

Application Site

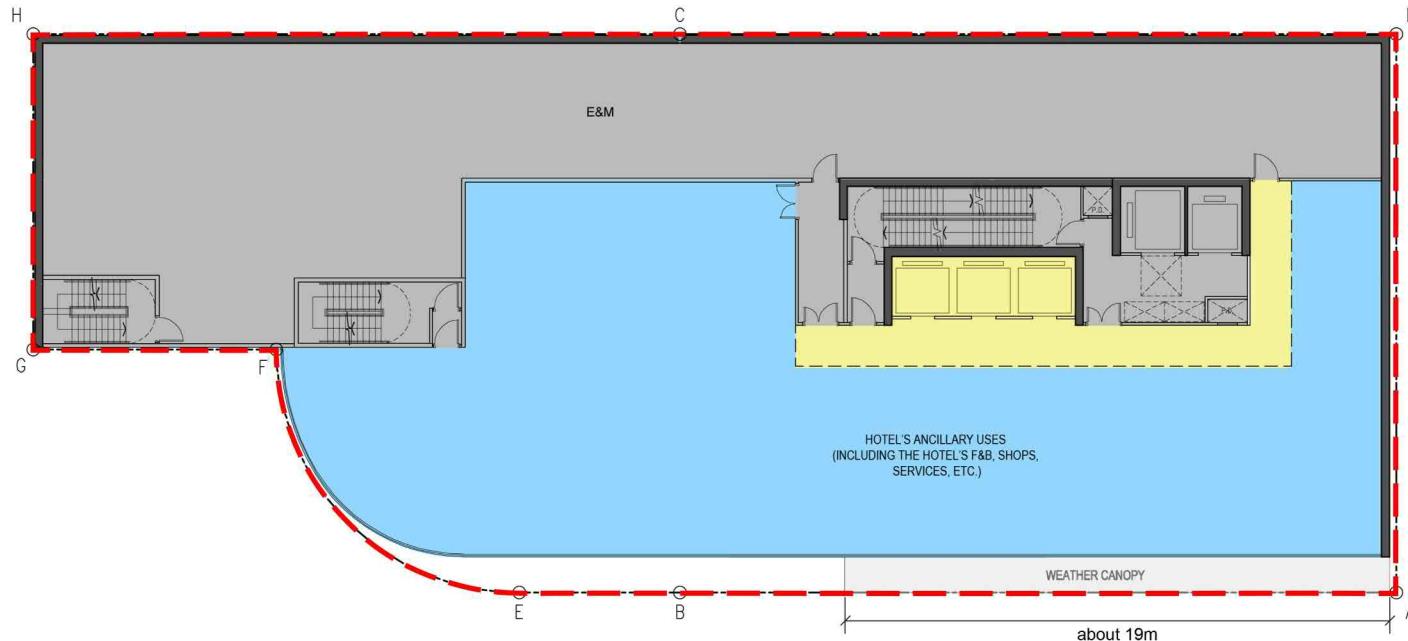


Aedas	Title	Indicative Ground Floor Plan	Checked Rev	DH Date	Drawn Figure	PW Nov 2025
+ +			Scale			3.2

(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by the applicant on 28.11.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 1



Application Site

Remark:

The extent, height and projection of the proposed weather canopy will be subject to further review taking into consideration the requirements as stipulated under Building (Planning) Regulations (B(P)R) at subsequent detailed design stage for approval of relevant Government departments



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Aedas
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Title

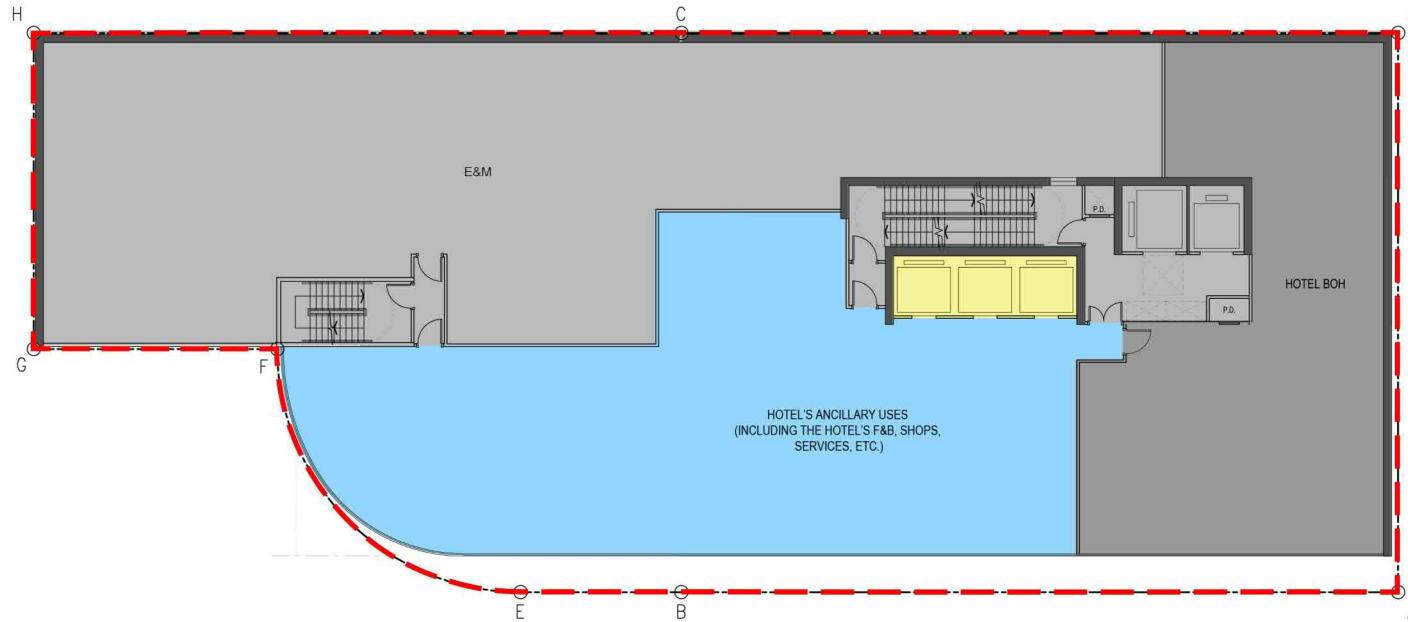
Indicative 1/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Nov 2025
Scale		Figure	3.3

(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by the applicant on 28.11.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 2



