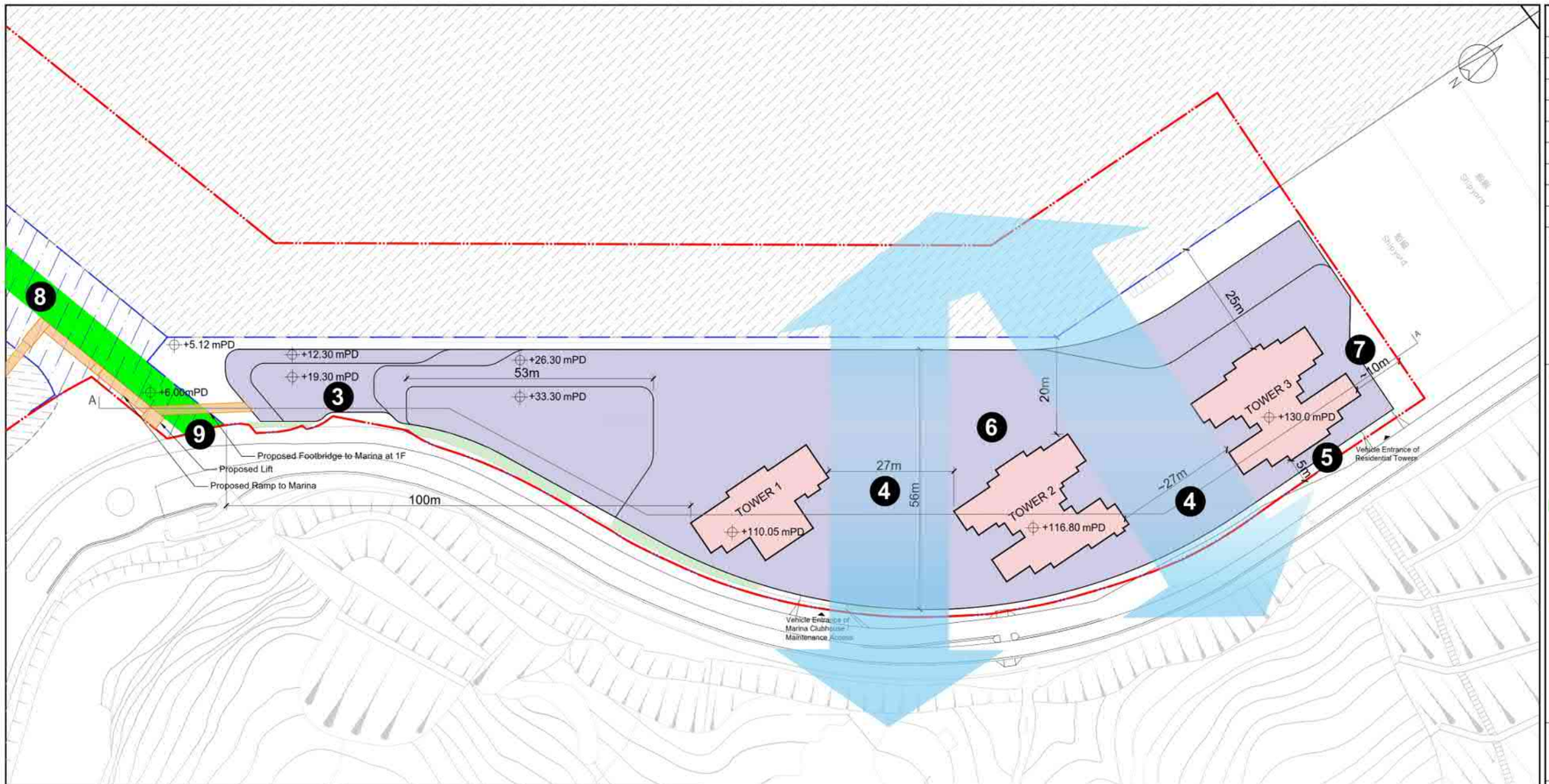
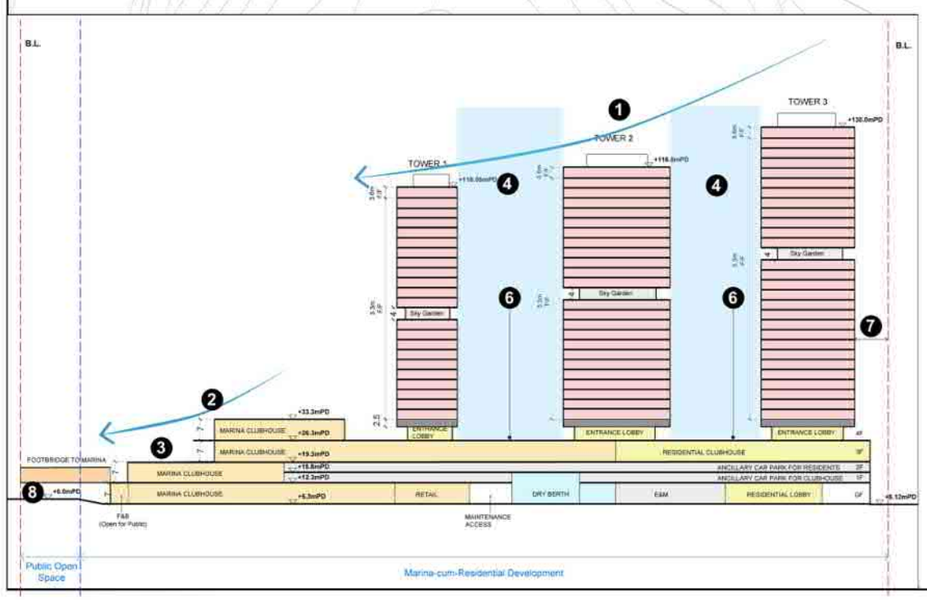




1. The BH profile will step down from 130.0mPD to 110.05mPD for the residential towers, while the podium portion adopts a terraced design from about 26.3mPD on 4/F to about 19.3mPD on 3/F.
2. A stepped BH profile is similarly proposed for the marina clubhouse, to the southwest of the Development Site 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 seperation 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.

B.D REF -

F.S.D REF -

Rev.	Date	Description	Drawn

GENERAL NOTES:

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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 Po Chong Wan 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

