

DESIGN INTENT DRAWING

(SUBJECT TO REVISIONS PER REQUIREMENTS UNDER STATUTORY CONTROL AND ANY LEASE CONDITIONS)
 (SUBJECT TO THE APPROVAL BY BUILDINGS DEPARTMENT AND RELEVANT AUTHORITIES)
 (ACTUAL GFA MAY BE DIFFERENT FROM THOSE AS SHOWN ON DRAWING, SUBJECT TO COMMENTS BY RELEVANT AUTHORITIES AND FURTHER DESIGN DEVELOPMENT)



MASTER LAYOUT PLAN
C Y S Associates (H K) Ltd.
Architects & Urban Designers.

CYS



36TH FLOOR • HONG KONG PLAZA • 186 CONNAUGHT ROAD WEST • HONG KONG
 TEL: 2858 6603 • FAX: 2858 0083 2858 9366 • E-MAIL: cys@cysarch.com.hk



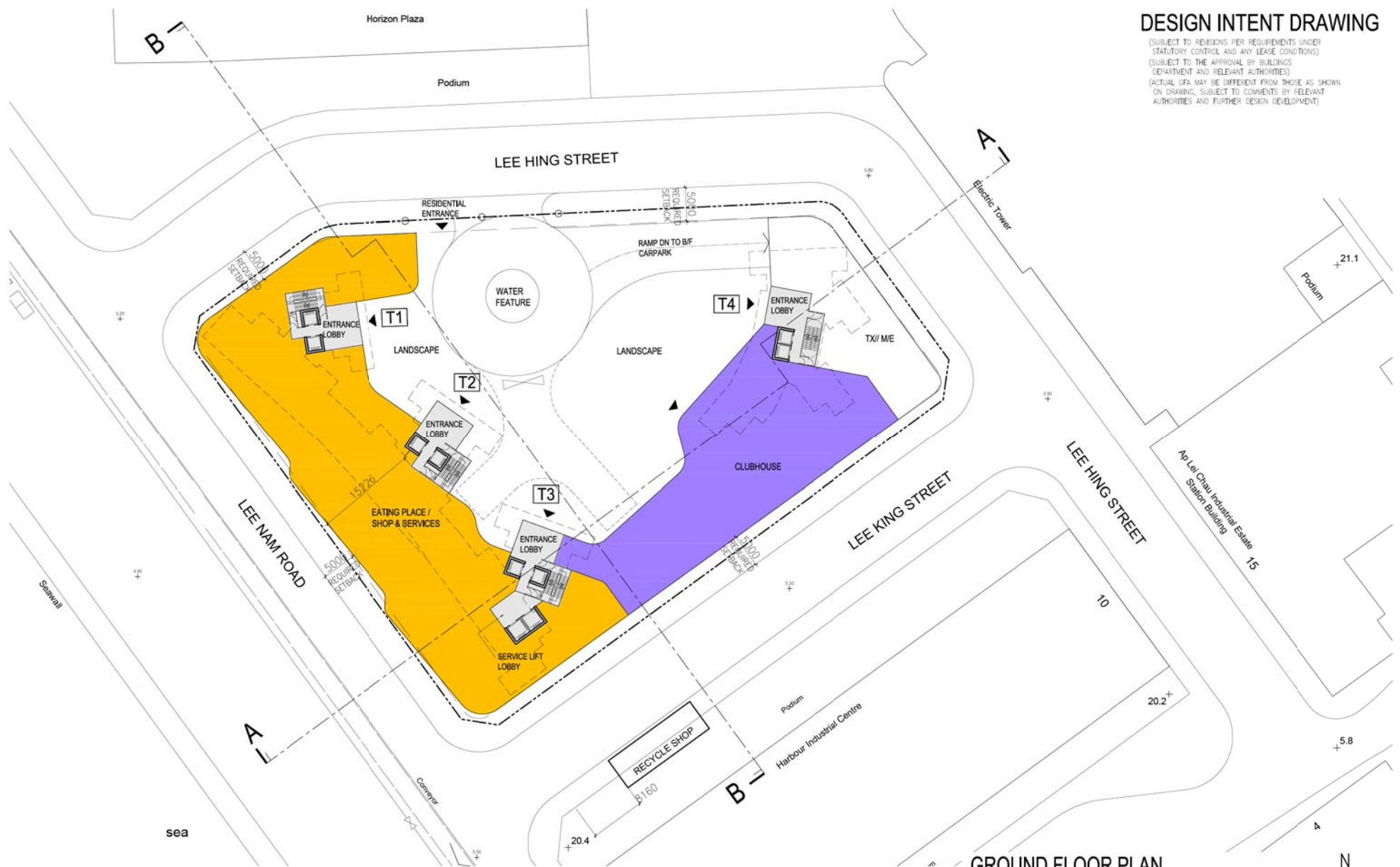
\\Year0\hong kong\2013\2013-10\ap lei chaa island lot no124\dgn\2017-08-22\alc124-plan_20180716(0)-pc

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

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 1
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DESIGN INTENT DRAWING