Application Site

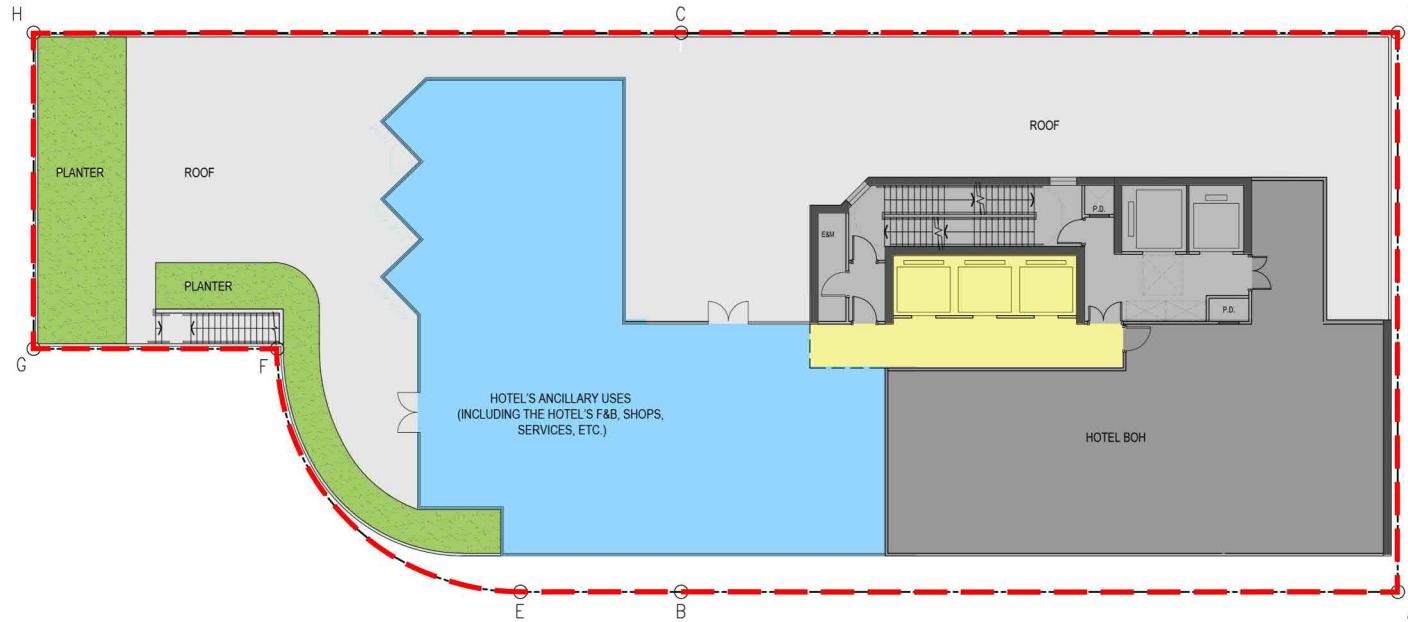


Aedas	Title	Indicative 2/F Plan	Checked	DH	Drawn	PW
			Rev	0	Date	Sep 2025
Scale		Figure		3.4		

(資料來源：由申請人於2025年10月2日提交)
(Source: Submitted by the applicant on 2.10.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 3



Application Site



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Title

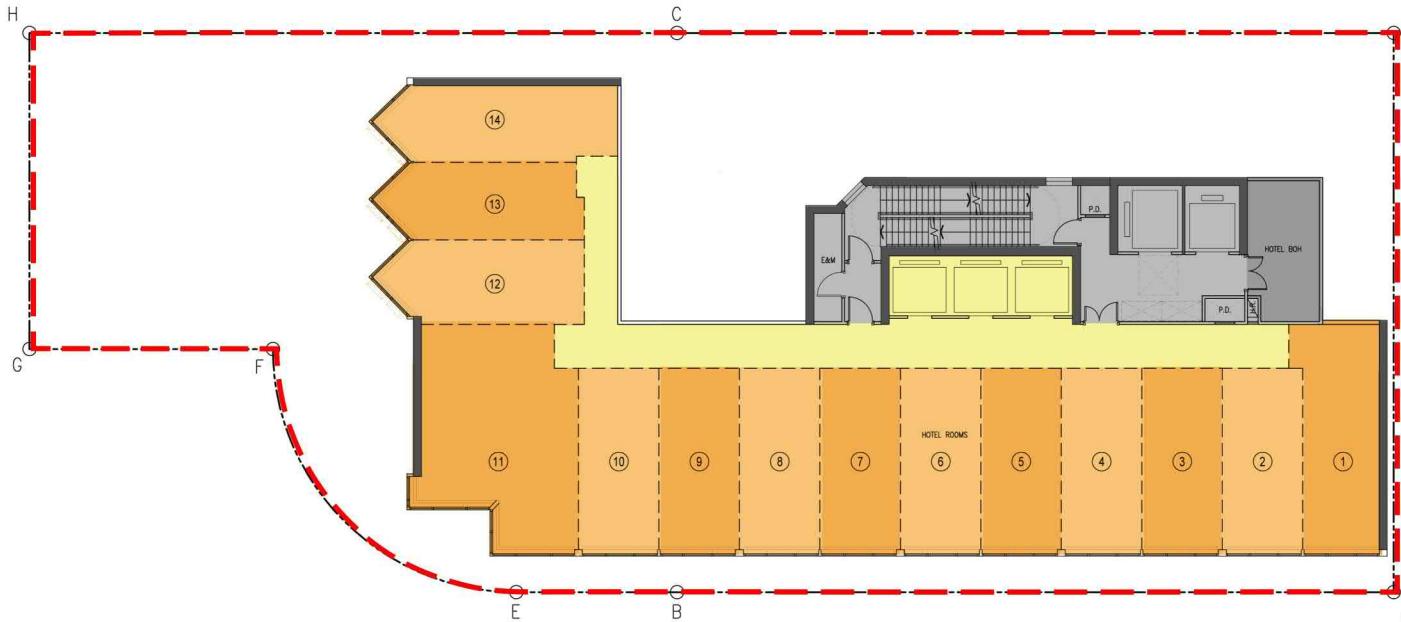
Indicative 3/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale			Figure 3.5

(資料來源：由申請人於2025年10月2日提交)
(Source: Submitted by the applicant on 2.10.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 4



Application Site



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Title

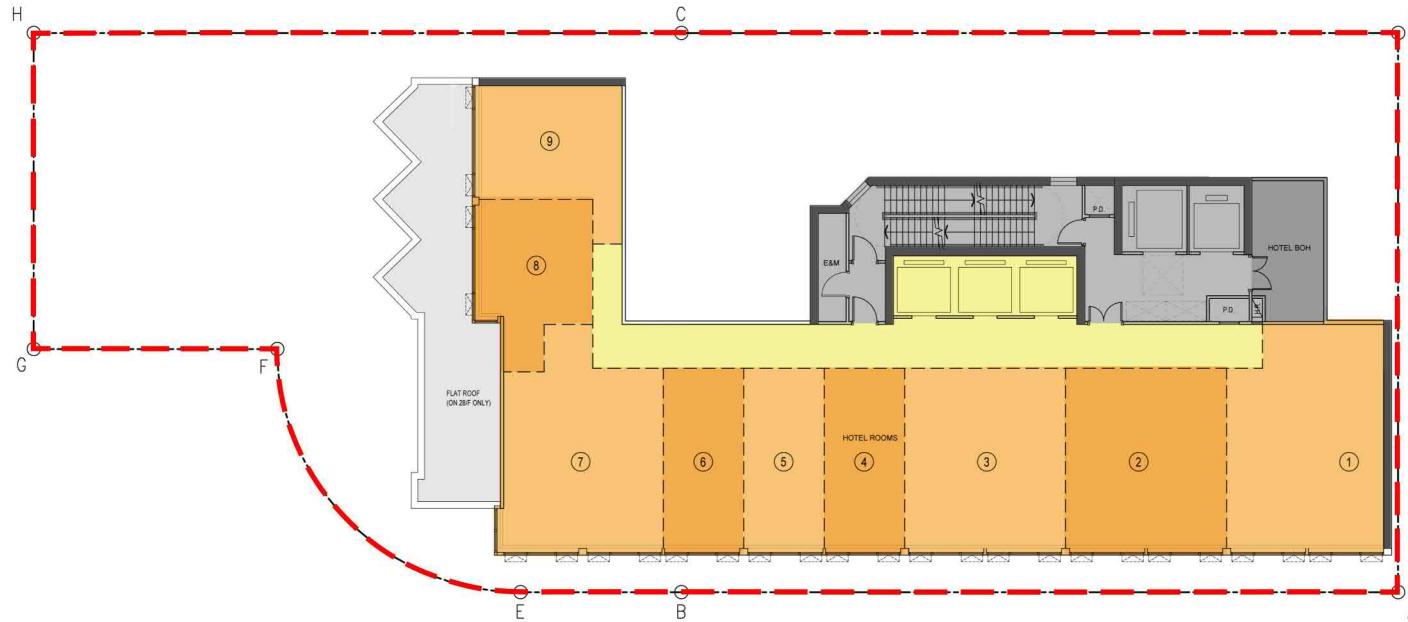
Indicative Typical Floor Plan (4/F – 27/F)

