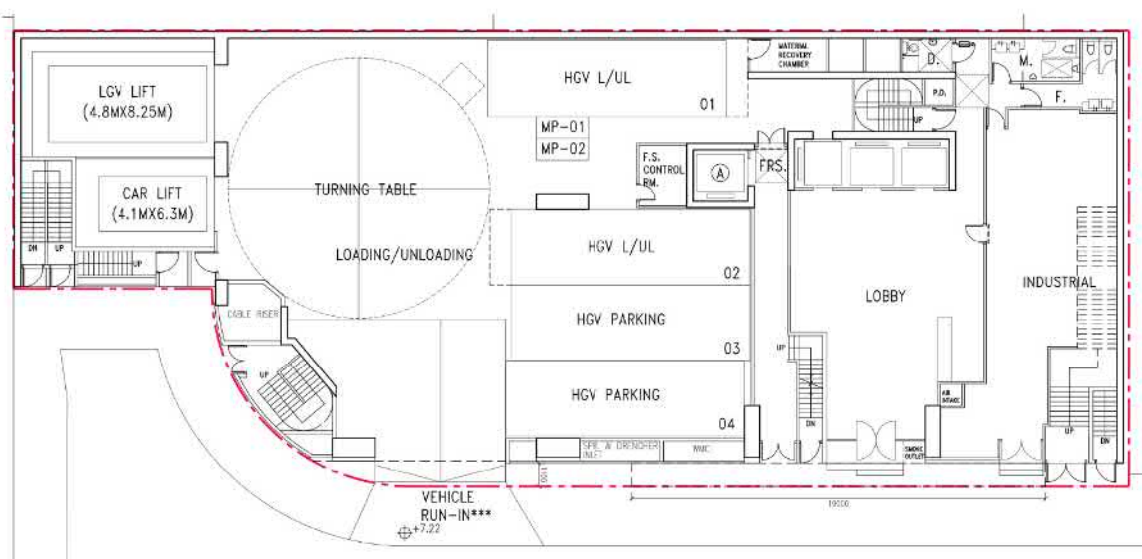


Aedas

Title

Block Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.1		



Aedas

Title

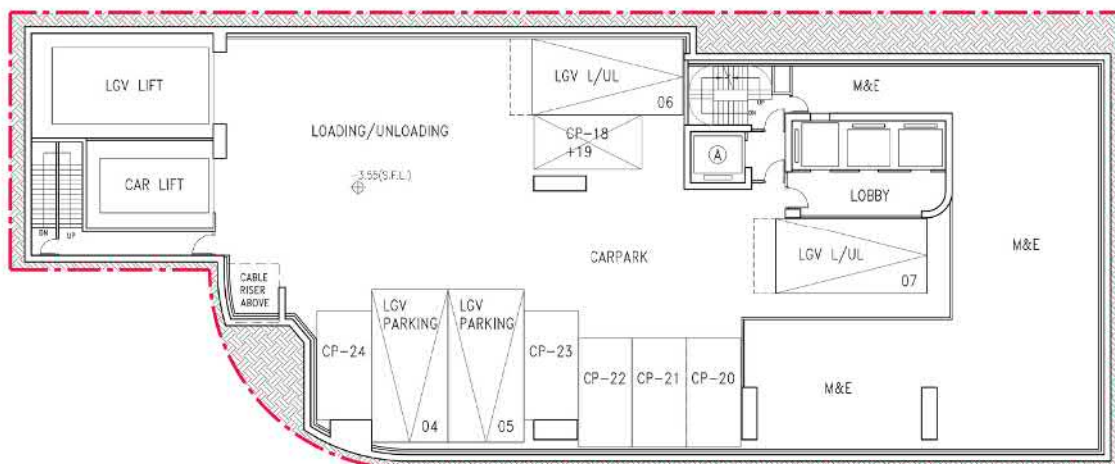
G/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.4		

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 1

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)



