巴中市恩阳区文治片区、黄石片区、新场街片区控制性详细规划局部地块调整论证

报告及调整方案

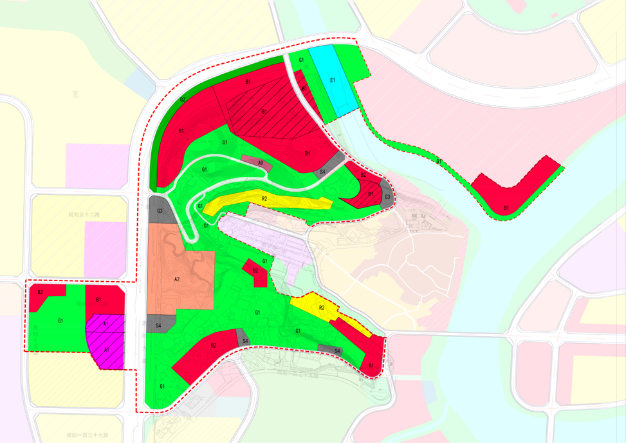
一、文治片区

（一）调整范围

文治片区位于恩阳古镇西侧，作为恩阳古镇的配套区与扩展区，承担重要的旅游服务、文旅发展等职能，面积共计55.96公顷。

（二）地块调整前后指标表

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 调整前指标表 | | | | | | | | | | | | | |
| 地块编号 | 用地性质代码 | 总用地面积(m²) | | 容积率 | | 建筑密度(%) | | 绿地率(%) | | 建筑限高(m) | | | 备注 |
| B-03-15 | R2 | 38329 | | 2 | | 28 | | 35 | | 80 | | |  |
| B03-19-02 | A1B1 | 9400 | | 2 | | 30 | | 35 | | 55 | | |  |
| B03-19-01 | A1B1 | 4981 | | 2 | | 30 | | 35 | | 60 | | |  |
| A-16-06 | G1 | 35324 | | — | | 0 | | 70 | | 0 | | |  |
| A-16-08 | B1 | 5047 | | 1.2 | | 50 | | 20 | | 21 | | |  |
| B-02-26 | A2B1 | 20104 | | 1.2 | | 45 | | 25 | | 24 | | |  |
| B-2-24 | A2B1 | 15666 | | 1.2 | | 45 | | 25 | | 24 | | |  |
| B-2-19 | A9 | 1849 | | 1.2 | | 50 | | 20 | | 18 | | |  |
| B-2-02 | B1 | 2961 | | 1 | | 35 | | 30 | | 15 | | |  |
| B-2-22 | B1 | 9251 | | 1.2 | | 40 | | 30 | | 45 | | |  |
| B-2-05 | B1 | 1655 | | 1.2 | | 40 | | 30 | | 45 | | |  |
| B-2-06 | B1 | 44286 | | 1 | | 35 | | 30 | | 21 | | |  |
| B-2-09 | B1 | 3734 | | 1.5 | | 45 | | 25 | | 15 | | |  |
| B-2-10 | B1 | 4173 | | 1.5 | | 45 | | 25 | | 15 | | |  |
| B-2-11 | B1 | 4173 | | 1.2 | | 45 | | 25 | | 15 | | |  |
| B-2-13 | B1 | 5779 | | 1.5 | | 45 | | 25 | | 15 | | |  |
| B-2-18 | B1 | 2587 | | 1.2 | | 45 | | 25 | | 15 | | |  |
| B-2-23 | B1 | 6168 | | 1.2 | | 40 | | 30 | | 18 | | |  |
| B-2-28 | B1 | 12189 | | 0.8 | | 40 | | 30 | | 12 | | |  |
| B-2-35 | B1 | 342 | | 1.2 | | 50 | | 25 | | 12 | | |  |
| B-2-38 | B1 | 4074 | | 0.8 | | 40 | | 30 | | 12 | | |  |
| B-2-39 | B1 | 221 | | 1.2 | | 40 | | 30 | | 12 | | |  |
| B-2-40 | B1 | 5781 | | 0.8 | | 40 | | 30 | | 12 | | |  |
| B-2-42 | B1 | 12952 | | 1.2 | | 40 | | 30 | | 24 | | |  |
| B-2-43 | B1 | 796 | | 0.8 | | 40 | | 30 | | 12 | | |  |
| B-2-44 | B1 | 49 | | 0.8 | | 40 | | 30 | | 12 | | |  |
| B-2-25 | G3 | 53453 | | — | | — | | — | | — | | |  |
| B-2-16 | R2 | 3101 | | 1.2 | | 35 | | 35 | | 12 | | |  |
| B-2-17 | R2 | 1481 | | 1.2 | | 35 | | 35 | | 12 | | |  |
| B-2-41 | R2 | 53433 | | 1.5 | | 40 | | 35 | | 12 | | |  |
| B-2-08 | S42 | 2238 | | 0.5 | | 20 | | 20 | | 10 | | |  |
| B-2-22 | S42 | 9251 | | 0.5 | | 20 | | 20 | | 10 | | |  |
| B-2-27 | S42 | 3733 | | 0.5 | | 20 | | 20 | | 10 | | |  |
| B-2-45 | S42 | 2010 | | 0.5 | | 20 | | 20 | | 10 | | |  |
| B-2-03 | U11 | 1776 | | 0.8 | | 20 | | 30 | | 12 | | |  |
| 调整后指标表 | | | | | | | | | | | | | |
| 地块编号 | 用地性质  代码 | 用地兼容 | 总用地面积(m²) | | 容积率 | | 建筑密度(%) | | 绿地率(%) | | 建筑限高(m) | 备注 | |
