

Project:
 S.16 Planning Application for Proposed Commercial Development
 at Nos. 153-167 Queen's Road East, Wan Chai

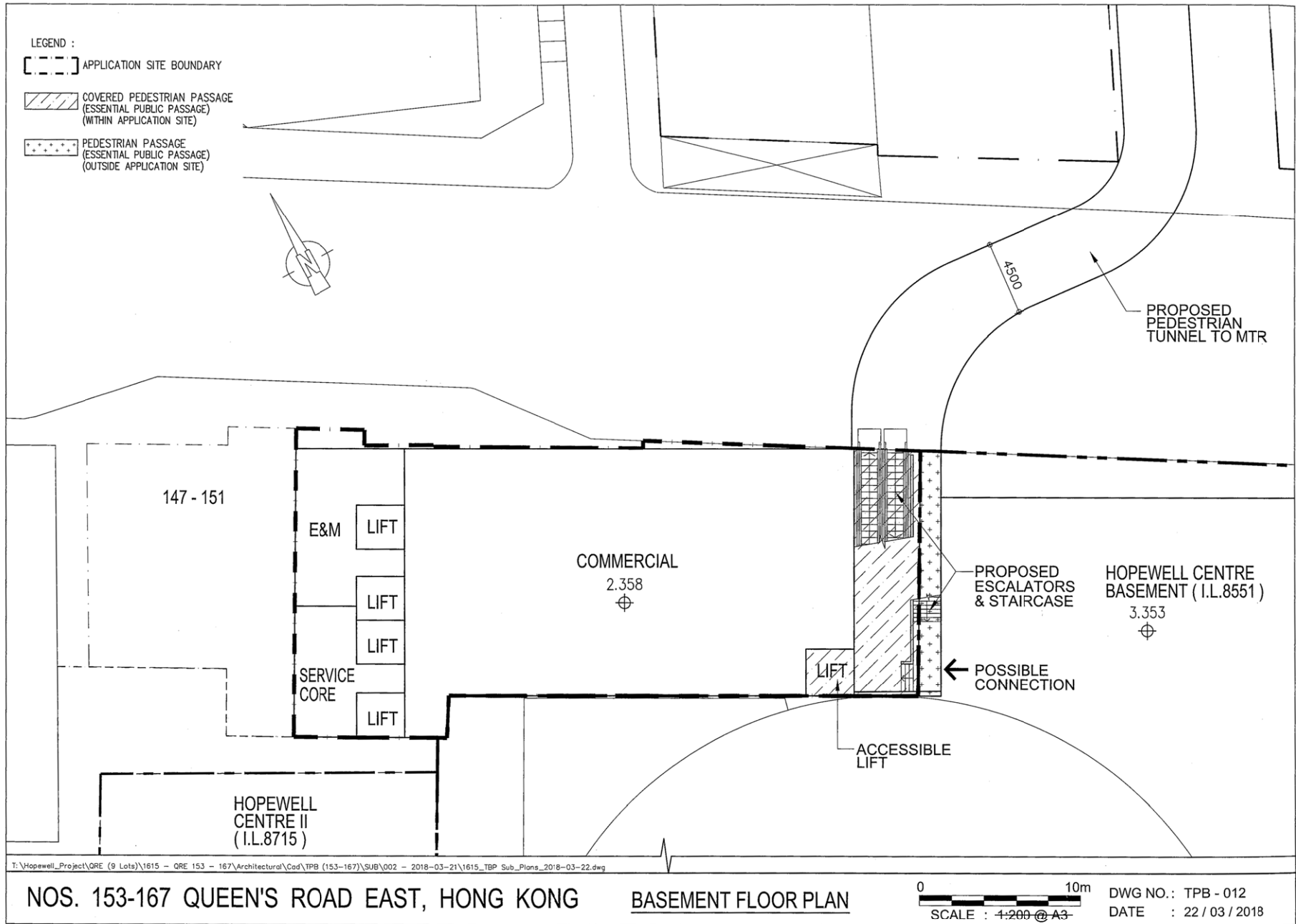
Title:
Block Plan

Figure: 1.2
 Date: Oct. 2017
 Scale: On Plan

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

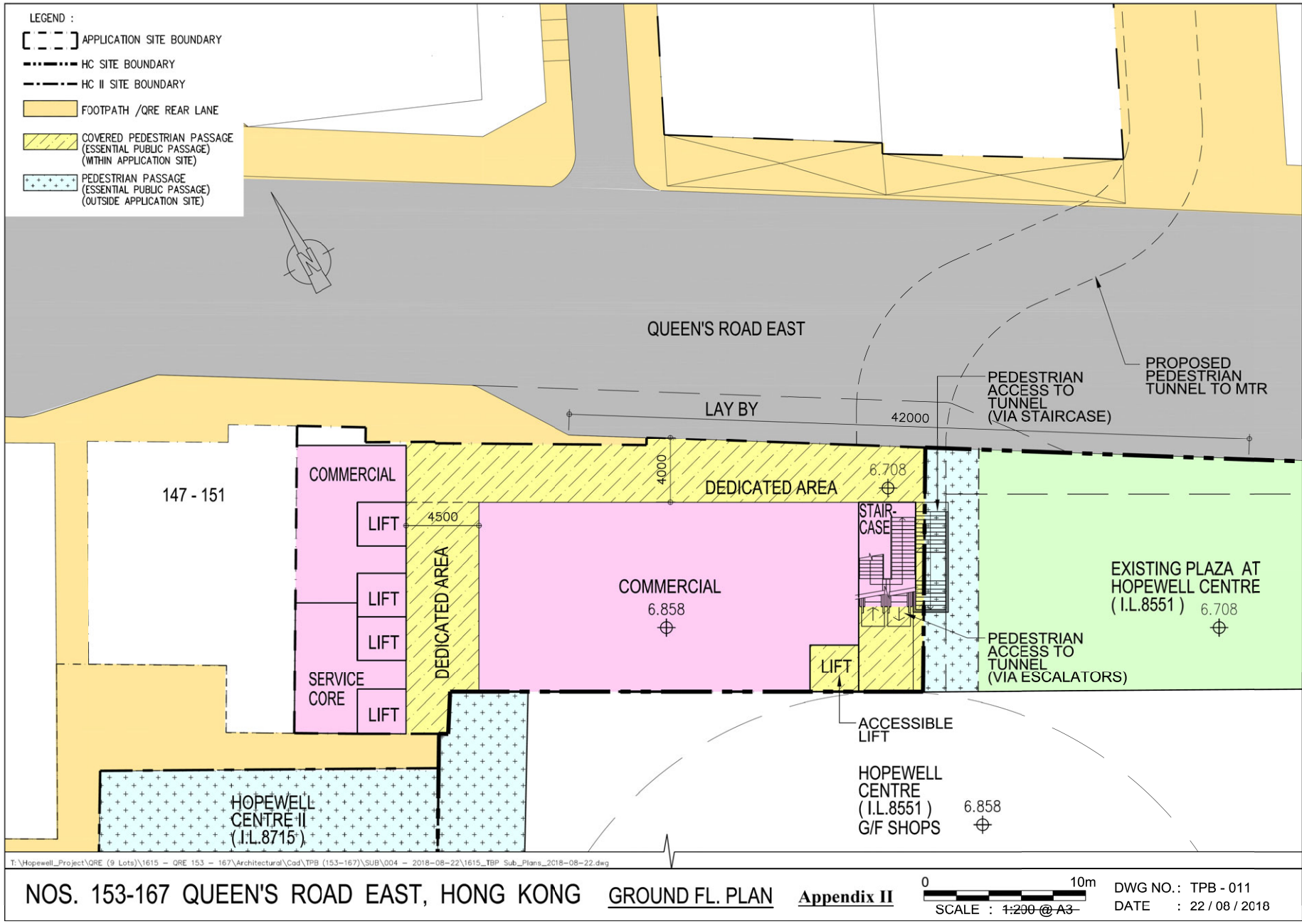
參考編號
 REFERENCE No.
A/H5/412

繪圖
A - 1



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

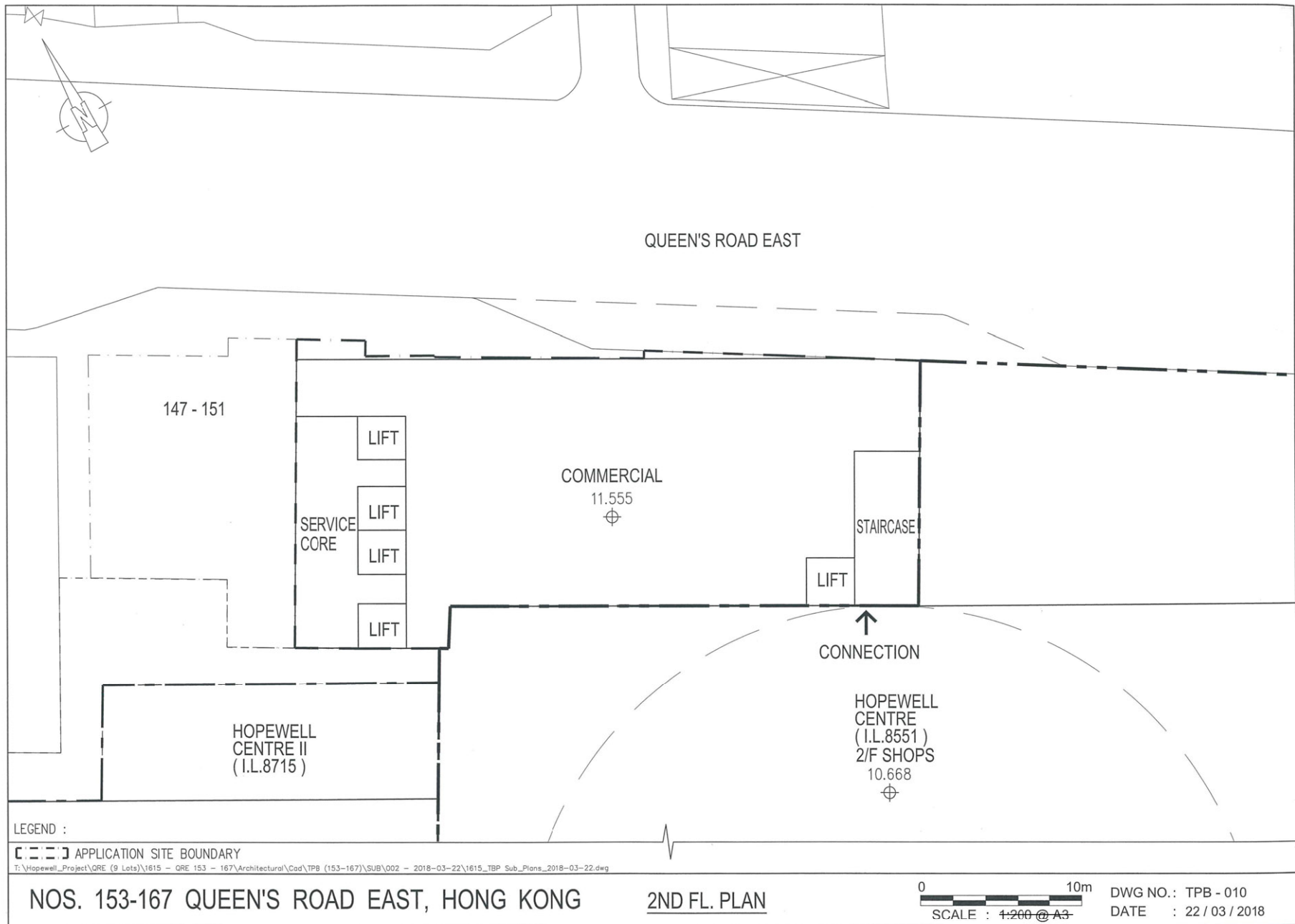
參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 2
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資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

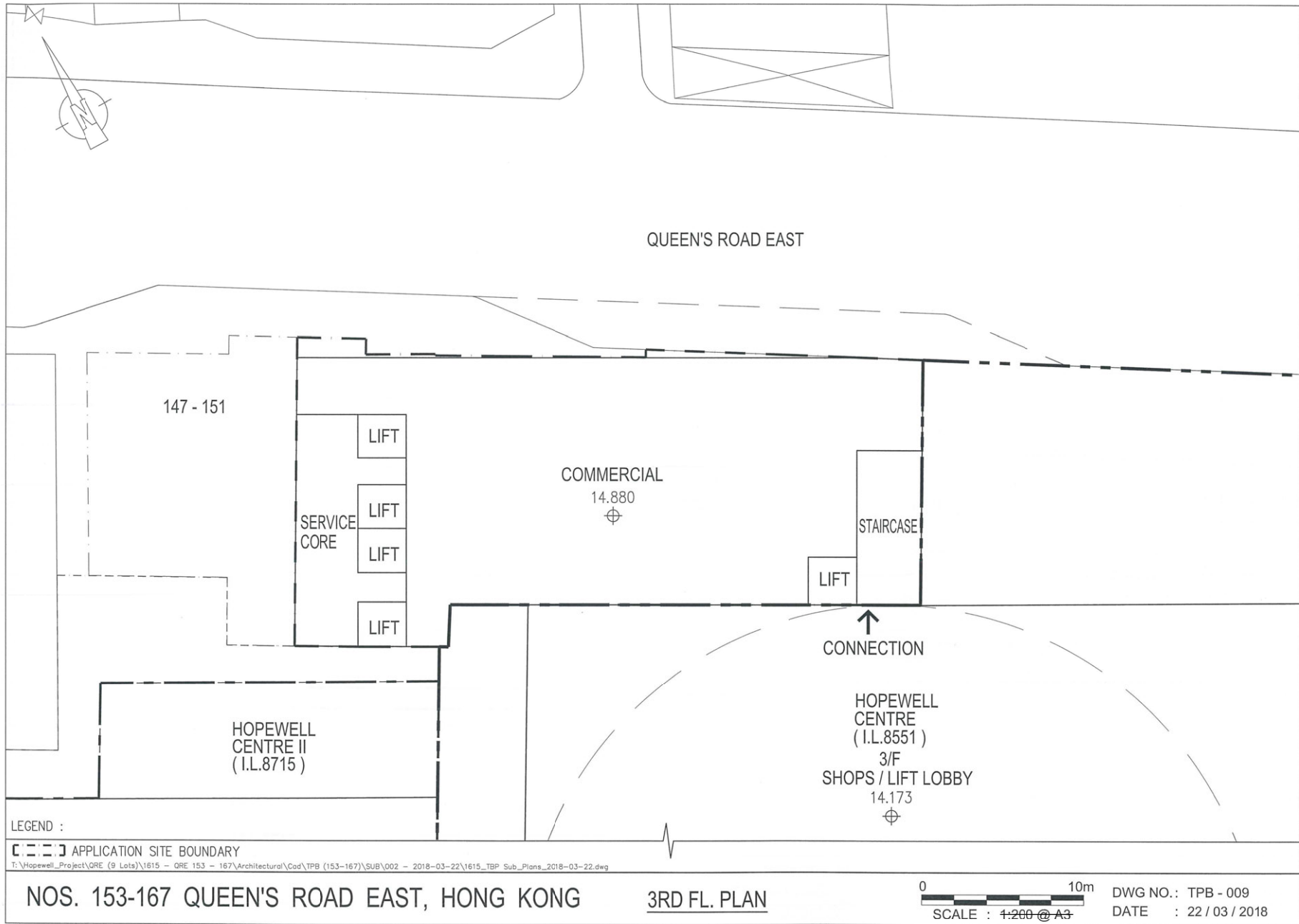
參考編號
REFERENCE No.
A/H5/412

繪圖
DRAWING
A - 3



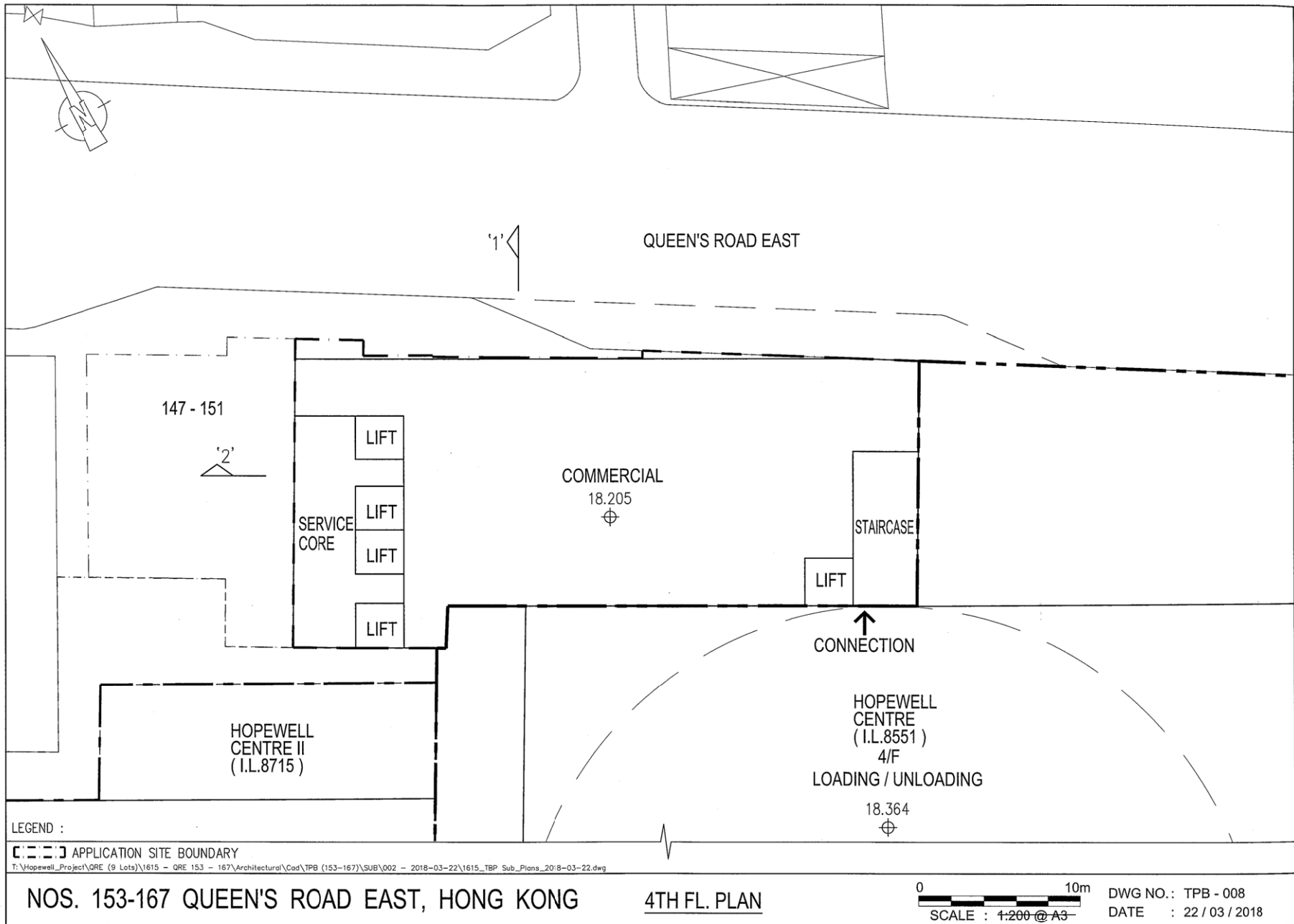
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SOURCE : SUBMITTED BY THE APPLICANT

