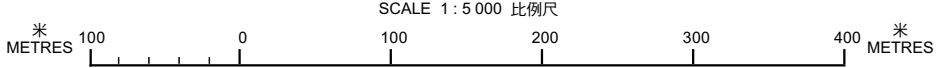


分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂

PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4 (ITEM A)



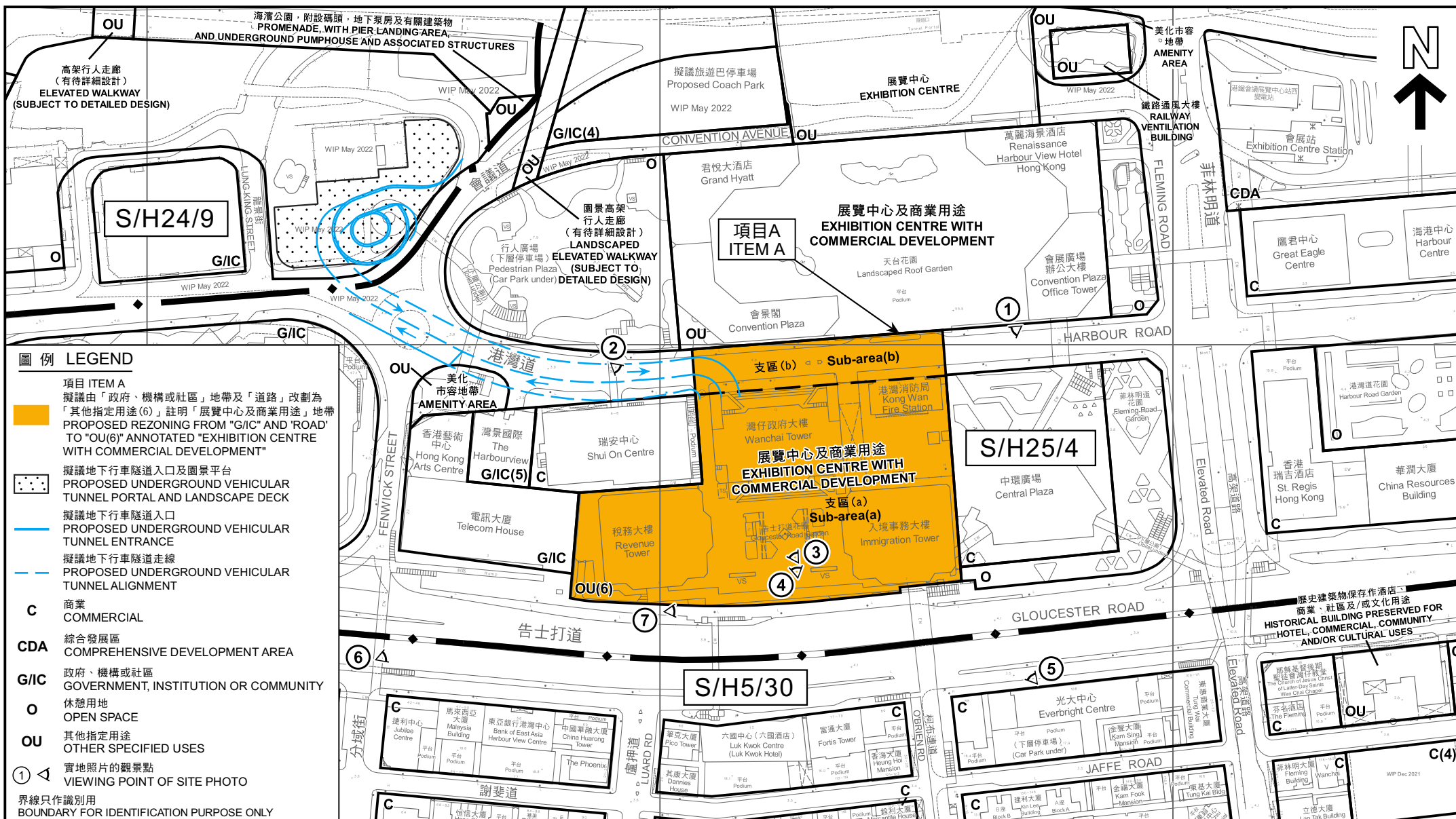
本摘要圖於2022年11月23日擬備，
所根據的資料為於2014年2月18日
核准的分區計劃大綱圖編號 S/H25/4
EXTRACT PLAN PREPARED ON 23.11.2022
BASED ON OUTLINE ZONING PLAN No.
S/H25/4 APPROVED ON 18.2.2014

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H25/22/6

圖 PLAN
1



本摘要圖於2022年12月9日擬備，
所根據的資料為測量圖編號
11-SW-9D、10C、14B及15A
EXTRACT PLAN PREPARED ON 9.12.2022
BASED ON SURVEY SHEETS No.
11-SW-9D, 10C, 14B & 15A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN

2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2022年12月9日擬備，
所根據的資料為地政總署於2022年1月11日
拍得的航攝照片編號E145929C
EXTRACT PLAN PREPARED ON 9.12.2022
BASED ON AERIAL PHOTO No.E145929C
TAKEN ON 11.1.2022 BY LANDS DEPARTMENT

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT

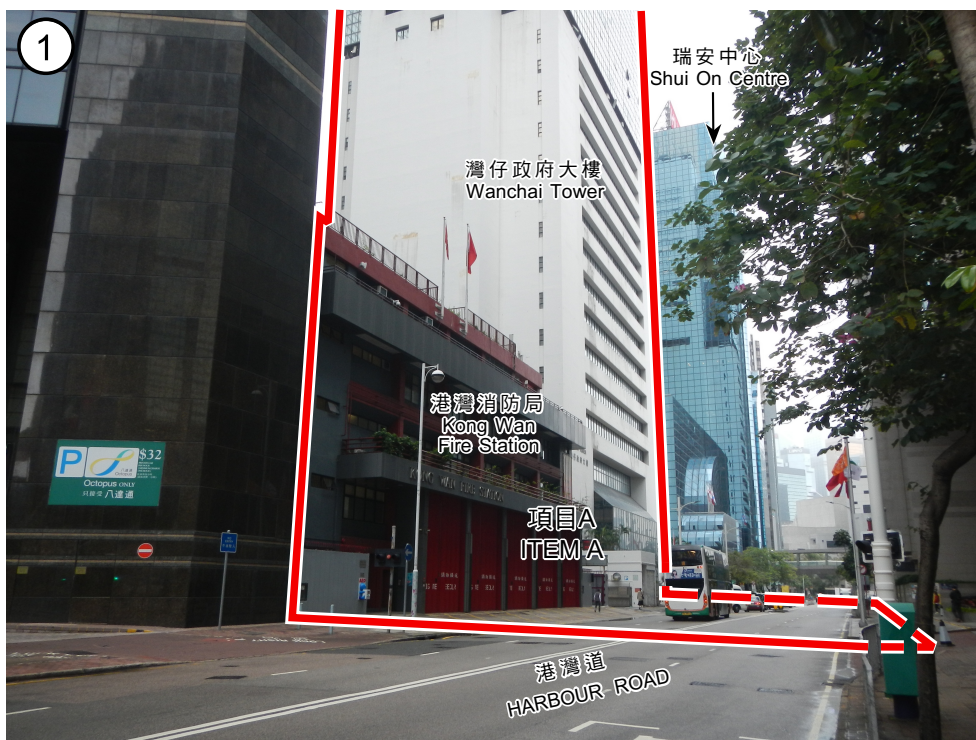


參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN

3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO
THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H25/22/6

