

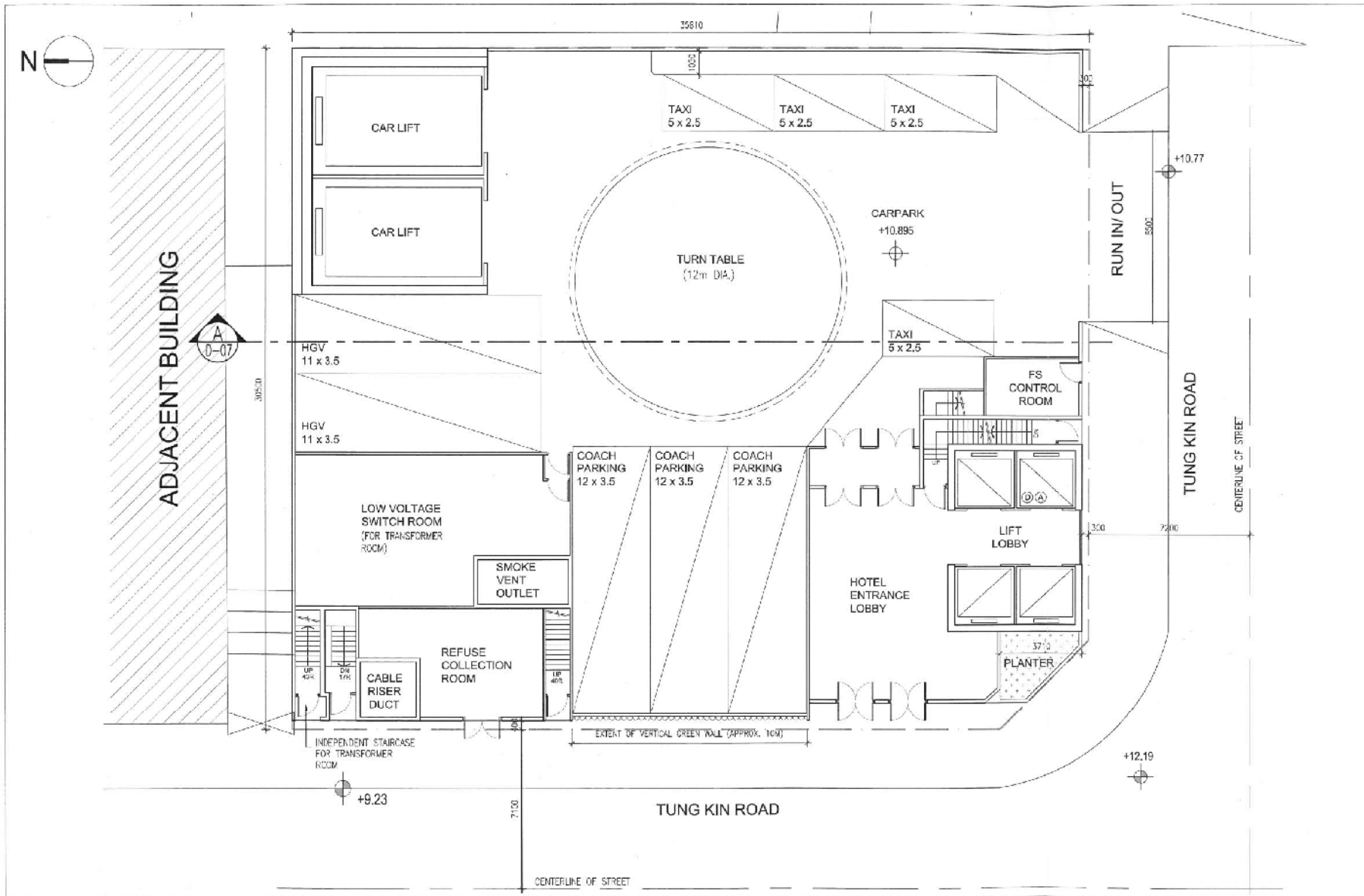
**Z** DESIGN LIMITED  
 T: +852 2061 2322 | F: +852 2067 4400  
 E: info@zdesign.com.hk | www.zdesign.com.hk

**LOWER GROUND FLOOR**  
**8 A KUNG NGAM VILLAGE ROAD - PROPOSED HOTEL BUILDING**

Scale : 1:150 @ A3	Date : 2020-04-15	Rev 6	Checked BL
File no. : 11259	Drawing no. : D-01	Drawn TC	

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

參考編號 REFERENCE No. <b>A/H9/80</b>	繪圖 DRAWING <b>A - 1</b>
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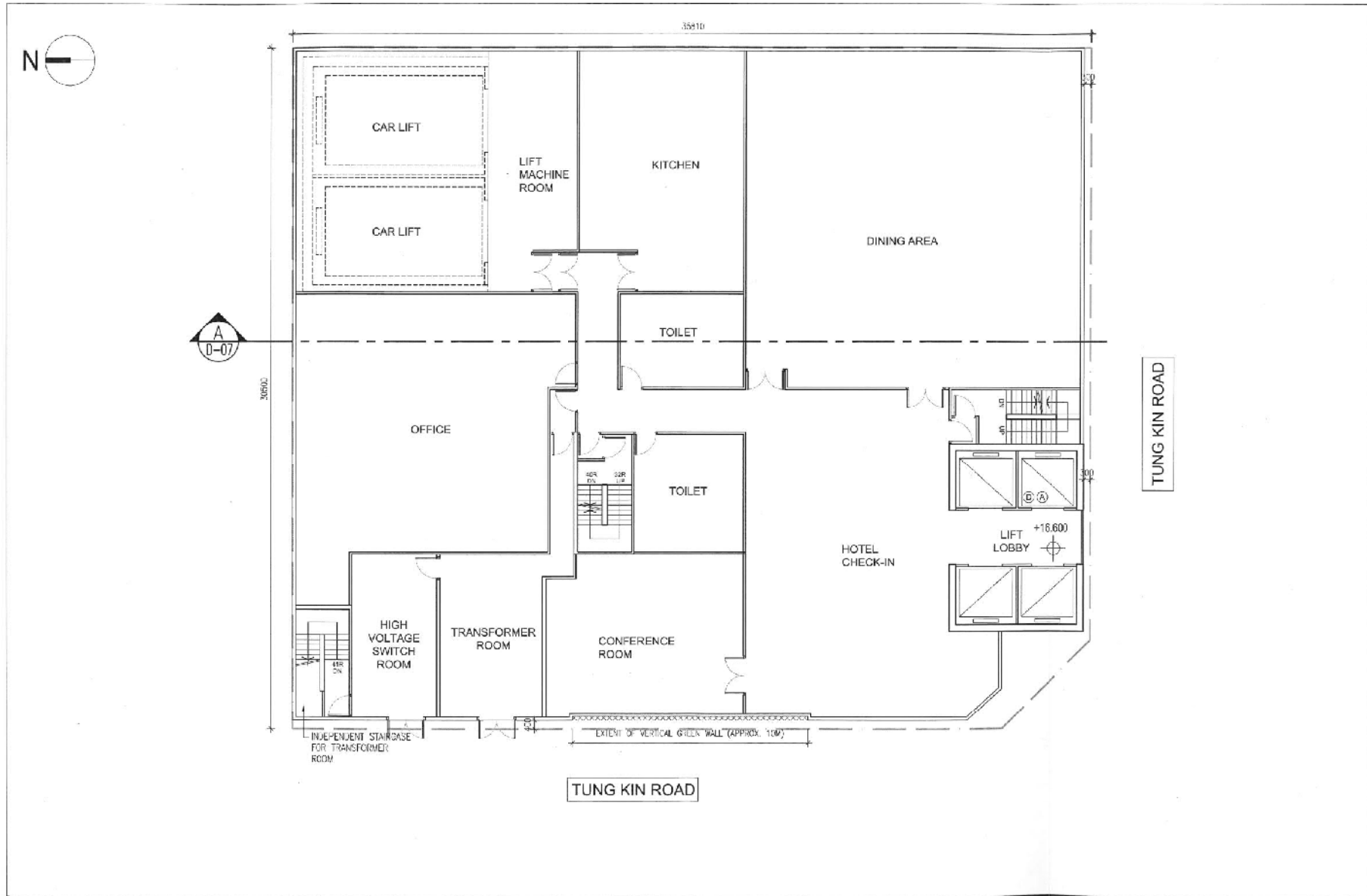
**Z** DESIGN LIMITED  
 T: +852 2551 2122 | F: +852 2551 4678  
 E: info@zdesign.com.hk | W: www.zdesign.com.hk

