



HOI YU STREET

MASTER PLAN

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

參考編號  
REFERENCE No.  
**A/H21/150**

繪圖  
DRAWING  
A - 1



- HOTEL LOBBY
- PARKING
- F&B LOBBY
- BOH
- PC
- LB - LAY BYS
- TOUR BUS
- GV
- MOTORCYCLE
- DISABLE PRIVATE CAR

Basement 2 Plan



HOI YU STREET

B2 PLAN

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

參考編號  
REFERENCE No.  
**A/H21/150**

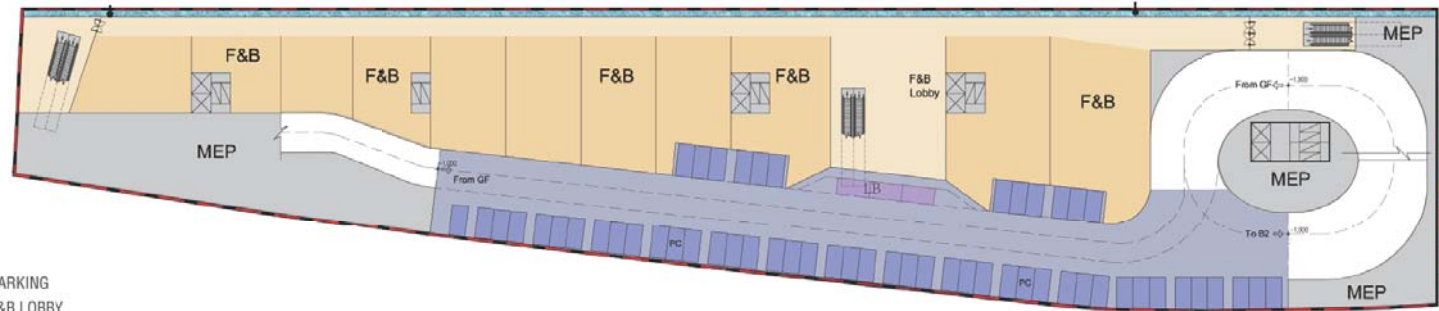
繪圖  
DRAWING  
**A - 2**



AQUARIUM



AQUARIUM



- PARKING
- F&B LOBBY
- F&B
- BOH
- PC- PRIVATE CAR PARKING
- LB - LAY BY

Basement 1 Plan



HOI YU STREET

B1 PLAN

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

參考編號  
REFERENCE No.  
**A/H21/150**

繪圖  
DRAWING  
**A - 3**



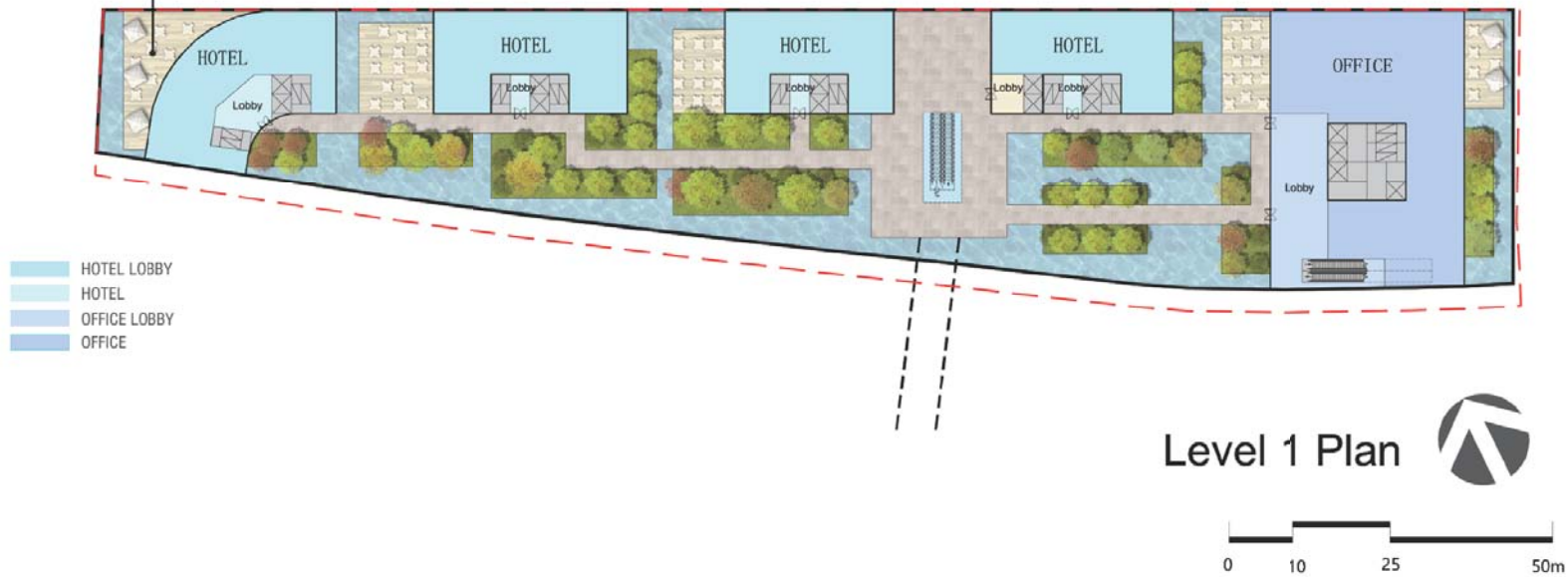
資料來源：由申請人提供  
 SOURCE : SUBMITTED BY THE APPLICANT