圖 PLAN
4a

本圖於2022年12月9日擬備，
所根據的資料為攝於2022年11月23日
的實地照片
PLAN PREPARED ON 9.12.2022
BASED ON SITE PHOTOS
TAKEN ON 23.11.2022



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO
THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

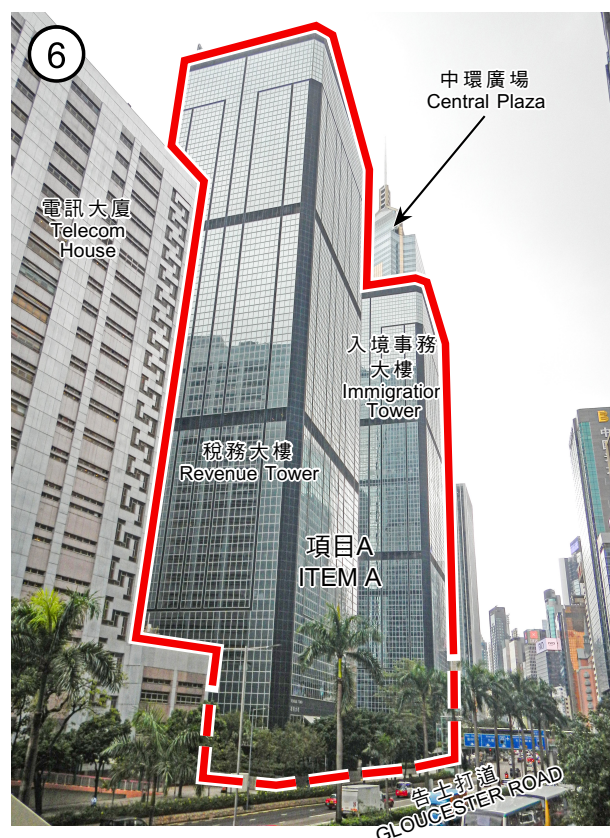
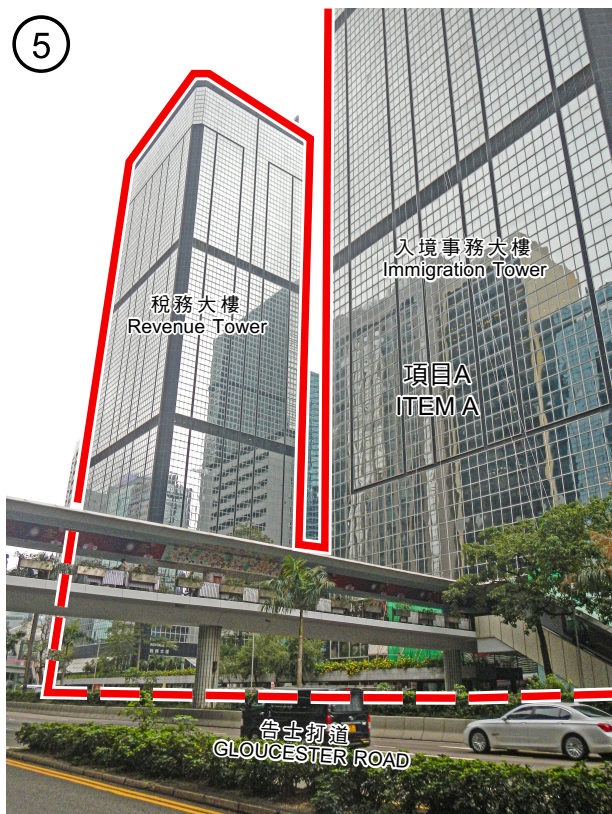
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H25/22/6

圖 PLAN
4b

本圖於2022年12月9日擬備，
所根據的資料為攝於2022年11月23日
的實地照片
PLAN PREPARED ON 9.12.2022
BASED ON SITE PHOTOS
TAKEN ON 23.11.2022



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO
THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

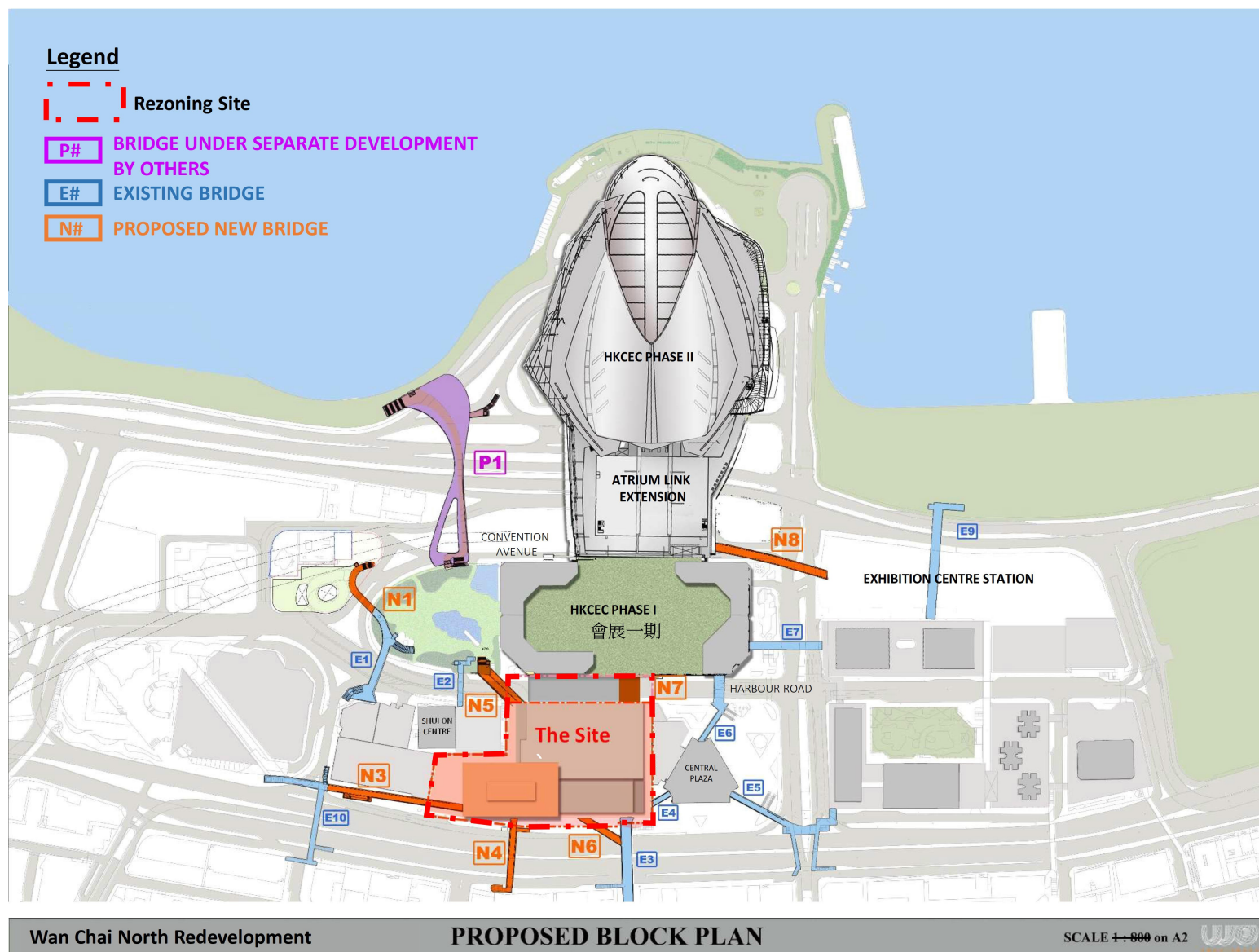
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H25/22/6

