

淺水灣
REPULSE BAY

中灣
MIDDLE BAY

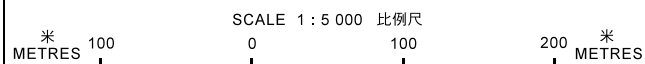
申請地點
APPLICATION SITE

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

位置圖 LOCATION PLAN

本摘要圖於2019年9月18日擬備，
所根據的資料為於2013年11月5日
核准的分區計劃大綱圖編號S/H17/13
EXTRACT PLAN PREPARED ON 18.9.2019
BASED ON OUTLINE ZONING PLAN
No. S/H17/13 APPROVED ON 5.11.2013

擬議略為放寬上蓋面積及建築物高度限制，以作准許的分層住宅用途
香港南灣南灣道39號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED FLAT USE
39 SOUTH BAY ROAD, SOUTH BAY, HONG KONG

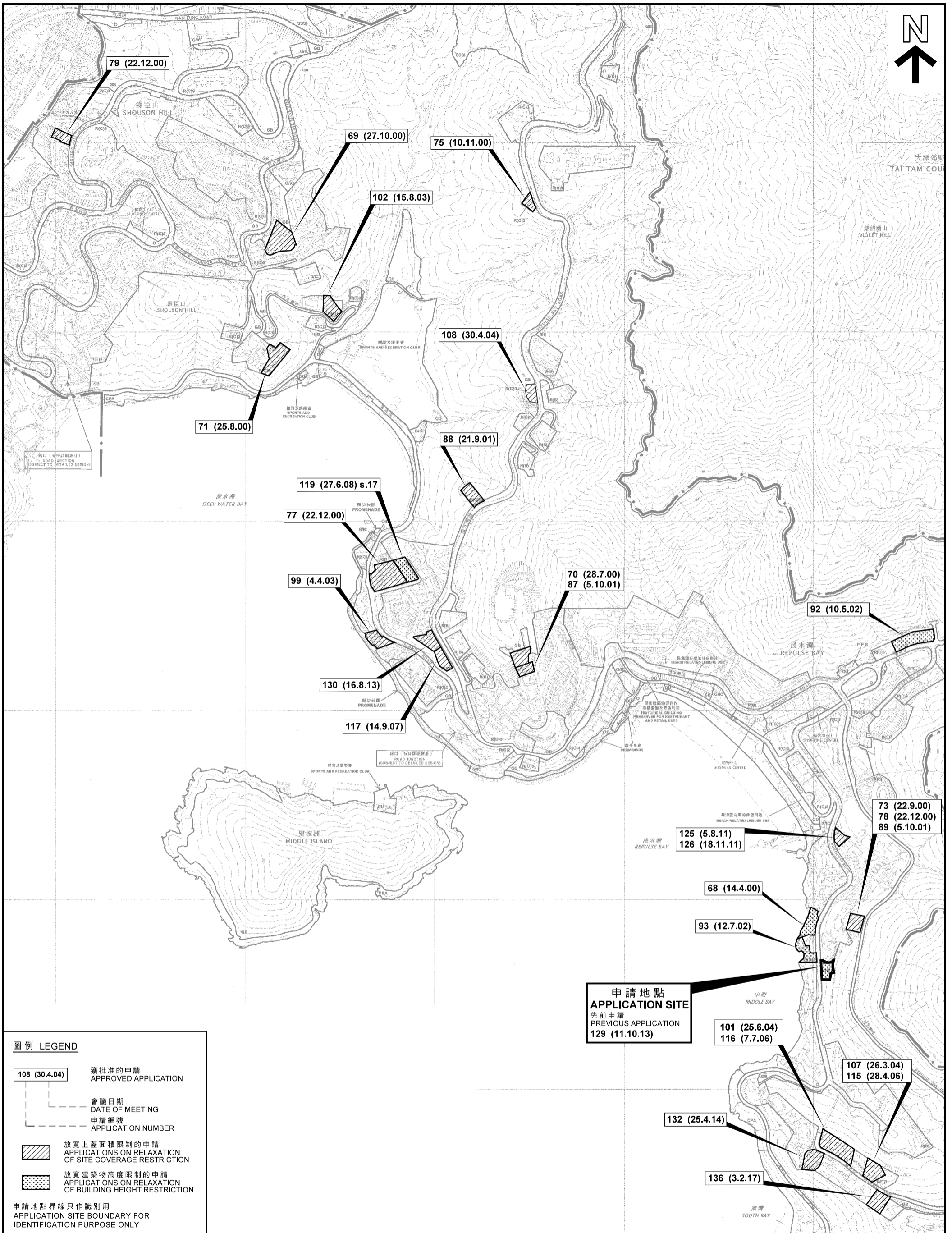


規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H17/140

圖 PLAN
A - 1



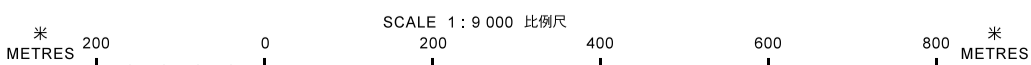
圖例 LEGEND

- 108 (30.4.04) 獲批准的申請
APPROVED APPLICATION
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER
- 放寬上蓋面積限制的申請
APPLICATIONS ON RELAXATION
OF SITE COVERAGE RESTRICTION
- 放寬建築物高度限制的申請
APPLICATIONS ON RELAXATION
OF BUILDING HEIGHT RESTRICTION

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APPLICATION SITE BOUNDARY FOR
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位置圖 LOCATION PLAN

擬議略為放寬上蓋面積及建築物高度限制，以作准許的分層住宅用途
香港南灣南灣道39號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
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39 SOUTH BAY ROAD, SOUTH BAY, HONG KONG



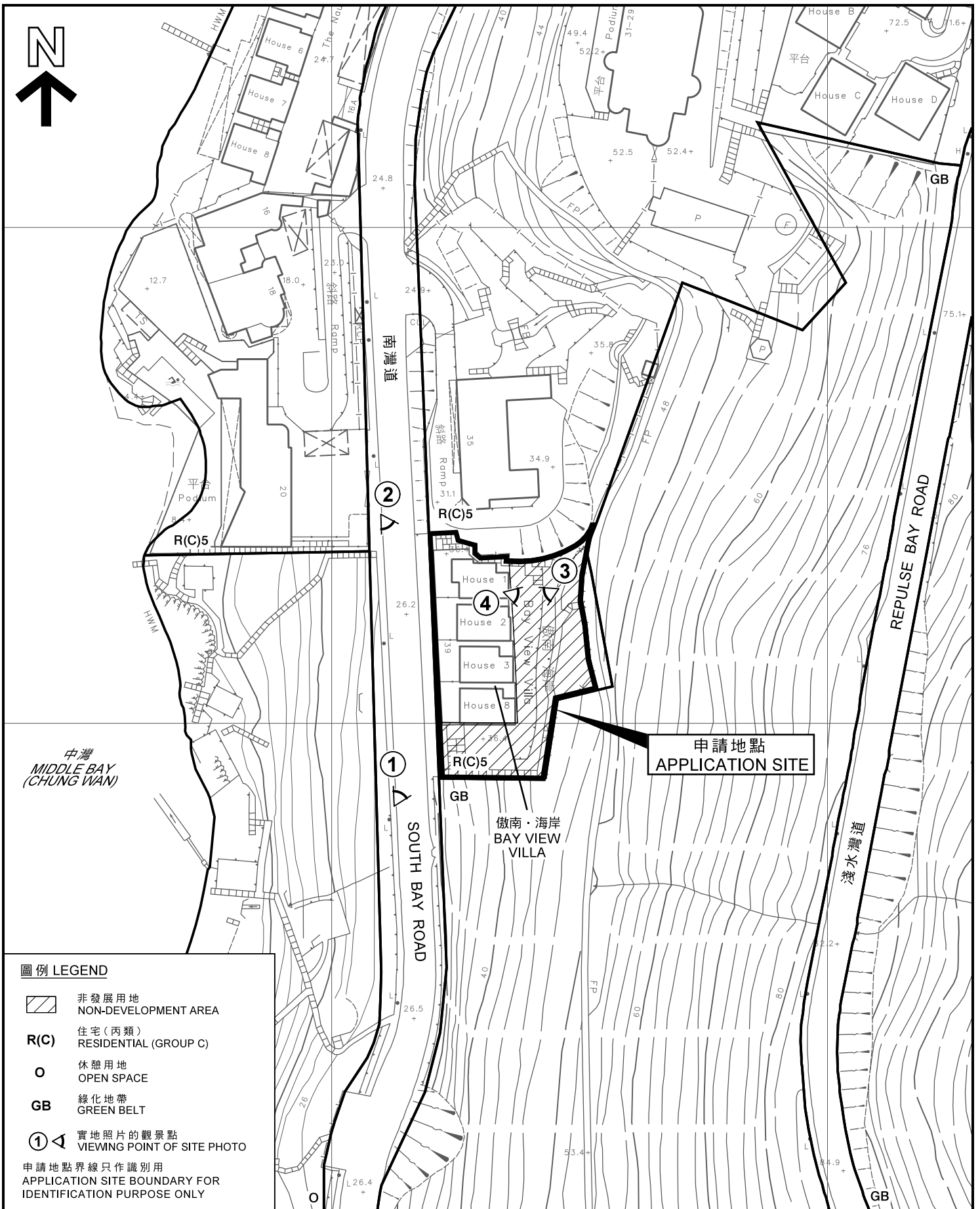
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所根據的資料為於2013年11月5日
核准的分區計劃大綱圖編號S/H17/13
EXTRACT PLAN PREPARED ON 26.9.2019
BASED ON OUTLINE ZONING PLAN No.
S/H17/13 APPROVED ON 5.11.2013

