

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/H5/7**
關乎申請編號 Y/H5/7 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/H5/7		
Location/address 位置/地址	31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai, Hong Kong 香港灣仔秀華坊 31-36 號及聖佛蘭士街 8-12 號		
Site area 地盤面積	About 約 989.13 sq. m 平方米		
Plan 圖則	Draft Wan Chai Outline Zoning Plan No. S/H5/30 灣仔分區計劃大綱草圖編號 S/H5/30		
Zoning 地帶	"Residential (Group A)", "Residential (Group C)" and Area Shown as 'Road' 「住宅(甲類)」、「住宅(丙類)」及顯示為「道路」的地方		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Residential (Group A)", "Residential (Group C)" and area shown as 'Road' to "Residential (Group A) 9" 把申請地點由「住宅(甲類)」、「住宅(丙類)」地帶及顯示為「道路」的地方改劃 為「住宅(甲類)9」地帶		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 9,198.78	About 約 9.65
	Non-domestic 非住用	About 約 497.77	About 約 0.52
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	1	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 110	mPD 米(主水平基準上)
		28	Storey(s) 層 Include 包括
1 3		Refuge Floor 防火層 Podium 平台	
Site coverage	G/F & 1/F: Not more than 地下及一樓：不多於 50 %		

上蓋面積	2/F-27/F: Not more than 二樓至二十七樓：不多於 40 %		
No. of units 單位數目	216 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 562	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客 貨車位數目	Total no. of lay-bys 停車處總數		1
	Public lay-by 公眾停車處		1

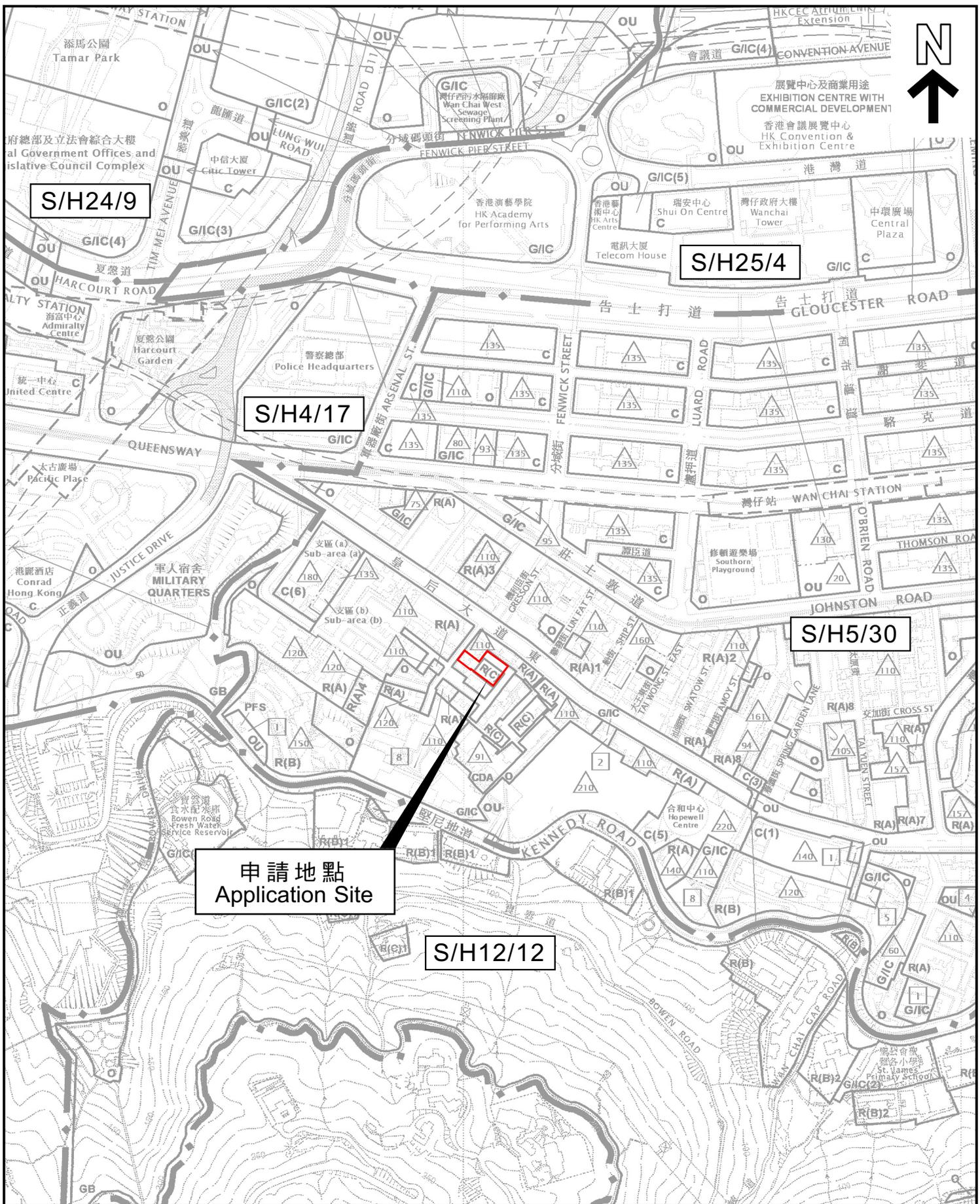
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Air Ventilation Assessment 空氣流通評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