圖 PLAN
4c

本圖於2022年12月9日擬備，
所根據的資料為攝於2022年11月23日
的實地照片
PLAN PREPARED ON 9.12.2022
BASED ON SITE PHOTOS
TAKEN ON 23.11.2022



地盤的概念設計圖
CONCEPTUAL LAYOUT FOR THE SITE

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT



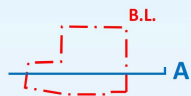
參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN

5

本摘要圖於2022年12月15日擬備
EXTRACT PLAN PREPARED ON 15.12.2022



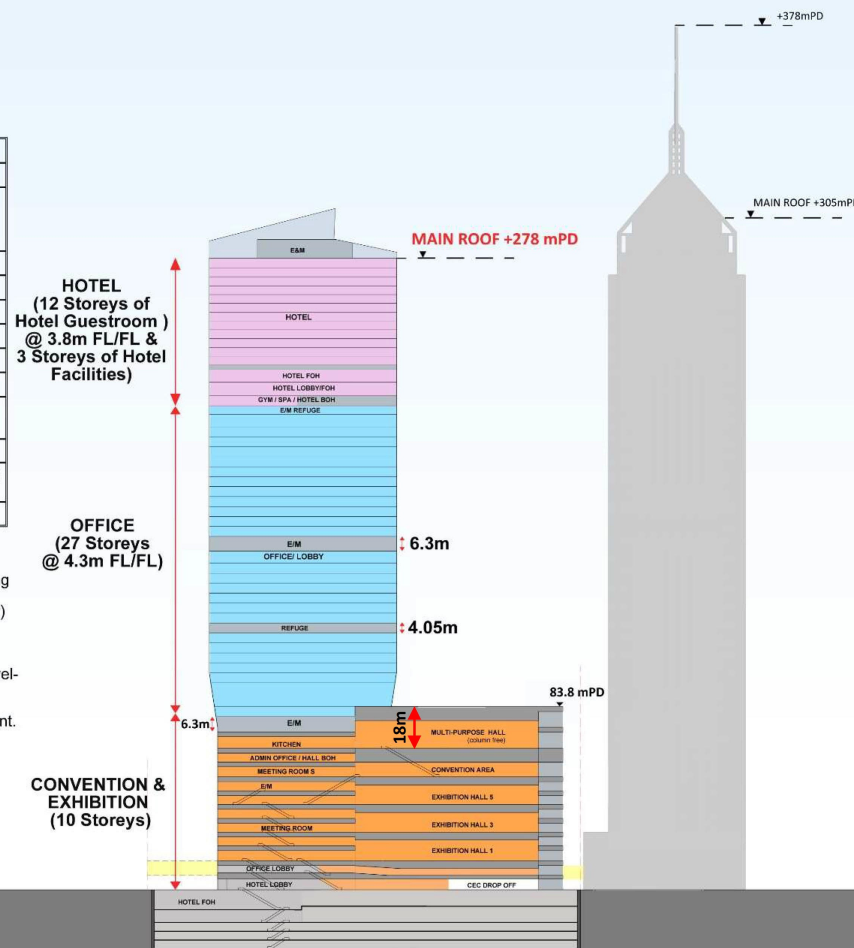
TECHNICAL SCHEDULE	
Total Rezoning Site Area	Approx. 19,025.00 m ²
Development Area (excluding Harbour Road)	Approx. 15,444.00 m ²
Development Area (above Harbour Road)*	Approx. 2,726.00 m ²
Street Improvement Area (along Gloucester Road) * ***	Approx. 855.00 m ²
Proposed Plot Ratio	15
Proposed Total GFA	Approx. 231,660.00 m ²
Proposed Convention and Exhibition GFA**	Approx. 85,950.00 m ²
Proposed Hotel GFA	Approx. 53,350.00 m ²
Proposed Office GFA	Approx. 90,310.00 m ²
Proposed Public Passage ****	Approx. 2,050.00 m ²
Proposed Site Coverage (Podium below 24m)	Not more than 92%
Proposed Site Coverage (Podium and Tower over 61m)	Not more than 65%
No. of Blocks	1
No. of Storeys	42 Storeys above 10 Storeys Podium
Building Height (Main Roof Level)	Approx. 278mPD

*Not used in the overall calculation of total GFA

**Proposed Convention and Exhibition GFA includes Exhibition Halls; Convention & Meeting Space; and Supporting and BOH GFA (including Foyer and Lobby Space (including Registration; F&B; Service and Support Area; and Connection above Harbour Road (Foyer) (of which approx 8,850m² is located above Harbour Road))]

***Approx 855m² of the Rezoning Site along Gloucester Road is proposed as street improvement/enhancement of the pedestrian zone and not anticipated for above grade development excluding footbridge connections.