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale			Figure 3.6

(資料來源：由申請人於2025年10月2日提交)
(Source: Submitted by the applicant on 2.10.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 5



Application Site



Aedas

Title

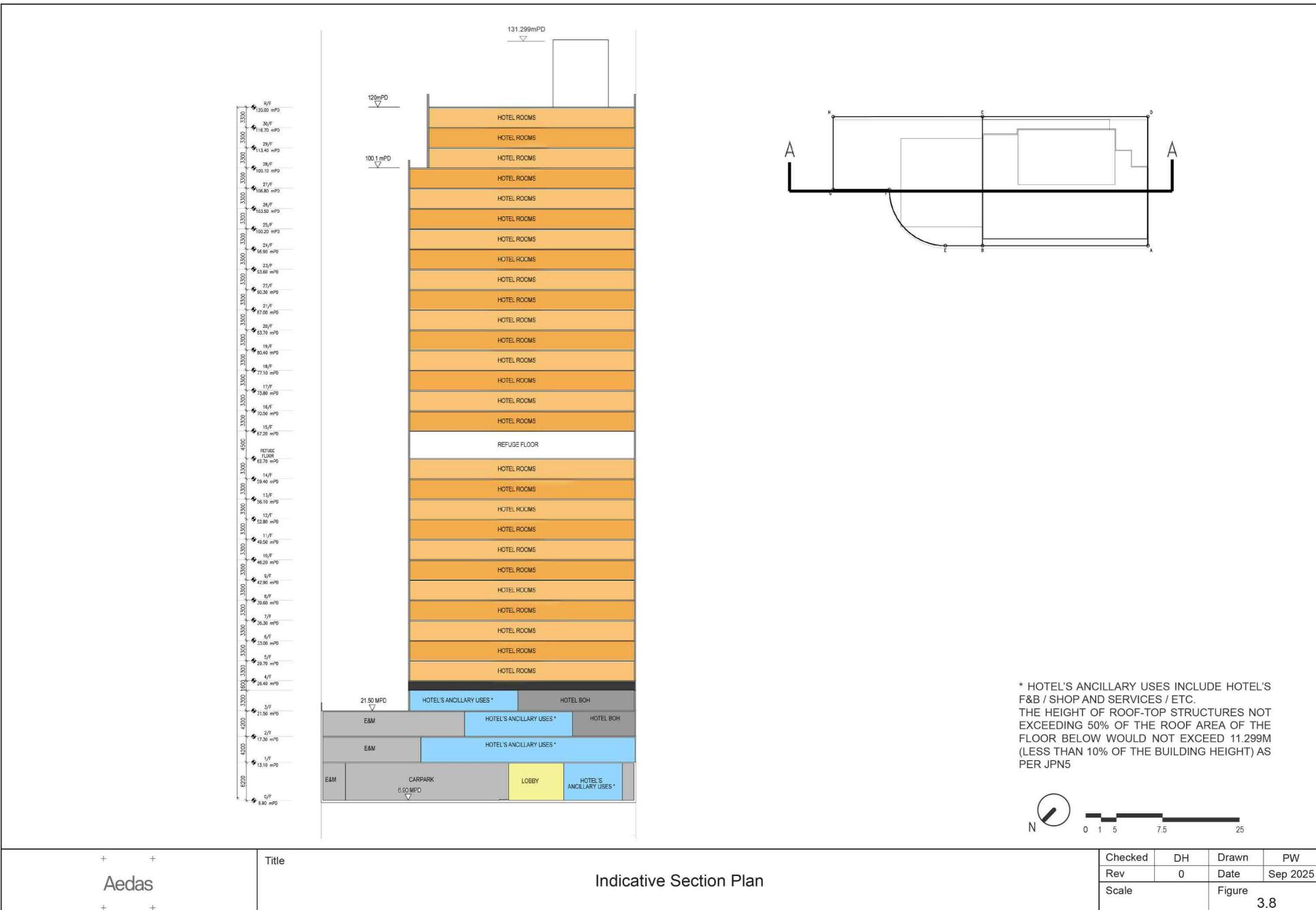
Indicative Typical Floor Plan (28/F – 30/F)

Checked	DH	Drawn	PW
Rev	0	Date	Sep 2025
Scale	Figure 3.7		

(資料來源：由申請人於2025年10月2日提交)
(Source: Submitted by the applicant on 2.10.2025)