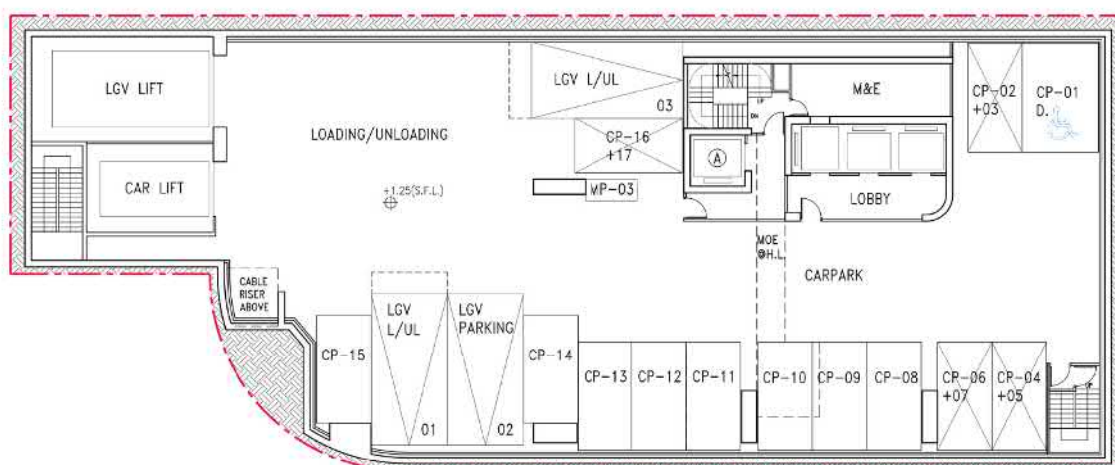
0 1 2.5 5 10m

Aedas

Title

B2/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.2		



0 1 2.5 5 10m

Aedas

Title

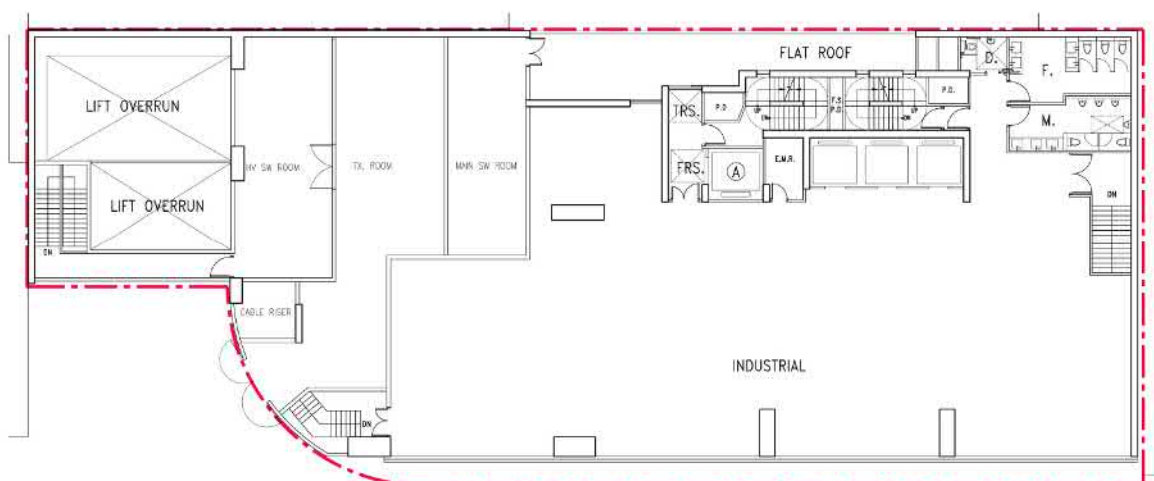
B1/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.3		

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 2

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)