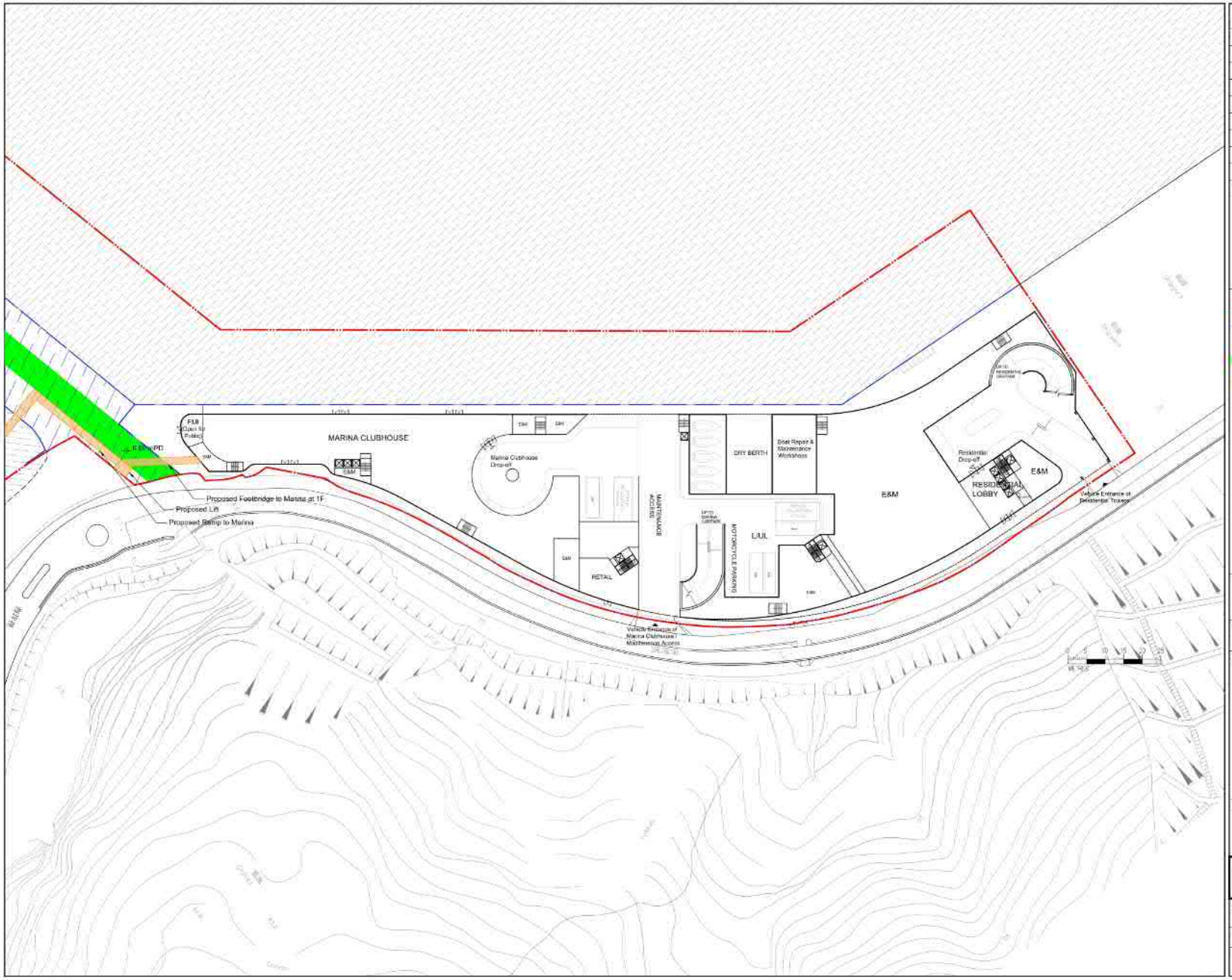
DRAWING TITTLE:
Design Merits of the Indicative Scheme

DRAWING NO.: AR-031
SCALE: AS SHOWN
ISSUED DATE: 06/2026
DRAWN BY: ES
CHECKED BY: FY
REV.: -

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參考編號 REFERENCE No. R/S/H15/34

繪圖 DRAWING H - 1a



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- Study Area
- Development Site Boundary
- Po Chong Wan Breakwater with Proposed Public Open Space
- Public Open Space at the Po Chong Wan 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:

Indicative Ground Floor Plan

DRAWING NO.: AR-013

SCALE: AS SHOWN

ISSUED DATE: 06/2026

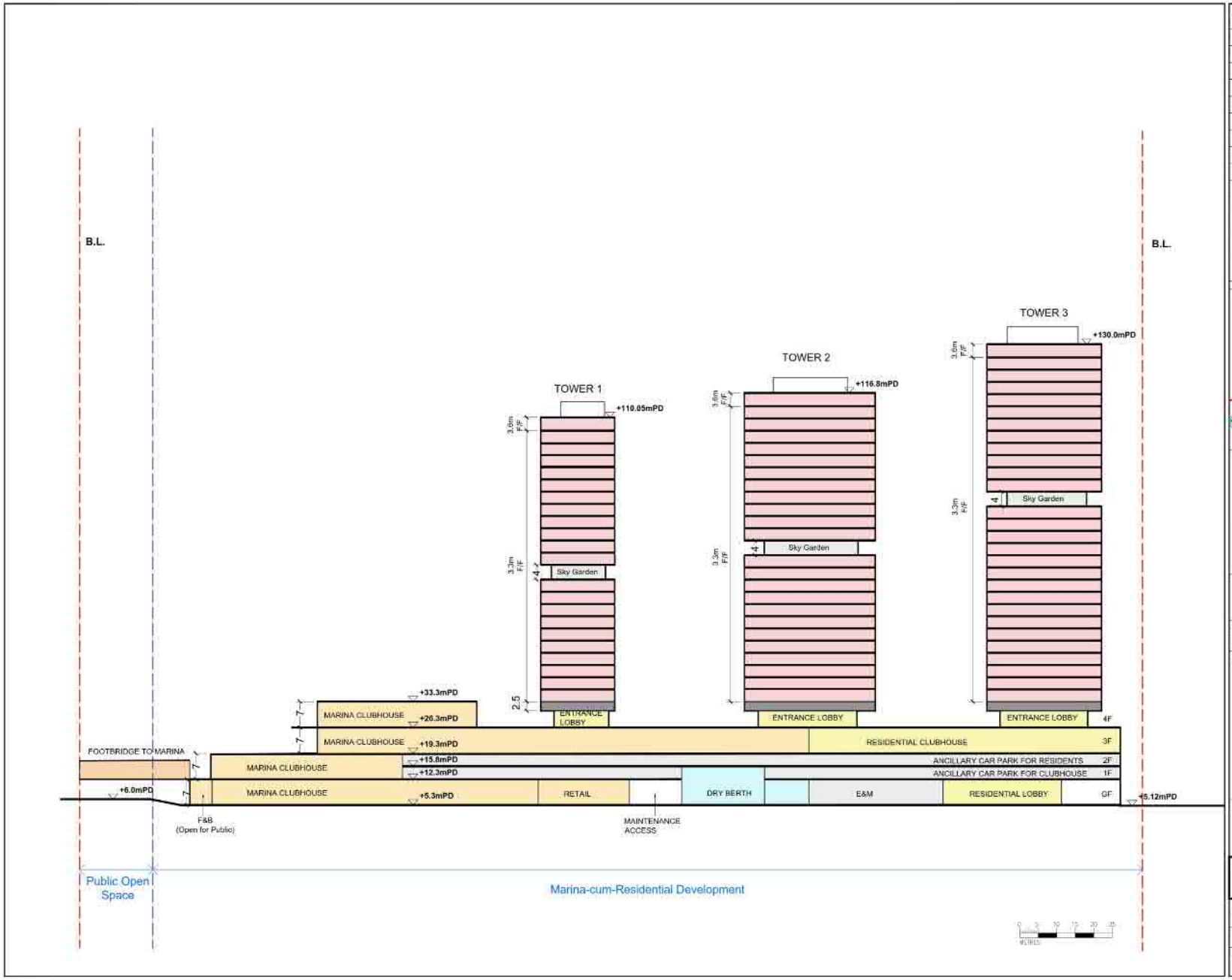
DRAWN BY: ES

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參考編號 REFERENCE No. R/S/H15/34	繪圖 DRAWING H - 1b



B.D REF :

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Key Plan



- Study Area
- Residential Towers
- Marina Clubhouse / Retail / Eating Place
- Residential Lobby / Clubhouse
- Car Park / E&M
- Dry Berth / Workshop

