

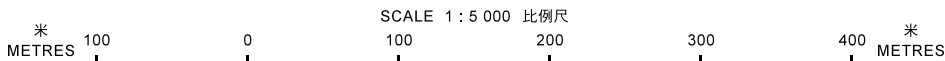
圖例 LEGEND

修訂項目 AMENDMENT ITEM

- 把一幅位於新業街與小西灣道交界的用地由「政府、機構或社區」地帶改劃為「政府、機構或社區(4)」地帶，並訂明建築物高度限制為主水平基準上100米。
REZONING OF A SITE AT THE JUNCTION OF SUN YIP STREET AND SIU SAI WAN ROAD FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/IC") TO "G/IC(4)" WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 100mPD.
- 把一幅位於祥民道的用地由「綠化地帶」及顯示為「道路」的地方改劃為「住宅(甲類)」地帶，並訂明建築物高度限制為主水平基準上135米。
REZONING OF A SITE AT CHEUNG MAN ROAD FROM "GREEN BELT" ("GB") AND AN AREA SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP A)" ("R(A)") WITH STIPULATION OF BUILDING HEIGHT RESTRICTION OF 135mPD.
- 把兩幅祥民道附近的狹長土地由「綠化地帶」改劃為顯示為「道路」的地方。
REZONING OF TWO STRIPS OF LAND NEAR CHEUNG MAN ROAD FROM "GB" TO AREAS SHOWN AS "ROAD".

本摘要圖於2020年12月31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 31.12.2020
BASED ON OUTLINE ZONING PLAN
No. S/H20/24 EXHIBITED ON 19.6.2020

納入柴灣分區計劃大綱草圖編號S/H20/24的修訂項目
AMENDMENTS INCORPORATED INTO THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

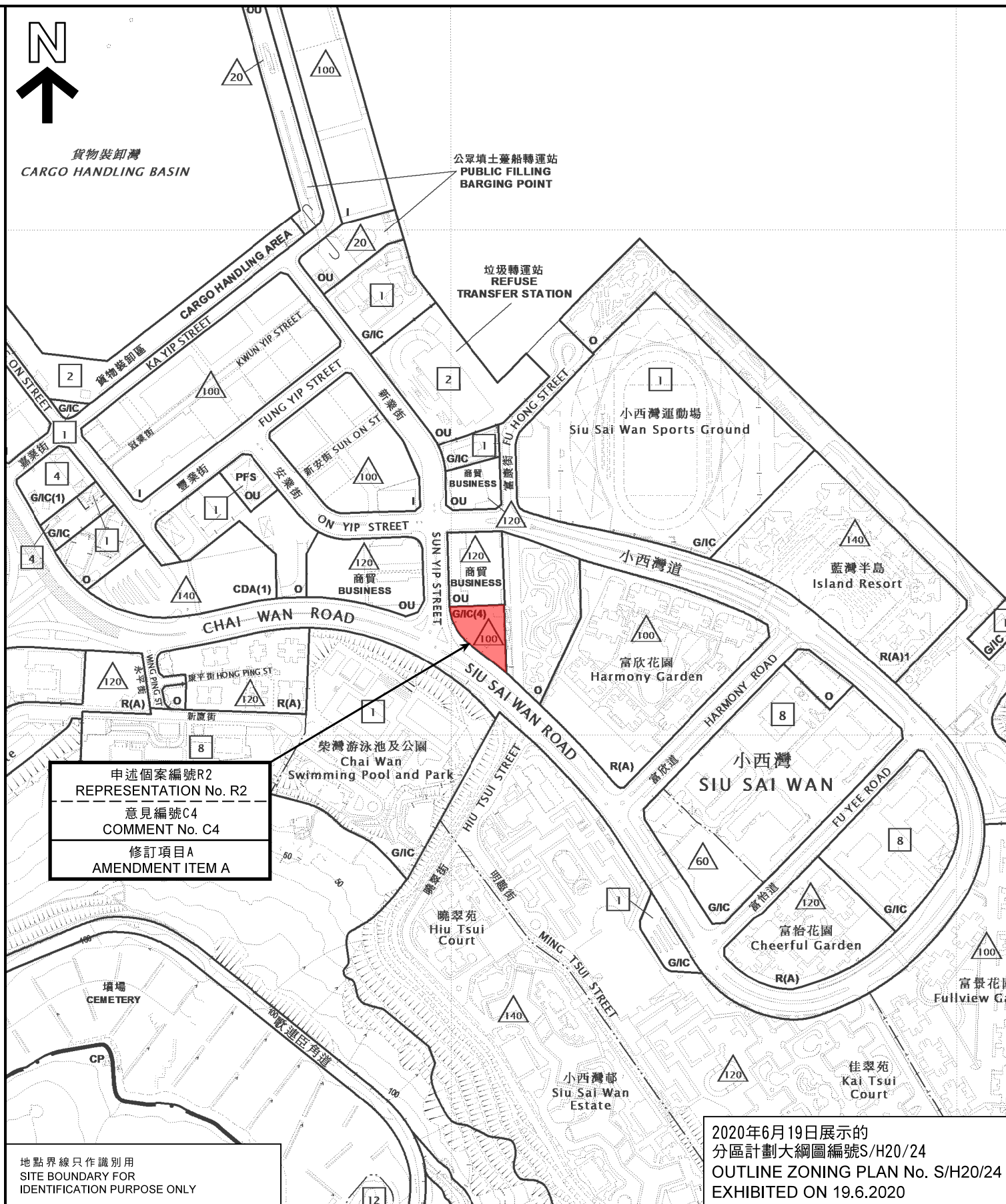
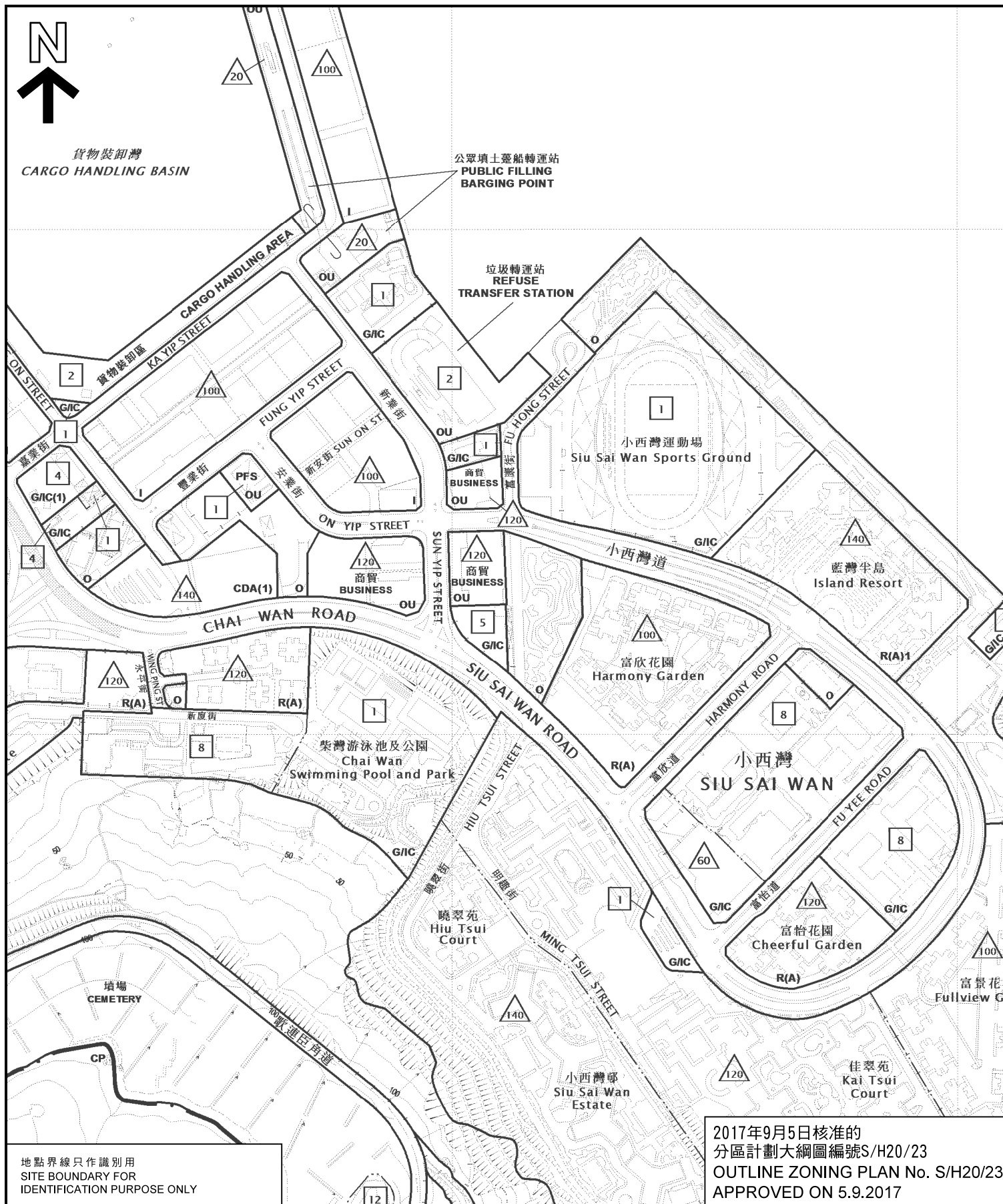


