

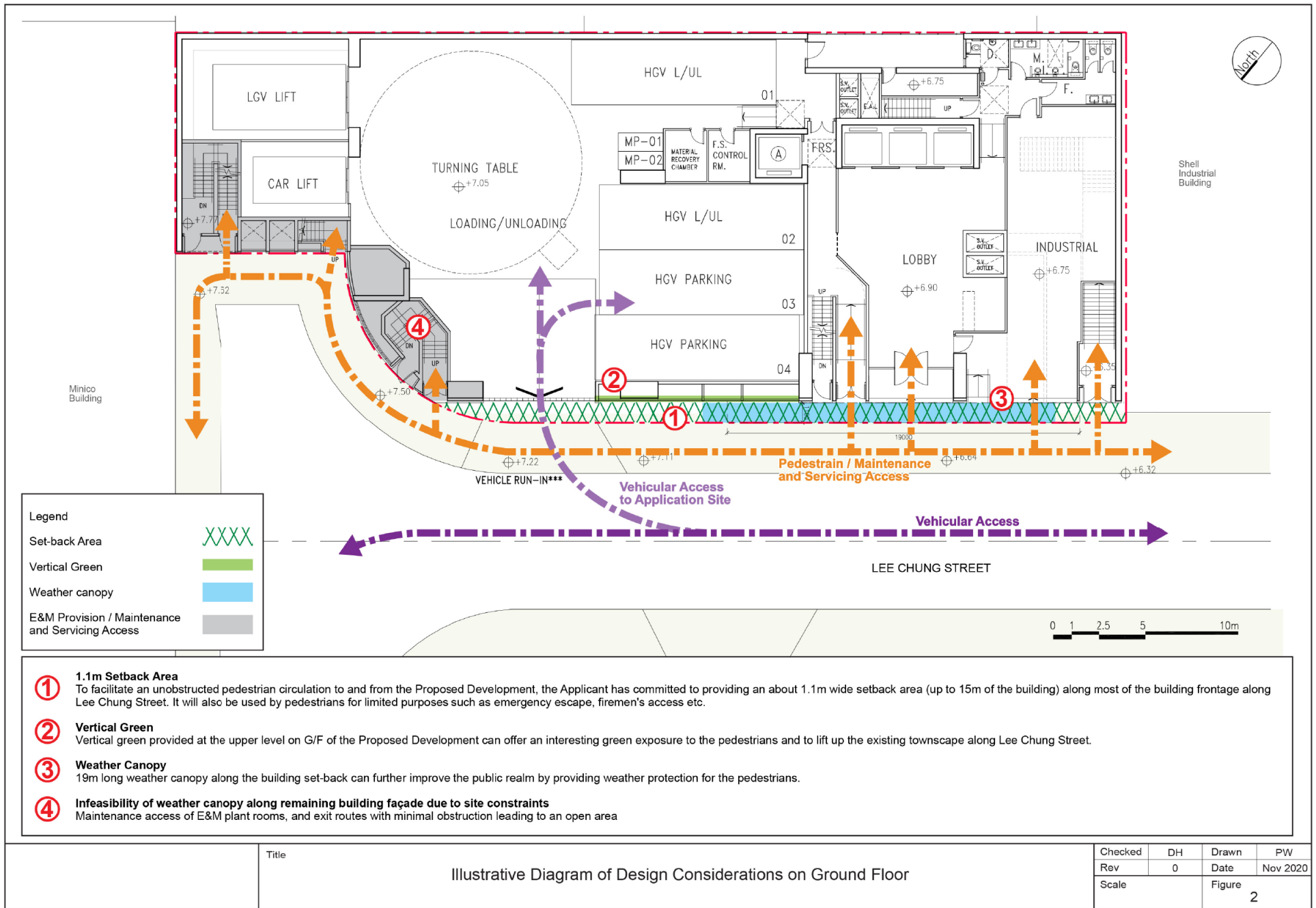
Aedas

Title  
Updated Indicative G/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2020
Scale	Figure 1		