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 TITTLE:
Indicative Section

DRAWING NO: AR-021

SCALE: AS SHOWN

ISSUED DATE: 06/2026

DRAWN BY: ES

CHECKED BY: FY

REV: -

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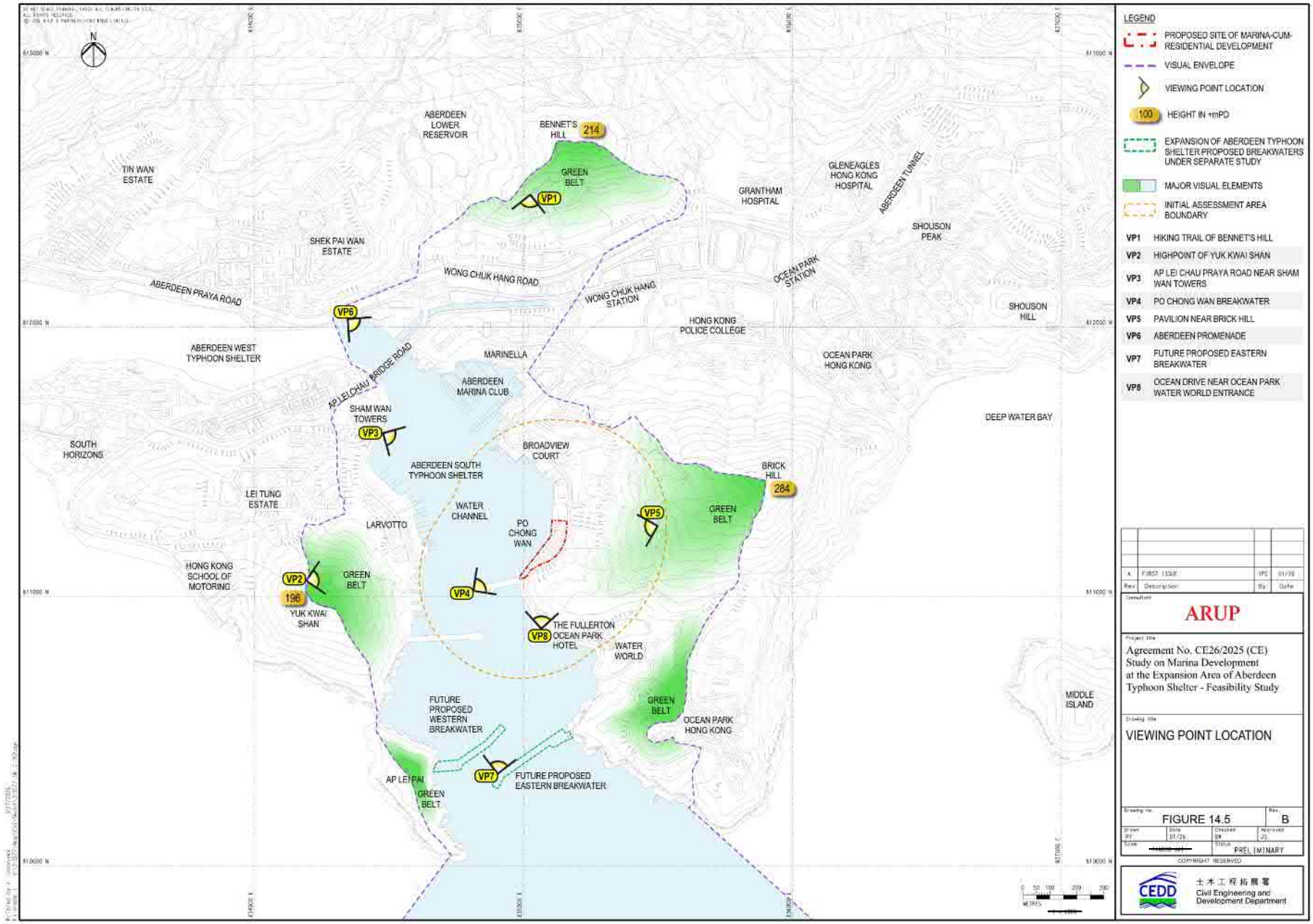




LEGEND

Development Site of the Indicative Scheme under the Proposed Amendment

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



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參考編號 REFERENCE No. R/S/H15/34	繪圖 DRAWING H - 4a



VP-1 HIKING TRAIL OF BENNET'S HILL (EXISTING VIEW)



VP-1 HIKING TRAIL OF BENNET'S 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

Rev	Description	By	Date
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A	FIRST ISSUE	SS	01/26

Consultant
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Project title
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at the Expansion Area of Aberdeen
Typhoon Shelter - Feasibility Study

Drawing title
PHOTOMONTAGE (LAND-BASED WORKS) – VP1

Drawing no. FIGURE 14.6 Rev. C

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參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H15/34	H - 4b



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

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Consultant
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Project title
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Drawing title
PHOTOMONTAGE (LAND-BASED WORKS) –
VP2

Drawing no. FIGURE 14.7 Rev. B

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參考編號 REFERENCE No.	繪圖 DRAWING
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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

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Drawing title: PHOTOMONTAGE (LAND-BASED WORKS) – VP3

Drawing no.: FIGURE 14.8 Rev.: B

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VP-4 PO CHONG WAN BREAKWATER
(EXISTING VIEW)



VP-4 PO CHONG WAN 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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Consultant: ARUP

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) – VP4

Drawing no.: FIGURE 14.9 | Rev.: B

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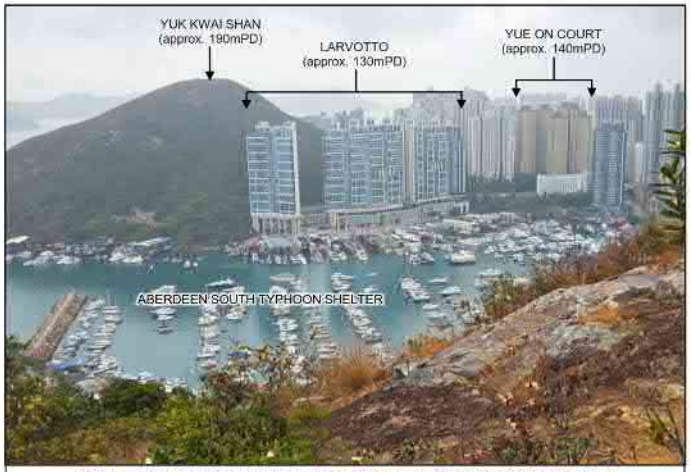
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參考編號 REFERENCE No.	繪圖 DRAWING
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VP-5 PAVILION NEAR BRICK HILL (EXISTING VIEW)



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

Rev	Description	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: PHOTOMONTAGE (LAND-BASED WORKS) – VP5

Drawing no.: FIGURE 14.10 Rev.: C

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參考編號 REFERENCE No.	繪圖 DRAWING
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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
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OM7	Control of night-time lighting

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Drawing title

PHOTOMONTAGE (LAND-BASED WORKS) – VP6

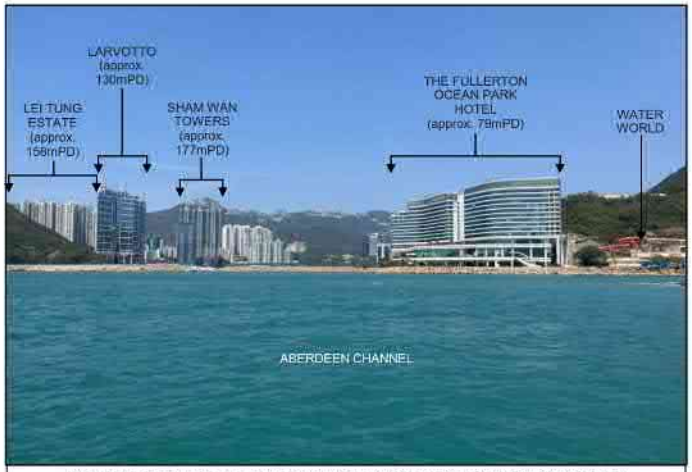
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VP-7 FUTURE PROPOSED EASTERN BREAKWATER
(EXISTING VIEW)