本摘要圖於2022年11月21日擬備，所根據的資料為
 於2019年5月24日展示的分區計劃大綱圖編號S/H4/17、
 於2022年6月17日展示的分區計劃大綱圖編號S/H5/30、
 於2010年7月6日核准的分區計劃大綱圖編號S/H12/12、
 於2019年1月22日核准的分區計劃大綱圖編號S/H24/9及
 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 21.11.2022
 BASED ON OUTLINE ZONING PLANS No.
 S/H4/17 EXHIBITED ON 24.5.2019,
 S/H5/30 EXHIBITED ON 17.6.2020,
 S/H12/12 APPROVED ON 6.7.2010,
 S/H24/9 APPROVED ON 22.1.2019 AND
 S/H25/4 APPROVED ON 18.2.2014

位置圖 LOCATION PLAN

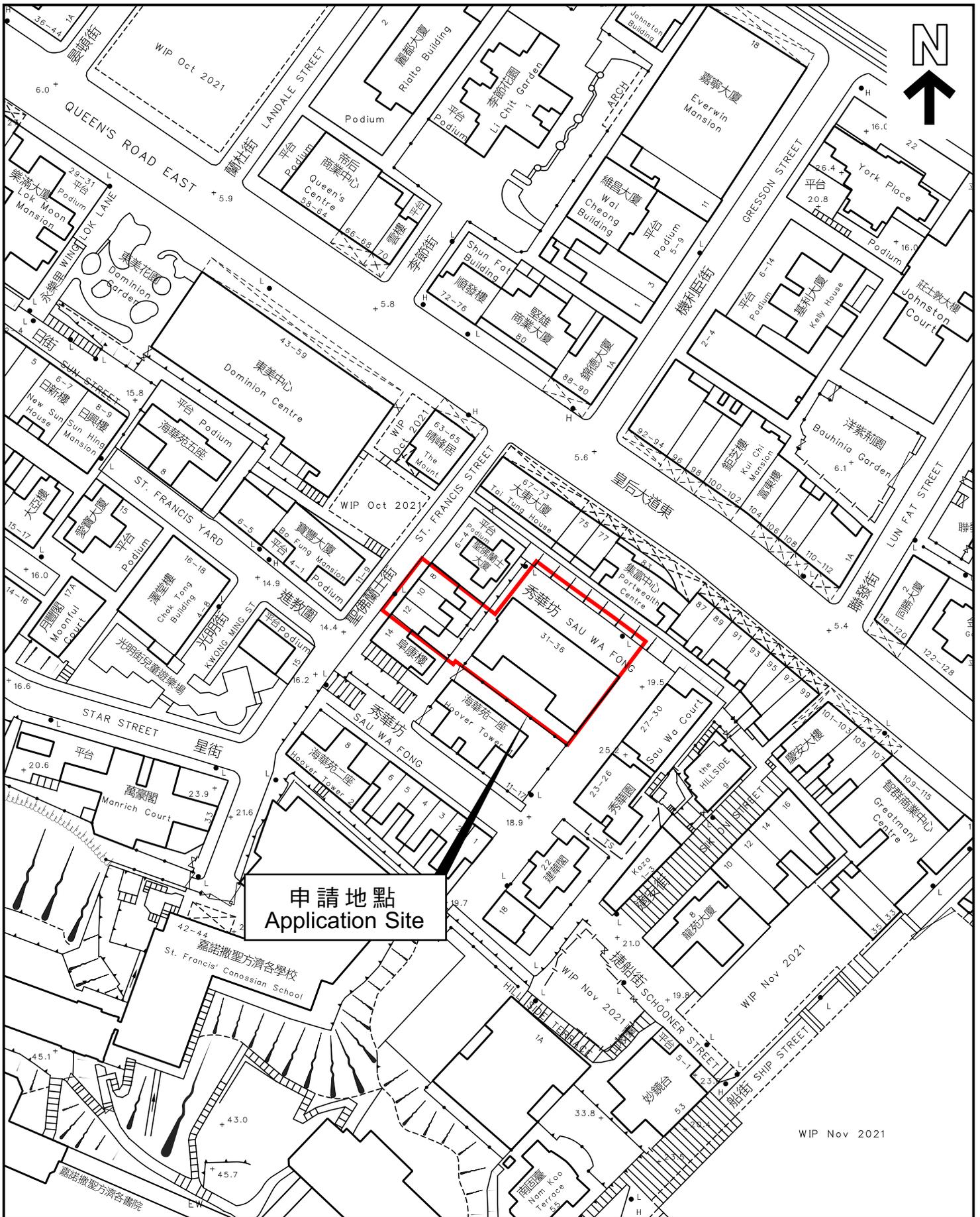
申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.