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H17/140

圖 PLAN
A - 1a



圖例 LEGEND

非發展用地
NON-DEVELOPMENT AREA

R(C) 住宅(丙類)
RESIDENTIAL (GROUP C)

休憩用地
OPEN SPACE

GB 綠化地帶
GREEN BELT

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

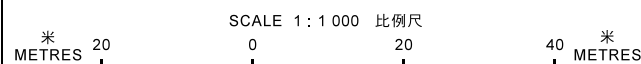
申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2019年9月19日擬備，
所根據的資料為測量圖編號
15-NE-6B

EXTRACT PLAN PREPARED ON 19.9.2019
BASED ON SURVEY SHEET No.
15-NE-6B

擬議略為放寬上蓋面積及建築物高度限制，以作准許的分層住宅用途
香港南灣南灣道39號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
BUILDING HEIGHT RESTRICTIONS FOR PERMITTED FLAT USE
39 SOUTH BAY ROAD, SOUTH BAY, HONG KONG



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/H17/140

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2019年9月18日擬備，所根據的資料為地政總署於2019年5月14日拍得的航攝照片編號E057334C
EXTRACT PLAN PREPARED ON 18.9.2019 BASED ON AERIAL PHOTO No.E057334C TAKEN ON 14.5.2019 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬上蓋面積及建築物高度限制，以作准許的分層住宅用途
香港南灣南灣道39號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED FLAT USE 39 SOUTH BAY ROAD, SOUTH BAY, HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H17/140

圖 PLAN
A - 3



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

實地照片 SITE PHOTOS

本圖於2019年9月17日擬備，所根據的資料為攝於2019年8月16日的實地照片
EXTRACT PLAN PREPARED ON 17.9.2019
BASED ON SITE PHOTOS TAKEN ON 16.8.2019

擬議略為放寬上蓋面積及建築物高度限制，以作准許的分層住宅用途
香港南灣南灣道39號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED FLAT USE
39 SOUTH BAY ROAD, SOUTH BAY, HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H17/140

圖 PLAN
A - 4



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

實地照片 SITE PHOTOS

本圖於2019年9月18日擬備，所根據的資料為攝於2019年8月16日的實地照片
EXTRACT PLAN PREPARED ON 18.9.2019
BASED ON SITE PHOTOS TAKEN ON 16.8.2019

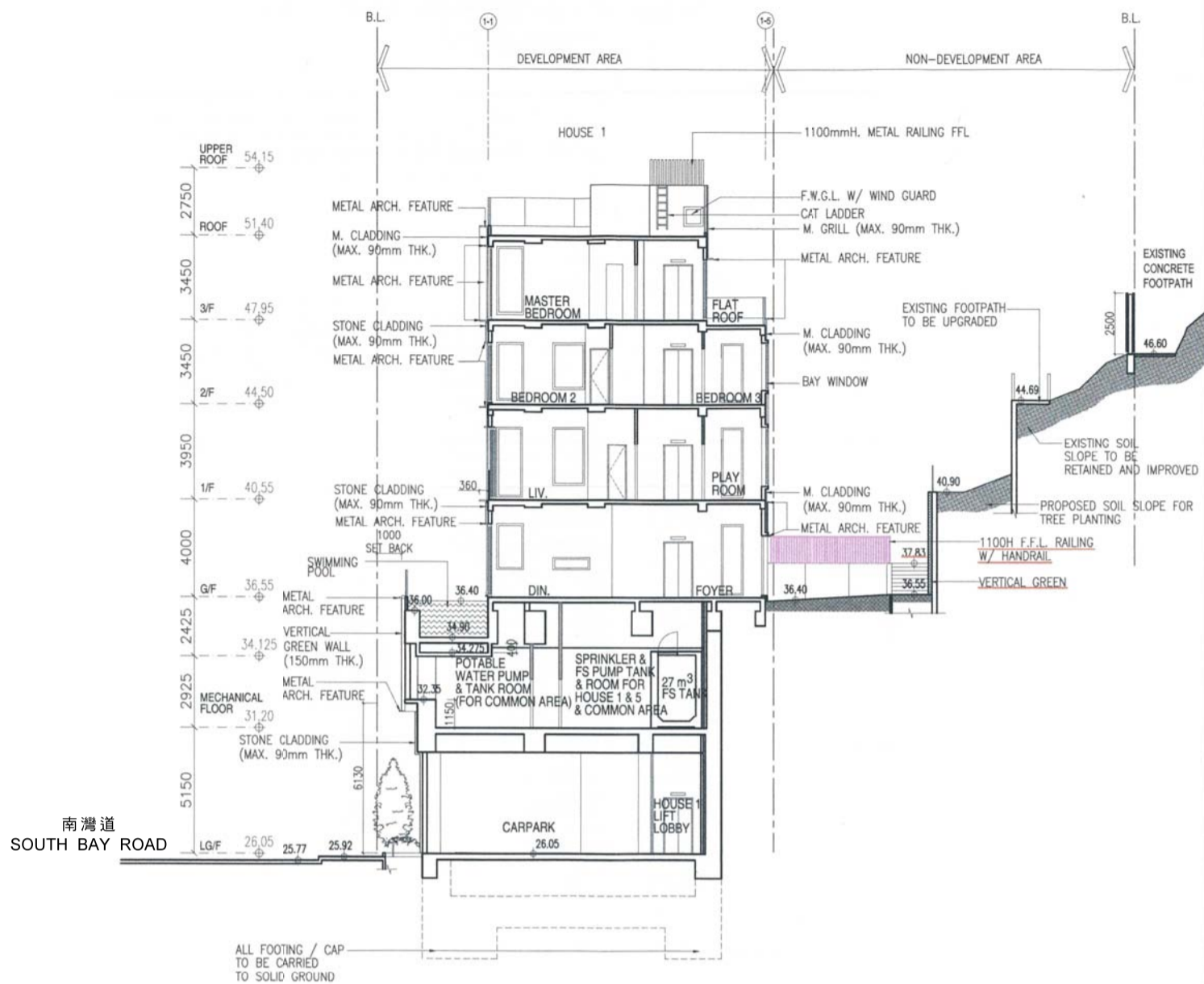
擬議略為放寬上蓋面積及建築物高度限制，以作准許的分層住宅用途
香港南灣南灣道39號
PROPOSED MINOR RELAXATION OF SITE COVERAGE AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED FLAT USE
39 SOUTH BAY ROAD, SOUTH BAY, HONG KONG