**GROUND FLOOR**  
**8 A KUNG NGAM VILLAGE ROAD - PROPOSED HOTEL BUILDING**

Scale : 1:150 @ A3	Date : 2020-04-15	Rev 6	Checked BL
File no. : 11259	Drawing no. : D-02	Drawn TC	

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

參考編號 REFERENCE No. <b>A/H9/80</b>	繪圖 DRAWING <b>A - 2</b>
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**Z** DESIGN LIMITED  
 T: +862 3351 2132 | F: +862 2381 9428  
 E: market@zdp.com.hk | www.zdp.com.hk

FIRST FLOOR

8 A KUNG NGAM VILLAGE ROAD - PROPOSED HOTEL BUILDING

Scale : 1:150 @ A3	Date : 2020-04-15	Rev 5	Checked BL
File no. : 11259	Drawing no. : D-03	Drawn TC	

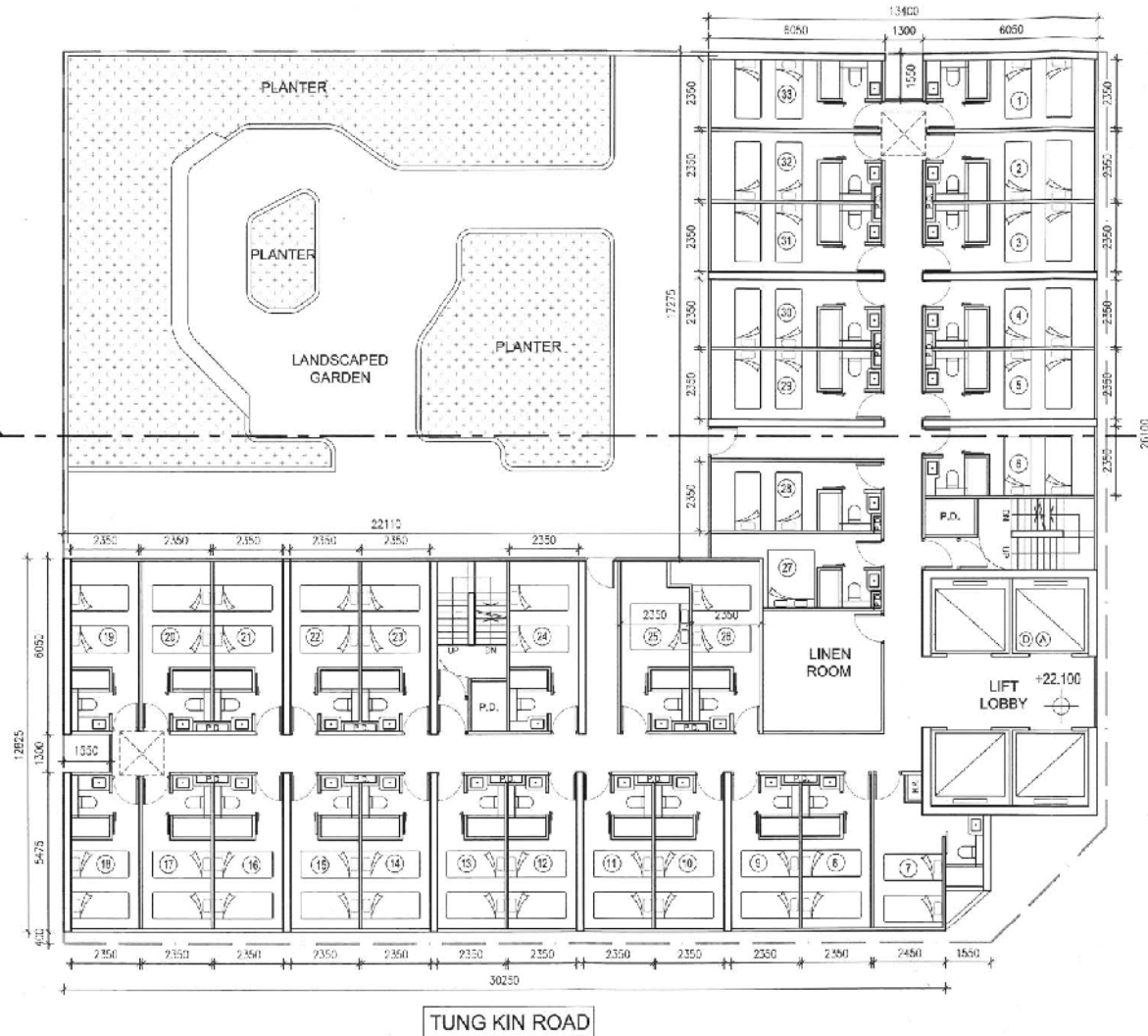
資料來源：由申請人提供  
 SOURCE : SUBMITTED BY THE APPLICANT

參考編號  
 REFERENCE No.  
**A/H9/80**

繪圖  
 DRAWING  
**A - 3**



GREENERY AREA REQUIRED  
 IN PRIMARY ZONE:  
 $1084.200 \times 10\% = 108.42 \text{ m}^2$   
 GREENERY AREA PROVIDED:  
 G/F:  $7.947 \text{ m}^2$   
 2/F:  $161.434 \text{ m}^2$   
 $169.381 \text{ m}^2 > \text{REQUIRED}$