Y/H5/7

SCALE 1:5 000 比例尺





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2022年11月21日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 21.11.2022
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

參考編號
REFERENCE No.

Y/H5/7

行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請是代表申請人堅雄有限公司、滿盈發展有限公司及仲堅有限公司(下稱「申請人」)按照城市規劃條例第 12A 條向城市規劃委員會(下稱「城規會」)提交。本規劃申請建議修訂灣仔分區計劃大綱草圖編號 S/H5/30，以容許在灣仔秀華坊 31 - 36 號及聖佛蘭士街 8 - 12 號(下稱「申請地點」)進行擬議住宅與藝術設施發展。

申請地點涉及七個私人地段，總面積約為 989.13 平方米。為利用整合土地帶來的機會來優化設計和建築方案，申請人擬議把申請地點由「住宅(甲類)」、「住宅(戊類)」地帶以及及顯示為「道路」的土地改劃為「住宅(甲類)9」地帶，並訂明建築物高度限制為主水平基準上 110 米。

擬議重建發展為一幢 28 層高的住宅大廈，住用樓面面積及非住用樓面面積分別約為 9,198.78 平方米及 497.77 平方米。主入口位於聖佛蘭士街的地下。擬議藝術設施則位於 1 樓及 2 樓，樓面面積約為 454.15 平方米(大約等於住用樓面面積的 5%)。在秀華坊(即發展的 1 樓)將設有一間商店/咖啡館。住宅部分位於 3 樓的平臺花園暨防火層之上。擬議重建發展共有 24 住宅樓層，提供約 216 個住宅單位。

這修訂圖則申請基於以下理據：

- 透過整合七個較小的地段，作綜合規劃及優化設計佈局，改善城市景觀、區內環境、空氣流通及視覺滲透性；
- 擬議重建發展的規劃及設計優點包括：
 - ✓ 提供一條寬 4.5 米至 9 米、24 小時開放的公共通道(包含樓梯、電梯、有蓋行人道及行人道)，以加強連接性及提供無障礙設施連接聖佛蘭士街(主水平基準上約 11.3 米)與秀華坊(主水平基準上約 19.5 米)；
 - ✓ 在聖佛蘭士街提供一個公共落客處，以讓訪客及周圍居民，包括殘疾或行動不便人士，可以在上車或下車後，乘搭擬議的電梯或經樓梯進入秀華坊；
 - ✓ 從聖佛蘭士街後移約 10 米，建立一個小廣場，改善視覺及行人風環境；
 - ✓ 沿聖佛蘭士街的東邊提供一條寬度約 1 米的行人道，讓行人安全地在街上行走；
 - ✓ 提供藝術設施，約為 5%的住用樓面面積，以加強該地區的藝術和文化氛圍。
- 擬議重建發展的佈局設計尊重原有的規劃意向，並保留秀華坊的現有特色；及