| B-03-14-1 | G1 |  | 24458 | | — | | — | | 70 | | — | 配套建筑面积不超过总用地面积的5% | |
| B-03-15-1 | B1 | A1 | 8871 | | 2 | | 30 | | 35 | | 45 |  | |
| B-03-15-2 | B2 | B1 | 4998 | | 2 | | 40 | | 30 | | 45 |  | |
| B03-19-02 | A1 | B1 | 9402 | | 2 | | 40 | | 35 | | 55 |  | |
| B03-19-01 | A1 | B1 | 4983 | | 2 | | 30 | | 35 | | 60 |  | |
| A-16-06 | G1 | — | 17530 | | — | | — | | 70 | | — | 配套建筑面积不超过总用地面积的5% | |
| A-16-08 | B1 | — | 15528 | | 1 | | 50 | | 20 | | 21 |  | |
| B-02-05-1 | B1 | — | 24228 | | 1.2 | | 45 | | 25 | | 21 |  | |
| B-02-06 | B1 | — | 29158 | | 1 | | 35 | | 30 | | 21 |  | |
| B-02-06-3 | B1 | — | 11028 | | 1.5 | | 50 | | 20 | | 21 |  | |
| B-02-06-4 | B1 | — | 17186 | | 1.5 | | 50 | | 20 | | 21 |  | |
| B-02-10 | B2 | B1 | 2713 | | 1.2 | | 45 | | 25 | | 21 |  | |
| B-02-11 | B1 | — | 4999 | | 1.2 | | 45 | | 25 | | 15 |  | |
| B-02-12 | G3 | — | 2303 | | — | | — | | — | | — |  | |
| B-02-19 | A9 | — | 1781 | | 1.2 | | 40 | | 25 | | 18 |  | |
| B-02-20 | G3 | — | 4567 | | — | | — | | — | | — |  | |
| B-02-23-01 | A2 | B2 | 38194 | | 1.2 | | 45 | | 25 | | 24 |  | |
| B-02-24-1 | S4 | — | 3754 | | 0.5 | | 20 | | 20 | | 10 |  | |
| B-02-27-1 | B2 | B1 | 12986 | | 1.2 | | 40 | | 30 | | 45 |  | |
| B-02-28-01 | S4 | — | 1394 | | 0.5 | | 20 | | 20 | | 10 |  | |
| B-02-28-02 | S4 | — | 2545 | | 0.5 | | 20 | | 20 | | 10 |  | |
| B-02-40 | B2 | B1 | 3204 | | 1.2 | | 40 | | 30 | | 21 |  | |
| B-02-41 | R2 | B1 | 8214 | | 1.2 | | 40 | | 35 | | 18 |  | |
| B-02-43 | B1 | — | 9335 | | 1.2 | | 40 | | 25 | | 45 |  | |
| B-02-45 | R2 | — | 11974 | | 1.2 | | 40 | | 35 | | 18 |  | |
| B-02-46 | S4 | — | 1430 | | 0.5 | | 20 | | 20 | | 10 |  | |
| B-2-06 | B1 | — | 2960 | | 1 | | 35 | | 30 | | 21 |  | |
| B-02-47-1 | G1 | — | 31521 | | — | | — | | 70 | | — | 配套建筑面积不超过总用地面积的5% | |
| B-02-47-2 | G1 | — | 33587 | | — | | — | | 70 | | — | 配套建筑面积不超过总用地面积的5% | |
| B-02-48-1 | G1 | — | 20462 | | — | | — | | 70 | | — | 配套建筑面积不超过总用地面积的5% | |
| B-02-48-2 | G1 | — | 2926 | | — | | — | | 70 | | — | 配套建筑面积不超过总用地面积的5% | |
| B-02-49-1 | G1 | — | 19853 | | — | | — | | 70 | |  | 配套建筑面积不超过总用地面积的5% | |
| B-02-50-1 | G1 | — | 18117 | | — | | — | | 70 | |  | 配套建筑面积不超过总用地面积的5% | |
| B-02-51-1 | G1 | — | 27813 | | — | | — | | 70 | |  | 配套建筑面积不超过总用地面积的5% | |
| B-02-52-1 | G1 | — | 7745 | | — | | — | | 70 | |  | 配套建筑面积不超过总用地面积的5% | |
| B-02-53-1 | G2 | — | 11553 | | — | | — | | 70 | |  | 配套建筑面积不超过总用地面积的5% | |
| B-02-53-2 | G1 | — | 9351 | | — | | — | | 70 | |  | 配套建筑面积不超过总用地面积的5% | |