規 劃 署
PLANNING
DEPARTMENT

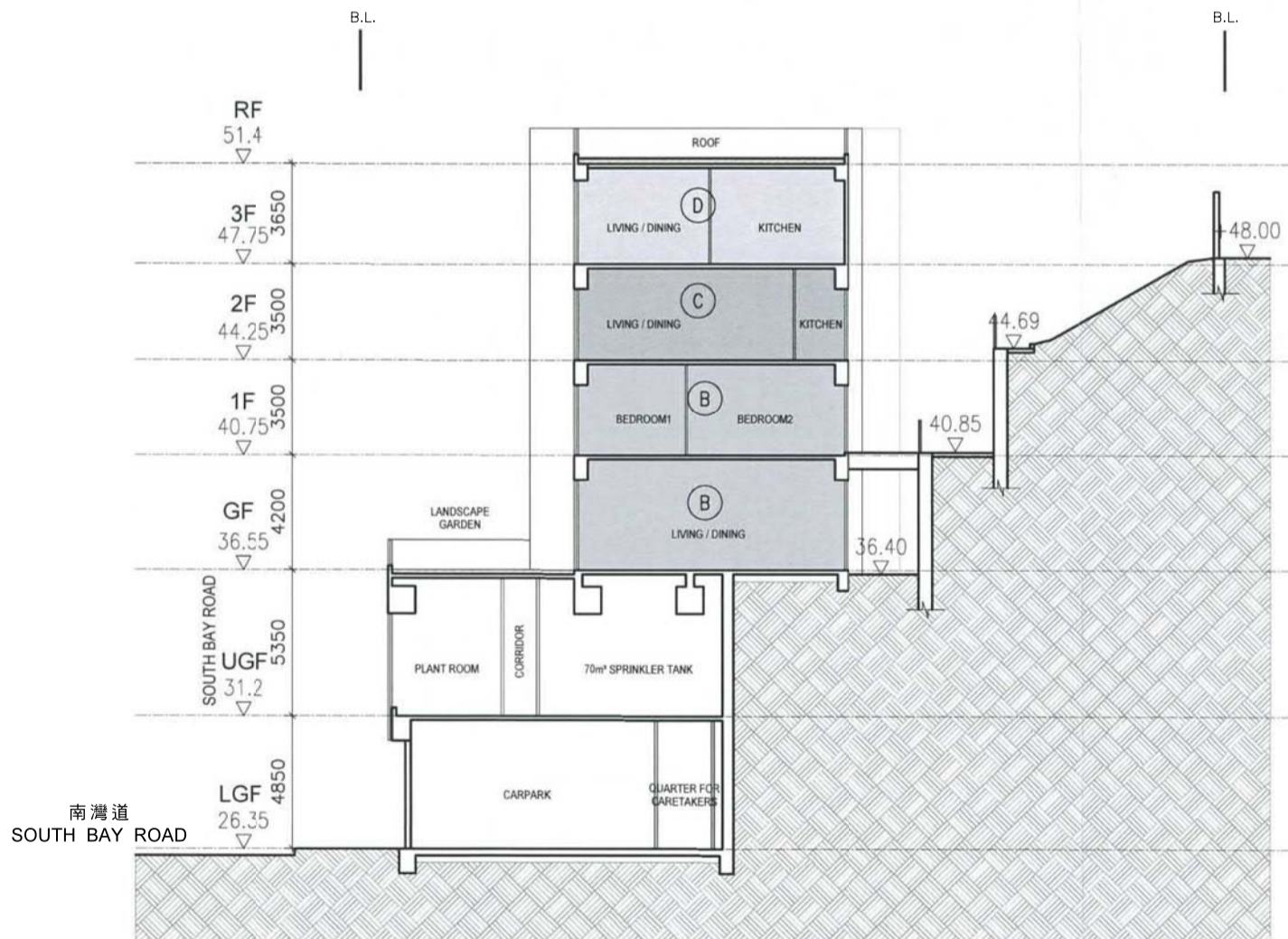


參考編號
REFERENCE No.
A/H17/140

圖 PLAN
A - 5



建築事務監督於2016年10月3日核准的現存建築圖則
 THE EXISTING BUILDING PLAN APPROVED BY THE BUILDING AUTHORITY ON 10.3.2016



現時計劃
 CURRENT SCHEME

剖面圖 SECTION PLAN

擬議略為放寬上蓋面積及建築物高度限制，以作准許的分層住宅用途
 香港南灣南灣道39號
 PROPOSED MINOR RELAXATION OF SITE COVERAGE AND
 BUILDING HEIGHT RESTRICTIONS FOR PERMITTED FLAT USE
 39 SOUTH BAY ROAD, SOUTH BAY, HONG KONG

SCALE 1 : 250 比例尺
 米 METRES 5 0 5 10 15 20 米 METRES

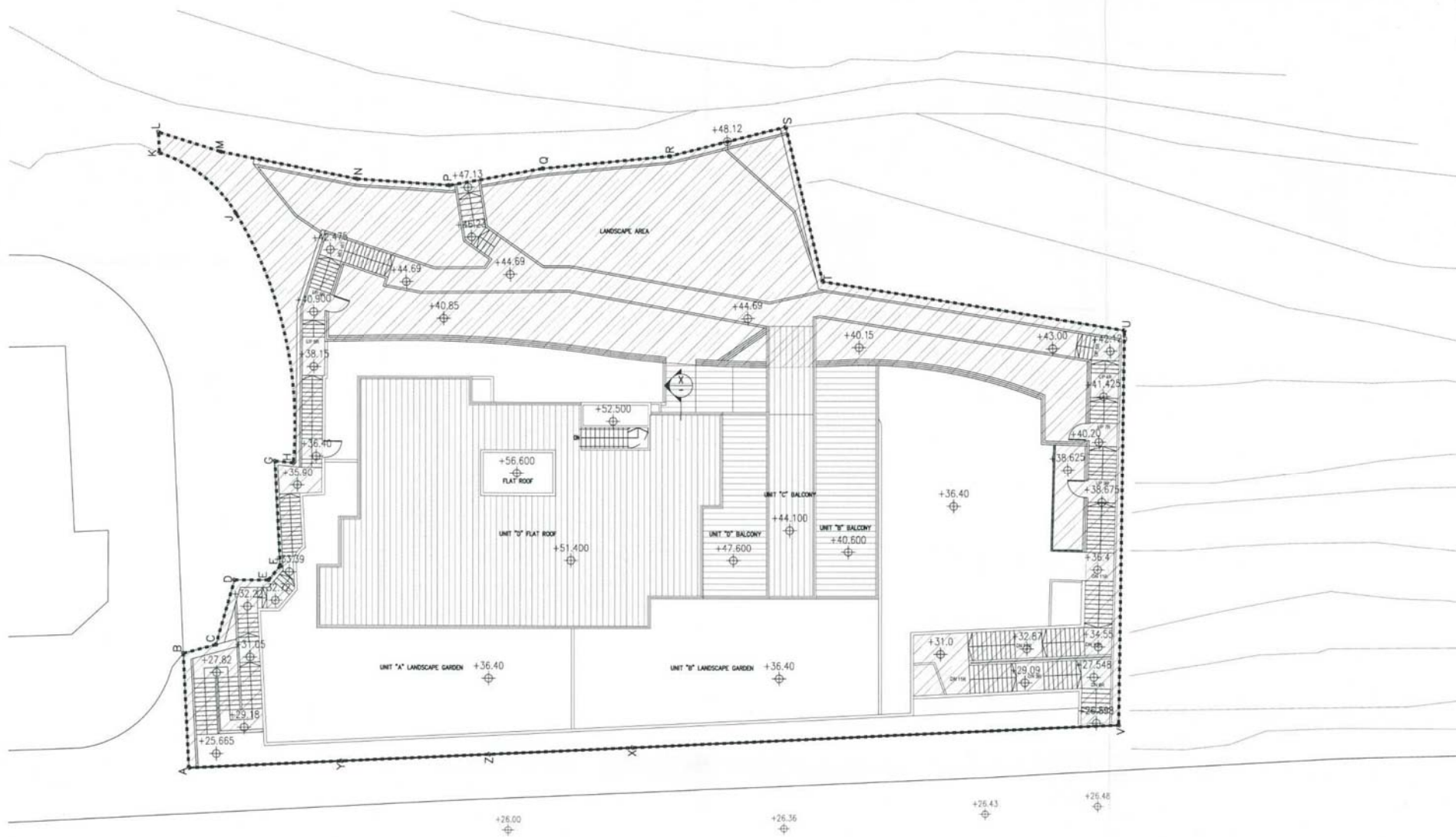
本摘要圖於2019年9月30日擬備
 EXTRACT PLAN PREPARED ON 30.9.2019

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/H17/140

圖 PLAN
 A - 6



 BUILDING WORKS TO BE KEPT IN EXISTING CONDITION

S16 APPLICATION for RURAL BUILDING LOT. No.1168,
No.39 SOUTH BAY ROAD HONG KONG

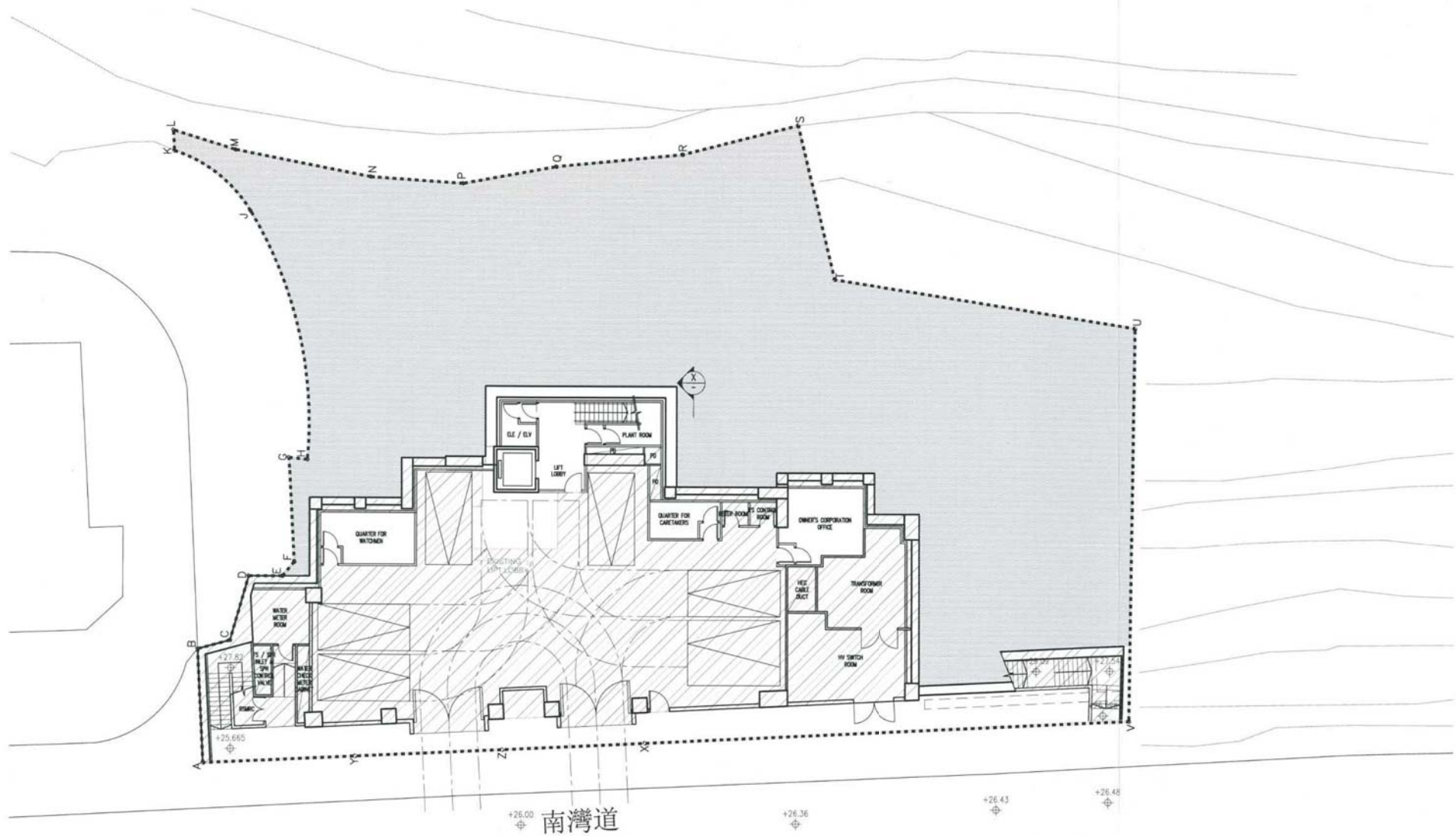
MASTER LAYOUT PLAN 1:200 A3

AGC
architecture
urban design
interior
DESIGN LTD

SC 28 PROPOSAL 17 JULY 2019

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 1
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S16 APPLICATION for RURAL BUILDING LOT. No.1168,
No.39 SOUTH BAY ROAD HONG KONG