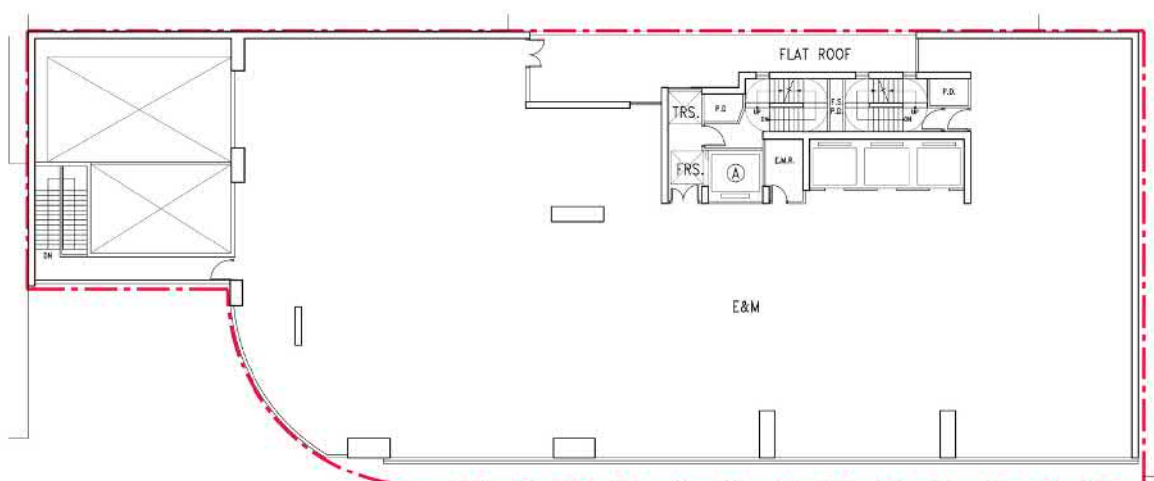
Aedas

Title

1/F Plan

0 1 2.5 5 10m

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale		Figure	3.5



Aedas

Title

2/F Plan

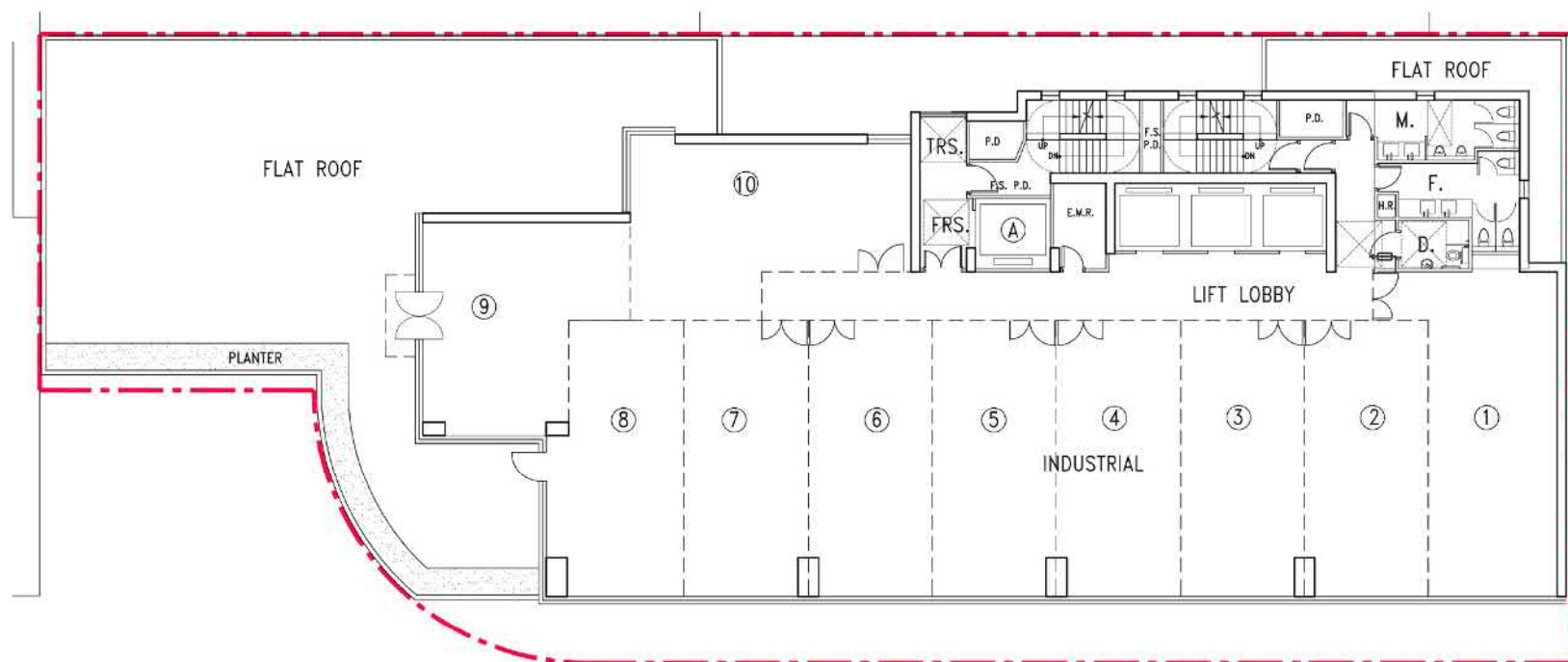
0 1 2.5 5 10m

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale		Figure	3.6

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 3

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)



Aedas

Title

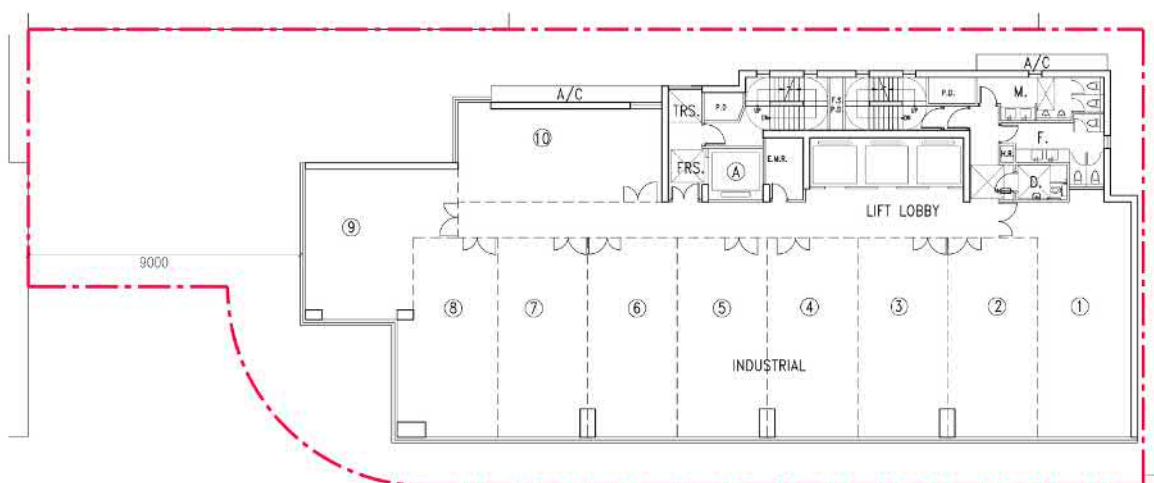
3/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.7		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 4



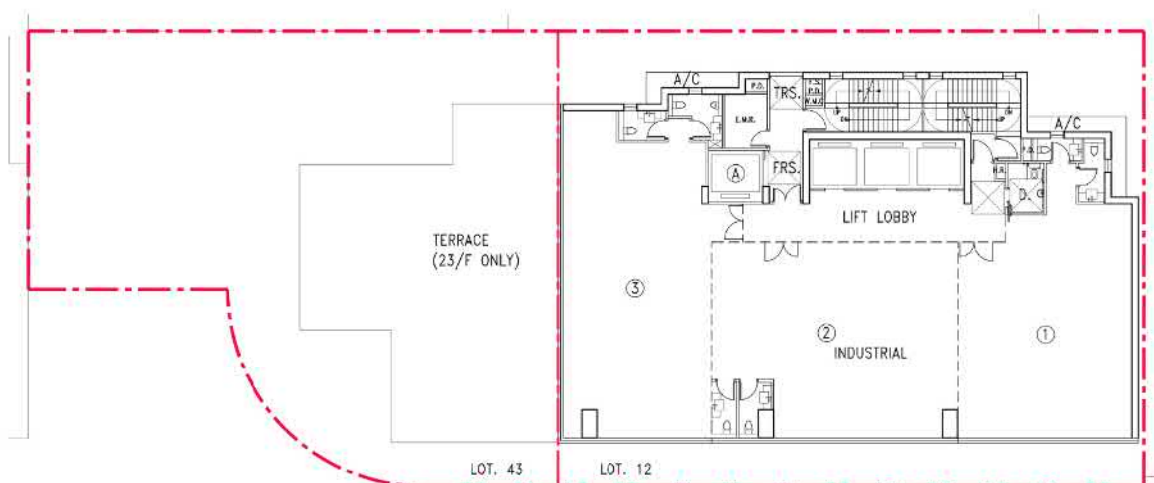
0 1 2.5 5 10m

Aedas

Title

Typical Floor Plan (4/F - 22/F)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale		Figure	3.8



