车位(个)	非机动车位(个)	配套设施(项目、规模)		备注
								绿地率(%)	绿地面积(m²)				公共服务	市政公用	
1	B-01	G1	公园绿地	16241	---	---	---	---	---	---	---	---	---	---	---
2	B-02	E1	水域	17919	---	---	---	---	---	---	---	---	---	---	---
3	B-03	G1	公园绿地	21760	---	---	---	---	---	---	---	---	---	---	---
4	B-04	G2	防护绿地	3374	---	---	---	---	---	---	---	---	---	---	---
5	B-05	M2	二类工业用地	367224	285779.2	≥0.8	30~60	≤20	---	60	0.2个车位/100㎡建筑面积	0.2个车位/100㎡建筑面积	---	---	建筑系数30~60%
6	B-06	M2	二类工业用地	1284747	1027797.6	≥0.8	30~60	≤20	---	60	0.2个车位/100㎡建筑面积	0.2个车位/100㎡建筑面积	---	---	建筑系数30~60%
7	B-07	G2	防护绿地	22583	---	---	---	---	---	---	---	---	---	---	---
8	B-08	G1	公园绿地	33580	---	---	---	---	---	---	---	---	---	---	---
9	B-09	E1	水域	11512	---	---	---	---	---	---	---	---	---	---	---
10	B-10	G1	公园绿地	20561	---	---	---	---	---	---	---	---	---	---	---
11	B-11	M2	二类工业用地	335710	268568	≥0.8	30~60	≤20	---	60	0.2个车位/100㎡建筑面积	0.2个车位/100㎡建筑面积	---	---	建筑系数30~60%
12	B-12	G2	防护绿地	2882	---	---	---	---	---	---	---	---	---	---	---
13	B-13	M2	二类工业用地	1227182	981745.6	≥0.8	30~60	≤20	---	60	0.2个车位/100㎡建筑面积	0.2个车位/100㎡建筑面积	---	---	建筑系数30~60%
14	B-14	G2	防护绿地	22087	---	---	---	---	---	---	---	---	---	---	---
15	B-15	R2	二类居住用地	229035	572587.5	≤2.5	≤22	≥35	27732	80	1.0个车位/100㎡建筑面积	1.0个车位/100㎡建筑面积	幼儿园、社区老人日间照料中心、室外综合健身场地、社区卫生服务站、社区文化活动站	小游园/转运站	---
16	B-16	G2	防护绿地	9636	---	---	---	---	---	---	---	---	---	---	---
17	B-17	G1	公园绿地	43299	---	---	---	---	---	---	---	---	---	---	---
18	B-18	E1	水域	16292	---	---	---	---	---	---	---	---	---	---	---
19	B-19	G1	公园绿地	36353	---	---	---	---	---	---	---	---	---	---	---
20	B-20	R2	二类居住用地	91742	229355	≤2.5	≤22	≥35	27732	80	1.0个车位/100㎡建筑面积	1.0个车位/100㎡建筑面积	幼儿园、社区老人日间照料中心、室外综合健身场地	---	---
21	B-21	G1	公园绿地	131599	---	---	---	---	---	---	---	---	---	---	---
22	B-22	E1	水域	57434	---	---	---	---	---	---	---	---	---	---	---
23	B-23	M2	二类工业用地	91866	73492.8	≥0.8	30~60	≤20	---	60	0.2个车位/100㎡建筑面积	0.2个车位/100㎡建筑面积	---	---	建筑系数30~60%
24	B-24	G1	公园绿地	72559	---	---	---	---	---	---	---	---	---	---	---
25	B-25	G2	防护绿地	2752	---	---	---	---	---	---	---	---	---	---	---
26	B-26	U21	排水用地	44550	44550	≤1.0	≤30	≥35	13197	≤12	---	---	---	---	污水厂
27	C-45	G2	防护绿地	5075	---	---	---	---	---	---	---	---	---	---	---
28	C-46	E1	水域	2498	---	---	---	---	---	---	---	---	---	---	---
29	C-47	G2	防护绿地	35465	---	---	---	---	---	---	---	---	---	---	---
30	C-48	G2	防护绿地	5517	---	---	---	---	---	---	---	---	---	---	---
31	C-49	G2	防护绿地	3907	---	---	---	---	---	---	---	---	---	---	---
32	C-50	G2	防护绿地	145575	---	---	---	---	---	---	---	---	---	---	---
33	C-61	G2	防护绿地	3074	---	---	---	---	---	---	---	---	---	---	---
34	C-62	E1	水域	730	---	---	---	---	---	---	---	---	---	---	---
35	C-53	G2	防护绿地	814	---	---	---	---	---	---	---	---	---	---	---
36	C-54	G2	防护绿地	1465	---	---	---	---	---	---	---	---	---	---	---
37	C-55	G2	防护绿地	3922	---	---	---	---	---	---	---	---	---	---	---
38	C-56	G2	防护绿地	1269	---	---	---	---	---	---	---	---	---	---	---
39	C-57	G2	防护绿地	245	---	---	---	---	---	---	---	---	---	---	---
40	C-58	G2	防护绿地	30	---	---	---	---	---	---	---	---	---	---	---

图例

- R2 二类居住用地
- M2 二类工业用地
- U21 排水用地
- G1 工业绿地
- G2 防护绿地
- E1 水域
- 规划界线
- 社区卫生服务站
- 公共厕所
- 社区文化活动站
- 小型垃圾转运站
- 污水厂
- 幼儿园
- 老年人日间照料中心
- 室外综合健身场地