參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 4
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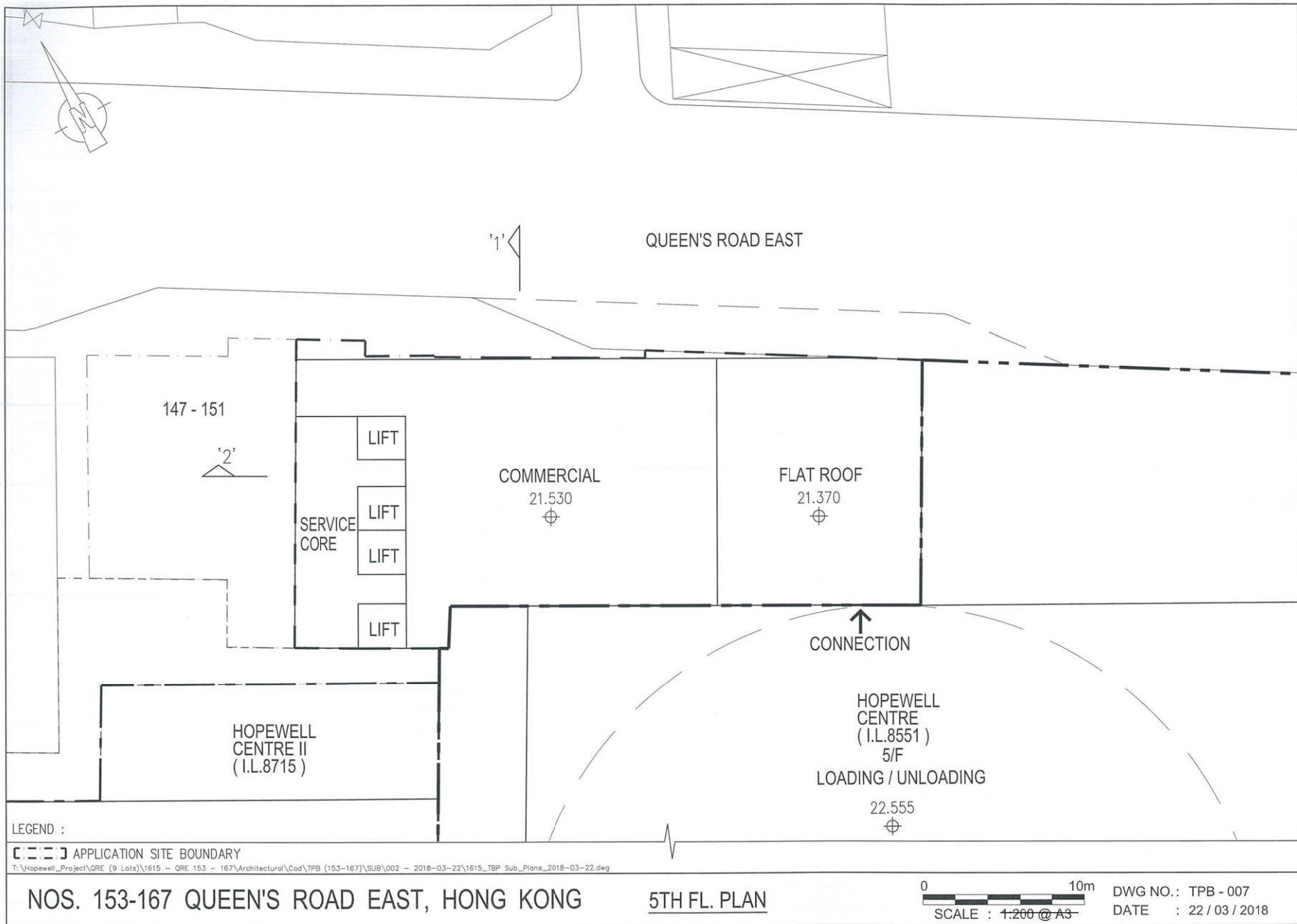
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SOURCE : SUBMITTED BY THE APPLICANT

參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 5
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資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

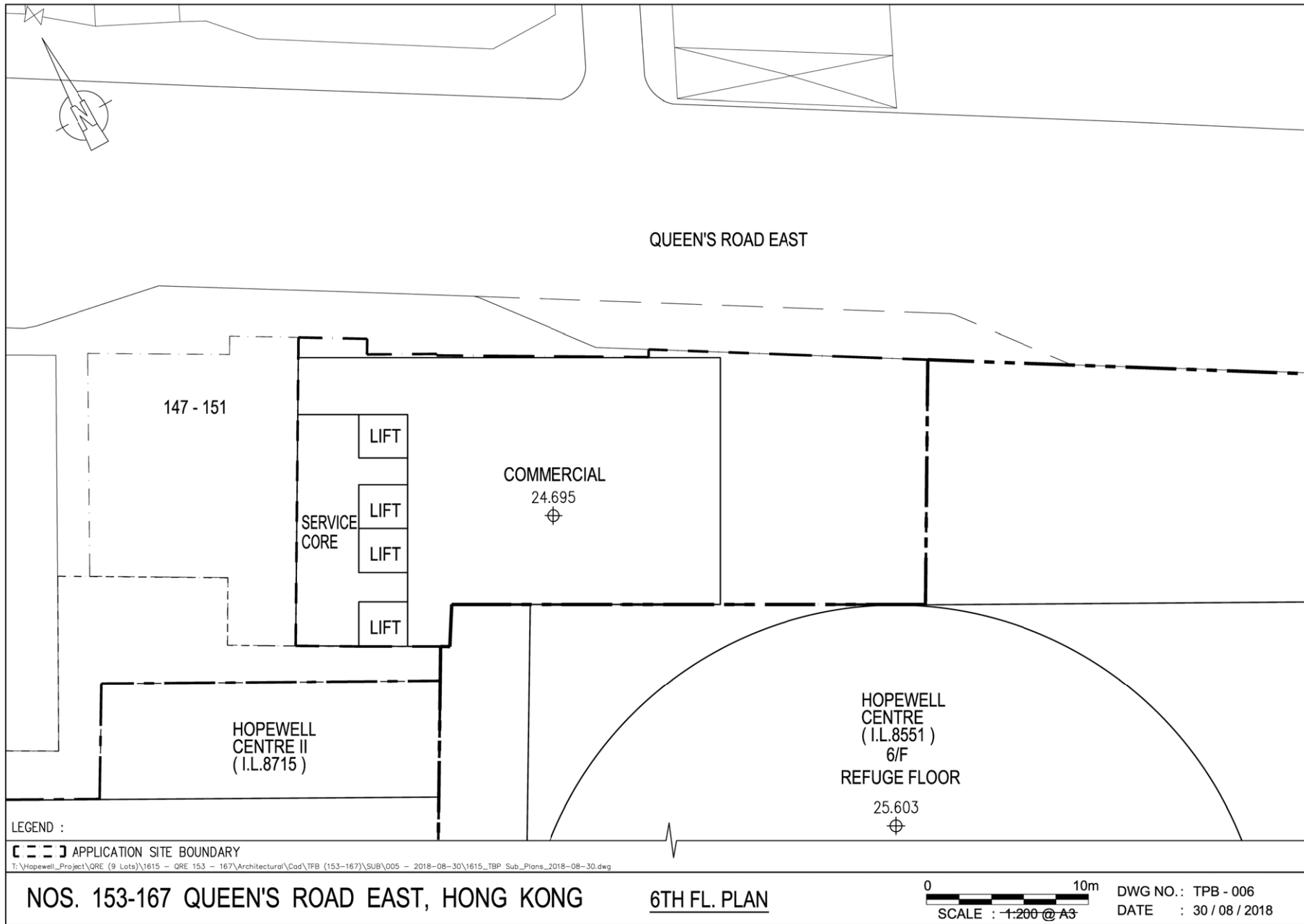
參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 6
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資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

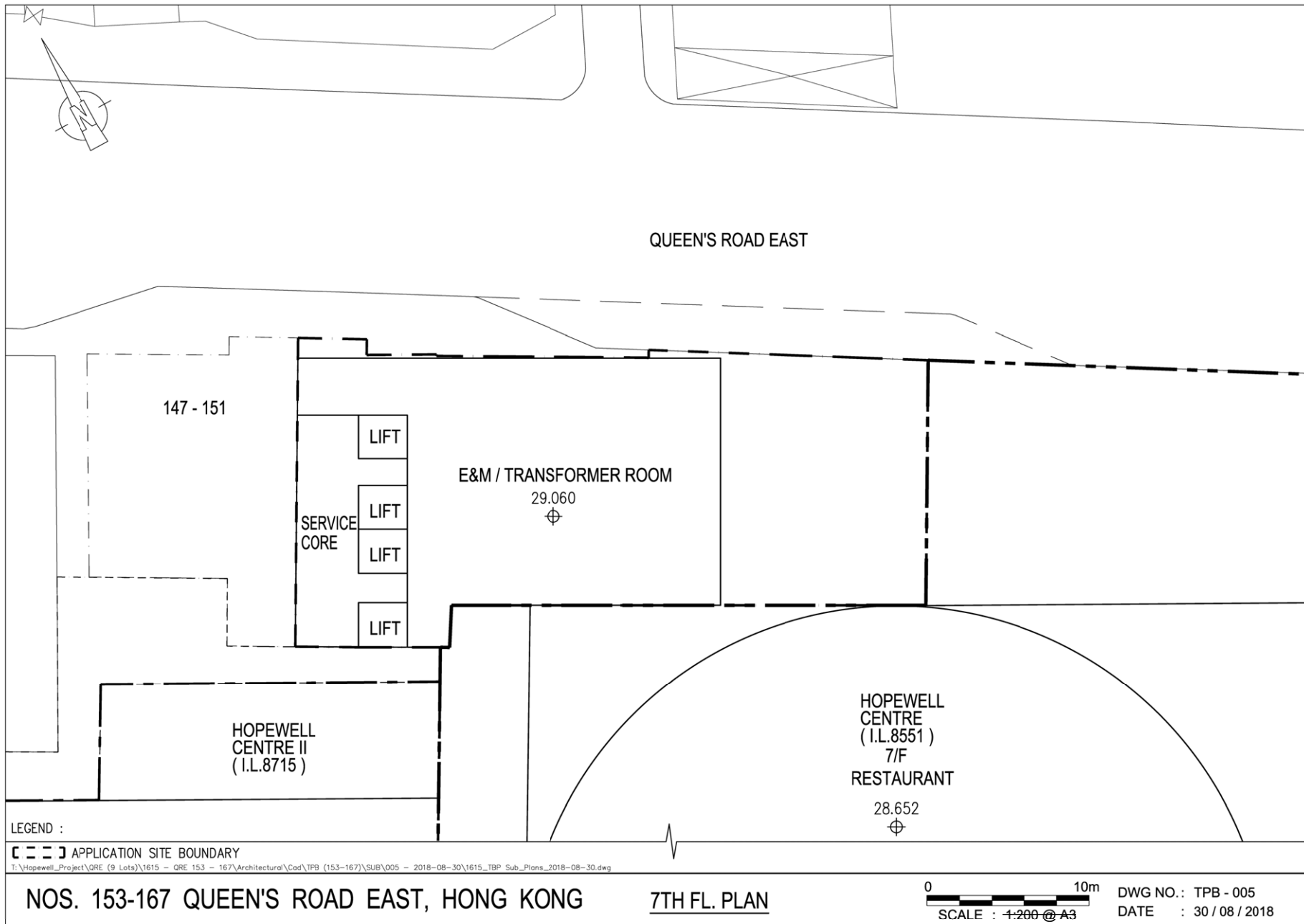
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REFERENCE No.
A/H5/412

繪圖
DRAWING
A - 7



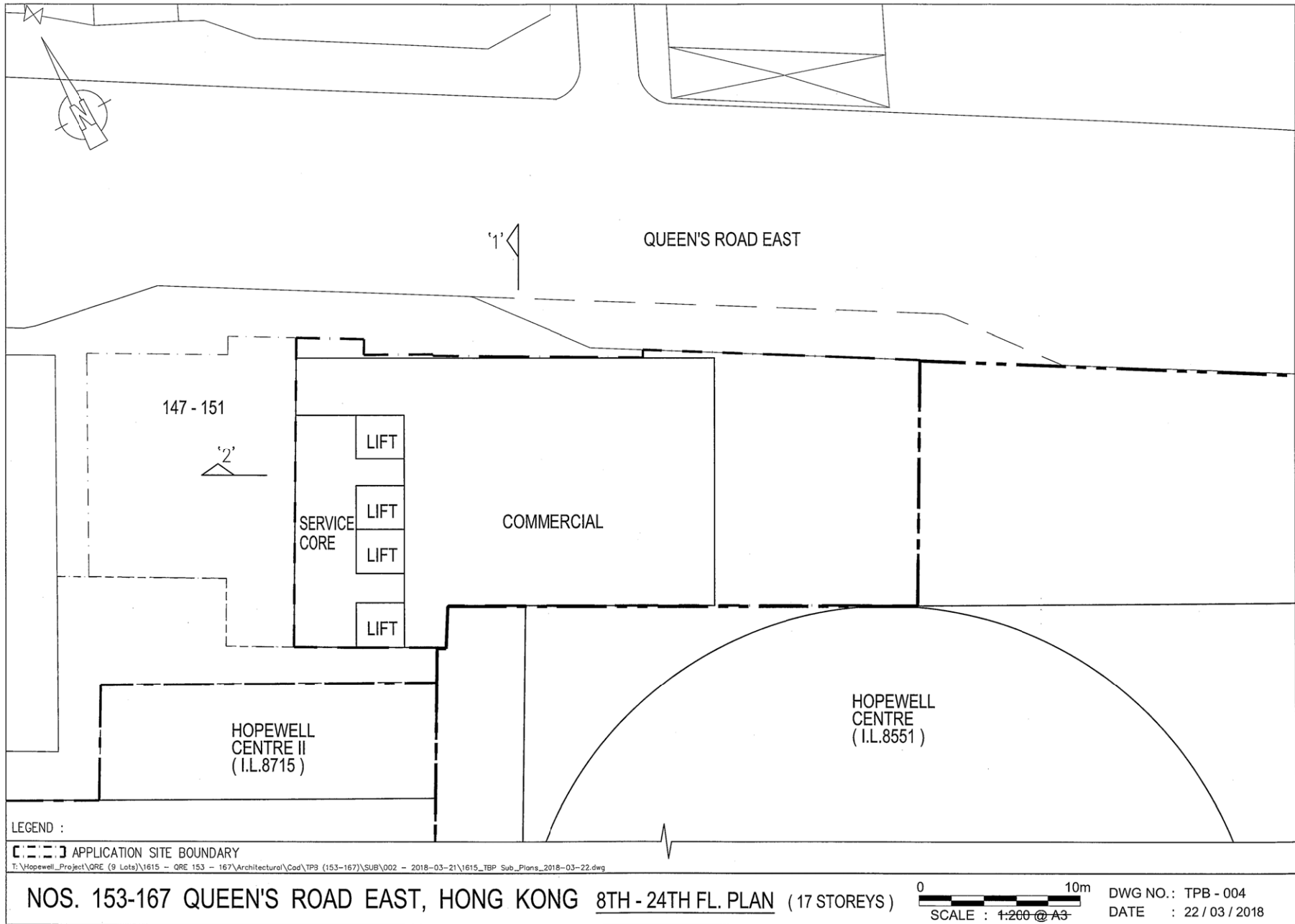
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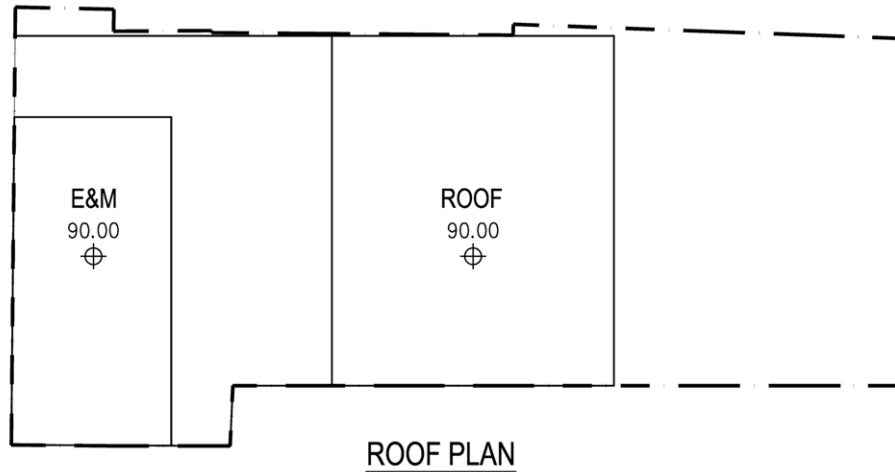
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參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 9
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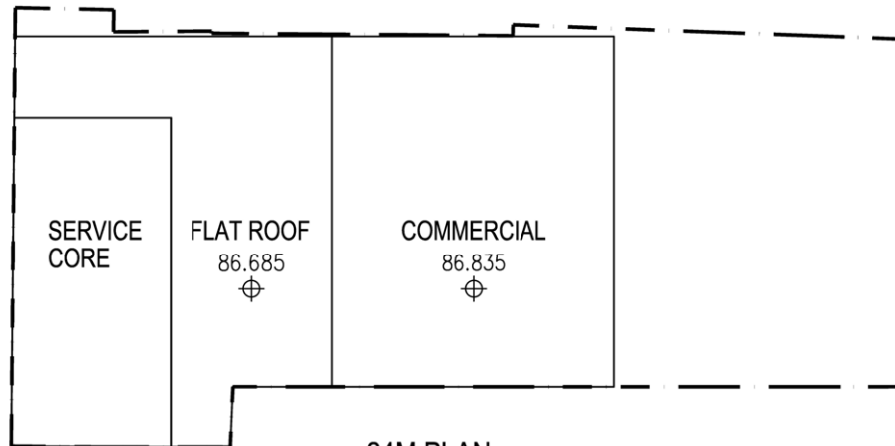


資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 10
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ROOF PLAN



24M PLAN

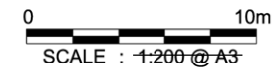
LEGEND :

[- - -] APPLICATION SITE BOUNDARY

T:\Hopewell_Project\QRE (9 Lots)\1615 - QRE 153 - 167\Architectural\Cad\TPB (153-167)\SUB\005 - 2018-08-30\1615_TBP_Sub_Plans_2018-08-30.dwg

NOS. 153-167 QUEEN'S ROAD EAST, HONG KONG

ROOF & 24M PLANS



DWG NO.: TPB - 003

DATE : 30 / 08 / 2018

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

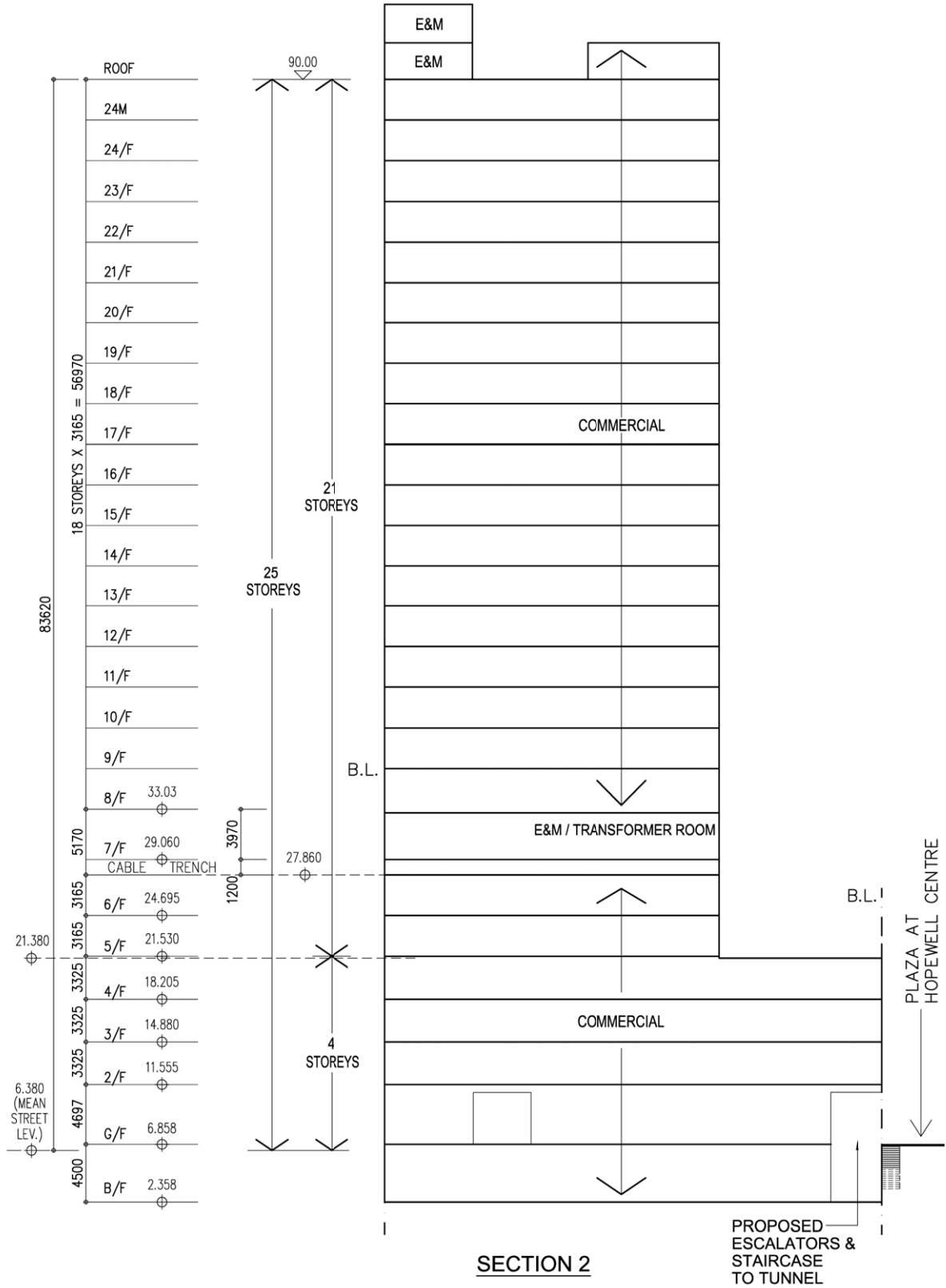
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REFERENCE No.
A/H5/412