(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 FA - 1
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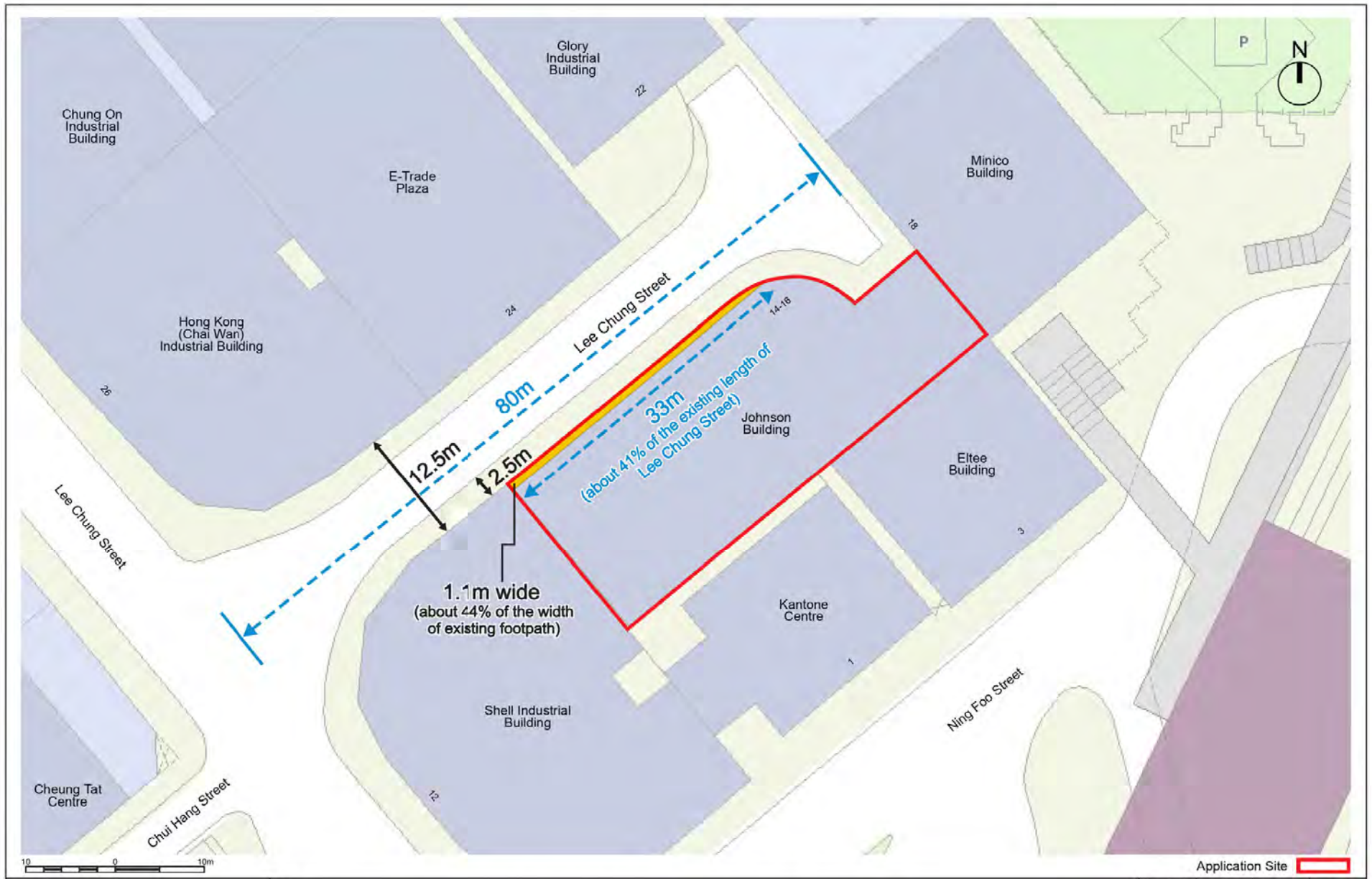
Legend	
Set-back Area	XXXX
Vertical Green	■
Weather canopy	■
E&M Provision / Maintenance and Servicing Access	■

