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Rev.	Date	Description	Drawn

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 4. READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS.

- Study Area
- Development Site Boundary
- Residential Towers
- Podium
- Po Chong Wan Breakwater with Proposed Public Open Space
- At-grade Greenery Area
- Public Open Space at the Existing Eastern Breakwater
- Possible Elevated Connection Between the Marina Landside Ancillary Facilities and Designated Berthing Area

DESIGN CONSULTANT:  
**ARUP**  
 Ove Arup & Partners Hong Kong Ltd

CONTACT NO.:

PROJECT:  
 Proposed Amendment to the Approved Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/33 to Rezone the Development Site from "Government, Institution or Community", "Other Specified Uses (Ocean Park)", an Area shown as "Road" and an Area shown as "Typhoon Shelter" to "Other Specified Uses" annotated "Marina Cum Residential Development with Public Open Space" at Government Land, Shum Wan Road, Wong Chuk Hang

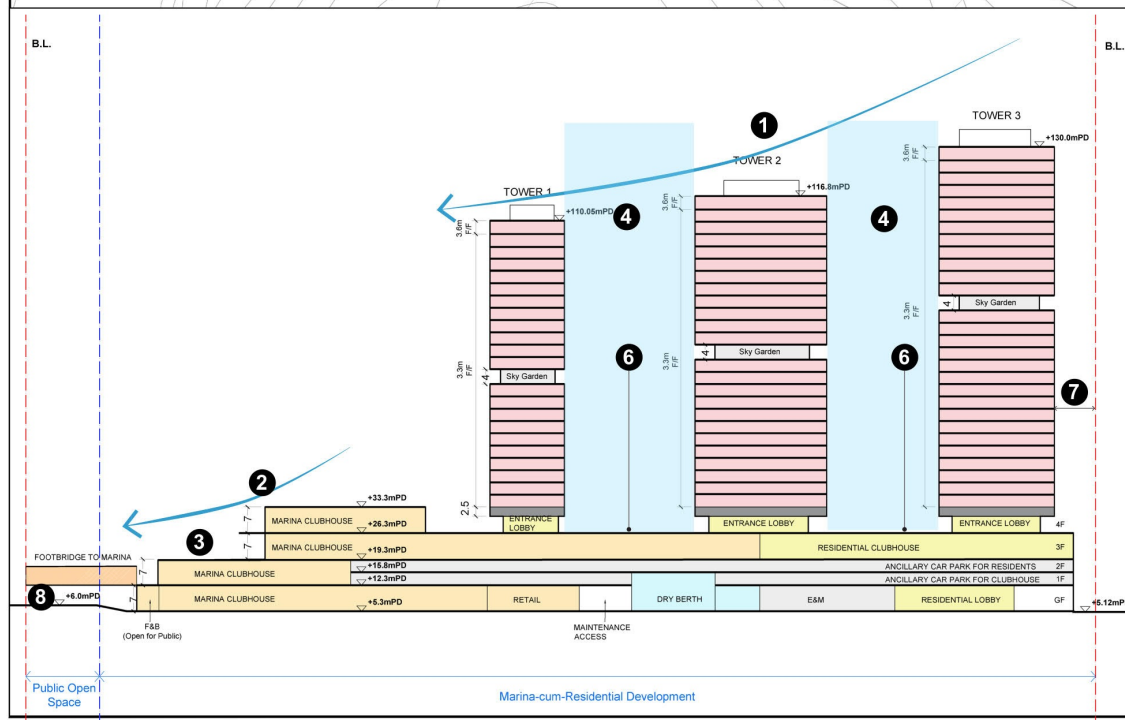
DRAWING TITLE:  
 Design Merits of the Indicative Scheme

DRAWING NO: AR-031 SCALE

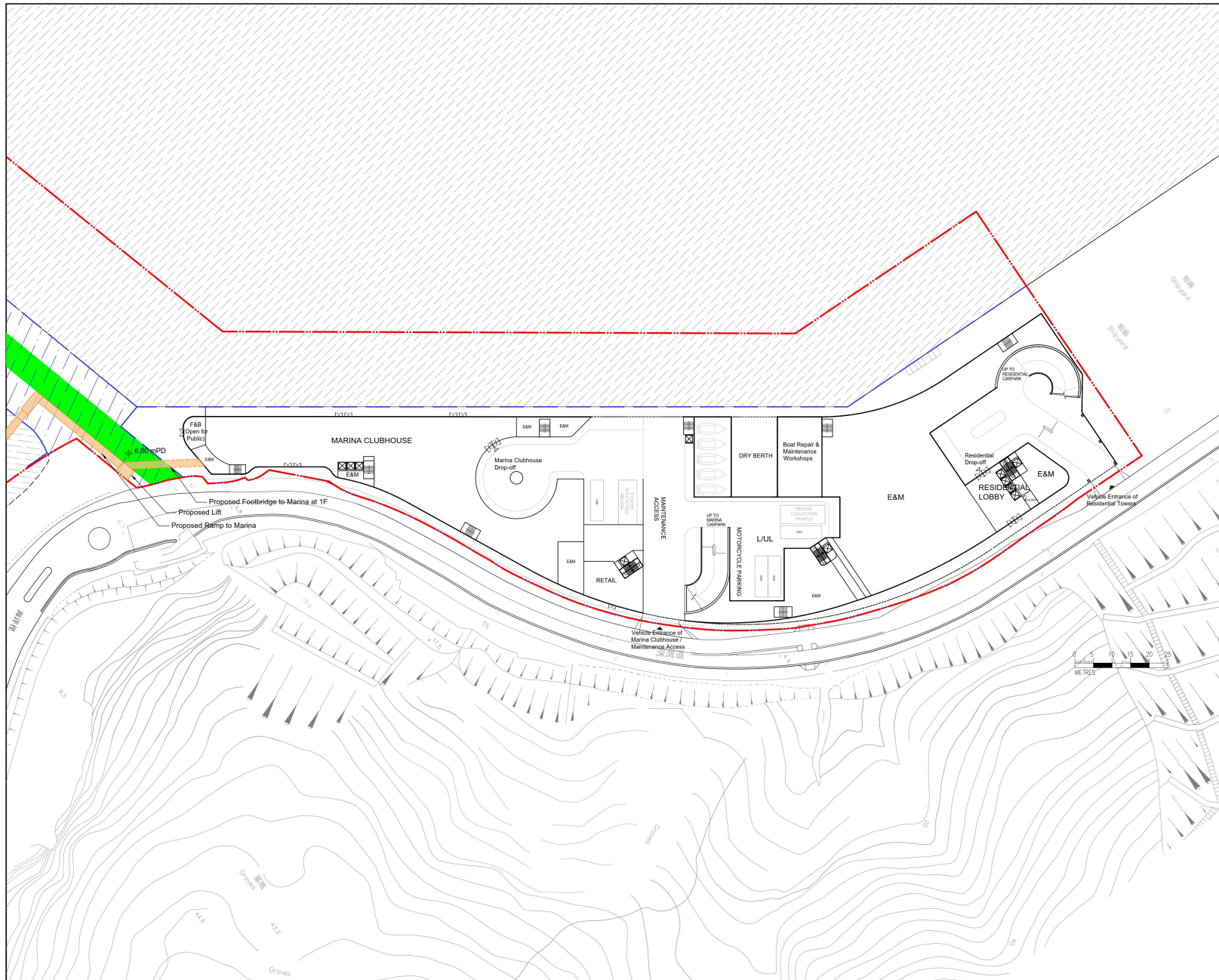
ISSUED DATE:

DRAWN BY: ES REV.

CHECKED BY: FY

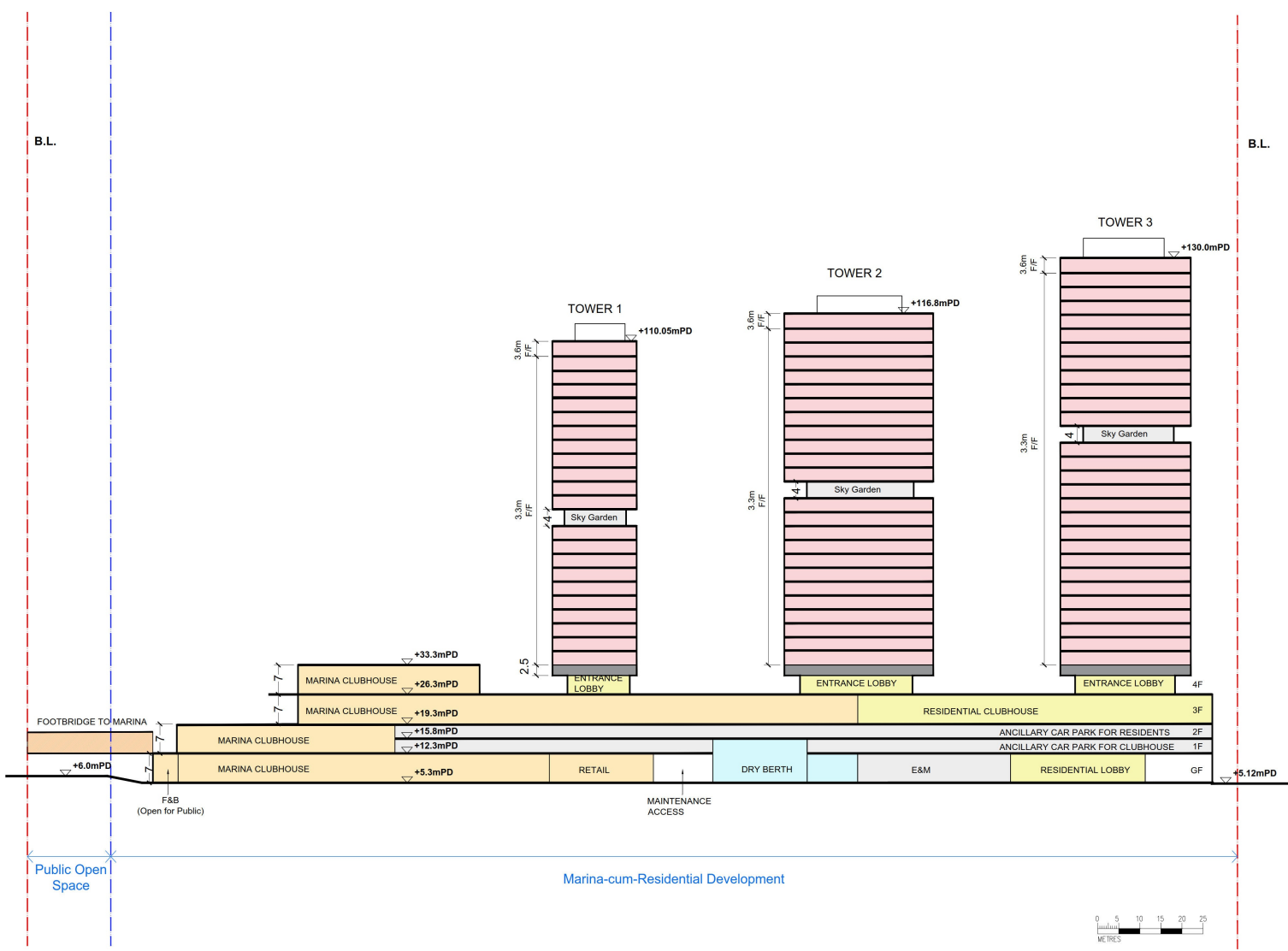


- 1 The BH profile will step down from 130.0mPD to 110.05mPD for the residential towers, while the podium portion adopts a terraced design from about 26.3mPD on 4/F to about 19.3mPD on 3/F.
- 2 A stepped BH profile is similarly proposed for the marina clubhouse, to the southwest of the Development Site facing the breakwater, featuring a 4-storey terraced podium ranging from 12.3–33.3mPD.
- 3 The Indicative Scheme incorporates a low building zone of about 19.3mPD in the southwest of the proposed "OU" zone to enhance the air ventilation within the area.
- 4 Tower separation is proposed under the Indicative Scheme in accordance with SBD Guidelines APP-152's requirement for building separations with a minimum clear width of 15m. Approximately 27m separation is proposed to enhance visual relief and air ventilation.
- 5 A minimum 5m buffer distance is proposed between the road kerb of Shum Wan Road (local distributor) and the residential towers (from 26.3mPD and above) to ensure acceptable air quality at the sensitive land use, in compliance with the required buffer distances between sources of pollution and sensitive land uses, as specified in Chapter 9 of HKPSG.
- 6 Incorporation of podium garden in the Development Site to enhance air ventilation at micro-climate level.
- 7 Approximately 10m buffer distance (from 26.3mPD and above) on north side is proposed to avoid potential noise impact from shipyard.
- 8 The proposed public open space, which will be managed and maintained by the future land owner of the proposed marina clubhouse, is situated on the Po Chong Wan breakwater and is proposed to provide passive recreation with amenities to the general public.
- 9 A dedicated pedestrian access will be provided between Shum Wan Road and the proposed public open space along the Po Chong Wan breakwater, ensuring convenient and inclusive public access.