參考編號
REFERENCE No.
A/H20/202

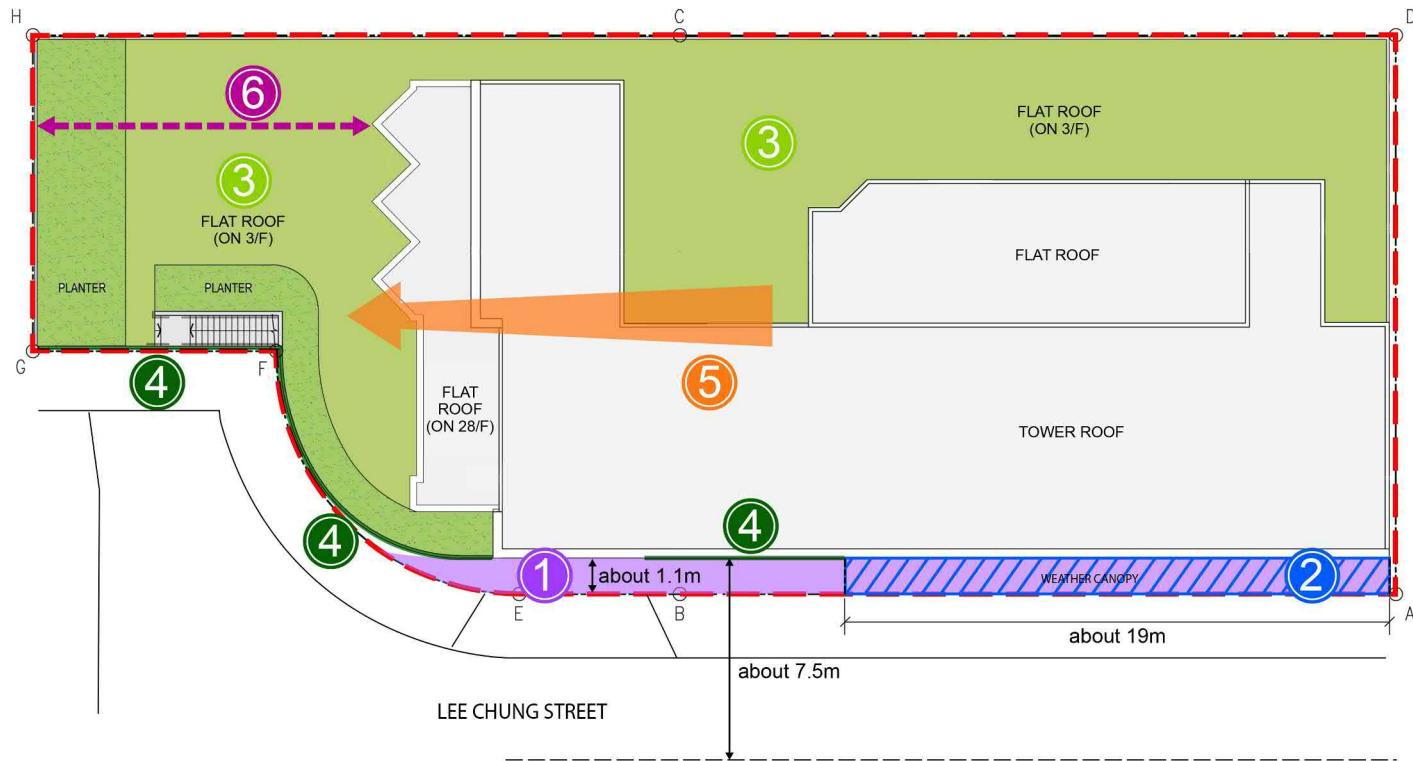
繪圖
DRAWING
A - 6



(資料來源：由申請人於2025年10月2日提交)
(Source: Submitted by the applicant on 2.10.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 7



- ① About 7.5m setback from the centre line of Lee Chung Street including about 1.1m full-height setback of the building at G/F to improve the public realm along Lee Chung Street
- ② A weather canopy of about 19m long along the building frontage facing Lee Chung Streets to provide better comfort for the pedestrians
- ③ A Podium Garden on 3/F with roof planters to provide breathing space and serves as a visual relief of the users of the surrounding buildings
- ④ Vertical green and edge planting to enriches building envelope and soften edges of the building, improving landscape and visual amenity for the public
- ⑤ Stepped height profile stepping down from the southwest towards the northeast to break the visual monotony in the area and achieve visual interests and facilitate ventilation
- ⑥ An about 9m building separation from the adjoining site to break down the building bulk perceived by the public and increase sunlight penetration into the area

Application Site



Remark:

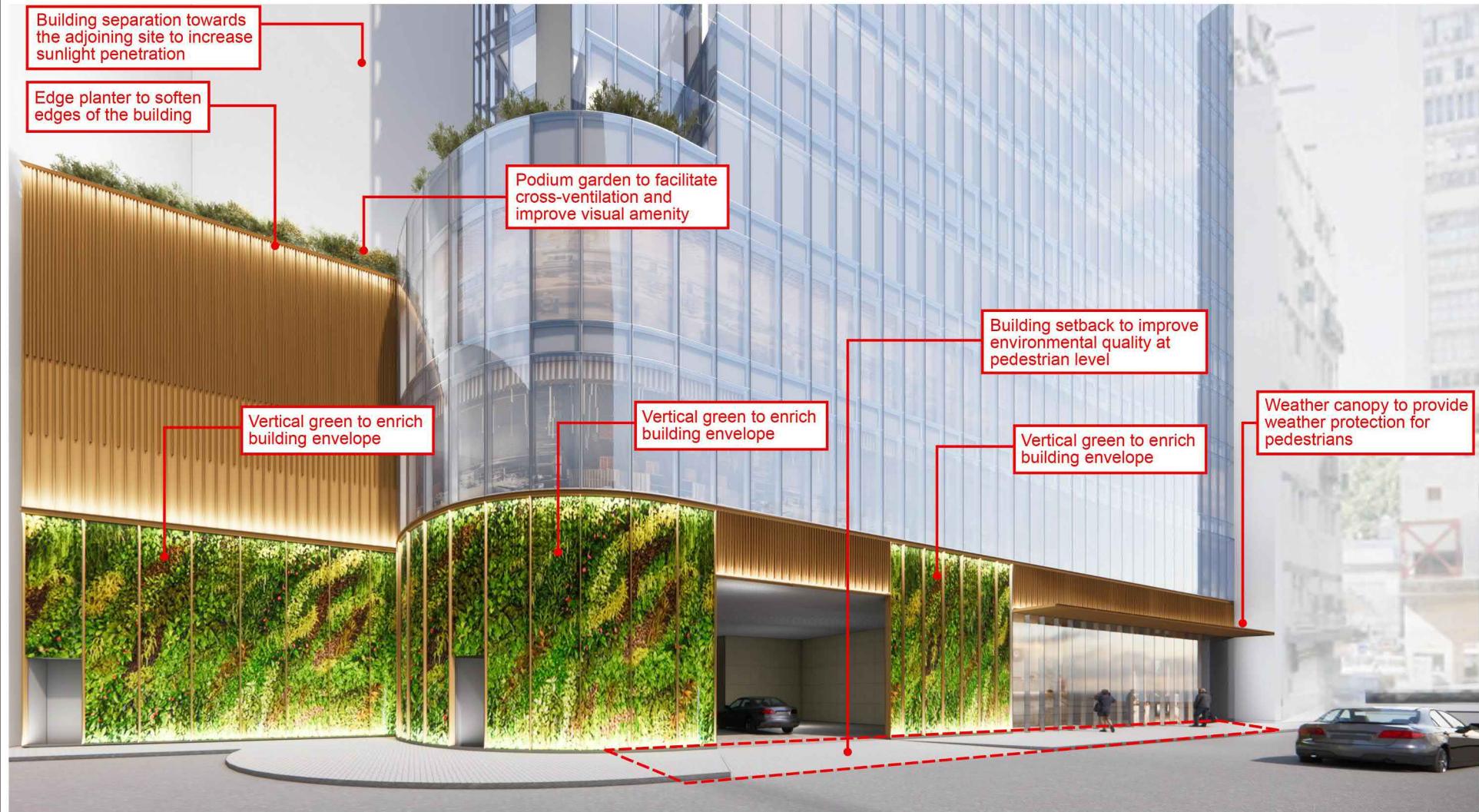
The extent, height and projection of the proposed weather canopy will be subject to further review taking into consideration the requirements as stipulated under Building (Planning) Regulations (B(P)R) at subsequent detailed design stage for approval of relevant Government departments

Title	Illustrative Plan showing Planning and Design Merits			
	Checked	DH	Drawn	PW
	Rev	0	Date	Oct 2025
	Scale	Figure	3.9	

(資料來源：由申請人於2025年10月22日提交的進一步資料)
(Source: Further information submitted by the applicant on 22.10.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 8