- ① **1.1m Setback Area**  
To facilitate an unobstructed pedestrian circulation to and from the Proposed Development, the Applicant has committed to providing an about 1.1m wide setback area (up to 15m of the building) along most of the building frontage along Lee Chung Street. It will also be used by pedestrians for limited purposes such as emergency escape, firemen's access etc.
- ② **Vertical Green**  
Vertical green provided at the upper level on G/F of the Proposed Development can offer an interesting green exposure to the pedestrians and to lift up the existing townscape along Lee Chung Street.
- ③ **Weather Canopy**  
19m long weather canopy along the building set-back can further improve the public realm by providing weather protection for the pedestrians.
- ④ **Infeasibility of weather canopy along remaining building façade due to site constraints**  
Maintenance access of E&M plant rooms, and exit routes with minimal obstruction leading to an open area

Title	Illustrative Diagram of Design Considerations on Ground Floor				Checked	DH	Drawn	PW
					Rev	0	Date	Nov 2020
					Scale		Figure	2

(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 FA - 2
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Application Site  

**llewelyn  
davies**

Title

Proposed Set-back Areas along Lee Chung Street

Checked	DH	Drawn	PW
Rev	0	Date	Oct 2020
Scale		Figure	2

(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 FA - 3
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Remarks: Indicative design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

Title

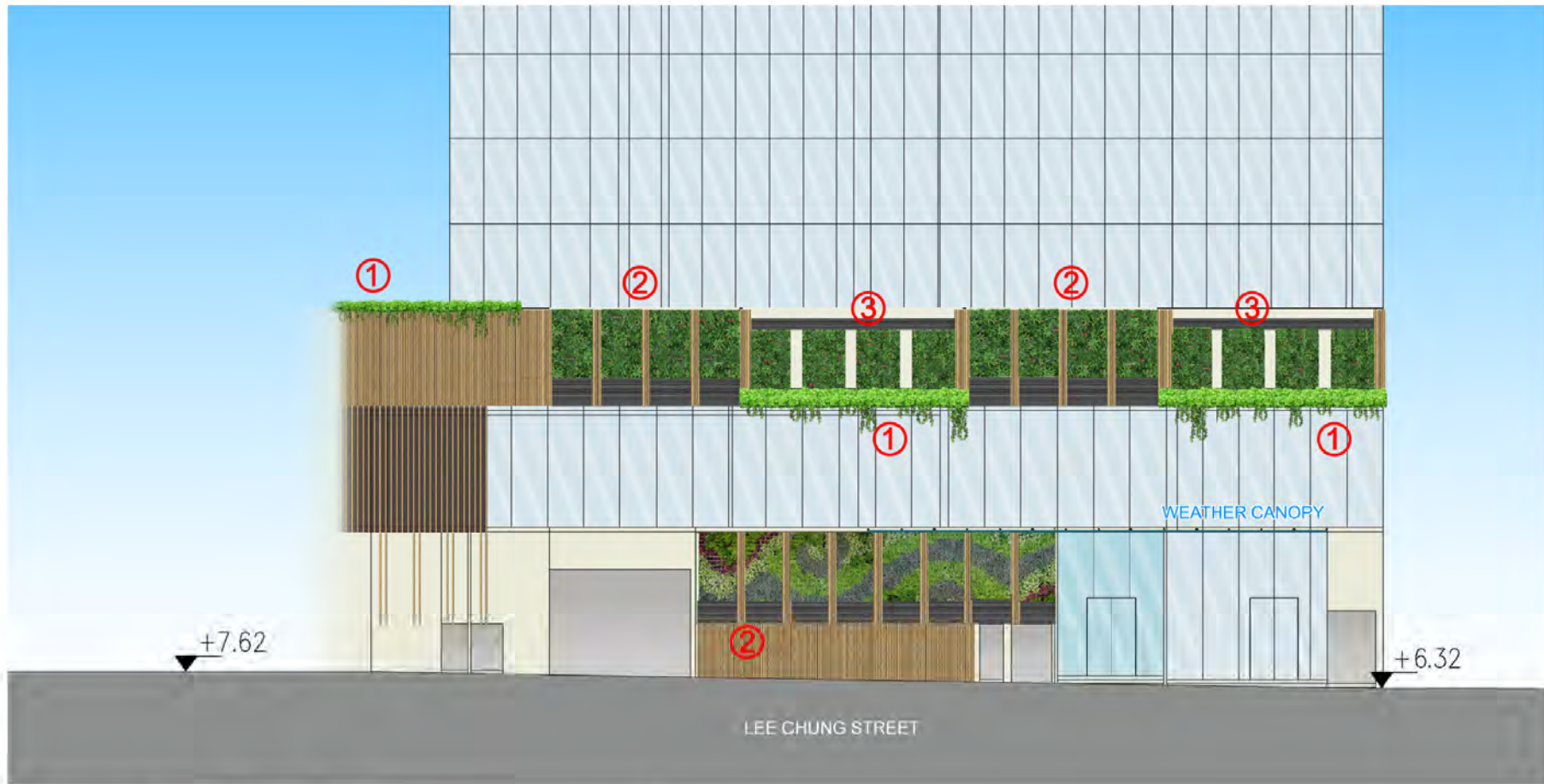
Visual Illustration of Indicative Landscaping Treatment