參考編號  
 REFERENCE No.  
**A/H21/150**

繪圖  
 DRAWING  
**A - 4**



F&B DECK



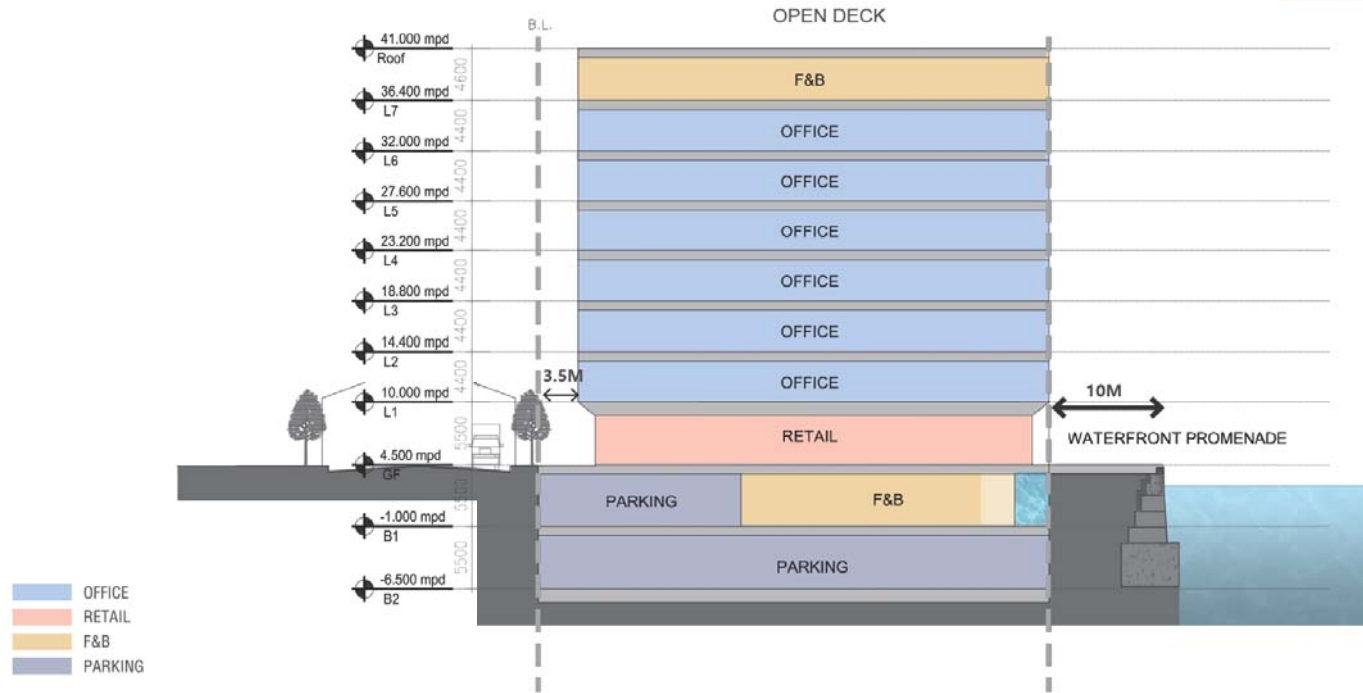
HOI YU STREET

FIRST FLOOR

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

參考編號  
 REFERENCE No.  
**A/H21/150**

繪圖  
 DRAWING  
**A - 5**



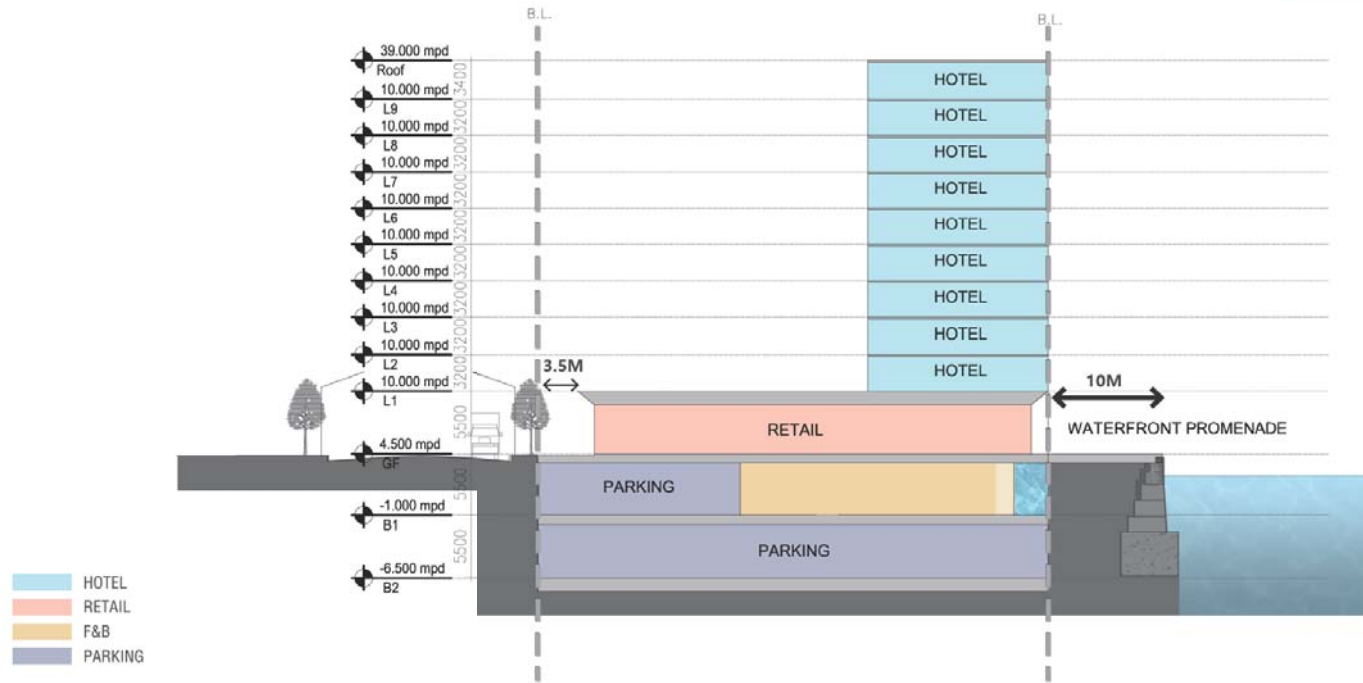
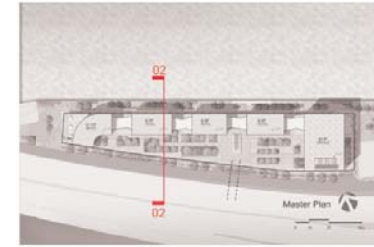
HOI YU STREET

SECTION 01

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

參考編號  
REFERENCE No.  
A/H21/150

繪圖  
DRAWING  
A - 6



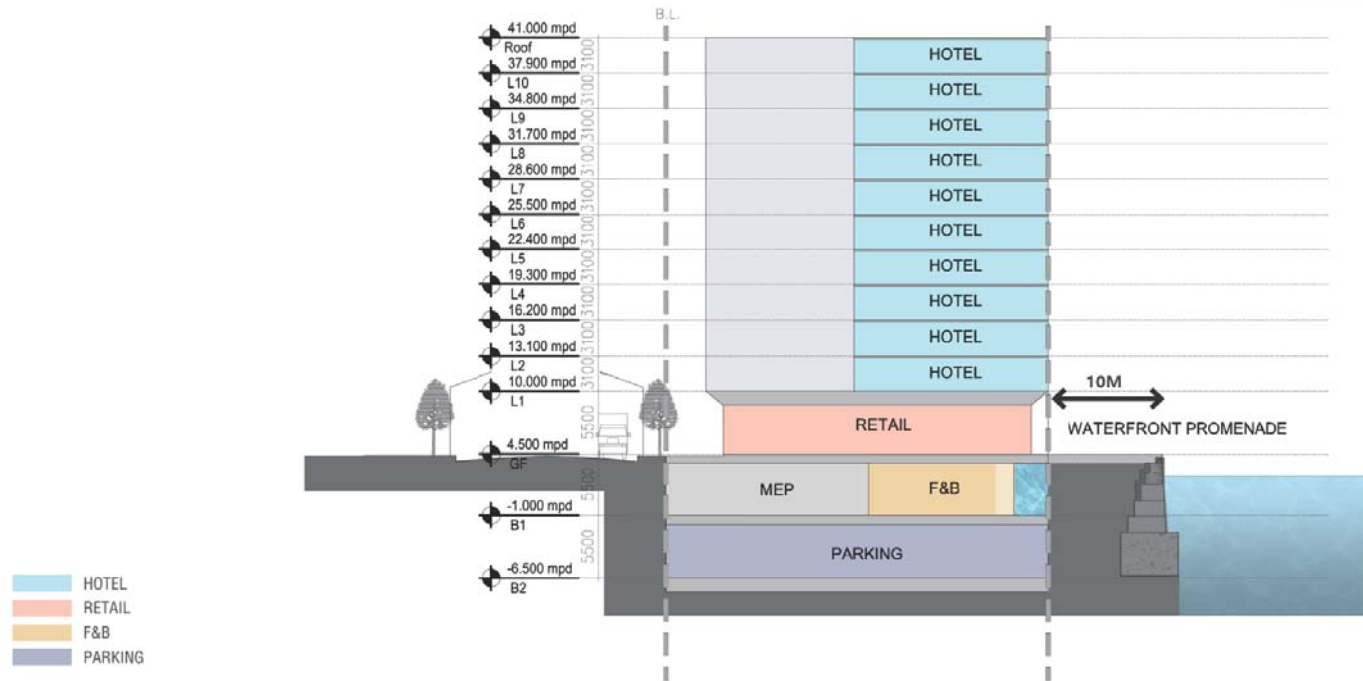
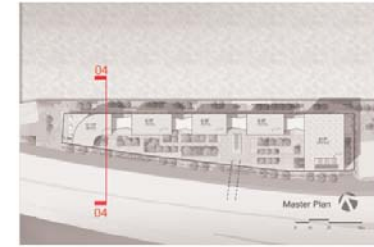
HOI YU STREET