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GROUND FLOOR PLAN

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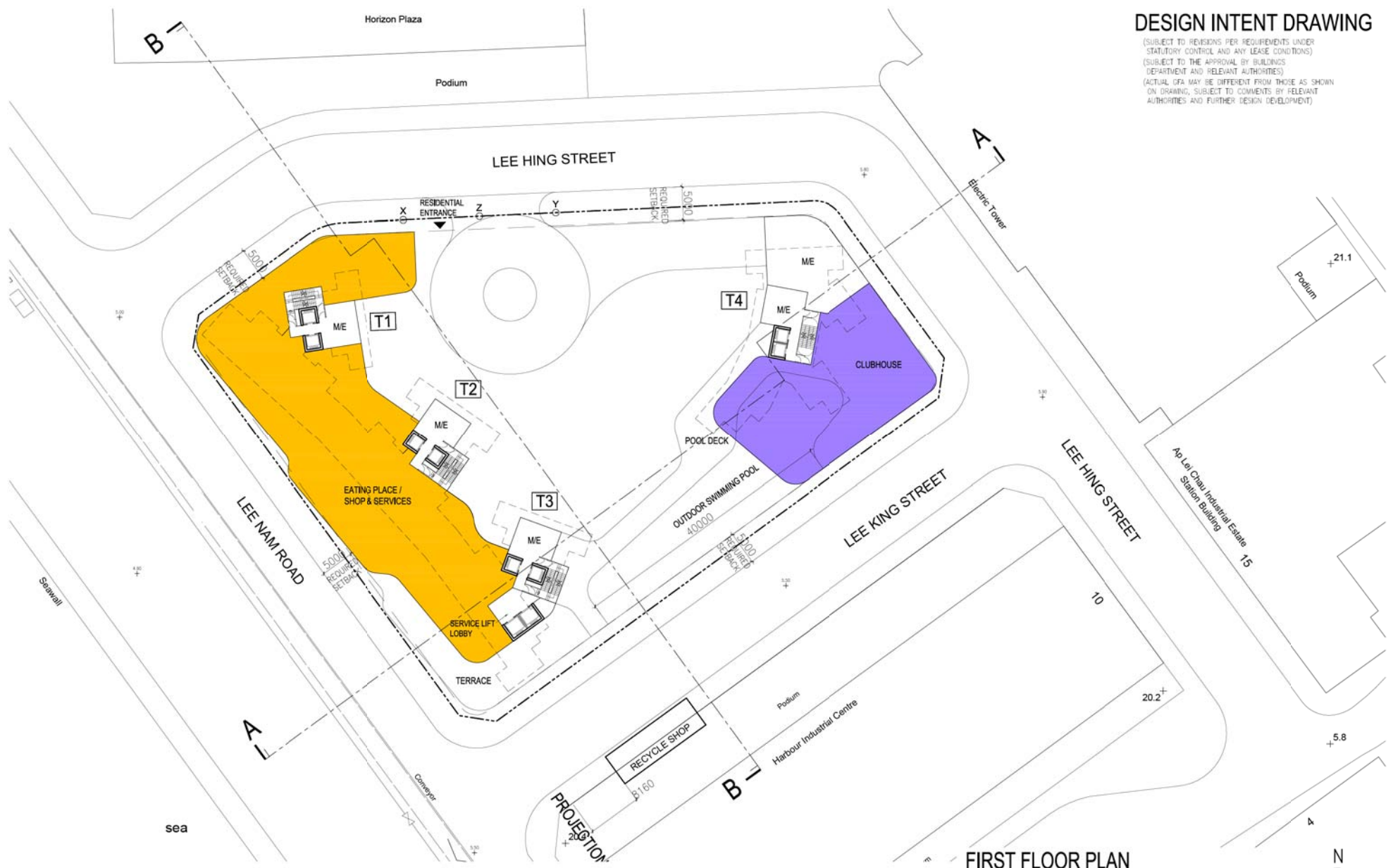
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(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 2
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DESIGN INTENT DRAWING

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FIRST FLOOR PLAN

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 Architects & Urban Designers.
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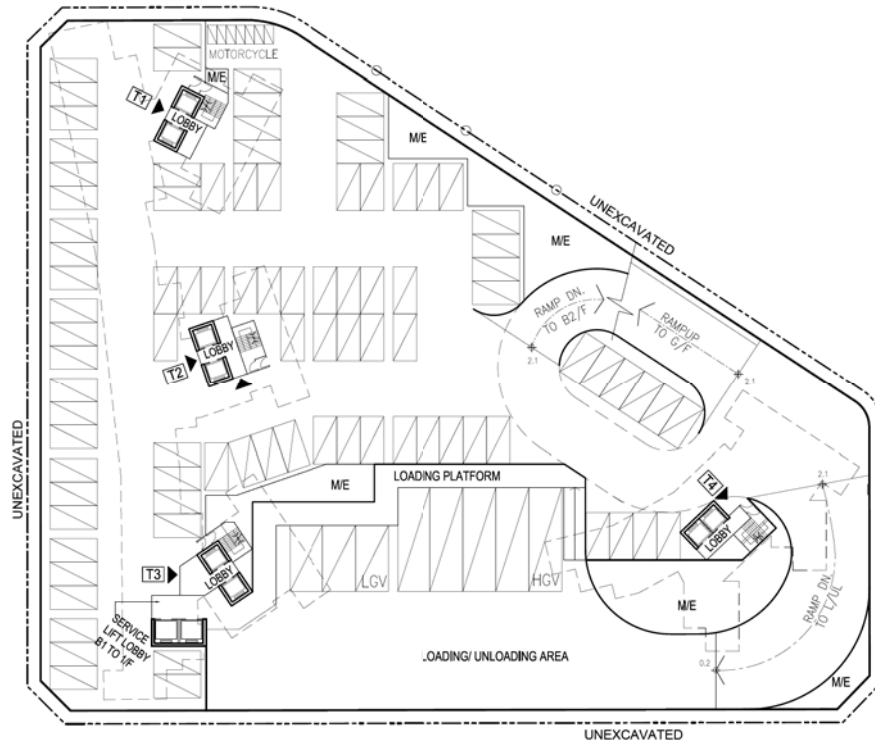
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(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 3
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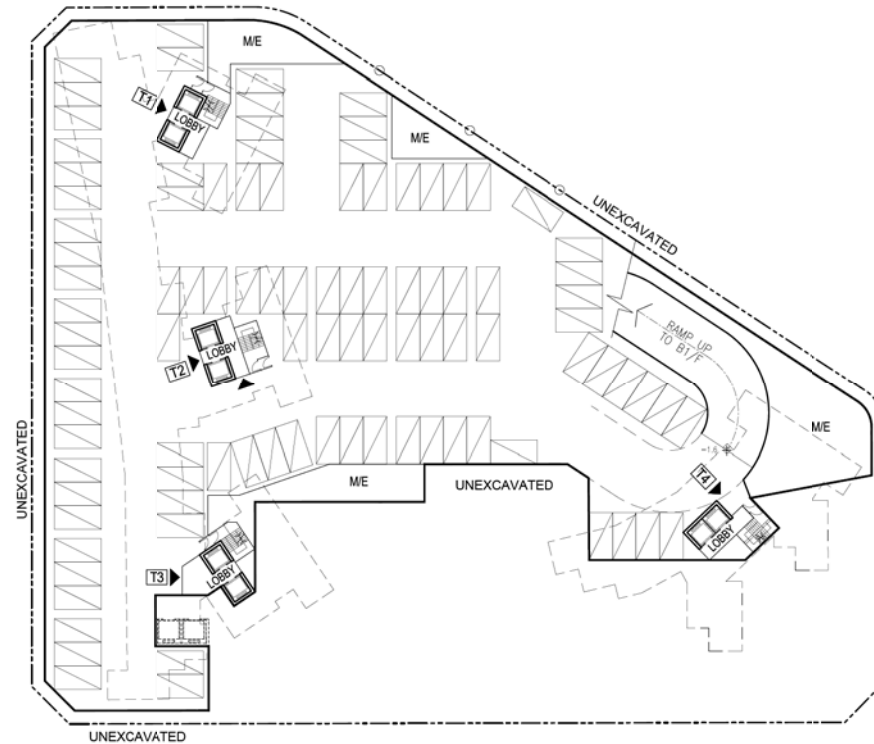
DESIGN INTENT DRAWING