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
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Drawing title
PHOTOMONTAGE (LAND-BASED WORKS) –
VP7

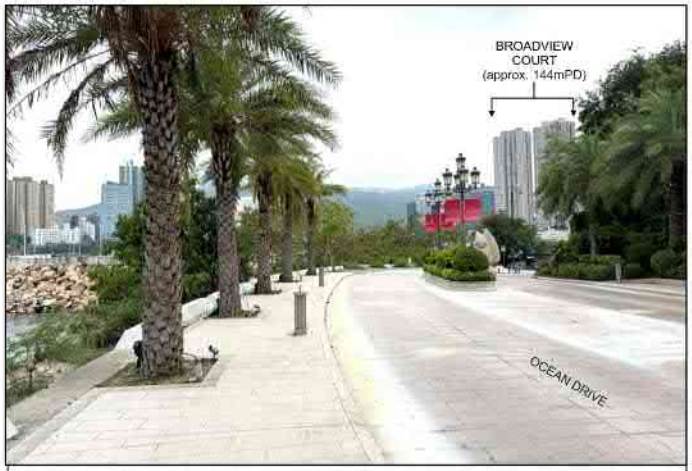
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VP-8 OCEAN DRIVE NEAR OCEAN PARK WATER WORLD ENTRANCE (EXISTING VIEW)



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
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OM1	Sensitive Building Design
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OM6	Sensitive Design on Shoreline
OM7	Control of night-time lighting

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Drawing title: PHOTOMONTAGE (LAND-BASED WORKS) – VP8

Drawing no. FIGURE 14.13 | Rev. C

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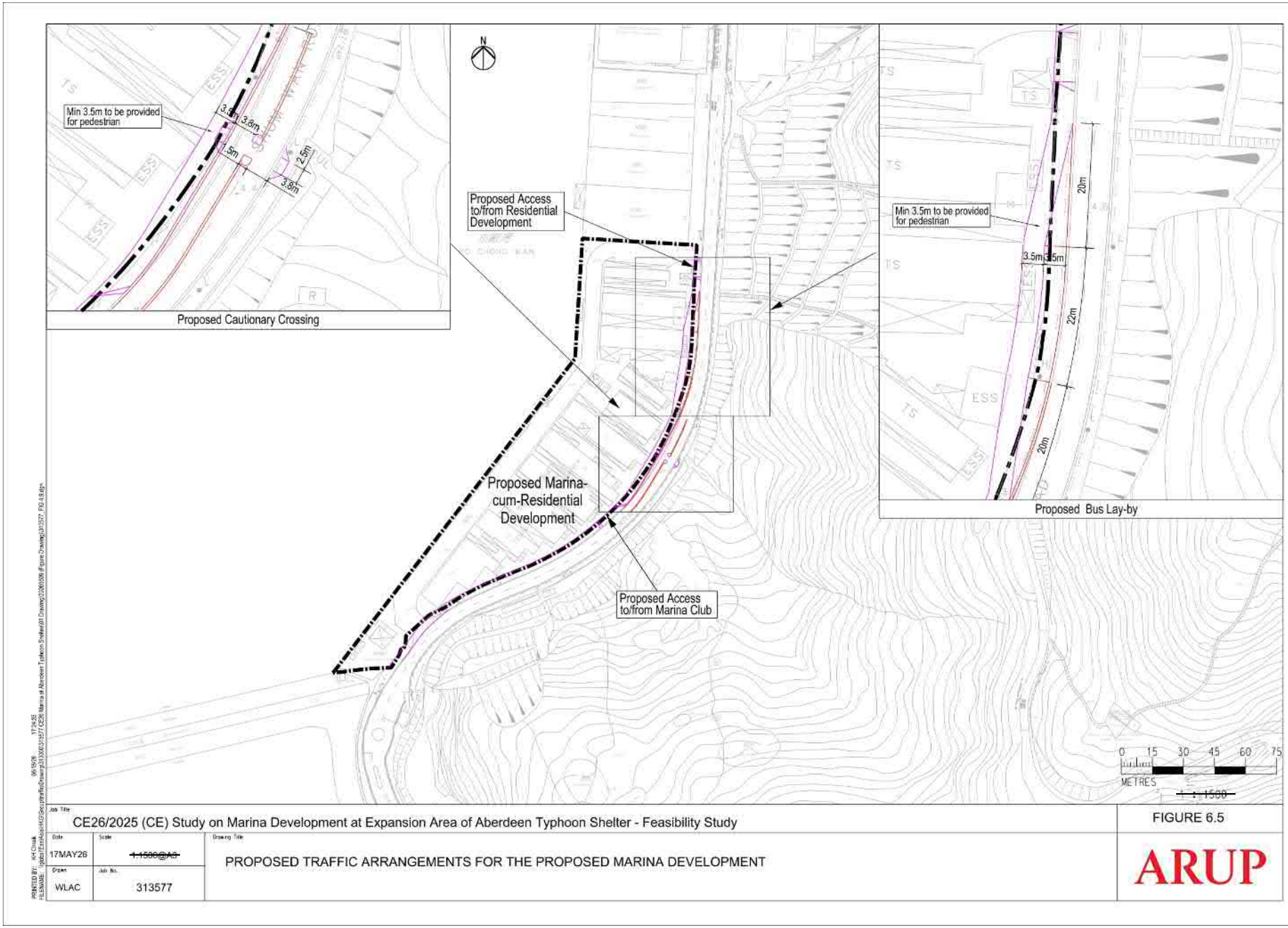
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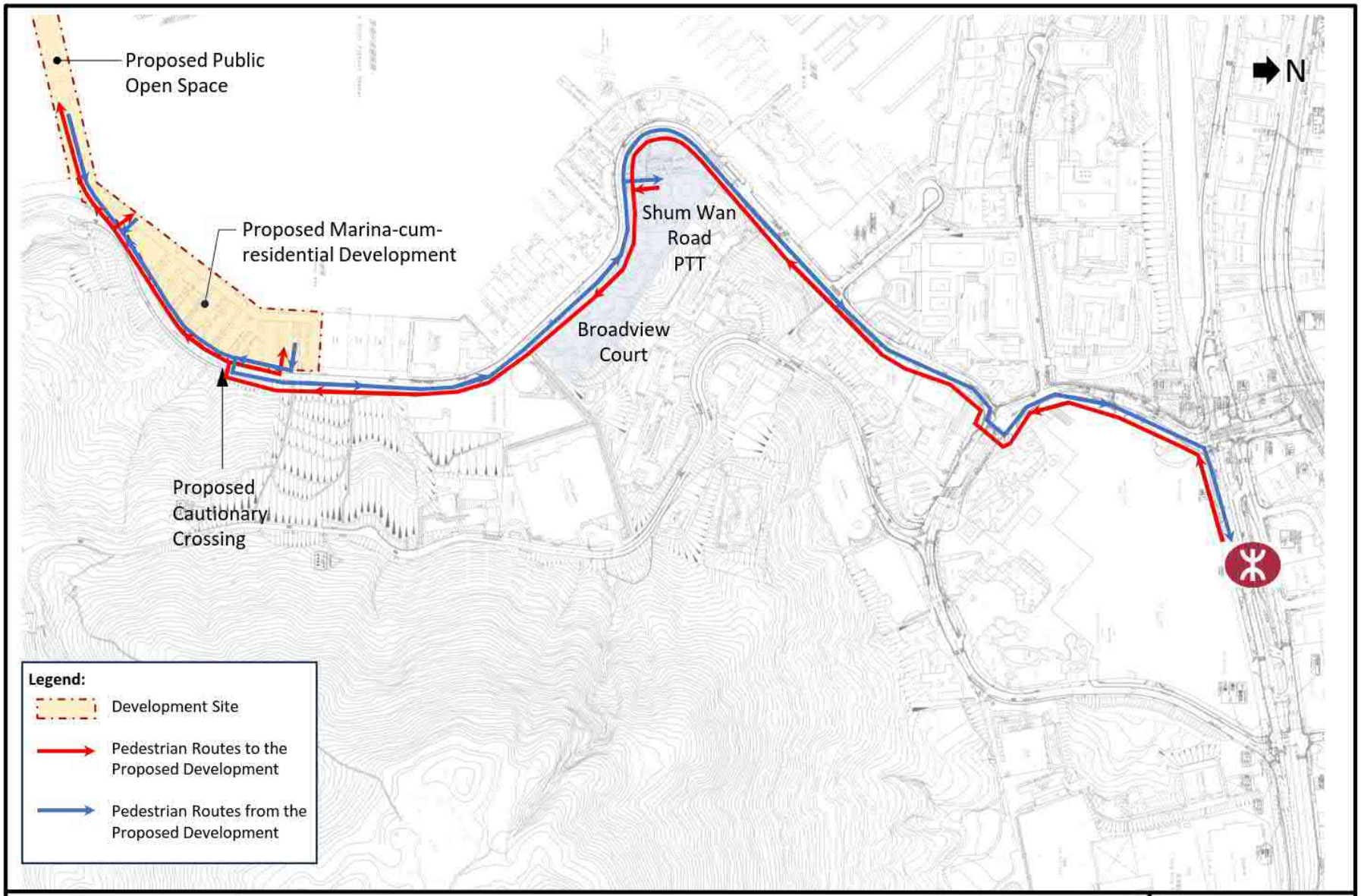
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Figure 6.6