繪圖
DRAWING
A - 11

NOS. 153-167 QUEEN'S ROAD EAST, HONG KONG

SCALE: 1:300 @ A3

DWG NO.: TPB - 014
DATE: 30 / 08 / 2018



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

參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 12
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Existing Site Condition at Queen's Road East



Visual Impact with the Proposed Development

Project:
S.16 Planning Application for Proposed Commercial Development
at Nos. 153-167 Queen's Road East, Wan Chai

Title:
Viewpoint 1: View from QRE outside QRE Plaza

Figure: 5.2
Date: Aug 2018
Scale: N.T.S

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

參考編號
REFERENCE No.
A/H5/412

繪圖
DRAWING
A - 13



Existing Site Condition at Queen's Road East



Visual Impact with the Proposed Development

Project:

S.16 Planning Application for Proposed Commercial Development at Nos. 153-167 Queen's Road East, Wan Chai

Title:

Viewpoint 3: View from QRE near On Hing Mansion

Figure: 5.4

Date: Aug 2018

Scale: N.T.S

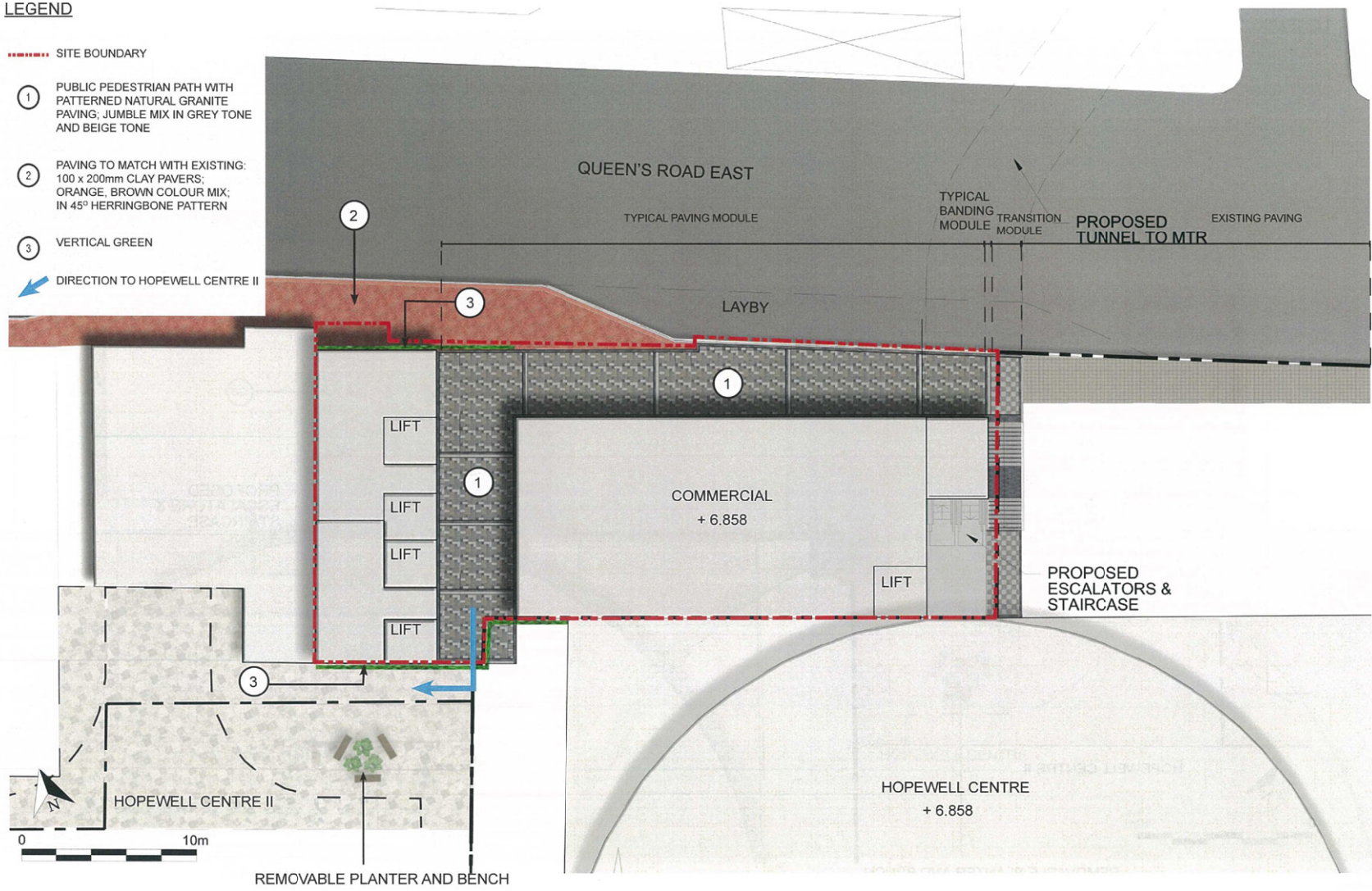
資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
A/H5/412

繪圖
DRAWING
A - 14

LEGEND

- SITE BOUNDARY
- ① PUBLIC PEDESTRIAN PATH WITH PATTERNED NATURAL GRANITE PAVING; JUMBLE MIX IN GREY TONE AND BEIGE TONE
- ② PAVING TO MATCH WITH EXISTING: 100 x 200mm CLAY PAVERS; ORANGE, BROWN COLOUR MIX; IN 45° HERRINGBONE PATTERN
- ③ VERTICAL GREEN
- ➔ DIRECTION TO HOPEWELL CENTRE II



NO. 153-167 QUEEN'S ROAD EAST, HONG KONG
G/F LANDSCAPE PLAN

SCALE	As Shown	DATE	APRIL 2018
CHECKED	RW	DRAWN	CJ
FIGURE NO.	Fig. 3.1		REV.

AECOM

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

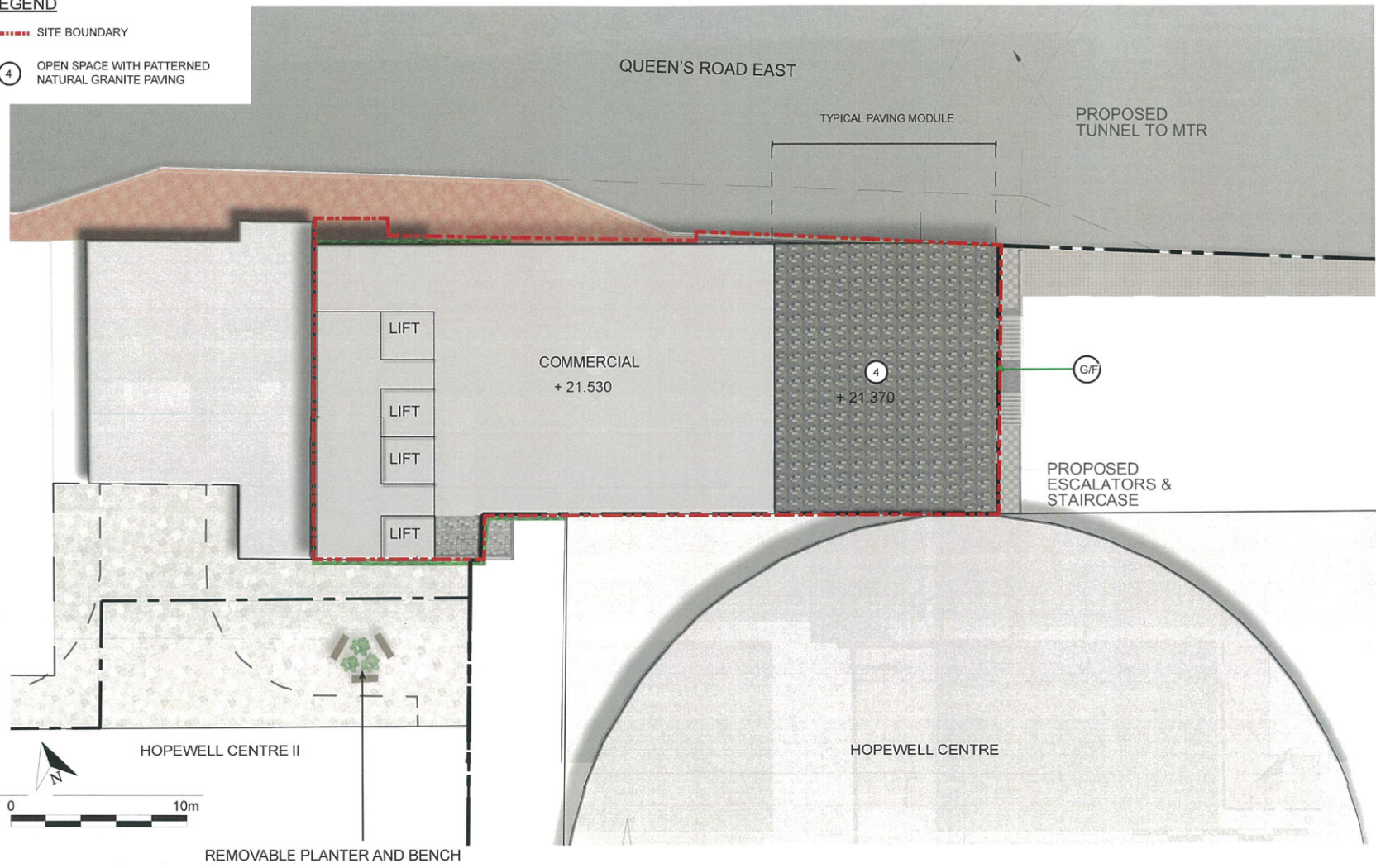
參考編號
REFERENCE No.
A/H5/412

繪圖
DRAWING
A - 15

LEGEND

--- SITE BOUNDARY

④ OPEN SPACE WITH PATTERNED NATURAL GRANITE PAVING



NO. 153-167 QUEEN'S ROAD EAST, HONG KONG
5/F LANDSCAPE PLAN

SCALE	As Shown	DATE	APRIL 2018
CHECKED	RW	DRAWN	CJ
FIGURE NO.	Fig. 3.2		REV.

AECOM

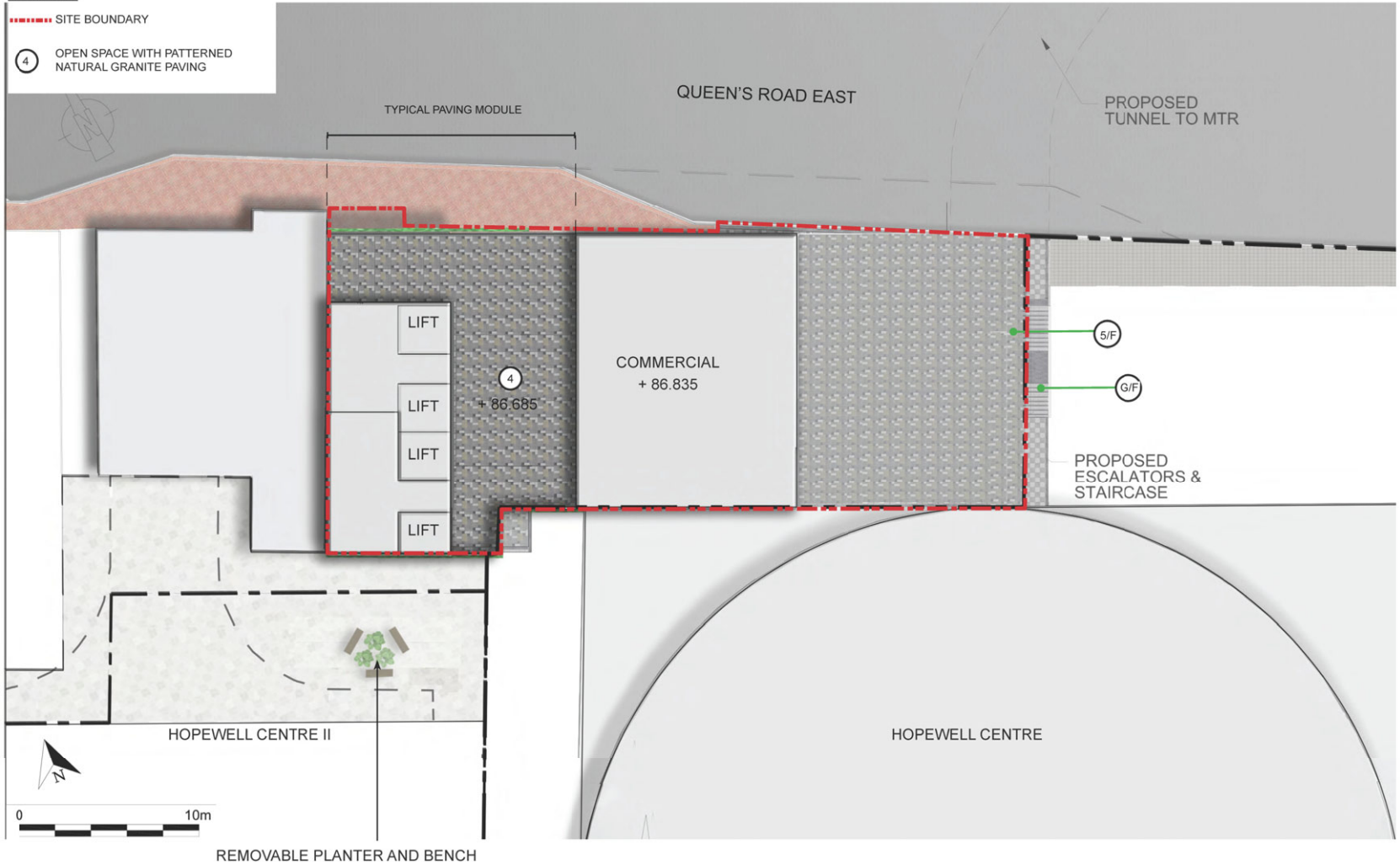
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SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
A/H5/412

繪圖
DRAWING
A - 16

LEGEND

- - - - - SITE BOUNDARY
- 4 OPEN SPACE WITH PATTERNED NATURAL GRANITE PAVING



NO. 153-167 QUEEN'S ROAD EAST, HONG KONG
24M LANDSCAPE PLAN

SCALE	As Shown	DATE	AUG 2018
CHECKED	RW	DRAWN	CJ
FIGURE NO.	Fig. 3.3		REV. -

AECOM

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

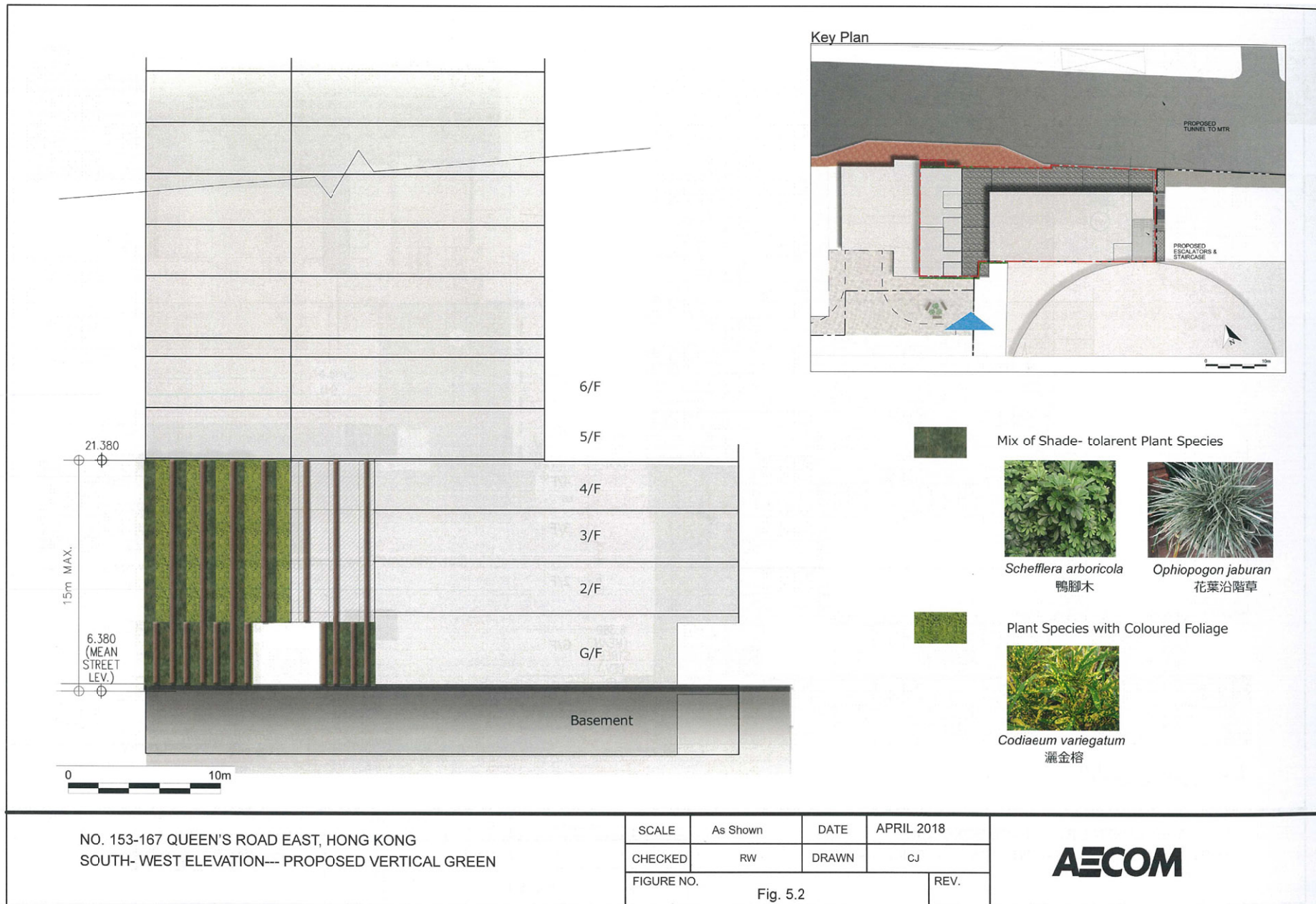
參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 17
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資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
A/H5/412