  BUILDING WORKS TO BE KEPT
IN EXISTING CONDITION

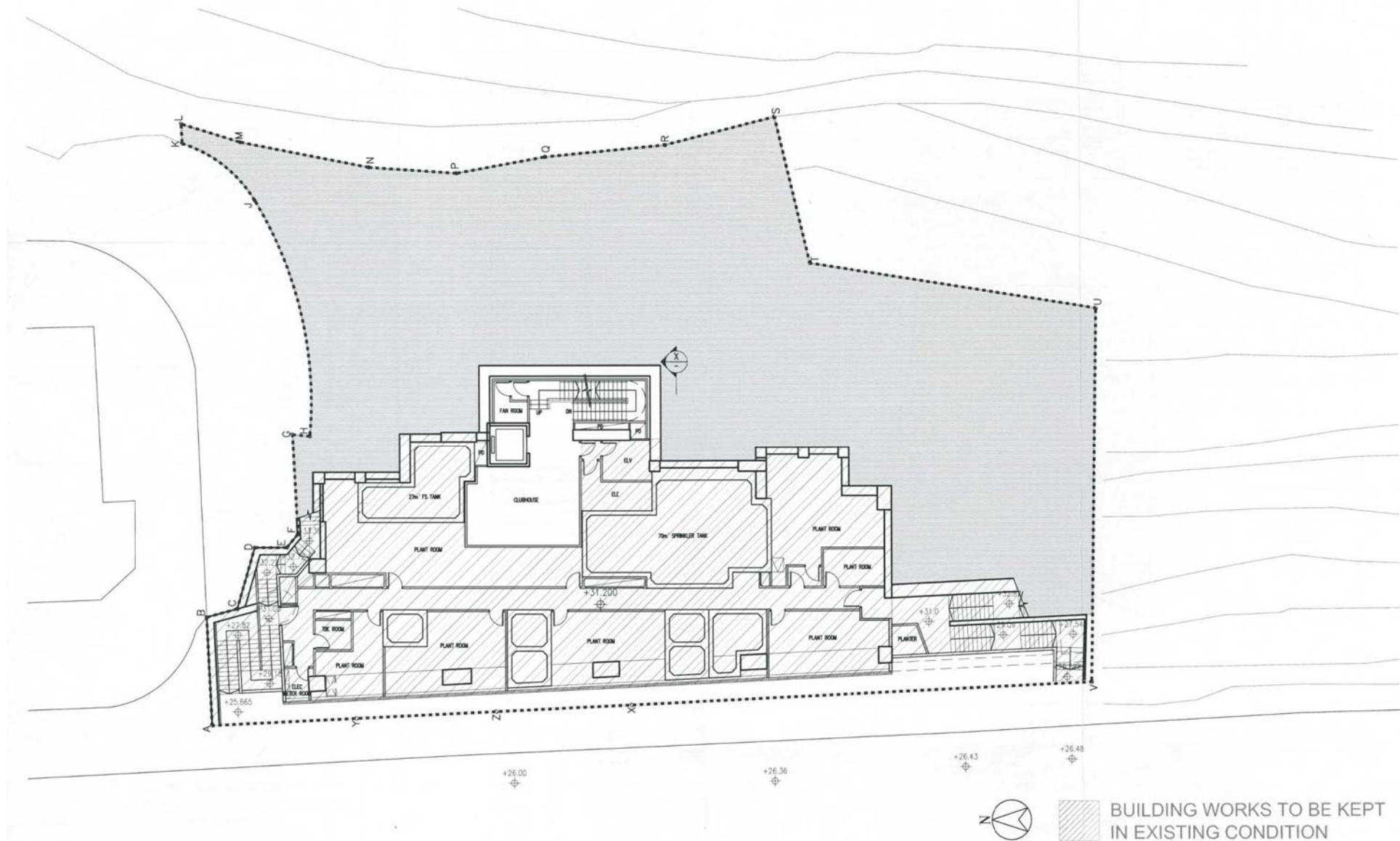
LOWER GROUND FLOOR LAYOUT 1:200 A3

SC 28 PROPOSAL 17 JULY 2019

AGC architecture
urban design
interior
DESIGN LTD

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 2
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S16 APPLICATION for RURAL BUILDING LOT. No.1168,
 No.39 SOUTH BAY ROAD HONG KONG

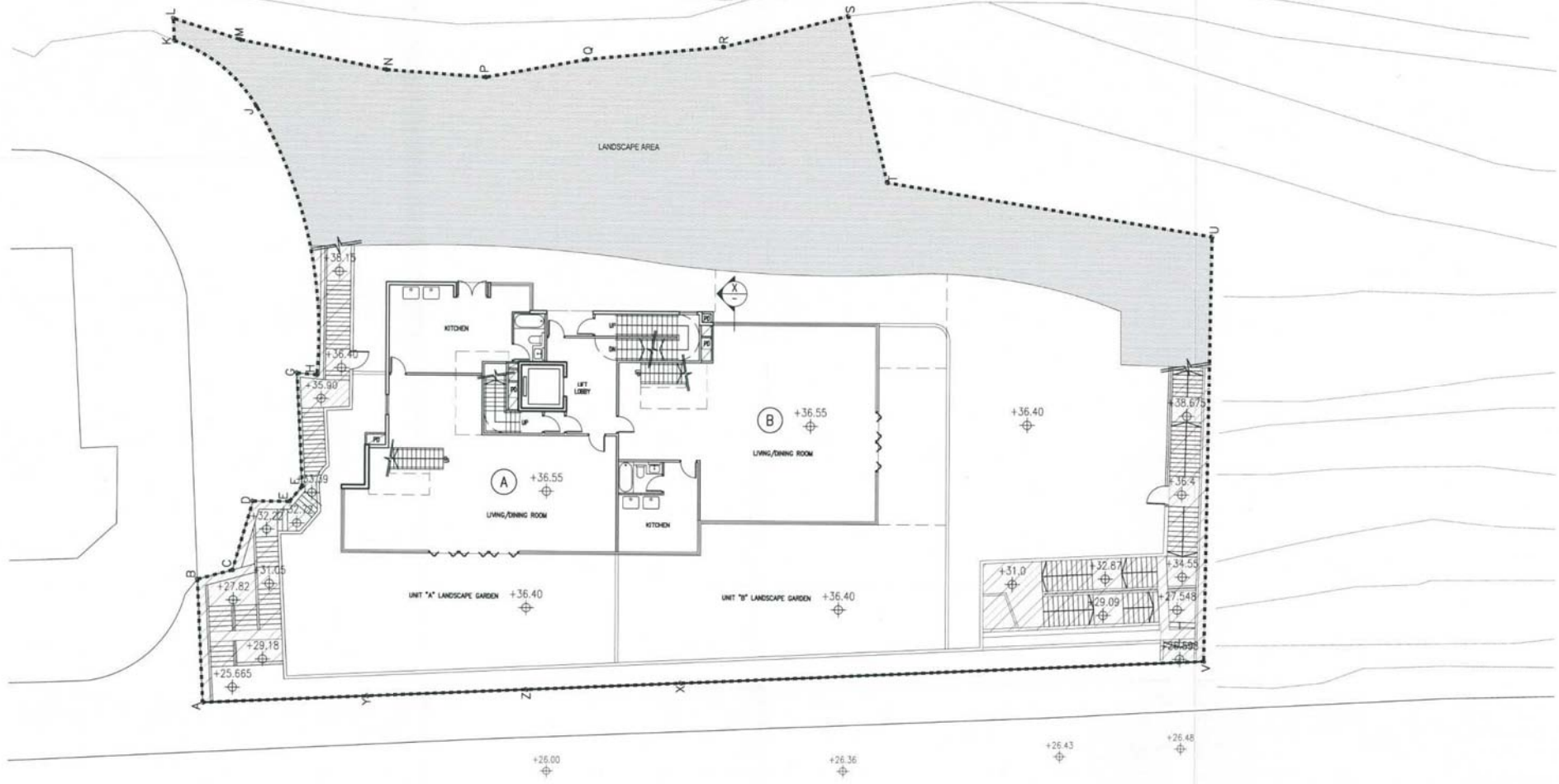
UPPER GROUND FLOOR LAYOUT 1:200 A3

SC 28 PROPOSAL 17 JULY 2019

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 interior
 DESIGN LTD

(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 3
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S16 APPLICATION for RURAL BUILDING LOT. No.1168,
No.39 SOUTH BAY ROAD HONG KONG