0 1 2.5 5 10m

Aedas

Title

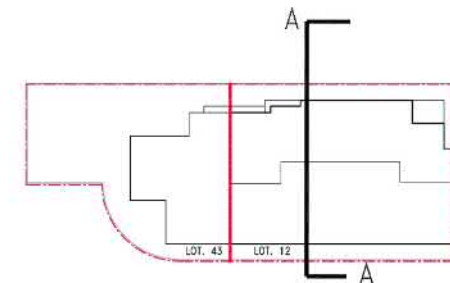
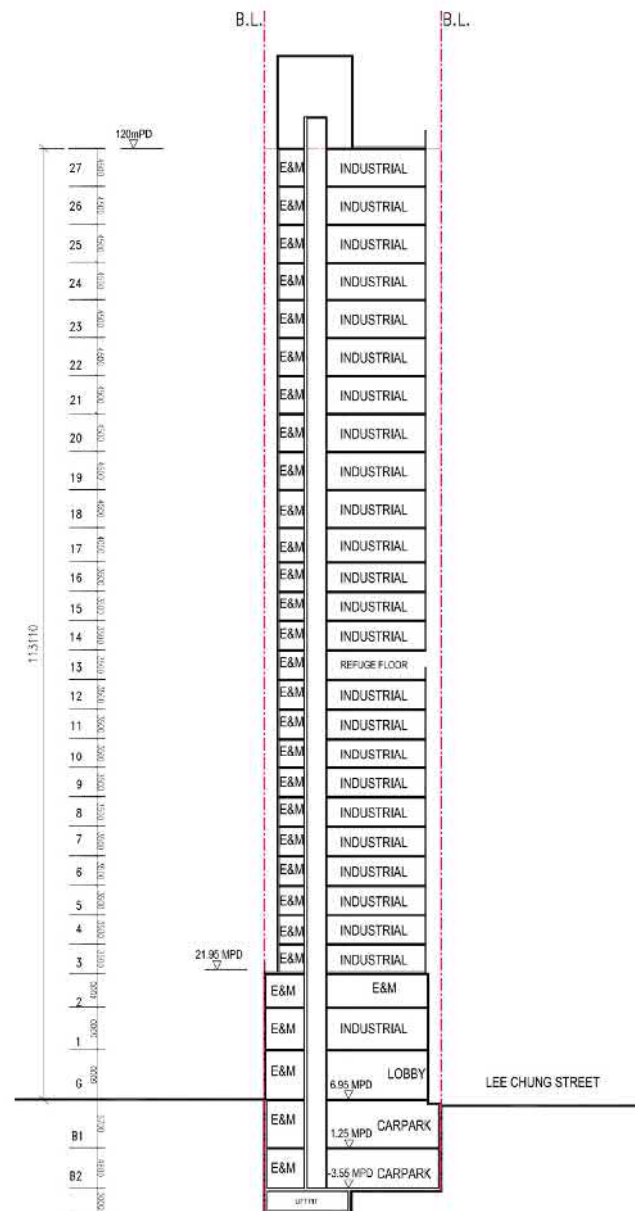
Typical Floor Plan (23/F - 27/F)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale		Figure	3.9

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 5

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)



27.07.2020

0 1 2 3 10 25m

Aedas

Title

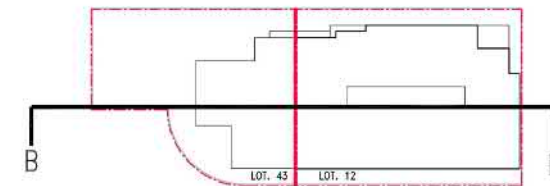
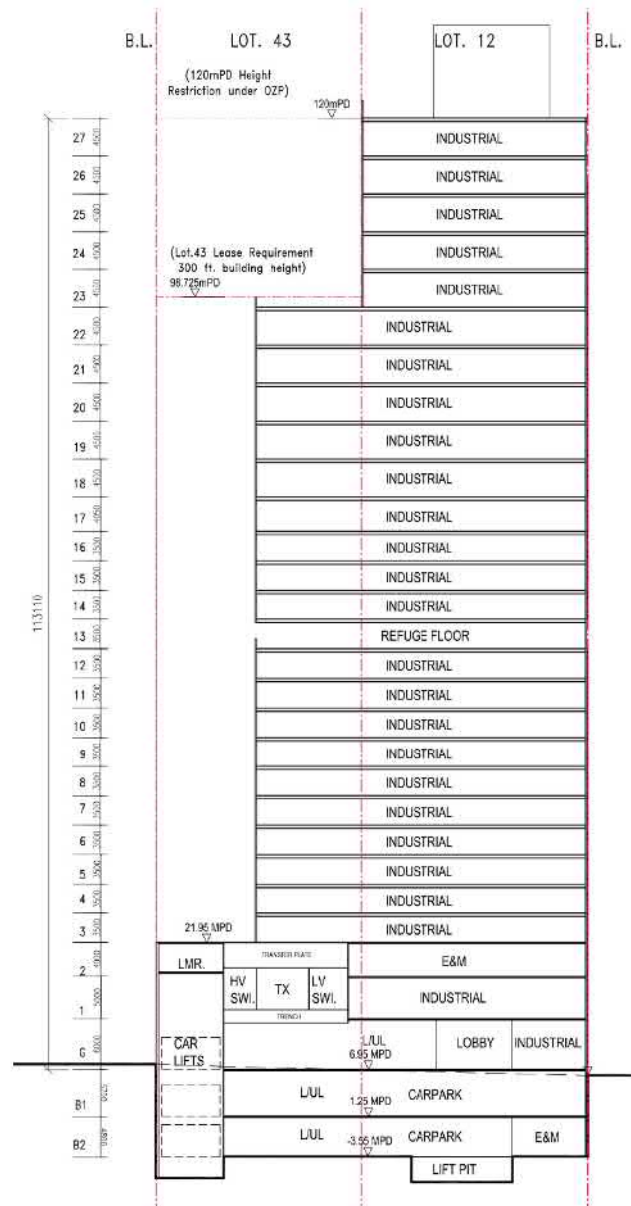
Section Plan A-A