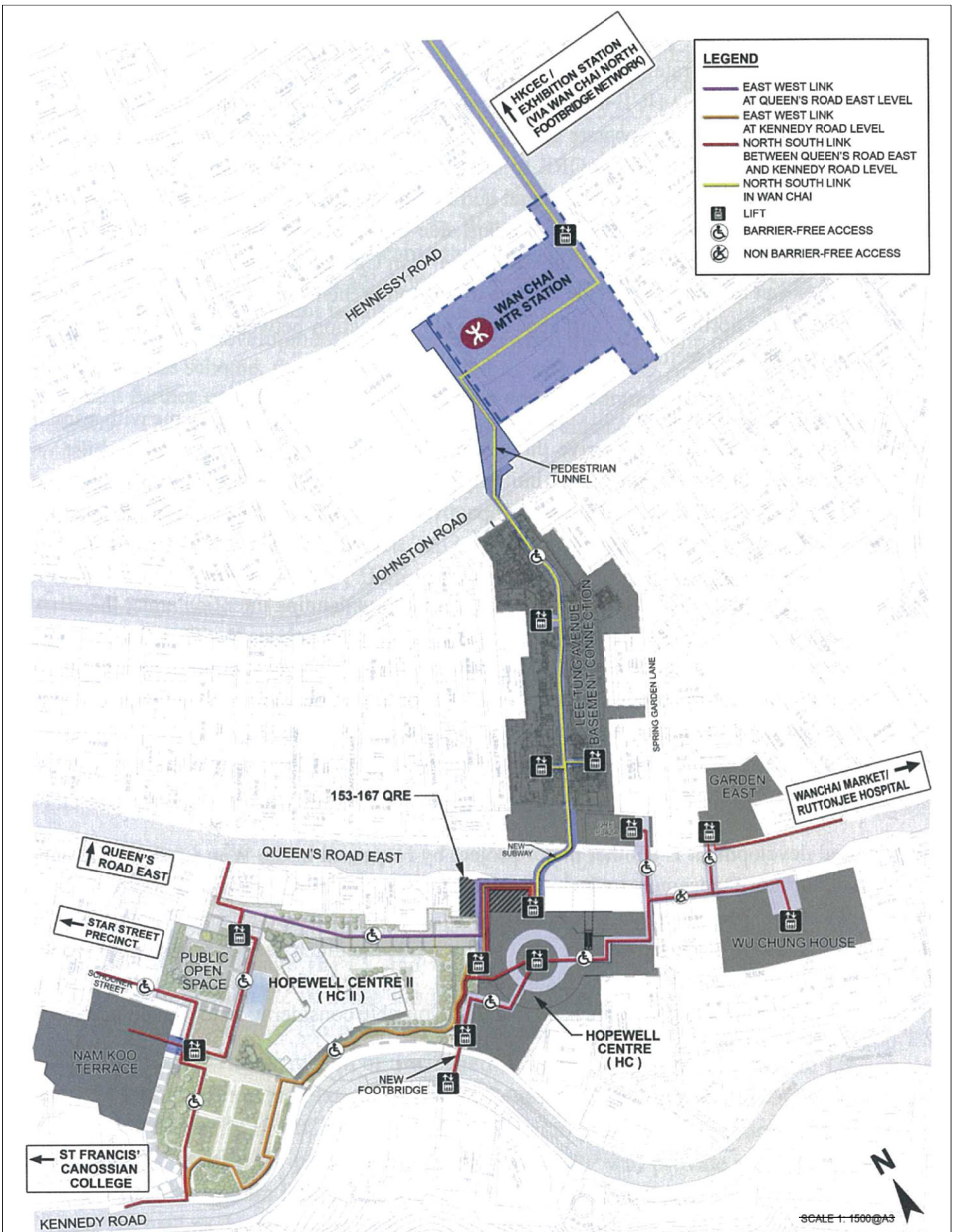
繪圖
DRAWING
A - 18



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

參考編號
REFERENCE No.
A/H5/412

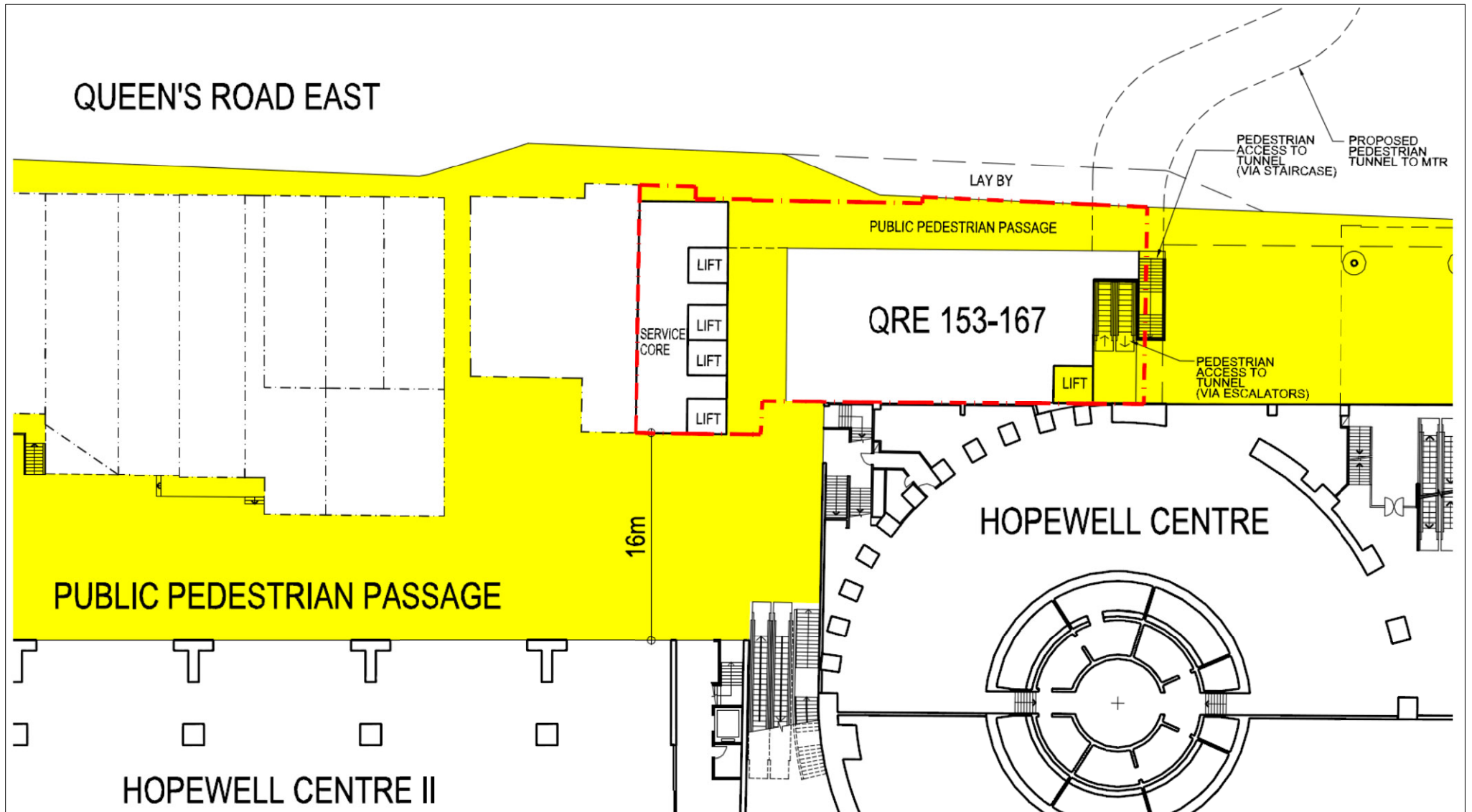
繪圖
DRAWING
A - 19



Pedestrian Network System (Existing and Planned) in Wan Chai Neighbourhood

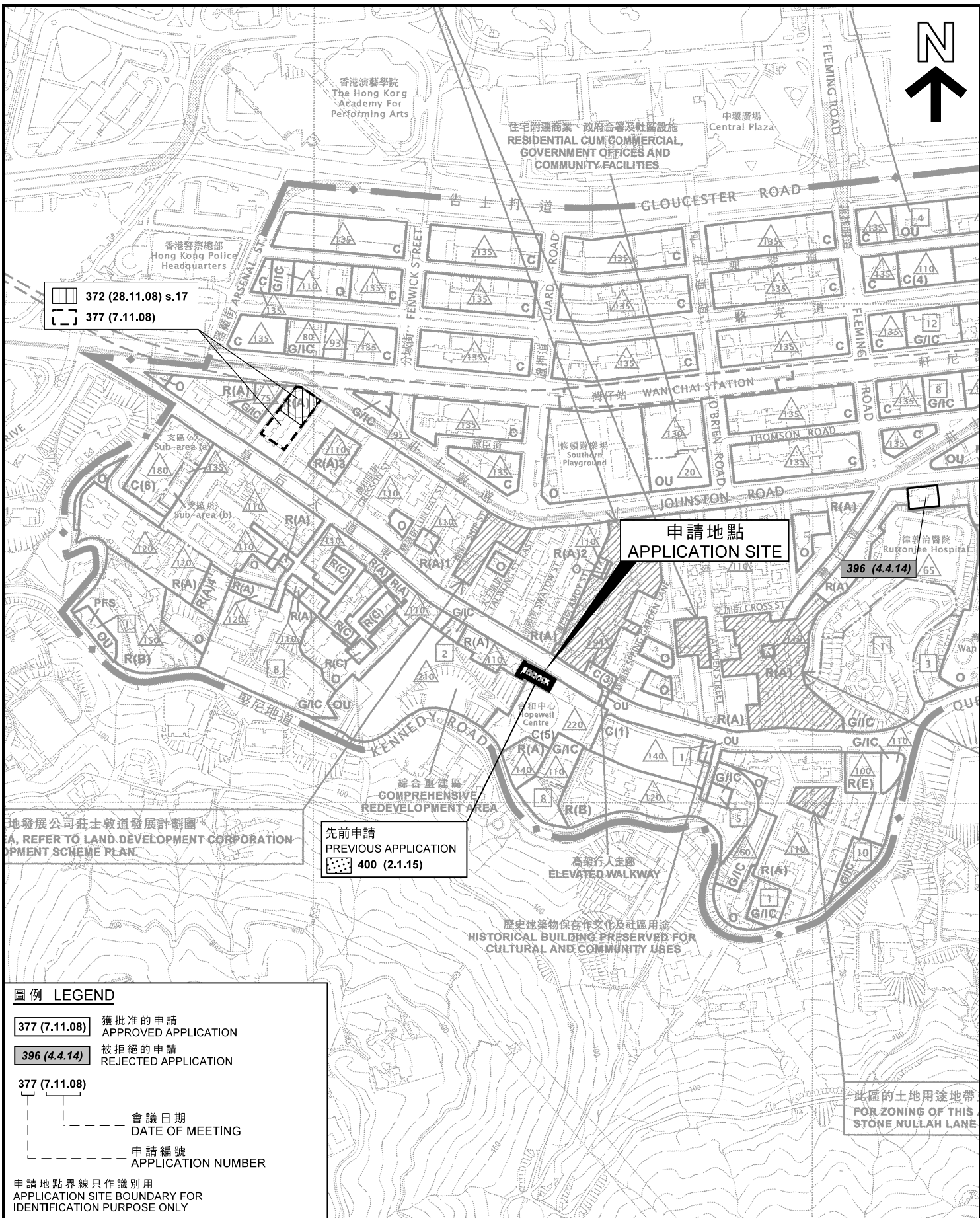
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SOURCE : SUBMITTED BY THE APPLICANT

參考編號 REFERENCE No. A/H5/412	繪圖 DRAWING A - 20
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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/H5/412	繪圖 DRAWING A - 21
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圖例 LEGEND

377 (7.11.08) 獲批准的申請
APPROVED APPLICATION

396 (4.4.14) 被拒絕的申請
REJECTED APPLICATION

377 (7.11.08)

會議日期
DATE OF MEETING

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2018年8月22日擬備，所根據的資料為於2018年5月4日展示的分區計劃大綱圖編號S/H5/28

EXTRACT PLAN PREPARED ON 22.8.2018 BASED ON OUTLINE ZONING PLAN No. S/H5/28 EXHIBITED ON 4.5.2018

位置圖 LOCATION PLAN

擬議商業發展(包括食肆、商店及服務行業、辦公室及商營浴室/按摩院)
香港灣仔皇后大道東153-167號

PROPOSED COMMERCIAL DEVELOPMENT (INCLUDING EATING PLACE, SHOP AND SERVICES, OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

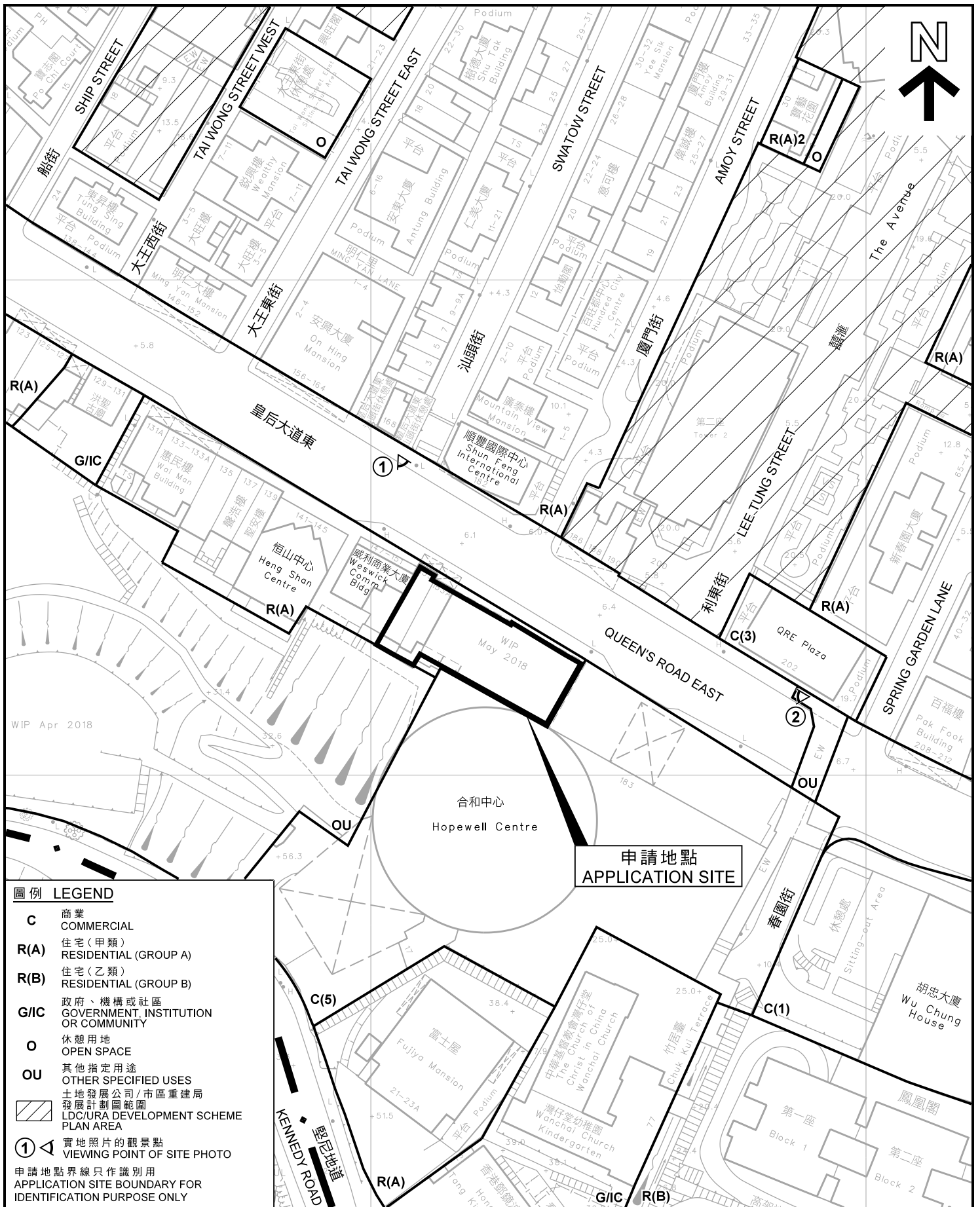
SCALE 1:5 000 比例尺

米 METRES 100 0 100 200 米 METRES

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. **A/H5/412**

圖 PLAN A - 1



圖例 LEGEND

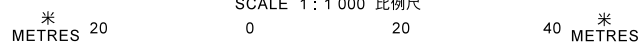
- C** 商業
COMMERCIAL
 - R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
 - R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
 - G/C** 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY
 - O** 休憩用地
OPEN SPACE
 - OU** 其他指定用途
OTHER SPECIFIED USES
 - 土地發展公司/市區重建局
發展計劃範圍
LDC/URA DEVELOPMENT SCHEME
PLAN AREA
 - ①** 實地照片的觀景點
VIEWING POINT 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

擬議商業發展(包括食肆、
商店及服務行業、辦公室及商營浴室/按摩院)
香港灣仔皇后大道東153-167號

PROPOSED COMMERCIAL DEVELOPMENT
(INCLUDING EATING PLACE, SHOP AND SERVICES,
OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

SCALE 1:1 000 比例尺



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

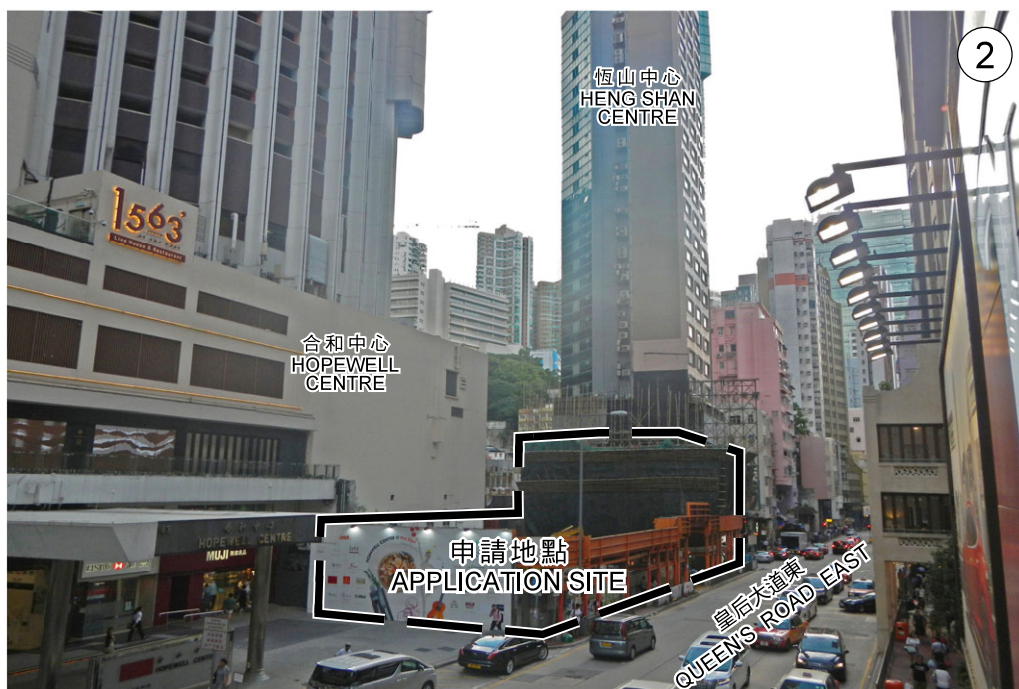
A/H5/412

圖 PLAN

A - 2

本摘要圖於2018年8月22日擬備，
所根據的資料為測量圖編號
11-SW-14B

EXTRACT PLAN PREPARED ON 22.8.2018
BASED ON SURVEY SHEET No.
11-SW-14B



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

實地照片 SITE PHOTO

擬議商業發展(包括食肆、
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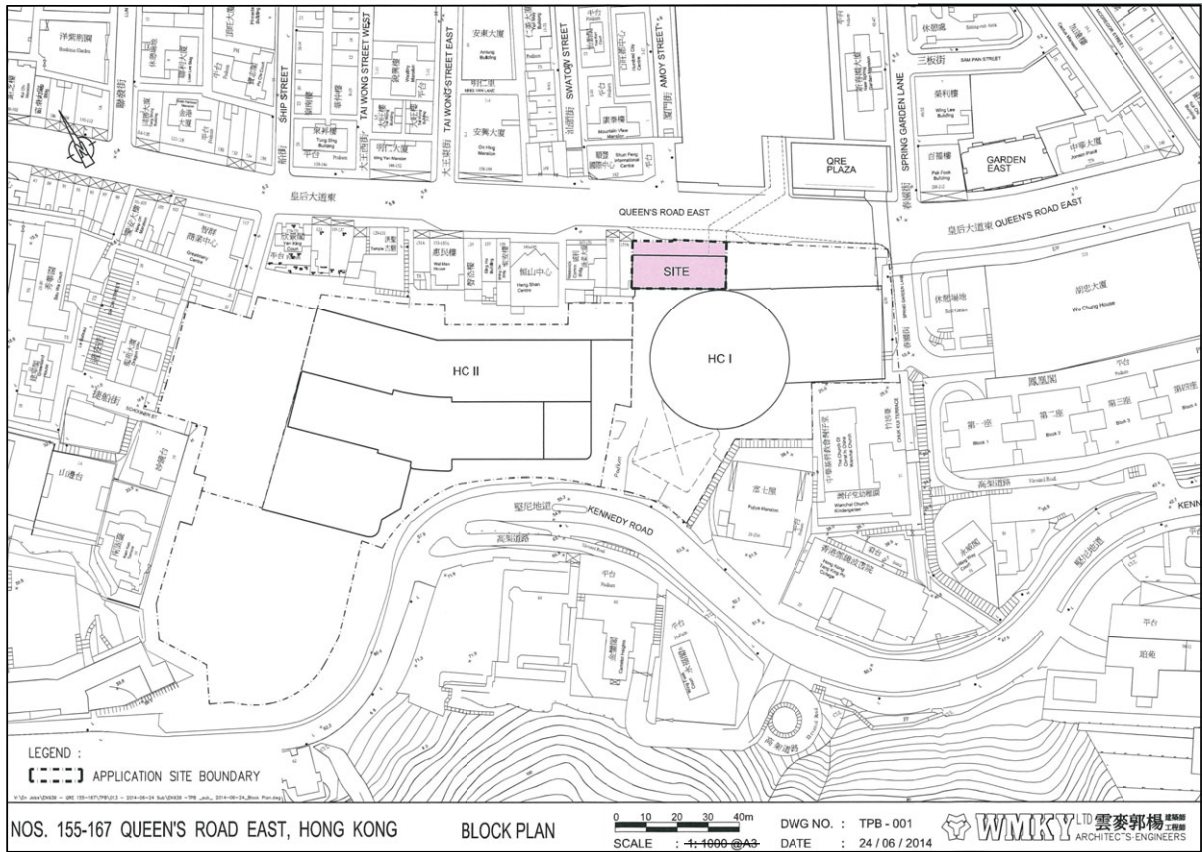
規劃署
PLANNING
DEPARTMENT