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BASEMENT 1 FLOOR

CARPARK = 91 NOS.
 LGV = 3 NOS.
 HGV = 5 NOS.
 MOTORCYCLE = 7 NOS.



BASEMENT 2 FLOOR

CARPARK = 99 NOS.



BASEMENT 1 & 2 FLOOR PLAN

C Y S Associates (H K) Ltd.
 Architects & Urban Designers.

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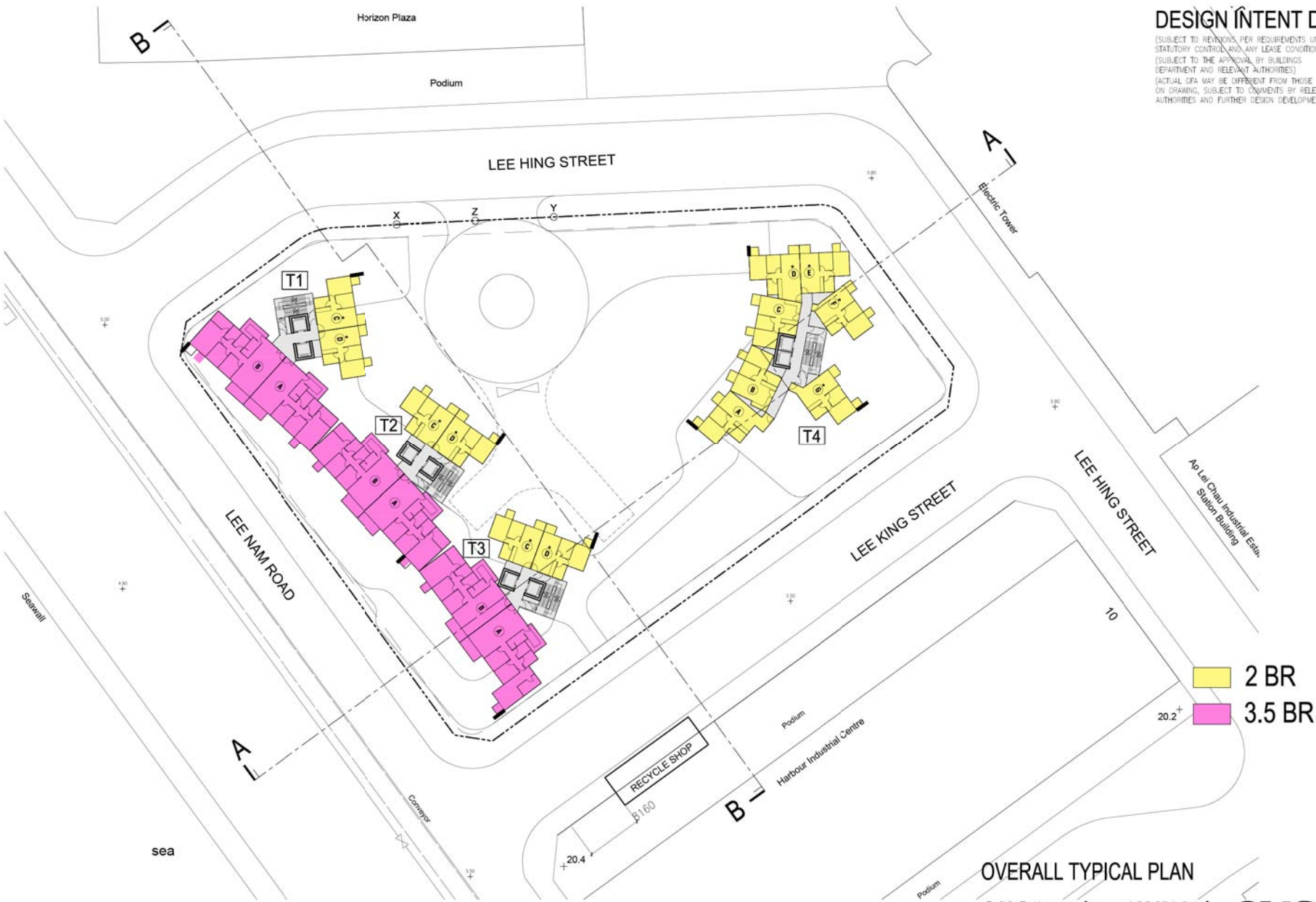
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(資料來源：由申請人提供)
 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 4
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DESIGN INTENT DRAWING