**** GFA for public passage is indicative only and is subject to detailed design and alignment.



Wan Chai North Redevelopment

DIAGRAMMATIC SECTION A

SCALE 1:1200 on A2



地盤的概念截視圖 CONCEPTUAL SECTION FOR THE SITE

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT

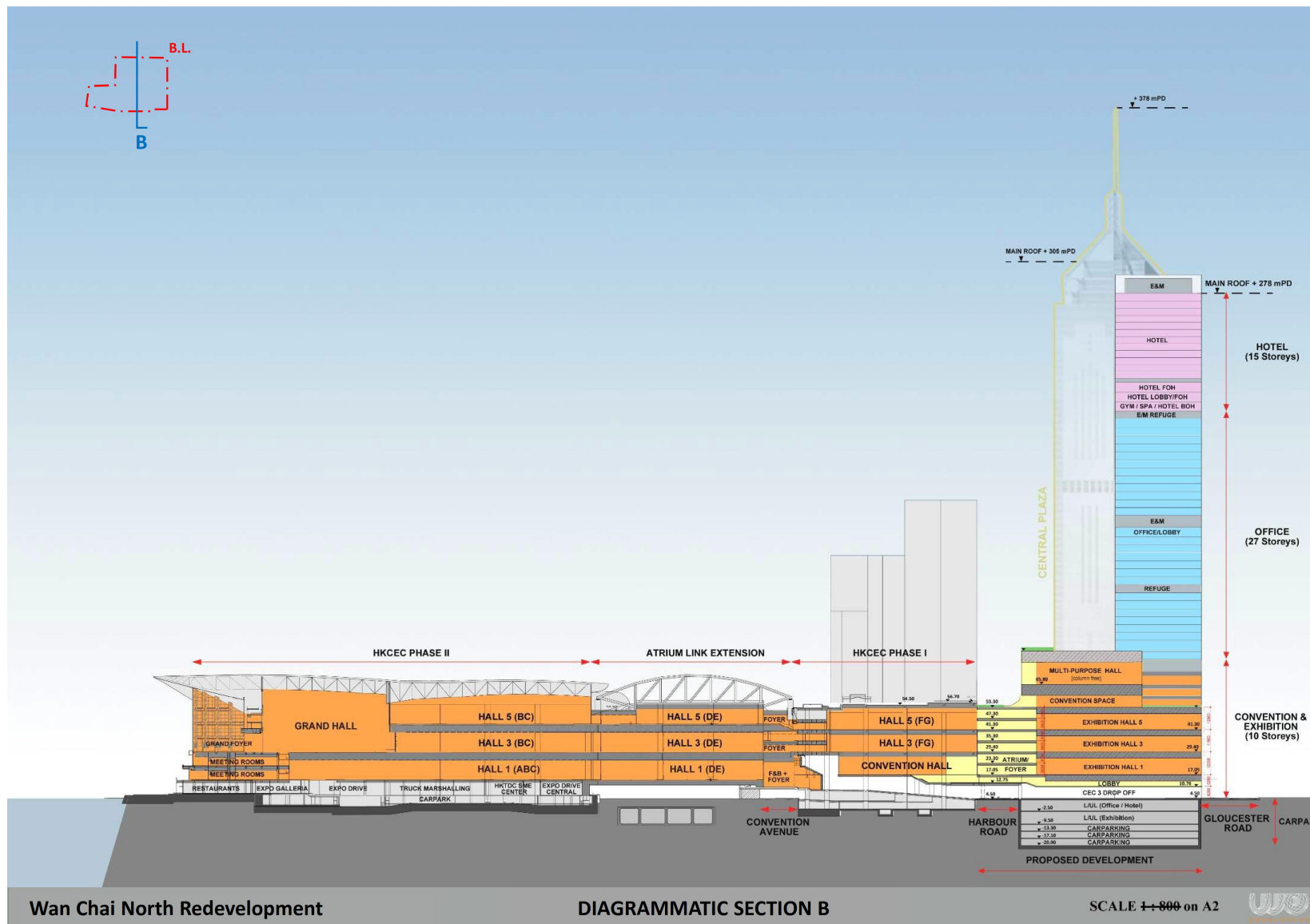


參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN
6a

本摘要圖於2022年12月15日擬備
EXTRACT PLAN PREPARED ON 15.12.2022



地盤的概念截視圖
CONCEPTUAL SECTION FOR THE SITE

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT

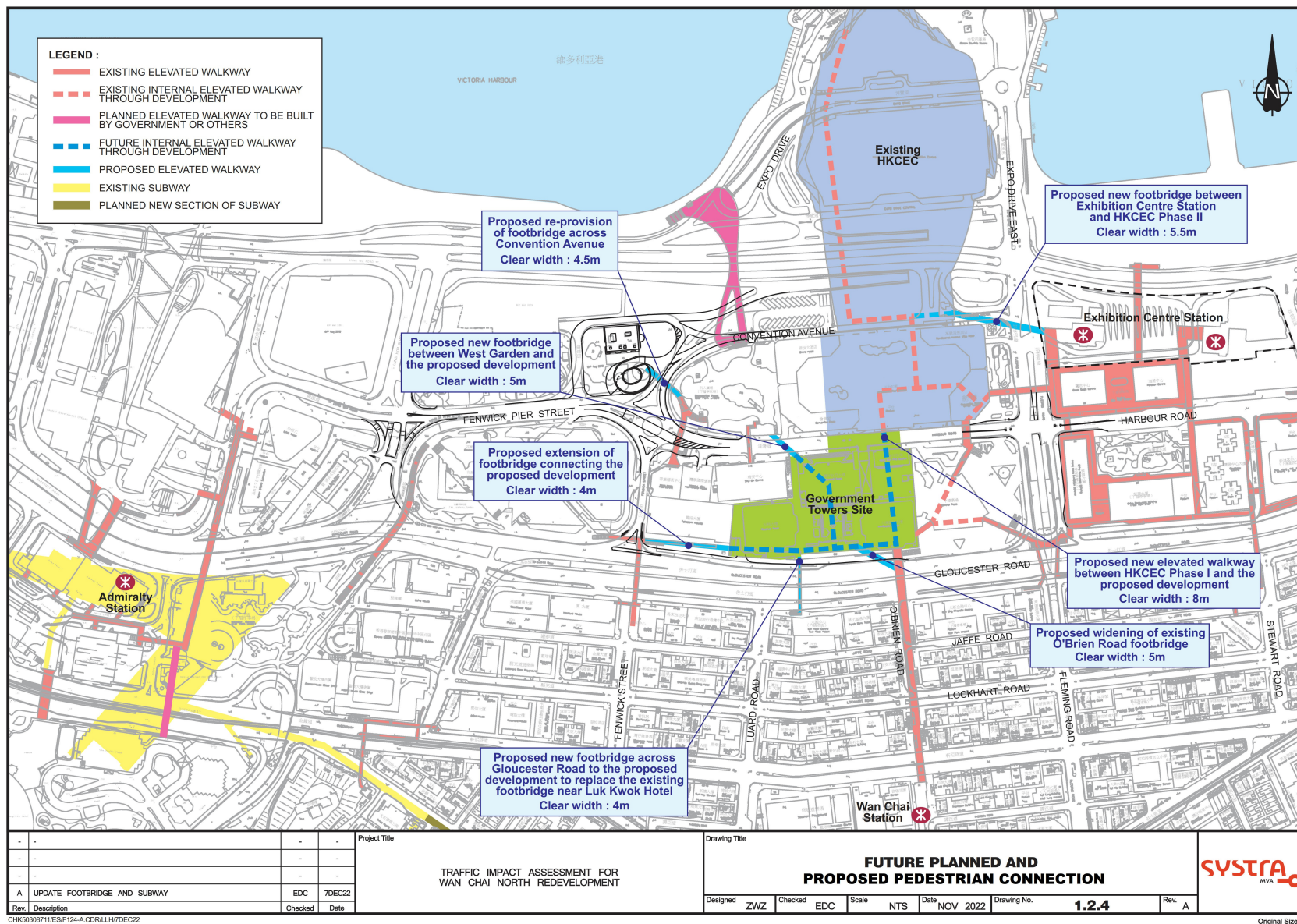


參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN
6b

本摘要圖於2022年12月15日擬備
EXTRACT PLAN PREPARED ON 15.12.2022



本摘要圖於2022年12月16日擬備
EXTRACT PLAN PREPARED ON 16.12.2022

擬議行人接駁 PROPOSED PEDESTRIAN CONNECTION

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

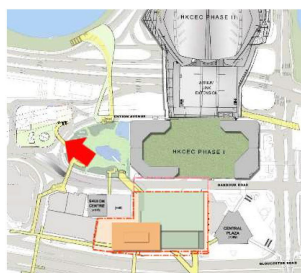
規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN

7



本摘要圖於2022年12月15日擬備
EXTRACT PLAN PREPARED ON 15.12.2022

設計示意圖 ARTIST'S IMPRESSION

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT

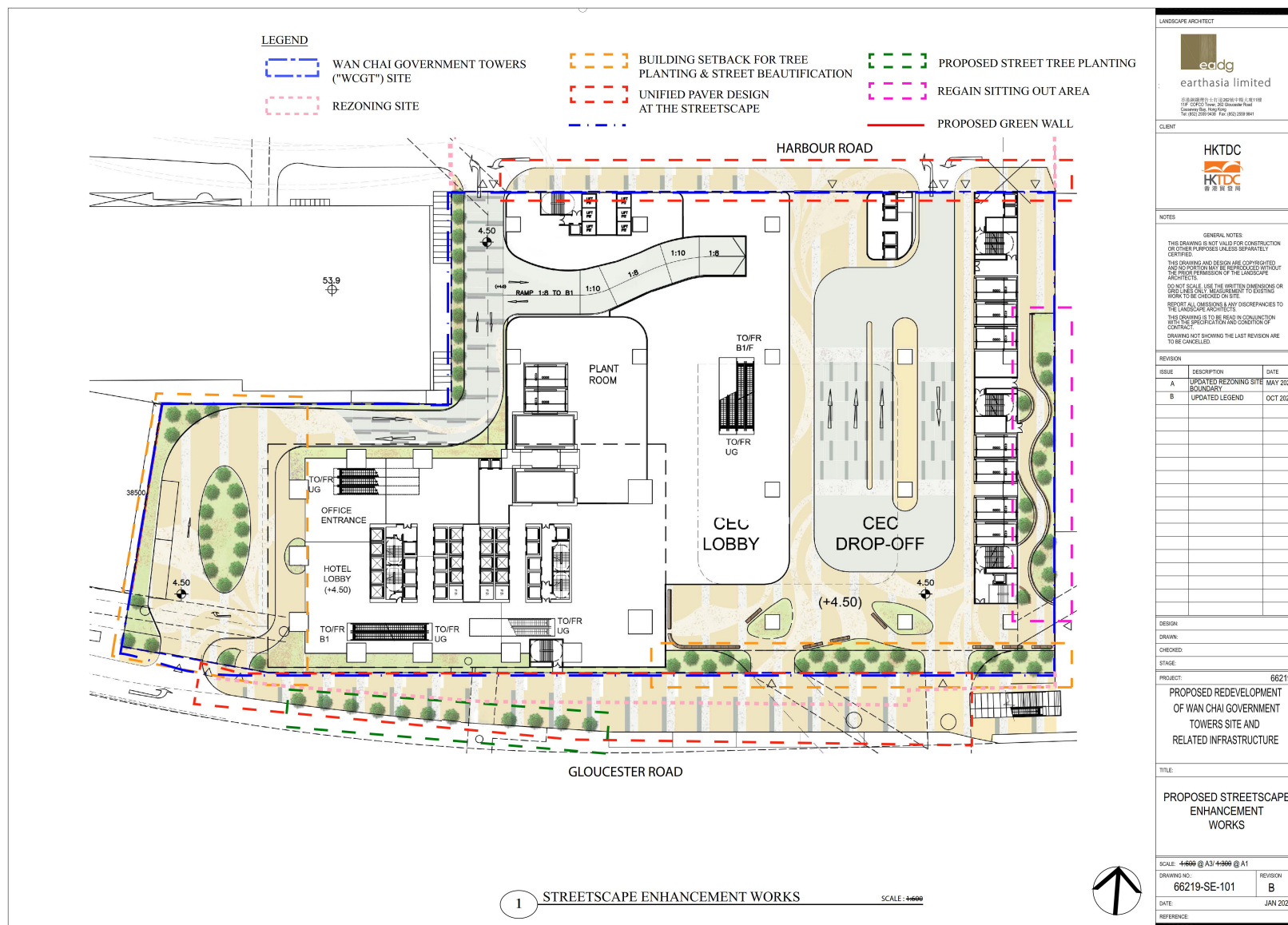


參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN

8



本摘要圖於2022年12月15日擬備
EXTRACT PLAN PREPARED ON 15.12.2022

擬議建築物後移及露天座位區 PROPOSED SETBACK AND OUTDOOR SEATING AREA

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT

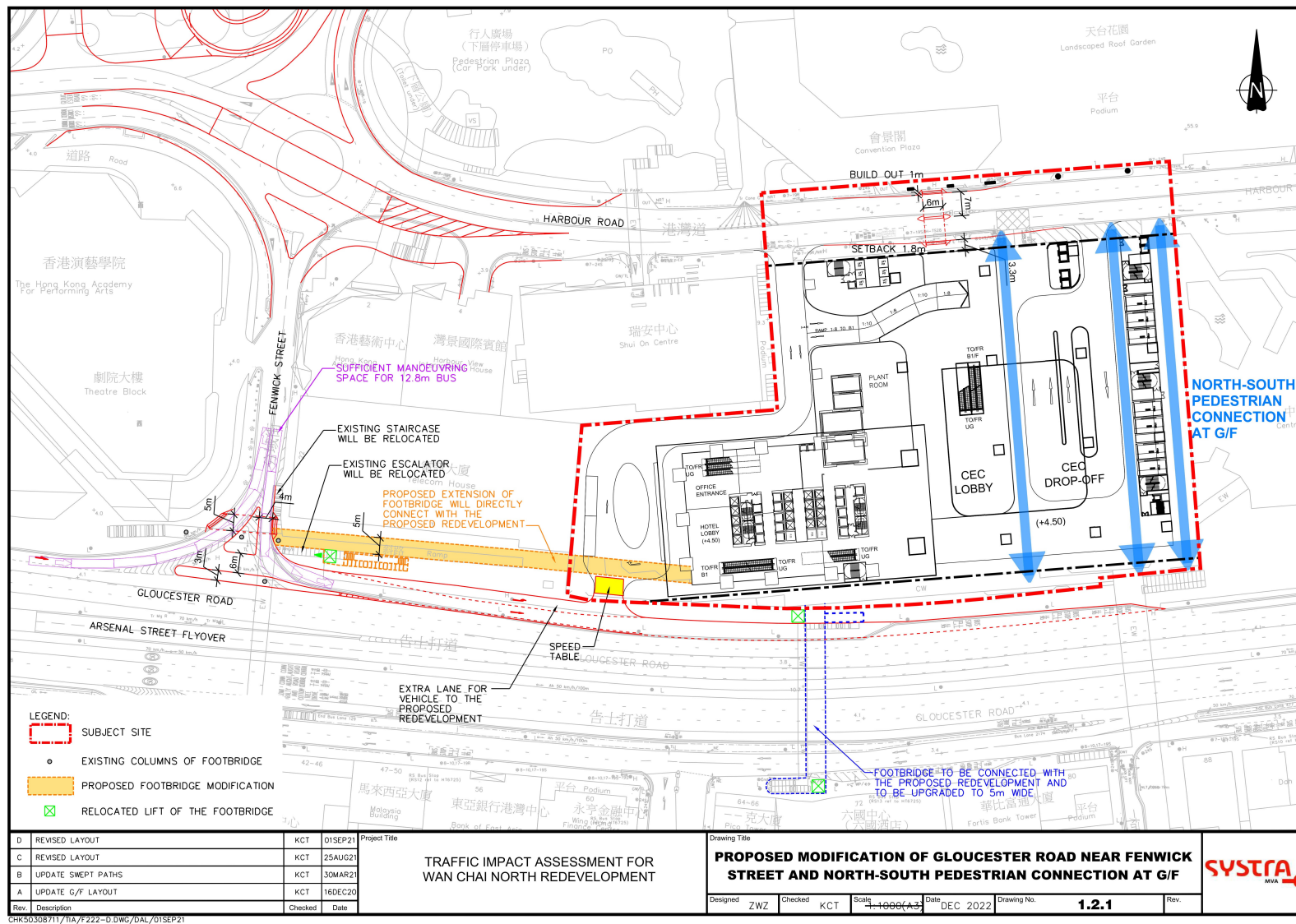


參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN

9



擬議交通改善措施 PROPOSED TRAFFIC IMPROVEMENT MEASURES

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT

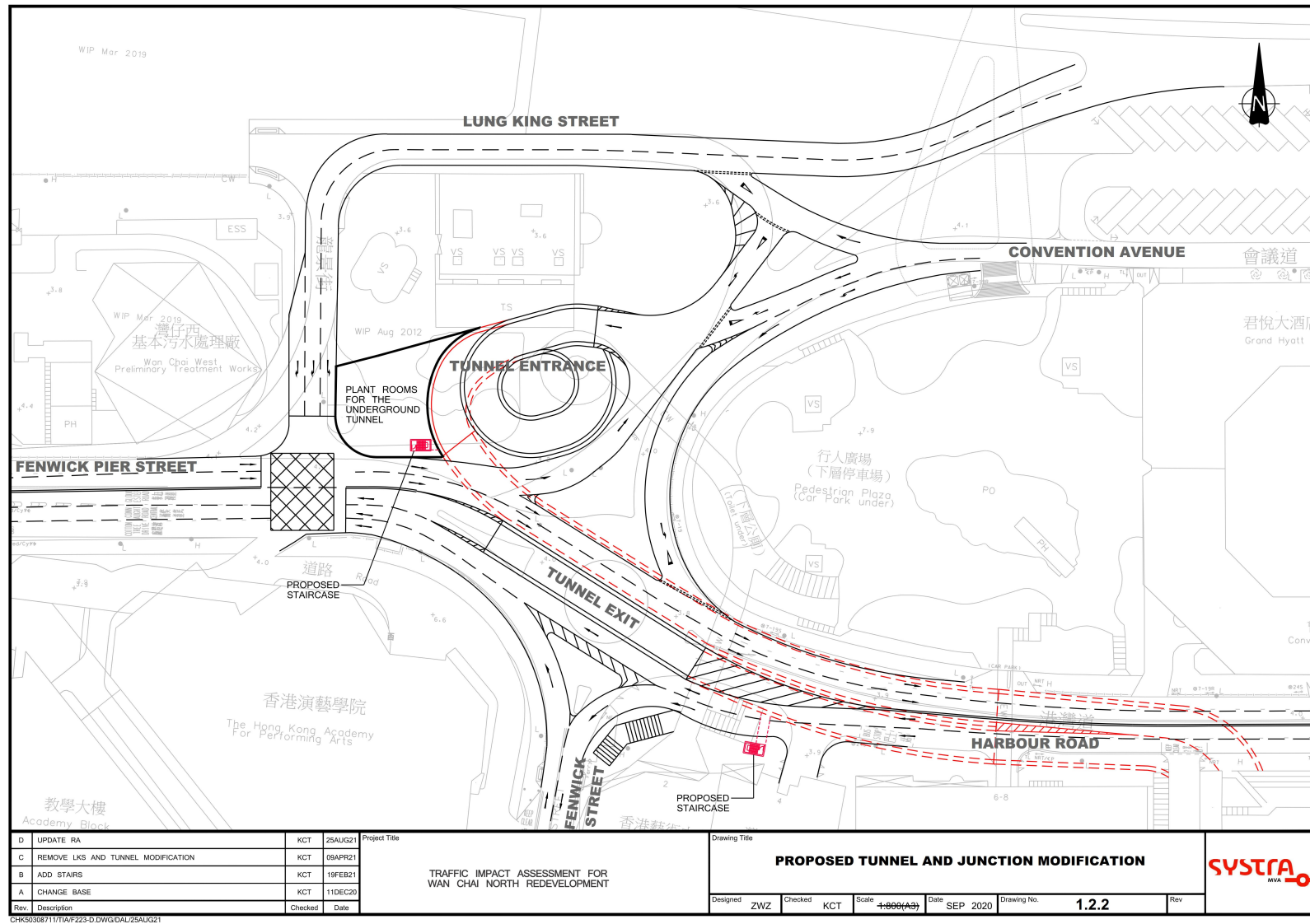


參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN
10a

本摘要圖於2022年12月16日擬備