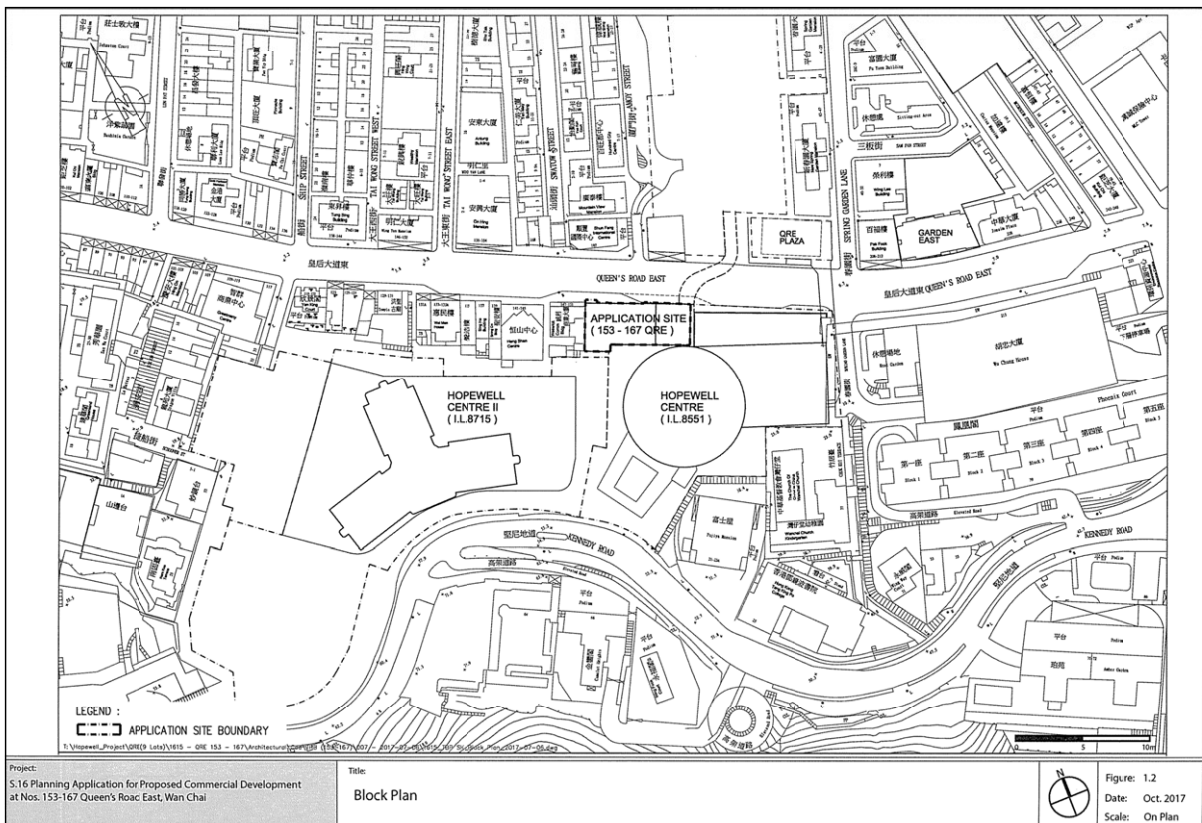
參考編號
REFERENCE No.
A/H5/412

圖 PLAN
A - 3

本圖於2018年8月22日擬備，
所根據的資料為攝於
2018年8月9日的實地照片
PLAN PREPARED ON 22.8.2018
BASED ON SITE PHOTOS
TAKEN ON 9.8.2018



2014 SCHEME (BLOCK PLAN)



CURRENT SCHEME (BLOCK PLAN)

**COMPARISON OF MLP OF
 2014 AND CURRENT SCHEMES**

擬議商業發展(包括食肆、
 商店及服務行業、辦公室及商營浴室/按摩院)
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 153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

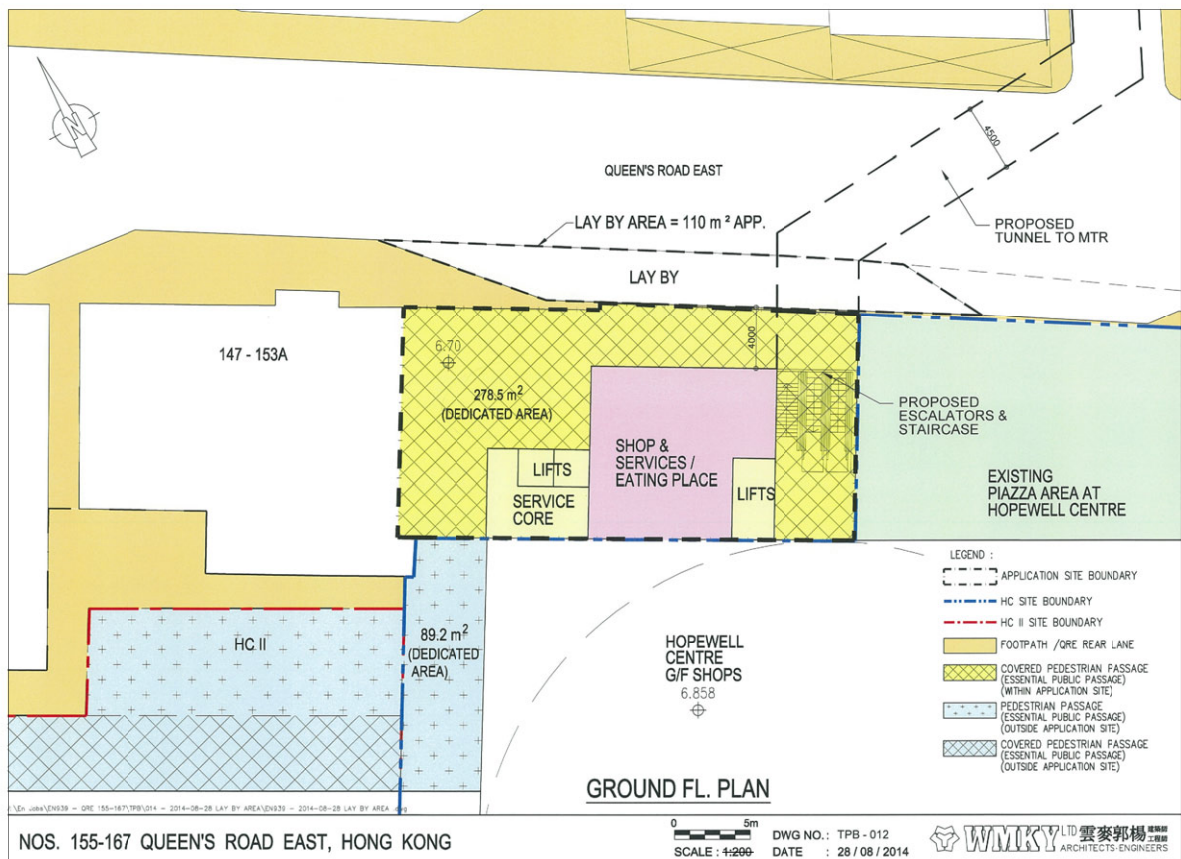
規劃署
**PLANNING
 DEPARTMENT**



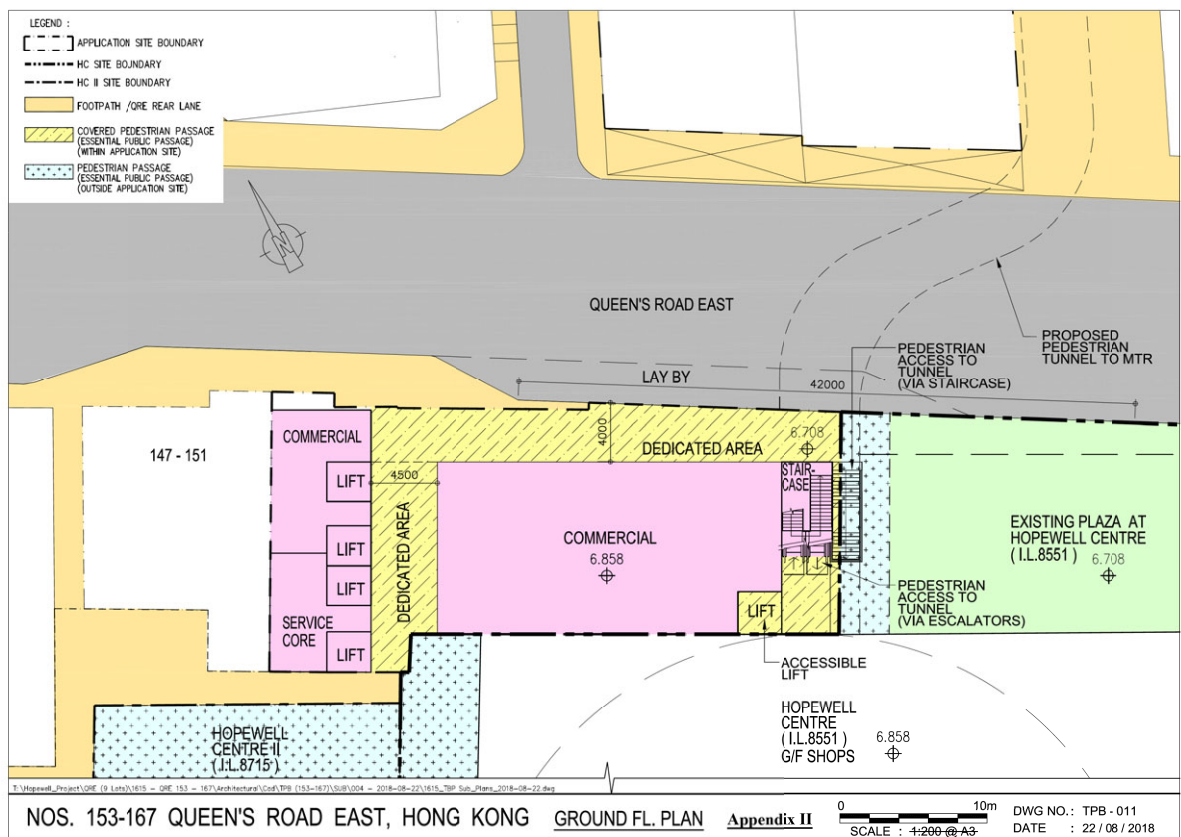
參考編號
 REFERENCE No.
A/H5/412

圖 PLAN
A - 4

本圖於2018年8月22日擬備
 PLAN PREPARED ON 22.8.2018



2014 SCHEME (G/F)



CURRENT SCHEME (G/F)

本圖於2018年8月23日擬備
PLAN PREPARED ON 23.8.2018

**COMPARISON OF MLP OF
2014 AND CURRENT SCHEMES
(LEVEL AT ABOUT 7mPD)**

擬議商業發展 (包括食肆、
商店及服務行業、辦公室及商營浴室/按摩院)
香港灣仔皇后大道東153-167號

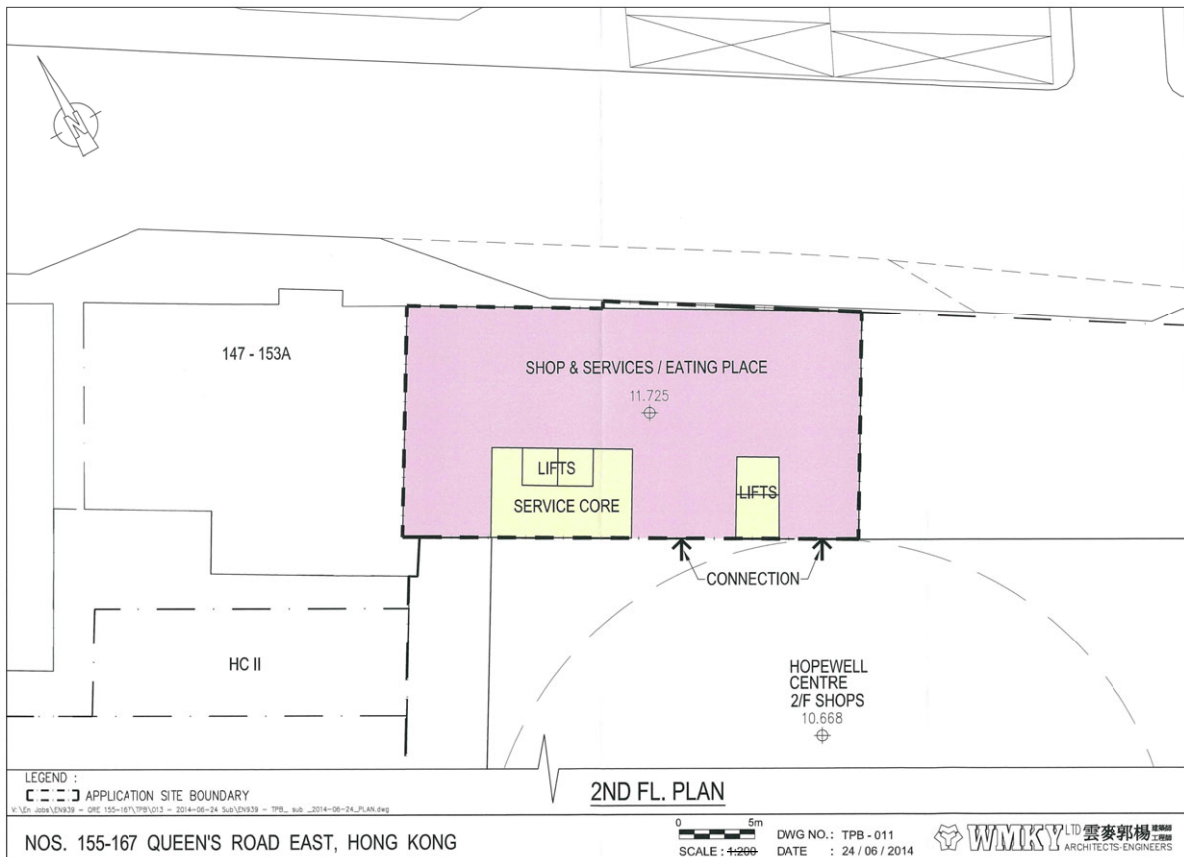
PROPOSED COMMERCIAL DEVELOPMENT
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153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

規劃署
PLANNING
DEPARTMENT

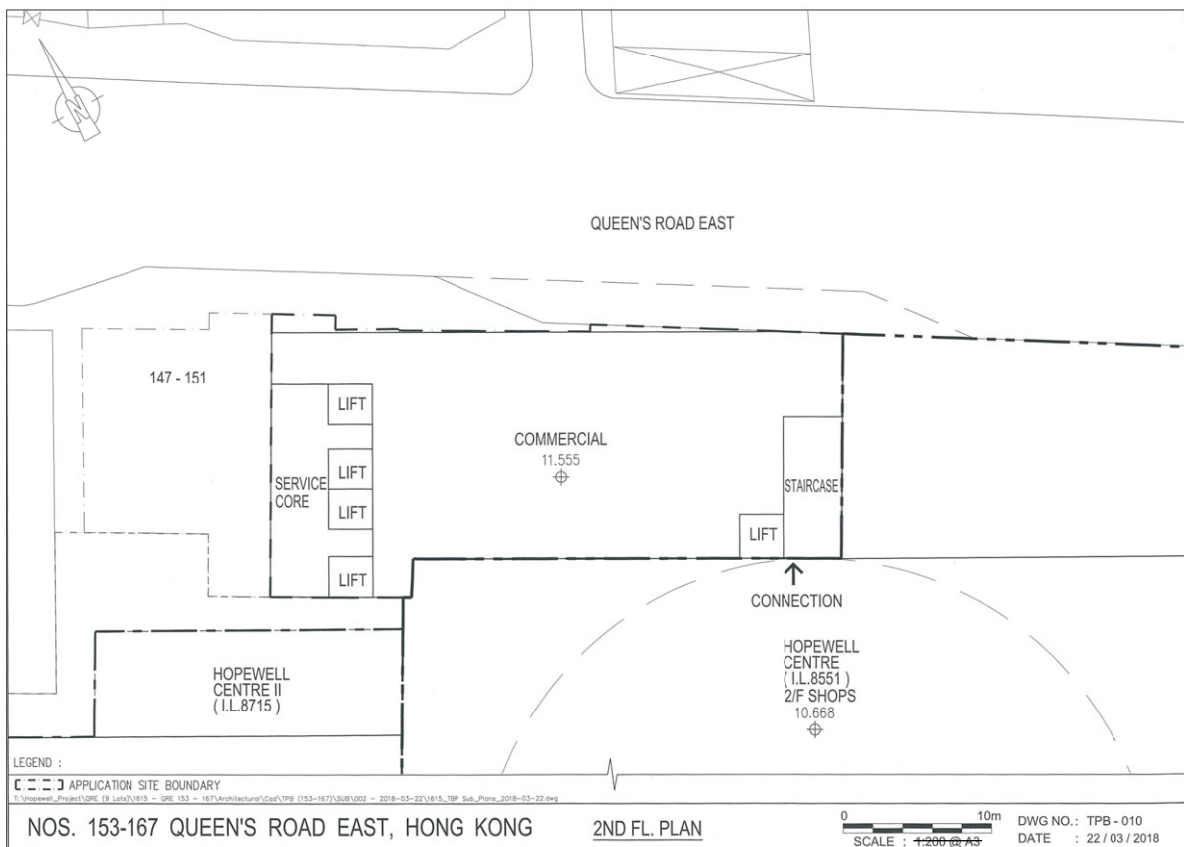


參考編號
REFERENCE No.
A/H5/412

圖 PLAN
A - 5



2014 SCHEME (2/F)



CURRENT SCHEME (2/F)

本圖於2018年8月22日擬備
PLAN PREPARED ON 22.8.2018

**COMPARISON OF MLP OF
2014 AND CURRENT SCHEMES
(LEVEL AT ABOUT 12mPD)**

擬議商業發展(包括食肆、
商店及服務行業、辦公室及商營浴室/按摩院)
香港灣仔皇后大道東153-167號

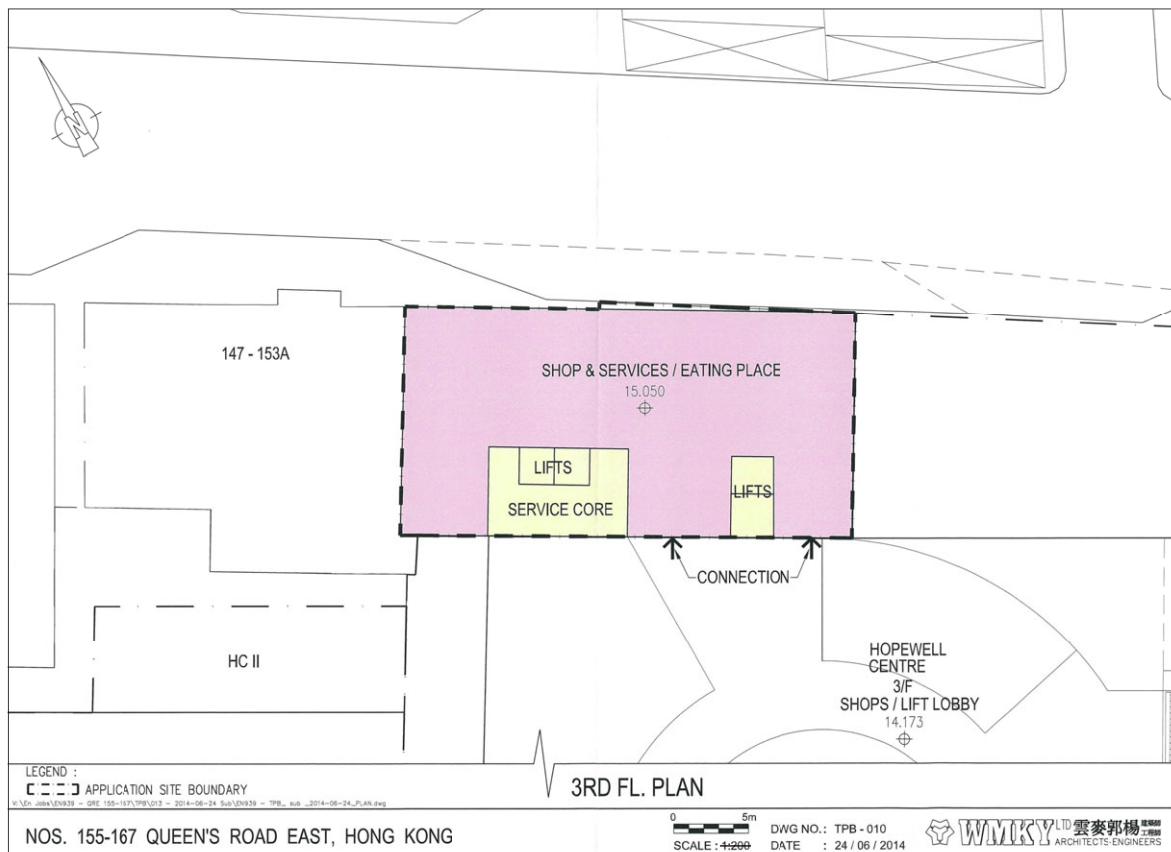
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153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