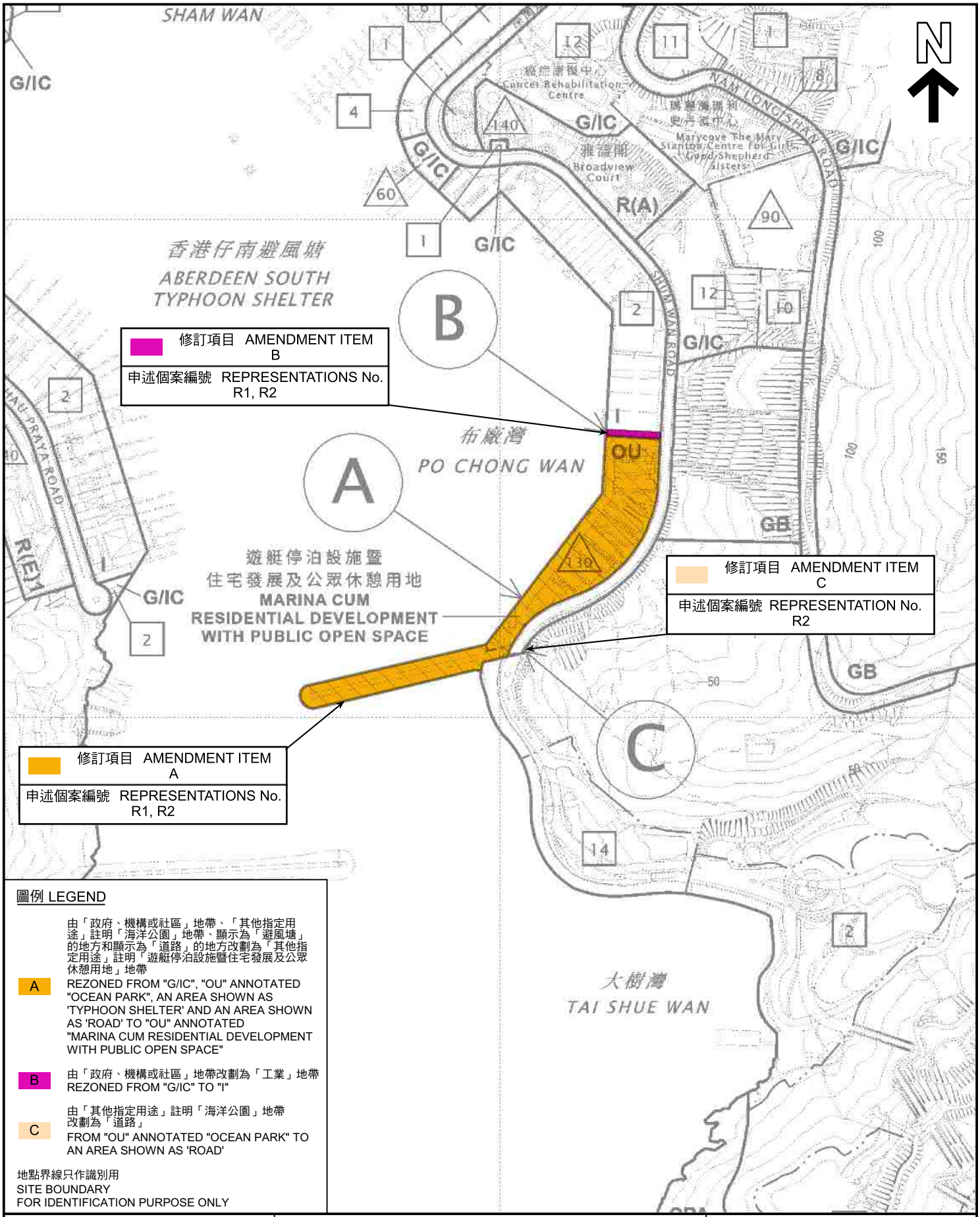
Date: 16Fe26 | Scale: N.T.S. | Drawn: SKST | Job No.: 313577

Drawing Title: Pedestrian Connection Plan

ARUP

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34提出的申述個案
CONSIDERATION OF REPRESENTATIONS
DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN No. S/H15/34

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H15/34	H - 6



圖例 LEGEND

A 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
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"

B 由「政府、機構或社區」地帶改劃為「工業」地帶
REZONED FROM "G/IC" TO "I"

C 由「其他指定用途」註明「海洋公園」地帶改劃為「道路」
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

本摘要圖於2026年10月29日擬備，
所根據的資料為於2026年7月24日
展示的分區計劃大綱圖編號S/H15/34
EXTRACT PLAN PREPARED ON 29.10.2026
BASED ON OUTLINE ZONING PLAN No. S/H15/34 EXHIBITED ON 24.7.2026