（三）地块调整前后对比图  
现行控规用地布局图 调整方案用地布局图

二、黄石片区

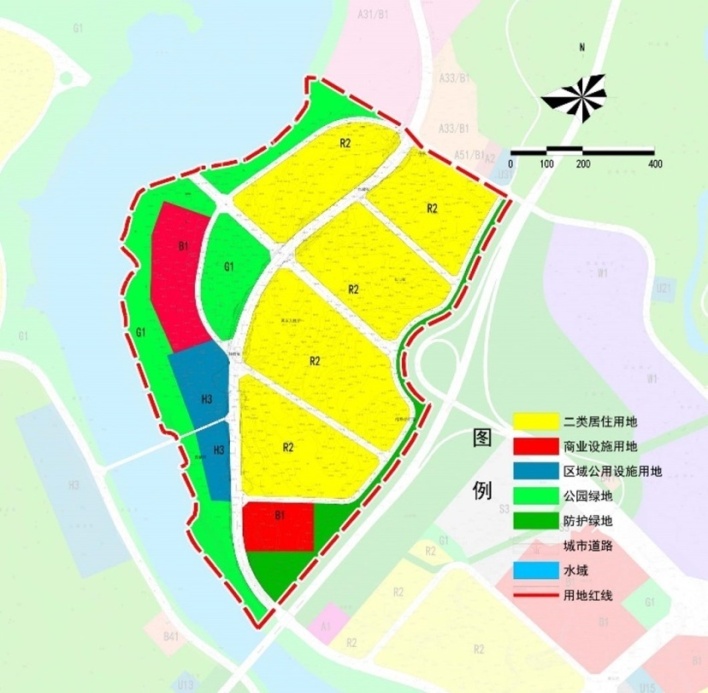
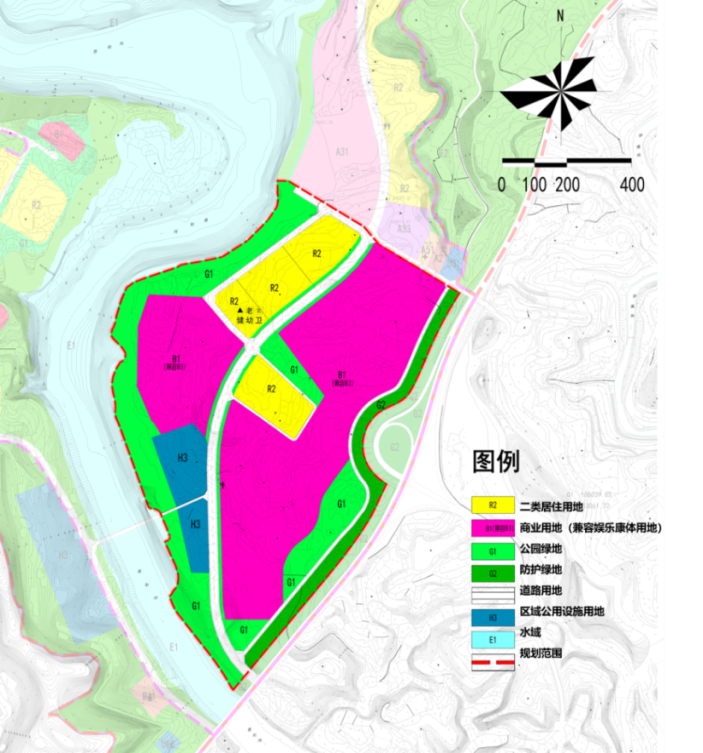
（一）调整范围