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2 BR
 3.5 BR

OVERALL TYPICAL PLAN

C Y S Associates (H K) Ltd.
 Architects & Urban Designers.
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\\Year0\hong kong\2013\10\ap lei cheu island lot no124\dgn\2017-08-22\alc124-plan_20180716(0)-pc

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

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 5
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DESIGN INTENT DRAWING

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SCHMATIC SECTION A-A

SCHMATIC SECTION A-A

C Y S Associates (H K) Ltd.
 Architects & Urban Designers.

CYS

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\\Year\hong kong\2013\2013-10\up lei chao island lot no124\dgn\2017-08-22\alc124-plan_2018071609-pc



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

參考編號
 REFERENCE No.
 Y/H15/12

繪圖
 DRAWING
 Z - 6



- LEGEND**
- Application Site Boundary
 - Proposed Architectural Scheme
 - Proposed Levels
 - Existing Levels
 - Proposed Tree Planting
 - Proposed Feature Tree Planting
 - Proposed Shrub Planting
 - Proposed Lawn
 - Proposed Paving
 - Proposed Sculptural Feature
 - Proposed Water Feature
 - Proposed Pool Area
 - Proposed Deck Area

FIGURE TITLE Proposed Rezoning from "Other Specified Uses (Business)" 3 to "Residential (Group E)" Zone at No. 111 Lee Nam Road, Ap Lei Chau

Landscape Master Plan - All Levels

SCALE	A.S.	DATE	Jul 2011
CHECKED	CJF	DRAWN	NL
FIGURE NO.	Figure 4.1		REV

Scenic Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

Room 2004, Centre 418, 299 Queens Road Central, Shaung Wan, Hong Kong

Telephone: 2488 2422
 Facsimile: 3016 2422
 Website: scenicstudio.com

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

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 8
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- LEGEND**
- Application Site Boundary
 - Proposed Architectural Scheme
 - Proposed Levels
 - Existing Levels
 - Proposed Tree Planting
 - Proposed Feature Tree Planting
 - Proposed Shrub Planting
 - Proposed Lawn
 - Proposed Paving
 - Proposed Sculptural Feature
 - Proposed Water Feature



FIGURE TITLE Proposed Rezoning from "Other Specified Uses (Business)" 3 to "Residential (Group E)" Zone at No. 111 Lee Nam Road, Ap Lei Chau

Landscape Master Plan - G/F

SCALE	A.S.	DATE	Jul 2011
CHECKED	CJF	DRAWN	NL
FIGURE NO.	Figure 4.2		REV

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Telephone: 2488 2422
 Facsimile: 3016 2422
 Website: scenicstudio.com

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

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 9
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FIGURE TITLE Proposed Rezoning from "Other Specified Uses (Business)" 3 to "Residential (Group E)" Zone at No. 111 Lee Nam Road, Ap Lei Chau

Landscape Master Plan - 1/F

SCALE	A.S.	DATE	Jul 2011
CHECKED	CJF	DRAWN	NL
FIGURE NO.	Figure 4.3		REV

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 Facsimile: 3016 2422
 Website: scenicstudio.com.hk

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

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 10
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Preliminary Perspective Renderings at the access Road