TUNG KIN ROAD

TUNG KIN ROAD

**Z** DESIGN LIMITED  
 T: +852 2861 2182 | F: +852 2861 4470  
 E: zdesign@zgroup.com.hk | www.zgroup.com.hk

SECOND FLOOR

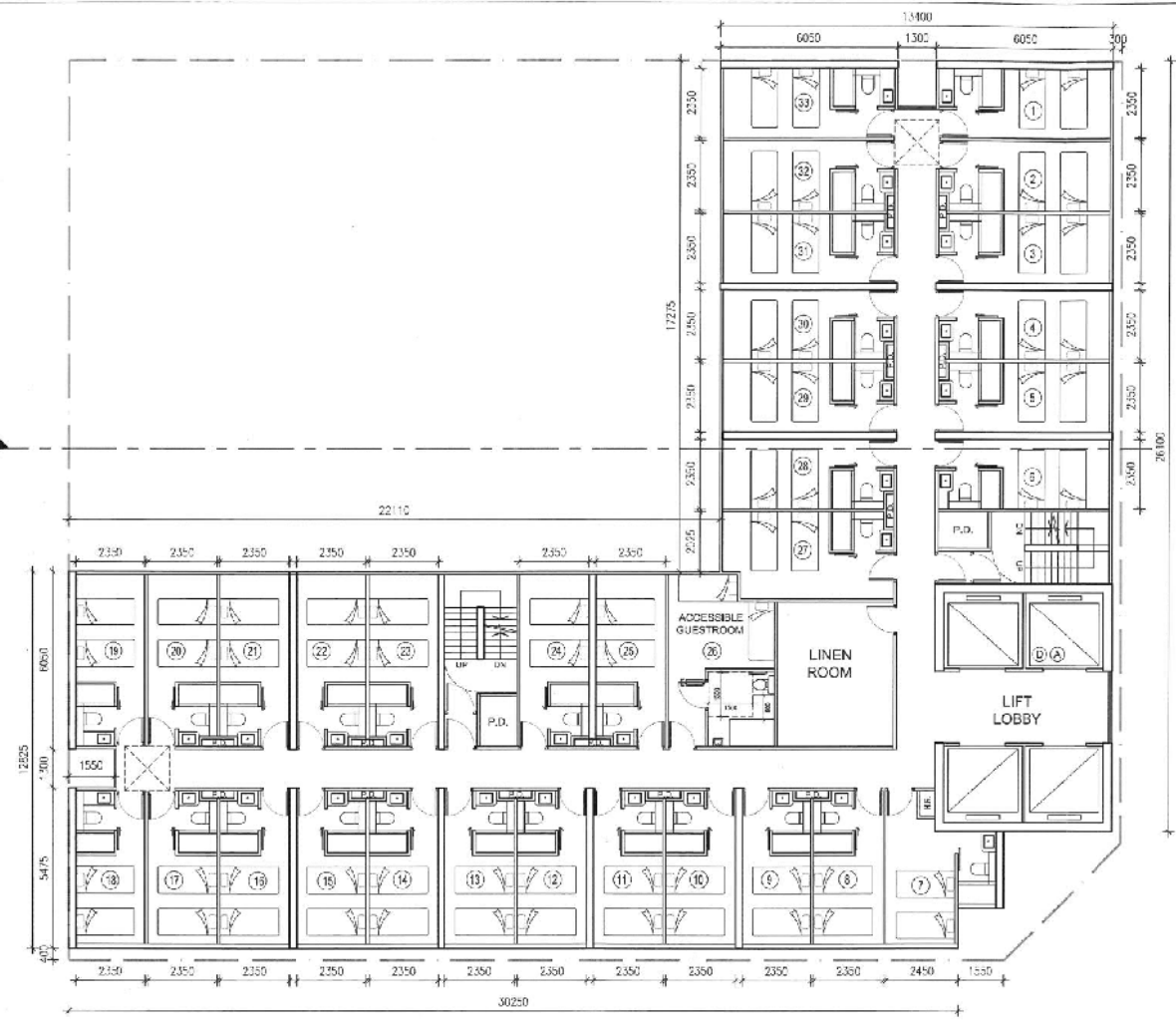
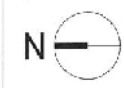
8 A KUNG NGAM VILLAGE ROAD - PROPOSED HOTEL BUILDING

Scale: 1:150 @ A3	Date: 2020-04-15	Rev 6	Checked BL
File no.: 11259	Drawing no.: D-04	Drawn TC	

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

參考編號  
 REFERENCE No.  
**A/H9/80**

繪圖  
 DRAWING  
**A - 4**



TUNG KIN ROAD

TUNG KIN ROAD

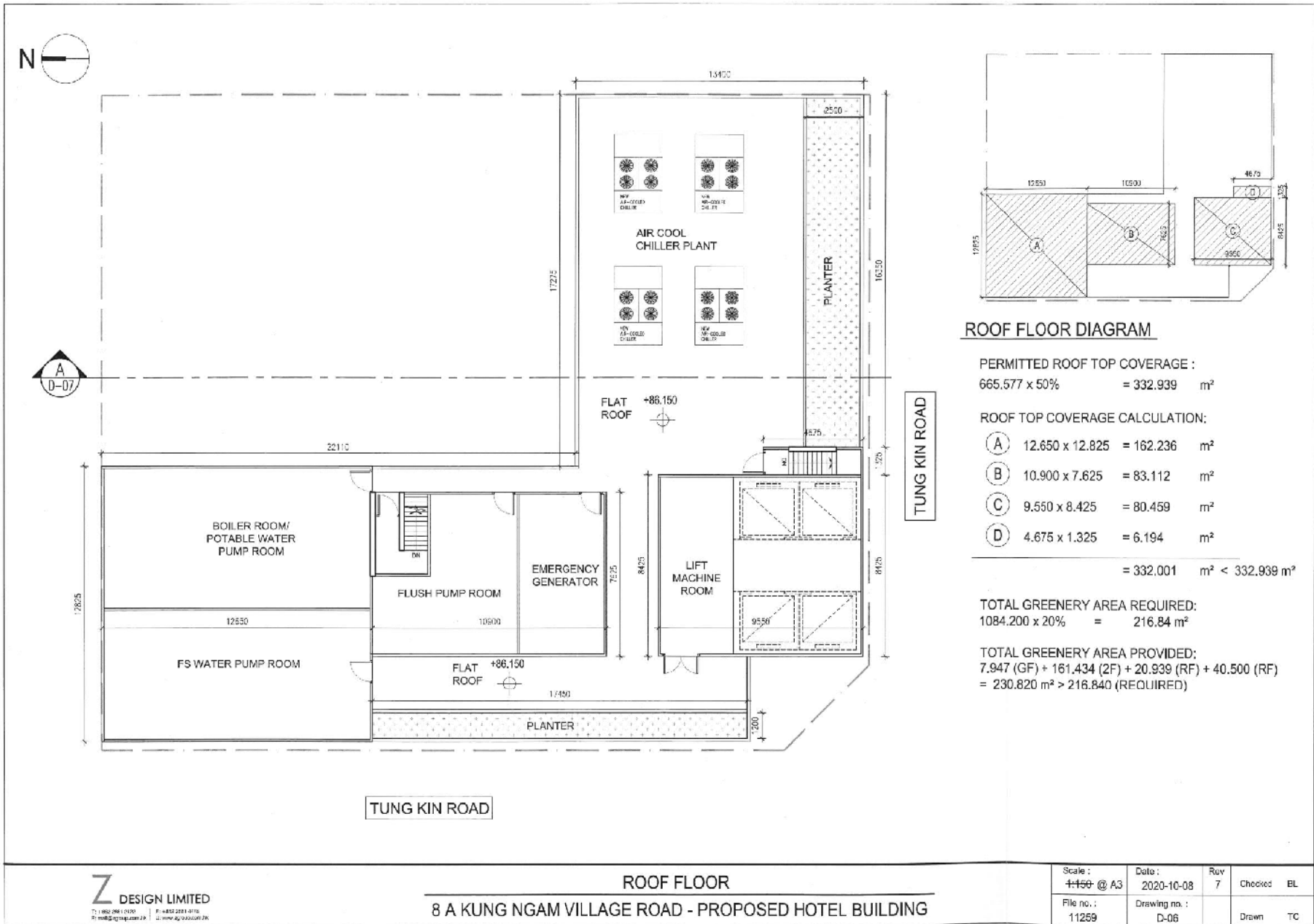
**Z** DESIGN LIMITED  
 T: 852 2381 2122 | F: 852 2591 4478  
 E: info@zdesign.com.hk | www.zdesign.com.hk

3RD TO 22ND FLOOR  
 8 A KUNG NGAM VILLAGE ROAD - PROPOSED HOTEL BUILDING

Scale : 1:150 @ A3	Date : 2020-04-15	Rev 6	Checked BL
File no. : 11259	Drawing no. : D-05	Drawn TC	

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

參考編號 REFERENCE No. <b>A/H9/80</b>	繪圖 DRAWING <b>A - 5</b>
---	-------------------------------



**Z DESIGN LIMITED**  
 T: +852 2961 1170 F: +852 2211 3176  
 21 HING YIP STREET, 17/F HING YIP BUILDING, KOWLOON, HONG KONG