SECTION 02

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

參考編號  
REFERENCE No.  
**A/H21/150**

繪圖  
DRAWING  
**A - 7**



HOI YU STREET

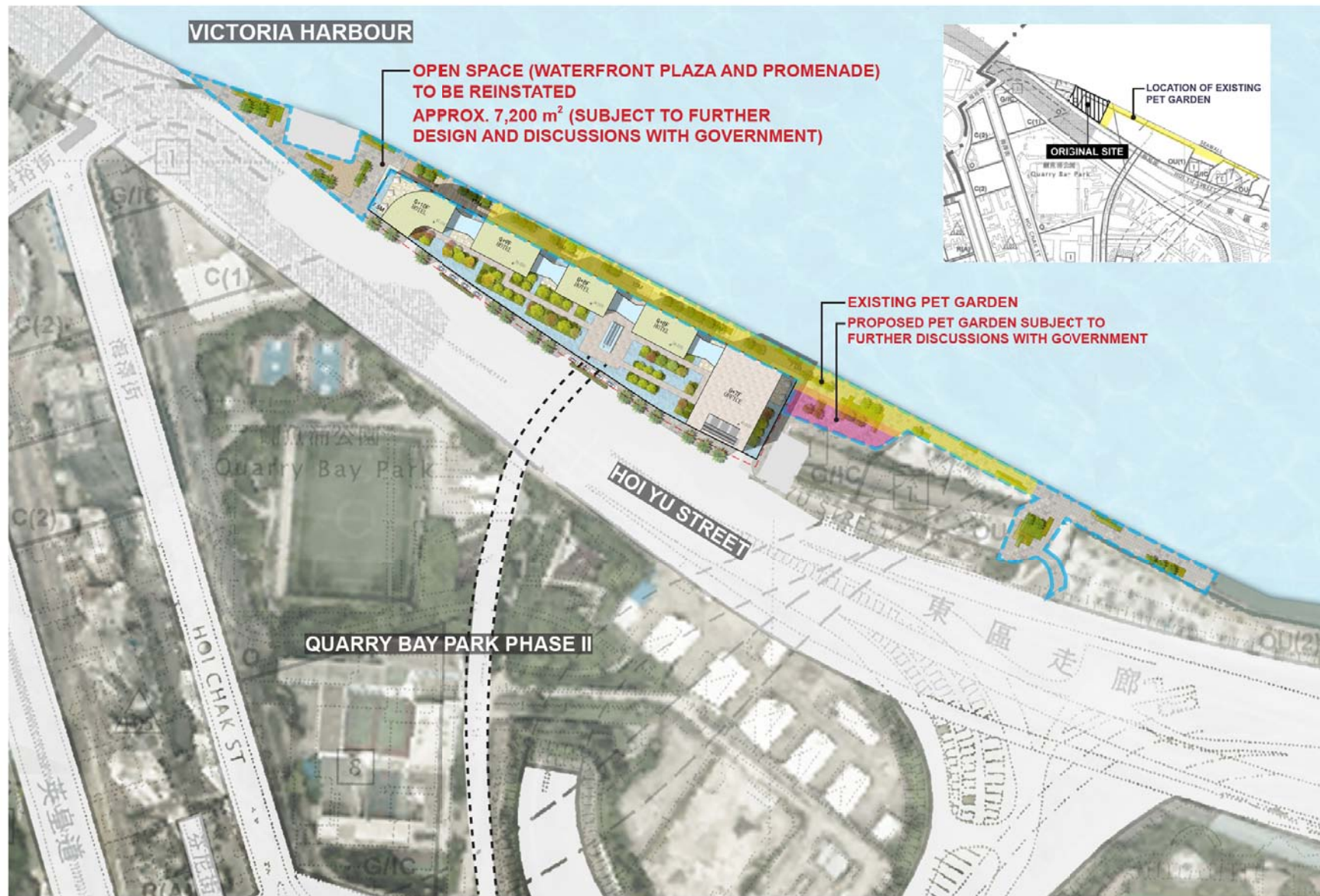
SECTION 04

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

參考編號  
REFERENCE No.  
A/H21/150

繪圖  
DRAWING  
A - 8



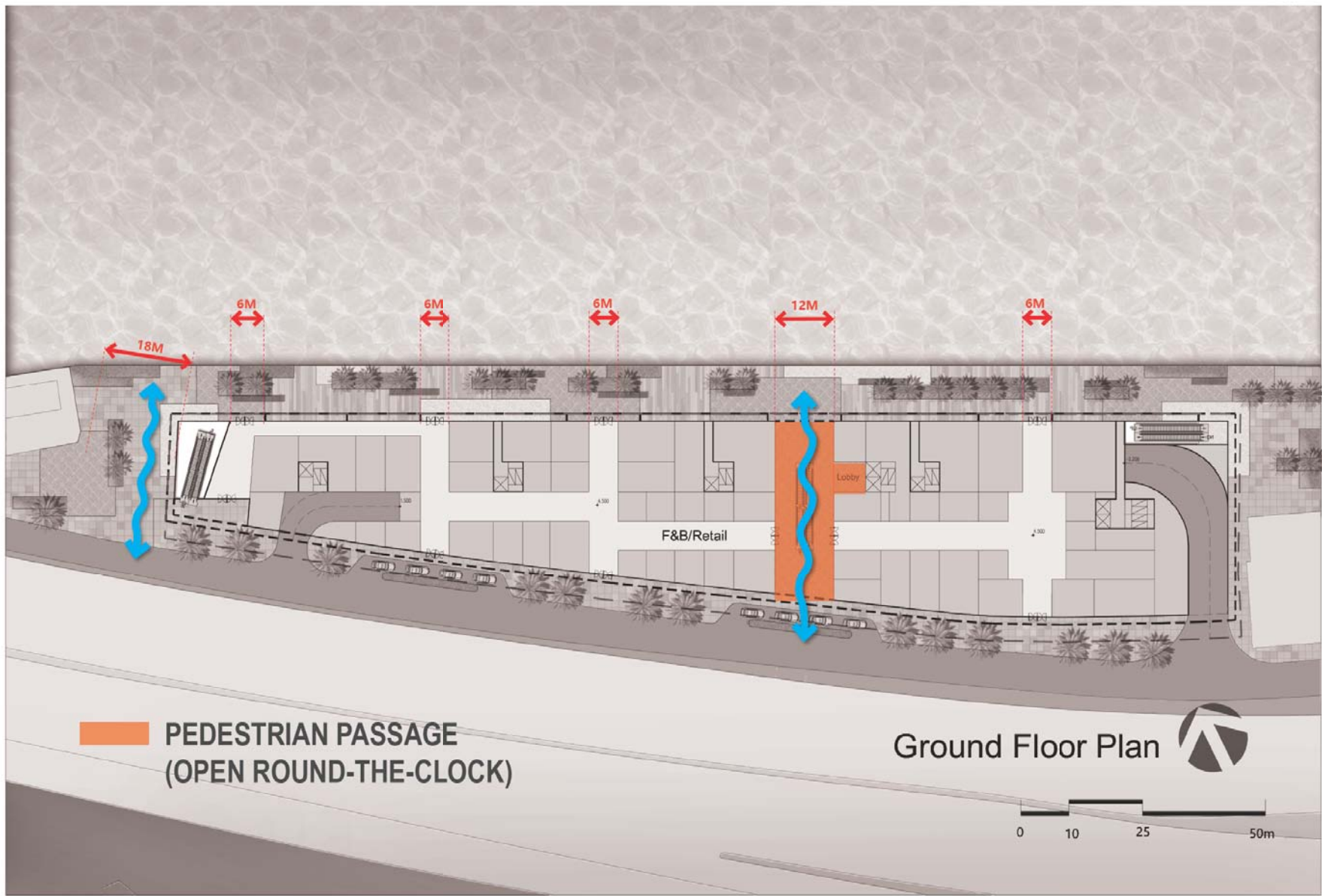


HOI YU STREET

PUBLIC ACCESSIBLE AREAS

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

參考編號 REFERENCE No. <b>A/H21/150</b>	繪圖 DRAWING <b>A - 9</b>
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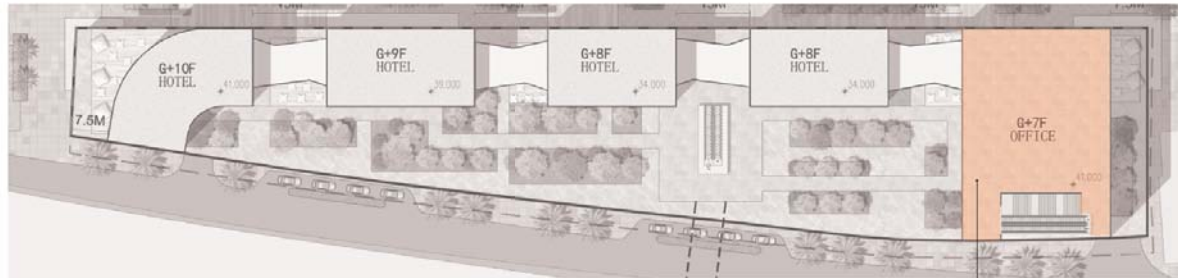


HOI YU STREET

WATERFRONT ACCESSIBILITY

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

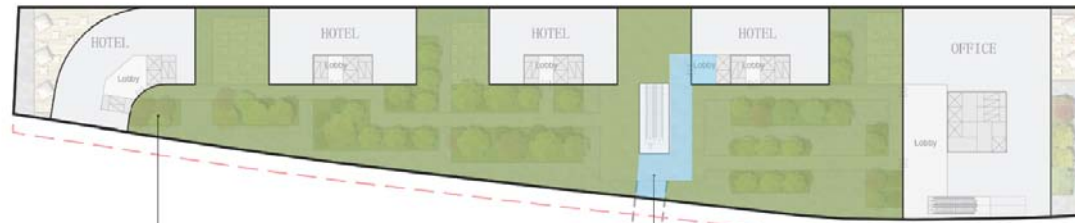
參考編號 REFERENCE No. <b>A/H21/150</b>	繪圖 DRAWING <b>A - 10</b>
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ROOF PLAN

APPROX. 1,120 m<sup>2</sup>

**OPEN DECK**  
(TO BE ACCOMMODATED WITHIN THE ROOF LEVEL OF THE OFFICE BLOCK - OPEN TO PUBLIC WHEN EVENTS ARE CARRIED OUT)



LEVEL 1

**PRIVATE LANDSCAPE DECK (OPEN TO PUBLIC AT REASONABLE TIMES)**  
APPROX. 3,780 m<sup>2</sup>