EXTRACT PLAN PREPARED ON 16.12.2022



本摘要圖於2022年12月16日擬備
EXTRACT PLAN PREPARED ON 16.12.2022

擬議交通改善措施 PROPOSED TRAFFIC IMPROVEMENT MEASURES

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT

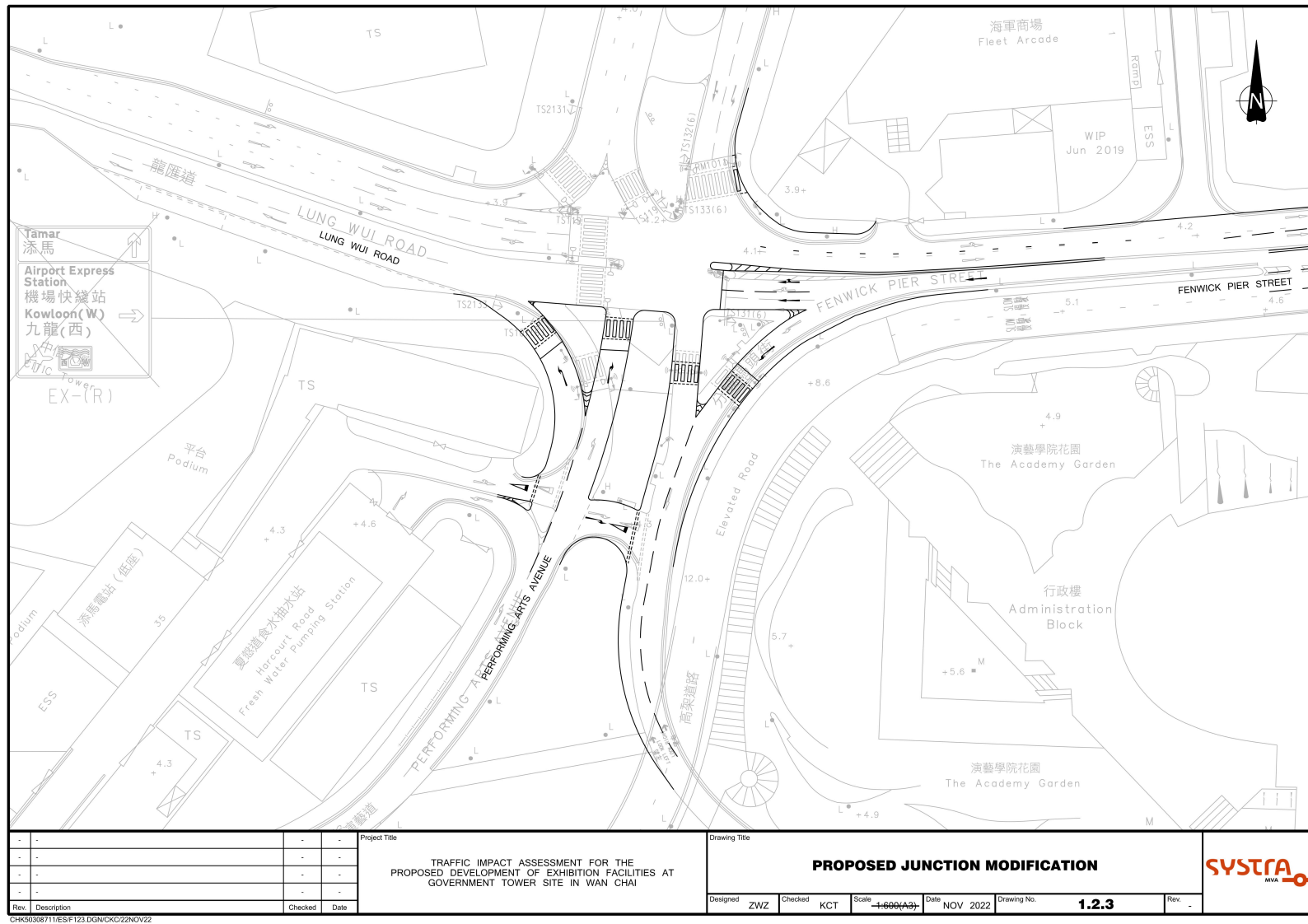


參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN

10b



本摘要圖於2022年12月16日擬備
EXTRACT PLAN PREPARED ON 16.12.2022

擬議交通改善措施 PROPOSED TRAFFIC IMPROVEMENT MEASURES

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

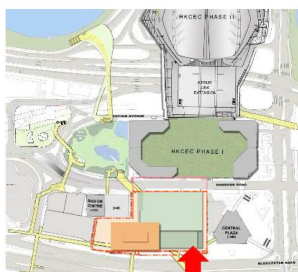
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H25/22/6

圖 PLAN
10d



由內陸地區的合成照片
PHOTOMONTAGE FROM INLAND AREA

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

本摘要圖於2022年12月15日擬備
EXTRACT PLAN PREPARED ON 15.12.2022