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<ul style="list-style-type: none"> <li><span style="color: red;">—</span> Study Area</li> <li><span style="color: blue;">—</span> Development Site Boundary</li> <li><span style="color: blue;">—</span> Po Chong Wan Breakwater with Proposed Public Open Space</li> <li><span style="color: green;">—</span> Public Open Space at the Po Chong Wan Breakwater</li> <li><span style="color: orange;">—</span> Possible Elevated Connector Between the Marina Landside Ancillary Facilities and Designated Berthing Area</li> </ul>			
DESIGN CONSULTANT:			
<b>ARUP</b> Ove Arup & Partners Hong Kong Ltd			
CONTACT NO.:			
PROJECT:			
Proposed Amendment to the Approved Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/33 to Rezone the Development Site from "Government, Institution or Community", "Other Specified Uses (Ocean Park)", an Area shown as "Road" and an Area shown as "Typhoon Shelter" to "Other Specified Uses" annotated "Marina Cum Residential Development with Public Open Space" at Government Land, Shum Wan Road, Wong Chuk Hang			
DRAWING TITLE:			
Indicative Ground Floor Plan			
DRAWING NO.:			SCALE
AR-013			
ISSUED DATE:			
DRAWN BY: ES		REV.	
CHECKED BY: py			

參考編號 REFERENCE No. M/H15/25/6	繪圖 DRAWING 1b
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Key Plan			
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DESIGN CONSULTANT:			
<b>ARUP</b>			
Ove Arup & Partners Hong Kong Ltd			
CONTACT NO.:			
PROJECT:			
Proposed Amendment to the Approved Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/33 to Rezone the Development Site from "Government, Institution or Community", "Other Specified Uses (Ocean Park)", an Area shown as "Road" and an Area shown as "Typhoon Shelter" to "Other Specified Uses" annotated "Marina Cum Residential Development with Public Open Space" at Government Land, Shum Wan Road, Wong Chuk Hang			
DRAWING TITLE:			
Indicative Section			
DRAWING NO:		SCALE	
AR-021			
ISSUED DATE:			
DRAWN BY: ES		REV.	
CHECKED BY: py			

參考編號 REFERENCE No. M/H15/25/6	繪圖 DRAWING 2
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For Indicative Purpose Only



For Indicative Purpose Only

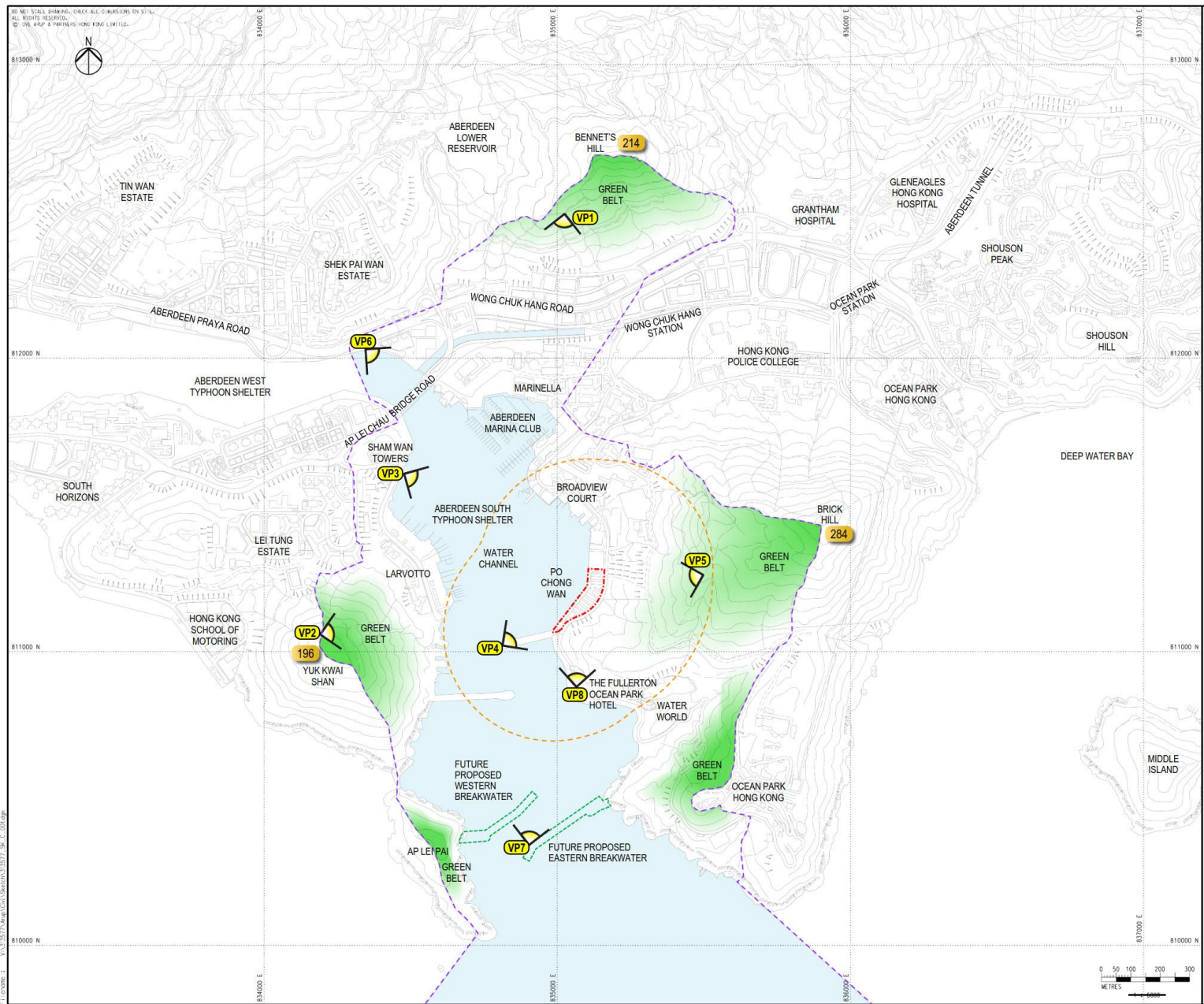
**LEGEND**



Development Site of the Indicative Scheme under the Proposed Amendment

Figure No. 4.3	Scale -	Figure Title <b>Photomontages for the Proposed Marina-Cum-Residential Development with Provision of Public Open Space</b>
<b>ARUP</b>	Date April 2026	Source Extracted from Annex 3 of Southern DC Paper No. 3/2026 for Discussion on 27 March 2026

參考編號 REFERENCE No. M/H15/25/6	繪圖 DRAWING 3
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- LEGEND**
- - - PROPOSED SITE OF MARINA-CUM-RESIDENTIAL DEVELOPMENT
  - - - VISUAL ENVELOPE
  - VIEWING POINT LOCATION
  - 100 HEIGHT IN +mPD
  - EXPANSION OF ABERDEEN TYPHOON SHELTER PROPOSED BREAKWATERS UNDER SEPARATE STUDY
  - MAJOR VISUAL ELEMENTS
  - INITIAL ASSESSMENT AREA BOUNDARY
- VP1** HIKING TRAIL OF BENNET'S HILL  
**VP2** HIGHPOINT OF YUK KWAI SHAN  
**VP3** AP LEI CHAU PRAYA ROAD NEAR SHAM WAN TOWERS  
**VP4** PO CHONG WAN BREAKWATER  
**VP5** PAVILION NEAR BRICK HILL  
**VP6** ABERDEEN PROMENADE  
**VP7** FUTURE PROPOSED EASTERN BREAKWATER  
**VP8** OCEAN DRIVE NEAR OCEAN PARK WATER WORLD ENTRANCE

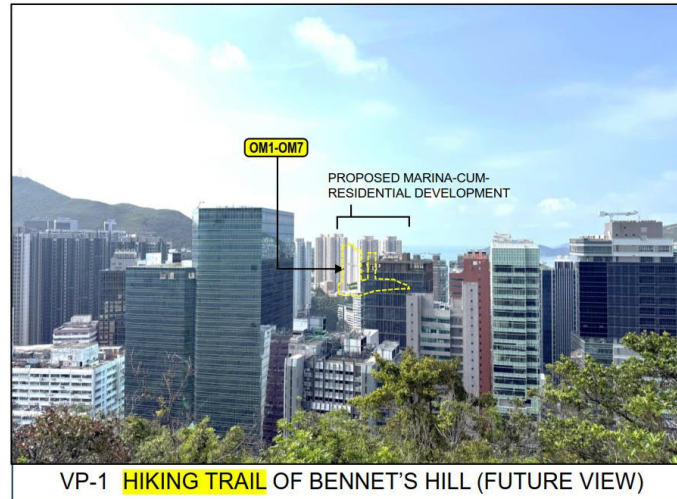
A	FIRST ISSUE
Rev	Description
YPC	01/26
By	Date
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Project title	
Agreement No. CE26/2025 (CE) Study on Marina Development at the Expansion Area of Aberdeen Typhoon Shelter - Feasibility Study	
Drawing title	
VIEWING POINT LOCATION	
Drawing no.	Rev.
FIGURE 14.5	B
Drawn by	Date
01/25	01/25
Checked by	Approved by
JFS	JFS
Scale	Status
1:5000	PRELIMINARY

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PP-111414 By : fmm02/145  
 Date : 14/11/2025  
 Project : M/H15/25/6 - Expansion Area of Aberdeen Typhoon Shelter - Feasibility Study - C. 2014/20

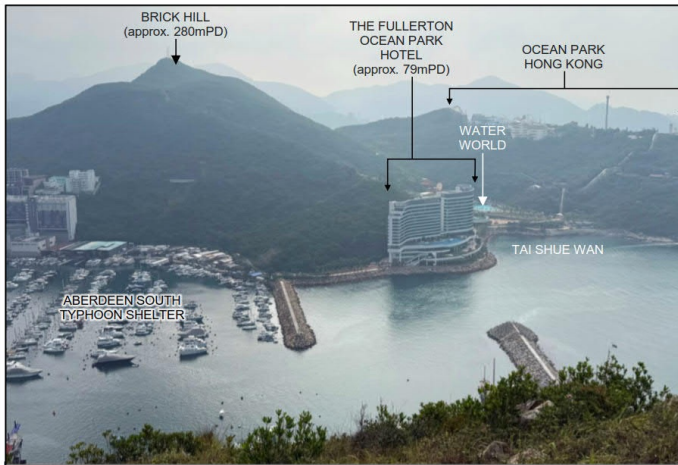
參考編號 REFERENCE No. M/H15/25/6	繪圖 DRAWING 4a
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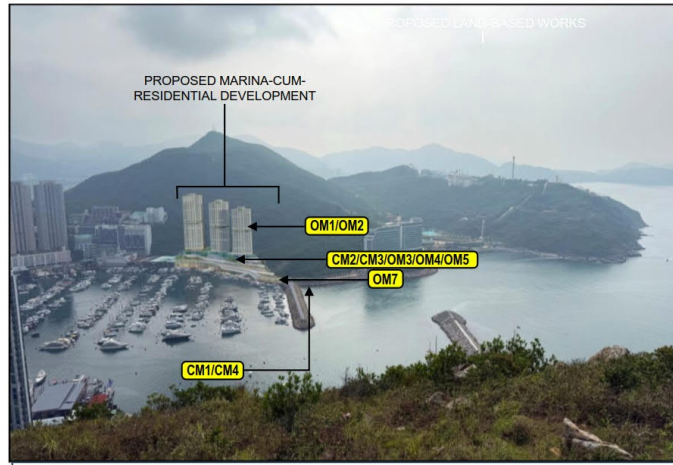
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CM1	Tree Protection and Preservation
CM2	Transplantation of Existing Trees
CM3	Compensatory Tree Planting
CM4	Minimise Disturbance
CM5	Screening Surrounding Environment
CM6	Reinstatement of Pavement, Railing and Landscape Furniture
CM7	Control of Night-time Lighting
CM8	No Run-off Into Surrounding Streetscape
Operation Stage	
OM1	Sensitive Building Design
OM2	Aesthetically Treatment of Building Structure
OM3	Screening/ Buffering Planting
OM4	Provision of New Tree Planting
OM5	Roof / Podium Greening
OM6	Sensitive Design on Shoreline
OM7	Control of night-time lighting

B	SECOND ISSUE	SS	05/26
A	FIRST ISSUE	SS	01/26
Rev	Description	By	Date
Consultant			
<b>ARUP</b>			
Project title			
Agreement No. CE26/2025 (CE) Study on Marina Development at the Expansion Area of Aberdeen Typhoon Shelter - Feasibility Study			
Drawing title			
PHOTOMONTAGE (LAND-BASED WORKS) – VP1			
Drawing no.		Rev.	
FIGURE 14.6		C	
Drawn	SS	Date	01/26
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VP-2 HIGHPOINT OF YUK KWAI SHAN (EXISTING VIEW)



VP-2 HIGHPOINT OF YUK KWAI SHAN (FUTURE VIEW)

Construction Stage	
CM1	Tree Protection and Preservation
CM2	Transplantation of Existing Trees
CM3	Compensatory Tree Planting
CM4	Minimise Disturbance
CM5	Screening Surrounding Environment
CM6	Reinstatement of Pavement, Railing and Landscape Furniture
CM7	Control of Night-time Lighting
CM8	No Run-off Into Surrounding Streetscape
Operation Stage	
OM1	Sensitive Building Design
OM2	Aesthetically Treatment of Building Structure
OM3	Screening/ Buffering Planting
OM4	Provision of New Tree Planting
OM5	Roof / Podium Greening
OM6	Sensitive Design on Shoreline
OM7	Control of night-time lighting

Rev	Description	By	Date
B	SECOND ISSUE	SS	05/26
A	FIRST ISSUE	SS	01/26

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 Agreement No. CE26/2025 (CE)  
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 Typhoon Shelter - Feasibility Study

Drawing title  
 PHOTOMONTAGE (LAND-  
 BASED WORKS) –  
 VP2

Drawing no.	FIGURE 14.7	Rev.	B
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VP-3 AP LEI CHAU PRAYA ROAD NEAR SHAM WAN TOWERS  
(EXISTING VIEW)



VP-3 AP LEI CHAU PRAYA ROAD NEAR SHAM WAN TOWERS  
(FUTURE VIEW)

**Construction Stage**

CM1	Tree Protection and Preservation
CM2	Transplantation of Existing Trees
CM3	Compensatory Tree Planting
CM4	Minimise Disturbance
CM5	Screening Surrounding Environment
CM6	Reinstatement of Pavement, Railing and Landscape Furniture
CM7	Control of Night-time Lighting
CM8	No Run-off Into Surrounding Streetscape

**Operation Stage**

OM1	Sensitive Building Design
OM2	Aesthetically Treatment of Building Structure
OM3	Screening/ Buffering Planting
OM4	Provision of New Tree Planting
OM5	Roof / Podium Greening
OM6	Sensitive Design on Shoreline
OM7	Control of night-time lighting