**PEDESTRIAN PASSAGE (OPEN ROUND-THE-CLOCK)**  
APPROX. 180 m<sup>2</sup>

**LANDSCAPED DECK AT PODIUM LEVEL**  
**PRIVATE LANDSCAPE DECK** (OPEN TO PUBLIC AT REASONABLE HOURS)



GROUND FLOOR

APPROX. 470 m<sup>2</sup>

**PEDESTRIAN PASSAGE (OPEN ROUND-THE-CLOCK)** OPEN TO THE PUBLIC (CONNECTING HOI YU STREET TO THE PROMENADE AND UP TO LANDSCAPED DECK AT PODIUM LEVEL)

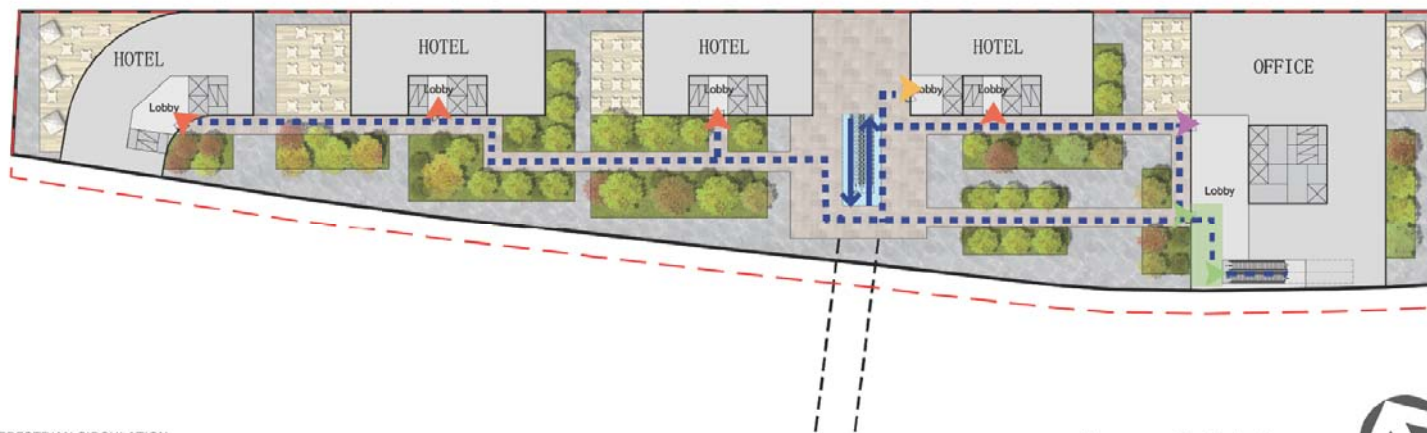
HOI YU STREET

PUBLIC ACCESSIBLE AREAS

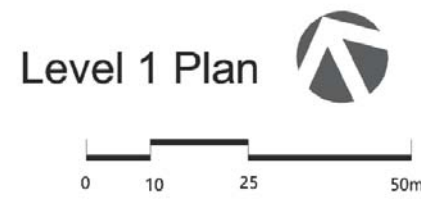
資料來源：由申請人提供  
SOURCE : SUBMITTED BY THE APPLICANT

參考編號  
REFERENCE No.  
**A/H21/150**

繪圖  
DRAWING  
A - 11



- ■ ■ ■ PEDESTRIAN CIRCULATION
- ▲ HOTEL ENTRANCE
- ▲ OFFICE ENTRANCE
- ▲ DISABLED LIFT LOBBY (FOR PUBLIC USE)
- ▲ PUBLIC ACCESS TO OPEN DECK



HOI YU STREET

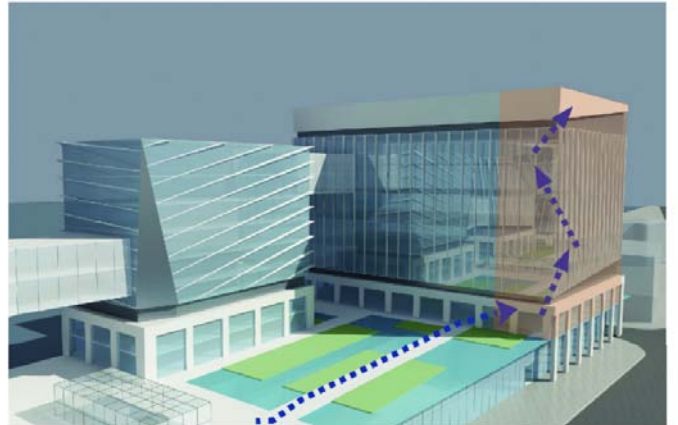
PEDESTRIAN CIRCULATION AT L1

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

參考編號 REFERENCE No. <b>A/H21/150</b>	繪圖 DRAWING A - 12
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HOI YU STREET



PUBLIC ACCESS TO OPEN DECK (WHEN EVENTS ARE CARRIED OUT)