**ROOF FLOOR**  
**8 A KUNG NGAM VILLAGE ROAD - PROPOSED HOTEL BUILDING**

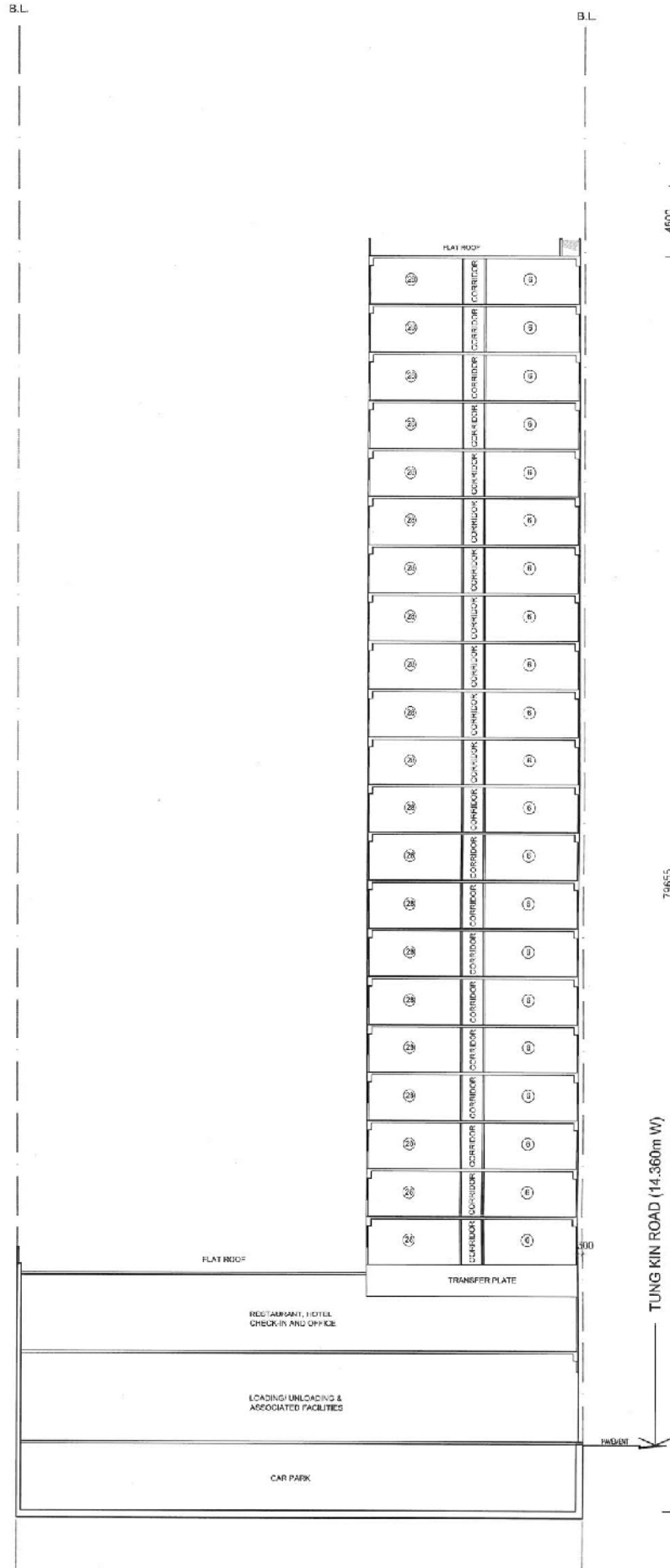
資料來源：由申請人提供  
 SOURCE : SUBMITTED BY THE APPLICANT

參考編號  
 REFERENCE No.  
**A/H9/80**

繪圖  
 DRAWING  
**A - 6**

PERMITTED ROOF TOP STRUCTURE HEIGHT :  
 79.655 x 10% = 7.966 m  
 PROVIDED ROOF TOP STRUCTURE HEIGHT :  
 = 4.500 m < 7.966 m

TOP ROOF	90.850	4500
ROOF	86.150	
22ST FLOOR	88.100	3050
21ST FLOOR	83.050	3050
20TH FLOOR	77.000	3050
19TH FLOOR	73.500	3050
18TH FLOOR	70.500	3050
17TH FLOOR	67.500	3050
16TH FLOOR	64.500	3050
15TH FLOOR	61.500	3050
14TH FLOOR	58.700	3050
13TH FLOOR	55.650	3050
12TH FLOOR	52.600	3050
11TH FLOOR	49.550	3050
10TH FLOOR	46.500	3050
9TH FLOOR	43.450	3050
8TH FLOOR	40.400	3050
7TH FLOOR	37.350	3050
6TH FLOOR	34.300	3050
5TH FLOOR	31.250	3050
4TH FLOOR	28.200	3050
3RD FLOOR	25.150	3050
2ND FLOOR	22.100	3050
TRANSFER PLATE	20.000	2000
1ST FLOOR	16.600	3000
GROUND FLOOR	13.500	3000
LOWER GROUND FLOOR	6.435	4000



SECTION A

8 A KUNG NGAM VILLAGE ROAD - PROPOSED HOTEL BUILDING

**Z DESIGN LIMITED**  
 7/F, 200-202, Des Voeux Road East, Hong Kong  
 Tel: +852 2500 8888 | Fax: +852 2500 8889  
 Email: info@zdesign.com.hk | www.zdesign.com.hk

Scale:	4:250 @ A3	Date:	2020-10-08	Rev:	7	Checked:	BL
File no.:	11289	Drawing no.:	D-07	Drawn:	TC		

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

參考編號 REFERENCE No. <b>A/H9/80</b>	繪圖 DRAWING <b>A - 7</b>
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Existing Building at the Site



Tung Kin Road

Existing View

Proposed Hotel



Tung Kin Road

Hotel Entrance Lobby

With Proposed Development



Key Plan

### Rendering Image of Proposed Development

Proposed Redevelopment of an Existing Industrial Building into Hotel Development with Minor Relaxation of Building Height Restriction at 8 A Kung Ngam Village Road, Shau Kei Wan (S16 Planning Application No. A/H9/80)

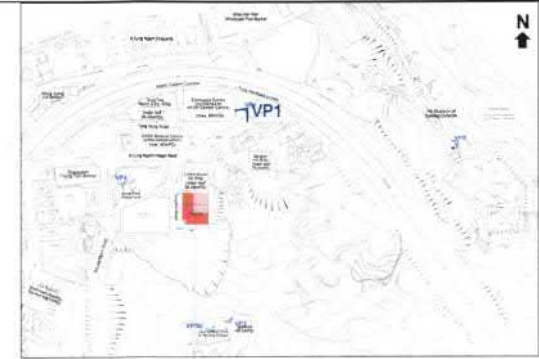
資料來源：由申請人提供  
SOURCE : SUBMITTED BY THE APPLICANT

參考編號 REFERENCE No. <b>A/H9/80</b>	繪圖 DRAWING <b>A - 8</b>
---	-------------------------------

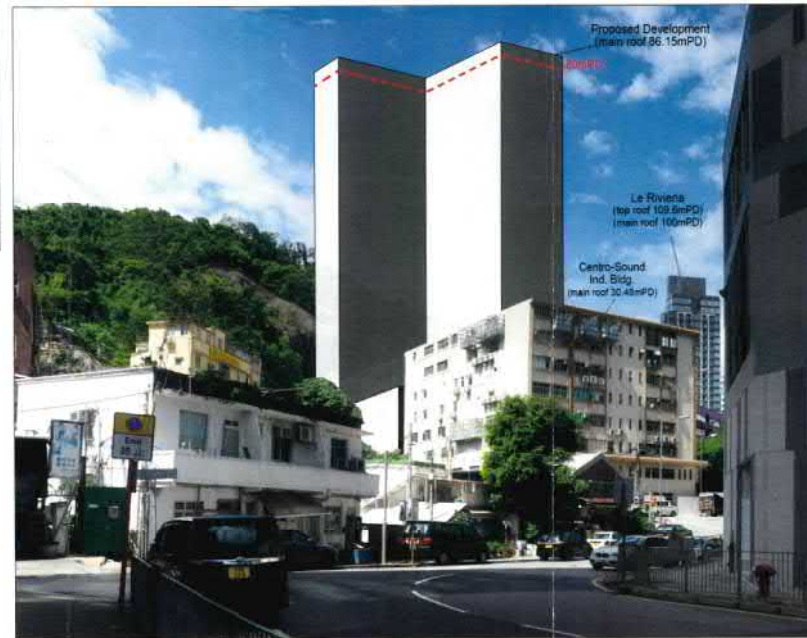




Existing Photo (taken in July 2019)



Key Plan



Photomontage



Viewpoint Image from Viewpoint 1  
 (Near the Junction of Tung Hei Road and A Kung Ngam Village Road  
 to the Northeast of the Site)  
 (Revised Scheme - 86.15mPD)