規劃署
PLANNING
DEPARTMENT

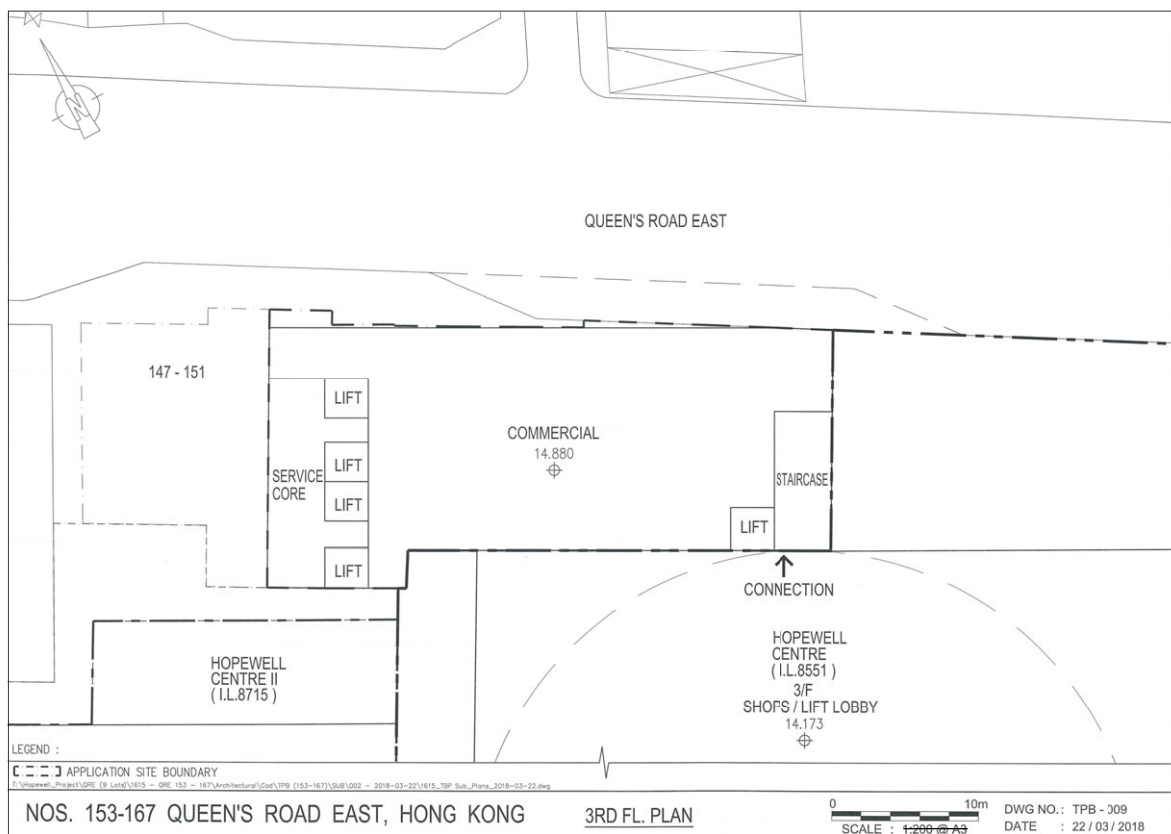


參考編號
REFERENCE No.
A/H5/412

圖 PLAN
A - 6



2014 SCHEME (3/F)



CURRENT SCHEME (3/F)

本圖於2018年8月22日擬備
 PLAN PREPARED ON 22.8.2018

**COMPARISON OF MLP OF
 2014 AND CURRENT SCHEMES
 (LEVEL AT ABOUT 15mPD)**

擬議商業發展(包括食肆、
 商店及服務行業、辦公室及商營浴室/按摩院)
 香港灣仔皇后大道東153-167號

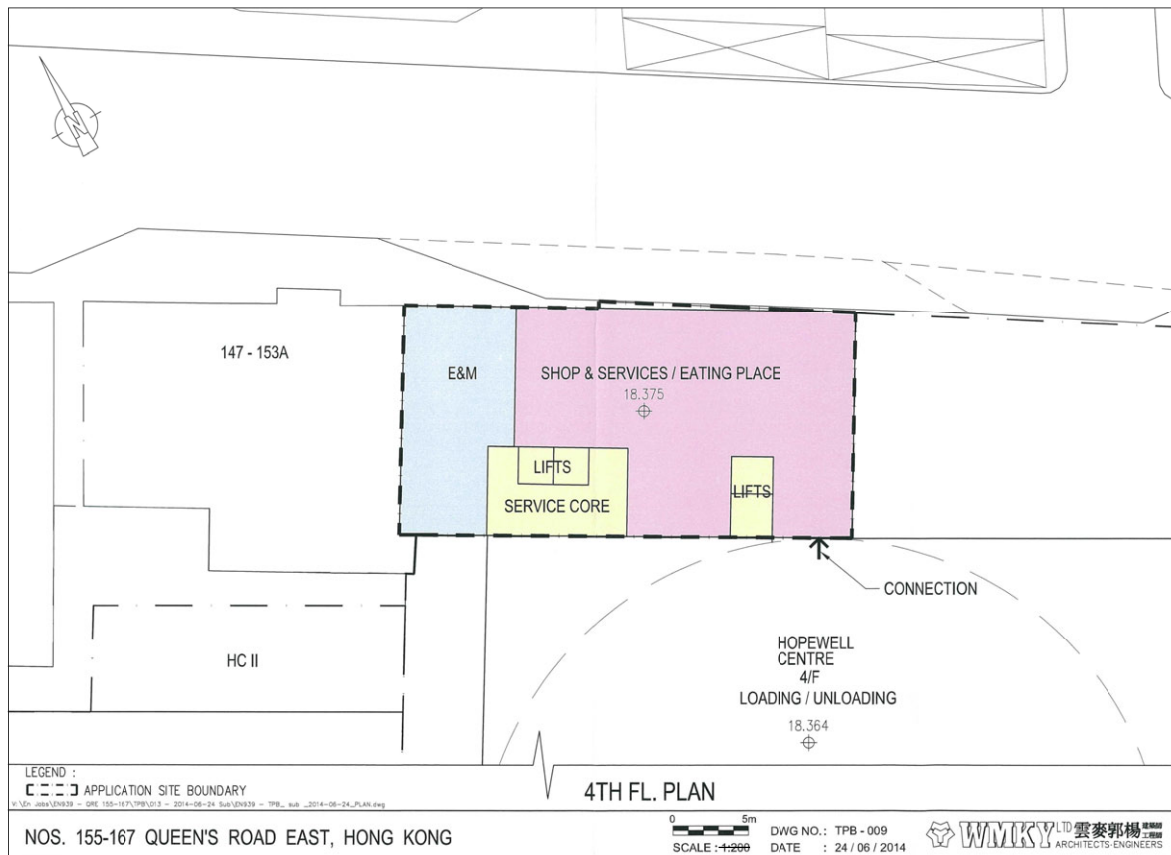
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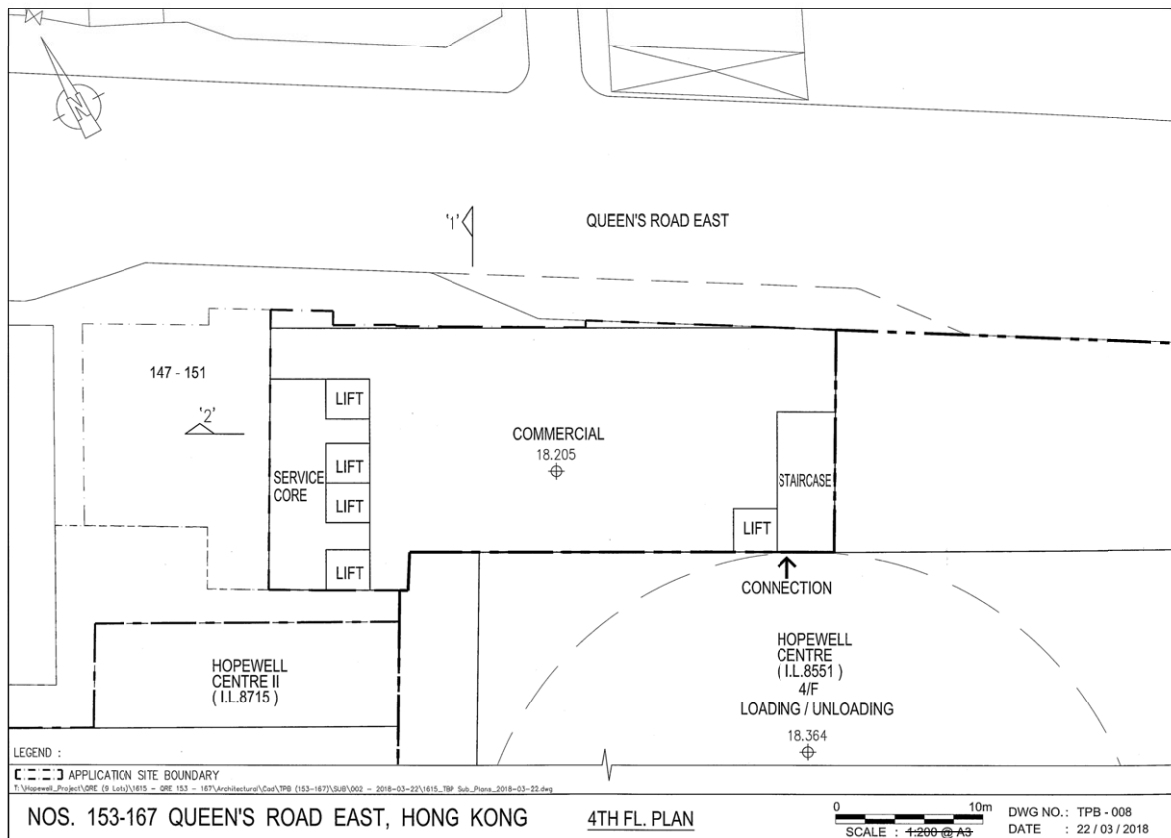


參考編號
 REFERENCE No.
 A/H5/412

圖 PLAN
 A - 7



2014 SCHEME (4/F)



CURRENT SCHEME (4/F)

本圖於2018年8月22日擬備
PLAN PREPARED ON 22.8.2018

**COMPARISON OF MLP OF
2014 AND CURRENT SCHEMES
(LEVEL AT ABOUT 18mPD)**

擬議商業發展(包括食肆、
商店及服務行業、辦公室及商營浴室/按摩院)
香港灣仔皇后大道東153-167號

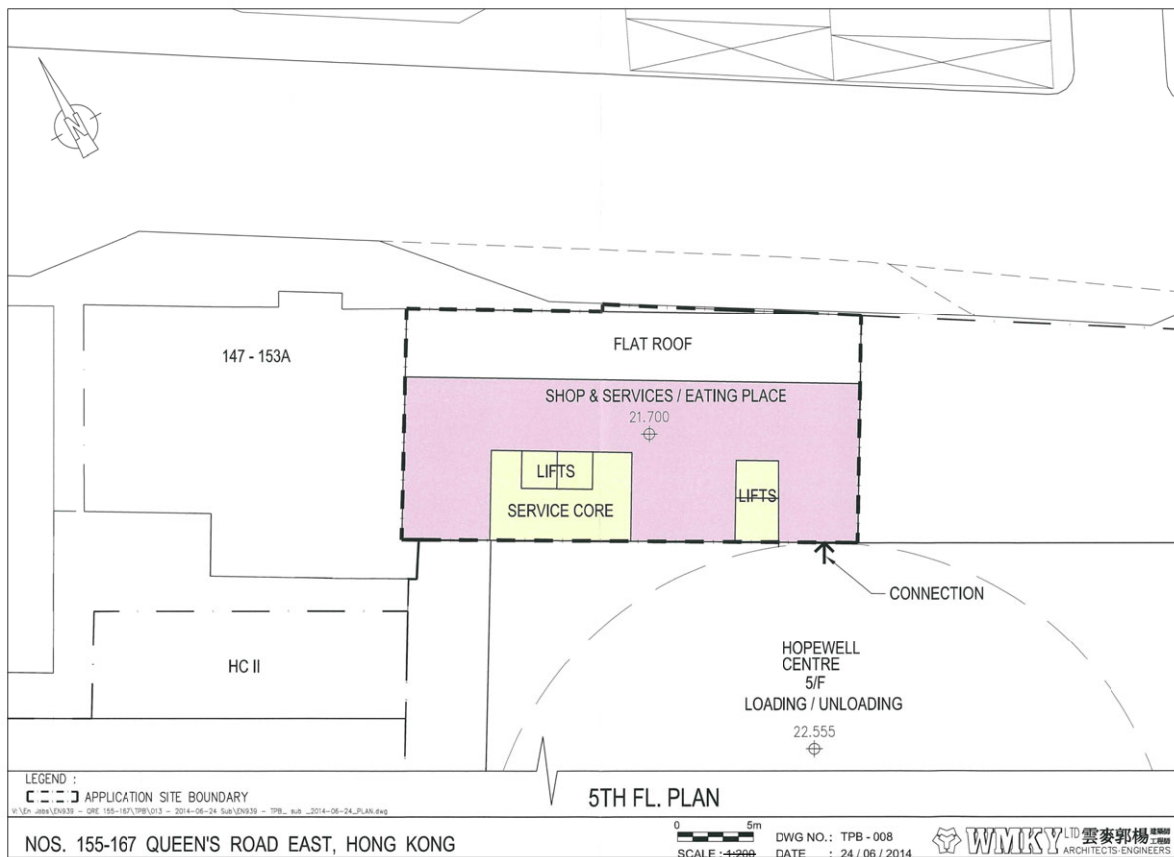
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153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

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PLANNING
DEPARTMENT

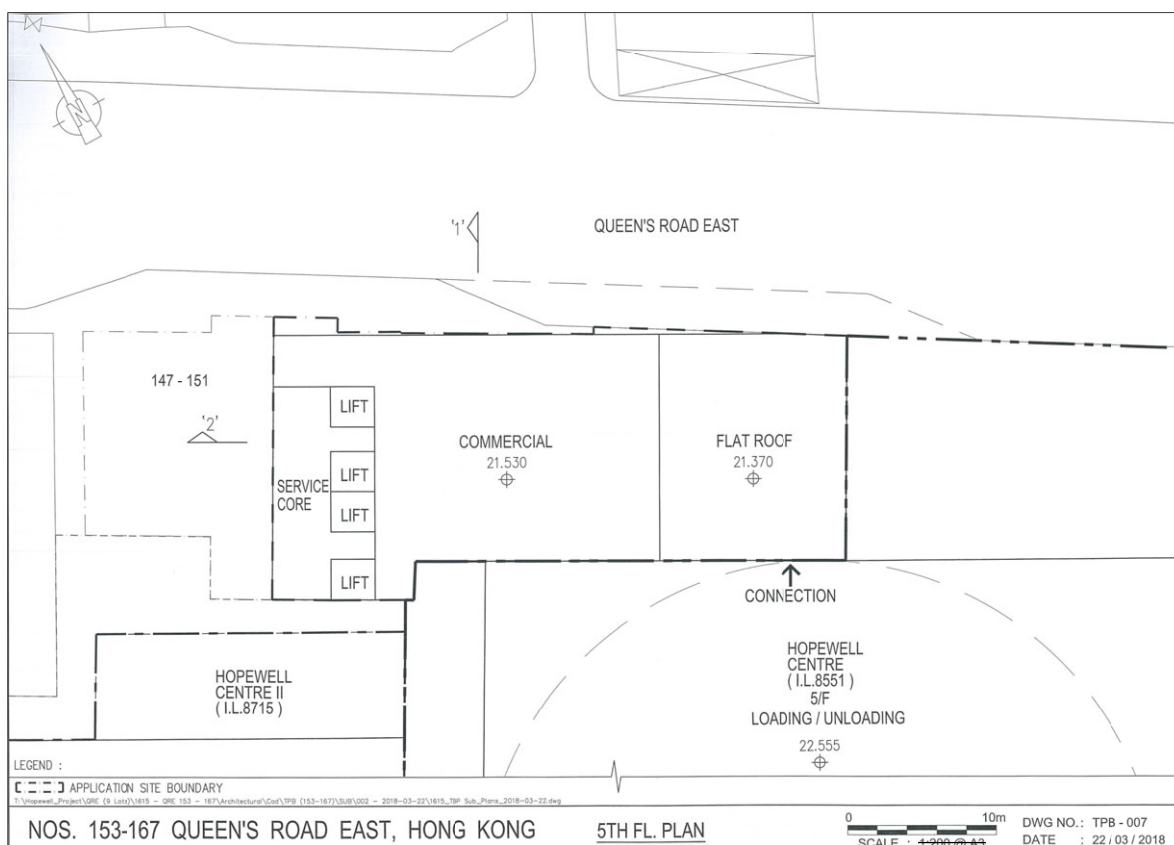


參考編號
REFERENCE No.
A/H5/412

圖 PLAN
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2014 SCHEME (5/F)



CURRENT SCHEME (5/F)

**COMPARISON OF MLP OF
 2014 AND CURRENT SCHEMES
 (LEVEL AT ABOUT 22mPD)**

擬議商業發展 (包括食肆、
 商店及服務行業、辦公室及商營浴室 / 按摩院)
 香港灣仔皇后大道東 153-167 號

PROPOSED COMMERCIAL DEVELOPMENT
 (INCLUDING EATING PLACE, SHOP AND SERVICES,
 OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
 153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

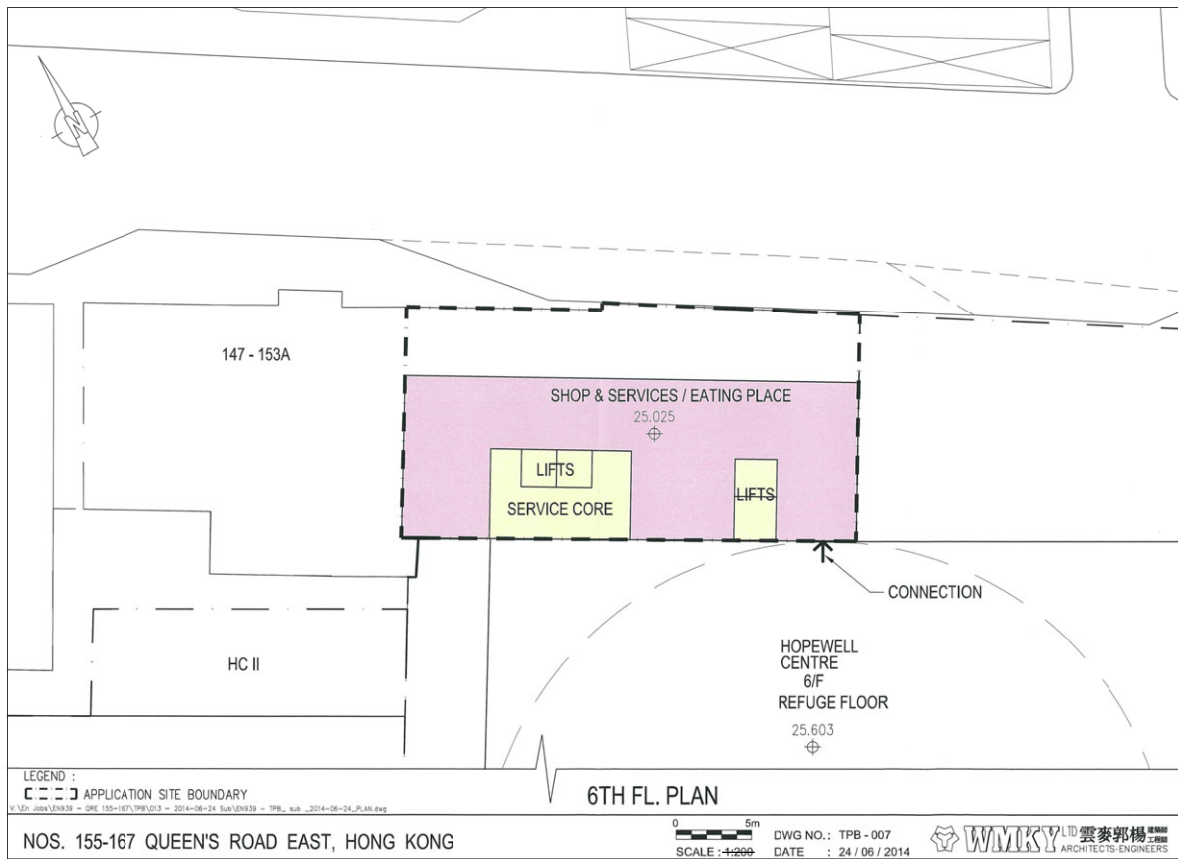
規劃署
 PLANNING
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參考編號
 REFERENCE No.
 A/H5/412