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.10		

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 6



27.07.2020

0 1 2 5 10 25m

Aedas

Title

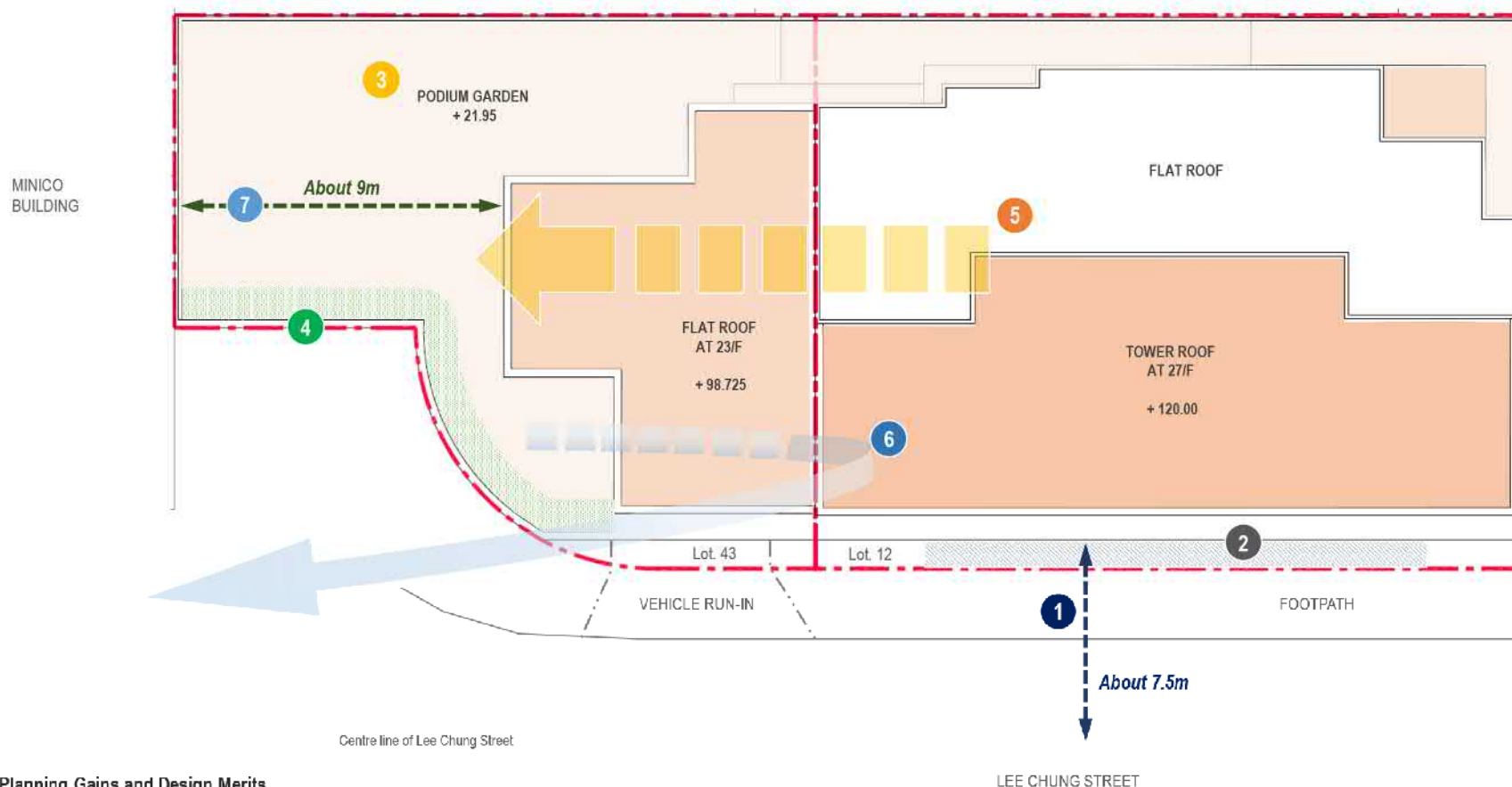
Section Plan B-B

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2020
Scale	Figure 3.11		

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 7

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)



Planning Gains and Design Merits

1. Set-back of the building at G/F (up to 15m of the building) improves the public realm along Lee Chung Street
2. A weather canopy of about 19m long along the building frontage facing Lee Chung Street provides better comfort for the pedestrians
3. Podium Garden provides breathing space for the users of the building and to serve as a visual relief of the users of the surrounding buildings
4. Edge planting enriches building envelope, softens edges of the building and improves the landscape and visual amenity for the public when viewing from Lee Chung Street
5. A stepped building height profile with 3-tier height band renders visual interests and a more interesting building height profile
6. Stepping down of height in the same direction of the air path along Lee Chung Street towards Chai Wan Park facilitates air ventilation
7. An about 9m building separation from the adjoining Minico Building would be provided to break down visual bulk perceived by the public and hence improve the townscape from an urban design perspective

Title	Checked			
	Rev		Date	
	Scale		Figure	
Overview of Design Merits and Planning Gains	MH		JL	
	N/A		JUL 2020	
	N/A		3.12	

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 8



Edge Planting

To enrich building envelope, soften edges of building and visually benefit pedestrians.