S16 Planning Application For  
 Proposed Redevelopment of an Existing Industrial Building  
 into Hotel Development  
 with Minor Relaxation of Building Height Restriction  
 in 'OU(B)' zone, at No. 8 A Kung Ngam Village Road,  
 Shau Kei Wan, Hong Kong

Figure 6.2a

Visual Impact Assessment

Date: 9 October 2020

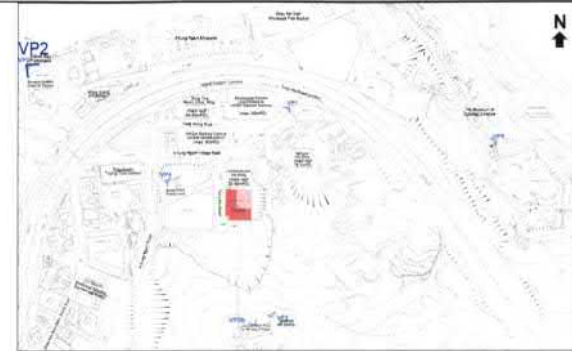
資料來源：由申請人提供  
 SOURCE : SUBMITTED BY THE APPLICANT

參考編號  
 REFERENCE No.  
**A/H9/80**

繪圖  
 DRAWING  
**A - 9**



Existing Photo (taken in July 2019)



Key Plan



Photomontage

**KTA**  
Kenneth To & Associates Ltd.  
Kenneth To & Associates Ltd.

Viewpoint Image from Viewpoint 2  
(Aldrich Bay Promenade to the Northwest of the Site)

(Revised Scheme - 86.15mPD)

S16 Planning Application For  
Proposed Redevelopment of an Existing Industrial Building  
into Hotel Development  
with Minor Relaxation of Building Height Restriction  
in "OU(B)" zone, at No. 8 A Kung Ngam Village Road,  
Shau Kei Wan, Hong Kong

Figure 6.3a

Visual Impact Assessment

Date: 9 October 2020

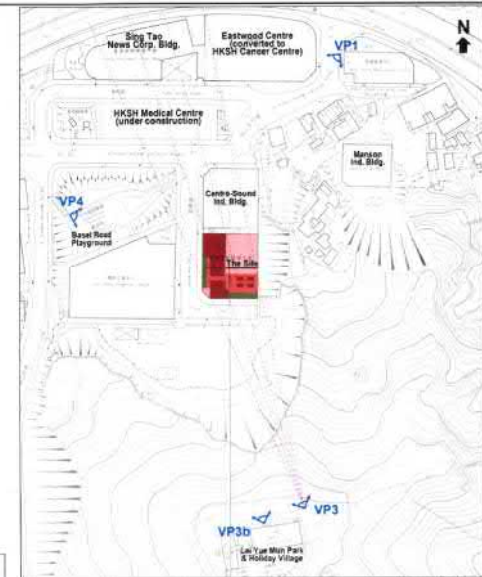
資料來源：由申請人提供  
SOURCE: SUBMITTED BY THE APPLICANT

參考編號  
REFERENCE No.  
**A/H9/80**

繪圖  
DRAWING  
A - 10



Existing Photo (taken in July 2019)



Key Plan

Viewpoint Location  
Platform Level: about 97.5mPD  
Eye Level: about 99mPD



Photomontage

**KTA**  
Kenneth To & Associates Ltd.  
Kenneth To & Associates Limited  
香港新加坡聯合有限公司

Viewpoint Image from Viewpoint 3  
(Lei Yue Mun Park & Holiday Village to the South of the Site)

(Revised Scheme - 86.15mPD)

S16 Planning Application For  
Proposed Redevelopment of an Existing Industrial Building  
into Hotel Development  
with Minor Relaxation of Building Height Restriction  
in "OU(B)" zone, at No. 8 A Kung Ngam Village Road,  
Shau Kei Wan, Hong Kong

Figure 6.4a

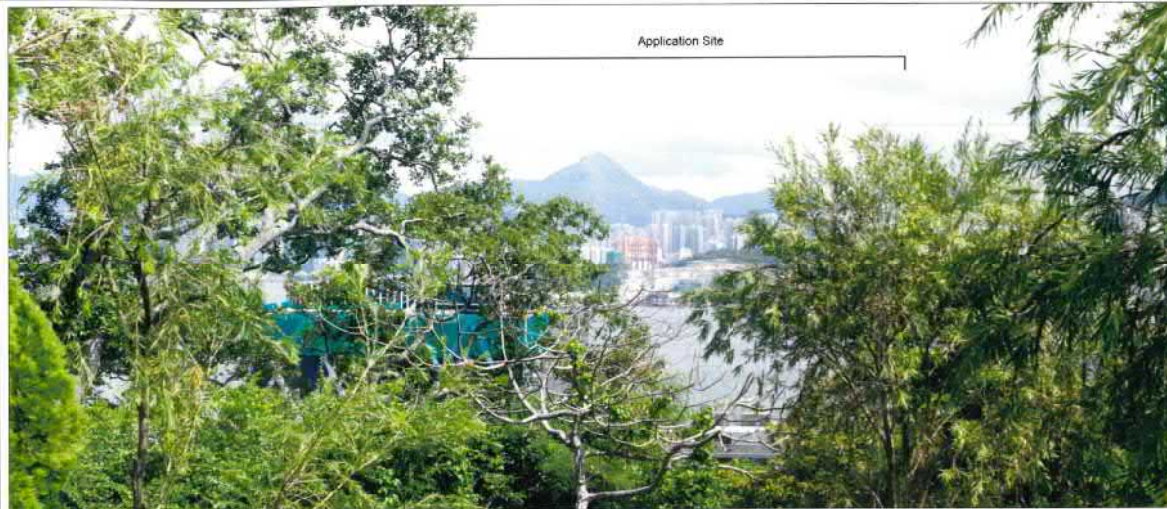
Visual Impact Assessment

Date: 9 October 2020

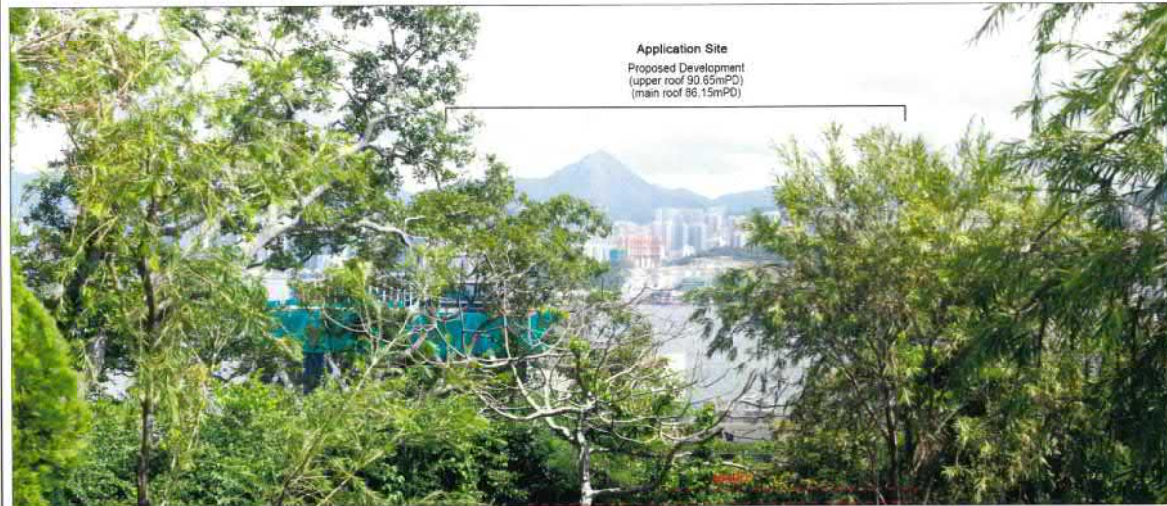
資料來源：由申請人提供  
SOURCE: SUBMITTED BY THE APPLICANT