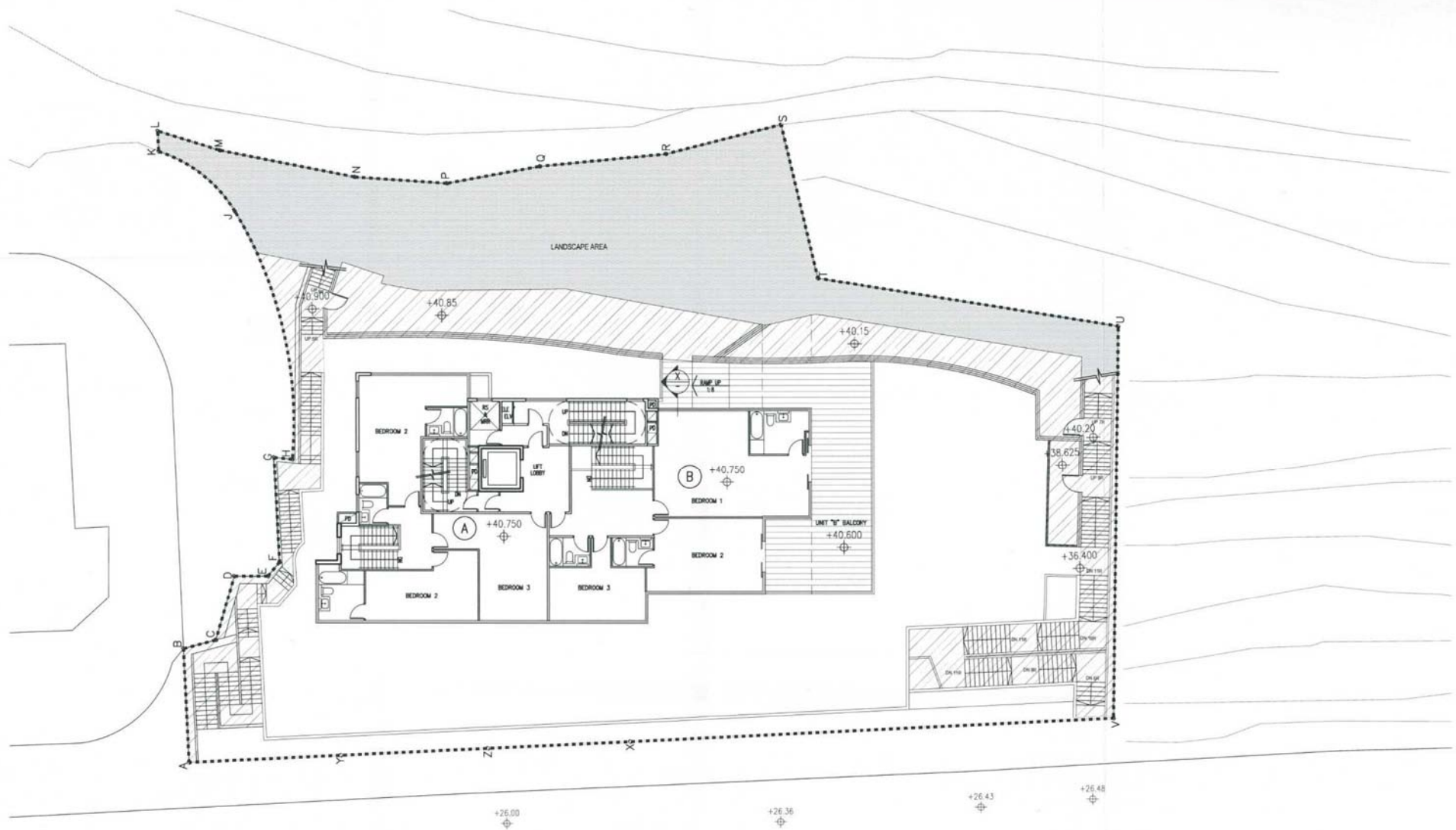
AGC architecture
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interior
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GROUND FLOOR LAYOUT 1:200 A3

SC 28 PROPOSAL 17 JULY 2019

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 4
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 BUILDING WORKS TO BE KEPT IN EXISTING CONDITION

S16 APPLICATION for RURAL BUILDING LOT. No.1168,
No.39 SOUTH BAY ROAD HONG KONG

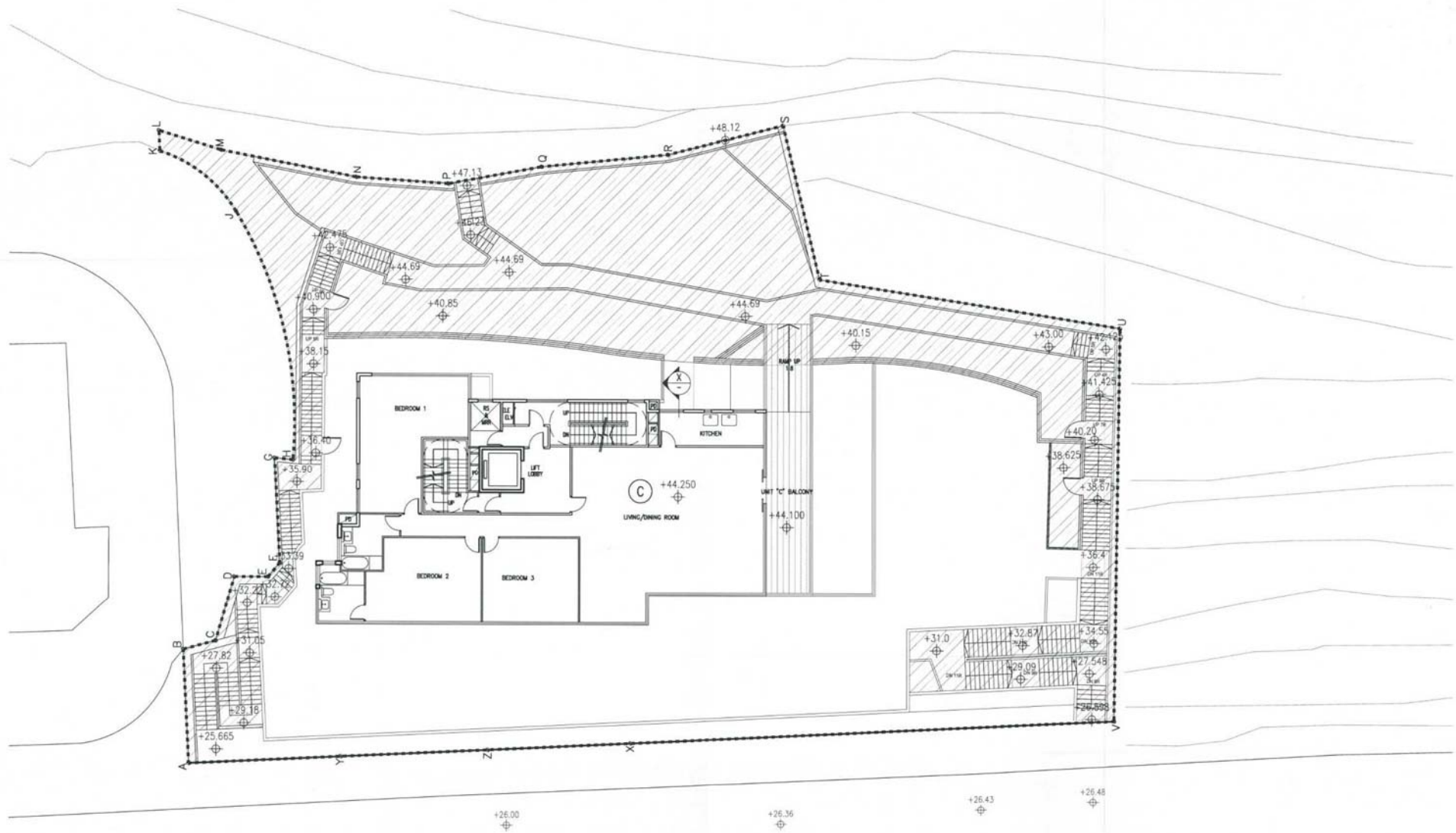
FIRST FLOOR LAYOUT 1:200 A3

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SC 28 PROPOSAL 17 JULY 2019

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 5
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 BUILDING WORKS TO BE KEPT
 IN EXISTING CONDITION