Rev	Description	By	Date
B	SECOND ISSUE	SS	05/26
A	FIRST ISSUE	SS	01/26

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Study on Marina Development  
at the Expansion Area of Aberdeen  
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Drawing title  
PHOTOMONTAGE (LAND-  
BASED WORKS) –  
VP3

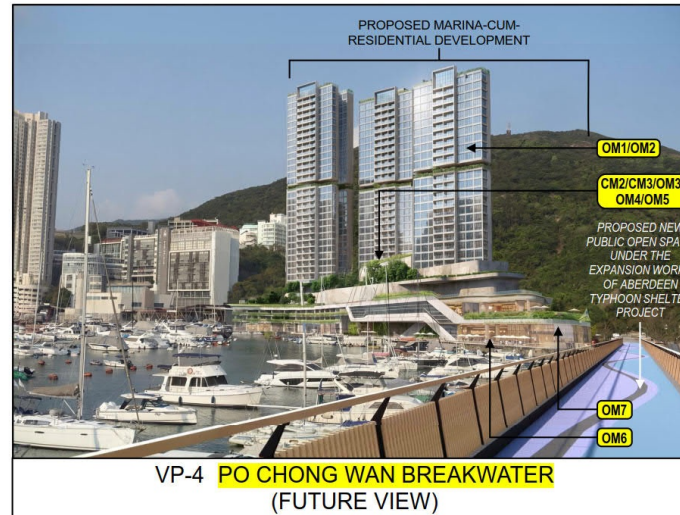
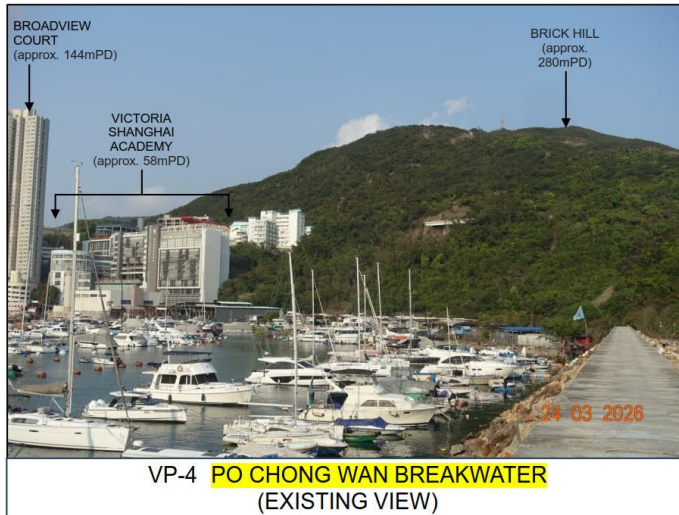
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Construction Stage	
CM1	Tree Protection and Preservation
CM2	Transplantation of Existing Trees
CM3	Compensatory Tree Planting
CM4	Minimise Disturbance
CM5	Screening Surrounding Environment
CM6	Reinstatement of Pavement, Railing and Landscape Furniture
CM7	Control of Night-time Lighting
CM8	No Run-off Into Surrounding Streetscape
Operation Stage	
OM1	Sensitive Building Design
OM2	Aesthetically Treatment of Building Structure
OM3	Screening/ Buffering Planting
OM4	Provision of New Tree Planting
OM5	Roof / Podium Greening
OM6	Sensitive Design on Shoreline
OM7	Control of night-time lighting

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Drawing title  
PHOTOMONTAGE (LAND-  
BASED WORKS) –  
VP4

Drawing no. **FIGURE 14.9** Rev. **B**

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VP-5 PAVILION NEAR BRICK HILL (EXISTING VIEW)



VP-5 PAVILION NEAR BRICK HILL (FUTURE VIEW)

Construction Stage	
CM1	Tree Protection and Preservation
CM2	Transplantation of Existing Trees
CM3	Compensatory Tree Planting
CM4	Minimise Disturbance
CM5	Screening Surrounding Environment
CM6	Reinstatement of Pavement, Railing and Landscape Furniture
CM7	Control of Night-time Lighting
CM8	No Run-off Into Surrounding Streetscape
Operation Stage	
OM1	Sensitive Building Design
OM2	Aesthetically Treatment of Building Structure
OM3	Screening/ Buffering Planting
OM4	Provision of New Tree Planting
OM5	Roof / Podium Greening
OM6	Sensitive Design on Shoreline
OM7	Control of night-time lighting

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<b>ARUP</b>			
Project title			
Agreement No. CE26/2025 (CE) Study on Marina Development at the Expansion Area of Aberdeen Typhoon Shelter - Feasibility Study			
Drawing title			
PHOTOMONTAGE (LAND-BASED WORKS) – VP5			
Drawing no.		Rev.	
FIGURE 14.10		C	
Drawn	SS	Date	01/26
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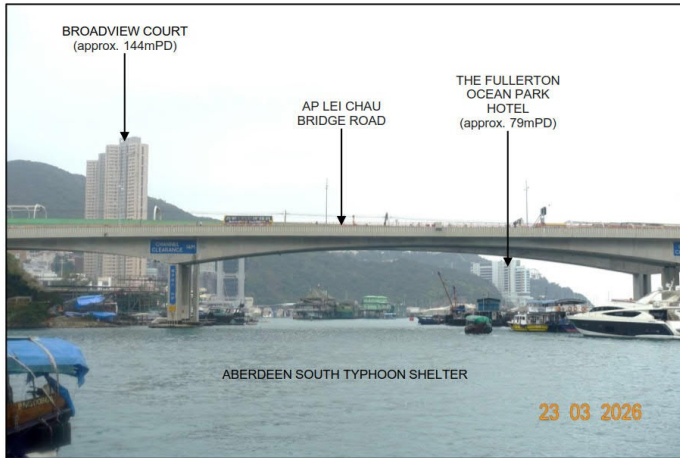
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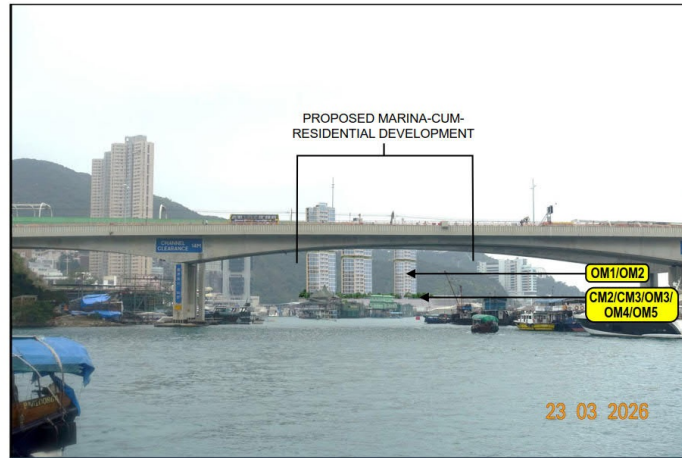
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REFERENCE No.  
M/H15/25/6

繪圖  
DRAWING  
4f



VP-6 ABERDEEN PROMENADE (EXISTING VIEW)



VP-6 ABERDEEN PROMENADE (FUTURE VIEW)

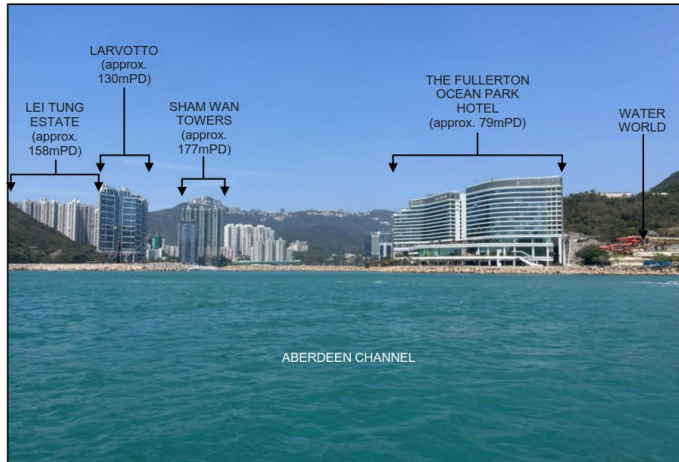
Construction Stage	
CM1	Tree Protection and Preservation
CM2	Transplantation of Existing Trees
CM3	Compensatory Tree Planting
CM4	Minimise Disturbance
CM5	Screening Surrounding Environment
CM6	Reinstatement of Pavement, Railing and Landscape Furniture
CM7	Control of Night-time Lighting
CM8	No Run-off Into Surrounding Streetscape
Operation Stage	
OM1	Sensitive Building Design
OM2	Aesthetically Treatment of Building Structure
OM3	Screening/ Buffering Planting
OM4	Provision of New Tree Planting
OM5	Roof / Podium Greening
OM6	Sensitive Design on Shoreline
OM7	Control of night-time lighting

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Agreement No. CE26/2025 (CE) Study on Marina Development at the Expansion Area of Aberdeen Typhoon Shelter - Feasibility Study							
Drawing title							
PHOTOMONTAGE (LAND- BASED WORKS) – VP6							
Drawing no.	Rev.						
FIGURE 14.11	C						
Drawn	SS	Date	01/26	Checked	CW	Approved	BW
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VP-7 **FUTURE PROPOSED EASTERN BREAKWATER (EXISTING VIEW)**



VP-7 **FUTURE PROPOSED EASTERN BREAKWATER (FUTURE VIEW)**

Construction Stage	
CM1	Tree Protection and Preservation
CM2	Transplantation of Existing Trees
CM3	Compensatory Tree Planting
CM4	Minimise Disturbance
CM5	Screening Surrounding Environment
CM6	Reinstatement of Pavement, Railing and Landscape Furniture
CM7	Control of Night-time Lighting
CM8	No Run-off Into Surrounding Streetscape
Operation Stage	
OM1	Sensitive Building Design
OM2	Aesthetically Treatment of Building Structure
OM3	Screening/ Buffering Planting
OM4	Provision of New Tree Planting
OM5	Roof / Podium Greening
OM6	Sensitive Design on Shoreline
OM7	Control of night-time lighting

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Agreement No. CE26/2025 (CE)  
Study on Marina Development  
at the Expansion Area of Aberdeen  
Typhoon Shelter - Feasibility Study

Drawing title  
PHOTOMONTAGE (LAND-  
BASED WORKS) –  
VP7

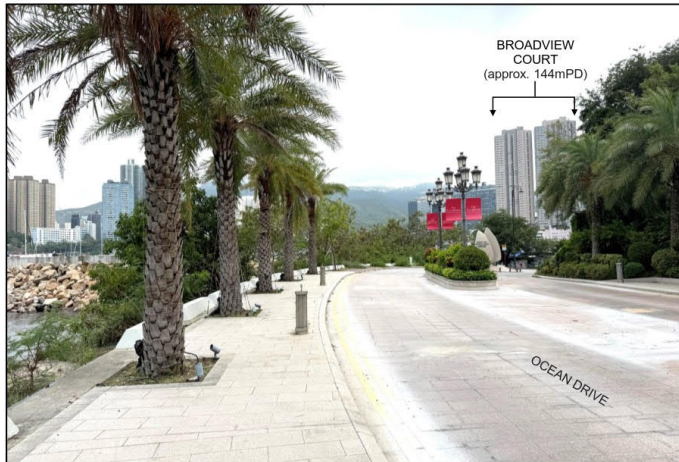
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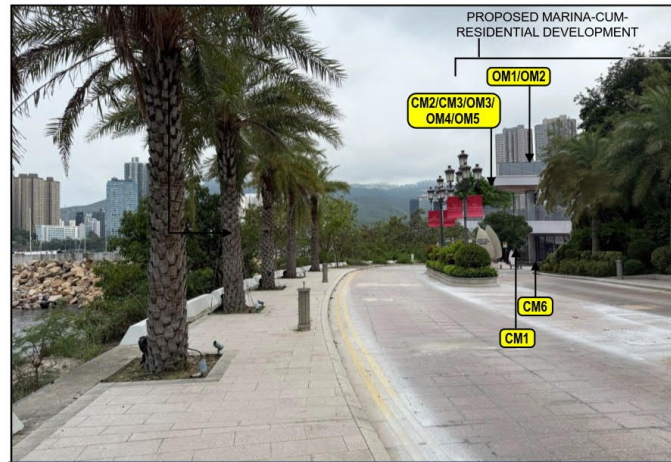
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VP-8 OCEAN DRIVE NEAR OCEAN PARK WATER WORLD ENTRANCE (EXISTING VIEW)