HOI YU STREET

RENDERING

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

參考編號  
REFERENCE No.  
A/H21/150

繪圖  
DRAWING  
A - 13

**EXISTING CONDITION**



**BASELINE SCHEME**



**PROPOSED SCHEME**



QBW

**FIGURE 5 VIEWPOINT 1 : VIEW FROM THE QUARRY BAY PROMENADE**

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

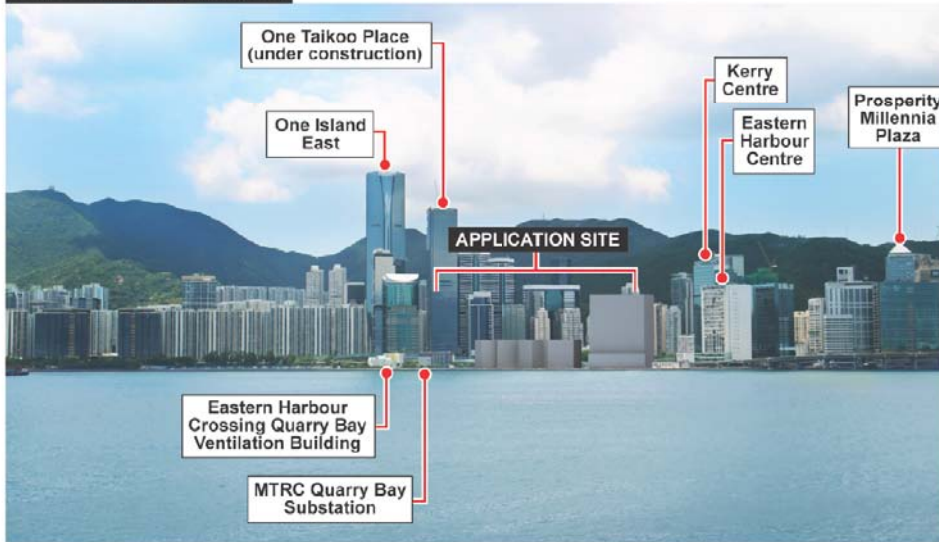
參考編號  
REFERENCE No.  
A/H21/150

繪圖  
DRAWING  
A - 14

**EXISTING CONDITION**



**BASELINE SCHEME**



**PROPOSED SCHEME**



QBW

**FIGURE 12 VIEWPOINT 8 : STRATEGIC VIEWPOINT FROM THE KAI TAK CRUISE TERMINAL**

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

參考編號  
REFERENCE No.  
A/H21/150

繪圖  
DRAWING  
A - 15

**EXISTING CONDITION**



**BASELINE SCHEME**



**PROPOSED SCHEME**



QBW

**FIGURE 9 VIEWPOINT 5 : VIEW FROM THE QUARRY BAY PARK PHASE II**

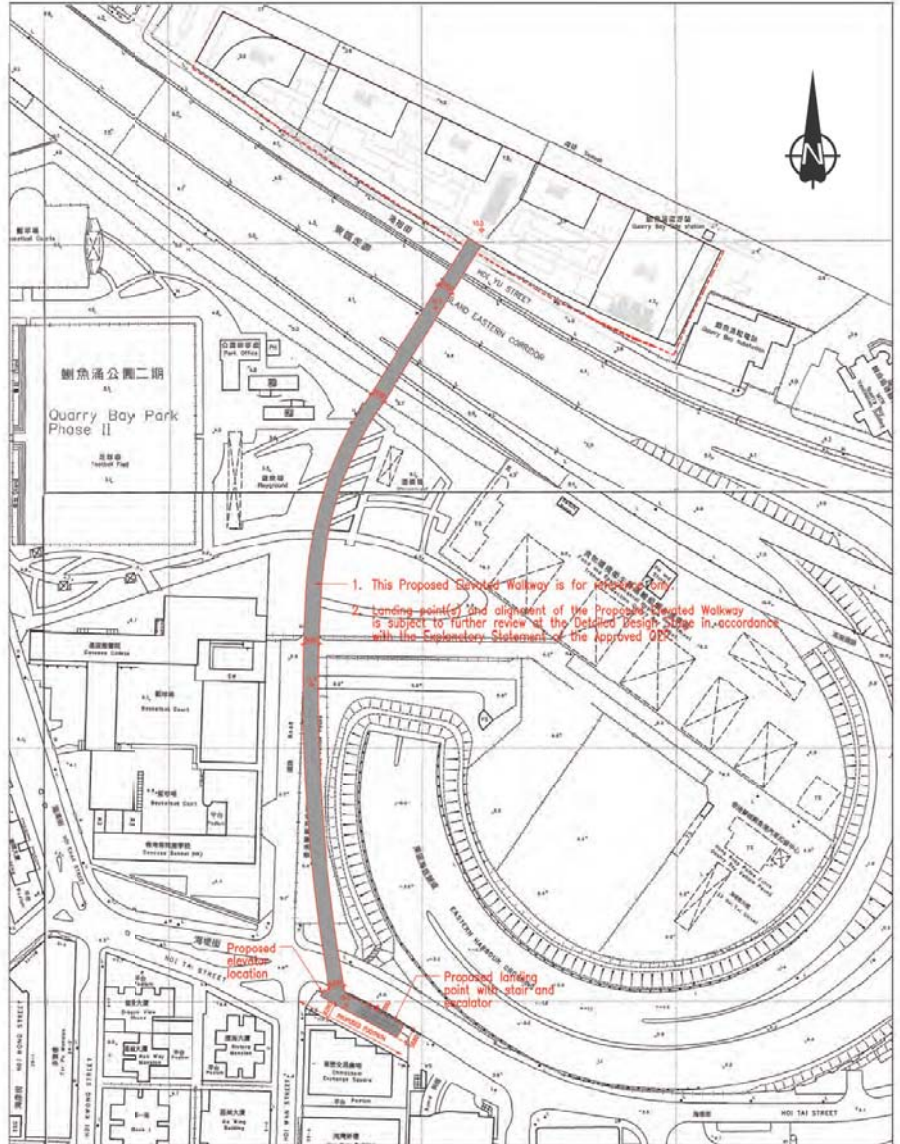
資料來源：由申請人提供  
SOURCE : SUBMITTED BY THE APPLICANT

參考編號  
REFERENCE No.  
A/H21/150

繪圖  
DRAWING  
A - 16



For Reference Only



1. This Proposed Elevated Walkway is for reference only.
2. Landing point(s) and alignment of the Proposed Elevated Walkway is subject to further review at the Detailed Design Stage in accordance with the Explanatory Statement of the Approved OPR.

Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Project Title  
**S16 APPLICATION FOR PROPOSED WATERFRONT LEISURE, TOURISM AND COMMERCIAL DEVELOPMENT AT HOI YU STREET, QUARRY BAY**