參考編號  
REFERENCE No.  
**A/H9/80**

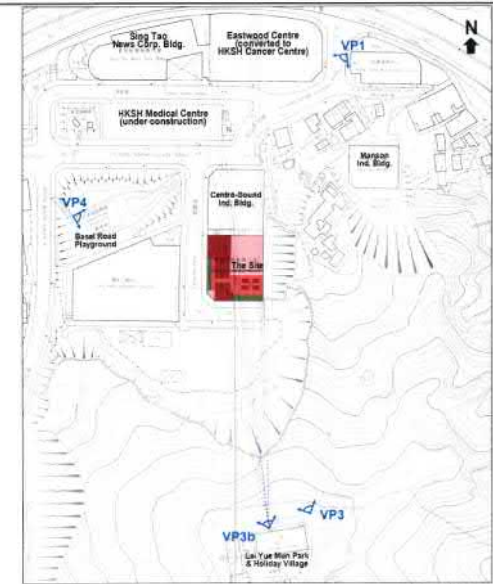
繪圖  
DRAWING  
**A - 11**



Existing Photo (taken in August 2020)



Application Site  
Proposed Development  
(upper roof 90.65mPD)  
(main roof 86.15mPD)



Key Plan

Viewpoint Location  
Platform Level: about 98.7mPD  
Eye Level: about 100.2mPD

Photomontage



Viewpoint Image from Viewpoint 3b  
(Northern Entrance of Block 7 of Old Lei Yue Mun Barracks  
to the South of the Site)

(Revised Scheme - 86.15mPD)

S16 Planning Application For  
Proposed Redevelopment of an Existing Industrial Building  
into Hotel Development  
with Minor Relaxation of Building Height Restriction  
in "OU(B)" zone, at No. 8 A Kung Ngam Village Road,  
Shau Kei Wan, Hong Kong

Figure 6.4b

Visual Impact Assessment

Date: 9 October 2020

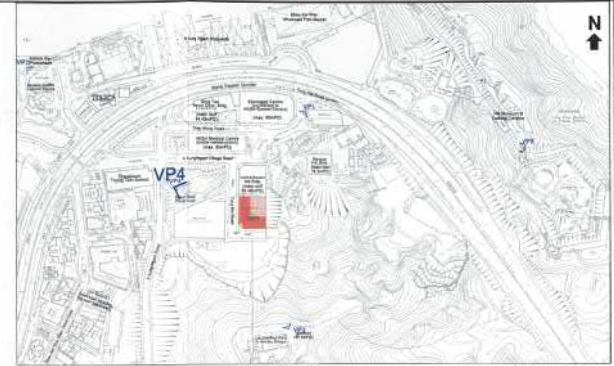
資料來源：由申請人提供  
SOURCE: SUBMITTED BY THE APPLICANT

參考編號  
REFERENCE No.  
A/H9/80

繪圖  
DRAWING  
A - 12



Existing Photo



Key Plan



Photomontage

**KTA**

Kenneth To & Associates Ltd.  
杜立基建築師有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Viewpoint Image from Viewpoint 4  
(Basel Road Playground to the Northwest of the Site)

(Revised Scheme - 86.15mPD)

S16 Planning Application For  
Proposed Redevelopment of an Existing Industrial Building  
into Hotel Development  
with Minor Relaxation of Building Height Restriction  
in "OU(B)" zone, at No. 8 A Kung Ngam Village Road,  
Shau Kei Wan, Hong Kong

Visual Impact Assessment

Figure 6.5a

Date: 12 November 2019

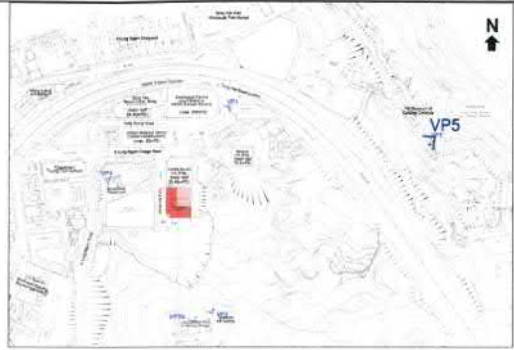
資料來源：由申請人提供  
SOURCE: SUBMITTED BY THE APPLICANT

參考編號  
REFERENCE No.  
**A/H9/80**

繪圖  
DRAWING  
A - 13



Existing Photo  
(Google Street View Photo taken in Jun 2018)



Key Plan



Photomontage



Viewpoint Image from Viewpoint 5  
(Hong Kong Museum of Coastal Defence  
to the Northeast of the Site)  
(Revised Scheme - 86.15mPD)

S16 Planning Application For  
Proposed Redevelopment of an Existing Industrial Building  
into Hotel Development  
with Minor Relaxation of Building Height Restriction  
in "OU(B)" zone, at No. 8 A Kung Ngam Village Road,  
Shau Kei Wan, Hong Kong

Visual Impact Assessment

Figure 6.6a

Date: 9 October 2020

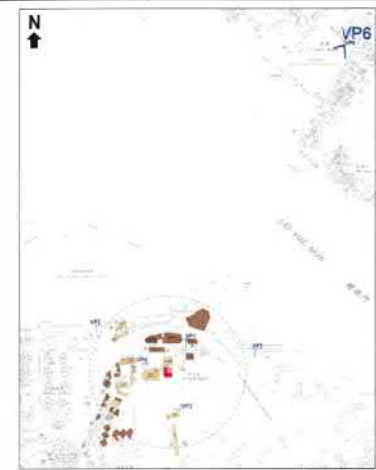
資料來源：由申請人提供  
SOURCE : SUBMITTED BY THE APPLICANT

參考編號  
REFERENCE No.  
**A/H9/80**

繪圖  
DRAWING  
A - 14



Existing Photo (taken in July 2019)



Key Plan



Photomontage

**KTA**  
Kenneth To & Associates Ltd.  
土力及測量師有限公司

Viewpoint Image from Viewpoint 6  
(Lei Yue Mun Waterfront Sitting Out Area  
to the Northeast of the Site)

(Revised Scheme - 86.15mPD)

S16 Planning Application For  
Proposed Redevelopment of an Existing Industrial Building  
into Hotel Development  
with Minor Relaxation of Building Height Restriction  
in "OU(B)" zone, at No. 8 A Kung Ngam Village Road,  
Shau Kei Wan, Hong Kong