- 擬議重建發展與相鄰「住宅（甲類）」地帶的建築高度限制相同，其發展規模和與周圍土地用途和建築高度相容；
- 擬議重建發展提供多層綠化，以改善周圍環境、街道景觀及公共空間的景觀質素；
- 建築設計符合可持續建築設計指引中有關樓宇分隔、樓宇後移及綠化覆蓋率的準則；
- 改劃方案完全支持政府現時的政策，優化土地利用及增加房屋供應，以滿足房屋需求；
- 已進行了各種技術評估，結果證明擬議重建發展將不會帶來無法克服或不可接受的視覺、交通、空氣流通、排污及噪音等影響；及
- 申請地點適合改劃為「住宅（甲類）9」地帶，並不會為其他申請立下不良先例。

根據以上各點，申請人懇求城規會同意這修訂圖則申請。

Executive Summary

This Supporting Planning Statement is prepared on behalf of Great Kinetic Limited, Full Glory Development Limited and Ever Genius Limited (“the Applicants”) to seek approval from the Town Planning Board (“TPB”) under section 12A of the Town Planning Ordinance to amend the Draft Wan Chai Outline Zoning Plan (“Draft OZP”) No. S/H5/30 to enable the proposed Residential Redevelopment with Arts Facilities at Nos. 31 - 36 Sau Wa Fong and Nos. 8 - 12 St. Francis Street, Wanchai, Hong Kong (“the Site”).

The Site comprises seven private lots and has a total area of about 989.13 sq.m. To ride on the opportunity arising from site amalgamation for achieving a better design and an optimal scheme, the Applicants proposes to rezone the Site from “Residential (Group A)” (“R(A)”), “Residential (Group C)” (“R(C)”) and an area shown as ‘Road’ to a tailor-made “R(A)9” zone with building height restriction of +110mPD.

The Proposed Redevelopment will be a block of 28-storey building and yield a domestic and non-domestic gross floor area (“GFA”) of approximately 9,198.78 sq.m. and approximately 497.77 sq.m. respectively. The main entrance is located at G/F from St. Francis Street. The proposed arts facilities with GFA of about 454.15 sq.m (about 5% of domestic GFA) will be located at 1/F and 2/F, and a shop/café is also proposed on the corner of Sau Wa Fong at 1/F. The residential portion will be located atop the Refuge cum Podium Garden at 3/F. There will be 24 domestic floors, providing about 216 residential units.

This S12A Application is fully justified based on the followings:

- With the amalgamation of seven small lots, a comprehensive and efficient layout could be achieved which would bring about improvements to townscape, amenity of the locality, air ventilation and visual permeability;
- Key planning and design merits of the Proposed Redevelopment include:
 - ✓ Creating a 4.5m-to-9m-wide public passage (comprising staircase, lift, covered walkway and pavement) on a 24-hour basis to enhance the connectivity and provide a barrier-free facility to connect St. Francis Street (about +11.3mPD) with the terraced area of Sau Wa Fong (about +19.5 mPD);
 - ✓ Providing a public layby on St. Francis Street to allow visitors and surrounding residents, including persons with disabilities or those who are physically challenged, to get on and off vehicles, and then take the proposed lift or staircase to access Sau Wa Fong;
 - ✓ Creating a plaza abutting St. Francis Street (about 10m-wide setback) to improve visual permeability and wind penetration;
 - ✓ Providing a max. 1m-wide footpath along the eastern side of St. Francis Street to let pedestrians safely walk on the street; and