S16 APPLICATION for RURAL BUILDING LOT. No.1168,
 No.39 SOUTH BAY ROAD HONG KONG

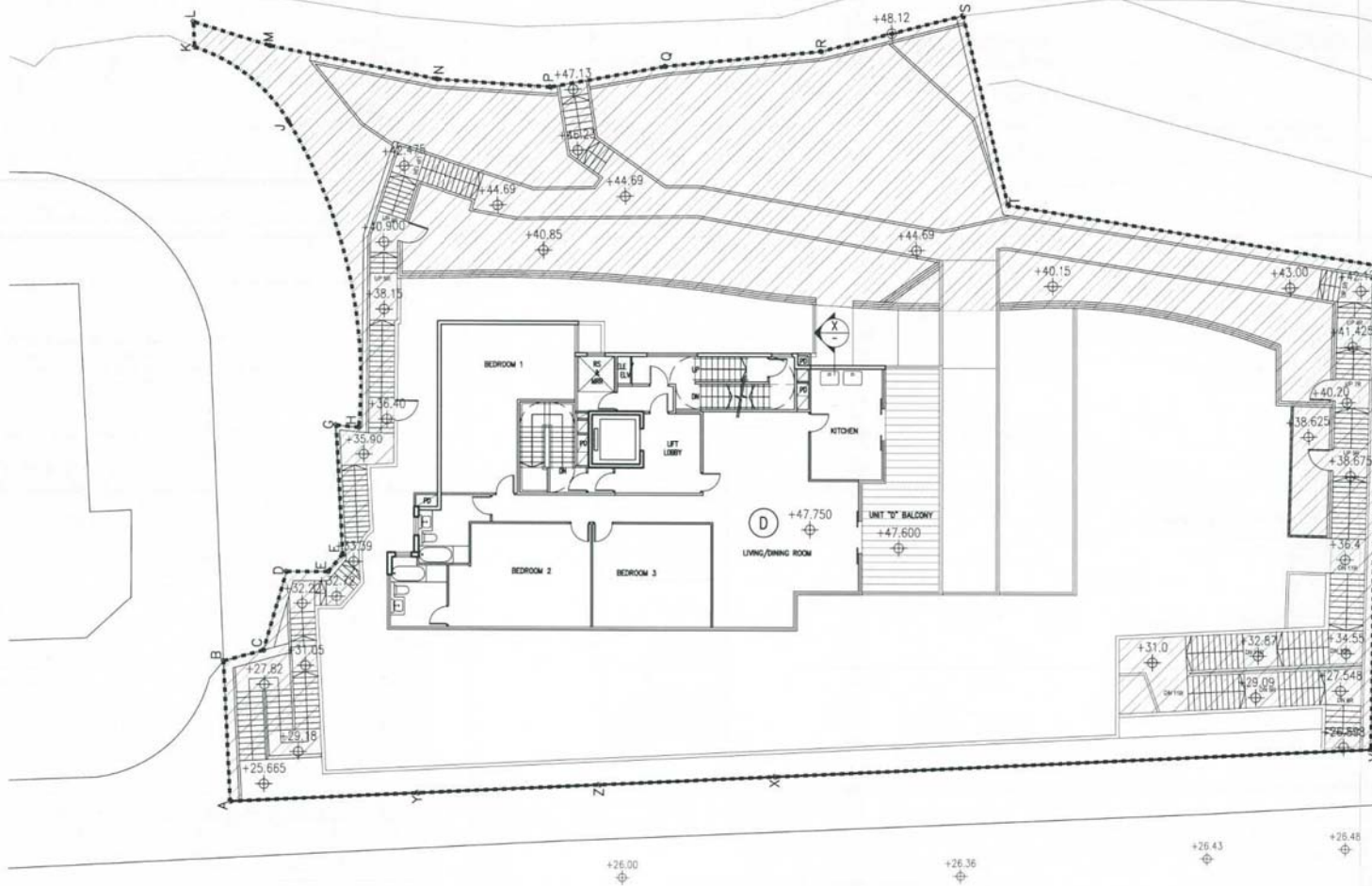
SECOND FLOOR LAYOUT +200 A3

AGC
 architecture
 urban design
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DESIGN LTD

SC 28 PROPOSAL 17 JULY 2019

(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 6
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 BUILDING WORKS TO BE KEPT
 IN EXISTING CONDITION

S16 APPLICATION for RURAL BUILDING LOT. No.1168,
 No.39 SOUTH BAY ROAD HONG KONG

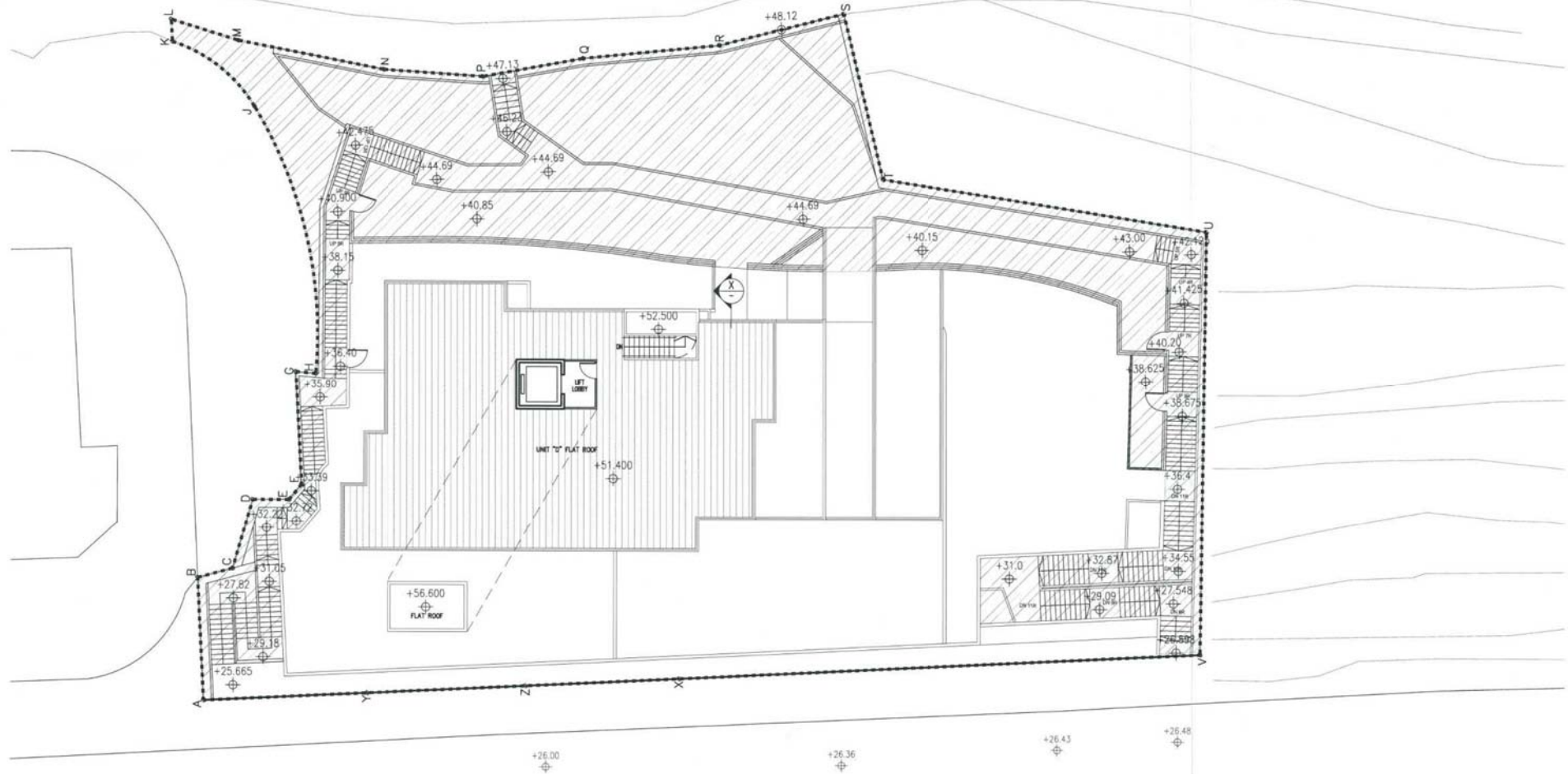
THIRD FLOOR LAYOUT 1:200 A3-

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SC 28 PROPOSAL 17 JULY 2019

(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 7
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 BUILDING WORKS TO BE KEPT
 IN EXISTING CONDITION

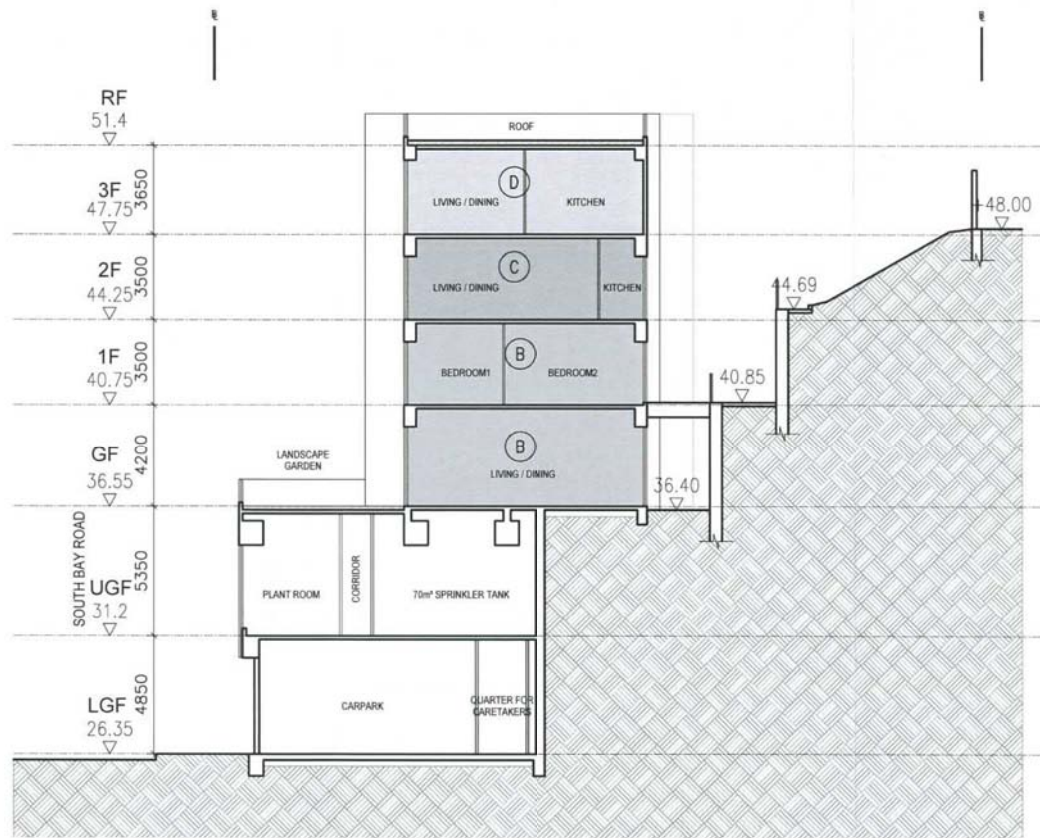
S16 APPLICATION for RURAL BUILDING LOT. No.1168,
 No.39 SOUTH BAY ROAD HONG KONG