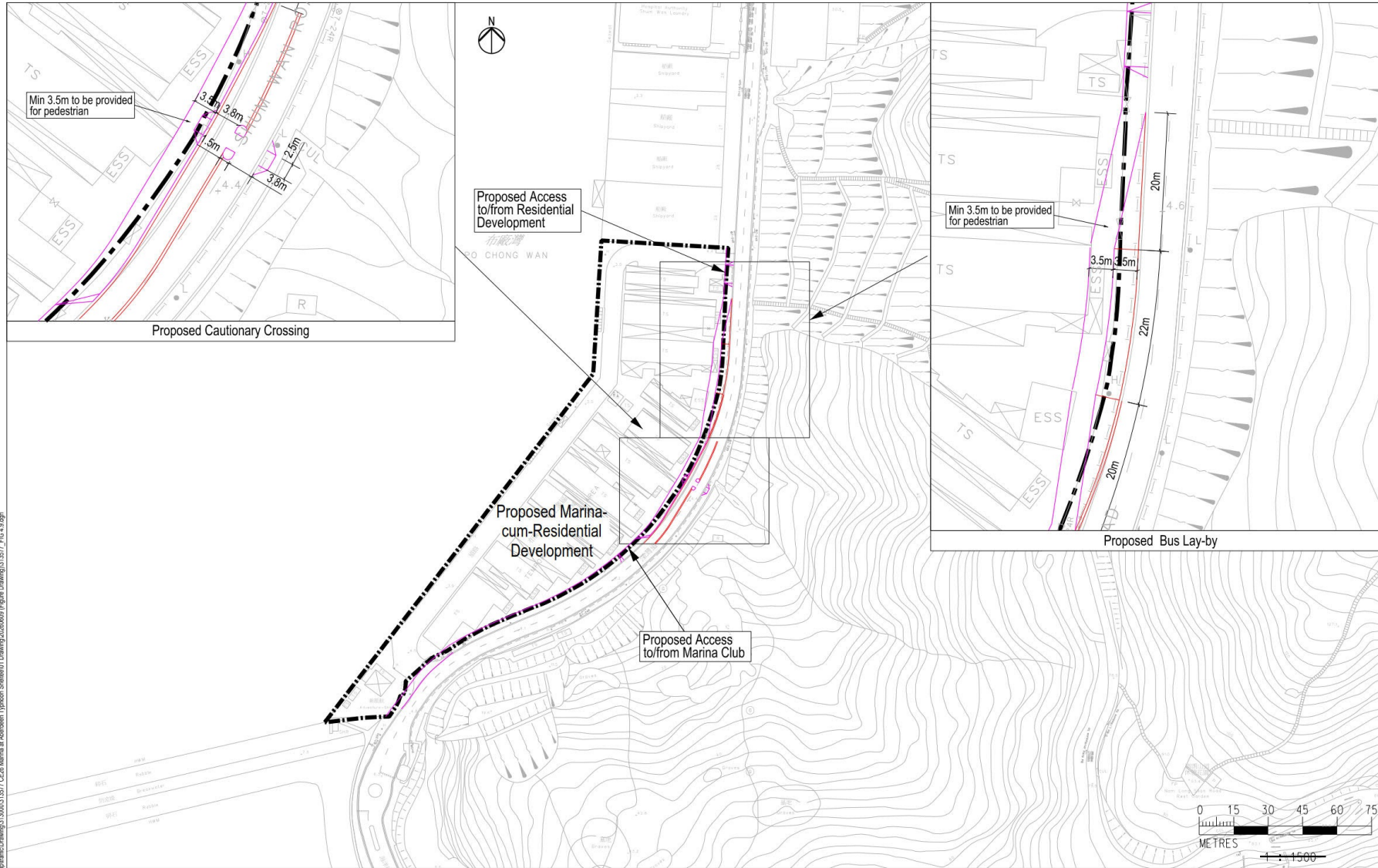
VP-8 OCEAN DRIVE NEAR OCEAN PARK WATER WORLD ENTRANCE (FUTURE VIEW)

Construction Stage	
CM1	Tree Protection and Preservation
CM2	Transplantation of Existing Trees
CM3	Compensatory Tree Planting
CM4	Minimise Disturbance
CM5	Screening Surrounding Environment
CM6	Reinstatement of Pavement, Railing and Landscape Furniture
CM7	Control of Night-time Lighting
CM8	No Run-off Into Surrounding Streetscape
Operation Stage	
OM1	Sensitive Building Design
OM2	Aesthetically Treatment of Building Structure
OM3	Screening/ Buffering Planting
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Consultant			
<b>ARUP</b>			
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Agreement No. CE26/2025 (CE) Study on Marina Development at the Expansion Area of Aberdeen Typhoon Shelter - Feasibility Study			
Drawing title			
PHOTOMONTAGE (LAND-BASED WORKS) – VP8			
Drawing no.		Rev.	
FIGURE 14.13		C	
Drawn	SS	Date	01/26
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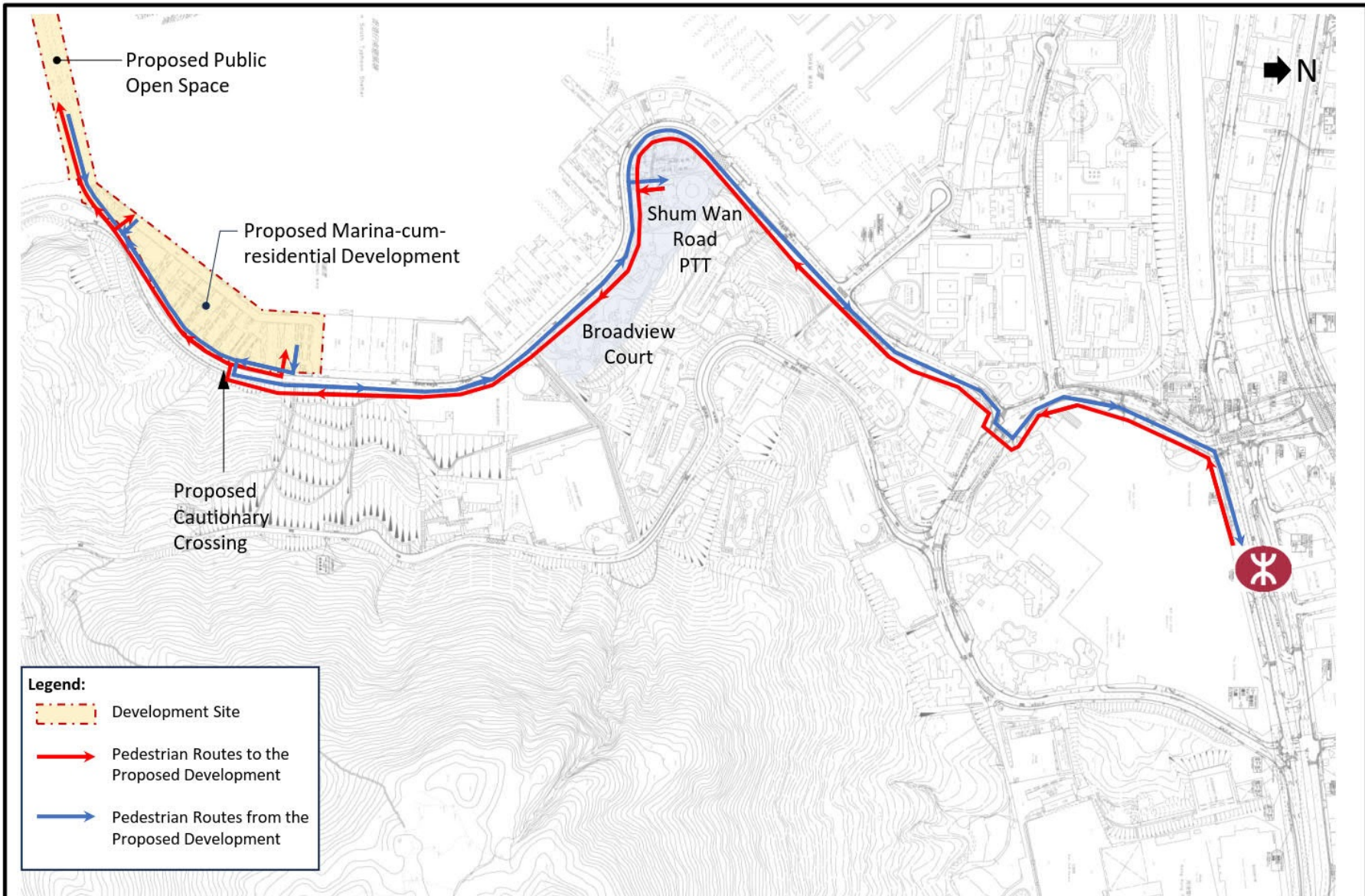




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 06/16/26

Job Title			CE26/2025 (CE) Study on Marina Development at Expansion Area of Aberdeen Typhoon Shelter - Feasibility Study	FIGURE 6.5
Date	Scale	Drawing Title	PROPOSED TRAFFIC ARRANGEMENTS FOR THE PROPOSED MARINA DEVELOPMENT	
17MAY26	1:1500 @ A3			
Drawn	Job No.			
WLAC	313577			

參考編號 REFERENCE No. M/H15/25/6	繪圖 DRAWING 5
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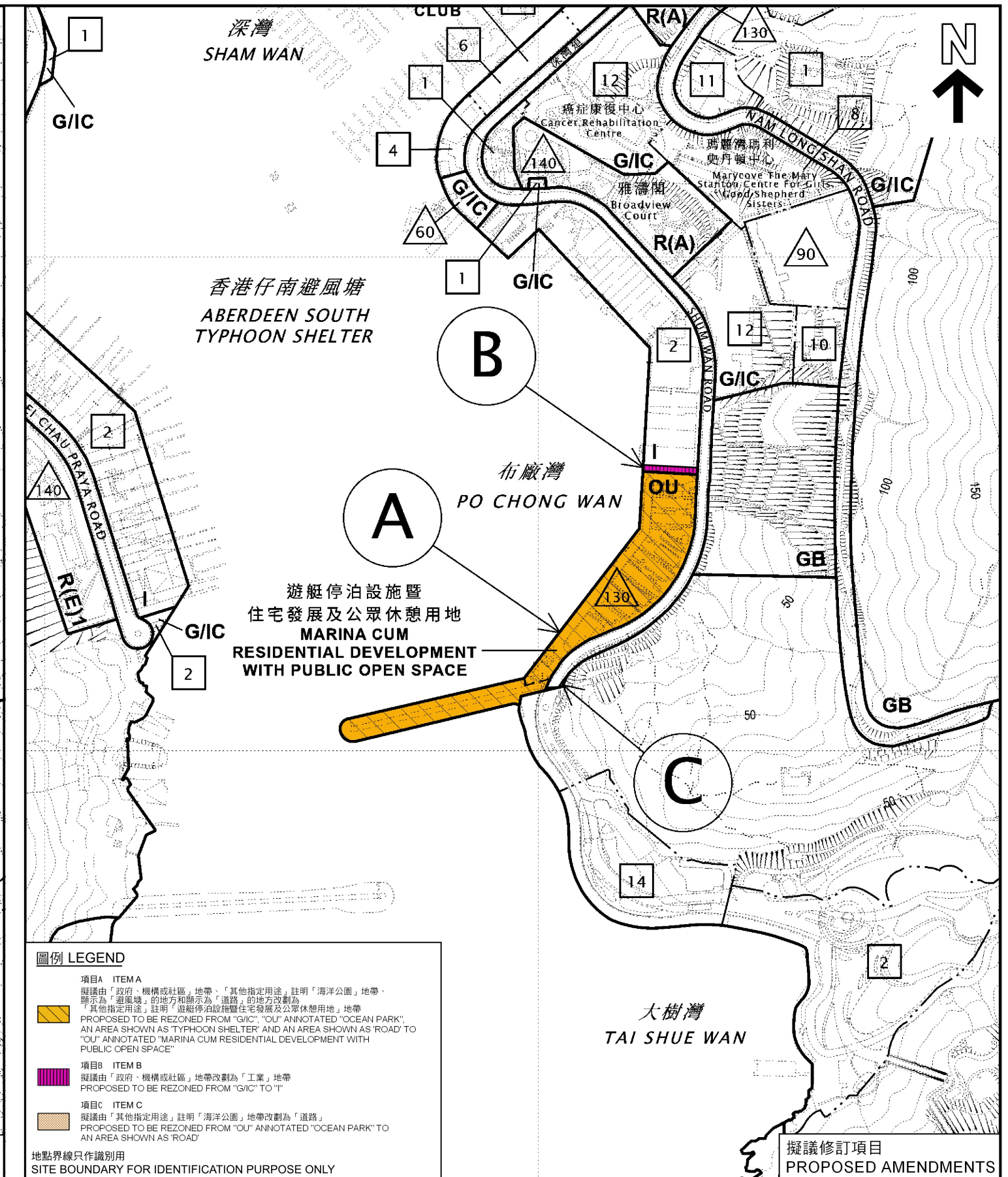
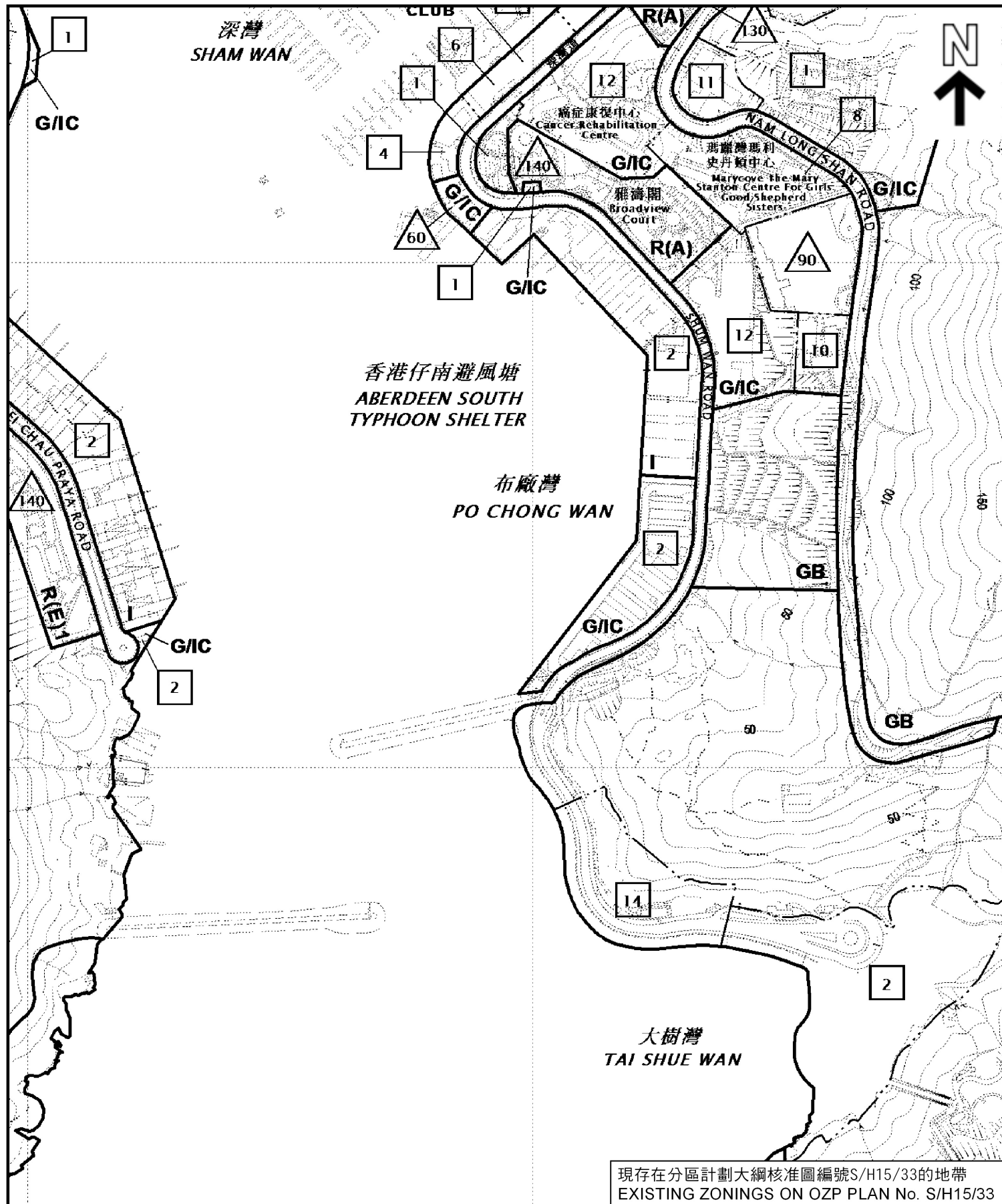