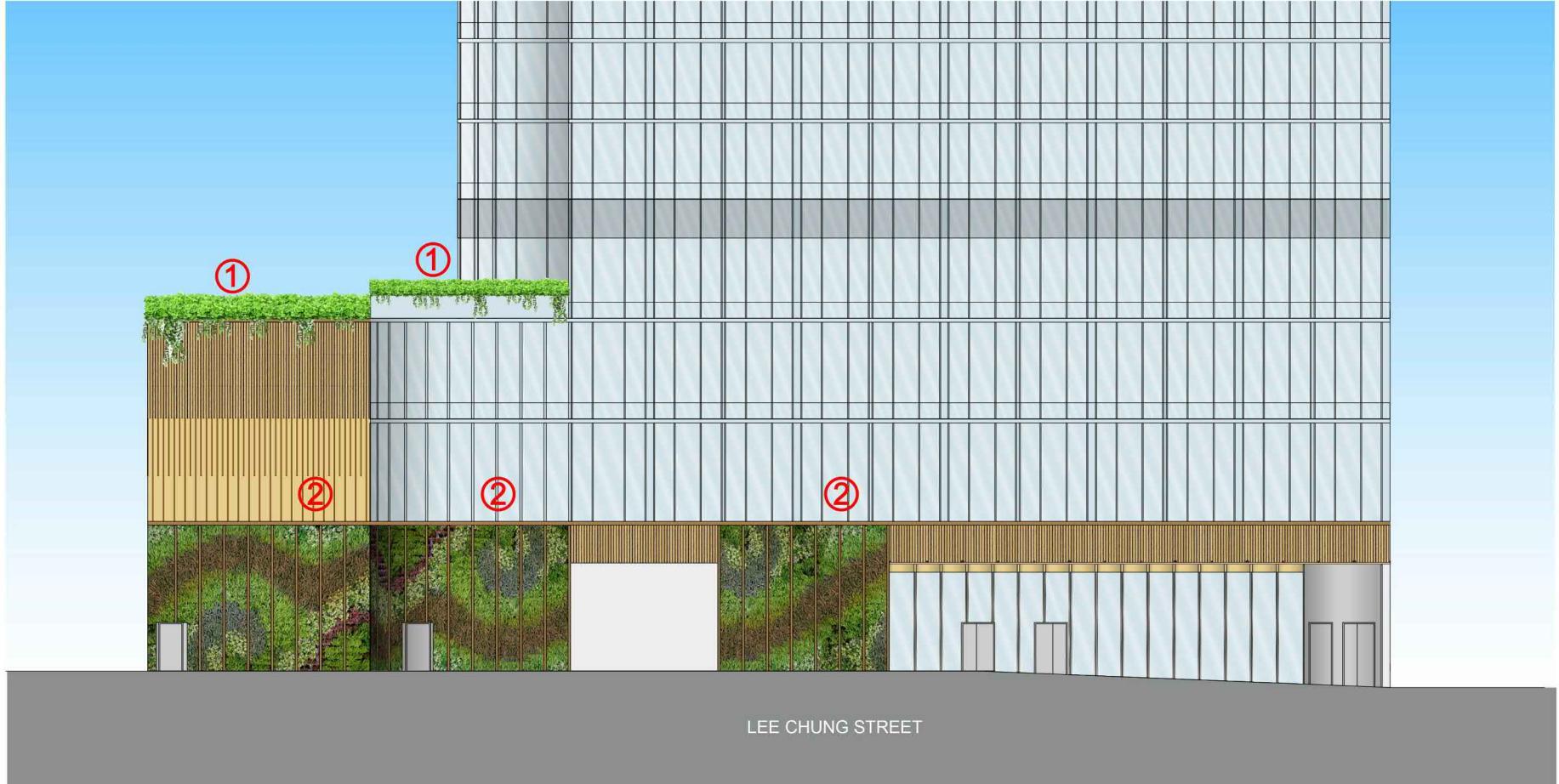
Remarks: Indicative landscape design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

Title	Illustrative Visual Perspective showing Planning and Design Merits			
	Checked	DH	Drawn	PW
	Rev	0	Date	Sep 2025
Scale		Figure 3.10		

(資料來源：由申請人於2025年10月2日提交)
(Source: Submitted by the applicant on 2.10.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 9



Proposed Greening Measures:

- ① Roof Planter and Edge Planter on 3/F Podium Garden
- ② Vertical Green at Pedestrian Level

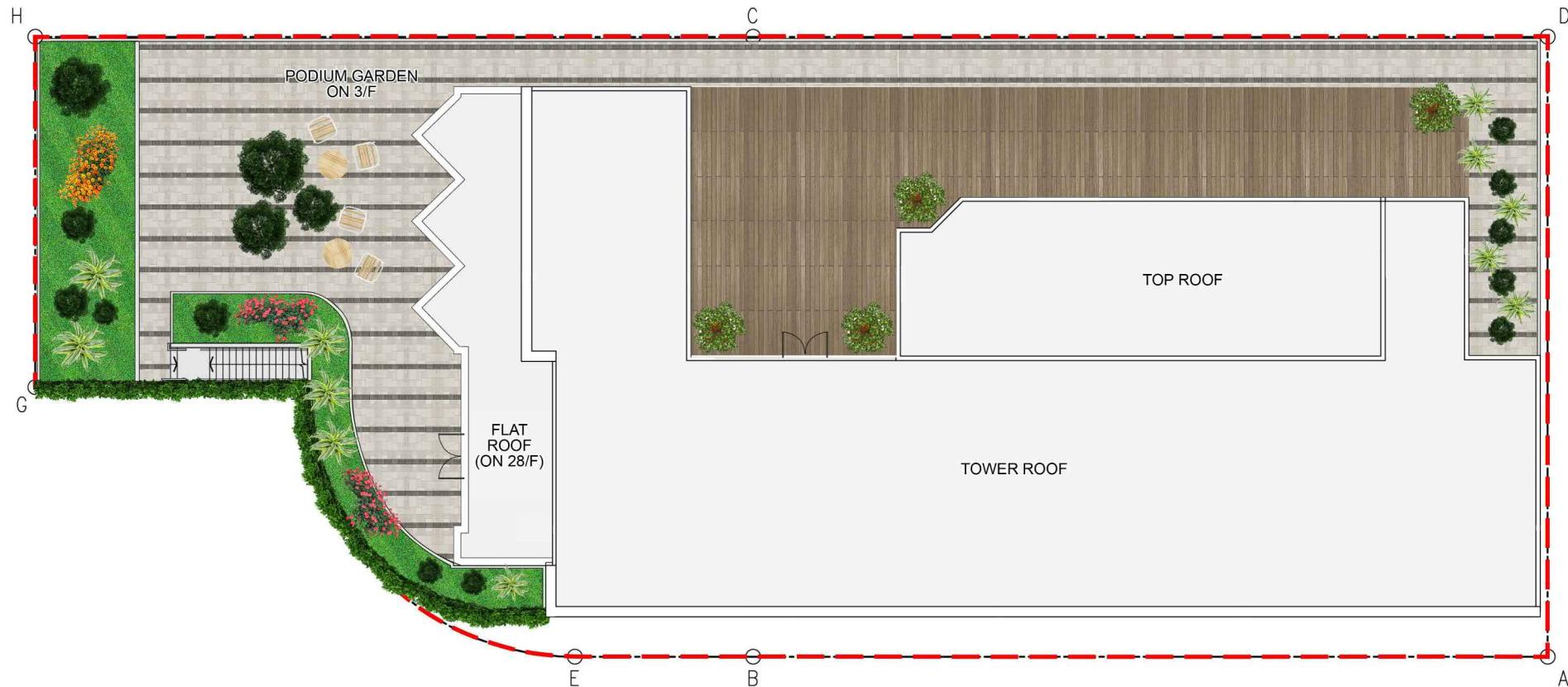
Remarks: Indicative landscape design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

llewelyn davies	Title	Indicative Elevation showing Landscaping Treatment	Checked	DH	Drawn	PW
			Rev	0	Date	Sep 2025
			Scale		Figure	3.11