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2020
Scale		Figure	4

(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  
FA - 4



- Proposed Greening Measures:
- ① Planter and Edge Planting
  - ② Vertical Green facing Lee Chung Street
  - ③ Recessed Vertical Green facing Lee Chung Street

Remarks: Indicative landscape design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

	Title	Elevated View of Indicative Landscaping Treatment				Checked	DH	Drawn	PW
						Rev	0	Date	Nov 2020
						Scale	Figure 3		

(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 FA - 5
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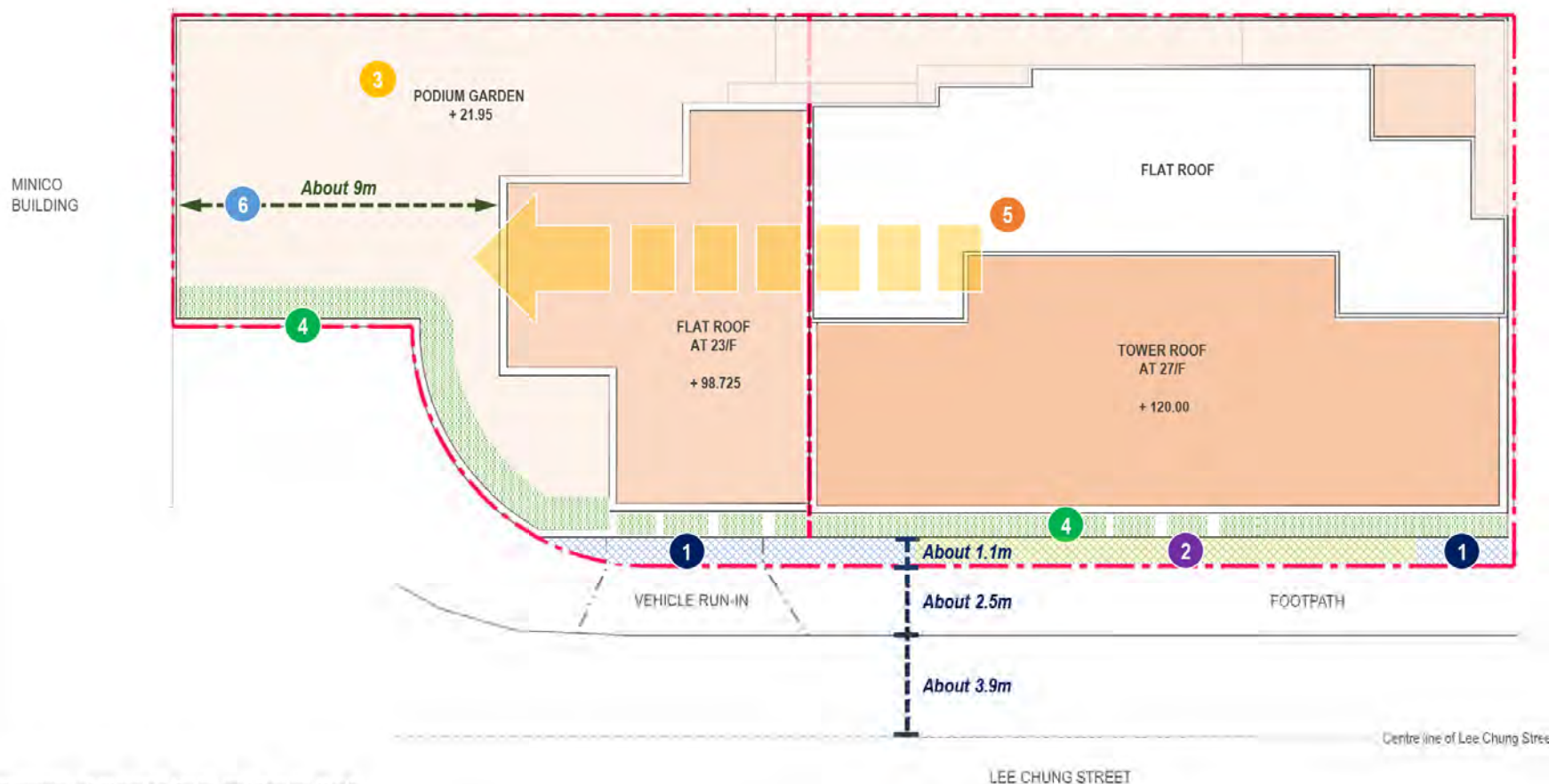


Remarks: Indicative landscape design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

	Title Indicative Landscape Design for the Podium Garden on 3/F	Checked	DH	Drawn	PW
		Rev	0	Date	Oct 2020
		Scale		Figure	5