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE NO.
R/S/H20/24

圖 PLAN
H - 1



位置圖 LOCATION PLAN

本摘要圖於2020年12月31日擬備，所根據的資料為於2017年9月5日核准的分區計劃大綱圖編號S/H20/23及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 31.12.2020 BASED ON OUTLINE ZONING PLAN No. S/H20/23 APPROVED ON 5.9.2017 AND S/H20/24 EXHIBITED ON 19.6.2020

就柴灣分區計劃大綱草圖編號S/H20/24提出的申述個案編號R2以及相關意見編號C4作出考慮
CONSIDERATION OF REPRESENTATION No. R2 AND RELATED COMMENT No. C4 IN RESPECT OF THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

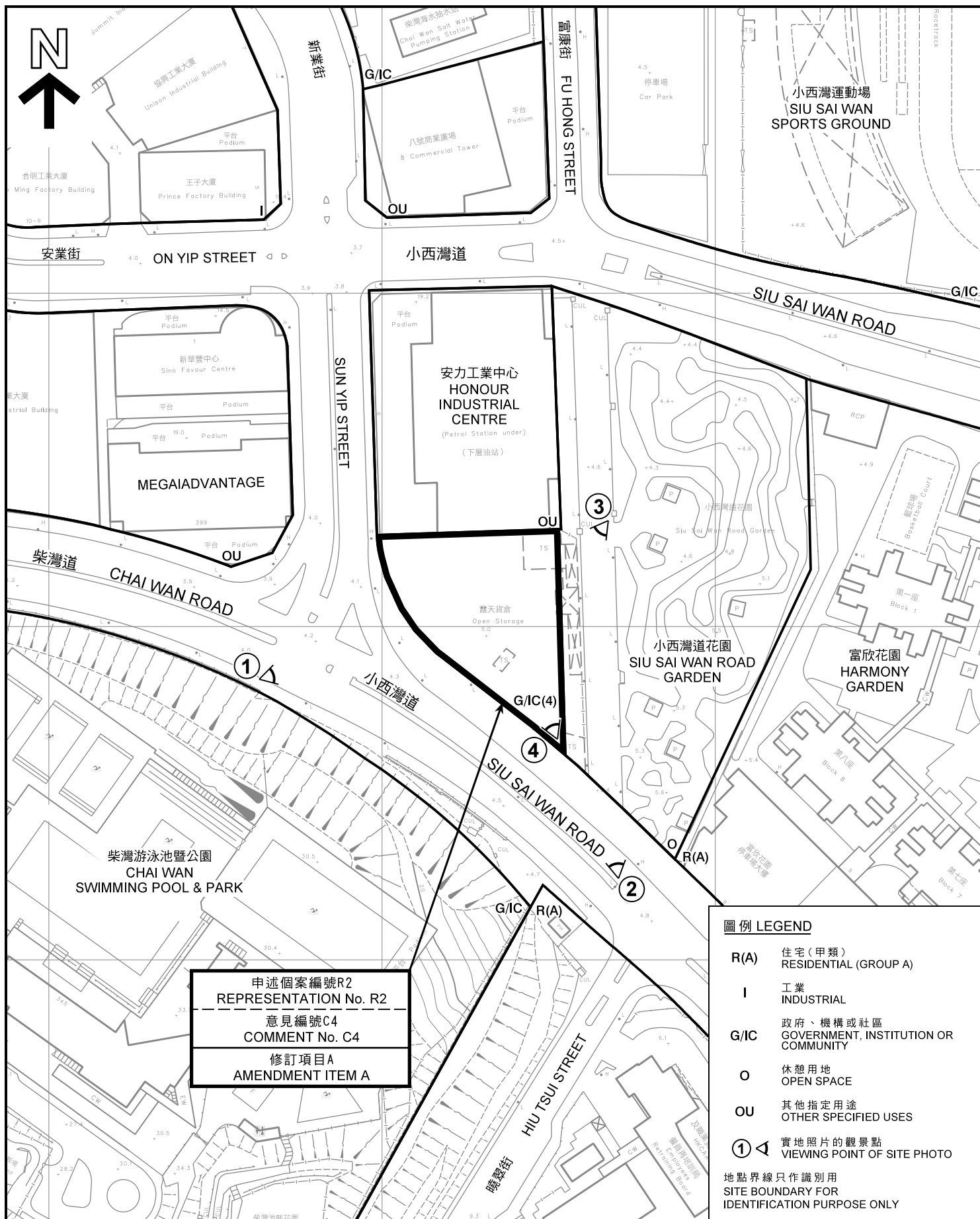
SCALE 1:5 000 比例尺
100 0 100 200 300 400
METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 2



申述個案編號R2
REPRESENTATION No. R2
意見編號C4
COMMENT No. C4
修訂項目A
AMENDMENT ITEM A

平面圖 SITE PLAN

本摘要圖於2020年12月31日擬備，
所根據的資料為測量圖編號
11-SE-19B及20A

EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON SURVEY SHEETS No.
11-SE-19B & 20A

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R2以及相關意見編號C4作出考慮
CONSIDERATION OF REPRESENTATION No. R2 AND
RELATED COMMENT No. C4 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

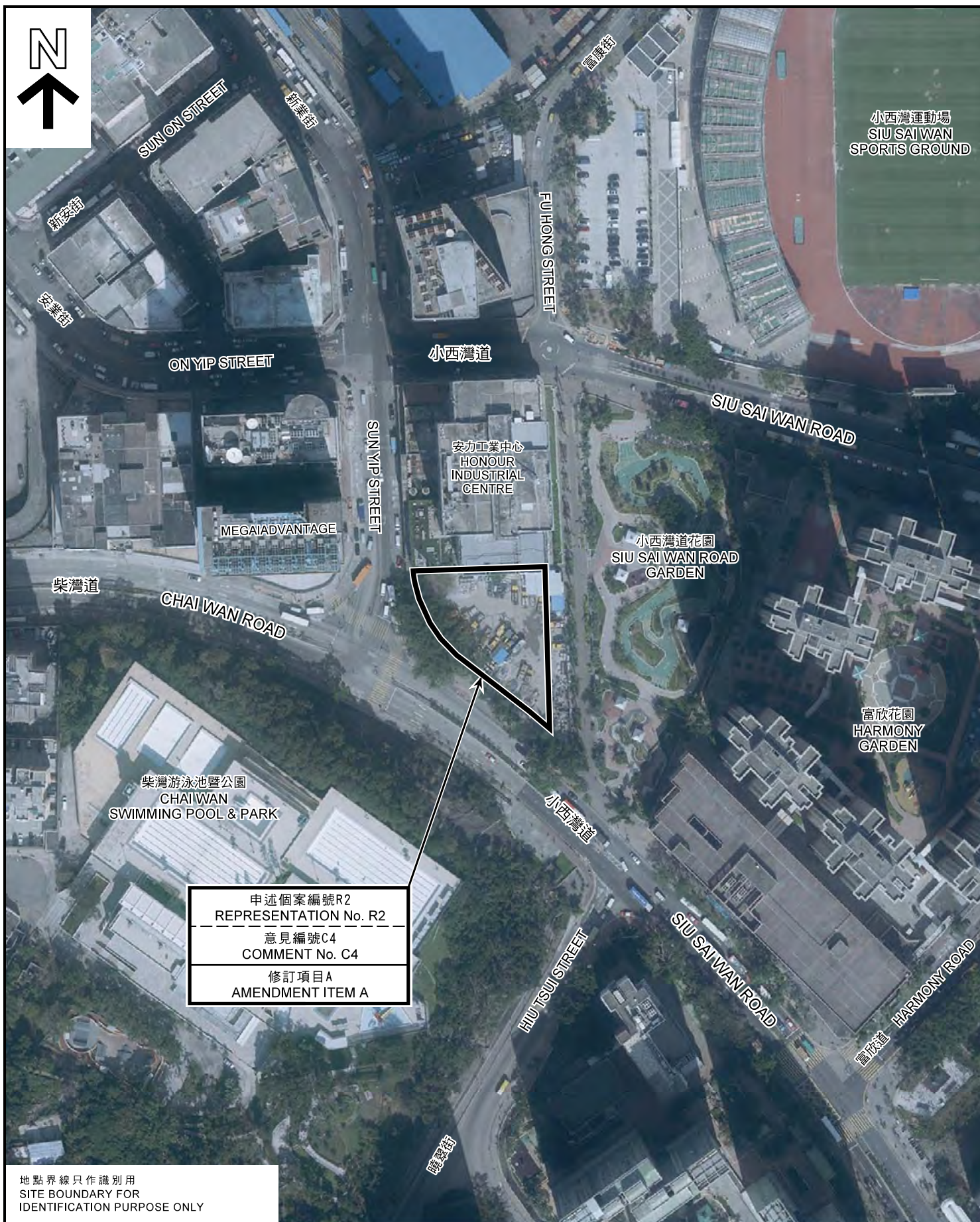
SCALE 1 : 1 500 比例尺
米 20 0 20 40 60 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 3