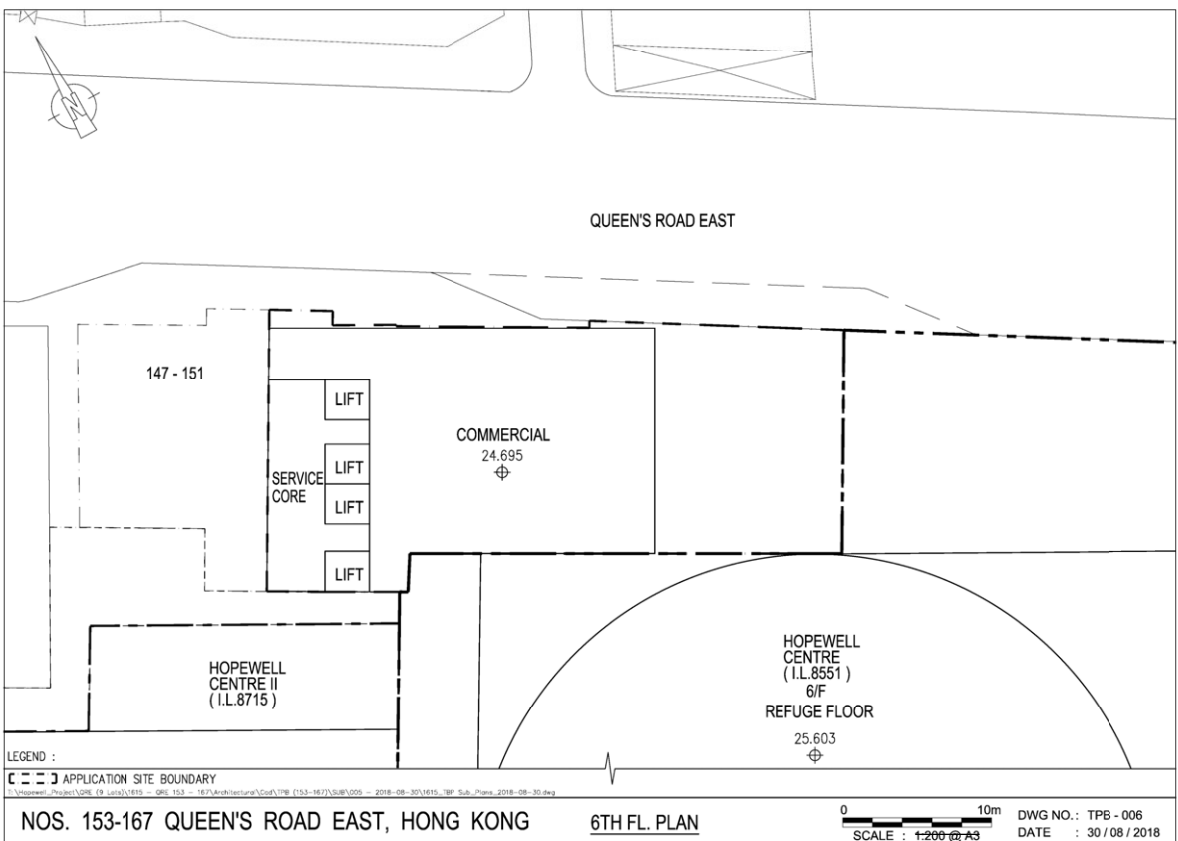
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本圖於2018年8月22日擬備
 PLAN PREPARED ON 22.8.2018



NOS. 155-167 QUEEN'S ROAD EAST, HONG KONG

2014 SCHEME (6/F)



NOS. 153-167 QUEEN'S ROAD EAST, HONG KONG

CURRENT SCHEME (6/F)

本圖於2018年8月30日擬備
PLAN PREPARED ON 30.8.2018

**COMPARISON OF MLP OF
2014 AND CURRENT SCHEMES
(LEVEL AT ABOUT 25mPD)**

擬議商業發展(包括食肆、
商店及服務行業、辦公室及商營浴室/按摩院)
香港灣仔皇后大道東153-167號

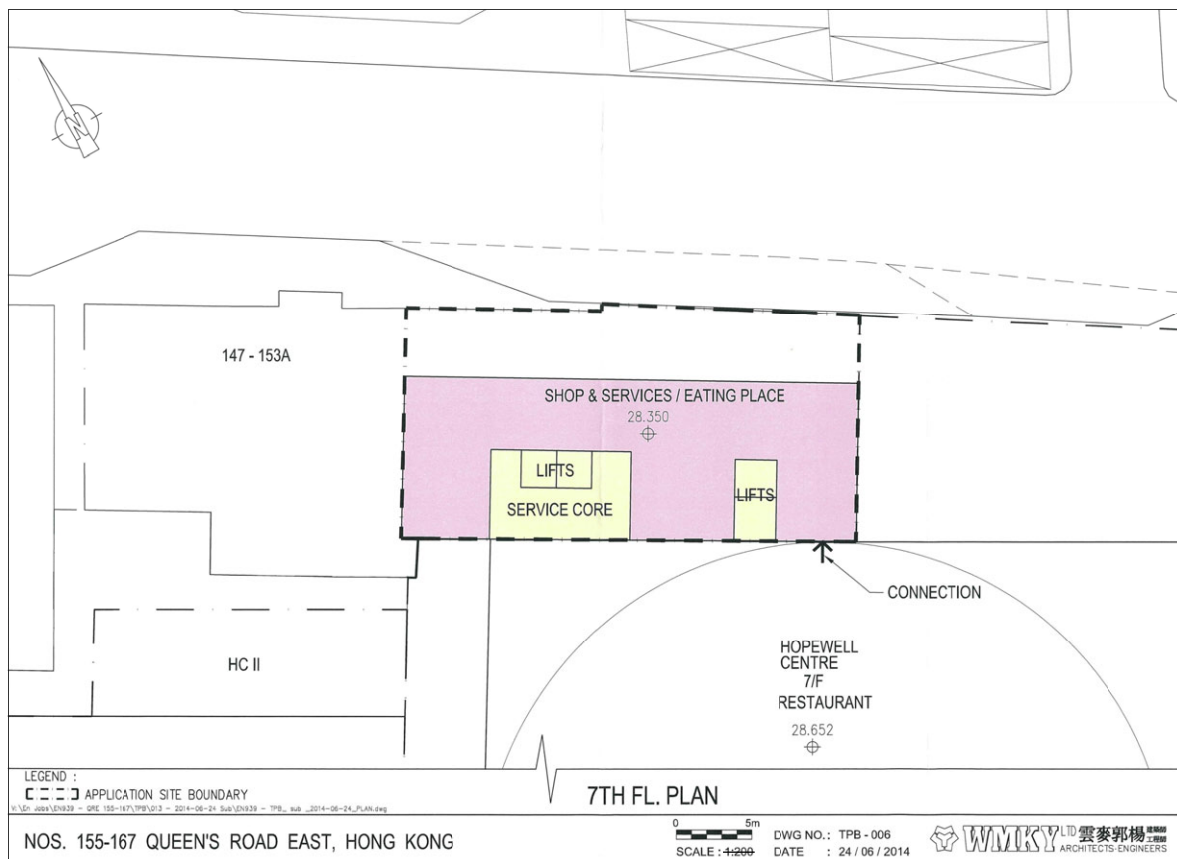
PROPOSED COMMERCIAL DEVELOPMENT
(INCLUDING EATING PLACE, SHOP AND SERVICES,
OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

規劃署
PLANNING
DEPARTMENT

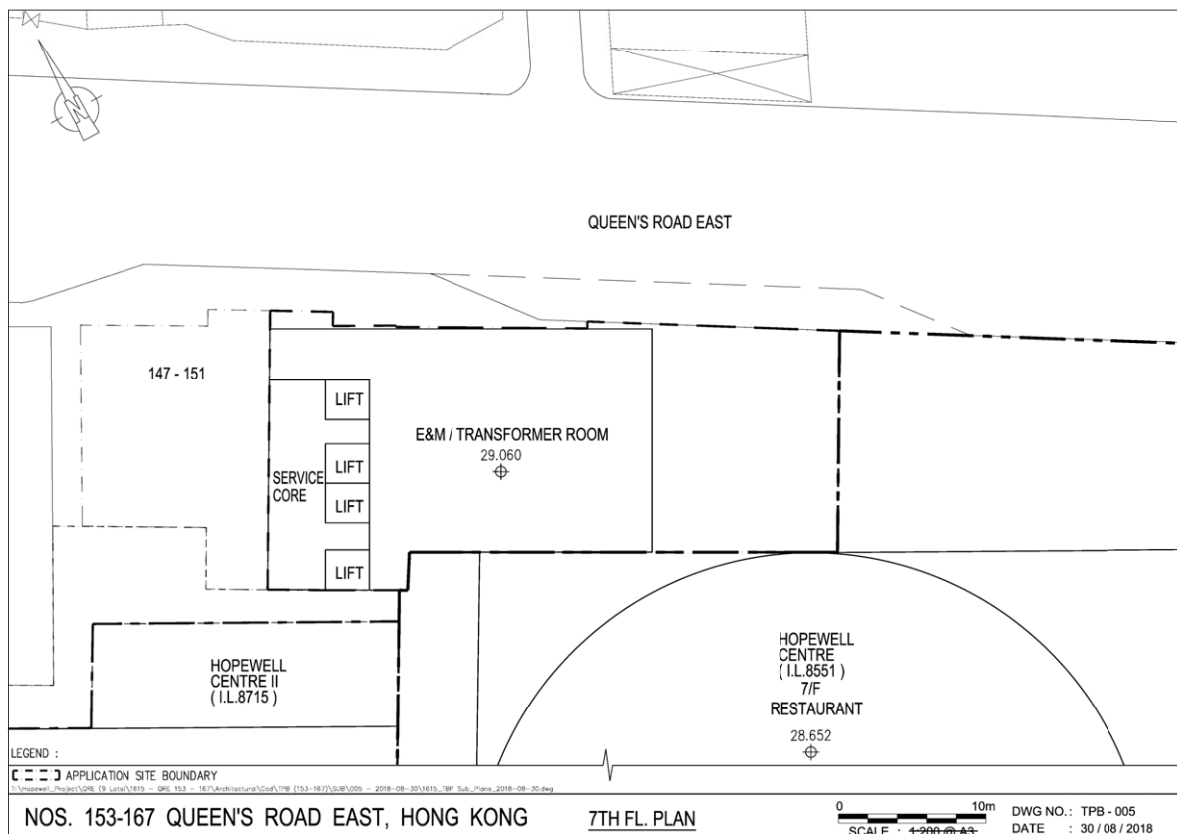


參考編號
REFERENCE No.
A/H5/412

圖 PLAN
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2014 SCHEME (7/F)



CURRENT SCHEME (7/F)

本圖於2018年8月30日擬備
 PLAN PREPARED ON 30.8.2018

**COMPARISON OF MLP OF
 2014 AND CURRENT SCHEMES
 (LEVEL AT ABOUT 29mPD)**

擬議商業發展(包括食肆、
 商店及服務行業、辦公室及商營浴室/按摩院)
 香港灣仔皇后大道東153-167號

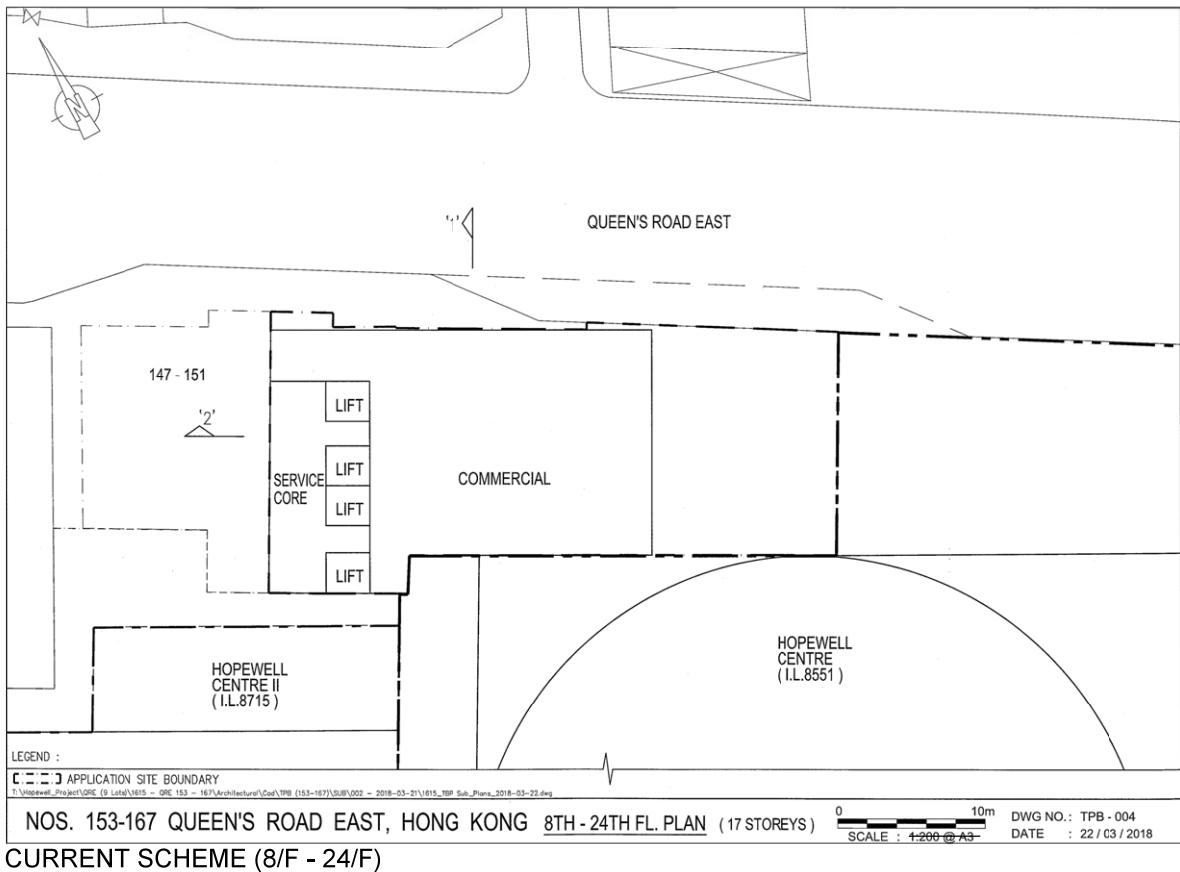
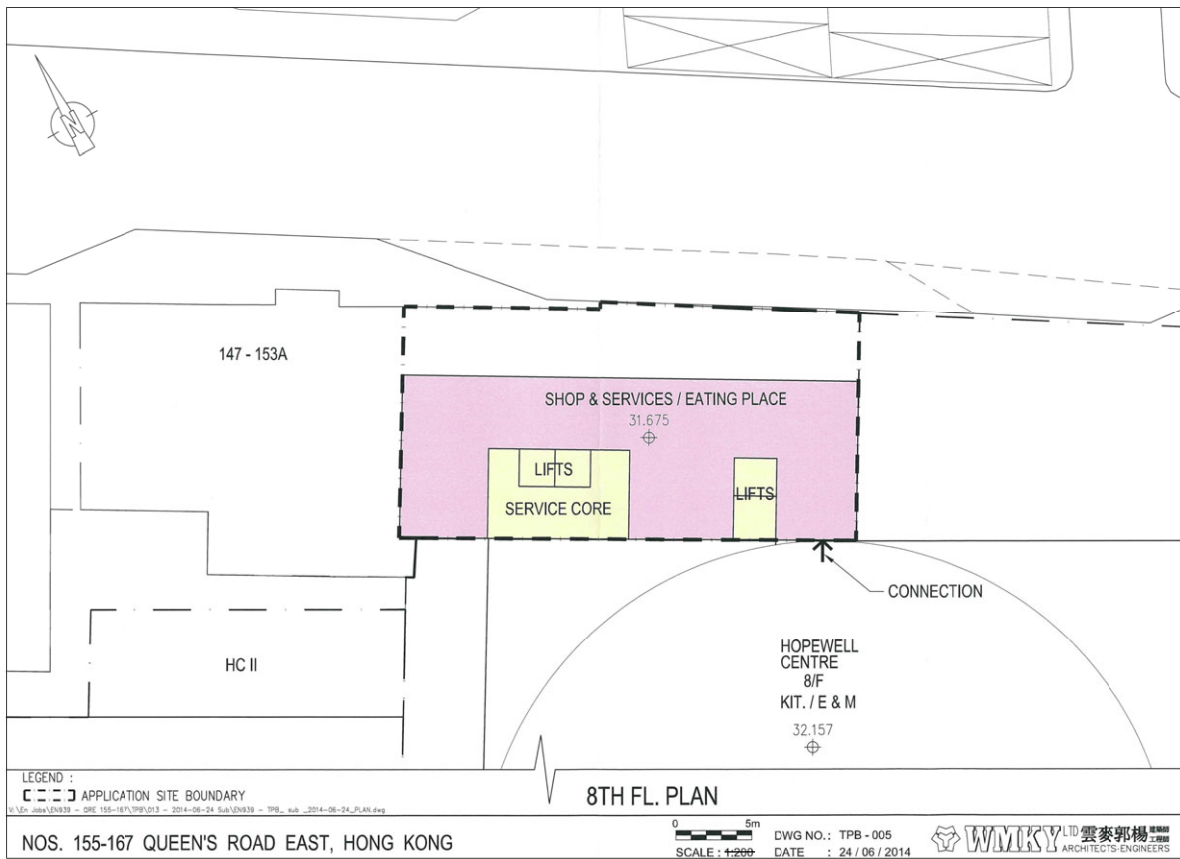
PROPOSED COMMERCIAL DEVELOPMENT
 (INCLUDING EATING PLACE, SHOP AND SERVICES,
 OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
 153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

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**COMPARISON OF MLP OF
2014 AND CURRENT SCHEMES
(LEVEL AT ABOUT 32mPD)**

擬議商業發展 (包括食肆、
商店及服務行業、辦公室及商營浴室 / 按摩院)
香港灣仔皇后大道東153-167號

PROPOSED COMMERCIAL DEVELOPMENT
(INCLUDING EATING PLACE, SHOP AND SERVICES,
OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