黄石片区位于恩阳城区北部，黄石国际旅游度假区南部，西邻黄石盘水库，东、南至成巴高速公路，面积共计96.73公顷。

（二）地块调整前后指标表

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **调整前指标表** | | | | | | | | | | | | | | |
| 用地编号 | | 用地性质代码 | 用地面积(㎡) | | | 容积率 | 建筑限高（m） | | | 建筑密度（%） | 绿地率（%） | | 备注 |  |
| A-01-01 | | B1 | 26745 | | | 1.2 | 60 | | | 50 | 20 | |  |  |
| A-01-02 | | R2 | 86276 | | | 2.5 | 80 | | | 30 | 35 | |  |  |
| A-01-03 | | R2 | 121434 | | | 2.5 | 80 | | | 30 | 35 | |  |  |
| A-01-04 | | R2 | 87425 | | | 2.5 | 80 | | | 30 | 35 | |  |  |
| A-01-05 | | R2 | 69527 | | | 2.5 | 80 | | | 30 | 35 | |  |  |
| A-01-06 | | R2 | 75982 | | | 1.5 | 24 | | | 30 | 35 | |  |  |
| A-01-07 | | B1 | 49420 | | | 1.5 | 60 | | | 50 | 20 | |  |  |
| A-01-08 | | G1 | 42208 | | | — | — | | | — | 70 | |  |  |
| A-01-09 | | G1 | 35750 | | | — | — | | | — | 70 | |  |  |
| A-01-10 | | G1 | 3660 | | | — | — | | | — | 70 | |  |  |
| A-01-11 | | G1 | 75696 | | | — | — | | | — | 70 | |  |  |
| A-01-12 | | H3 | 20804 | | | 1.5 | 40 | | | 35 | 30 | |  |  |
| A-01-13 | | H3 | 15940 | | | 1.5 | 40 | | | 35 | 30 | |  |  |
| A-01-14 | | G1 | 38658 | | | — | — | | | — | 70 | |  |  |
| A-01-15 | | G2 | 64752 | | | — | — | | | — | - | |  |  |
| A-01-16 | | G2 | 2075 | | | — | — | | | — | 70 | |  |  |
| A-01-17 | | G2 | 27457 | | | — | — | | | — | - | |  |  |
| **调整后指标表** | | | | | | | | | | | | | | |
| 用地编号 | 用地性质代码 | | | 兼容用地 | 用地面积(㎡) | | | 容积率 | 建筑限高（m） | | 建筑密度（%） | 绿地率（%） | | 备注 |
| A-01-01 | B1 | | | B3 | 318585 | | | 1.5 | 40 | | 40 | 25 | | 公共厕所 |
| A-01-02 | R2 | | | — | 30699 | | | 3.0 | 80 | | 22 | 38 | |  |
| A-01-03 | G1 | | | — | 8316 | | | — | — | | — | 70 | |  |
| A-01-04 | G1 | | | — | 3314 | | | — | — | | — | 70 | |  |
| A-01-05 | G1 | | | — | 14048 | | | — | — | | — | 70 | |  |
| A-01-06 | R2 | | | — | 26432 | | | 1.5 | 27 | | 30 | 38 | |  |
| A-01-07 | R2 | | | — | 26143 | | | 1.5 | 27 | | 30 | 38 | |  |
| A-01-08 | R2 | | | — | 14587 | | | 1.5 | 27 | | 30 | 38 | | 居委会、幼儿园等配套 |
| A-01-09 | B1 | | | B3 | 99622 | | | 1.5 | 40 | | 40 | 25 | |  |
| A-01-10 | G1 | | | — | 104383 | | | — | — | | — | 70 | |  |
| A-01-11 | G1 | | | — | 37185 | | | — | — | | — | 70 | |  |
| A-01-12 | H3 | | | — | 29379 | | | 1.5 | 40 | | 35 | 30 | |  |
| A-01-13 | H3 | | | — | 15938 | | | 1.5 | 40 | | 35 | 30 | |  |
| A-01-15 | G1 | | | — | 33142 | | | — | — | | — | 70 | |  |
| A-01-16 | G2 | | | — | 53061 | | | — | — | | — | 70 | |  |
| A-01-17 | G2 | | | — | 42602 | | | — | — | | — | 70 | |  |
| A-01-20 | G1 | | | — | 4546 | | | — | — | | — | 70 | |  |
| A-01-21 | G1 | | | — | 1349 | | | — | — | | — | 70 | |  |
| A-01-22 | G1 | | | — | 3081 | | | — | — | | — | 70 | |  |
| A-01-23 | G1 | | | — | 6630 | | | — | — | | — | 70 | |  |
| A-01-24 | G1 | | | — | 4736 | | | — | — | | — | 70 | |  |