(資料來源：由申請人於2025年10月2日提交)
(Source: Submitted by the applicant on 2.10.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 10



Application Site



0 1 2 5 10

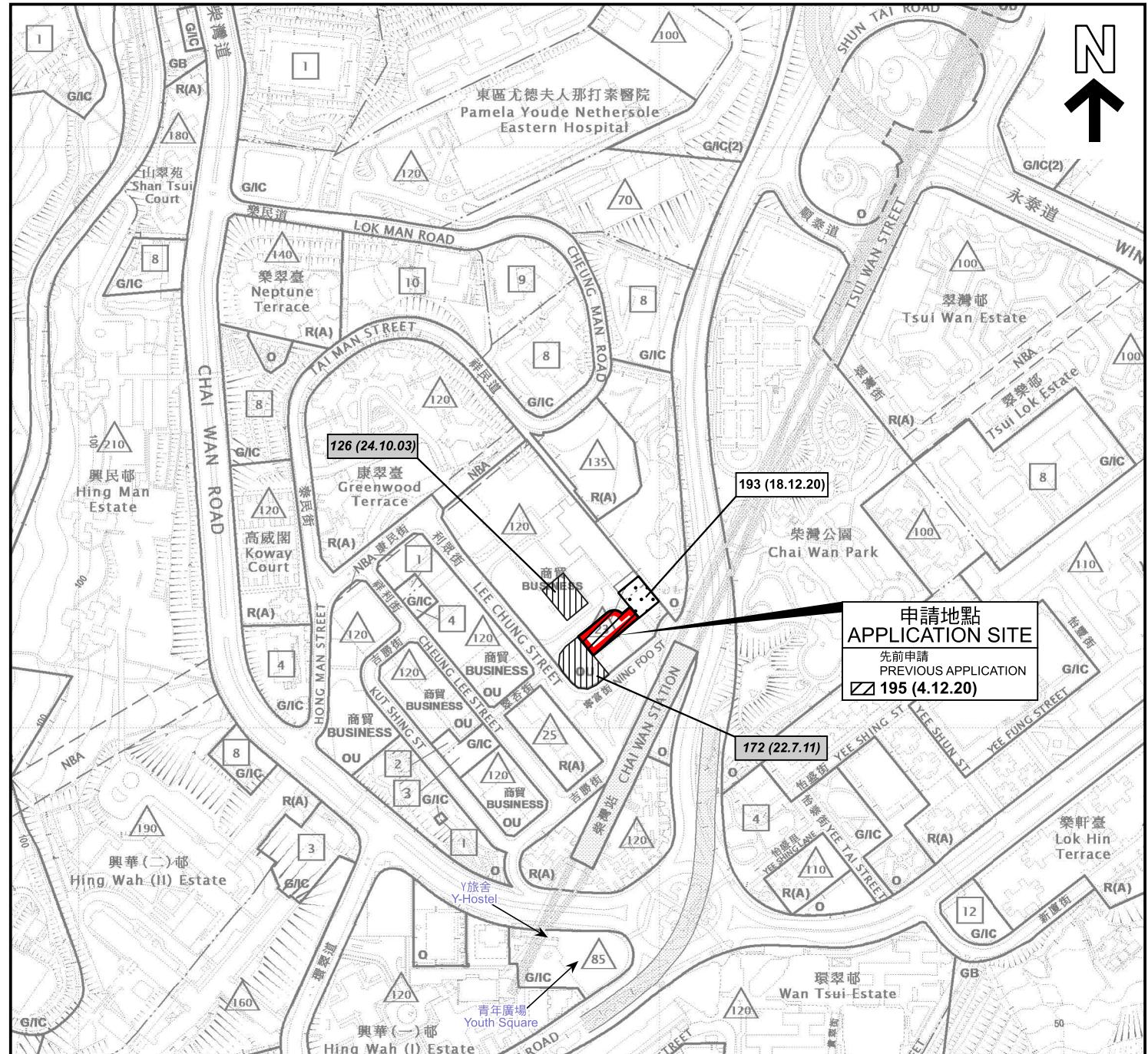
Remarks: Indicative landscape design is for illustrative purpose only and would be subject to further revision at subsequent detailed design stage.

+ + Aedas + +	Title Indicative Landscape Design for Podium Garden on 3/F	Checked Rev Scale	DH 0 Figure	Drawn Date 3.12	PW Sep 2025
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(資料來源：由申請人於2025年10月2日提交)
(Source: Submitted by the applicant on 2.10.2025)

參考編號
REFERENCE No.
A/H20/202

繪圖
DRAWING
A - 11



圖例 LEGEND

	略為放寬地積比率限制的同類申請 SIMILAR APPLICATION FOR MINOR RELAXATION OF PLOT RATIO RESTRICTION
	擬議酒店用途的同類申請 SIMILAR APPLICATION FOR PROPOSED HOTEL USE
193 (18.12.20)	獲批准的申請 APPROVED APPLICATION
126 (24.10.03)	被拒絕的申請 REJECTED APPLICATION
193 (18.12.20)	會議日期 DATE OF MEETING
	申請編號 APPLICATION NUMBER

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



位置圖 LOCATION PLAN

擬議酒店並略為放寬地積比率限制
柴灣利眾街14-16號柴灣內地段第12號及第43號
PROPOSED HOTEL WITH MINOR RELAXATION OF
PLOT RATIO RESTRICTION
14-16 LEE CHUNG STREET, CHAI WAN