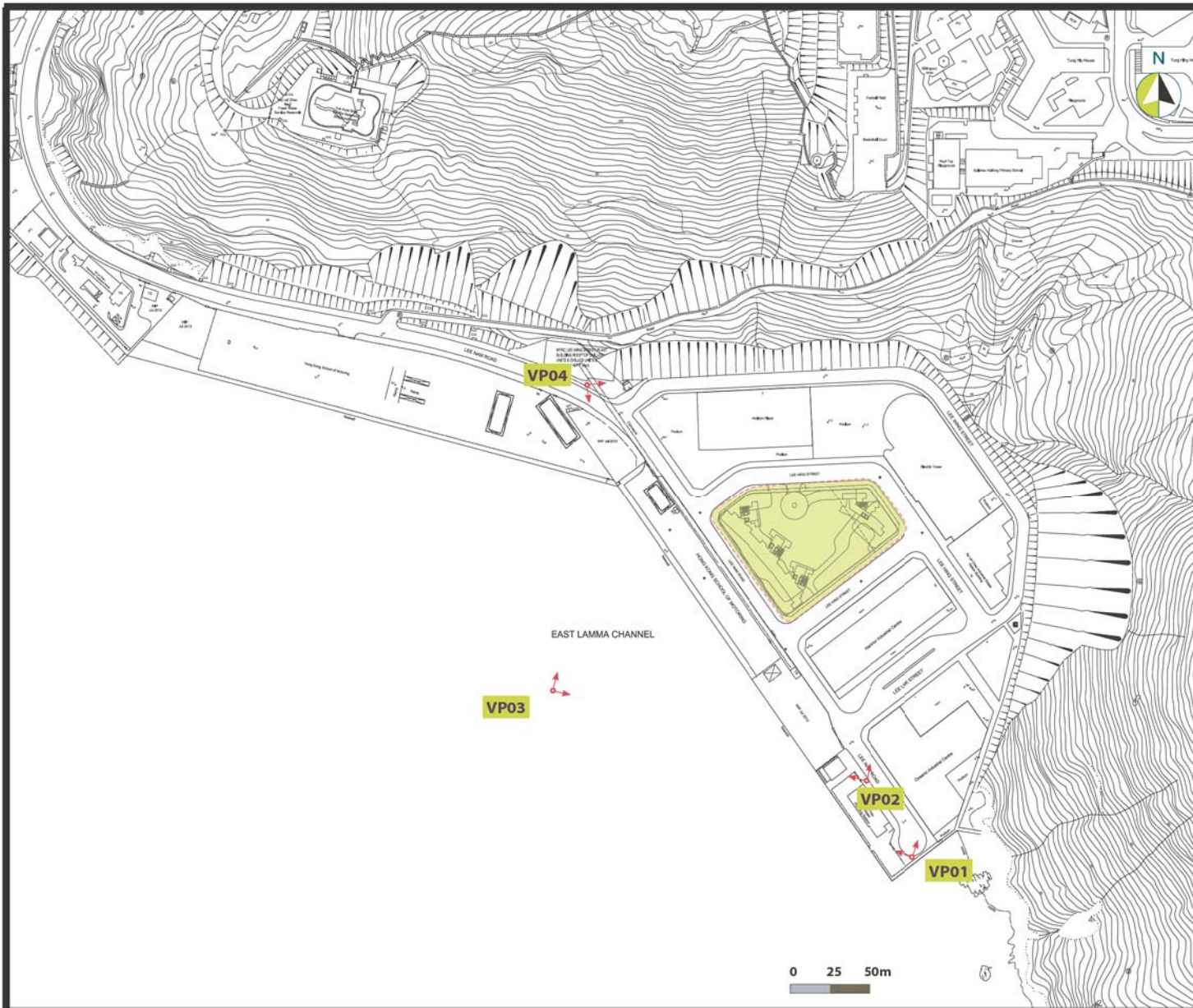
Preliminary Perspective Renderings at Clubhouse, swimming pool deck



Preliminary Perspective Renderings at Communal Courtyard at G/F entrance

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

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 11
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LEGEND:



Location of Application Site



Location of Vantage Point

Location of photomontage vantage points and angle of main view

VP 01 : Views by the end of Lee Nan Road looking north west towards the Application Site

VP 02 : Views by the side of Ap Lei Chau Salt Water Pumping Station looking north west towards the Application Site

VP 03 : Aerial view looking north east from above the east Lamma channel

VP 04 : Views by the side of MTRC Lee Wing Street Plant Building Rooftop Chiller Units & Louver looking south east towards the Application Site

FIGURE TITLE Proposed Rezoning from "Other Specified Uses (Business)" 3 to "Residential (Group E)" Zone at No. 111 Lee Nam Road, Ap Lei Chau

Visual Appraisal Location of Photomontage Vantage Points

SCALE	N.T.S.	DATE	June 2018
CHECKED	CLF	DRAWN	VC
FIGURE NO.	Figure 1		REV



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 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
 Room 2004, CentreMark, 289 Queen's Road Central, Sheung Wan, Hong Kong
 Telephone: 2468 2422
 Facsimile: 2816 2422
 Website: www.scenelandscape.com

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

參考編號
 REFERENCE No.
 Y/H15/12

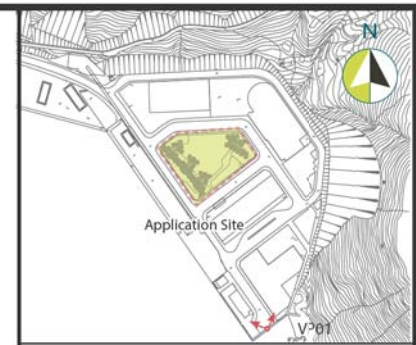
繪圖
 DRAWING
 Z - 12



Vantage Point 01: Views by the end of Lee Nan Road looking north west towards the Application Site (Existing Situation)



Vantage Point 01: Views by the end of Lee Nan Road looking north west towards the Application Site (Proposed Scheme)



Vantage Point 01 (VP01)

Vantage point elevation: +5.00mPD (approx)
View distance: 170m
Maximum height of Approved Scheme: +100mPD

FIGURE TITLE Proposed Rezoning from "Other Specified Uses (Business)" 3 to "Residential (Group E)" Zone at No. 111 Lee Nam Road, Ap Lei Chau

Visual Appraisal : Proposed Vantage Point 01

SCALE	N.T.S.	DATE	June 2018
CHECKED	CJF	DRAWN	VC
FIGURE NO.	Figure 2		REV
			-

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Facsimile: 2816 2422
Website: scenicplanning.com

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

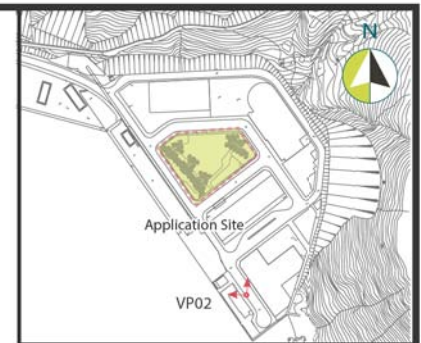
參考編號
REFERENCE No.
Y/H15/12

繪圖
DRAWING
Z - 13



Ap Lei Chau Salt Water Pumping Station

Mtrc Lee Wing Street Plant Building
Rooftop Chiller Units & Chiller
Units & Louver (~MPD 36m)