Canopy

The canopy above the building main entrance provides a weather protection for pedestrians and users.

Setback

The setback from the footpath enhances pedestrian walking experience.

LEE CHUNG STREET

Aedas

Title

Visual Perspective 1 showing Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2020
Scale		Figure	3.10

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 9

Edge Planting

To enrich building envelope, soften edges of building and visually benefit pedestrians.

Canopy

The canopy above the building main entrance provides a weather protection for pedestrians and users.

Setback

The setback from the footpath enhances pedestrian walking experience.



Aedas

Title

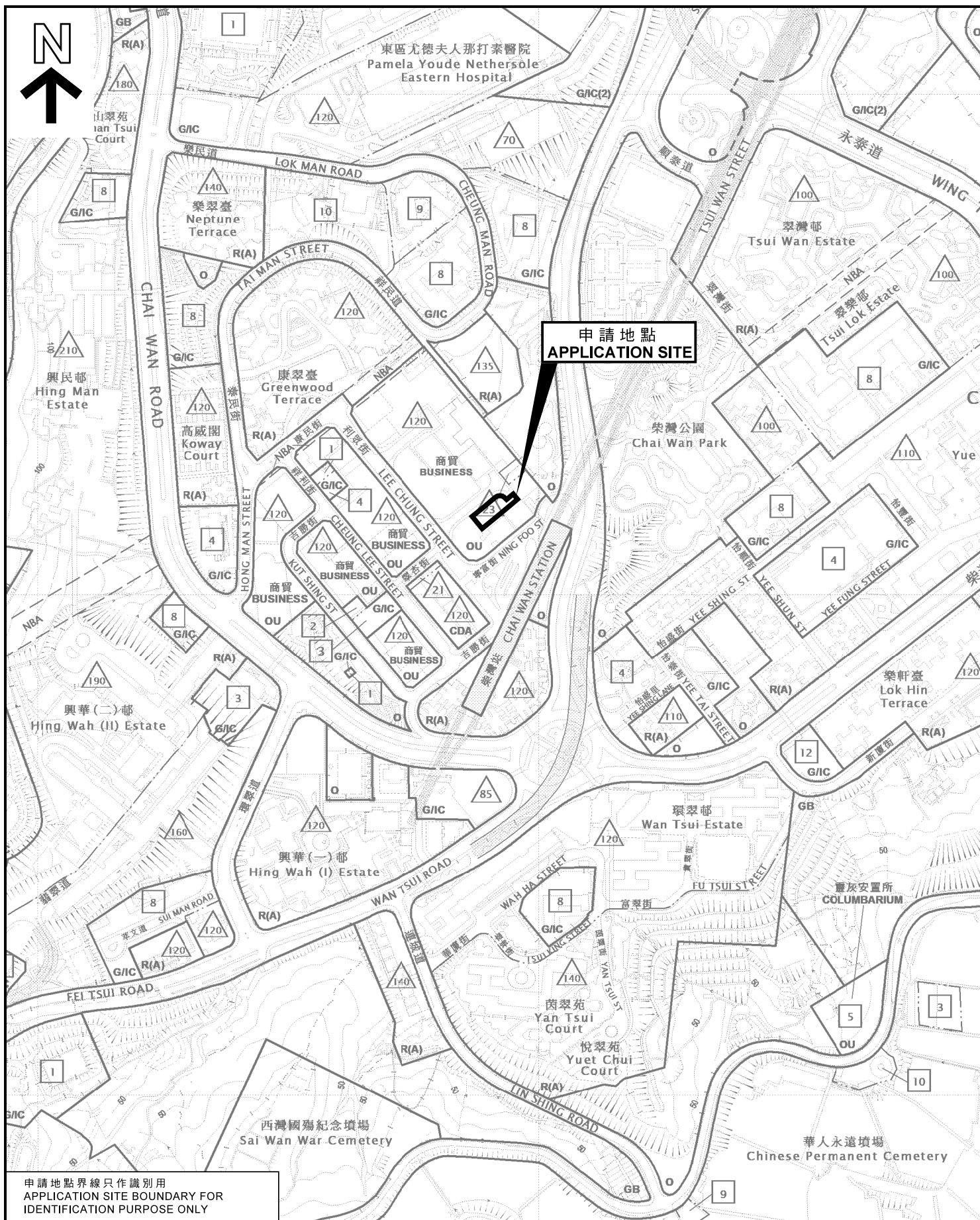
Visual Perspective 2 showing Design Merits

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2020
Scale		Figure	3.11

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H20/195

繪圖
DRAWING
A - 10



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

位置圖 LOCATION PLAN

擬略為放寬地積比率，以作准許的非污染工業用途
香港柴灣利眾街14-16號

PROPOSED MINOR RELAXATION OF
PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
14-16 LEE CHUNG STREET, CHAI WAN, HONG KONG