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

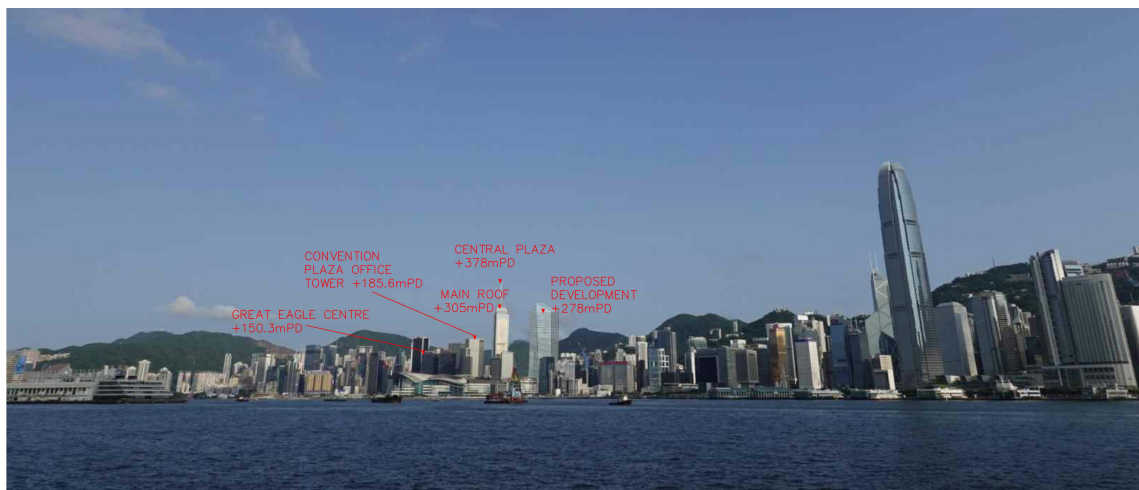
M/H25/22/6

圖 PLAN

12



1 PHOTO AT SVP1 - EXISTING VIEW
WEST KOWLOON CULTURAL DISTRICT



1.1 PHOTOMONTAGE AT SVP1 - W/ DEVELOPMENT
WEST KOWLOON CULTURAL DISTRICT

LANDSCAPE ARCHITECT

eadg
earthasia limited

11/F, CECIS Tower, 282 Gloucester Road
Causeway Bay, Hong Kong
Tel: (852) 2559 8428 Fax: (852) 2559 9841

CLIENT

HKTDC
香港貿易發展局

NOTES

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REPRODUCE ALL DIMENSIONS AND ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS.
THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE SPECIFICATION AND CONDITION OF CONTRACT.
DRAWING NOT SHOWING THE LAST REVISION ARE TO BE CANCELLED.