位置圖 LOCATION PLAN

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 1

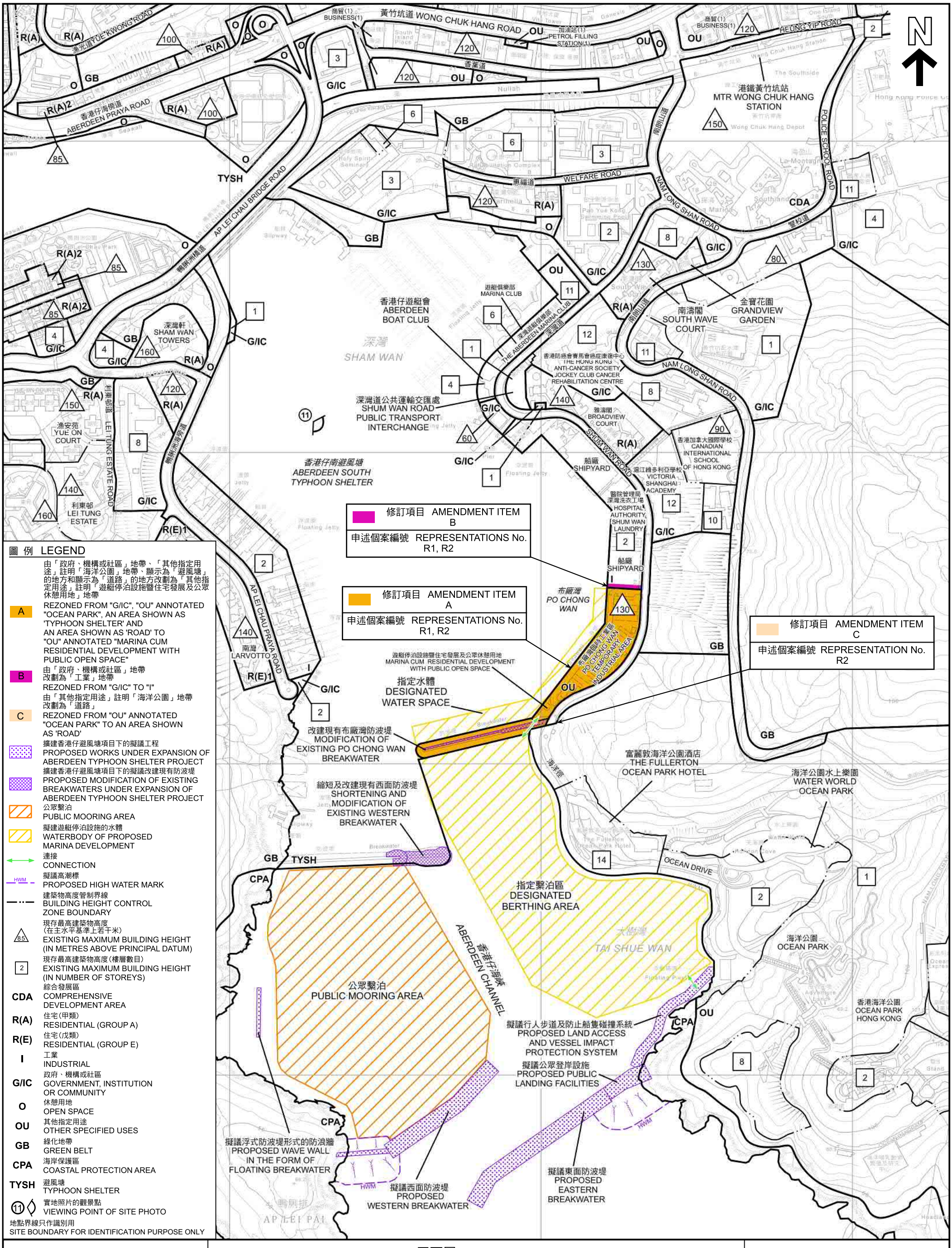


圖 例 LEGEND

- 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 — 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"
- B — 由「政府、機構或社區」地帶改劃為「工業」地帶 / REZONED FROM "G/IC" TO "I"
- 由「其他指定用途」註明「海洋公園」地帶改劃為「道路」
- C — REZONED FROM "OU" ANNOTATED "OCEAN PARK" TO AN AREA SHOWN AS 'ROAD'
- 擴建香港仔避風塘項目下的擬議工程 / PROPOSED WORKS UNDER EXPANSION OF ABERDEEN TYPHOON SHELTER PROJECT
- 擴建香港仔避風塘項目下的擬議改建現有防波堤 / PROPOSED MODIFICATION OF EXISTING BREAKWATERS UNDER EXPANSION OF ABERDEEN TYPHOON SHELTER PROJECT
- 公眾繫泊 / PUBLIC MOORING AREA
- 擬建遊艇停泊設施的水體 / WATERBODY OF PROPOSED MARINA DEVELOPMENT
- 連接 / CONNECTION
- HWM 擬議高潮標 / PROPOSED HIGH WATER MARK
- 建築物高度管制界線 / 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)
- 2 現存最高建築物高度（樓層數目） / EXISTING MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 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
- TYSH 避風塘 / TYPHOON SHELTER
- 11 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

本摘要圖於2026年10月29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 29.10.2026
BASED ON MAP SERIES HP5C SHEETS
No. 11-SW-D AND 15-NW-B

平面圖 SITE PLAN

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

SCALE 1 : 5 500 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 2a

圖例 LEGEND

A — 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
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"

B — 由「政府、機構或社區」地帶改劃為「工業」地帶
REZONED FROM "G/IC" TO "I"

C — 由「其他指定用途」註明「海洋公園」地帶改劃為「道路」
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

OU 其他指定用途 OTHER SPECIFIED USES

GB 綠化地帶 GREEN BELT

△130 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)

2 現存最高建築物高度（樓層數目）
EXISTING MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