(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 FA - 6
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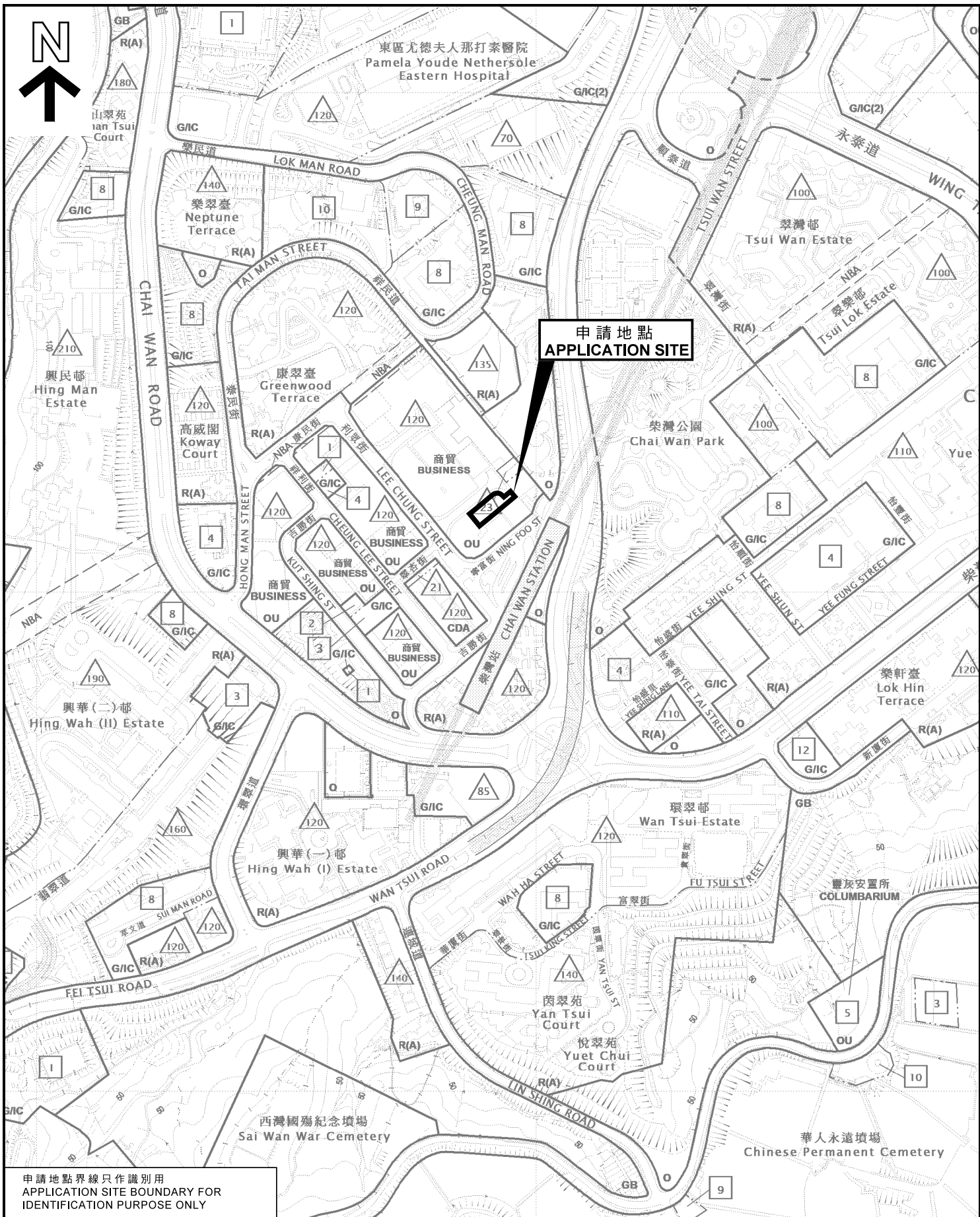
**Summary of Planning Gains and Design Merits**

1. About 7.5m set-back from the centre line of Lee Chung Street including about 1.1m 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. Vertical green and 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. An about 9m building separation from the adjoining Minico Building would be provided to break down visual bulk perceived by the public and contribute to increase sunlight penetration into the area

	Title	Overview of Design Merits and Planning Gains (Updated)				Checked	MH	Drawn	JL
						Rev		Date	OCT 2020
						Scale	N/A	Figure	6

(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 FA - 7
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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



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**PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.