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



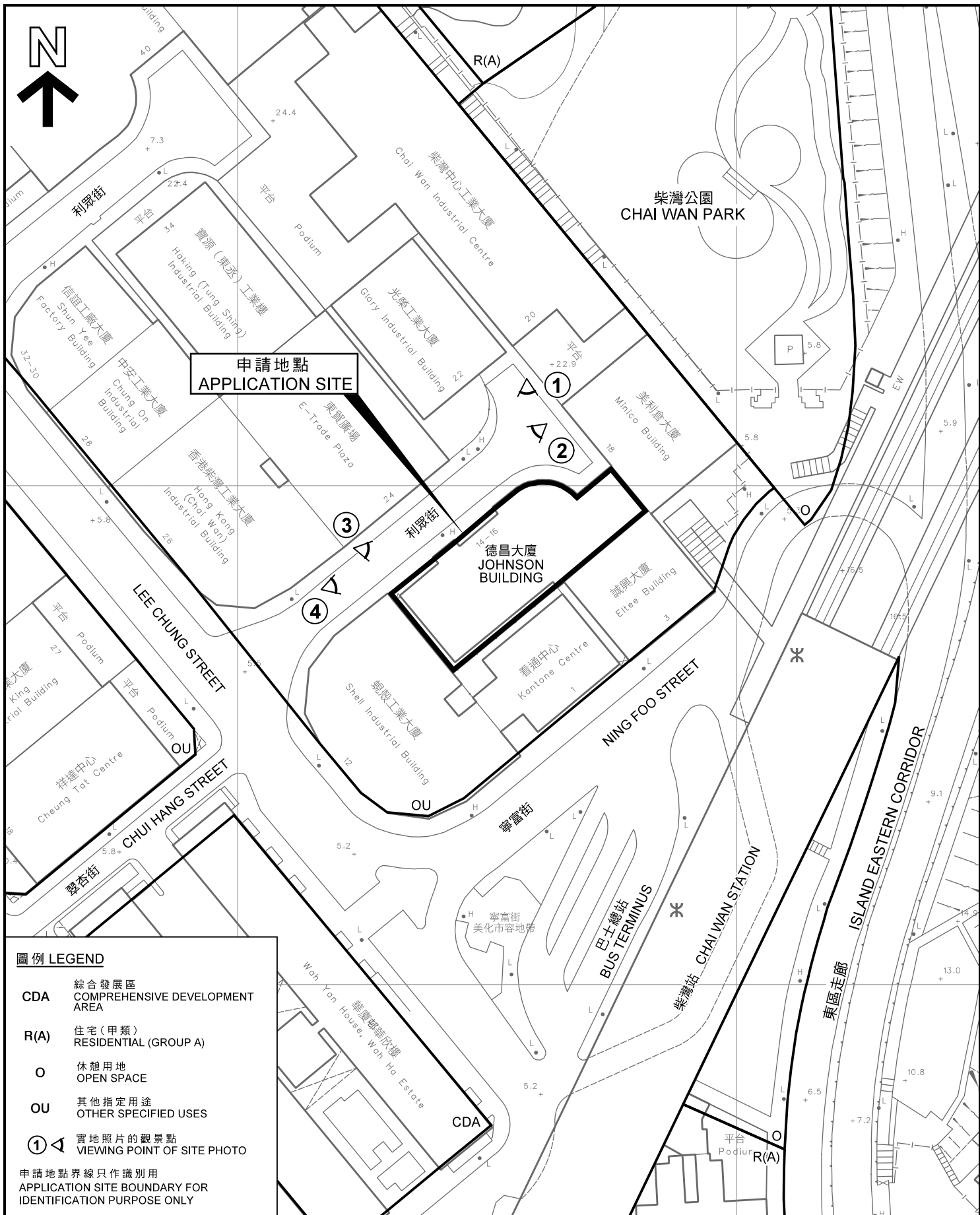
參考編號
REFERENCE No.

A/H20/195

圖 PLAN

A - 1

本摘要圖於2020年8月24日擬備，
所根據的資料為於2020年6月19日
展示的分區計劃大綱圖編號S/H20/24
EXTRACT PLAN PREPARED ON 24.8.2020
BASED ON OUTLINE ZONING PLAN
No. S/H20/24 EXHIBITED ON 19.6.2020



圖例 LEGEND

- CDA 綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA
- R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)
- O 休憩用地
OPEN SPACE
- OU 其他指定用途
OTHER SPECIFIED USES
- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

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

平面圖 SITE PLAN

擬略為放寬地積比率，以作准許的非污染工業用途
香港柴灣利眾街14-16號
PROPOSED MINOR RELAXATION OF
PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
14-16 LEE CHUNG STREET, CHAI WAN, HONG KONG