① 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

香港仔南避風塘
ABERDEEN SOUTH TYPHOON SHELTER

布廠灣
PO CHONG WAN

香港仔海峽
ABERDEEN CHANNEL

修訂項目 AMENDMENT ITEM B
申述個案編號 REPRESENTATIONS No. R1, R2

擬議7. 5米寬排水系統專用範圍
PROPOSED 7.5M-WIDE DRAINAGE RESERVE

遊艇停泊設施暨住宅發展及公眾休憩用地
MARINA CUM RESIDENTIAL DEVELOPMENT WITH PUBLIC OPEN SPACE

布廠灣臨時工業區
PO CHONG WAN TEMPORARY INDUSTRIAL AREA

修訂項目 AMENDMENT ITEM A
申述個案編號 REPRESENTATIONS No. R1, R2

修訂項目 AMENDMENT ITEM C
申述個案編號 REPRESENTATION No. R2

SHUM WAN ROAD

深灣道

海洋徑

OCEAN DRIVE

乘風航 ADVENTURE-SHIP

海洋公園 OCEAN PARK

RBL 1020 RP &EXT

本摘要圖於2026年10月29日擬備，
所根據的資料為測量圖編號15-NW-4C及D

EXTRACT PLAN PREPARED ON 29.10.2026
BASED ON SURVEY SHEETS No. 15-NW-4C & D

平面圖 SITE PLAN

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

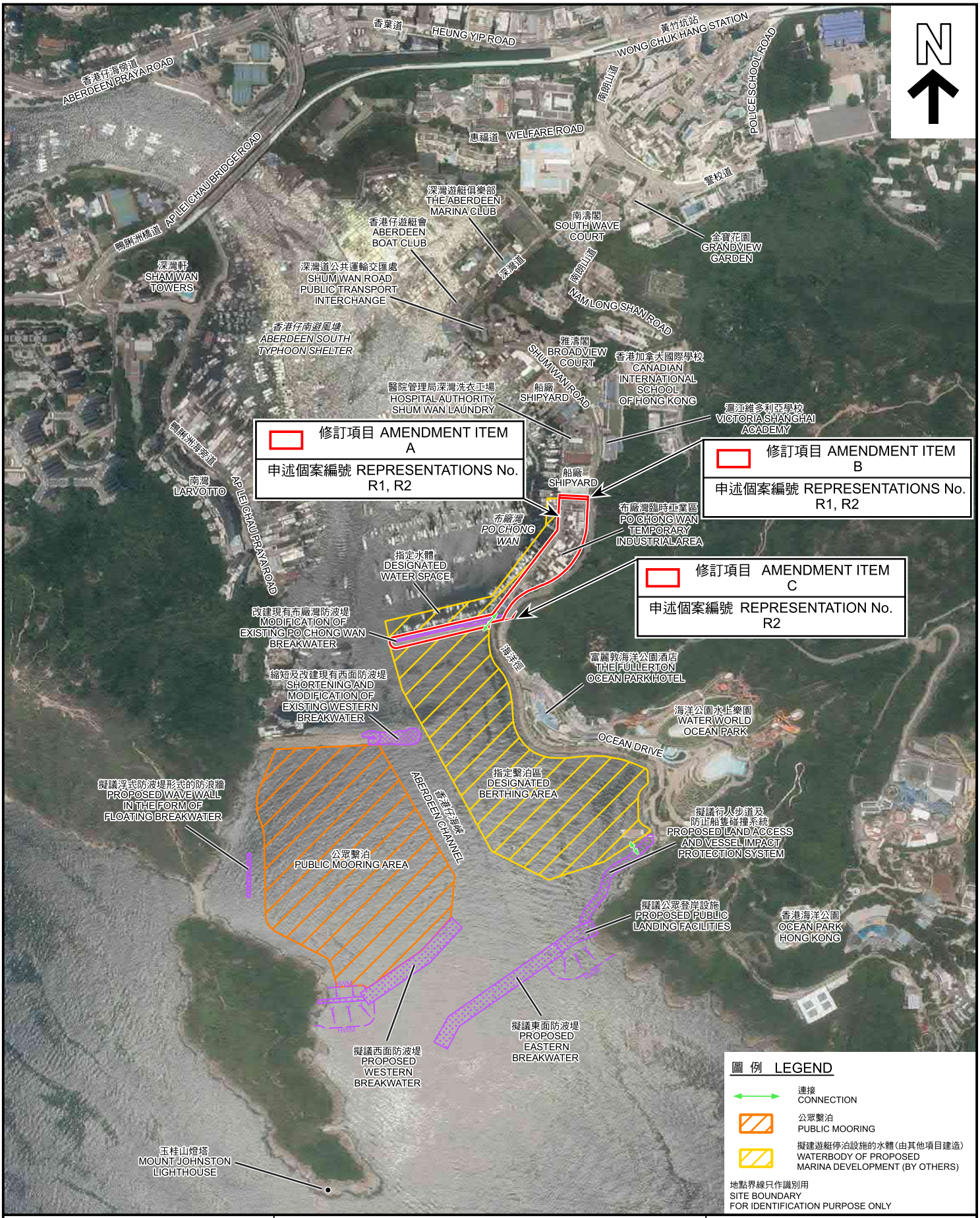
SCALE 1 : 1 500 比例尺

米 METRES 20 0 20 40 60 80 100 120 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 2b



本摘要圖於2026年10月29日擬備，
所根據的資料為地政總署於2025年7月17日
拍得的航攝照片編號E258846C和E258859C

EXTRACT PLAN PREPARED ON 29.10.2026
BASED ON AERIAL PHOTOS
No. E258846C AND E258859C TAKEN ON
17.7.2025 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT ABERDEEN & AP LEI CHAU OUTLINE
ZONING PLAN NO. S/H15/34

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 3



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

本圖於2026年10月29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 29.10.2026
BASED ON SITE PHOTO
TAKEN ON 28.01.2026

實地照片 SITE PHOTO

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 4a



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

本圖於2026年10月28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 28.10.2026
BASED ON SITE PHOTO
TAKEN ON 23.01.2026

實地照片 SITE PHOTO

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 4b

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

修訂項目 AMENDMENT ITEM C

申述個案編號 REPRESENTATION No. R2



修訂項目 AMENDMENT ITEM A

申述個案編號 REPRESENTATIONS No. R1, R2

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

實地照片 SITE PHOTO

本圖於2026年10月28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 28.10.2026
BASED ON SITE PHOTO
TAKEN ON 23.1.2026

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 4c



修訂項目 AMENDMENT ITEM A

申述個案編號 REPRESENTATIONS No. R1, R2

修訂項目 AMENDMENT ITEM B

申述個案編號 REPRESENTATIONS No. R1, R2



修訂項目 AMENDMENT ITEM A

申述個案編號 REPRESENTATIONS No. R1, R2

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

本圖於2026年10月29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 29.10.2026
BASED ON SITE PHOTOS
TAKEN ON 27.10.2025

實地照片 SITE PHOTOS

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 4d



修訂項目 AMENDMENT ITEM
A

申述個案編號 REPRESENTATIONS No.
R1, R2



修訂項目 AMENDMENT ITEM
A

申述個案編號 REPRESENTATIONS No.
R1, R2

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

本圖於2026年10月2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 2.10.2026
BASED ON SITE PHOTOS
TAKEN ON 27.10.2025(UPPER) AND
28.1.2026(LOWER)

實地照片 SITE PHOTOS

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 4e



修訂項目 AMENDMENT ITEM
A

申述個案編號 REPRESENTATIONS No.
R1, R2



修訂項目 AMENDMENT ITEM
A

申述個案編號 REPRESENTATIONS No.
R1, R2

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

本圖於2026年10月2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 2.10.2026
BASED ON SITE PHOTOS
TAKEN ON 27.4.2026

實地照片 SITE PHOTOS

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 4f

修訂項目 AMENDMENT ITEM
C

申述個案編號 REPRESENTATION No.
R2

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



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

本圖於2026年10月28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 28.10.2026
BASED ON SITE PHOTO TAKEN
ON 27.4.2026

實地照片 SITE PHOTO

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 4g



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

本圖於2026年10月29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 29.10.2026
BASED ON SITE PHOTO TAKEN
ON 23.1.2026