Figure 6.7a

Visual Impact Assessment

Date: 9 October 2020

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

參考編號  
REFERENCE No.  
**A/H9/80**

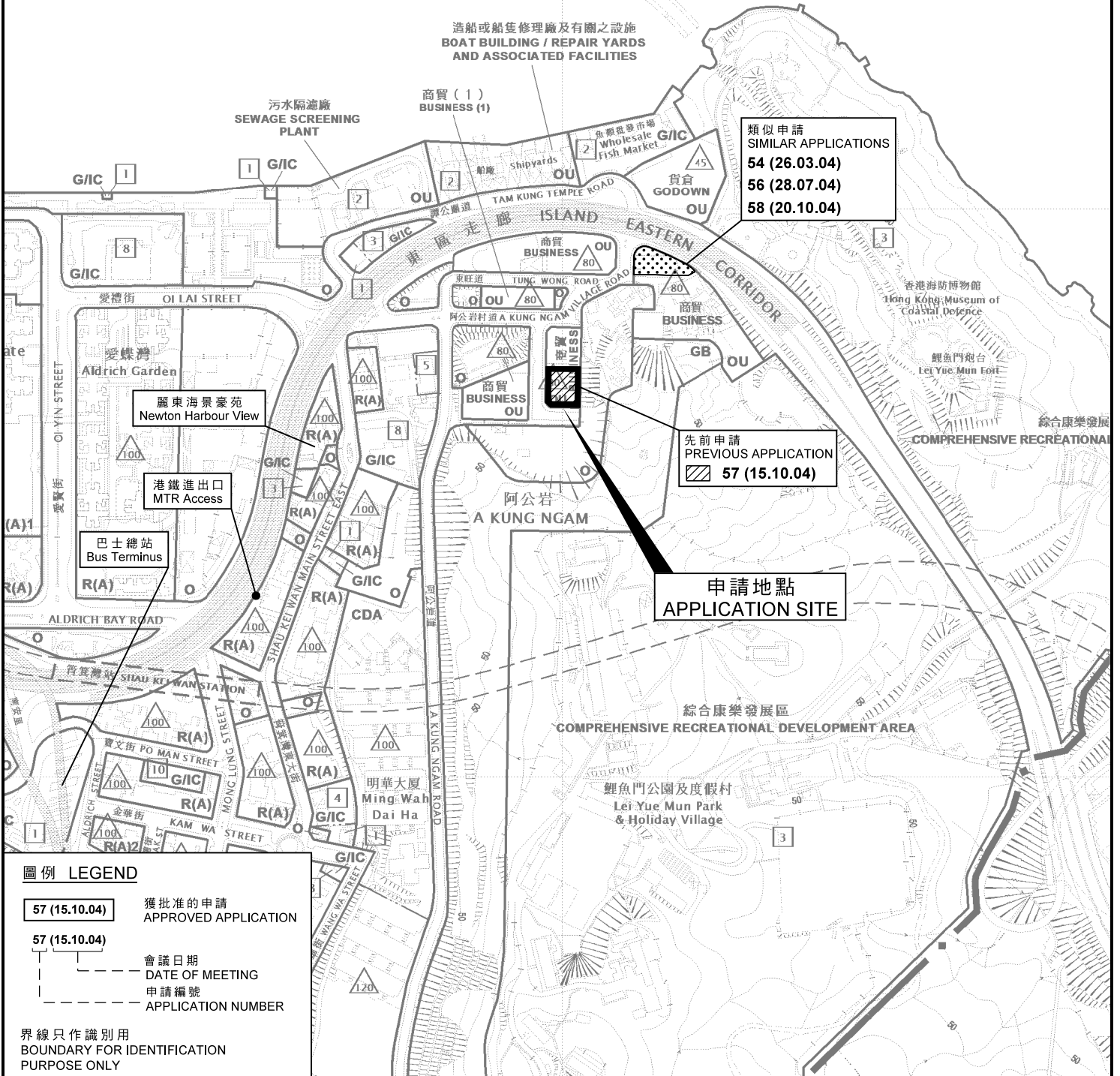
繪圖  
DRAWING  
A - 15



鯉魚門  
LEI YUE MUN

筲箕灣避風塘

SHAU KEI WAN TYPHOON SHELTER



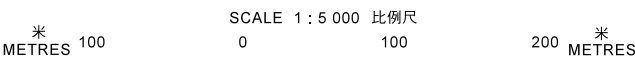
圖例 LEGEND

- 57 (15.10.04) 獲批准的申請  
APPROVED APPLICATION
- 57 (15.10.04) 會議日期  
DATE OF MEETING
- 57 (15.10.04) 申請編號  
APPLICATION NUMBER

界線只作識別用  
BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY

位置圖 LOCATION PLAN

擬議酒店並略為放寬地積比率限制及建築物高度限制  
 香港筲箕灣阿公岩村道8號  
 PROPOSED HOTEL WITH MINOR RELAXATION OF  
 PLOT RATIO RESTRICTION AND BUILDING HEIGHT RESTRICTION  
 8 A KUNG NGAM VILLAGE ROAD,  
 SHAU KEI WAN, HONG KONG



規劃署  
 PLANNING  
 DEPARTMENT

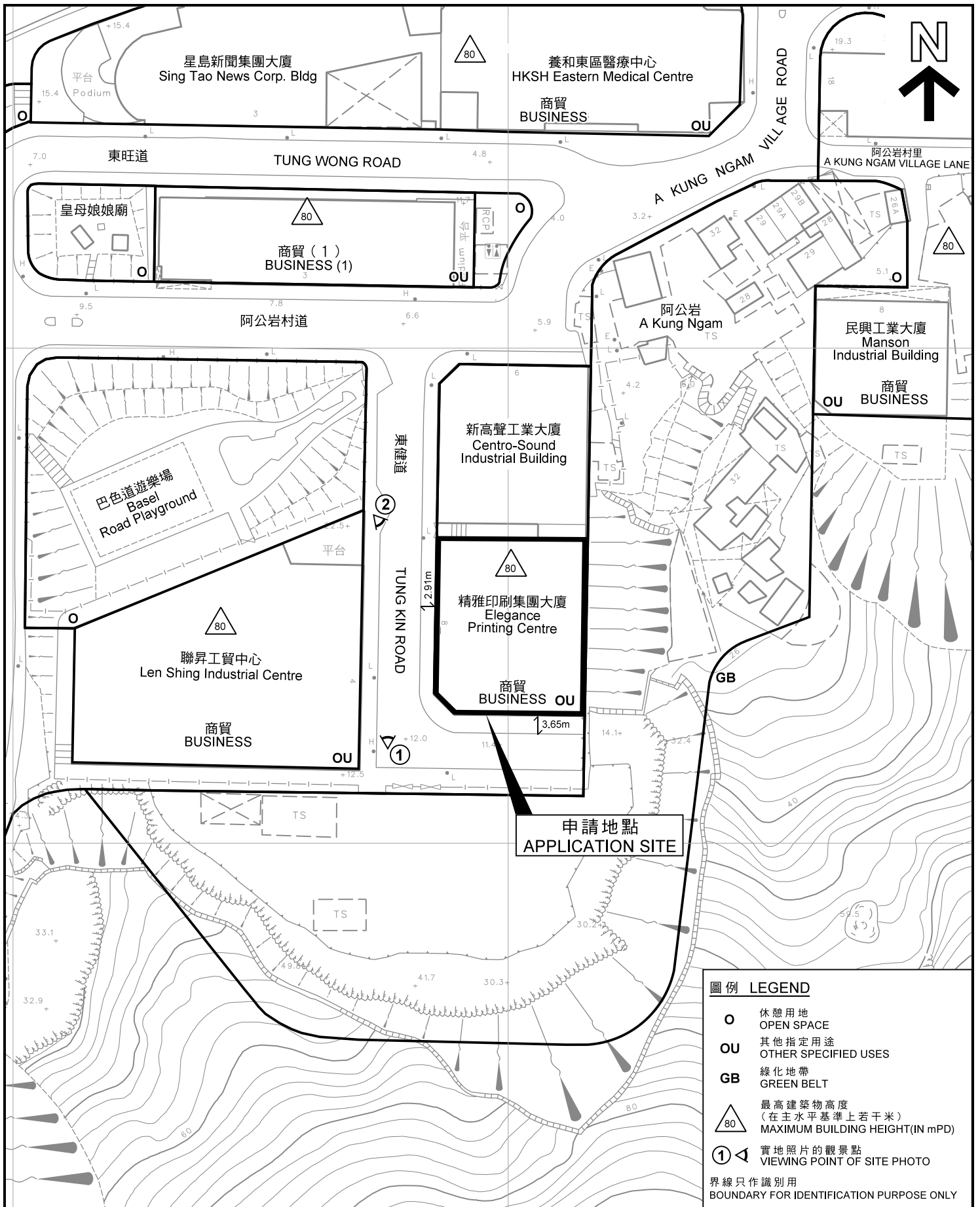


參考編號  
 REFERENCE No.  
 A/H9/80

圖 PLAN  
 A - 1

本摘要圖於2020年12月10日擬備，  
 所根據的資料為於2015年3月31日  
 核准的分區計劃大綱圖編號S/H9/18  
 EXTRACT PLAN PREPARED ON 10.12.2020  
 BASED ON OUTLINE ZONING PLAN No.  
 S/H9/18 APPROVED ON 31.3.2015





圖例 LEGEND	
	休憩用地 OPEN SPACE
	其他指定用途 OTHER SPECIFIED USES
	綠化地帶 GREEN BELT
	最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN MPD)
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