Drawing Title  
**INDICATIVE LAYOUT OF PROPOSED ELEVATED WALKWAY**

Designed WTH Checked WCY Scale NTS Date NOV 2018 Drawing No. **2.5** Rev. -

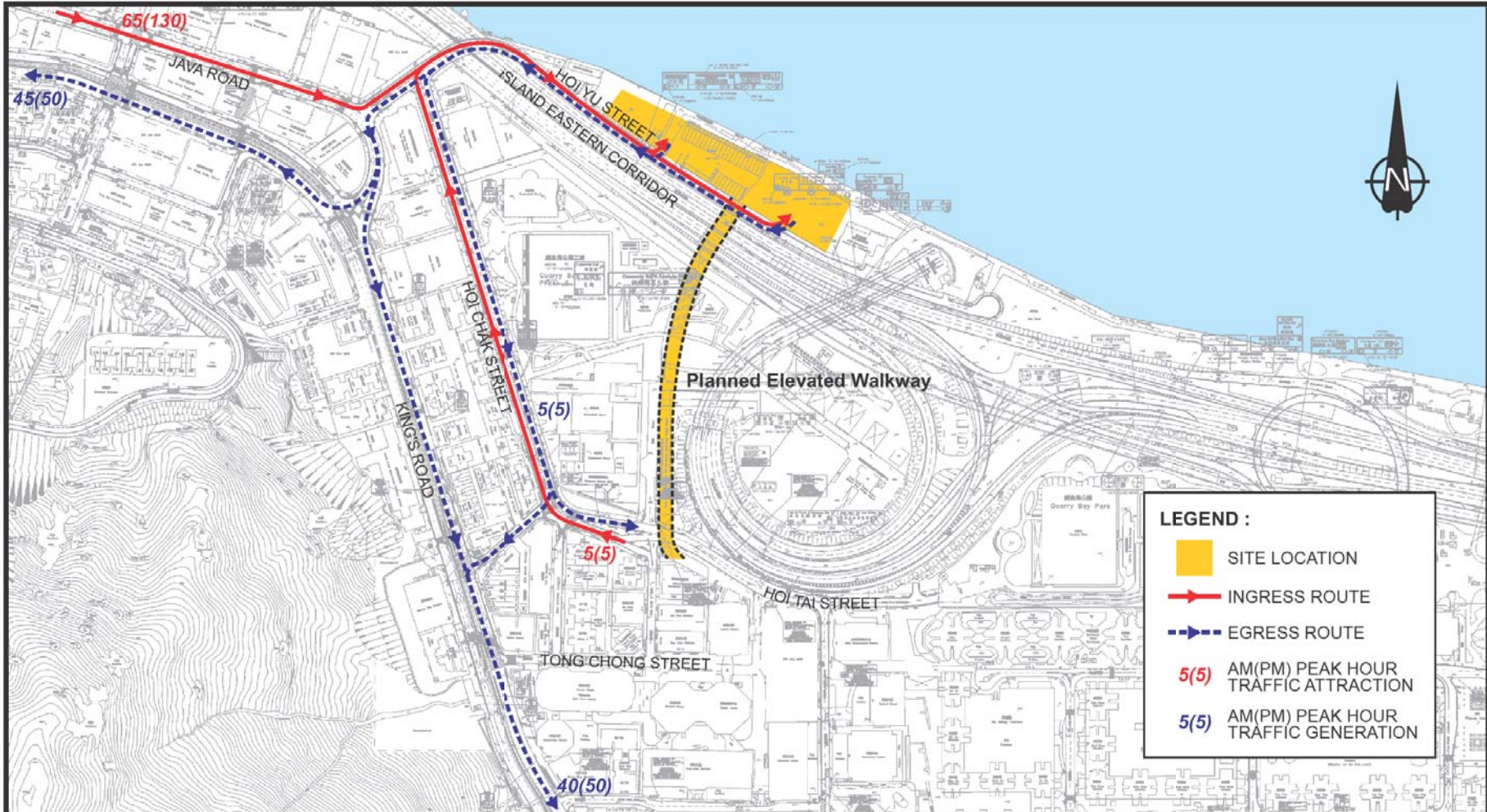


PK-50356610/TA1/F25.CDR/LLH14NOV18

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

參考編號  
 REFERENCE No.  
**A/H21/150**

繪圖  
 DRAWING  
 A - 17



**LEGEND :**

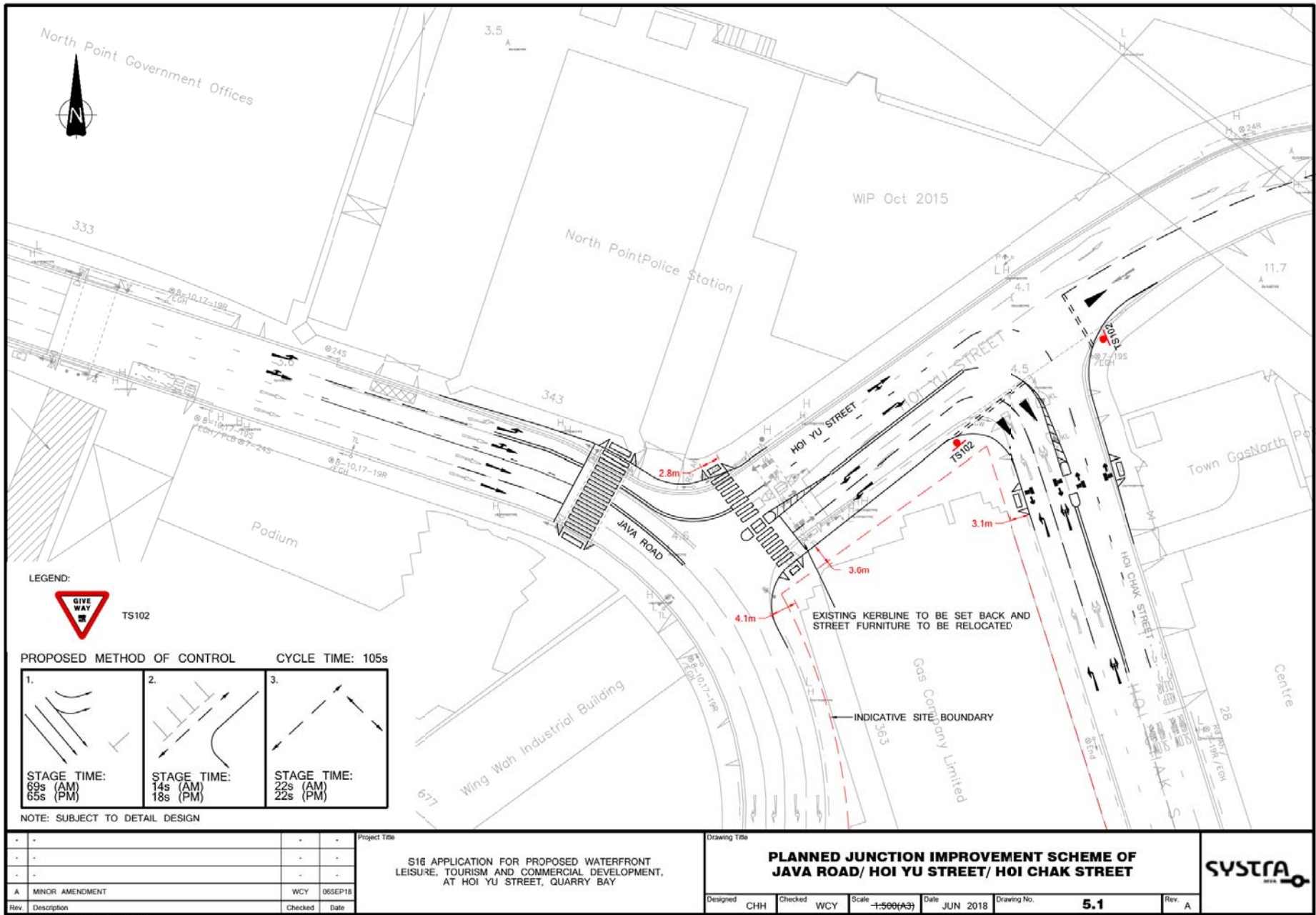
- SITE LOCATION
- INGRESS ROUTE
- EGRESS ROUTE
- 5(5) AM(PM) PEAK HOUR TRAFFIC ATTRACTION
- 5(5) AM(PM) PEAK HOUR TRAFFIC GENERATION

A	MINOR AMENDMENT	WCY	7DEC18	-	-	-	-	-	-		
Rev.	Description	Checked	Date	Rev.	Description	Checked	Date	Rev.	Description	Checked	Date
Project Title				Drawing Title							
S16 APPLICATION FOR PROPOSED WATERFRONT LEISURE, TOURISM AND COMMERCIAL DEVELOPMENT AT HOI YU STREET, QUARRY BAY				FUTURE KEY INGRESS AND EGRESS TRAFFIC ROUTES							
Designed	WITH	Checked	WCY	Scale	NTS	Date	NOV 2018	Drawing No.	4.3	Rev.	A