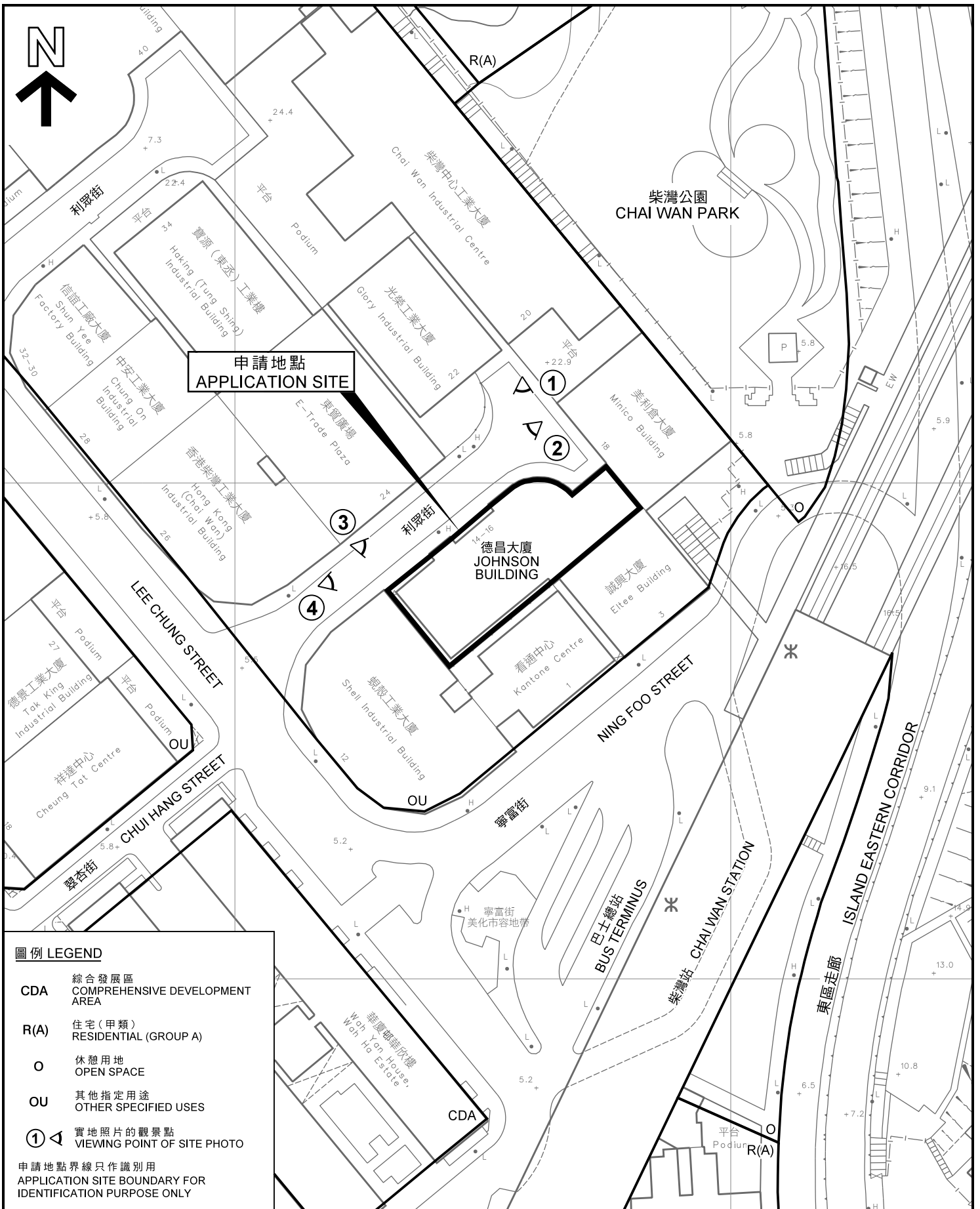
A/H20/195

圖 PLAN

FA - 1

本摘要圖於2020年11月11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 11.11.2020  
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 METRES 20 0 20 40 米 METRES