實地照片 SITE PHOTO

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 4h

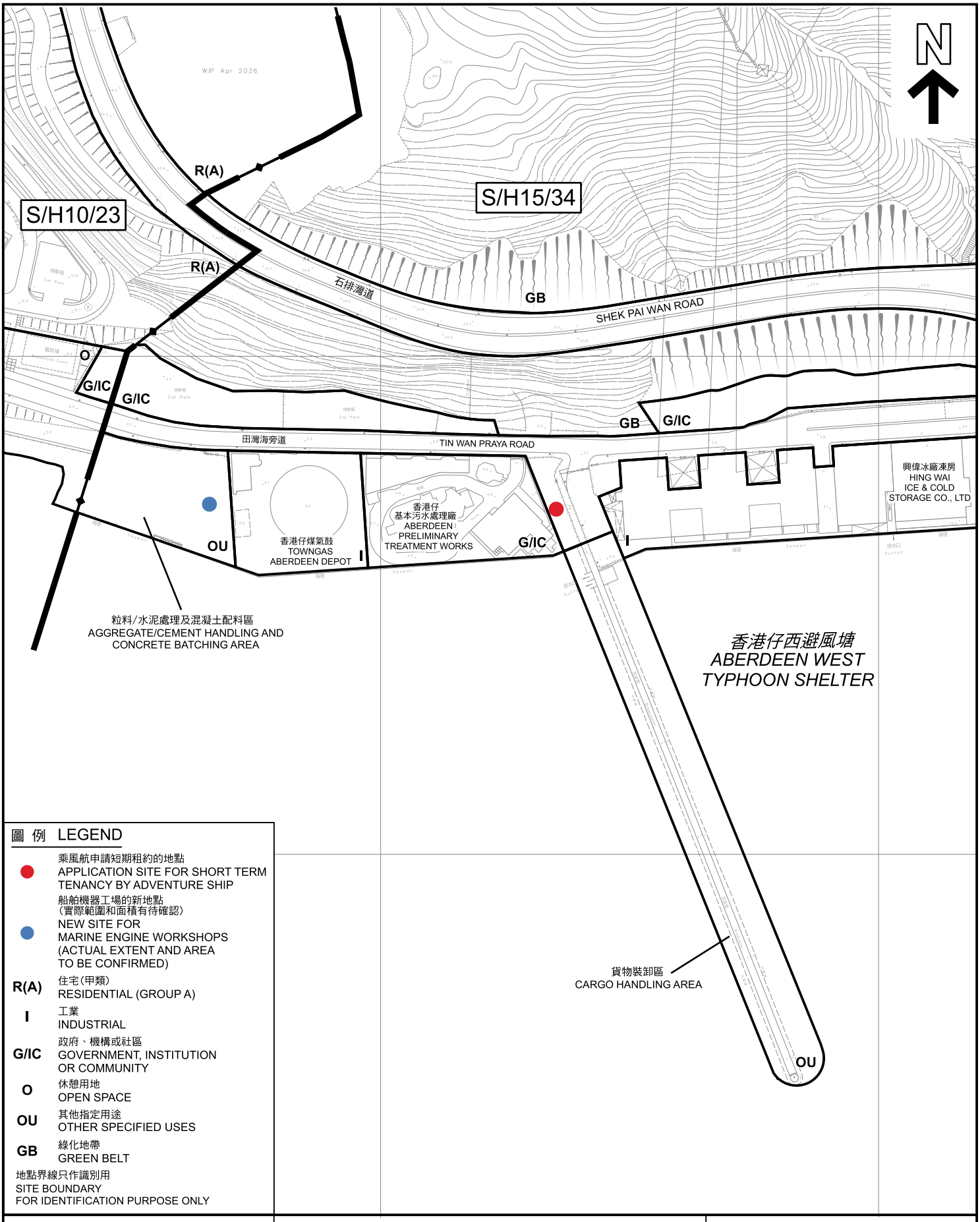


圖 例 LEGEND

- 乘風航申請短期租約的地點 APPLICATION SITE FOR SHORT TERM TENANCY BY ADVENTURE SHIP
- 船舶機器工場的新地點（實際範圍和面積有待確認） NEW 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

本摘要圖於2026年10月29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 29.10.2026 BASED ON SURVEY SHEETS No. 11-SW-22D, 11-SW-23C, 15-NW-2B AND 15-NW-3A

平面圖 SITE PLAN

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT
ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

SCALE 1 : 2 500 比例尺

米 METRES 50 0 50 100 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 5

修訂項目 AMENDMENT ITEM B
申述個案編號 REPRESENTATIONS No. R1, R2

修訂項目 AMENDMENT ITEM A
申述個案編號 REPRESENTATIONS No. R1, R2

修訂項目 AMENDMENT ITEM C
申述個案編號 REPRESENTATION No. R2

圖 例 LEGEND

建築物高度限制
BUILDING HEIGHT RESTRICTIONS

25mPD	1 STOREY	120mPD	10 STOREYS
45mPD	2 STOREYS	130mPD	11 STOREYS
60mPD	3 STOREYS	140mPD	12 STOREYS
80mPD	4 STOREYS	150mPD	14 STOREYS
85mPD	6 STOREYS	160mPD	
90mPD	7 STOREYS	170mPD	
100mPD	8 STOREYS		

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

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)

2 現存最高建築物高度(樓層數目) EXISTING MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

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

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

本摘要圖於2026年10月29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 29.10.2026
BASED ON MAP SERIES HP5C SHEETS
No. 11-SW-D AND 15-NW-B

修訂項目A地點附近的建築物高度輪廓
BUILDING HEIGHT PROFILE IN THE VICINITY OF AMENDMENT ITEM A SITE

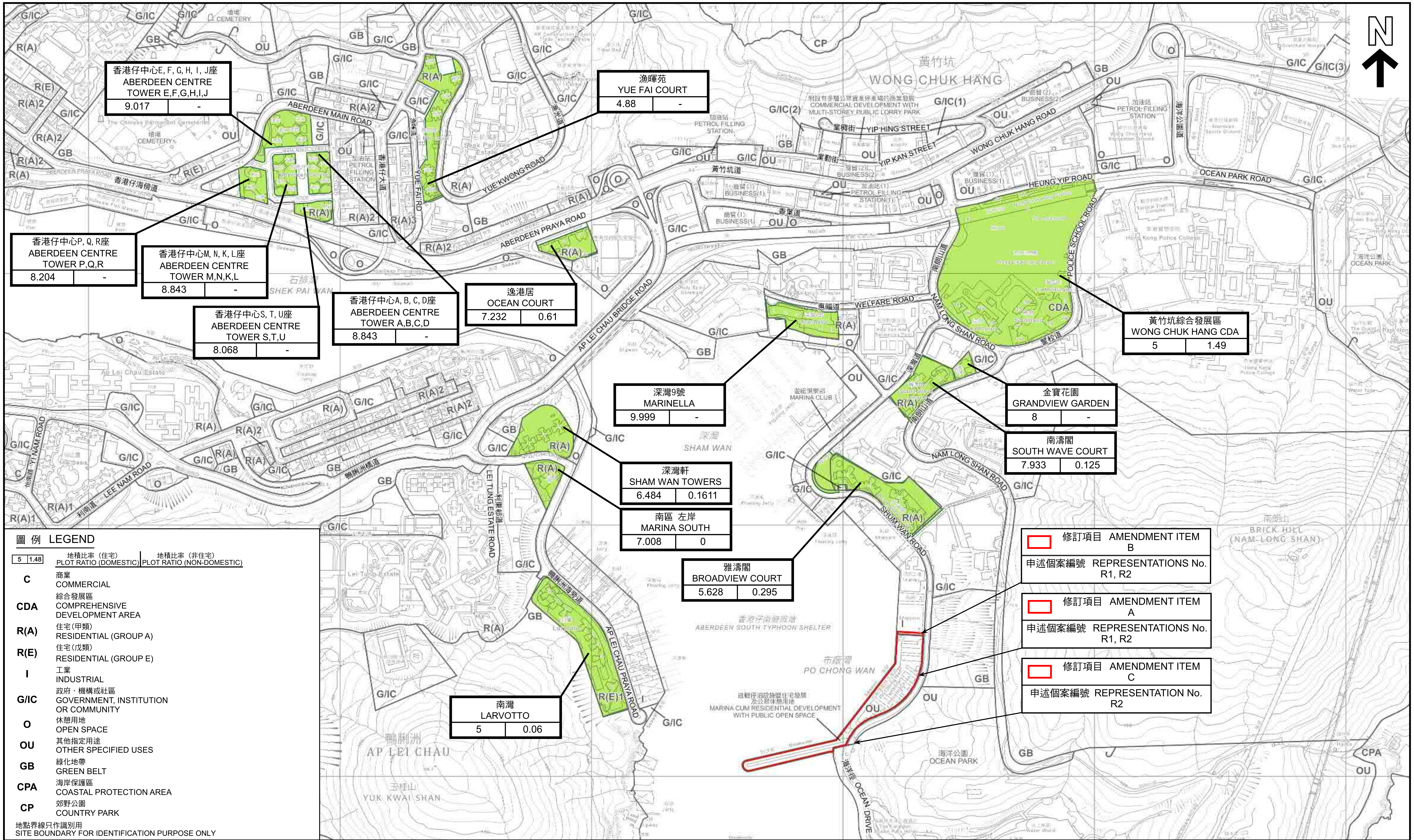
就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 300 400 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
H - 6



本摘要圖於2026年10月29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 29.10.2026
BASED ON MAP SERIES HP5C SHEETS
No. 11-SW-C & D AND 15-NW-A & B

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

就香港仔及鴨脷洲分區計劃大綱草圖編號S/H15/34
提出的申述個案編號R1至R2作出考慮
CONSIDERATION OF REPRESENTATIONS NO. R1 TO R2
IN RESPECT OF THE DRAFT ABERDEEN & AP LEI CHAU OUTLINE ZONING PLAN NO. S/H15/34

SCALE 1 : 7 000 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H15/34

圖 PLAN
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