Vantage Point 02 (VP02)

Vantage point elevation: +4.90mPD (approx)
View distance: 110m
Maximum height of Approved
Scheme: +100mPD

Vantage Point 02: Views by the side of Ap Lei Chau Salt Water Pumping Station looking north west towards the Application Site (**Existing Situation**)



Ap Lei Chau Salt Water Pumping Station

Mtrc Lee Wing Street Plant Building
Rooftop Chiller Units & Chiller
Units & Louver (~MPD 36m)

Vantage Point 02: Views by the side of Ap Lei Chau Salt Water Pumping Station looking north west towards the Application Site (**Proposed Scheme**)

FIGURE TITLE Proposed Rezoning from "Other Specified Uses (Business)" 3 to "Residential (Group E)" Zone at No. 111 Lee Nam Road, Ap Lei Chau

Visual Appraisal : Proposed Vantage Point 02

SCALE	N.T.S.	DATE	June 2018
CHECKED	CJF	DRAWN	VC
FIGURE NO.	Figure 3		REV
			-

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Facsimile: 2016 2422
Website: scenicplanning.com

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

參考編號
REFERENCE No.
Y/H15/12

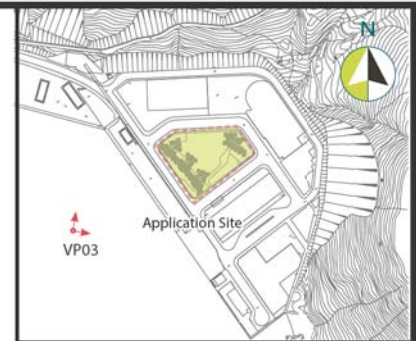
繪圖
DRAWING
Z - 14



Vantage Point 03: Aerial view looking north east from above the east Lamma channel (**Existing Situation**)



Vantage Point 03: Aerial view looking north east from above the east Lamma channel (**Proposed Scheme**)



Vantage Point 03 (VP03)

Vantage point elevation: +43mPD (approx)
View space: 900m (approx)
Maximum height of Approved Scheme:
+100mPD



FIGURE TITLE Proposed Rezoning from "Other Specified Uses (Business)" 3 to "Residential (Group E)" Zone at No. 111 Lee Nam Road, Ap Lei Chau
Visual Appraisal : Proposed Vantage Point 03

SCALE	N.T.S.	DATE	June 2018
CHECKED	CJF	DRAWN	VC
FIGURE NO.	Figure 4		REV
			-

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Facsimile: 3016 2422
Website: scenicplanning.com

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(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 15
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Harbour Industrial Centre

Vantage Point 04: Views by the side of MTRC Lee Wing Street Plant Building Rooftop Chiller Units & Louver looking south east towards the Application Site (Existing Situation)



Harbour Industrial Centre

Vantage Point 04: Views by the side of MTRC Lee Wing Street Plant Building Rooftop Chiller Units & Louver looking south east towards the Application Site (Proposed Scheme)



Vantage Point 04 (VP04)

Vantage point elevation: +5.00mPD (approx)
 Viewing distance: 99.6m
 Maximum height of Approved Scheme:
 +100mPD

FIGURE TITLE	Proposed Rezoning from "Other Specified Uses (Business)" 3 to "Residential (Group E)" Zone at No. 111 Lee Nam Road, Ap Lei Chau		
Visual Appraisal : Proposed Vantage Point 04			

SCALE	N.T.S.	DATE	June 2018
CHECKED	CJF	DRAWN	VC
FIGURE NO.	Figure 5		REV
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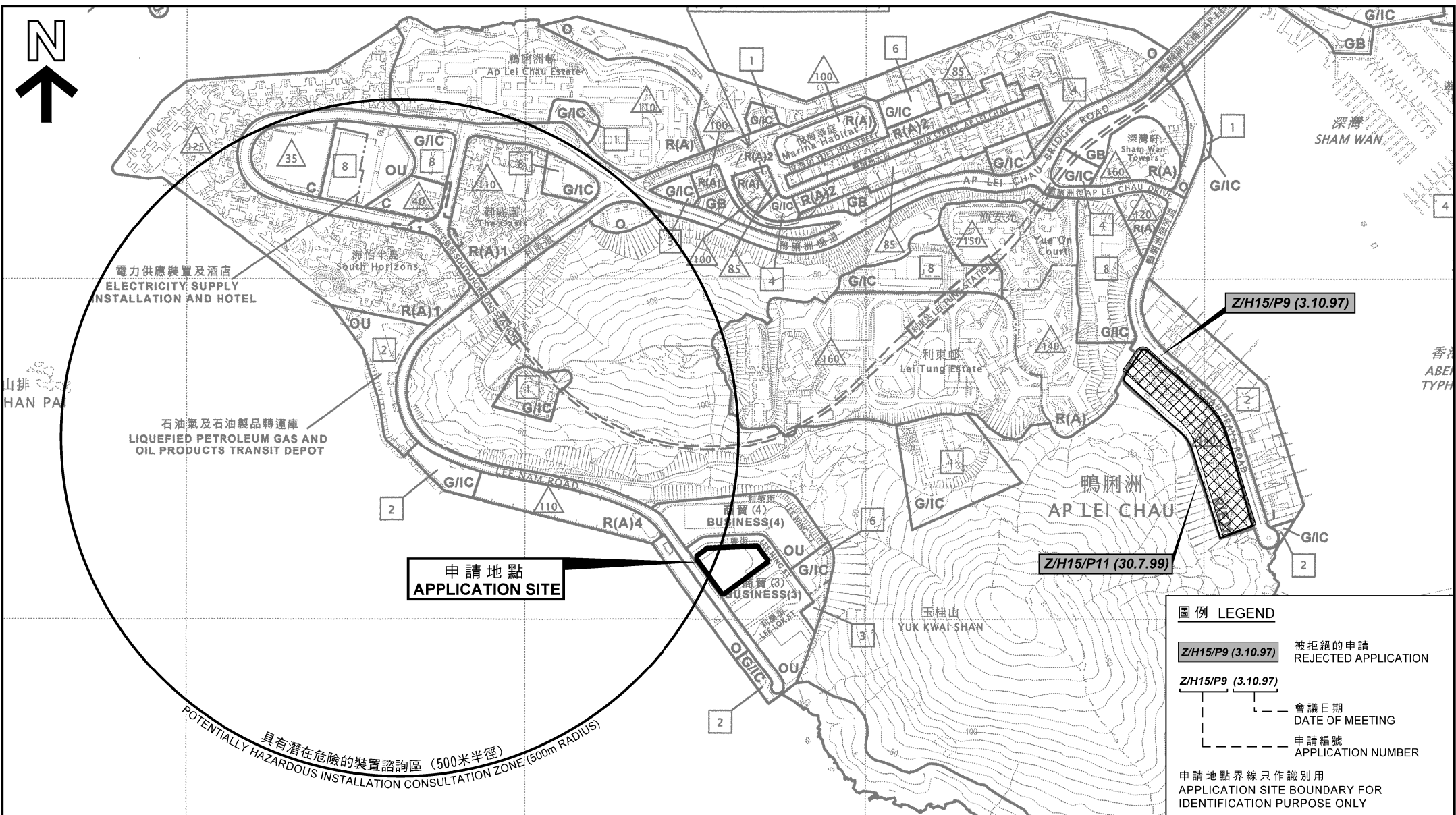
Scenic Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