PHK50356610/TIA1/F43-A.CDR/LLH/7/DEC18

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

參考編號 REFERENCE No. <b>A/H21/150</b>	繪圖 DRAWING A - 18
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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/H21/150

繪圖  
DRAWING  
A - 19



維多利亞港  
VICTORIA HARBOUR

先前申請  
PREVIOUS APPLICATION  
122 (8.9.08)  
上訴駁回  
APPEAL DISMISSED

高架行人走廊  
(有待詳細設計)  
ELEVATED WALKWAY  
(SUBJECT TO DETAILED DESIGN)

文化及/或商業、  
消閒及與旅遊有關的用途  
CULTURAL AND / OR COMMERCIAL,  
LEISURE AND TOURISM RELATED USES

東區海底隧道通風大樓  
EASTERN HARBOUR CROSSING  
VENTILATION BUILDING

文化及/或商業、  
消閒及與旅遊有關的用途  
CULTURAL AND / OR COMMERCIAL,  
LEISURE AND TOURISM RELATED USES

申請地點  
APPLICATION SITE

Z/H21/2 (3.1.03)

**圖例 LEGEND**

122 (8.9.08) 被拒絕的申請  
REJECTED APPLICATION

122 (8.9.08) 會議日期  
DATE OF MEETING

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、辦公室、商店及服務行業、食肆、  
康體文娛場所及高架行人走廊並略為放寬建築物高度限制  
香港鰂魚涌海裕街內地段第8590號餘段(部分)及第8723號餘段(部分)  
和毗連政府土地，及連接至海堤街的一塊狹長政府土地  
PROPOSED HOTEL, OFFICE, SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION,  
SPORTS OR CULTURE AND ELEVATED WALKWAY  
WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION  
INLAND LOTS 8590 RP (PART) AND 8723 RP (PART) AND ADJOINING GOVERNMENT LAND,  
HOI YU STREET, AND A STRIP OF GOVERNMENT LAND  
CONNECTING TO HOI TAI STREET, QUARRY BAY, HONG KONG

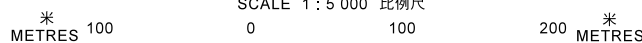
SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

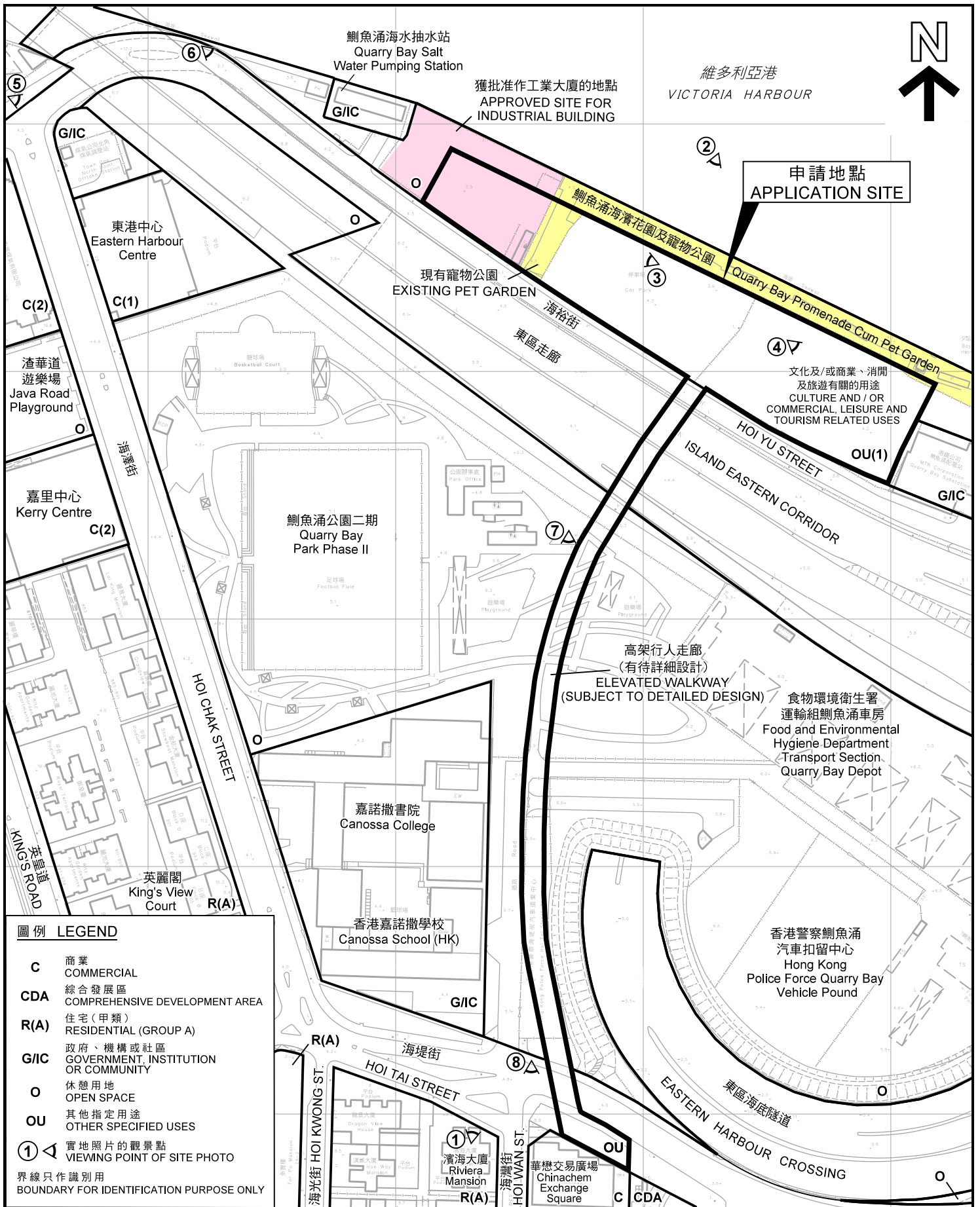


參考編號  
REFERENCE No.  
A/H21/150

圖 PLAN  
A - 1



本摘要圖於2019年2月13日擬備，  
所根據的資料為於2010年7月6日  
核准的分區計劃大綱圖編號S/H21/28  
EXTRACT PLAN PREPARED ON 13.2.2019  
BASED ON OUTLINE ZONING PLAN No.  
S/H21/28 APPROVED ON 7.6.2010



**圖例 LEGEND**

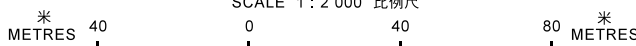
- C** 商業  
COMMERCIAL
  - CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
  - R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
  - G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION  
OR COMMUNITY
  - O** 休憩用地  
OPEN SPACE
  - OU** 其他指定用途  
OTHER SPECIFIED USES
  - ①** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**平面圖 SITE PLAN**

擬議酒店、辦公室、商店及服務行業、食肆、康體文娛場所及高架行人走廊並略為放寬建築物高度限制  
 香港鰂魚涌海裕街內地段第8590號餘段(部分)及第8723號餘段(部分)和毗連政府土地，及連接至海堤街的一塊狹長政府土地  
 PROPOSED HOTEL, OFFICE, SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND ELEVATED WALKWAY  
 INLAND LOTS 8590 RP (PART) AND 8723 RP (PART) AND ADJOINING GOVERNMENT LAND, HOI YU STREET, AND A STRIP OF GOVERNMENT LAND CONNECTING TO HOI TAI STREET, QUARRY BAY, HONG KONG

WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION

SCALE 1 : 2 000 比例尺



**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
**A/H21/150**

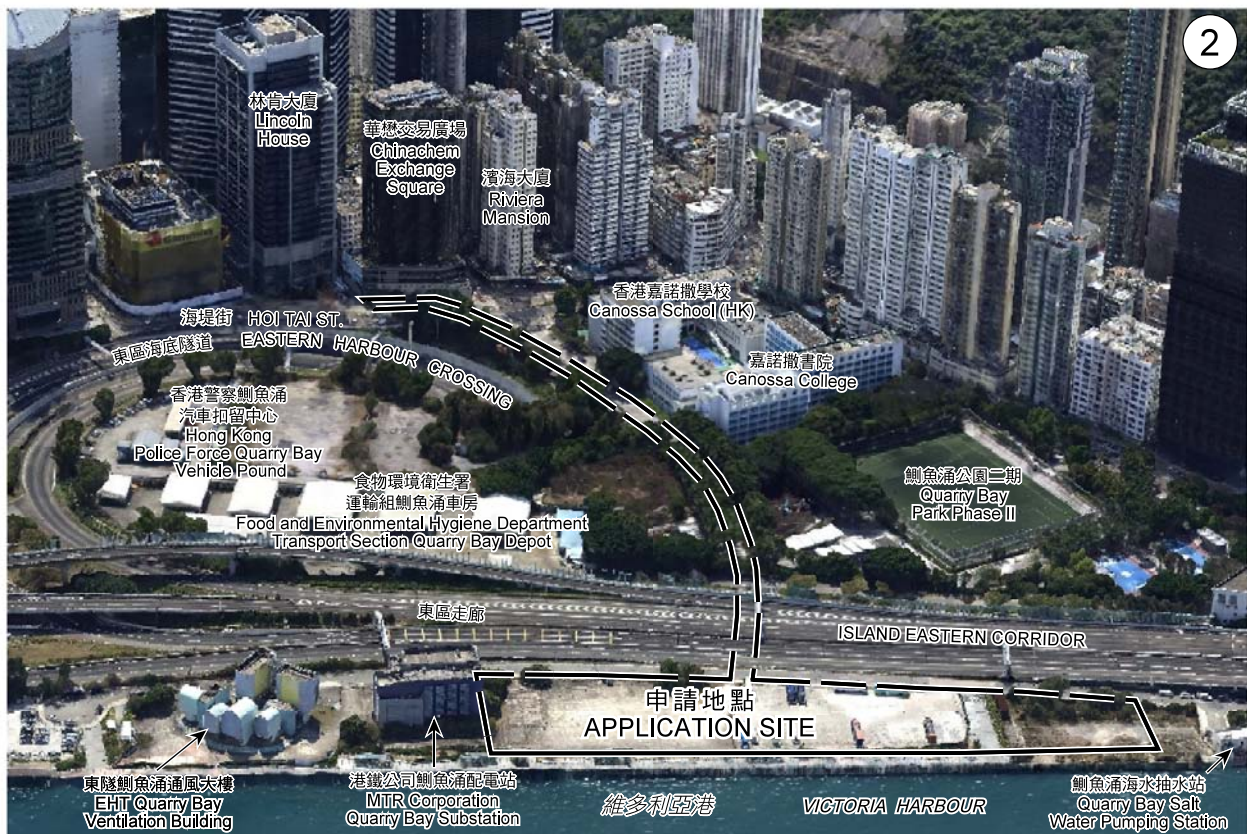
圖 PLAN  
**A - 2**

本摘要圖於2019年2月13日擬備，  
所根據的資料為測量圖編號  
11-SE-2C、2D、7A及7B

EXTRACT PLAN PREPARED ON 13.2.2019  
BASED ON SURVEY SHEETS No.  
11-SE-2C, 2D, 7A & 7B



1



2

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年2月1日擬備，所根據的影像摘自三維網格模型-香港島(2017年3月)及攝於2019年1月15日的實地照片  
PLAN PREPARED ON 1.2.2019 WITH IMAGE EXTRACTED FROM 3D MESH MODEL - HONG KONG ISLAND (March 2017) AND SITE PHOTO TAKEN ON 15.1.2019

實地照片 SITE PHOTO

擬議酒店、辦公室、商店及服務行業、食肆、康體文娛場所及高架行人走廊並略為放寬建築物高度限制  
PROPOSED HOTEL, OFFICE, SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION, SPORTS OR CULTURE AND ELEVATED WALKWAY WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION  
INLAND LOTS 8590 RP (PART) AND 8723 RP (PART) AND ADJOINING GOVERNMENT LAND, HOI YU STREET, AND A STRIP OF GOVERNMENT LAND CONNECTING TO HOI TAI STREET, QUARRY BAY, HONG KONG

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/H21/150

圖 PLAN  
A - 3



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本圖於2019年2月13日擬備，  
所根據的資料為攝於  
2018年7月31日的實地照片  
PLAN PREPARED ON 13.2.2019  
BASED ON SITE PHOTOS  
TAKEN ON 31.7.2018

擬議酒店、辦公室、商店及服務行業、食肆、  
康體文娛場所及高架行人走廊並略為放寬建築物高度限制  
香港鯽魚涌海裕街內地段第8590號餘段(部分)及第8723號餘段(部分)  
和毗連政府土地，及連接至海堤街的一塊狹長政府土地  
PROPOSED HOTEL, OFFICE, SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION,  
SPORTS OR CULTURE AND ELEVATED WALKWAY  
WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION  
INLAND LOTS 8590 RP (PART) AND 8723 RP (PART) AND ADJOINING GOVERNMENT LAND,  
HOI YU STREET, AND A STRIP OF GOVERNMENT LAND  
CONNECTING TO HOI TAI STREET, QUARRY BAY, HONG KONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H21/150

圖 PLAN  
A - 4



**實地照片 SITE PHOTO**

本圖於2019年2月1日擬備，  
所根據的資料為攝於  
2019年1月15日的實地照片  
PLAN PREPARED ON 1.2.2019  
BASED ON SITE PHOTOS  
TAKEN ON 15.1.2019

擬議酒店、辦公室、商店及服務行業、食肆、  
康體文娛場所及高架行人走廊並略為放寬建築物高度限制  
香港鯉魚涌海裕街內地段第8590號餘段(部分)及第8723號餘段(部分)  
和毗連政府土地，及連接至海堤街的一塊狹長政府土地  
PROPOSED HOTEL, OFFICE, SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION,  
SPORTS OR CULTURE AND ELEVATED WALKWAY  
WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION  
INLAND LOTS 8590 RP (PART) AND 8723 RP (PART) AND ADJOINING GOVERNMENT LAND,  
HOI YU STREET, AND A STRIP OF GOVERNMENT LAND  
CONNECTING TO HOI TAI STREET, QUARRY BAY, HONG KONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H21/150

圖 PLAN  
A - 5





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2019年2月13日擬備，  
所根據的資料為攝於  
2018年7月20日及  
2019年1月15日的實地照片  
PLAN PREPARED ON 13.2.2019  
BASED ON SITE PHOTOS  
TAKEN ON 31.7.2018 AND  
15.1.2019

### 實地照片 SITE PHOTO

擬議酒店、辦公室、商店及服務行業、食肆、  
康體文娛場所及高架行人走廊並略為放寬建築物高度限制  
香港鯉魚涌海裕街內地段第8590號餘段(部分)及第8723號餘段(部分)  
和毗連政府土地，及連接至海堤街的一塊狹長政府土地  
PROPOSED HOTEL, OFFICE, SHOP AND SERVICES, EATING PLACE, PLACE OF RECREATION,  
SPORTS OR CULTURE AND ELEVATED WALKWAY  
WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION  
INLAND LOTS 8590 RP (PART) AND 8723 RP (PART) AND ADJOINING GOVERNMENT LAND,  
HOI YU STREET, AND A STRIP OF GOVERNMENT LAND  
CONNECTING TO HOI TAI STREET, QUARRY BAY, HONG KONG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H21/150

圖 PLAN  
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