（三）地块调整前后对比图



三、新场街片区

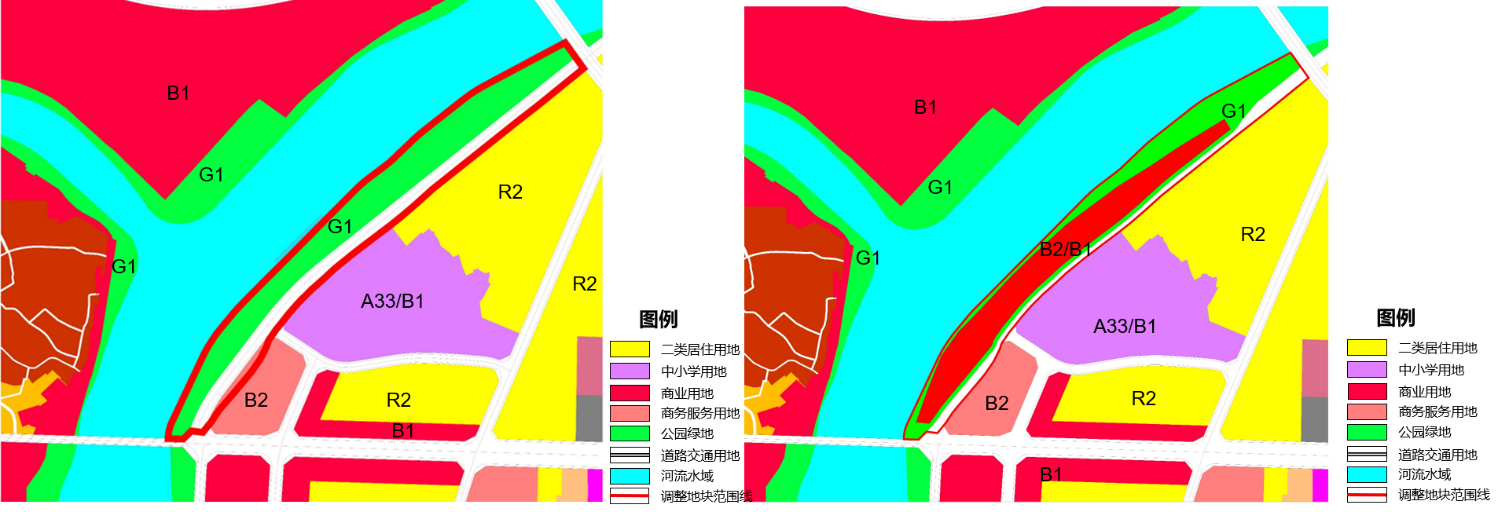
（一）调整范围

新场街片区位于恩阳古镇东侧，与古镇隔河相望，北侧有飞凤大桥，面积共计5.27公顷。

（二）地块调整前后指标表

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **调整前指标表** | | | | | | | | | | | |
| 用地编号 | 用地性质 | | 用地兼容 | | 用地面积(m²) | 容积率 | 建筑限高（m） | 建筑密度（%） | | | 绿地率（%） |
| A-11-01 | G1 | | — | | 34503 | — | — | — | | | 70 |
| **调整后指标表** | | | | | | | | | | | |
| 用地编号 | | 用地性质代码 | | 用地兼容 | 用地面积(m²) | 容积率 | 建筑限高（m） | 建筑密度（%） | 绿地率（%） | 备注 | |
| A-11-01-01 | | G1 | | — | 20127 | — | — | — | 70 |  | |
| A-11-01-02 | | B2 | | B1 | 24573 | 1.2 | 21 | 50 | 20 | 配套公厕，停车位按  辆/100㎡建筑面积  （机：1.0；非：3.0） | |

（三）地块调整前后对比图



现行控规用地布局图 调整方案用地布局图