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

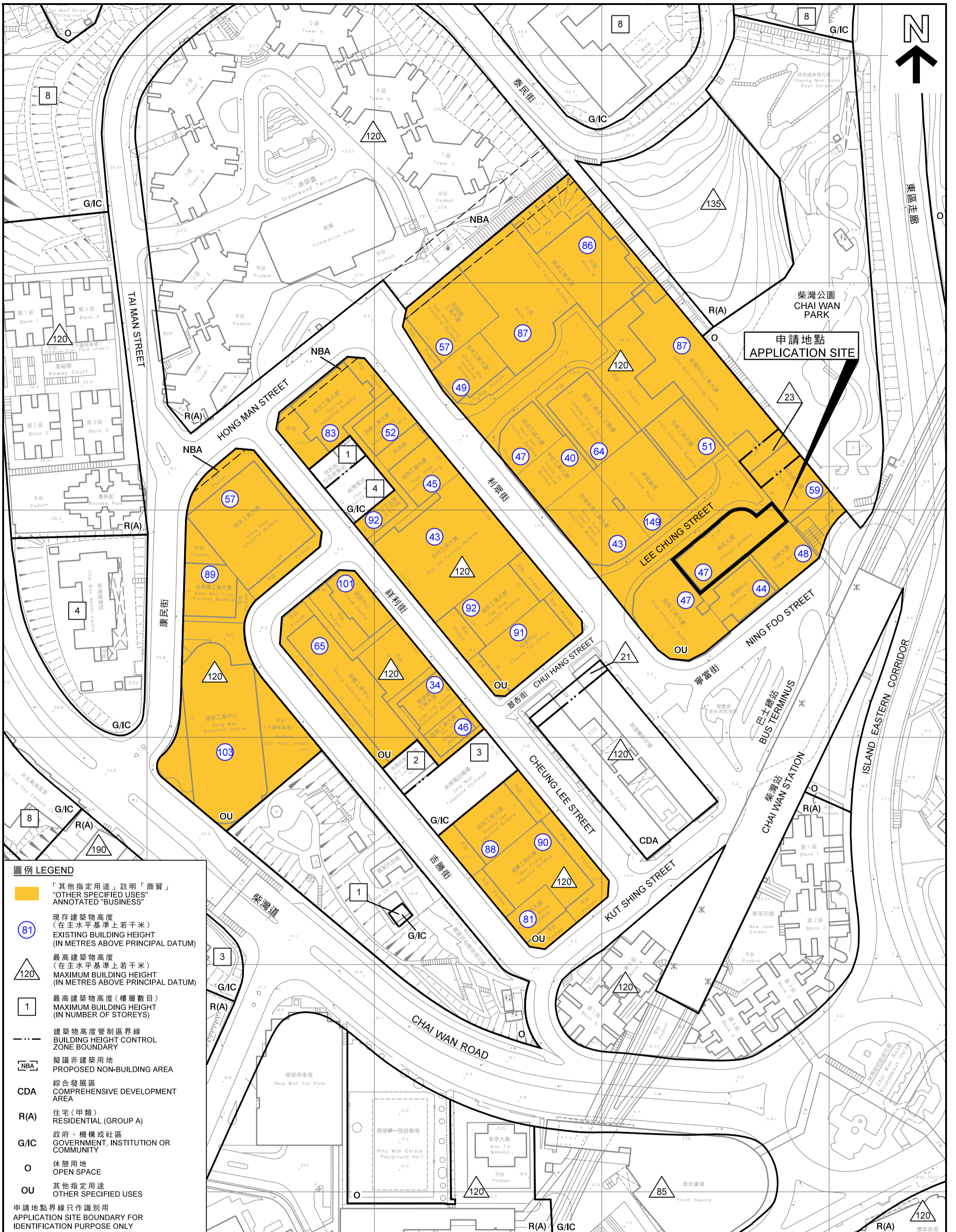
A/H20/195

圖 PLAN

FA - 2

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

EXTRACT PLAN PREPARED ON 11.11.2020  
BASED ON SURVEY SHEET No.  
11-SE-19A



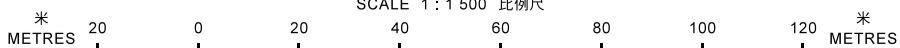
**圖例 LEGEND**

- 「其他指定用途」註明「商貿」  
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS"
- 81 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)
- 120 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)
- 1 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

**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

FA - 3

本摘要圖於2020年11月11日擬備，  
所根據的資料為測量圖編號  
11-SE-19A及C  
EXTRACT PLAN PREPARED ON 11.11.2020  
BASED ON SURVEY SHEETS No.  
11-SE-19A & C





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11月11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 11.11.2020  
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  
FA - 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11月11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 11.11.2020  
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  
FA - 5