Room 2004, CentreMark, 288 Queens Road Central, Sheung Wan, Hong Kong

Telephone: 2468 2422
 Fax/Hotline: 3016 2422
 Website: scenicplanning.com

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 (SOURCE : SUBMITTED BY THE APPLICANT)

參考編號 REFERENCE No. Y/H15/12	繪圖 DRAWING Z - 16
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山排 HAN PA

深灣 SHAM WAN

香港 ABER TYPH

鴨洲 AP LEI CHAU

玉桂山 YUK KWAI SHAN

申請地點 APPLICATION SITE

Z/H15/P11 (30.7.99)

Z/H15/P9 (3.10.97)

POTENTIALLY HAZARDOUS INSTALLATION CONSULTATION ZONE (500m RADIUS)

圖例 LEGEND

Z/H15/P9 (3.10.97) 被拒絕的申請 REJECTED APPLICATION

Z/H15/P9 (3.10.97) 會議日期 DATE OF MEETING

Z/H15/P9 (3.10.97) 申請編號 APPLICATION NUMBER

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1月11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 11.1.2019
BASED ON OUTLINE ZONING PLAN
No. S/H15/33 APPROVED ON 21.8.2018

位置圖 LOCATION PLAN


把「其他指定用途」註明「商貿(3)」地帶
改劃為「住宅(戊類)」地帶
鴨洲利南道111號

TO REZONE THE APPLICATION SITE FROM
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS (3)"
TO "RESIDENTIAL (GROUP E)"
111 LEE NAM ROAD, AP LEI CHAU

SCALE 1 : 7 500 比例尺

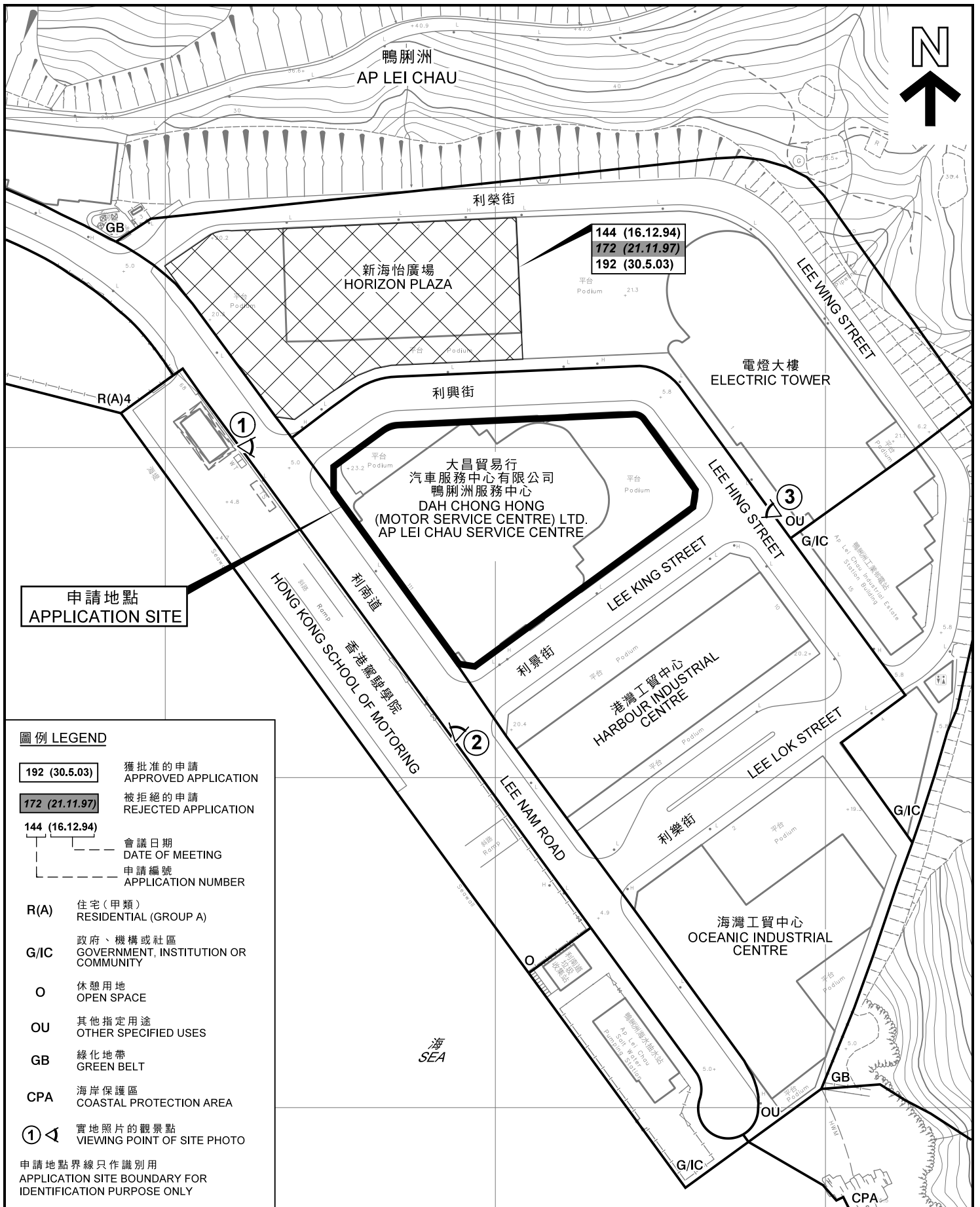
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規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No.
Y/H15/12