Job Title		CE26/2025 (CE) Study on Marina Development at Expansion Area of Aberdeen Typhoon Shelter - Feasibility Study	
Date	Scale	Drawing Title	
16Fe26	N.T.S.	Pedestrian Connection Plan	
Drawn	Job No.		
SKST	313577		

Figure 6.6

參考編號  
REFERENCE No.  
M/H15/25/6

繪圖  
DRAWING  
6



圖例 LEGEND

- 項目 ITEM A  
擬議由「政府、機構或社區」地帶、「其他指定用途」註明「海洋公園」地帶、聯示為「避風塘」的地方和聯示為「道路」的地方改劃為「其他指定用途」註明「遊艇停泊設施暨住宅發展及公眾休憩用地」地帶  
PROPOSED TO BE REZONED FROM "G/IC", "OU" ANNOTATED "OCEAN PARK", AN AREA SHOWN AS "TYPHOON SHELTER" AND AN AREA SHOWN AS "ROAD" TO "OU" ANNOTATED "MARINA CUM RESIDENTIAL DEVELOPMENT WITH PUBLIC OPEN SPACE"
- 項目 ITEM B  
擬議由「政府、機構或社區」地帶改劃為「工業」地帶  
PROPOSED TO BE REZONED FROM "G/IC" TO "I"
- 項目 ITEM C  
擬議由「其他指定用途」註明「海洋公園」地帶改劃為「道路」  
PROPOSED TO BE REZONED FROM "OU" ANNOTATED "OCEAN PARK" TO AN AREA SHOWN AS "ROAD"

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

分區計劃大綱圖上現有與擬議用途地帶的比較  
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

香港仔及鴨洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN No. S/H15/33

修訂項目A、B及C  
AMENDMENT ITEMS A, B & C

SCALE 1:5 000 比例尺

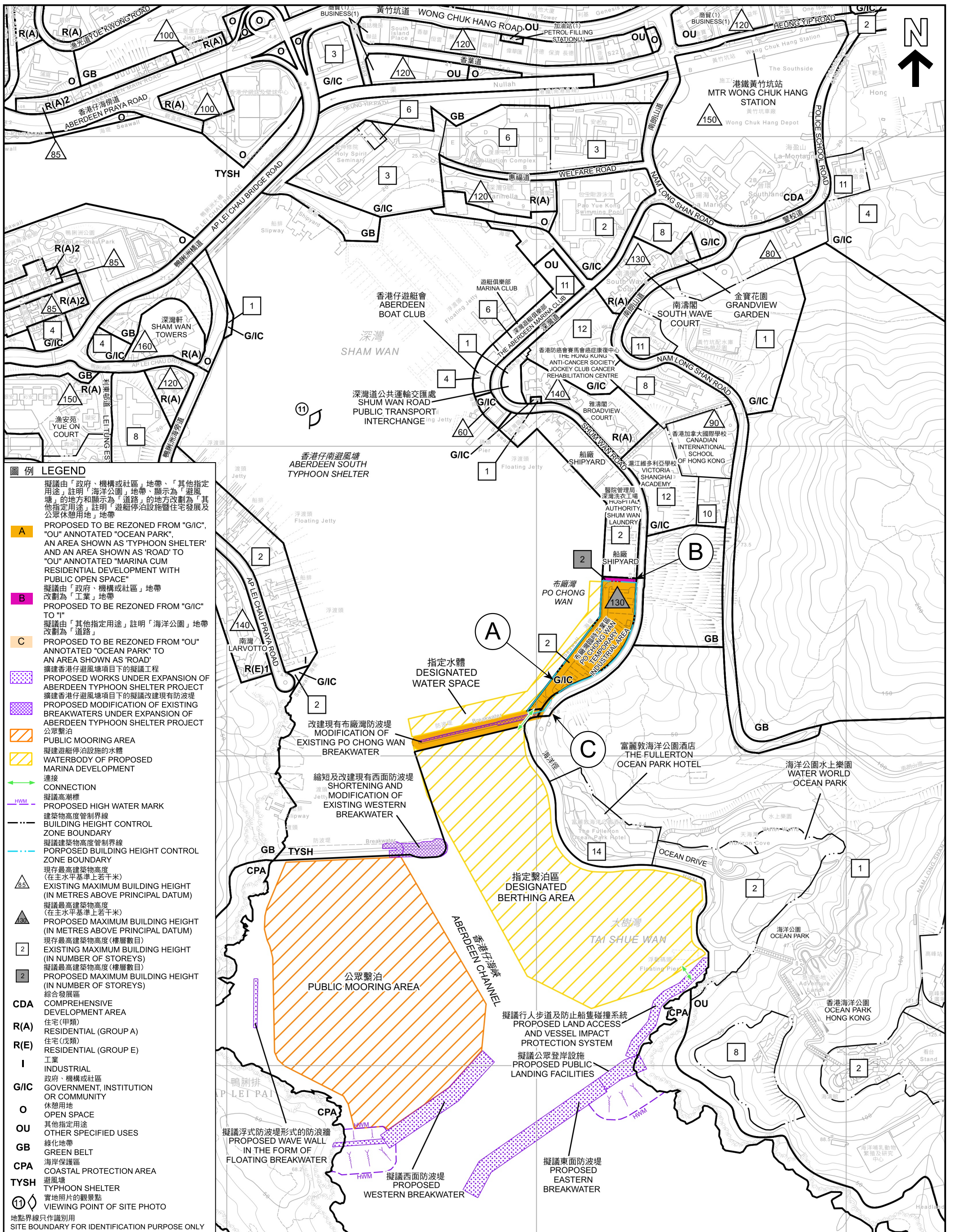


本摘要圖於2026年6月18日擬備，  
所根據的資料為於2018年8月21日  
核准的分區計劃大綱圖編號S/H15/33  
EXTRACT PLAN PREPARED ON 18.6.2026  
BASED ON OUTLINE ZONING PLAN  
No. S/H15/33 APPROVED ON 21.8.2018

規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/H15/25/6

圖 PLAN  
1

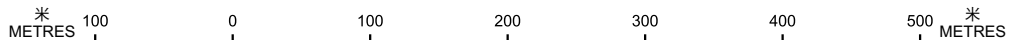


- 圖例 LEGEND**
- A** PROPOSED TO BE REZONED FROM "G/I/C", "OU" ANNOTATED "OCEAN PARK", AN AREA SHOWN AS 'TYPHOON SHELTER' AND AN AREA SHOWN AS 'ROAD' TO "OU" ANNOTATED "MARINA CUM RESIDENTIAL DEVELOPMENT WITH PUBLIC OPEN SPACE"
  - B** 擬議由「政府、機構或社區」地帶改劃為「工業」地帶
  - C** PROPOSED TO BE REZONED FROM "OU" ANNOTATED "OCEAN PARK" TO AN AREA SHOWN AS 'ROAD'
  - PROPOSED WORKS UNDER EXPANSION OF ABERDEEN TYPHOON SHELTER PROJECT
  - PROPOSED MODIFICATION OF EXISTING BREAKWATERS UNDER EXPANSION OF ABERDEEN TYPHOON SHELTER PROJECT
  - PUBLIC MOORING AREA
  - WATERBODY OF PROPOSED MARINA DEVELOPMENT
  - CONNECTION
  - 擬議高潮標
  - PROPOSED HIGH WATER MARK
  - 建築物高度管制界線
  - BUILDING HEIGHT CONTROL ZONE BOUNDARY
  - 擬議建築物高度管制界線
  - PROPOSED BUILDING HEIGHT CONTROL ZONE BOUNDARY
  - 現存最高建築物高度 (在主水平基準上若干米)
  - EXISTING MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
  - 擬議最高建築物高度 (在主水平基準上若干米)
  - PROPOSED MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
  - 現存最高建築物高度 (樓層數目)
  - EXISTING MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
  - 擬議最高建築物高度 (樓層數目)
  - PROPOSED MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
  - CDA** 綜合發展區
  - R(A)** 住宅(甲類)
  - R(E)** 住宅(戊類)
  - I** 工業
  - G/I/C** 政府、機構或社區
  - O** 政府、機構或社區
  - OU** 其他指定用途
  - GB** 綠化地帶
  - CPA** 海岸保護區
  - TYSH** 避風塘
  - 實地照片的觀景點
  - VIEWING POINT OF SITE PHOTO
  - 地點界線只作識別用
  - SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**平面圖 SITE PLAN**

香港仔及鴨洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED  
 ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN No. S/H15/33  
 修訂項目A、B及C  
 AMENDMENT ITEMS A, B & C

SCALE 1:5 500 比例尺



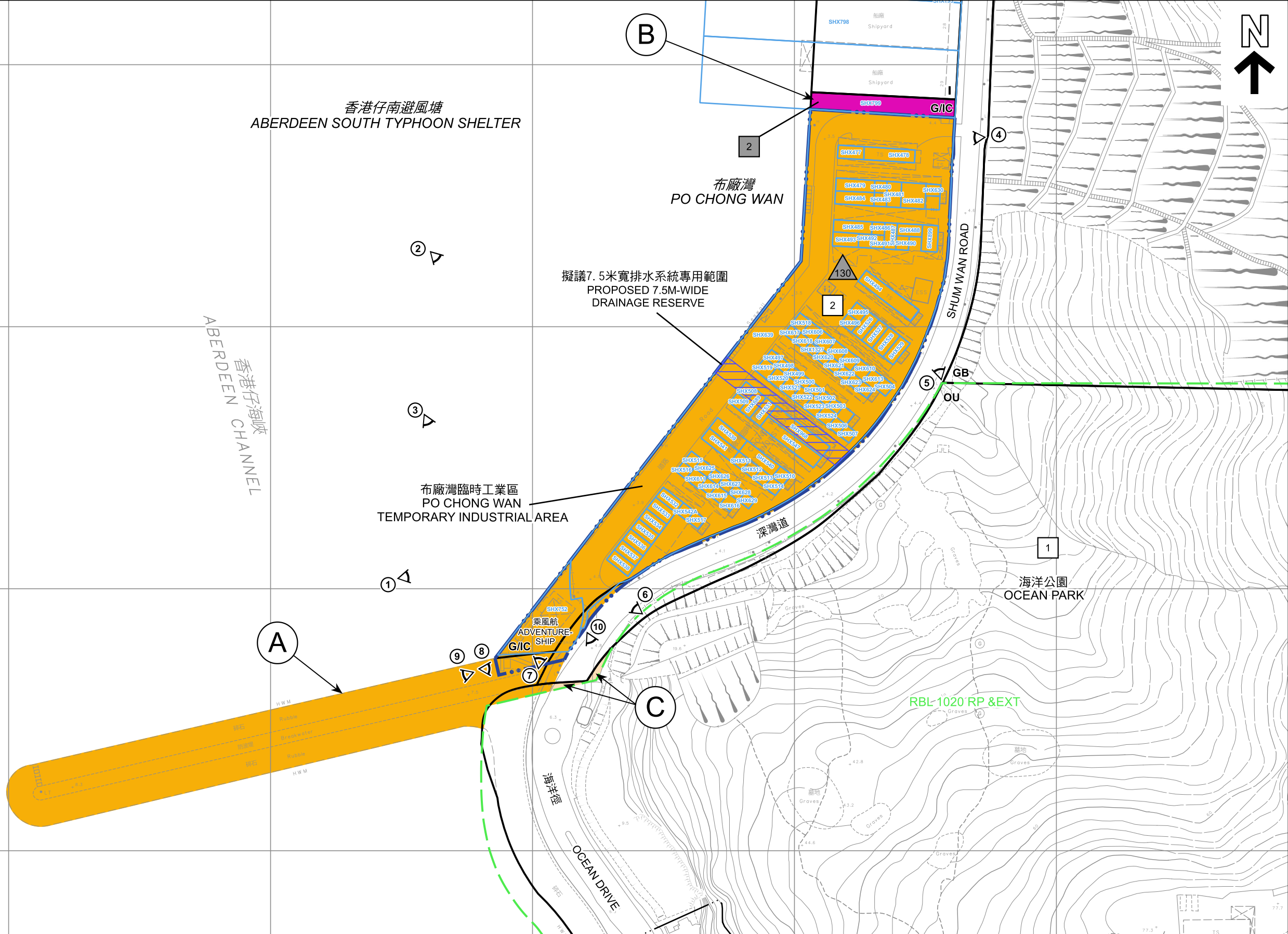
規劃署  
 Planning Department

參考編號  
 REFERENCE No.  
 M/H15/25/6

圖 PLAN  
 2

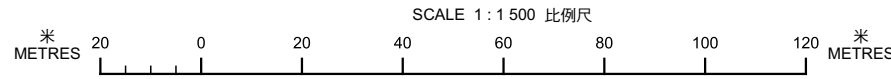
本摘要圖於2026年6月16日擬備，  
 所根據的資料為地圖組別HP5C編號  
 11-SW-D和15-NW-B  
 EXTRACT PLAN PREPARED ON 16.6.2026  
 BASED ON MAP SERIES HP5C SHEETS  
 No. 11-SW-D AND 15-NW-B