ROOF LAYOUT 1:200 A3
 SC 28 PROPOSAL 17 JULY 2019

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 interior
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(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 8
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PROPOSED

S16 APPLICATION for RURAL BUILDING LOT. No.1168,
No.39 SOUTH BAY ROAD HONG KONG

SECTION 1:200 A3

17 JULY 2019

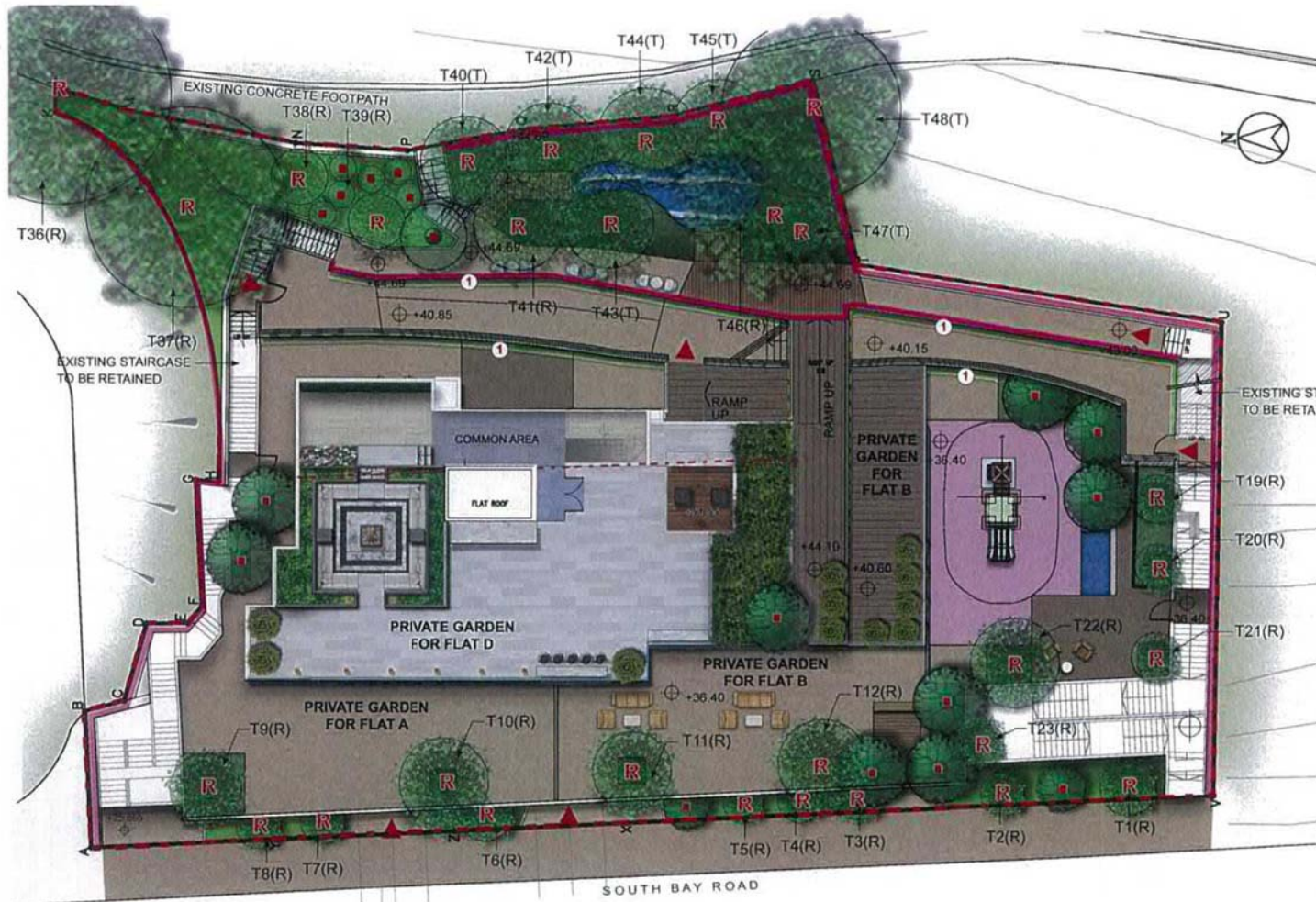
AGC
DESIGN LTD
architecture
urban design
interior

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 9
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LEGEND

-  APPLICATION SITE BOUNDARY
-  FENCE
-  ENTRY / EXIT POINT
-  TIMBER DECK
-  PAVING
-  SHRUBS
-  LAWN
-  GROUNDCOVERS
-  HEDGE
-  PLANTING AREA
-  MOVABLE POT WITH PLANTS
-  EXISTING PLANTING AREA TO BE RETAINED
-  PROPOSED TREE PLANTING
-  RETAINED TREES
-  WATER FEATURE
-  FURNITURE
-  WOODEN BENCH
-  BBQ AREA
-  GLASS RAILING
-  LIGHTING
-  FINISHED FLOOR LEVEL
-  EXISTING RETAINING WALL TO BE RETAINED / EXISTING METAL BOUNDARY FENCE TO BE RENOVATED
-  VERTICAL GREENING



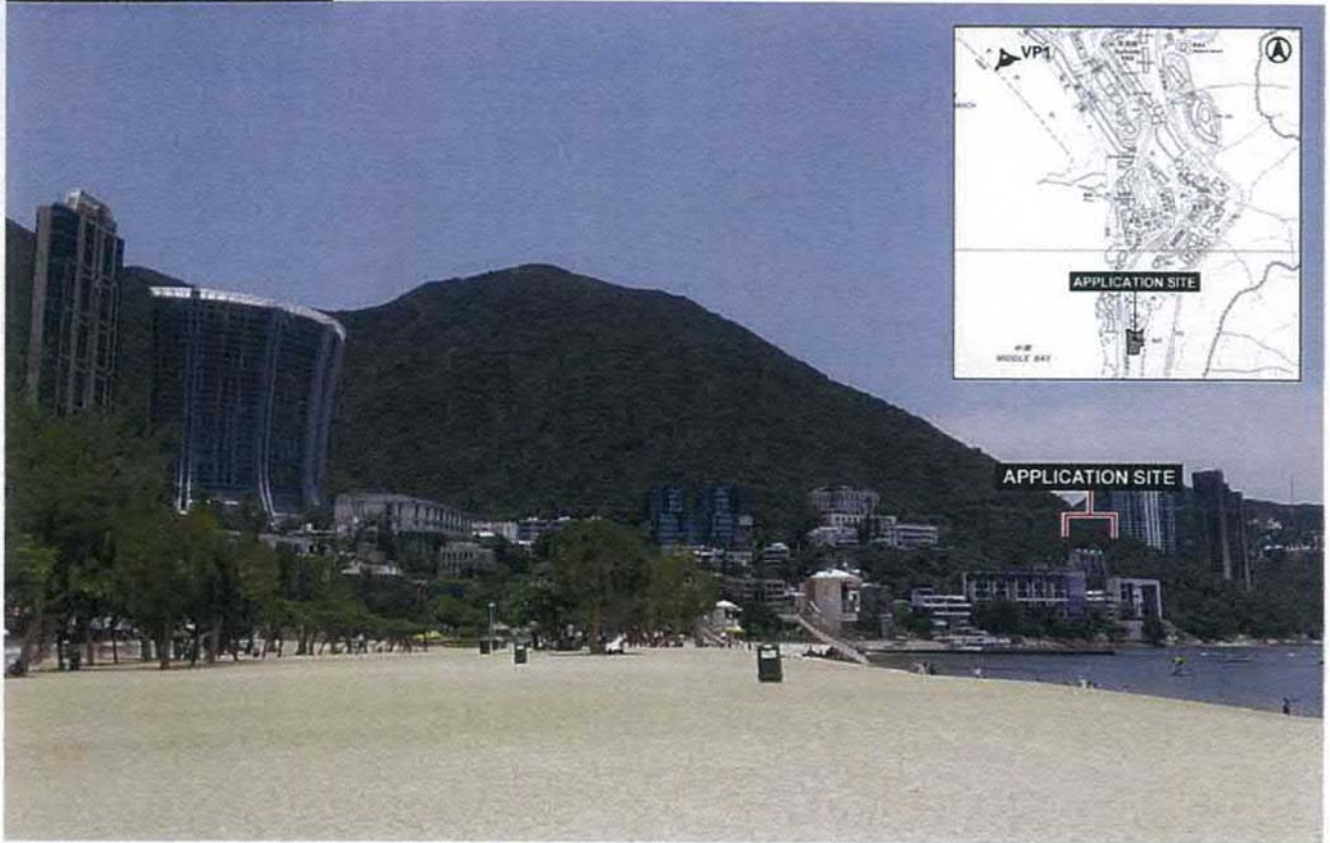
				Job Title				Drawing No.						
				PROPOSED RESIDENTIAL REDEVELOPMENT AT NO. 39 SOUTH BAY ROAD, SOUTH BAY, HONG KONG				LMP001						
				Drawing Title				Scale						
				LANDSCAPE MASTER PLAN - COMBINED FLOOR				1:200 @ A3						
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	JM	Checked by	CI	Approved by	Date	7/2019	Job No.	AGHL2