圖 PLAN
Z - 1



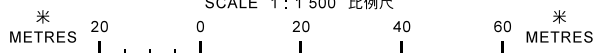
申請地點
APPLICATION SITE

圖例 LEGEND

- 192 (30.5.03) 獲批准的申請
APPROVED APPLICATION
 - 172 (21.11.97) 被拒絕的申請
REJECTED APPLICATION
 - 144 (16.12.94) 會議日期
DATE OF MEETING
 - 1 申請編號
APPLICATION NUMBER
 - 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
 - GB 綠化地帶
GREEN BELT
 - CPA 海岸保護區
COASTAL PROTECTION AREA
 - ① 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

把「其他指定用途」註明「商貿(3)」地帶
改劃為「住宅(戊類)」地帶
鴨脷洲利南道111號
TO REZONE THE APPLICATION SITE FROM
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS (3)"
TO "RESIDENTIAL (GROUP E)"
111 LEE NAM ROAD, AP LEI CHAU
SCALE 1 : 1 500 比例尺



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/H15/12

圖 PLAN
Z - 2

本摘要圖於2019年1月24日擬備，
所根據的資料為測量圖編號
15-NW-3C及3D
EXTRACT PLAN PREPARED ON 24.1.2019
BASED ON SURVEY SHEETS No.
15-NW-3C & 3D



鴨洲
AP LEI CHAU

利榮街

新海怡廣場
HORIZON PLAZA

LEE WING STREET

電燈大樓
ELECTRIC TOWER

利興街 LEE HING STREET

大昌貿易行汽車服務中心有限公司
鴨洲服務中心
DAH CHONG HONG
(MOTOR SERVICE CENTRE) LTD.
AP LEI CHAU SERVICE CENTRE

申請地點
APPLICATION SITE

利南道

利豐街

港灣工貿中心
HARBOUR INDUSTRIAL
CENTRE

HONG KONG SCHOOL OF MOTORING

LEE NAM ROAD

利樂街

LEE LOK STREET

海灣工貿中心
OCEANIC INDUSTRIAL
CENTRE

SEA

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

航攝照片 AERIAL PHOTO

把「其他指定用途」註明「商貿(3)」地帶
改劃為「住宅(戊類)」地帶
鴨洲利南道111號

TO REZONE THE APPLICATION SITE FROM
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS (3)"
TO "RESIDENTIAL (GROUP E)"
111 LEE NAM ROAD, AP LEI CHAU

規劃署
PLANNING
DEPARTMENT



本摘要圖於2019年1月11日擬備，所根據的
資料為地政總署於2018年3月10日拍得的
航攝照片編號E034279C

EXTRACT PLAN PREPARED ON 11.1.2019
BASED ON AERIAL PHOTO No.E034279C
TAKEN ON 10.3.2018 BY
LANDS DEPARTMENT

參考編號
REFERENCE No.

Y/H15/12

圖 PLAN

Z - 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1月11日擬備，所根據的資料為攝於2018年4月27日的實地照片
EXTRACT PLAN PREPARED ON 11.1.2019
BASED ON SITE PHOTOS TAKEN ON 27.4.2018

把「其他指定用途」註明「商貿(3)」地帶
改劃為「住宅(戊類)」地帶
鴨洲利南道111號
TO REZONE THE APPLICATION SITE FROM
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS (3)"
TO "RESIDENTIAL (GROUP E)"
111 LEE NAM ROAD, AP LEI CHAU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/H15/12

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

實地照片 SITE PHOTO

本圖於2019年1月11日擬備，所根據的資料為攝於2018年4月27日的實地照片
EXTRACT PLAN PREPARED ON 11.1.2019
BASED ON SITE PHOTO TAKEN ON 27.4.2018

把「其他指定用途」註明「商貿(3)」地帶
改劃為「住宅(戊類)」地帶
鴨洲利南道111號
TO REZONE THE APPLICATION SITE FROM
"OTHER SPECIFIED USES" ANNOTATED "BUSINESS (3)"
TO "RESIDENTIAL (GROUP E)"
111 LEE NAM ROAD, AP LEI CHAU

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/H15/12

圖 PLAN
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