- 圖例 LEGEND**
- 擬議由「政府、機構或社區」地帶、「其他指定用途」註明「海洋公園」地帶、顯示為「避風塘」的地方和顯示為「道路」的地方改劃為「其他指定用途」註明「遊艇停泊設施暨住宅發展及公眾休憩用地」地帶
  - A** PROPOSED TO BE REZONED FROM "G/IC", "OU" ANNOTATED "OCEAN PARK", AN AREA SHOWN AS "TYPHOON SHELTER" AND AN AREA SHOWN AS "ROAD" TO "OU" ANNOTATED "MARINA CUM RESIDENTIAL DEVELOPMENT WITH PUBLIC OPEN SPACE"
  - 擬議由「政府、機構或社區」地帶改劃為「工業」地帶
  - B** PROPOSED TO BE REZONED FROM "G/IC" TO "I"
  - 擬議由「其他指定用途」註明「海洋公園」地帶改劃為「道路」
  - C** PROPOSED TO BE REZONED FROM "OU" ANNOTATED "OCEAN PARK" TO AN AREA SHOWN AS "ROAD"
  - 地段界線  
LOT BOUNDARY
  - 短期租賃  
SHORT TERM TENANCY
  - I** 工業  
INDUSTRIAL
  - G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
  - OU** 其他指定用途  
OTHER SPECIFIED USES
  - GB** 綠化地帶  
GREEN BELT
  - 2** 現存最高建築物高度(樓層數目)  
EXISTING MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
  - 2** 擬議最高建築物高度(樓層數目)  
PROPOSED MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
  - 130** 擬議最高建築物高度(在水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
  - 擬議建築物高度管制界線  
PROPOSED BUILDING HEIGHT CONTROL ZONE BOUNDARY
  - 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
  - 地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



**平面圖 SITE PLAN**

香港仔及鴨洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN No. S/H15/33  
 修訂項目A、B及C  
 AMENDMENT ITEMS A, B & C

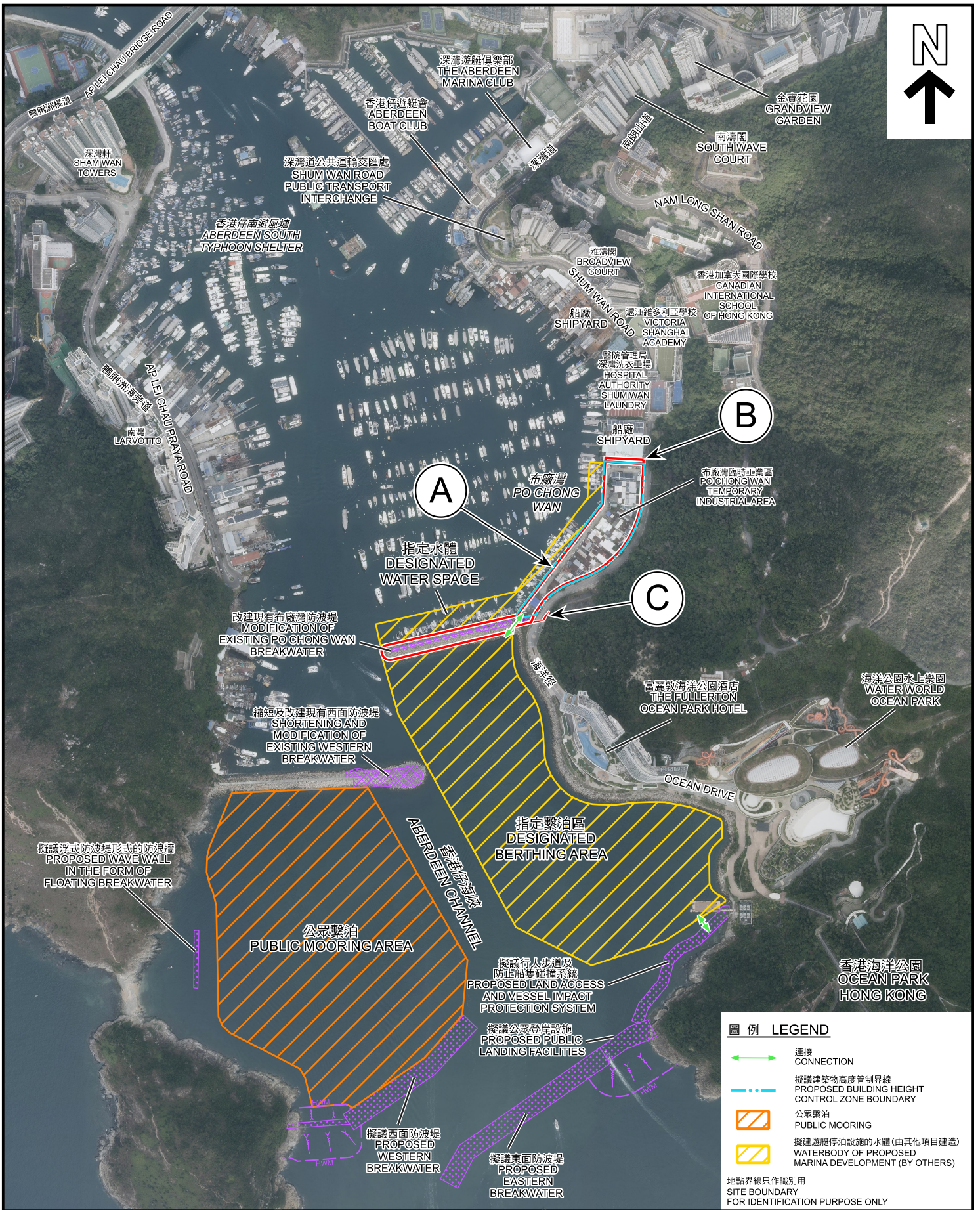


本摘要圖於2026年6月18日擬備，  
 所根據的資料為測量圖編號15-NW-4C及D  
 EXTRACT PLAN PREPARED ON 18.6.2026  
 BASED ON SURVEY SHEETS No. 15-NW-4C & D

 **規劃署**  
 Planning Department

參考編號  
 REFERENCE No.  
 M/H15/25/6

圖 PLAN  
 2a



本摘要圖於2026年6月11日擬備，所根據的資料為地政總署於2025年1月5日拍得的航攝照片編號E247137C, E247139C, E247141C, E247302C, E247304C, E247306C, E247476C, E247478C及E247480C  
 EXTRACT PLAN PREPARED ON 11.6.2026 BASED ON AERIAL PHOTO No. E247137C, E247139C, E247141C, E247302C, E247304C, E247306C, E247476C, E247478C & E247480C TAKEN ON 5.1.2025 BY LANDS DEPARTMENT

### 航攝照片 AERIAL PHOTO

香港仔及鴨洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

修訂項目A、B及C  
 AMENDMENT ITEMS A, B & C



規劃署  
 Planning Department

參考編號  
 REFERENCE No.  
 M/H15/25/6

圖 PLAN  
 3



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

**實地照片 SITE PHOTO**

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

修訂項目A、B及C  
AMENDMENT ITEMS A, B & C



**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
M/H15/25/6

**圖 PLAN**  
4a

本圖於2026年5月22日擬備，所根據的資料為攝於2026年1月28日的實地照片

PLAN PREPARED ON 22.5.2026  
BASED ON SITE PHOTO  
TAKEN ON 28.01.2026



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

**實地照片 SITE PHOTO**

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

修訂項目A、B及C  
AMENDMENT ITEMS A, B & C



**規劃署**  
Planning Department

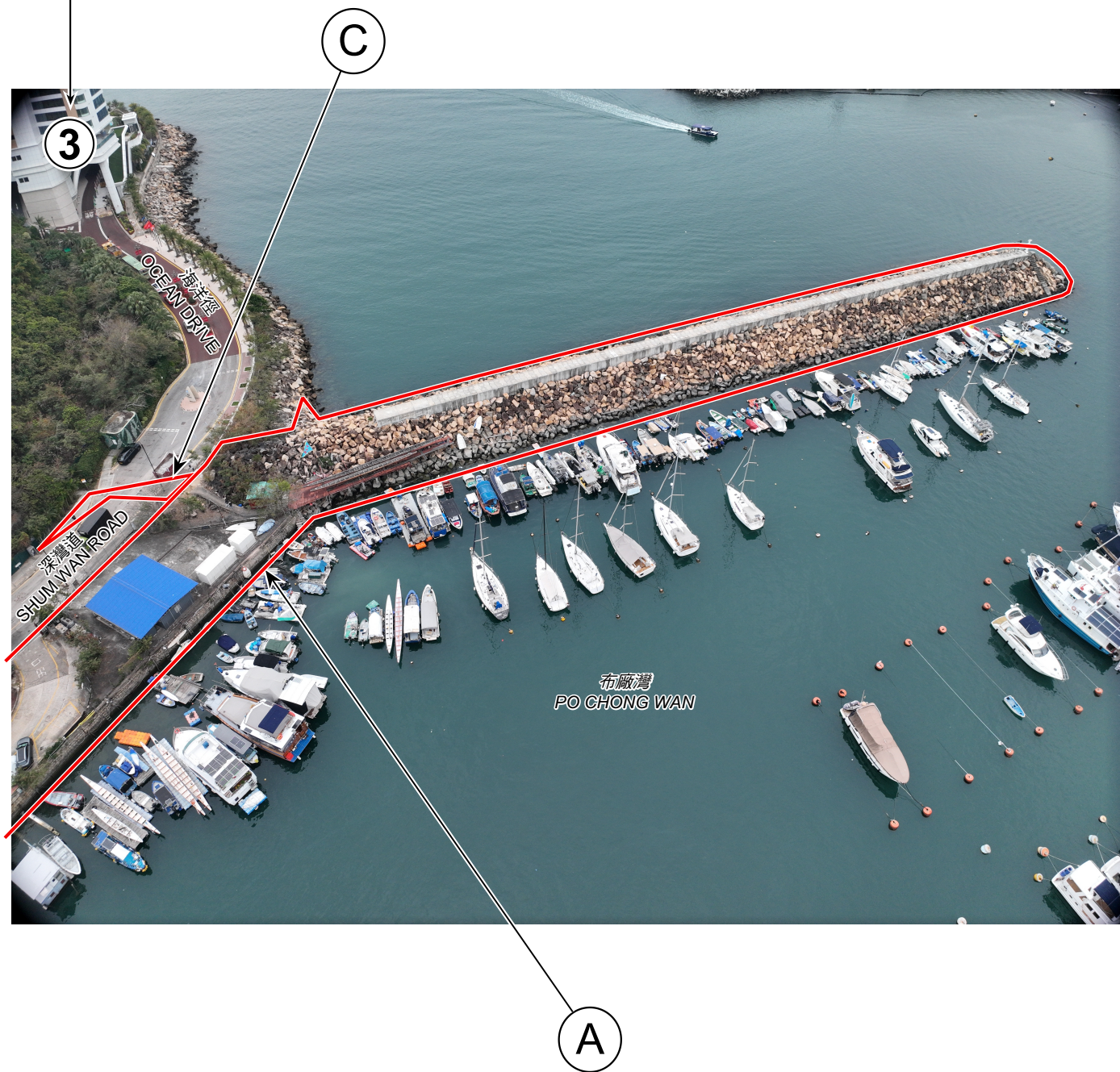
參考編號  
REFERENCE No.  
M/H15/25/6

**圖 PLAN**  
4b

本圖於2026年5月22日擬備，所根據的資料為攝於2026年1月23日的實地照片

PLAN PREPARED ON 22.5.2026  
BASED ON SITE PHOTO  
TAKEN ON 23.01.2026

富麗敦海洋公園酒店  
THE FULLERTON  
OCEAN PARK HOTEL



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

### 實地照片 SITE PHOTO

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

修訂項目A、B及C  
AMENDMENTS ITEM A, B & C

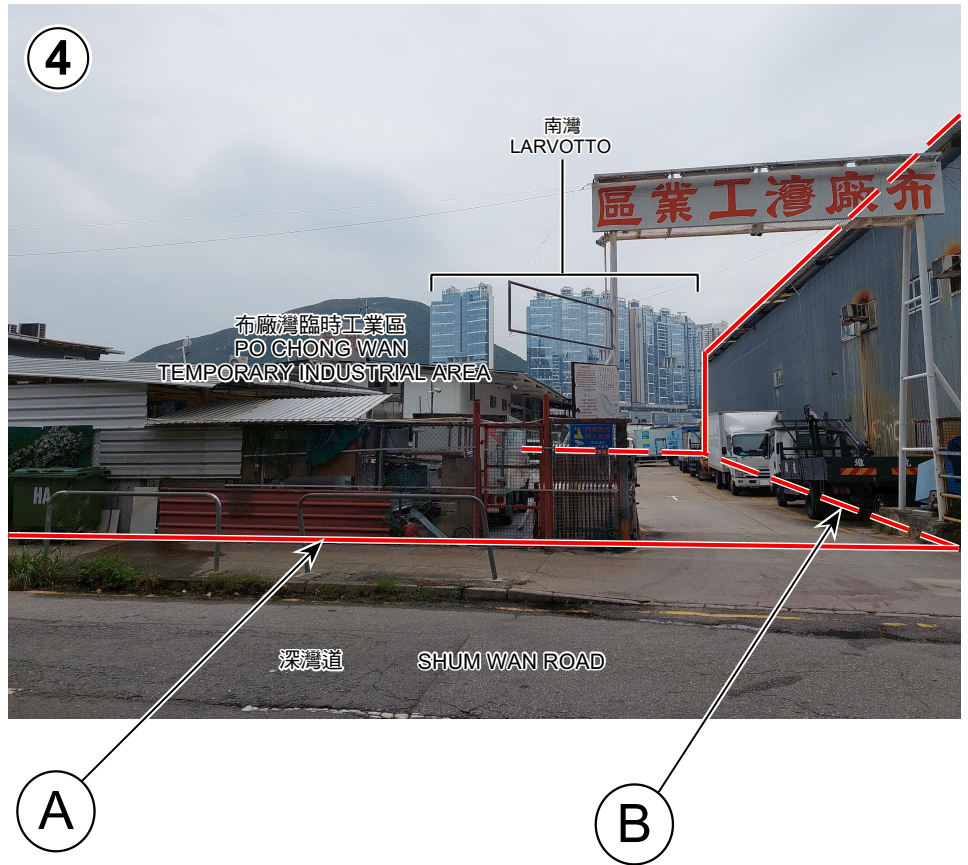


規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/H15/25/6

圖 PLAN  
4c

本圖於2026年5月22日擬備，所根據的  
資料為攝於2026年1月23日的實地照片  
PLAN PREPARED ON 22.5.2026  
BASED ON SITE PHOTO  
TAKEN ON 23.1.2026