Urbia Limited
 Planning, Urban Design, Landscape, Golf & Environmental Consultants
 Ubia Limited, 11/F Su On Centre, 118 Lockhart Road, Wan Chai, Hong Kong Tel : 2802 3333 Fax : 2802 8662

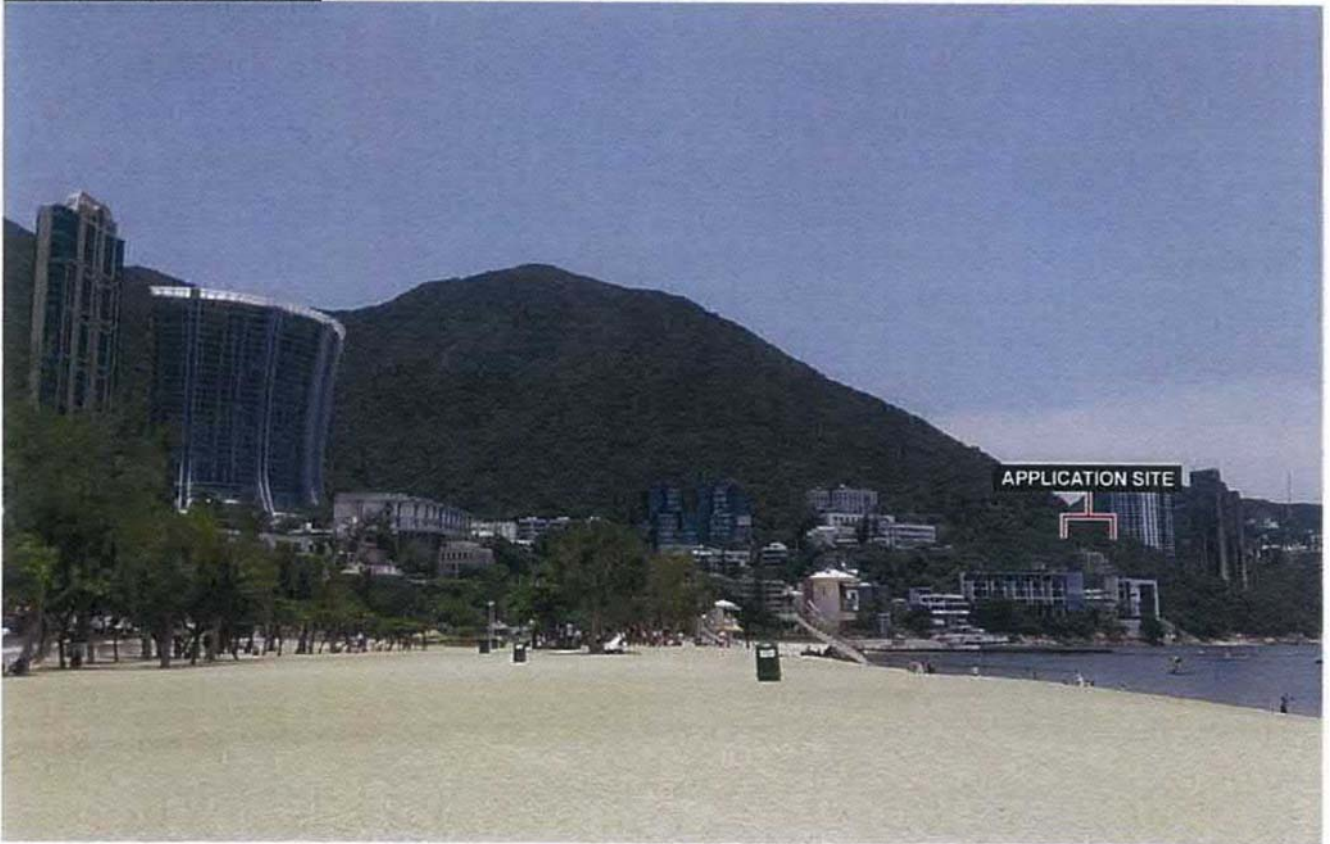
(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 10
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EXISTING CONDITION



PROPOSED SCHEME



SBRHK

PHOTOMONTAGE 1 : VIEW FROM REPULSE BAY

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 11
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EXISTING CONDITION



PROPOSED SCHEME



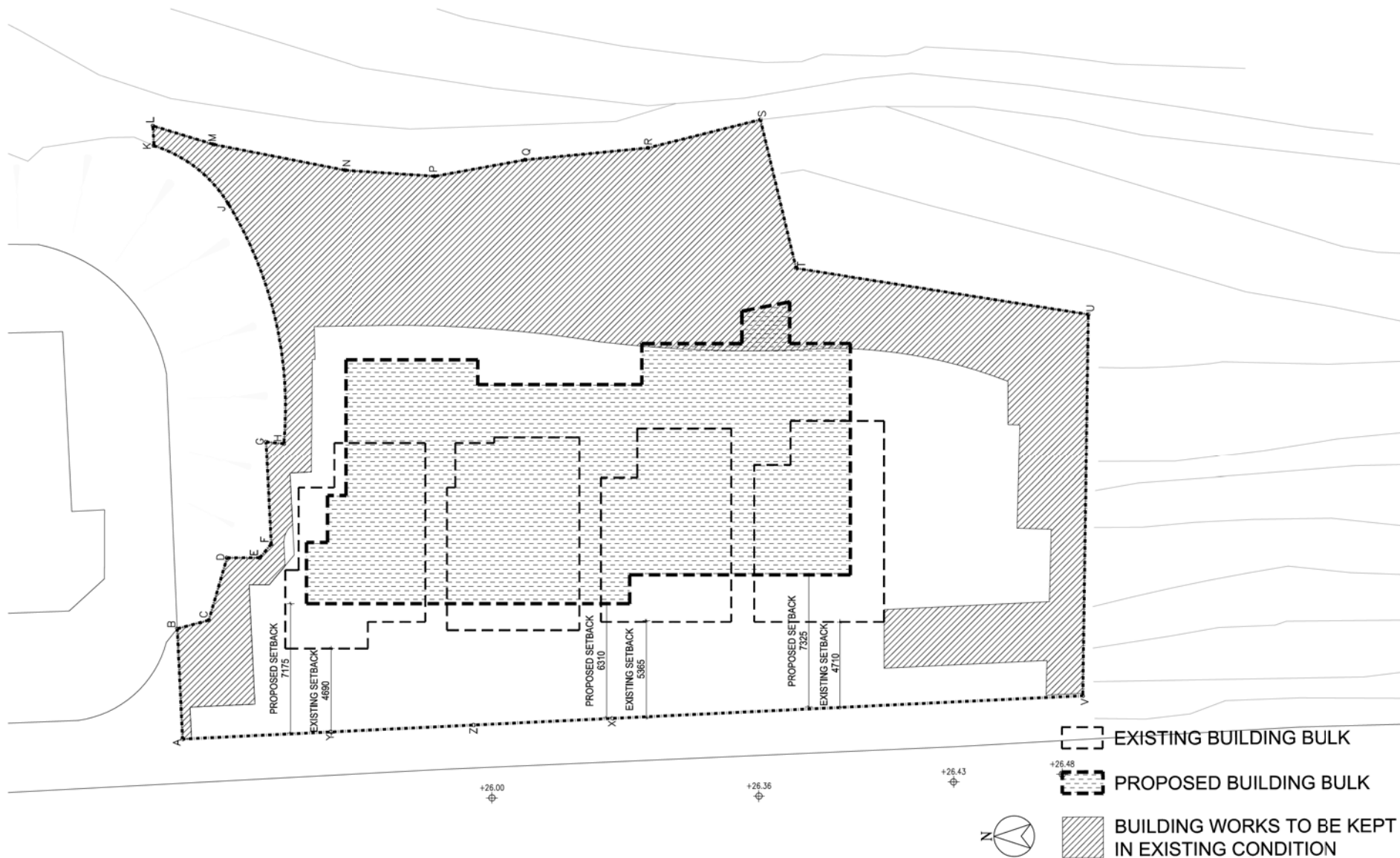
* INDICATIVE SCHEME ONLY. SUBJECT TO REFINEMENT AT THE DETAIL DESIGN STAGE

SBRHK

PHOTOMONTAGE 2 : VIEW FROM SOUTH BAY ROAD ACROSS THE SITE

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. A/H17/140	繪圖 DRAWING A - 12
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S16 APPLICATION for RURAL BUILDING LOT. No.1168,
No.39 SOUTH BAY ROAD HONG KONG

PROPOSED BUILDING BULK STUDY

1:200 - A3 -

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DESIGN LTD

architecture
urban design
interior

SC 28 PROPOSAL 13 AUGUST 2019

(資料來源：由申請人提供)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/H17/140

繪圖
DRAWING
A - 13