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

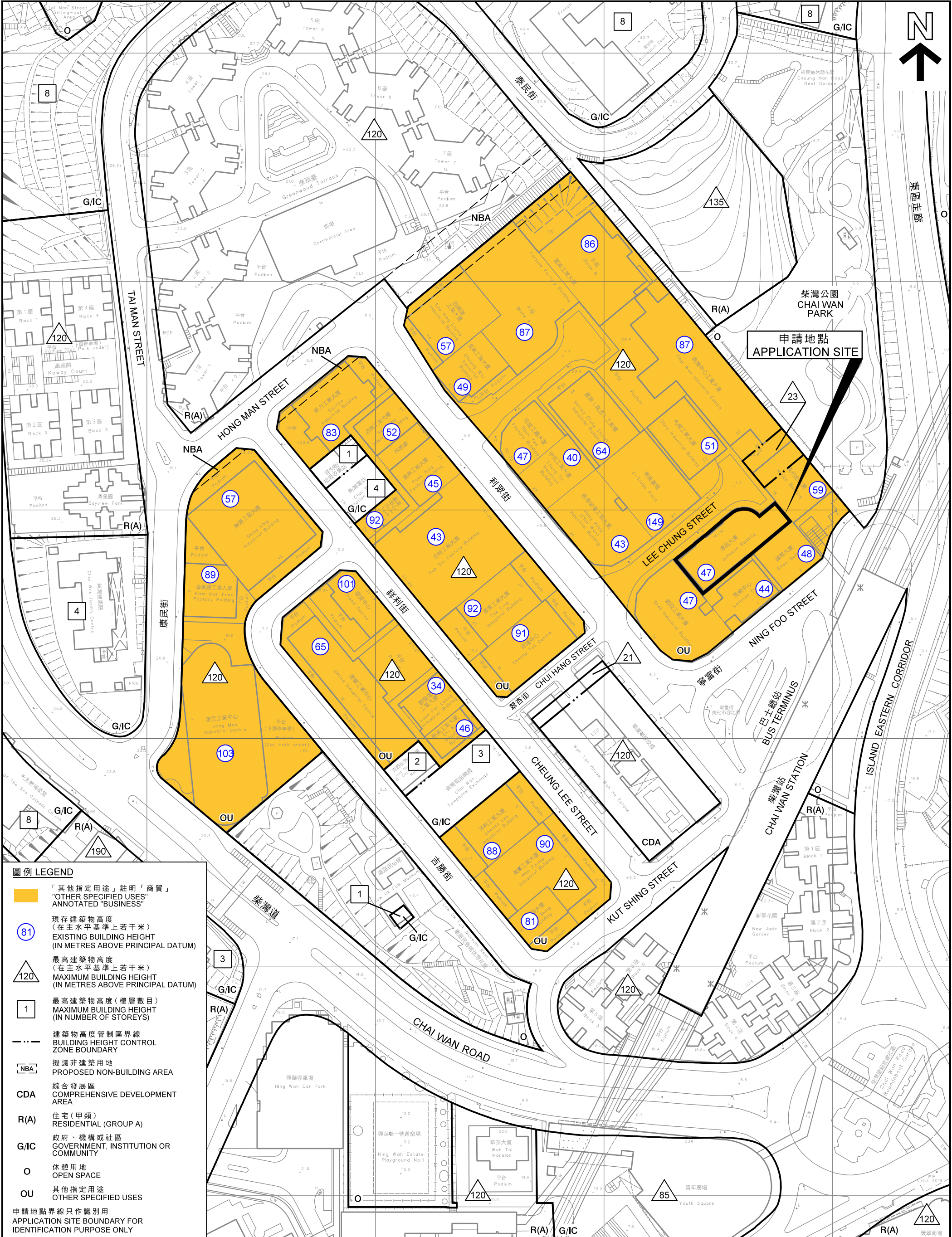
A/H20/195

圖 PLAN

A - 2

本摘要圖於2020年9月2日擬備，
所根據的資料為測量圖編號
11-SE-19A

EXTRACT PLAN PREPARED ON 2.9.2020
BASED ON SURVEY SHEET No.
11-SE-19A



- 圖例 LEGEND**
- 「其他指定用途」註明「商貿」
"OTHER SPECIFIED USES"
ANNOTATED "BUSINESS"
 - 現存建築物高度
(在主水平基準上若干米)
EXISTING BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
 - 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
 - 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
 - 建築物高度管制區界線
BUILDING HEIGHT CONTROL
ZONE BOUNDARY
 - NBA
擬議非建築用地
PROPOSED NON-BUILDING AREA
 - CDA
綜合發展區
COMPREHENSIVE DEVELOPMENT
AREA
 - R(A)
住宅(甲類)
RESIDENTIAL (GROUP A)
 - G/IC
政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY
 - O
休憩用地
OPEN SPACE
 - OU
其他指定用途
OTHER SPECIFIED USES
- 申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年9月2日擬備， 所根據的資料為測量圖編號 11-SE-19A及C EXTRACT PLAN PREPARED ON 2.9.2020 BASED ON SURVEY SHEETS No. 11-SE-19A & C	平面圖 SITE PLAN 擬略為放寬地積比率，以作准許的非污染工業用途 香港柴灣利眾街14-16號 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED NON-POLLUTING INDUSTRIAL USE 14-16 LEE CHUNG STREET, CHAI WAN, HONG KONG SCALE 1:1 500 比例尺		規劃署 PLANNING DEPARTMENT 參考編號 REFERENCE No. A/H20/195	圖 PLAN A - 3
	米 20 0 20 40 60 80 100 120 米 METRES			



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2020年8月31日擬備，所根據的資料為攝於2020年5月19日的實地照片
EXTRACT PLAN PREPARED ON 31.8.2020
BASED ON SITE PHOTOS TAKEN ON 19.5.2020

擬略為放寬地積比率，以作准許的非污染工業用途
香港柴灣利眾街14-16號
PROPOSED MINOR RELAXATION OF
PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
14-16 LEE CHUNG STREET, CHAI WAN, HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H20/195

圖 PLAN
A - 4



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2020年8月31日擬備，所根據的資料為攝於2020年5月19日的實地照片
EXTRACT PLAN PREPARED ON 31.8.2020
BASED ON SITE PHOTOS TAKEN ON 19.5.2020

擬略為放寬地積比率，以作准許的非污染工業用途
香港柴灣利眾街14-16號
PROPOSED MINOR RELAXATION OF
PLOT RATIO RESTRICTION
FOR PERMITTED NON-POLLUTING INDUSTRIAL USE
14-16 LEE CHUNG STREET, CHAI WAN, HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H20/195

圖 PLAN
A - 5