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

航攝照片 AERIAL PHOTO

本摘要圖於2020年12月31日擬備，所根據的資料為地政總署於2019年1月25日拍得的航攝照片編號E056045C

EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON AERIAL PHOTO No. E056045C
TAKEN ON 25.1.2019 BY
LANDS DEPARTMENT

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R2以及相關意見編號C4作出考慮
CONSIDERATION OF REPRESENTATION No. R2 AND
RELATED COMMENT No. C4 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

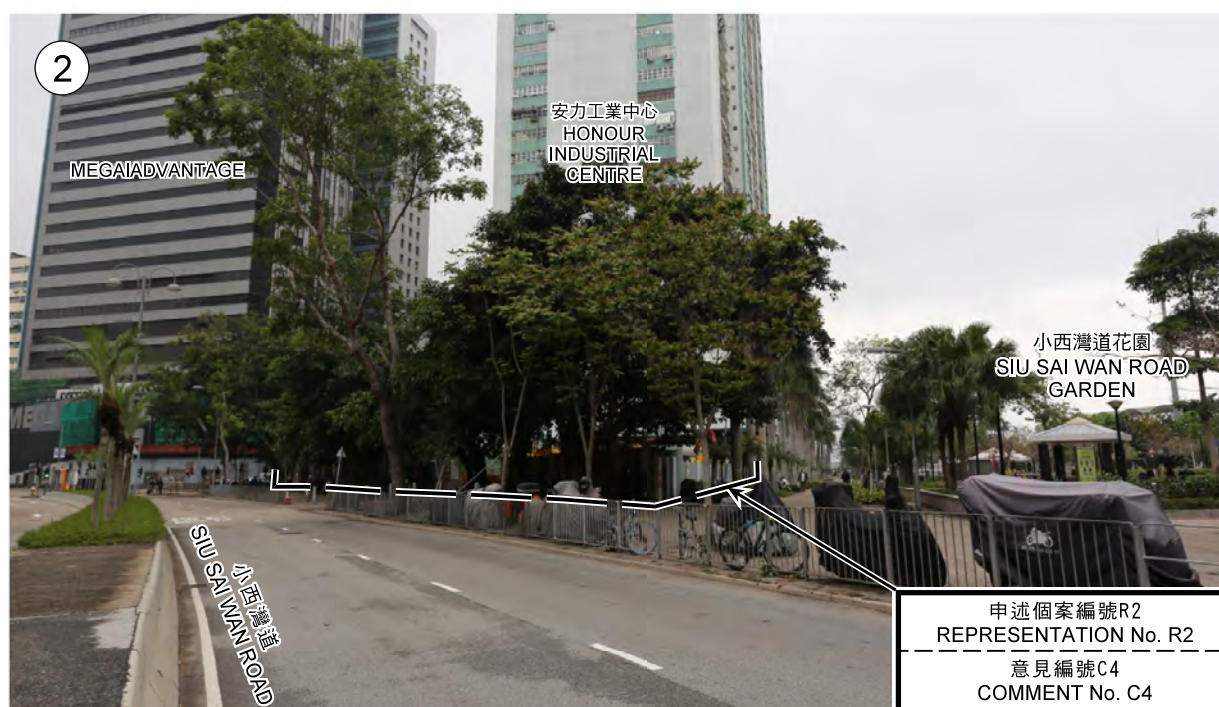
圖 PLAN
H - 4



申述個案編號R2
REPRESENTATION No. R2

意見編號C4
COMMENT No. C4

修訂項目A
AMENDMENT ITEM A



申述個案編號R2
REPRESENTATION No. R2

意見編號C4
COMMENT No. C4

修訂項目A
AMENDMENT ITEM A

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

實地照片 SITE PHOTOS

本圖於2020年12月31日擬備，所根據的資料為攝於2020年3月19日的實地照片
EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON SITE PHOTOS TAKEN ON 19.3.2020

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R2以及相關意見編號C4作出考慮
CONSIDERATION OF REPRESENTATION No. R2 AND
RELATED COMMENT No. C4 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 5



安力工業中心
HONOUR
INDUSTRIAL
CENTRE

3

申述個案編號R2
REPRESENTATION No. R2
意見編號C4
COMMENT No. C4
修訂項目A
AMENDMENT ITEM A



安力工業中心
HONOUR
INDUSTRIAL
CENTRE

富欣花園
HARMONY
GARDEN

4

申述個案編號R2
REPRESENTATION No. R2
意見編號C4
COMMENT No. C4
修訂項目A
AMENDMENT ITEM A

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

實地照片 SITE PHOTOS

本圖於2020年12月31日擬備，所根據的資料為攝於2020年3月19日的實地照片
EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON SITE PHOTOS TAKEN ON 19.3.2020

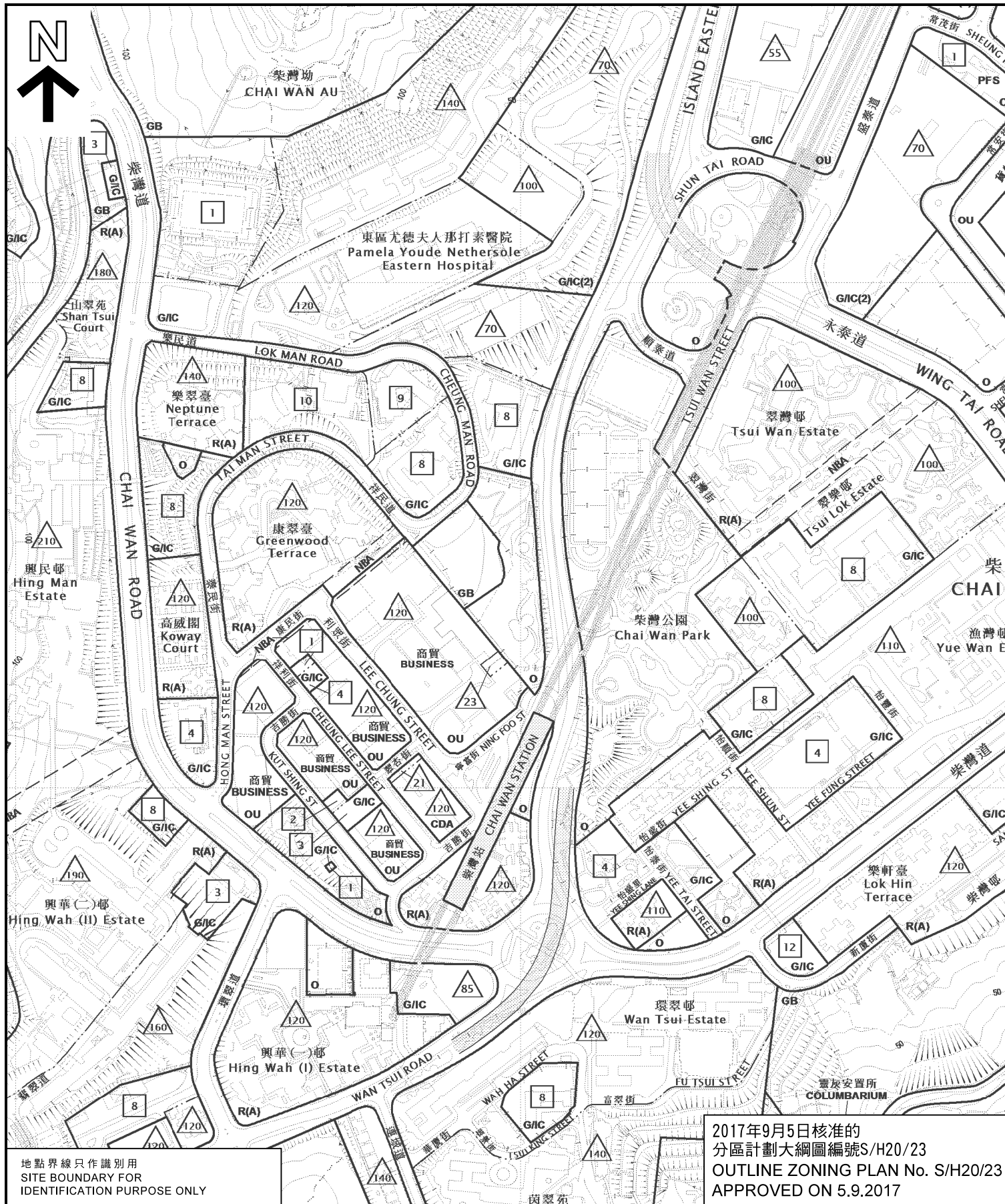
就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R2以及相關意見編號C4作出考慮
CONSIDERATION OF REPRESENTATION No. R2 AND
RELATED COMMENT No. C4 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 6