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

**實地照片 SITE PHOTOS**

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

修訂項目A、B及C  
AMENDMENT ITEMS A, B & C



**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
M/H15/25/6

圖 PLAN  
4d

本圖於2026年5月22日擬備，所根據的資料為攝於2025年10月27日的實地照片

PLAN PREPARED ON 22.5.2026  
BASED ON SITE PHOTOS  
TAKEN ON 27.10.2025



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

### 實地照片 SITE PHOTOS

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

修訂項目A、B及C  
AMENDMENT ITEMS A, B & C



規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/H15/25/6

圖 PLAN  
4e

本圖於2026年5月22日擬備，所根據的資料為攝於2025年10月27日(上)及2026年1月28日(下)的實地照片

PLAN PREPARED ON 22.5.2026  
BASED ON SITE PHOTOS  
TAKEN ON 27.10.2025(UPPER) AND  
28.1.2026(LOWER)



A



A

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

**實地照片 SITE PHOTOS**

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

修訂項目A、B及C  
AMENDMENTS ITEM A, B & C



規劃署  
Planning Department

參考編號  
REFERENCE No.  
M/H15/25/6

圖 PLAN  
4f

本圖於2026年5月22日擬備，所根據的  
資料為攝於2026年4月27日的實地照片  
PLAN PREPARED ON 22.5.2026  
BASED ON SITE PHOTOS  
TAKEN ON 27.4.2026



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

本圖於2026年5月22日擬備，所根據的資料為攝於2026年4月27日的實地照片  
PLAN PREPARED ON 22.5.2026  
BASED ON SITE PHOTO  
TAKEN ON 27.4.2026

實地照片 SITE PHOTO

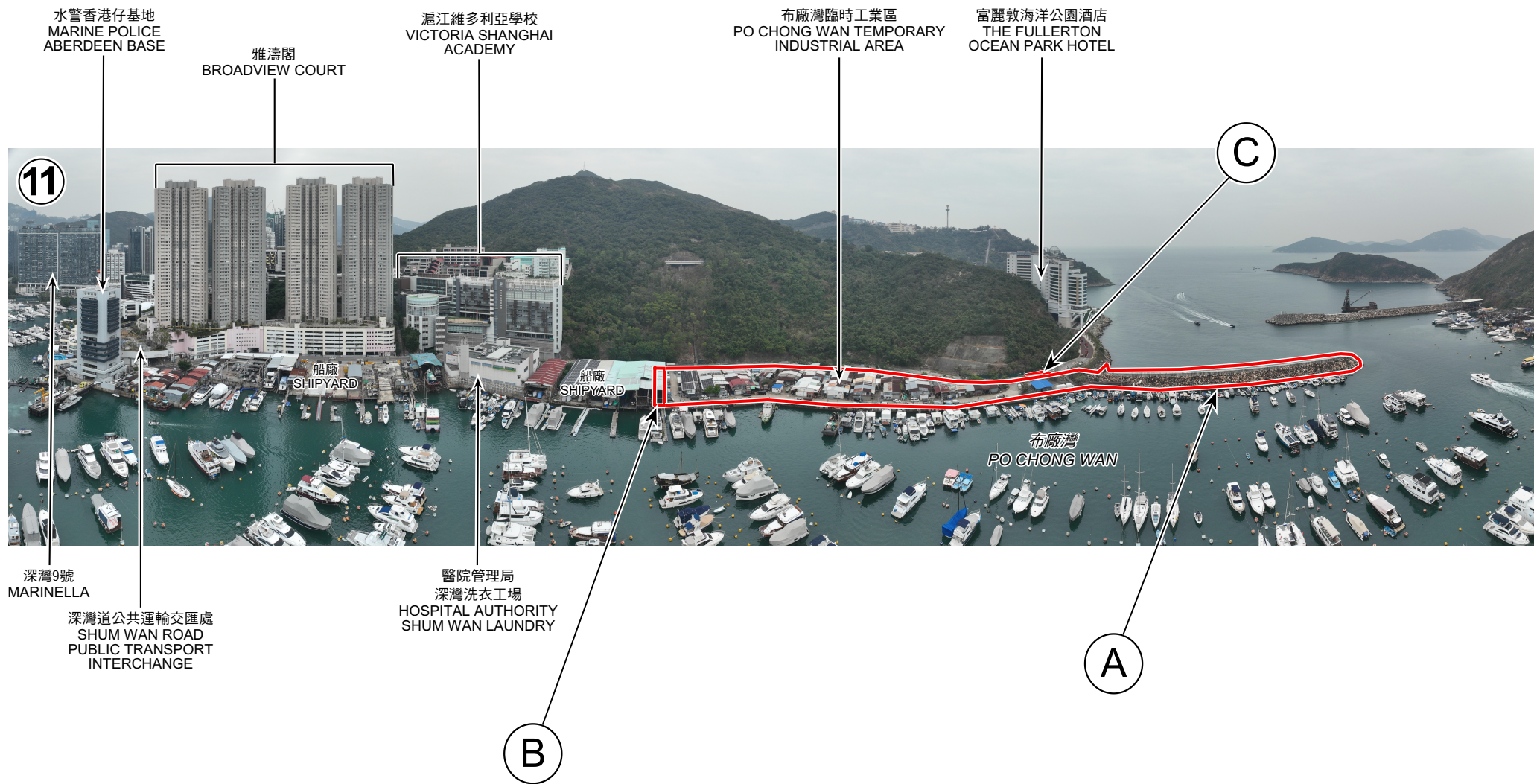
香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33  
修訂項目A、B及C  
AMENDMENT ITEMS A, B & C

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H15/25/6

圖 PLAN  
4g



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

本圖於2026年5月22日擬備，所根據的資料為攝於2026年1月23日的實地照片  
PLAN PREPARED ON 22.5.2026  
BASED ON SITE PHOTO  
TAKEN ON 23.1.2026

實地照片 SITE PHOTO

香港仔及鴨脷洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

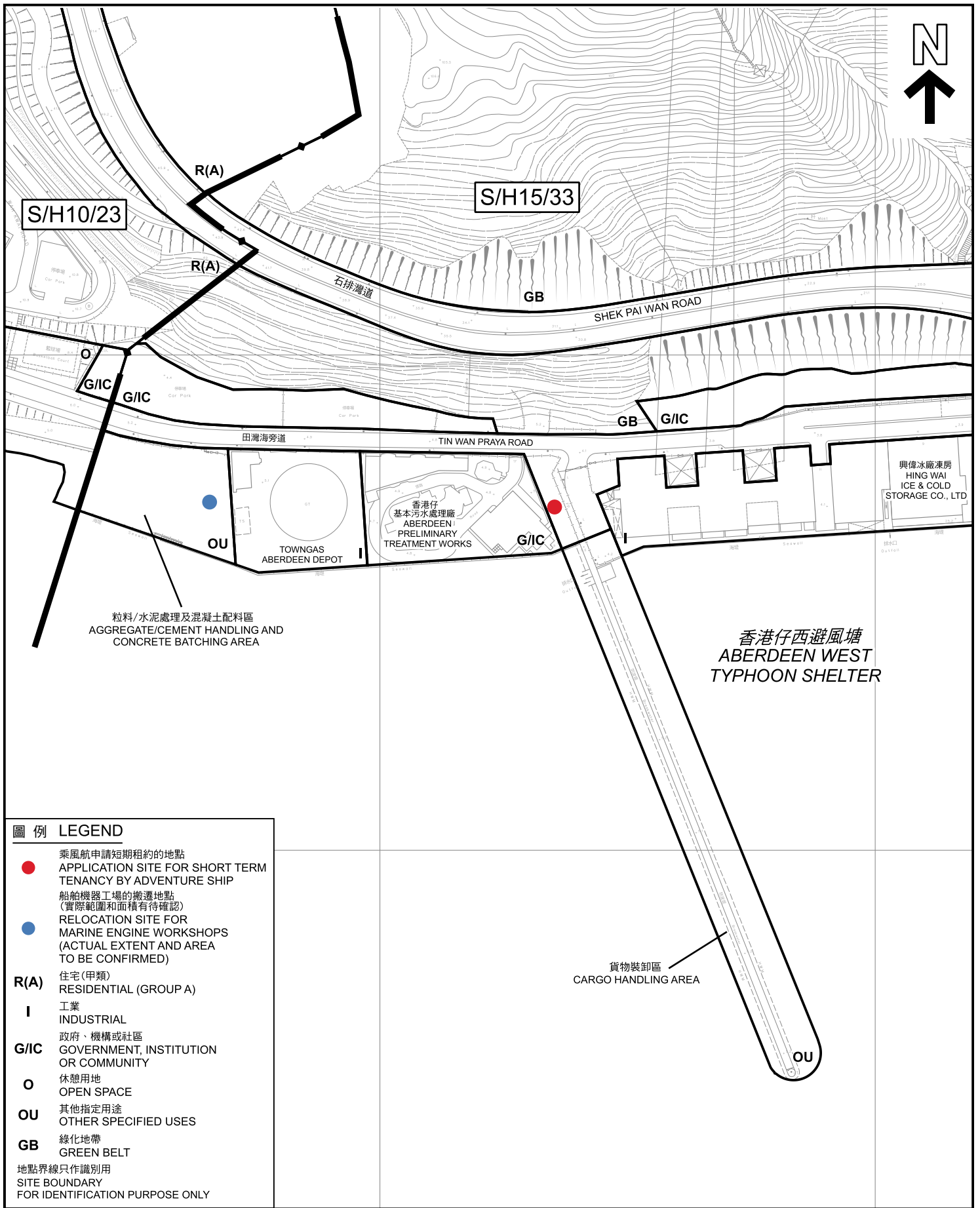
修訂項目A、B及C  
AMENDMENT ITEMS A, B & C

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H15/25/6

圖 PLAN  
4h



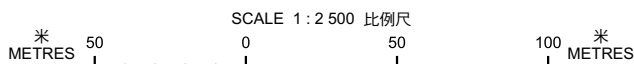
**圖例 LEGEND**

- 乘風航申請短期租約的地點  
APPLICATION SITE FOR SHORT TERM TENANCY BY ADVENTURE SHIP
  - 船舶機器工場的搬遷地點  
(實際範圍和面積有待確認)  
RELOCATION SITE FOR MARINE ENGINE WORKSHOPS  
(ACTUAL EXTENT AND AREA TO BE CONFIRMED)
  - R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
  - I** 工業  
INDUSTRIAL
  - 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
  - GB** 綠化地帶  
GREEN BELT
- 地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**平面圖 SITE PLAN**