SCALE 1 : 5 000 比例尺

METRES

100

0

100

200

METRES



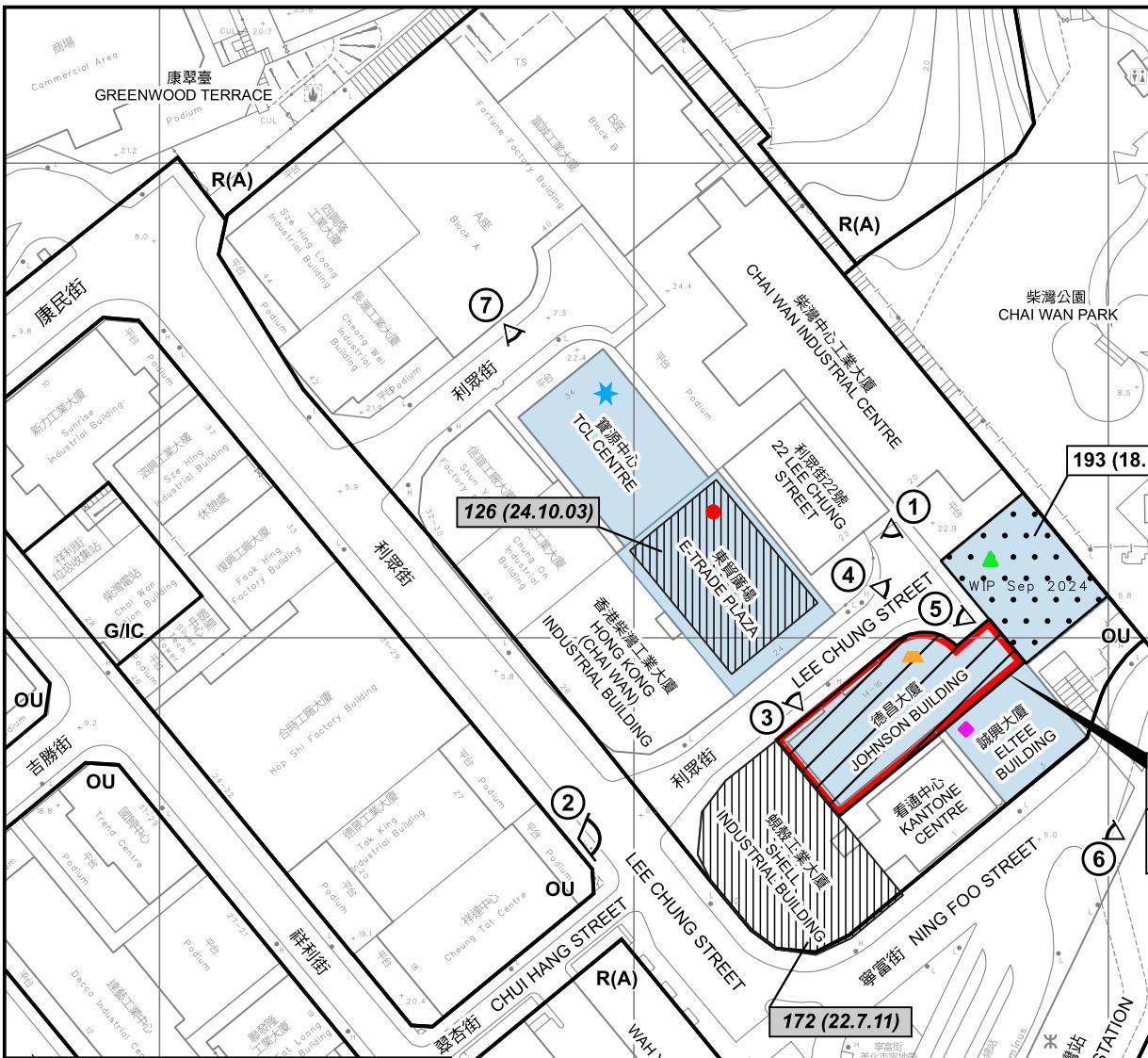
規劃署
Planning Department

參考編號
REFERENCE No.
A/H20/202

圖 PLAN
A - 1

本摘要圖於2026年1月19日擬備，
所根據的資料為於2024年4月9日
核准的分區計劃大綱圖編號S/H20/27

EXTRACT PLAN PREPARED ON 19.1.2026
BASED ON OUTLINE ZONING
PLAN No. S/H20/27 APPROVED ON 9.4.2024



本摘要圖於2026年1月19日擬備，
所根據的資料為測量圖編號11-SE-19A
EXTRACT PLAN PREPARED ON
19.1.2026 BASED ON SURVEY SHEET
No. 11-SE-19A

**擬議酒店並略為放寬地積比率限制
柴灣利眾街14-16號柴灣內地段第12號及第43號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
CHAI WAN INLAND LOTS 12 AND 43,
14-16 LEE CHUNG STREET, CHAI WAN**

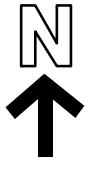
SCALE 1:1 500 比例尺
METRES 25 0 25 50 METRES



**規劃署
Planning Department**

參考編號
REFERENCE No.
A/H20/202

**圖 PLAN
A - 2**



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

本摘要圖於2026年1月13日擬備，所根據的資料為地政總署於2024年8月7日拍得的航攝照片編號 E226989

EXTRACT PLAN PREPARED ON
13.1.2026 BASED ON AERIAL PHOTO No.
E226989 TAKEN ON 7.8.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

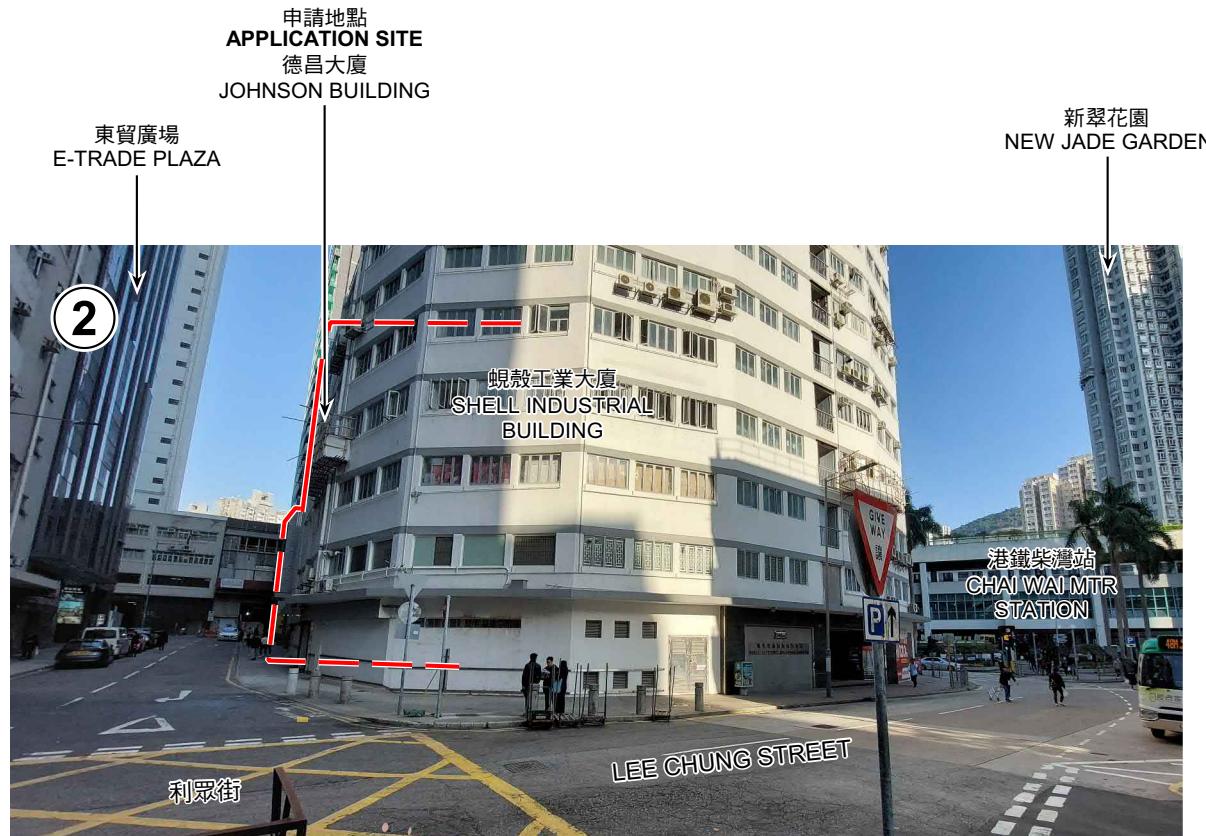
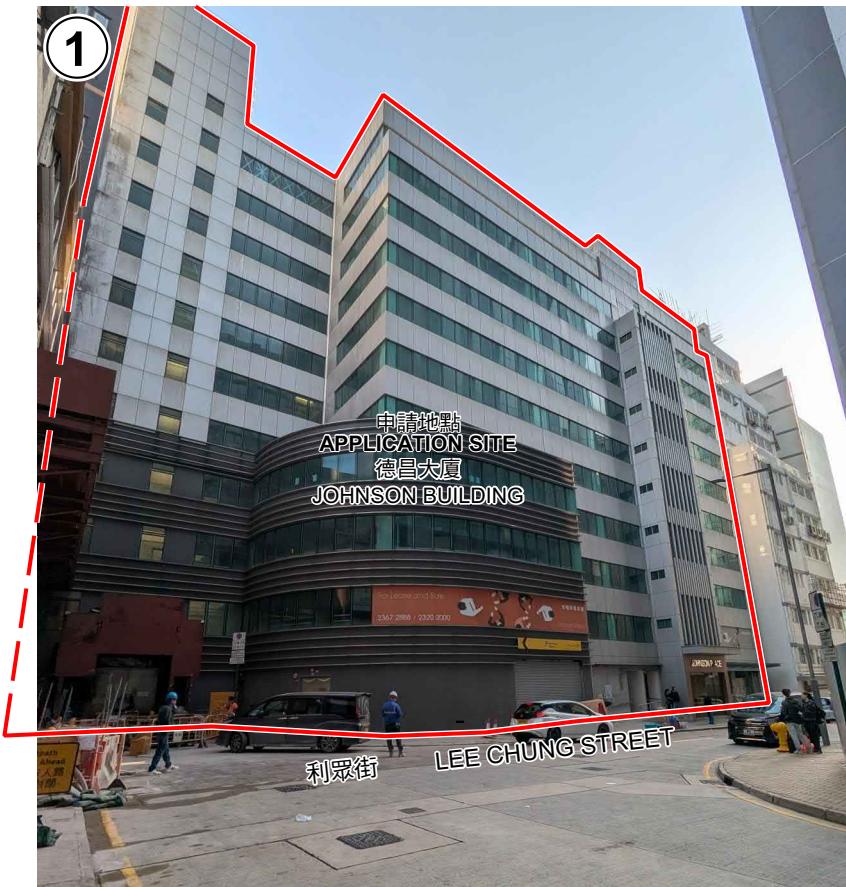
擬議酒店並略為放寬地積比率限制
柴灣利眾街14-16號柴灣內地段第12號及第43號
PROPOSED HOTEL WITH MINOR RELAXATION OF
PLOT RATIO RESTRICTION
CHAI WAN INLAND LOTS 12 AND 43,
14-16 LEE CHUNG STREET, CHAI WAN