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

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

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

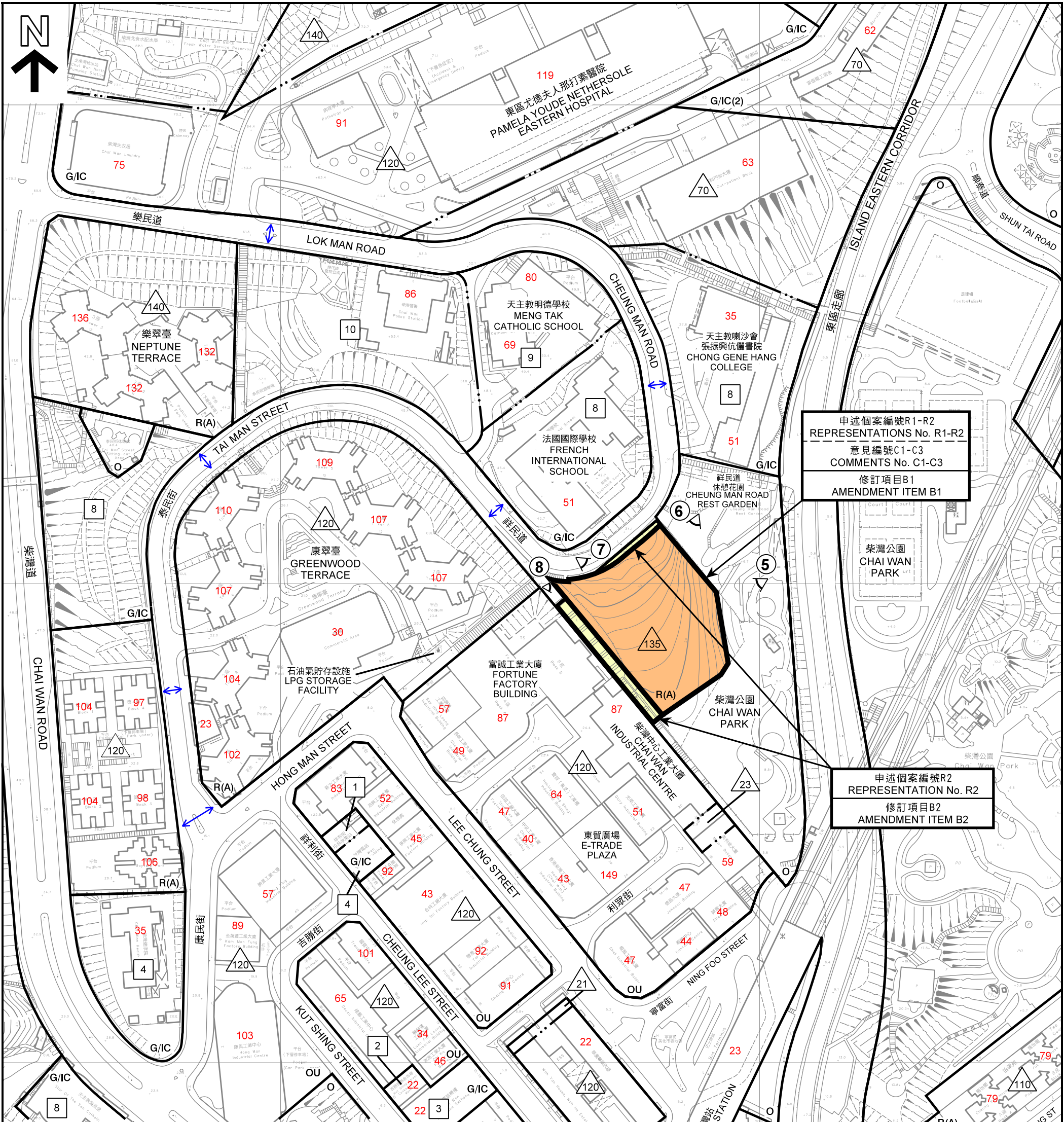
本摘要圖於2020年12月31日擬備，所根據的資料為
於2017年9月5日核准的分區計劃大綱圖編號S/H20/23
及2020年6月19日展示的分區計劃大綱圖編號S/H20/24
EXTRACT PLAN PREPARED ON 31.12.2020 BASED ON
OUTLINE ZONING PLAN S/H20/23 APPROVED ON 5.9.2017
AND S/H20/24 EXHIBITED ON 19.6.2020

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 7



圖例 LEGEND

- 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
- 5 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

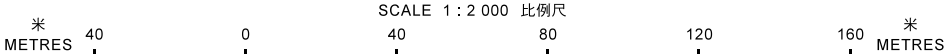
- 91 現存建築物高度
(在主水平基準上若干米)
EXISTING BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- 120 最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
- 8 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
- 建築物高度管制區界線
BUILDING HEIGHT CONTROL
ZONE BOUNDARY
- 行人過路處
(只顯示樂民道、祥民道及泰民街)
PEDESTRIAN CROSSING
(LOK MAN ROAD, CHEUNG MAN ROAD
AND TAI MAN STREET ONLY)

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

平面圖 SITE PLAN

本摘要圖於2021年1月15日擬備，
所根據的資料為測量圖編號
11-SE-14C及19A
EXTRACT PLAN PREPARED ON 15.1.2021
BASED ON SURVEY SHEETS No.
11-SE-14C & 19A