香港仔及鴨洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33

修訂項目A、B及C  
AMENDMENT ITEMS A, B & C

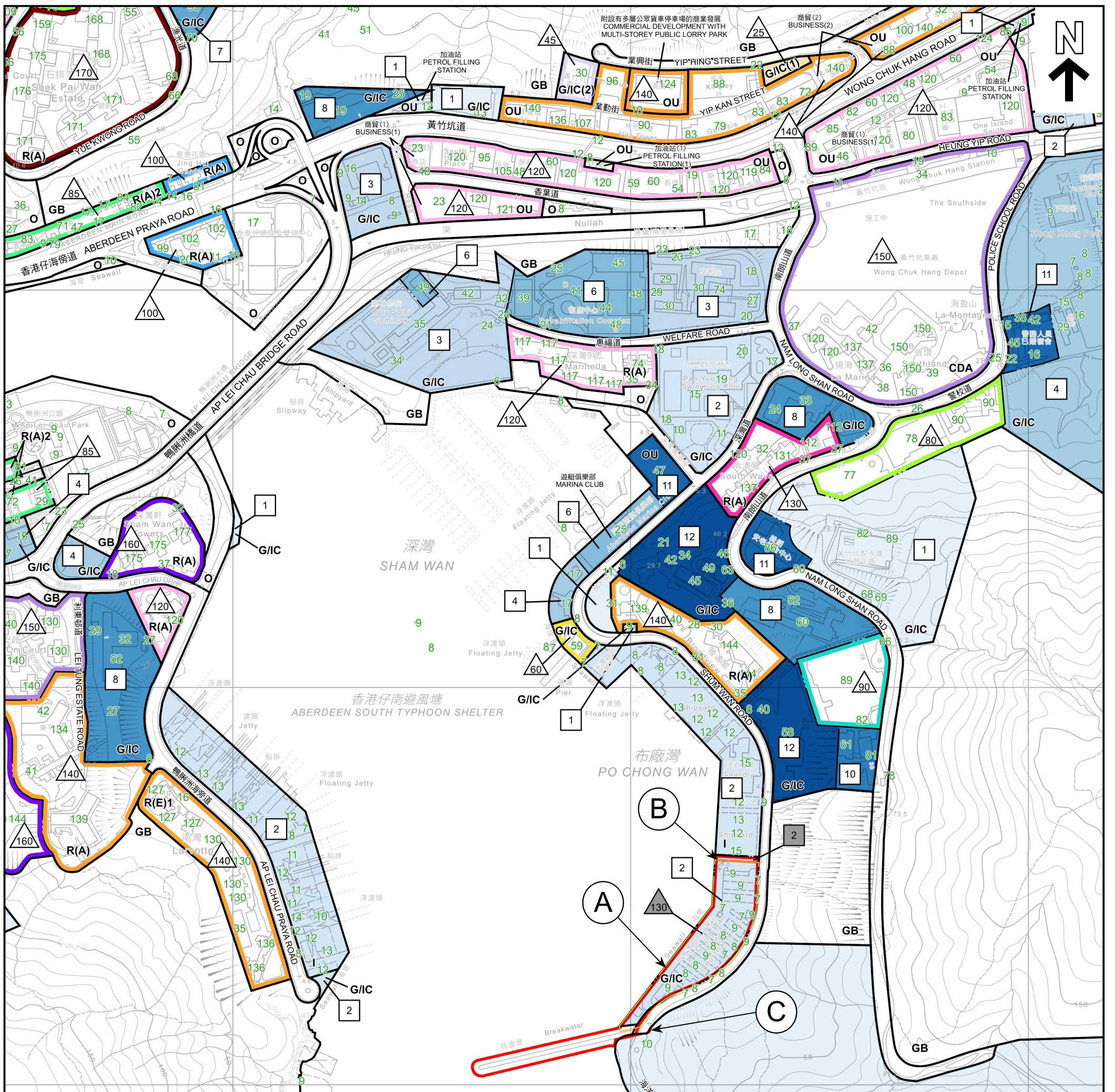


**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
**M/H15/25/6**

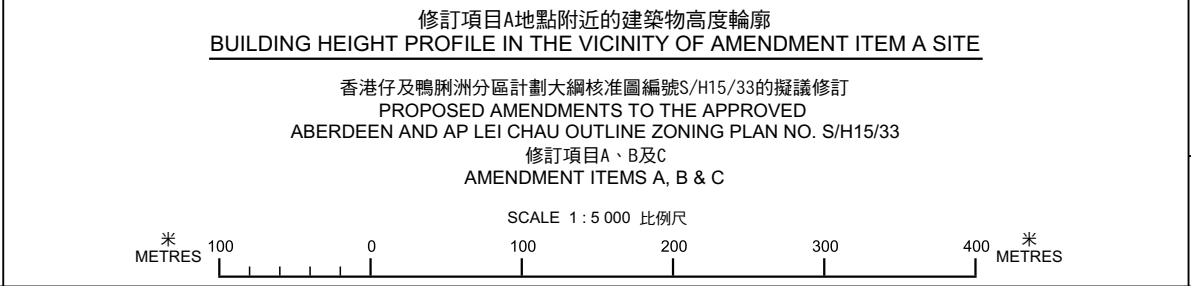
**圖 PLAN**  
**5**

本摘要圖於2026年6月16日擬備，  
所根據的資料為測量圖編號  
11-SW-22D、11-SW-23C、15-NW-2B和  
15-NW-3A  
EXTRACT PLAN PREPARED ON  
16.6.2026 BASED ON SURVEY SHEETS  
No. 11-SW-22D, 11-SW-23C, 15-NW-2B  
AND 15-NW-3A



圖例 LEGEND	
<b>建築物高度限制 BUILDING HEIGHT RESTRICTIONS</b>	
25mPD	1 STOREY
45mPD	2 STOREYS
60mPD	3 STOREYS
80mPD	4 STOREYS
85mPD	6 STOREYS
90mPD	7 STOREYS
100mPD	8 STOREYS
120mPD	10 STOREYS
130mPD	11 STOREYS
140mPD	12 STOREYS
150mPD	14 STOREYS
160mPD	
170mPD	
9	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)
---	建築物高度管制界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
---	擬議建築物高度管制界線 PROPOSED BUILDING HEIGHT CONTROL ZONE BOUNDARY
△85	現存最高建築物高度 (在主水平基準上若干米) EXISTING MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
△130	擬議最高建築物高度 (在主水平基準上若干米) PROPOSED MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
2	現存最高建築物高度 (樓層數目) EXISTING MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
2	擬議最高建築物高度 (樓層數目) PROPOSED MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
地點界線只作識別用 SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
R(E)	住宅(戊類) RESIDENTIAL (GROUP E)
I	工業 INDUSTRIAL
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
GB	綠化地帶 GREEN BELT
CPA	海岸保護區 COASTAL PROTECTION AREA

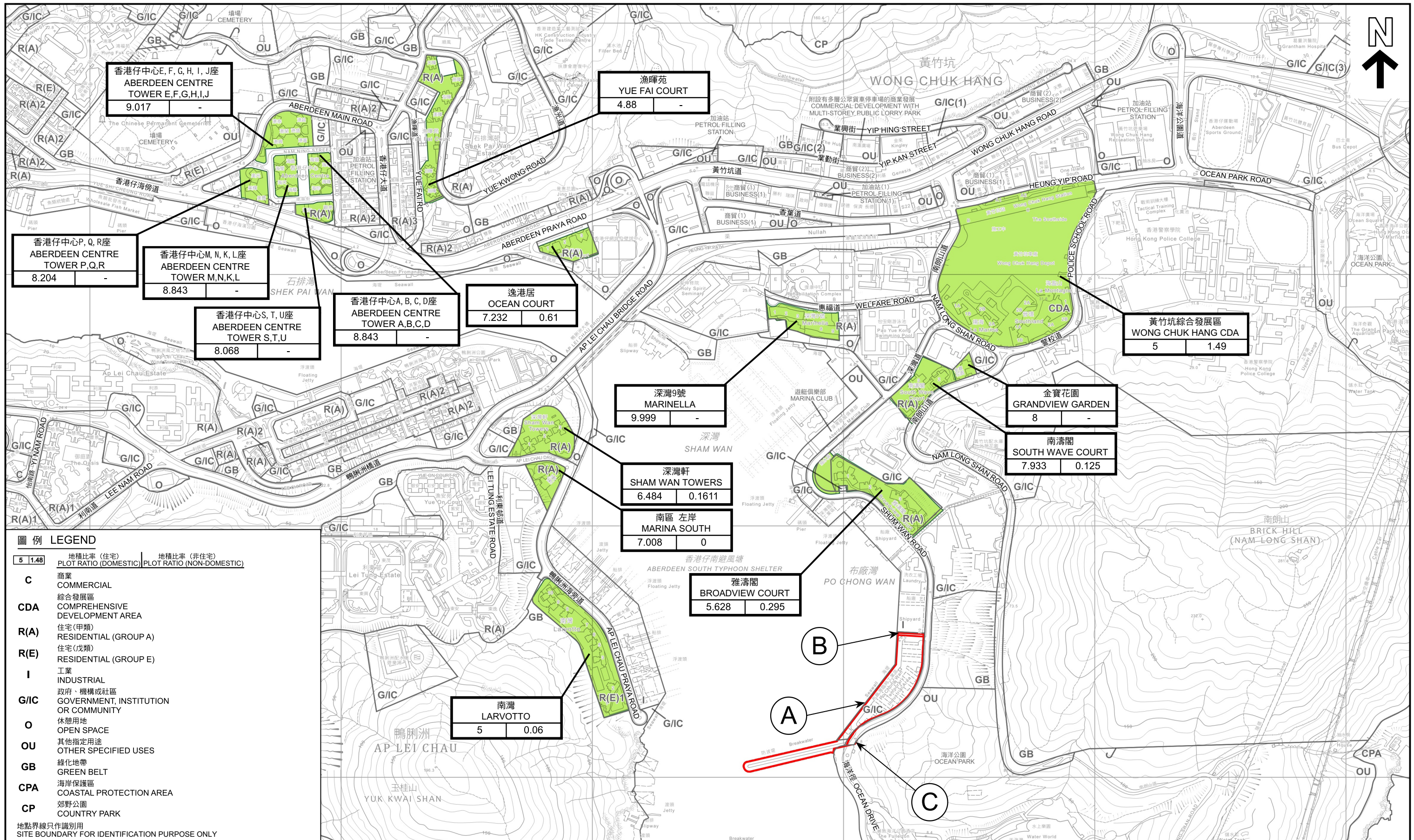
本摘要圖於2026年6月16日擬備，所根據的資料為地圖組別HP5C編號11-SW-D和15-NW-B  
EXTRACT PLAN PREPARED ON 16.6.2026 BASED ON MAP SERIES HP5C SHEETS No. 11-SW-D AND 15-NW-B



**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
M/H15/25/6

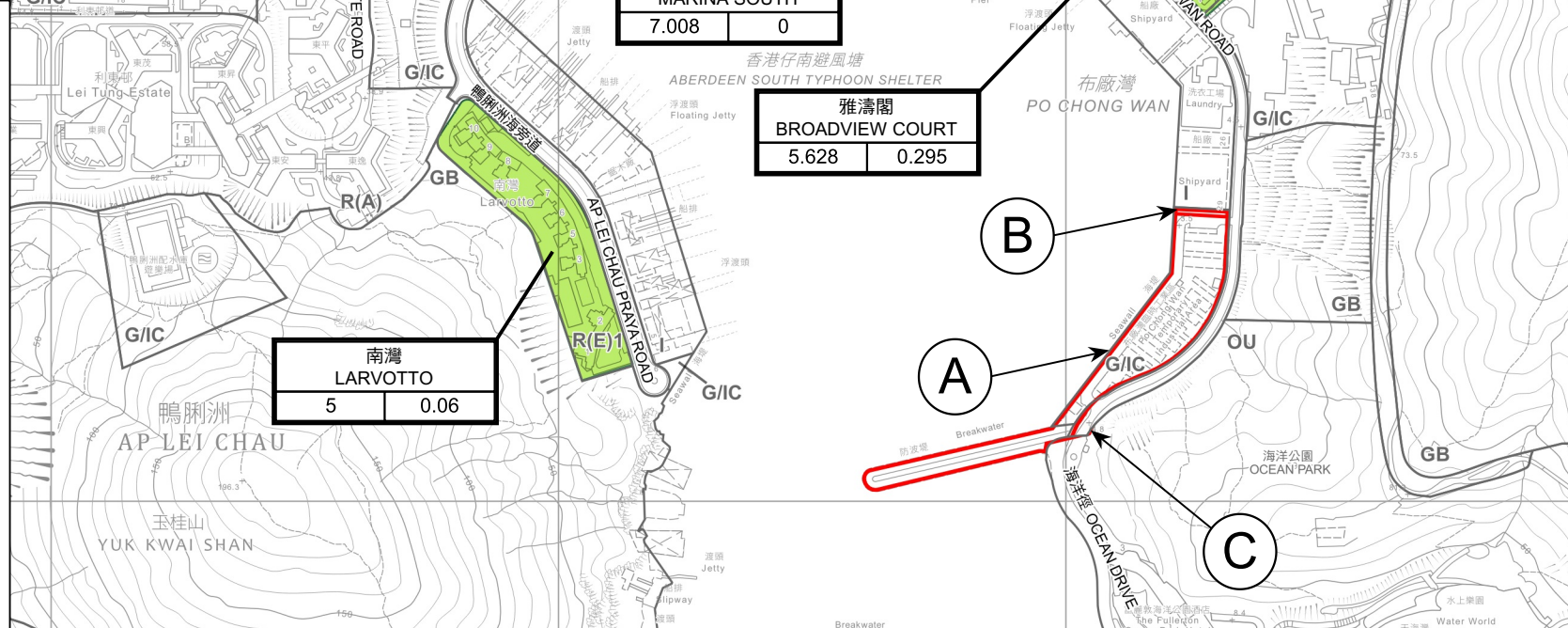
圖 PLAN  
6



**圖例 LEGEND**

地積比率 (住宅)	地積比率 (非住宅)
PLOT RATIO (DOMESTIC)	PLOT RATIO (NON-DOMESTIC)
5   1.48	
<b>C</b>	商業 COMMERCIAL
<b>CDA</b>	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
<b>R(A)</b>	住宅(甲類) RESIDENTIAL (GROUP A)
<b>R(E)</b>	住宅(戊類) RESIDENTIAL (GROUP E)
<b>I</b>	工業 INDUSTRIAL
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<b>O</b>	休憩用地 OPEN SPACE
<b>OU</b>	其他指定用途 OTHER SPECIFIED USES
<b>GB</b>	綠化地帶 GREEN BELT
<b>CPA</b>	海岸保護區 COASTAL PROTECTION AREA
<b>CP</b>	郊野公園 COUNTRY PARK

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



**修訂項目A地點附近現有發展的地積比率**  
PLOT RATIOS OF EXISTING DEVELOPMENTS IN THE VICINITY OF AMENDMENT ITEM A SITE

香港仔及鴨洲分區計劃大綱核准圖編號S/H15/33的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
ABERDEEN AND AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/33  
修訂項目A、B及C  
AMENDMENT ITEMS A, B & C

SCALE 1:7 000 比例尺

香港仔中心E, F, G, H, I, J座 ABERDEEN CENTRE TOWER E,F,G,H,I,J	9.017	-
香港仔中心P, Q, R座 ABERDEEN CENTRE TOWER P,Q,R	8.204	-
香港仔中心M, N, K, L座 ABERDEEN CENTRE TOWER M,N,K,L	8.843	-
香港仔中心S, T, U座 ABERDEEN CENTRE TOWER S,T,U	8.068	-
香港仔中心A, B, C, D座 ABERDEEN CENTRE TOWER A,B,C,D	8.843	-
逸港居 OCEAN COURT	7.232	0.61
漁暉苑 YUE FAI COURT	4.88	-
深灣9號 MARINELLA	9.999	-
深灣軒 SHAM WAN TOWERS	6.484	0.1611
南區左岸 MARINA SOUTH	7.008	0
南灣 LARVOTTO	5	0.06
雅濤閣 BROADVIEW COURT	5.628	0.295
金寶花園 GRANDVIEW GARDEN	8	-
南灣閣 SOUTH WAVE COURT	7.933	0.125
黃竹坑綜合發展區 WONG CHUK HANG CDA	5	1.49

本摘要圖於2026年6月12日擬備，  
所根據的資料為地圖組別HP5C編號  
11-SW-C及D和15-NW-A及B  
EXTRACT PLAN PREPARED ON 12.6.2026  
BASED ON MAP SERIES HP5C SHEETS  
No. 11-SW-C & D AND 15-NW-A & B

**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
M/H15/26/6

圖 PLAN  
7