本摘要圖於2020年11月30日擬備，  
所根據的資料為測量圖編號  
11-SE-8D及9C  
EXTRACT PLAN PREPARED ON 30.11.2020  
BASED ON SURVEY SHEETS No.  
11-SE-8D & 9C

**平面圖 SITE PLAN**

擬議酒店並略為放寬地積比率限制及建築物高度限制  
香港筲箕灣阿公岩村道8號  
PROPOSED HOTEL WITH MINOR RELAXATION OF  
PLOT RATIO RESTRICTION AND BUILDING HEIGHT RESTRICTION  
8 A KUNG NGAM VILLAGE ROAD,  
SHAU KEI WAN, HONG KONG

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

**規劃署  
PLANNING  
DEPARTMENT**

參考編號 REFERENCE No. <b>A/H9/80</b>	圖 PLAN <b>A - 2</b>
---	------------------------



申請地點  
APPLICATION SITE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 航攝照片 AERIAL PHOTO

本圖於2020年11月30日擬備，  
所根據的資料為地政總署  
於2020年1月8日拍得的  
航攝照片編號E086445C

PLAN PREPARED ON 30.11.2020  
BASED ON AERIAL PHOTO No. E086445C  
TAKEN ON 8.1.2020  
BY LANDS DEPARTMENT

擬議酒店並略為放寬地積比率限制及建築物高度限制  
香港筲箕灣阿公岩村道8號  
PROPOSED HOTEL WITH MINOR RELAXATION OF  
PLOT RATIO RESTRICTION AND BUILDING HEIGHT RESTRICTION  
8 A KUNG NGAM VILLAGE ROAD,  
SHAU KEI WAN, HONG KONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H9/80

圖 PLAN  
A - 3



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTOS**

本圖於2020年11月30日擬備，  
所根據的資料為攝於  
2020年5月12日的實地照片  
PLAN PREPARED ON 30.11.2020  
BASED ON SITE PHOTOS  
TAKEN ON 12.5.2020

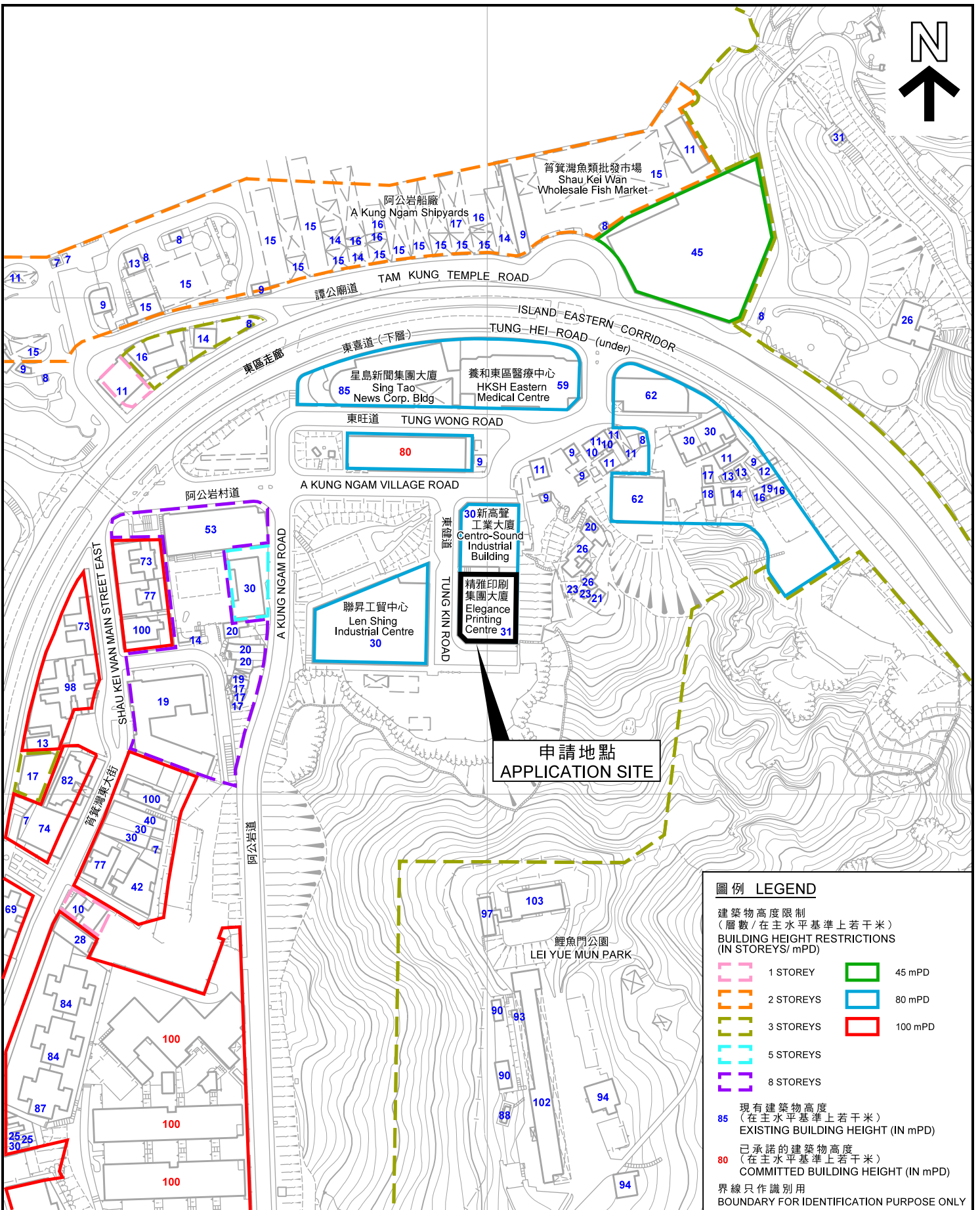
擬議酒店並略為放寬地積比率限制及建築物高度限制  
香港筲箕灣阿公岩村道8號  
PROPOSED HOTEL WITH MINOR RELAXATION OF  
PLOT RATIO RESTRICTION AND BUILDING HEIGHT RESTRICTION  
8 A KUNG NGAM VILLAGE ROAD,  
SHAU KEI WAN, HONG KONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H9/80

圖 PLAN  
A - 4



**圖例 LEGEND**

建築物高度限制  
(層數 / 在主水平基準上若干米)  
BUILDING HEIGHT RESTRICTIONS  
(IN STOREYS/MPD)

- 1 STOREY
- 2 STOREYS
- 3 STOREYS
- 5 STOREYS
- 8 STOREYS
- 45 mPD
- 80 mPD
- 100 mPD

85 現有建築物高度  
(在主水平基準上若干米)  
EXISTING BUILDING HEIGHT (IN mPD)

80 已承諾的建築物高度  
(在主水平基準上若干米)  
COMMITTED BUILDING HEIGHT (IN mPD)

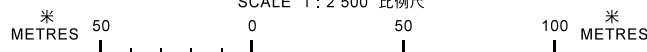
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年11月30日擬備，  
所根據的資料為測量圖編號  
11-SE-8D、9C、13B及14A  
EXTRACT PLAN PREPARED ON 30.11.2020  
BASED ON SURVEY SHEETS No.  
11-SE-8D,9C,13B AND 14A

**阿公岩工業區內現有建築物高度  
HEIGHT OF EXISTING BUILDINGS IN  
A KUNG NGAM INDUSTRIAL AREA**

擬議酒店並略為放寬地積比率限制及建築物高度限制  
香港筲箕灣阿公岩村道8號  
PROPOSED HOTEL WITH MINOR RELAXATION OF  
PLOT RATIO RESTRICTION AND BUILDING HEIGHT RESTRICTION  
8 A KUNG NGAM VILLAGE ROAD,  
SHAU KEI WAN, HONG KONG

SCALE 1 : 2 500 比例尺



**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**A/H9/80**

**圖 PLAN  
A - 5**