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

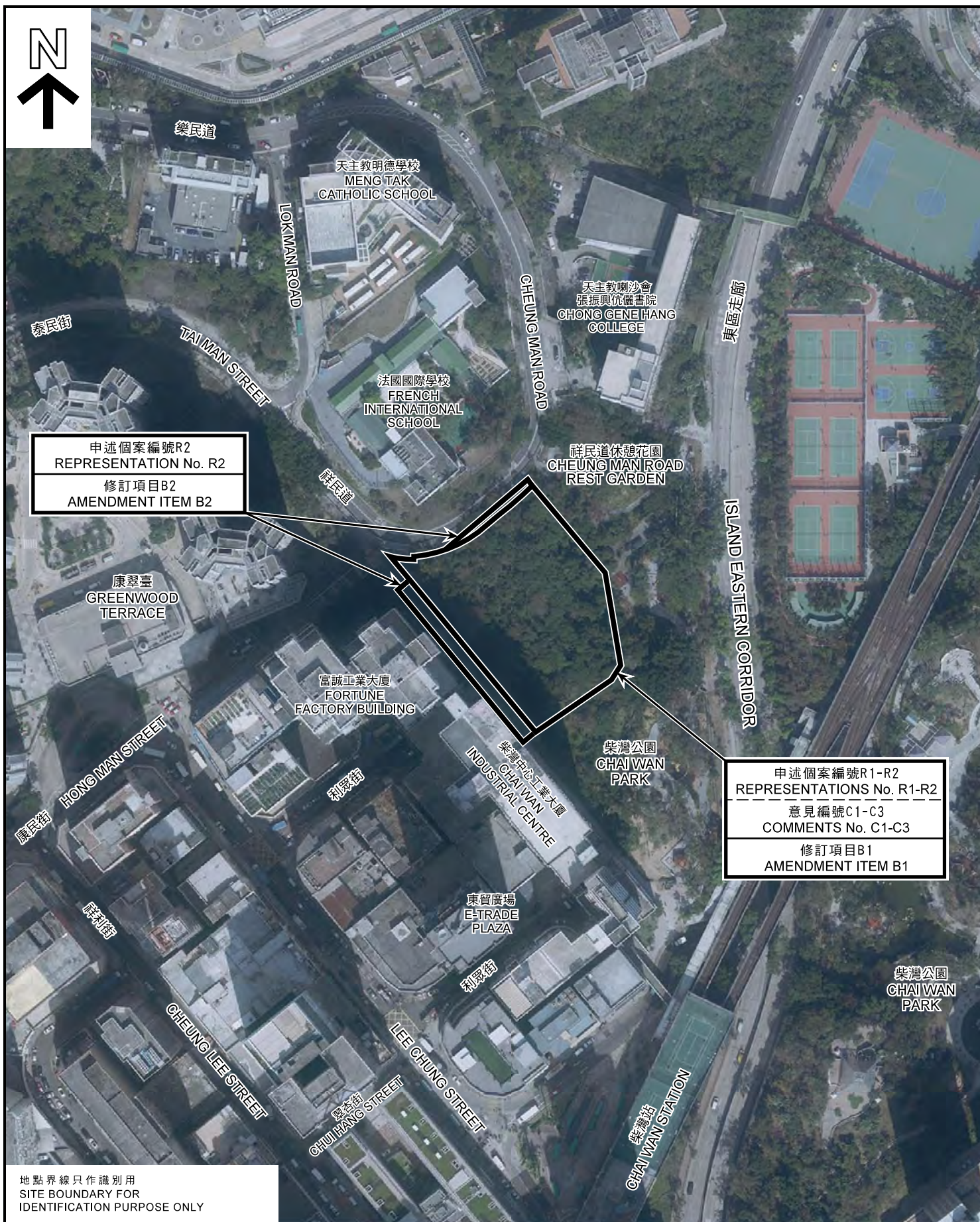


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 8



申述個案編號R2
REPRESENTATION No. R2

修訂項目B2
AMENDMENT ITEM B2

申述個案編號R1-R2
REPRESENTATIONS No. R1-R2

意見編號C1-C3
COMMENTS No. C1-C3

修訂項目B1
AMENDMENT ITEM B1

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

航攝照片 AERIAL PHOTO

本摘要圖於2020年12月31日擬備，所根據的資料為地政總署於2019年1月25日拍得的航攝照片編號E056039C

EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON AERIAL PHOTO No.E056039C
TAKEN ON 25.1.2019 BY
LANDS DEPARTMENT

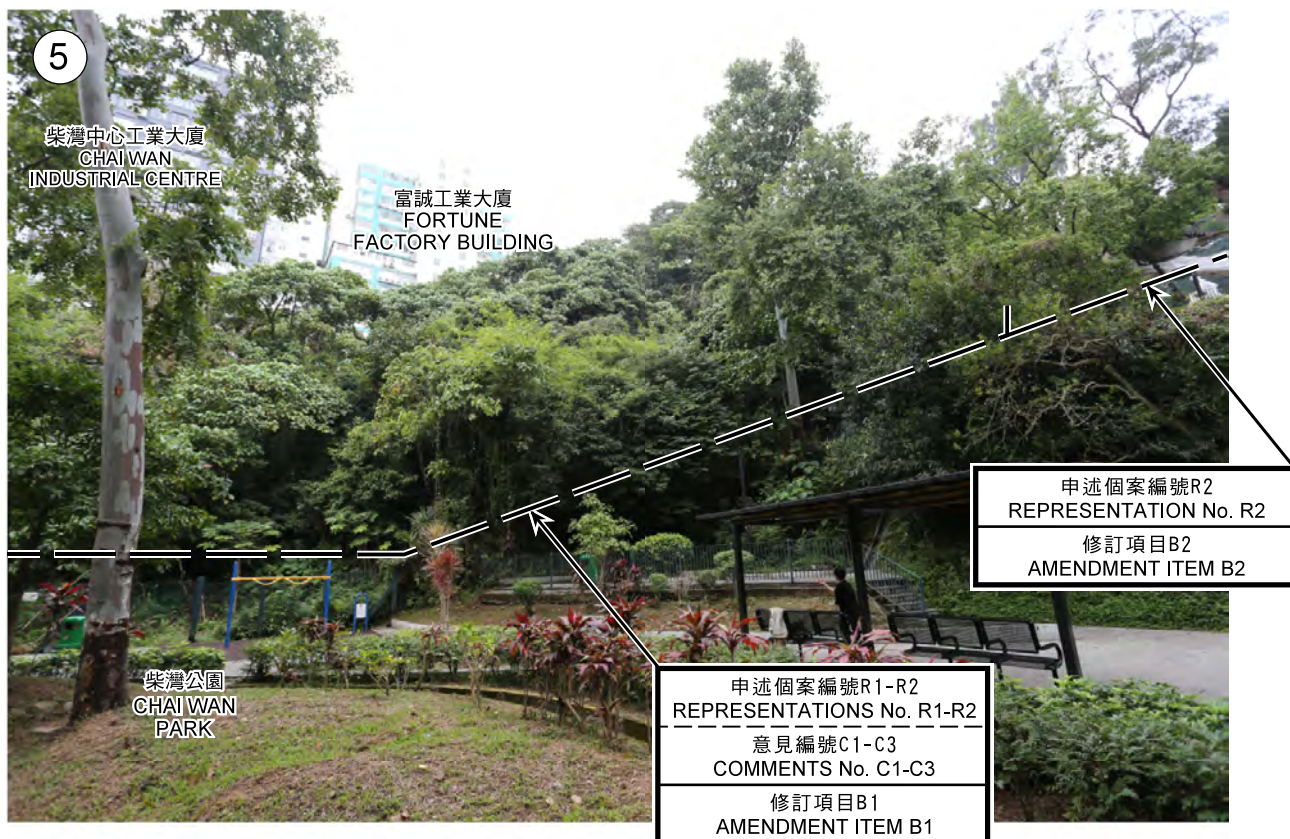
就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 9



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

實地照片 SITE PHOTOS

本圖於2020年12月31日擬備，所根據的資料為攝於2020年3月19日的實地照片
EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON SITE PHOTOS TAKEN ON 19.3.2020

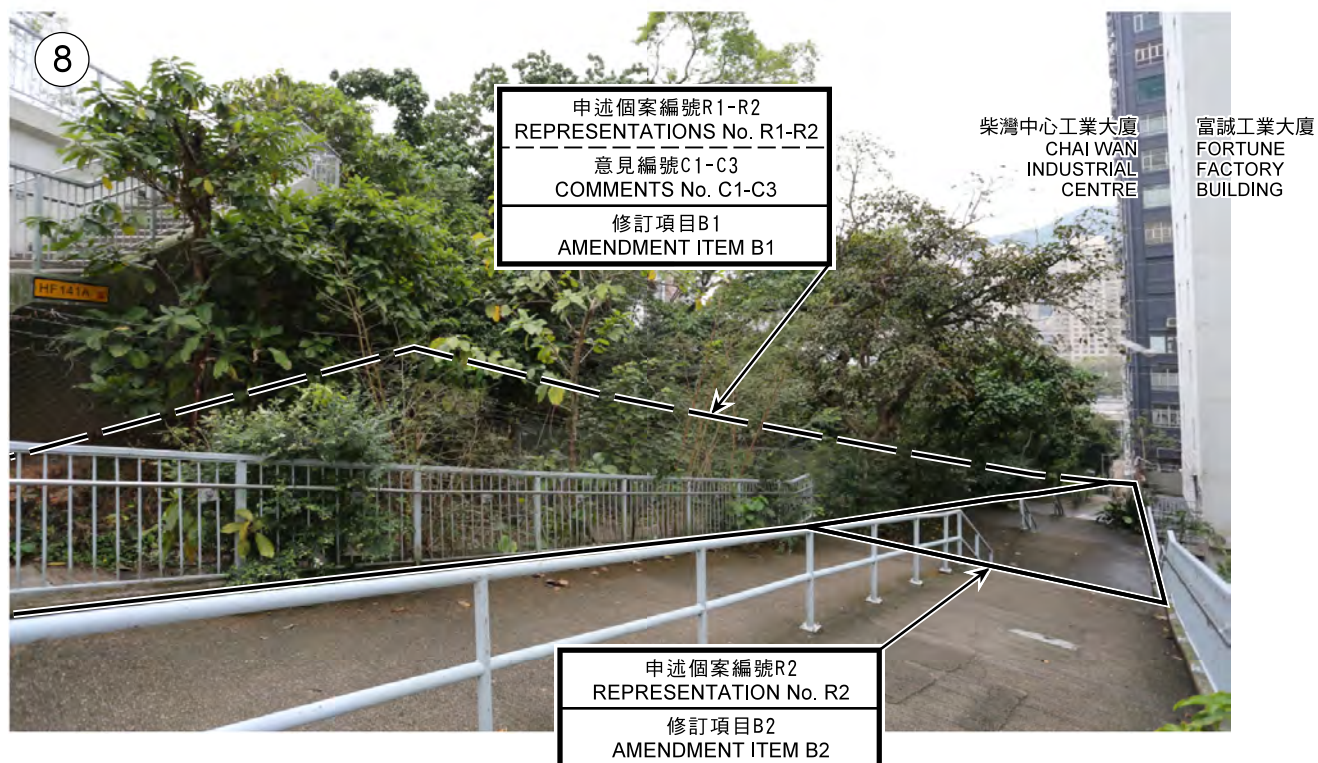
就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 10