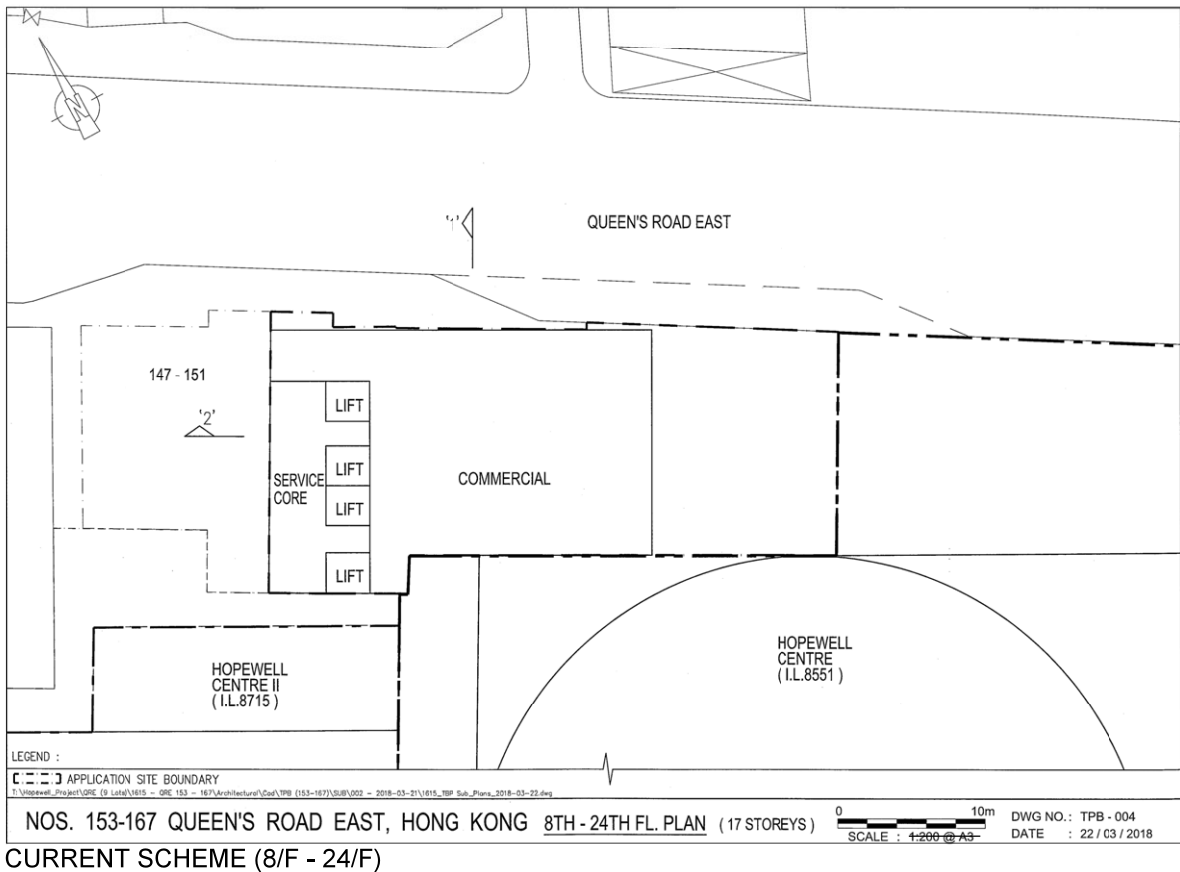
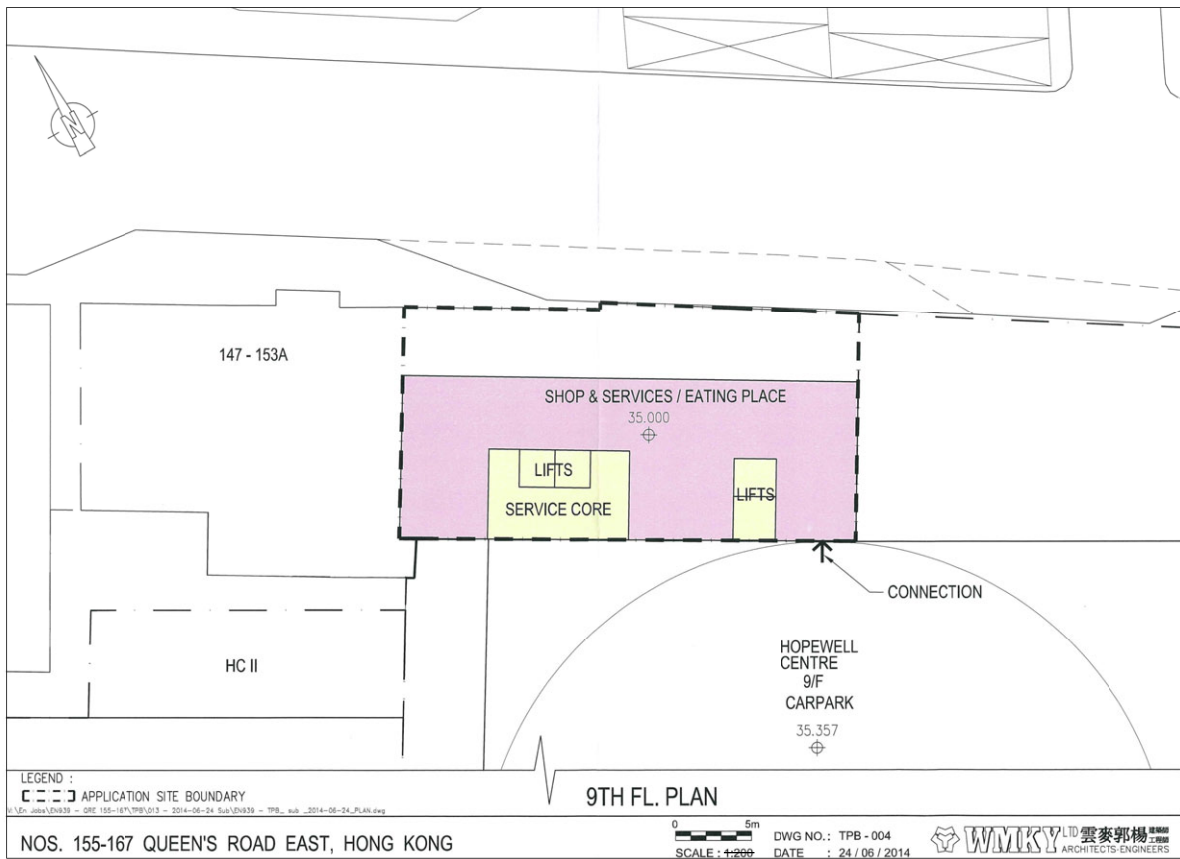
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DEPARTMENT**



參考編號
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本圖於2018年8月22日擬備
PLAN PREPARED ON 22.8.2018



本圖於2018年8月22日擬備
 PLAN PREPARED ON 22.8.2018

**COMPARISON OF MLP OF
 2014 AND CURRENT SCHEMES
 (LEVEL AT ABOUT 35mPD)**

擬議商業發展 (包括食肆、
 商店及服務行業、辦公室及商營浴室 / 按摩院)
 香港灣仔皇后大道東153-167號

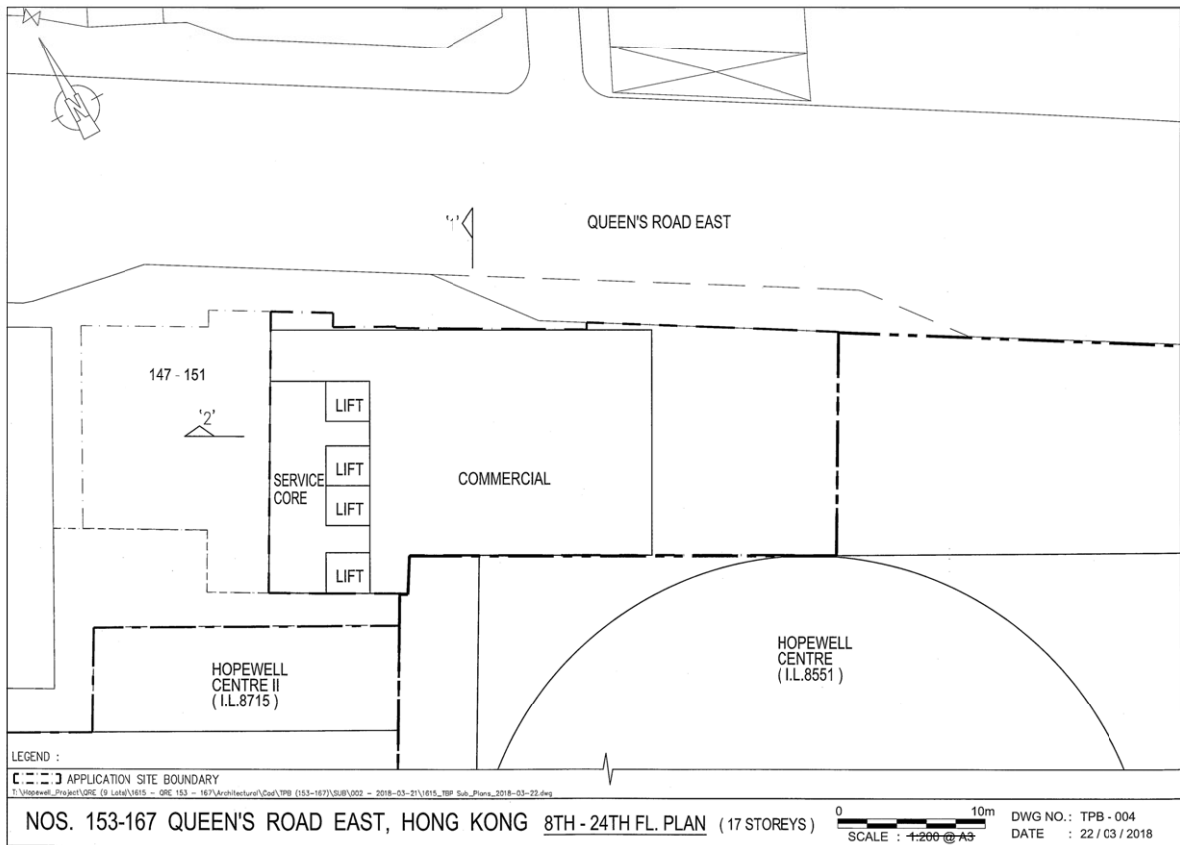
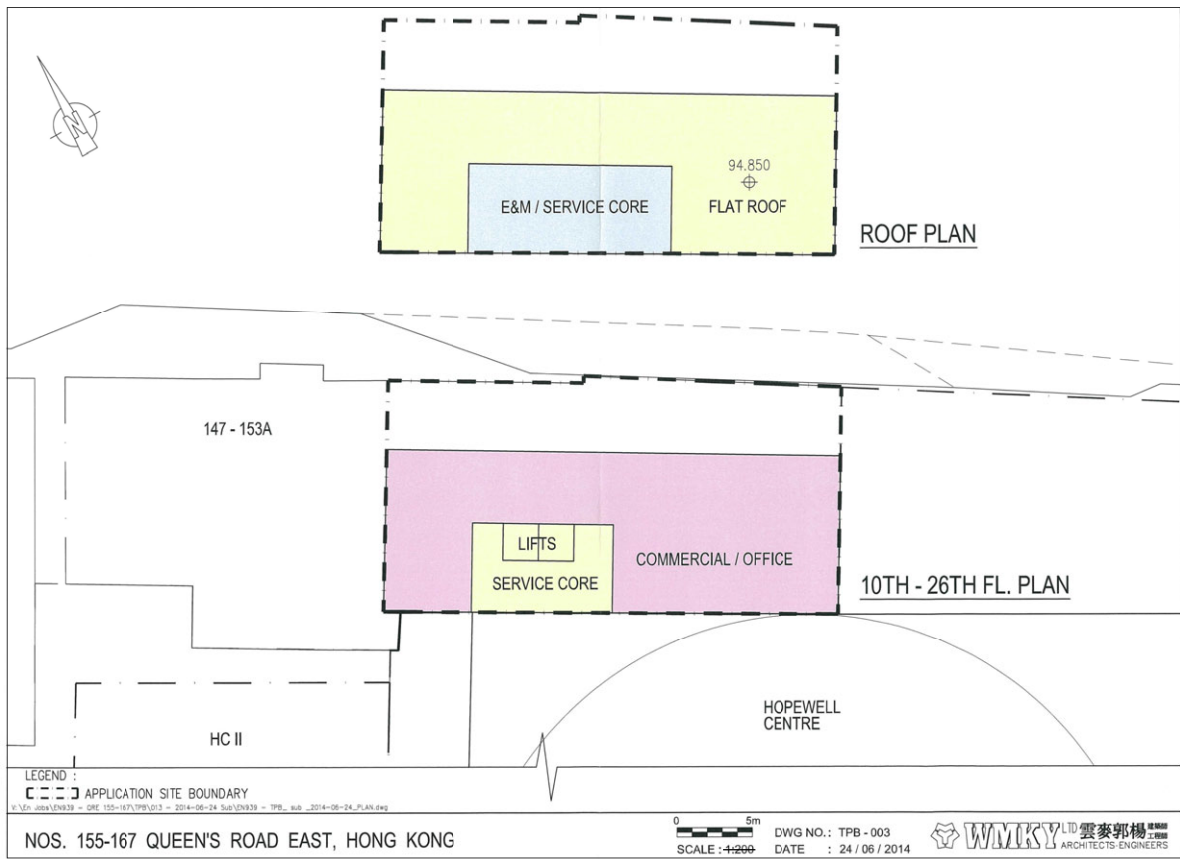
PROPOSED COMMERCIAL DEVELOPMENT
 (INCLUDING EATING PLACE, SHOP AND SERVICES,
 OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
 153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

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圖 PLAN
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**COMPARISON OF MLP OF
2014 AND CURRENT SCHEMES
(10/F AND ABOVE)**

擬議商業發展 (包括食肆、
商店及服務行業、辦公室及商營浴室 / 按摩院)
香港灣仔皇后大道東153-167號

PROPOSED COMMERCIAL DEVELOPMENT
(INCLUDING EATING PLACE, SHOP AND SERVICES,
OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

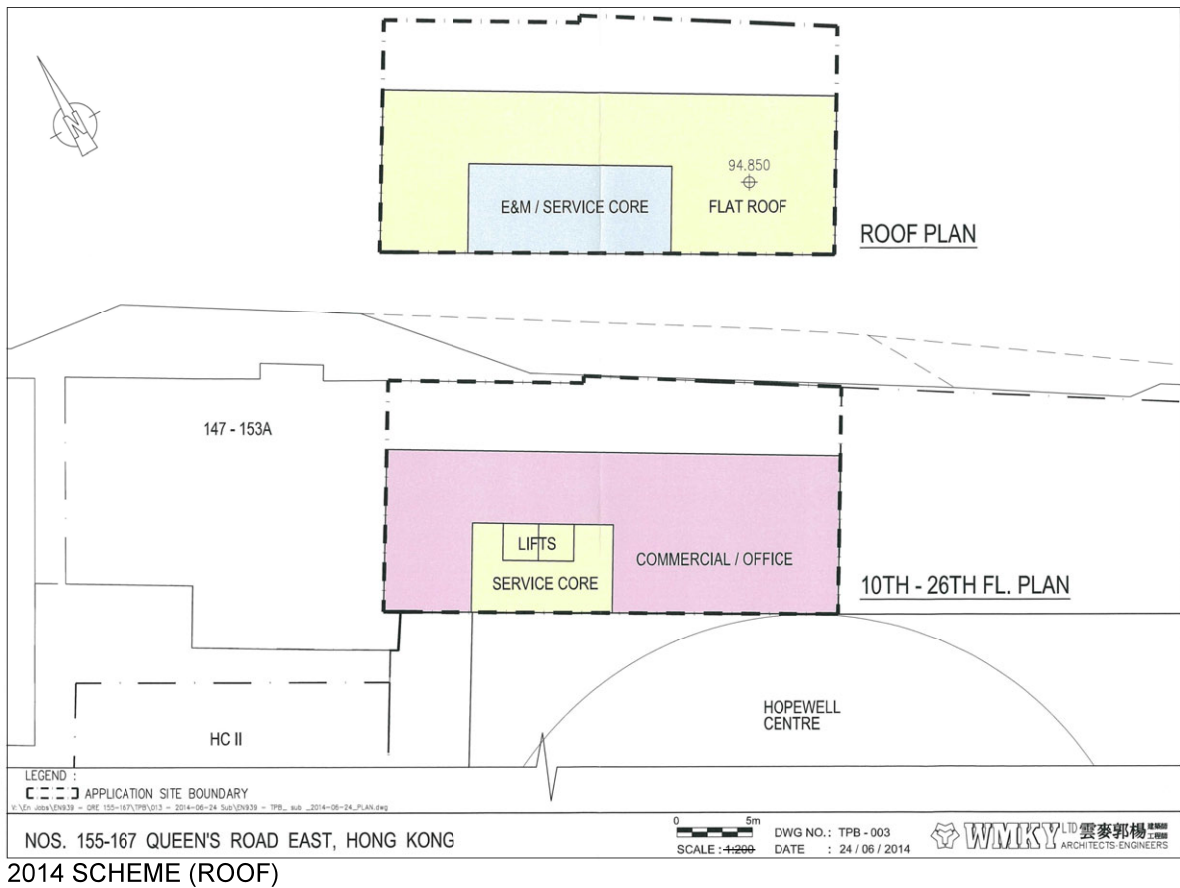
**規劃署
PLANNING
DEPARTMENT**



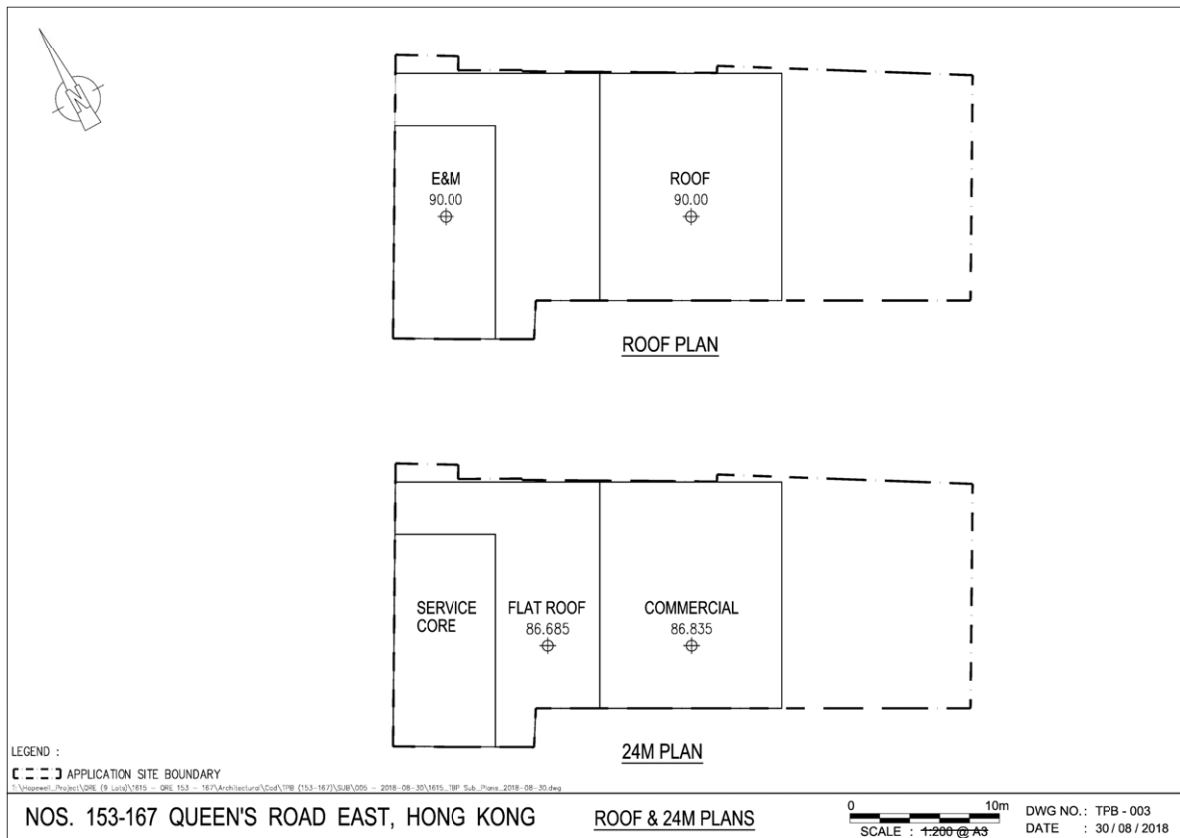
參考編號
REFERENCE No.
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圖 PLAN
A - 14

本圖於2018年8月22日擬備
PLAN PREPARED ON 22.8.2018



2014 SCHEME (ROOF)



CURRENT SCHEME (ROOF)

**COMPARISON OF MLP OF
 2014 AND CURRENT SCHEMES
 (LEVEL AT ABOUT 90mPD)**

擬議商業發展 (包括食肆、
 商店及服務行業、辦公室及商營浴室 / 按摩院)
 香港灣仔皇后大道東153-167號

PROPOSED COMMERCIAL DEVELOPMENT
 (INCLUDING EATING PLACE, SHOP AND SERVICES,
 OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
 153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

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本圖於2018年8月30日擬備
 PLAN PREPARED ON 30.8.2018



Visual Impact with approved development under Application No. A/H5/400



Visual Impact with the proposed development under current application (No. A/H5/412)



Visual Impact with approved development under Application No. A/H5/400



Visual Impact with the proposed development under current application (No. A/H5/412)

本圖於2018年8月30日擬備
PLAN PREPARED ON 30.8.2018

COMPARISON OF VISUAL IMPACT OF APPROVED AND CURRENT SCHEMES

擬議商業發展(包括食肆、商店及服務行業、辦公室及商營浴室/按摩院)
香港灣仔皇后大道東153-167號

PROPOSED COMMERCIAL DEVELOPMENT
(INCLUDING EATING PLACE, SHOP AND SERVICES,
OFFICE AND COMMERCIAL BATHHOUSE / MASSAGE ESTABLISHMENT)
153-167 QUEEN'S ROAD EAST, WAN CHAI, HONG KONG

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參考編號
REFERENCE No.
A/H5/412

圖 PLAN
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