REVISION	ISSUE	DESCRIPTION	DATE
	A	GENERAL UPDATE	OCT 2022

DESIGN:
DRAWN:
CHECKED:
STAGE:
PROJECT: 66219

WAN CHAI NORTH REDEVELOPMENT

TITLE:
PHOTOMONTAGES OF VP

SCALE: N/A
DRAWING NO.: 66219-VP-101
DATE: JAN 2020
REFERENCE:

REVISION: A

earthasia design group

由策略性觀景點1的合成照片 PHOTOMONTAGE FROM STRATEGIC VIEWING POINT 1

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H25/22/6

圖 PLAN
13a

本摘要圖於2022年12月16日擬備
EXTRACT PLAN PREPARED ON 16.12.2022

[illegible]

N/A
4
020

由策略性觀景點2的合成照片
PHOTOMONTAGE FROM STRATEGIC VIEWING POINT 2

本摘要圖於2022年12月16日擬備
EXTRACT PLAN PREPARED ON 16.12.2022

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
(項目A)
PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
(ITEM A)

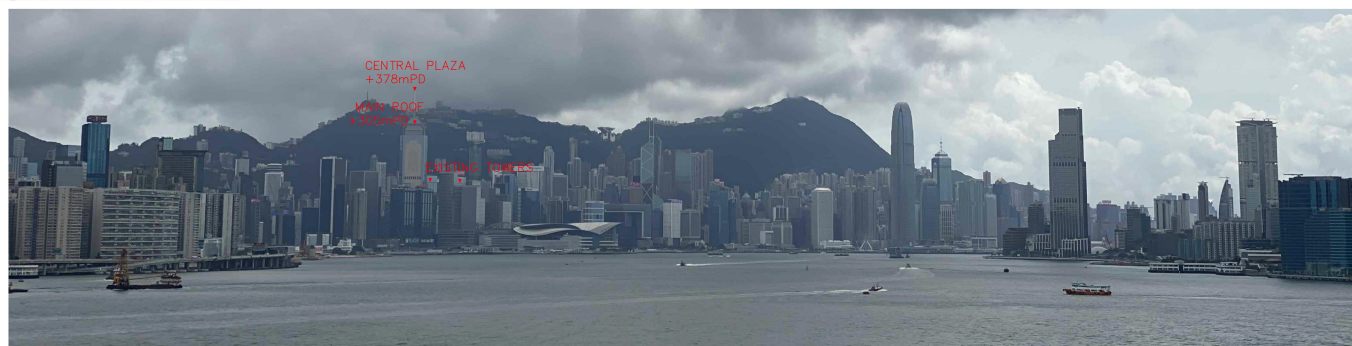
規劃署
PLANNING
DEPARTMENT



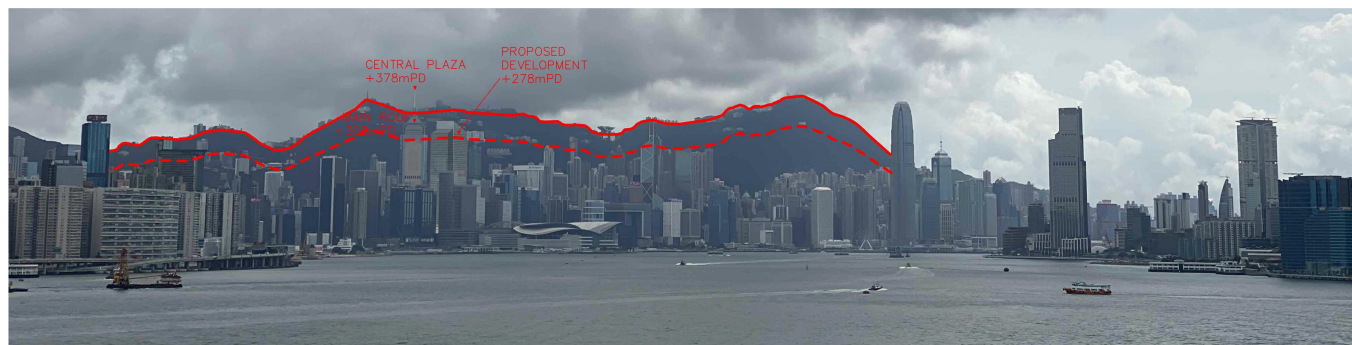
參考編號
REFERENCE No.

M/H25/22/6



PLAN
13b



1 PHOTO AT SVP3 - EXISTING VIEW
WATERFRONT PROMENADE AT KAI TAK DEVELOPMENT



1.1 PHOTOMONTAGE AT SVP3 - W/ DEVELOPMENT
WATERFRONT PROMENADE AT KAI TAK DEVELOPMENT

LEGEND	
CODE	DESCRIPTION
	RIDGELINE
	ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE

LANDSCAPE ARCHITECT		
		
earthstar limited		
EARTHSTAR LIMITED, 11/F, CHATELAIN HOUSE, 43 HING YIP STREET, HONG KONG CATOON CITY, HONG KONG TEL: 3522-2288 FAX: 3522-2289 9841		
CLIENT		
HKTCDC		
		
NOTES		
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REVISION		
ISSUE	DESCRIPTION	DATE
A	CORRECTION UPDATE	OCT
DESIGN:		
DRAWN:		
CHECKED:		
STAGE:		
PROJECT:	66	
WIAN CHAI NORTH REDEVELOPMENT		
TITLE:		
PHOTOMONTAGES OF VP		
SCALE:		
DRAWING NO:	66219-VP-103	REVISION: A
DATE:	JAN	JAN
REFERENCE:		

N/A
4
020

本摘要圖於2022年12月16日擬備
EXTRACT PLAN PREPARED ON 16.12.2022

灣仔北分區計劃大綱核准圖編號S/H25/4的擬議修訂
 (項目A)
 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI NORTH OUTLINE ZONING PLAN No. S/H25/4
 (ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/H25/22/6

PLAN
13c