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

實地照片 SITE PHOTOS

本圖於2020年12月31日擬備，所根據的資料為攝於2020年3月19日的實地照片
EXTRACT PLAN PREPARED ON 31.12.2020
BASED ON SITE PHOTOS TAKEN ON 19.3.2020

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 11

Existing View



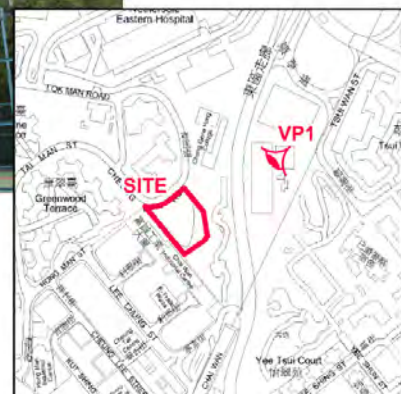
With Proposed Development



LEGEND:



PROPOSED NEW FOOTBRIDGE



PHOTOMONTAGE AT VIEWPOINT 1
(VIEW FROM BASKETBALL COURT,
CHAI WAN PARK)



HOUSING DEPARTMENT
PLANNING SECTIONS

Figure 1

DATE :
04. 12. 2018

合成照片 PHOTOMONTAGE

本圖於2020年12月31日擬備。
PLAN PREPARED ON 31.12.2020

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 12a

Existing View



With Proposed Development



**PHOTOMONTAGE AT VIEWPOINT 2
(VIEW FROM CHAI WAN MTR STATION
(EXIT E) AT FOOTBRIDGE LEVEL)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 2

**DATE :
04. 12. 2018**

合成照片 PHOTOMONTAGE

本圖於2020年12月31日擬備。
PLAN PREPARED ON 31.12.2020

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

**規劃署
PLANNING
DEPARTMENT**



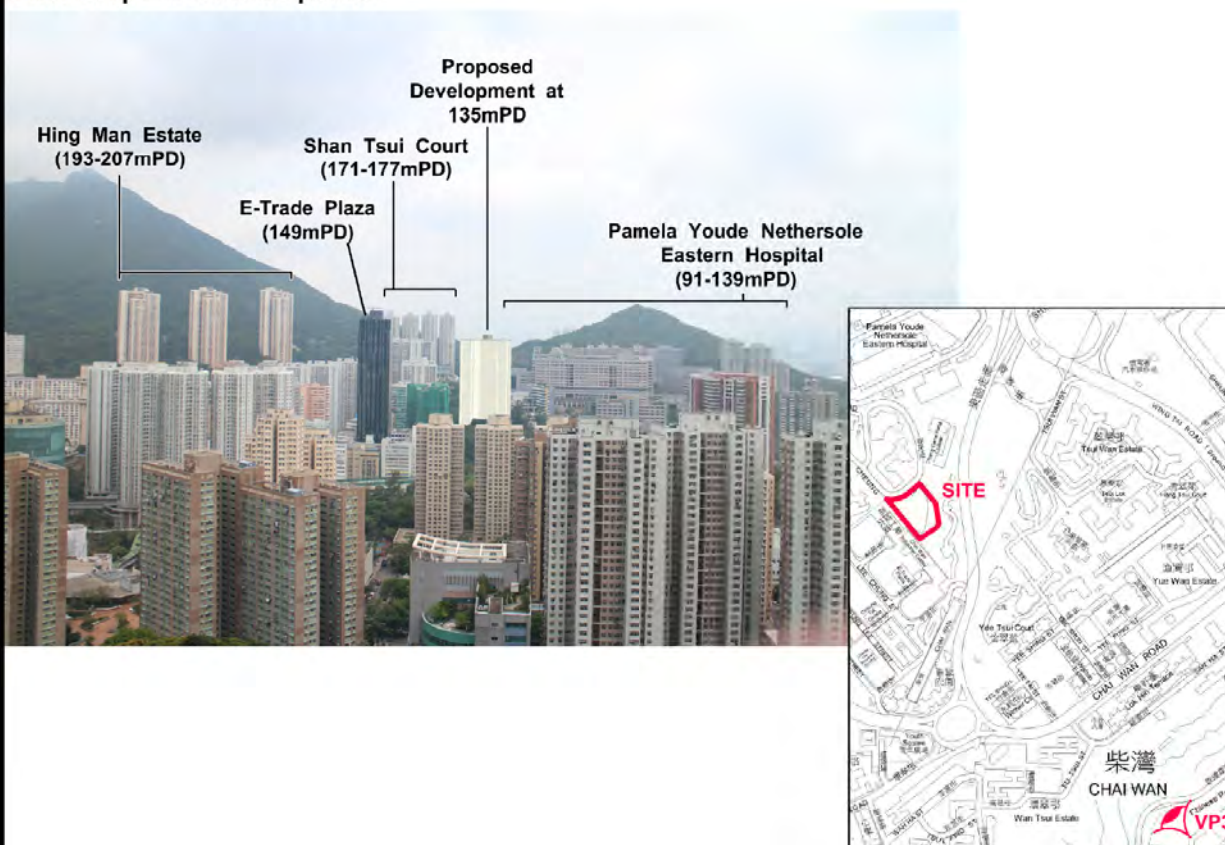
參考編號
REFERENCE No.
R/S/H20/24

**圖 PLAN
H - 12b**

Existing View



With Proposed Development



PHOTOMONTAGE AT VIEWPOINT 3 (VIEW FROM CHINESE PERMANENT CEMETERY)



HOUSING DEPARTMENT
PLANNING SECTIONS

Figure 3

DATE :
04. 12. 2018

合成照片 PHOTOMONTAGE

本圖於2020年12月31日擬備。
PLAN PREPARED ON 31.12.2020

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



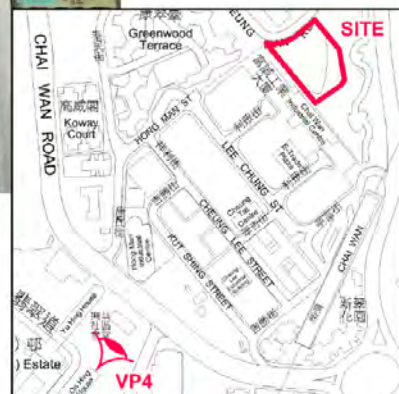
參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 12c

Existing View



With Proposed Development



**PHOTOMONTAGE AT VIEWPOINT 4
(VIEW FROM PODIUM OF ON HING HOUSE,
HING WAH (II) ESTATE)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

Figure 4

**DATE :
04. 12. 2018**

合成照片 PHOTOMONTAGE

本圖於2020年12月31日擬備。
PLAN PREPARED ON 31.12.2020

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 12d

Existing View



With Proposed Development



PHOTOMONTAGE AT VIEWPOINT 5 (VIEW FROM CHAI WAN NORTH SERVICE RESERVOIR PLAYGROUND)