規劃署
Planning Department

參考編號
REFERENCE No.
A/H20/202

圖 PLAN
A - 3



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

本圖於2026年1月19日擬備，所根據的
資料為攝於2026年1月12日的實地照片

PLAN PREPARED ON 19.1.2026
BASED ON SITE PHOTOS
TAKEN ON 12.1.2026

實地照片 SITE PHOTOS

擬議酒店並略為放寬地積比率限制
柴灣利眾街14-16號柴灣內地段第12號及第43號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
CHAI WAN INLAND LOTS 12 AND 43, 14-16 LEE CHUNG STREET, CHAI WAN



規劃署
Planning Department

參考編號
REFERENCE No.
A/H20/202

圖 PLAN
A - 4a



東貿廣場
E-TRADE PLAZA



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

本圖於2026年1月19日擬備，所根據的
資料為攝於2026年1月12日的實地照片

PLAN PREPARED ON 19.1.2026
BASED ON SITE PHOTOS
TAKEN ON 12.1.2026

實地照片 SITE PHOTOS

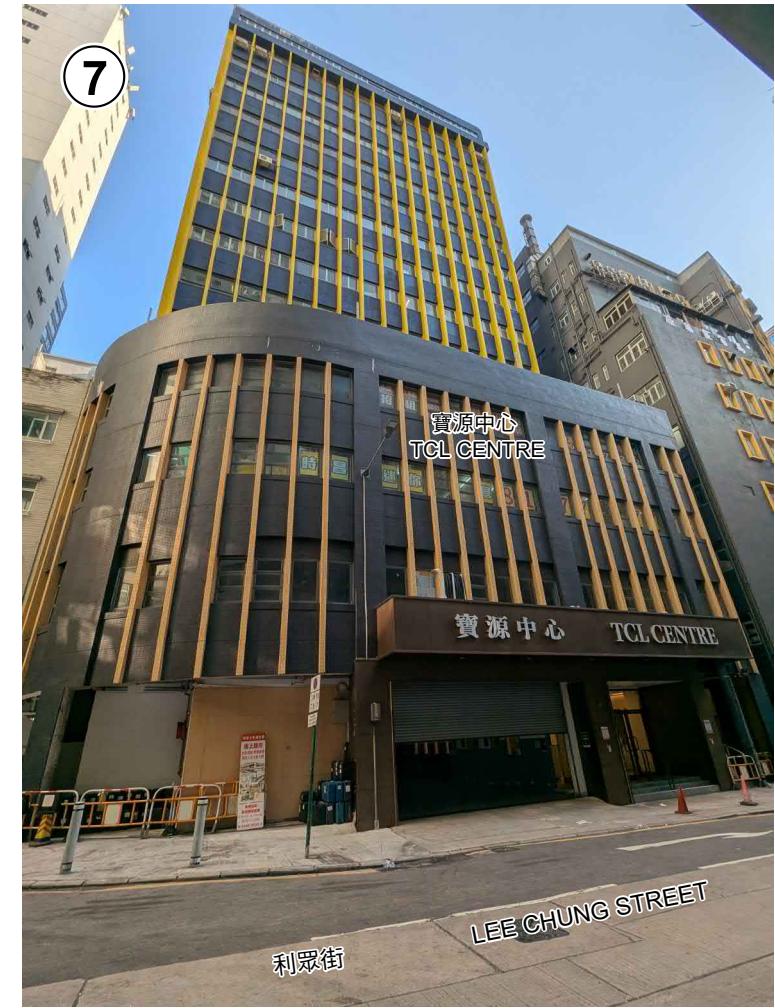
擬議酒店並略為放寬地積比率限制
柴灣利眾街14-16號柴灣內地段第12號及第43號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
CHAI WAN INLAND LOTS 12 AND 43, 14-16 LEE CHUNG STREET, CHAI WAN



規劃署
Planning Department

參考編號
REFERENCE No.
A/H20/202

圖 PLAN
A - 4b



本圖於2026年1月16日擬備，所根據的資料為攝於2025年10月14日(中)及2026年1月12日(左及右)的實地照片

PLAN PREPARED ON 16.1.2026
BASED ON SITE PHOTOS
TAKEN ON 14.10.2025(MIDDLE) AND
12.1.2026(LEFT & RIGHT)

實地照片 SITE PHOTOS

擬議酒店並略為放寬地積比率限制
柴灣利眾街14-16號柴灣內地段第12號及第43號
PROPOSED HOTEL WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
CHAI WAN INLAND LOTS 12 AND 43, 14-16 LEE CHUNG STREET, CHAI WAN



規劃署
Planning Department

參考編號
REFERENCE No.
A/H20/202

圖 PLAN
A - 4c