HOUSING DEPARTMENT
PLANNING SECTIONS

Figure 5

DATE :
04. 12. 2018

合成照片 PHOTOMONTAGE

本圖於2020年12月31日擬備。
PLAN PREPARED ON 31.12.2020

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



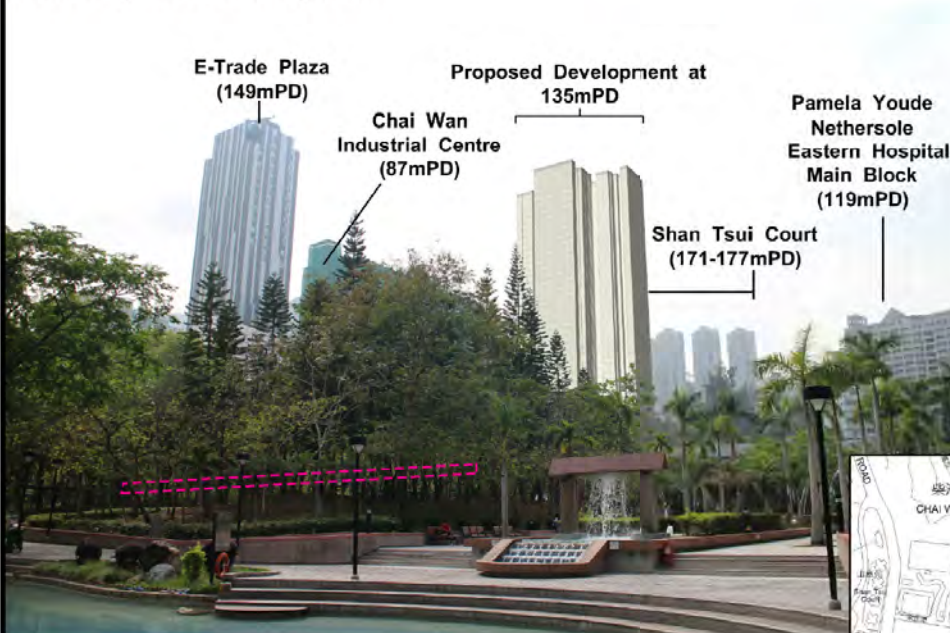
參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 12e

Existing View



With Proposed Development



LEGEND:



PROPOSED NEW FOOTBRIDGE



PHOTOMONTAGE AT VIEWPOINT 6
(VIEW FROM MODEL BOAT POOL,
CHAI WAN PARK)



HOUSING DEPARTMENT
PLANNING SECTIONS

Figure 6

DATE :
04. 12. 2018

合成照片 PHOTOMONTAGE

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

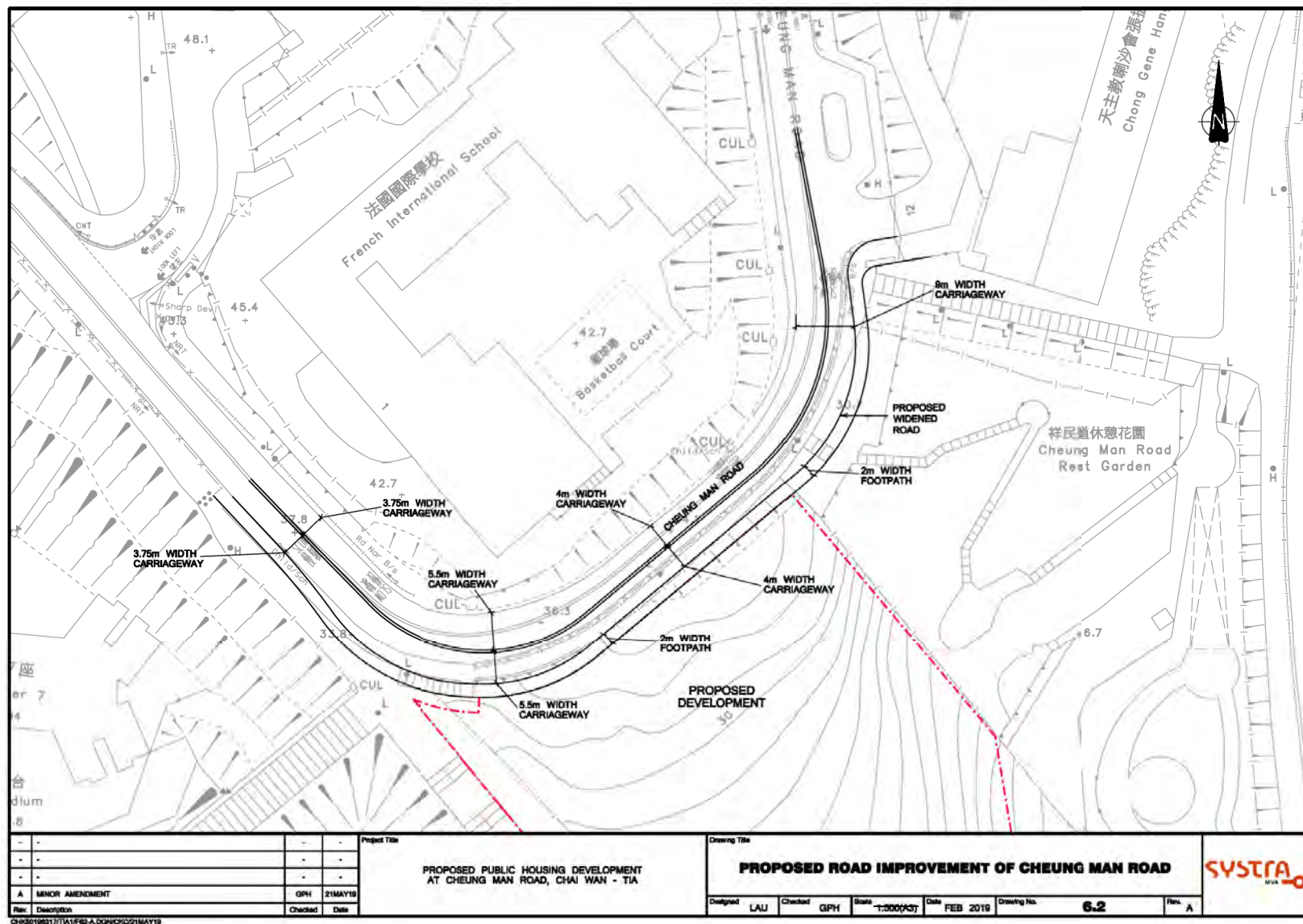
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 12f

本圖於2020年12月31日擬備。
PLAN PREPARED ON 31.12.2020



本圖於2020年12月31日擬備
PLAN PREPARED ON 31.12.2020

擬議道路改善工程 PROPOSED ROAD IMPROVEMENT

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT

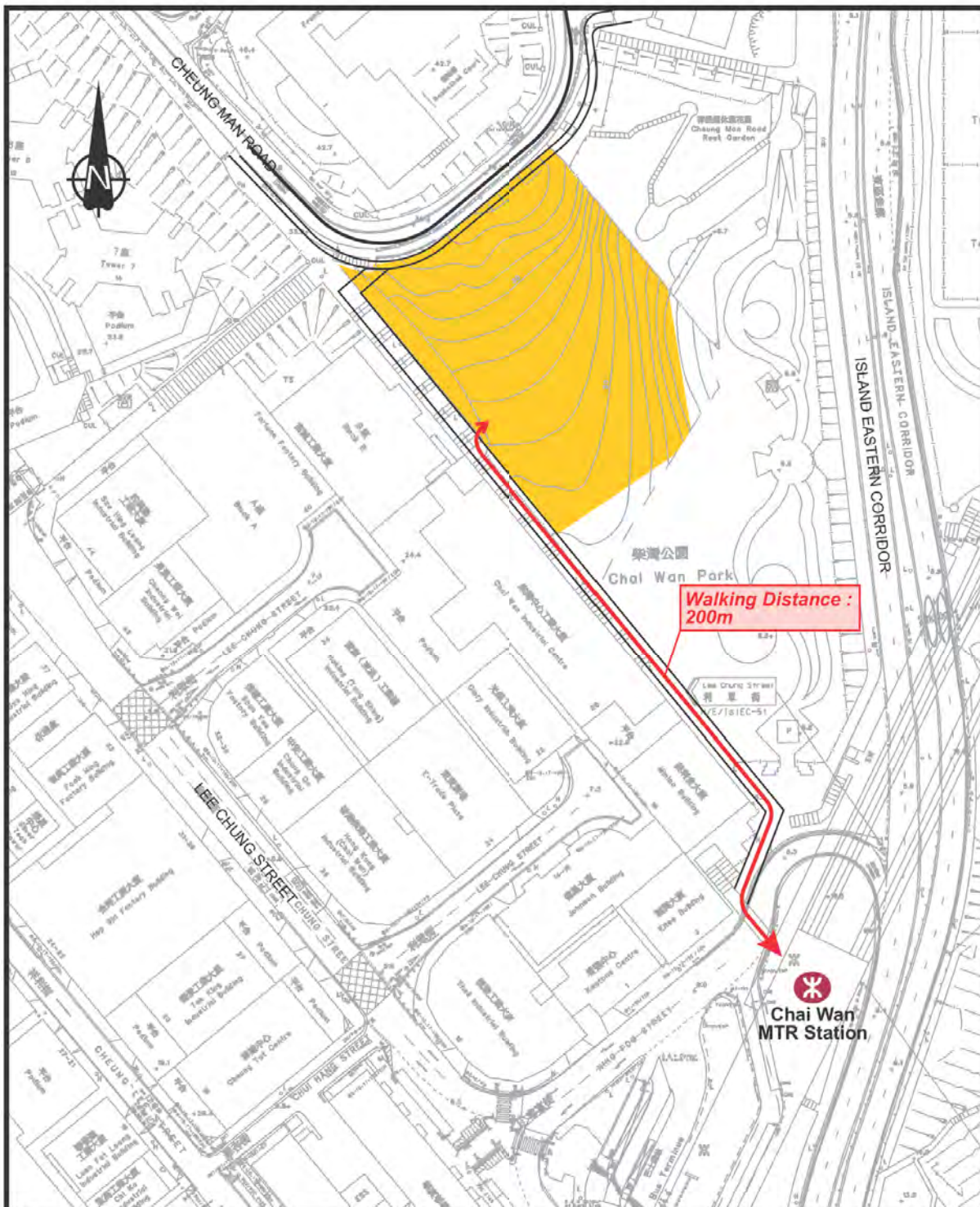


參考編號
REFERENCE No.

R/S/H20/24

圖 PLAN

H - 13a



Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
-	-	-	-	-	-	-	-
Project Title				Checked			
PROPOSED PUBLIC HOUSING DEVELOPMENT AT CHEUNG MAN ROAD, CHAI WAN - TIA							
Drawing Title							
FUTURE WALKING PATH FROM THE PROPOSED DEVELOPMENT TO CHAI WAN MTR STATION							
Designed	HKH	Checked	GPH	Scale	NTS	Date	NOV 2018
Drawing No.	7.1	Rev.	-				

SYSTRA
MVA

本圖於2020年12月31日擬備。
PLAN PREPARED ON 31.12.2020

擬議行人天橋
PROPOSED PEDESTRIAN FOOTBRIDGE

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H20/24

圖 PLAN
H - 13b

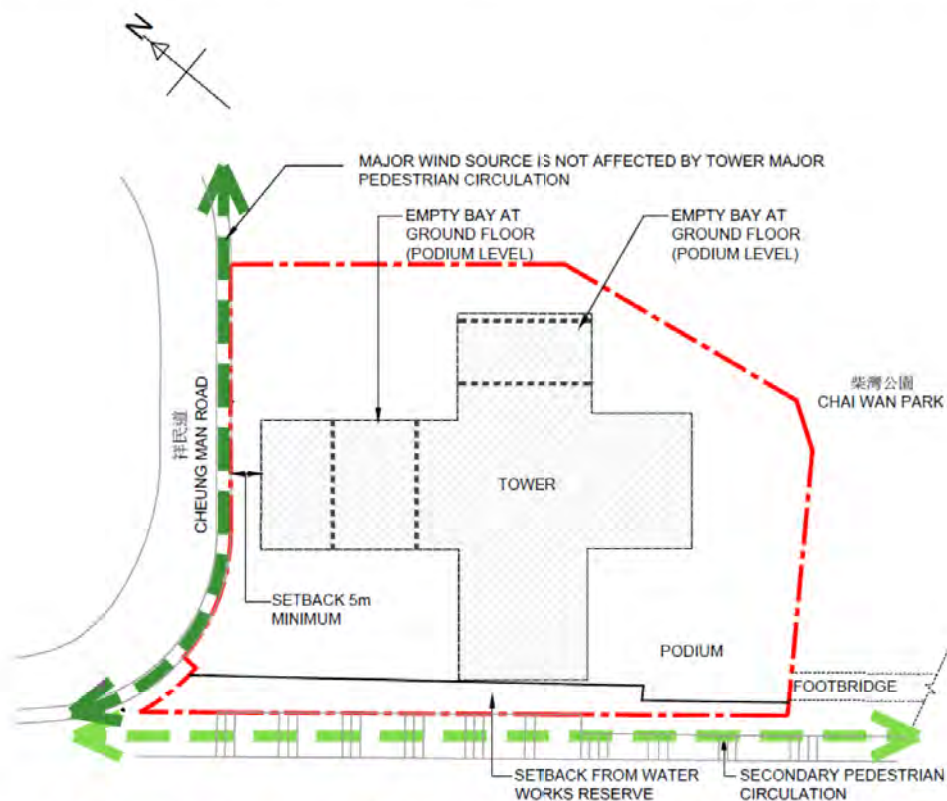


Figure 5.1 Preliminary setting out of the Proposed Scheme (for illustration only)

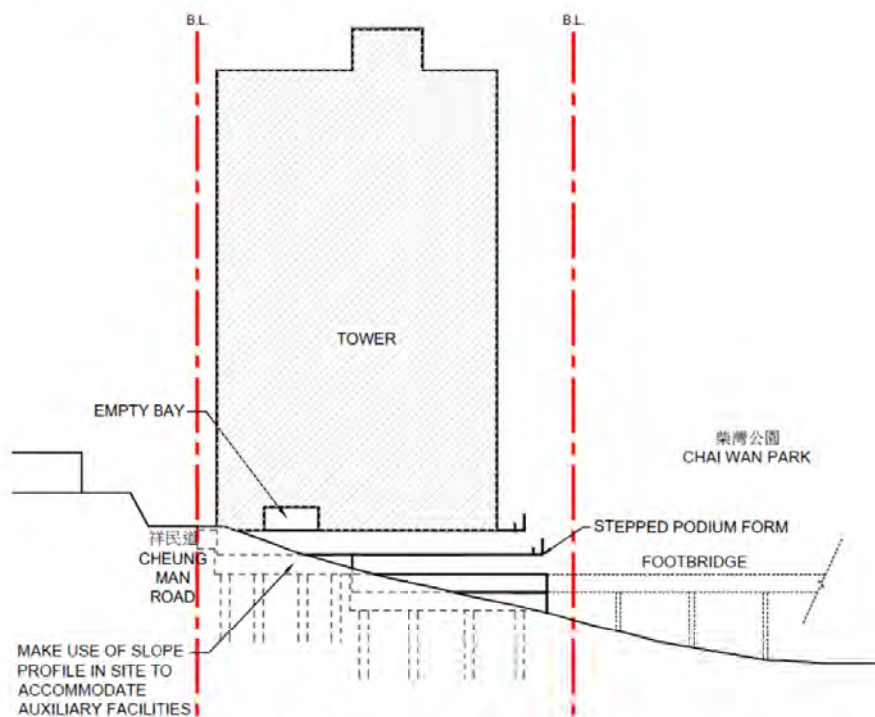


Figure 5.2 The schematic of the Proposed Scheme (for illustration only)

本圖於2020年12月31日擬備。
PLAN PREPARED ON 31.12.2020

改善空氣流通的建築物設計特色
BUILDING DESIGN FEATURES FOR
ENHANCEMENT OF AIR VENTILATION

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

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參考編號
REFERENCE No.

R/S/H20/24

圖 PLAN

H - 14



本圖於2020年12月31日擬備
PLAN PREPARED ON 31.12.2020

現有液化石油氣儲存設施
EXISTING LIQUEFIED PETROLEUM GAS STORAGE FACILITY

就柴灣分區計劃大綱草圖編號S/H20/24提出的
申述個案編號R1至R2以及相關意見編號C1至C3作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R2 AND
RELATED COMMENTS No. C1 TO C3 IN RESPECT OF
THE DRAFT CHAI WAN OUTLINE ZONING PLAN No. S/H20/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H20/24

圖 PLAN

H - 15