- ✓ Designating about 5% domestic GFA for arts facilities to strengthen the artistic and cultural atmosphere in the area;
- The design layout of Proposed Redevelopment would respect the original planning intention and maintain the local character of Sau Wa Fong;
- The Proposed Redevelopment with the same building height restriction with the adjacent “R(A)” zone is appropriate in terms of its scale and compatibility with the surrounding land uses and building heights;
- The Proposed Redevelopment with multi-level landscaping treatments will enhance the visual quality of the surrounding environment, streetscape and public realm;
- Compliance with Sustainable Building Design Guidelines on building separation, building setback and site coverage of greenery under PNAP APP152 - Sustainable Building Design Guidelines;
- The proposed rezoning is in line with the Government’s on-going policy on optimising land utilisation and increasing housing supply to meet the pressing demand;
- Various technical assessments have been carried out and the results concluded that the Proposed Redevelopment will not bring insurmountable/unacceptable visual, traffic, air ventilation, sewerage, environmental and geotechnical impacts; and
- The Site is suitable to be rezoned to “R(A)9” zone and would not set an undesirable precedent for similar applications.

In consideration of the above, we sincerely request the TPB to support this Rezoning Proposal from planning and technical points of view.

大東大廈
Tai Tung House

集富中心
Portwealth
Centre

The
Mount 晴峰居

平台
Podium

聖佛蘭士
大廈

6-4

ELEVATOR AND STAIRS TO SAU WA FONG

11.04 +

ST. FRANCIS STREET
聖佛蘭士街

12.06 +

秀華坊
SAU WA FONG



27-30

11-9

Podium



PLAZA
AT G/F
LEVEL
Φ12.20

MAIN
ENTRANCE

12.70

G/F PLAN (MAIN ENTRANCE)

1:200@A3

ROUGH ESTIMATE OF THE
EXTENT OF EXCAVATION
AND FILLING OF LAND

SETBACK LINE

145m² (APPROX. 15% SETBACK
AREA FOR COMPLIANCE WITH SBD)

Φ14.08

14

阜康樓

14.02 +

+14.4

Φ18.70

11-17

SAU WA FONG
秀華坊

+18.9

23-26

秀華園
Sau Wa Court

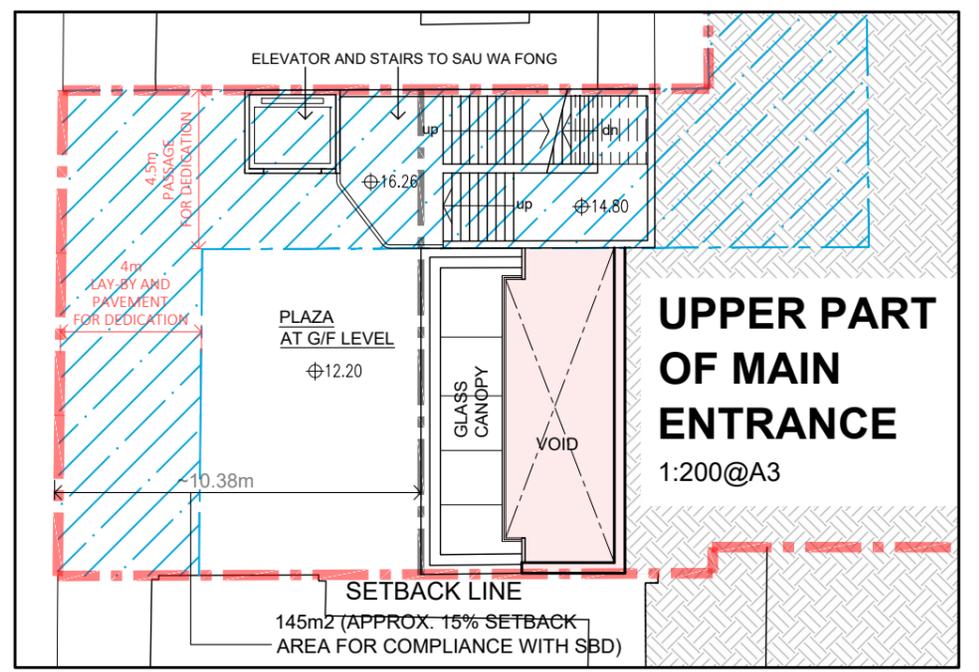
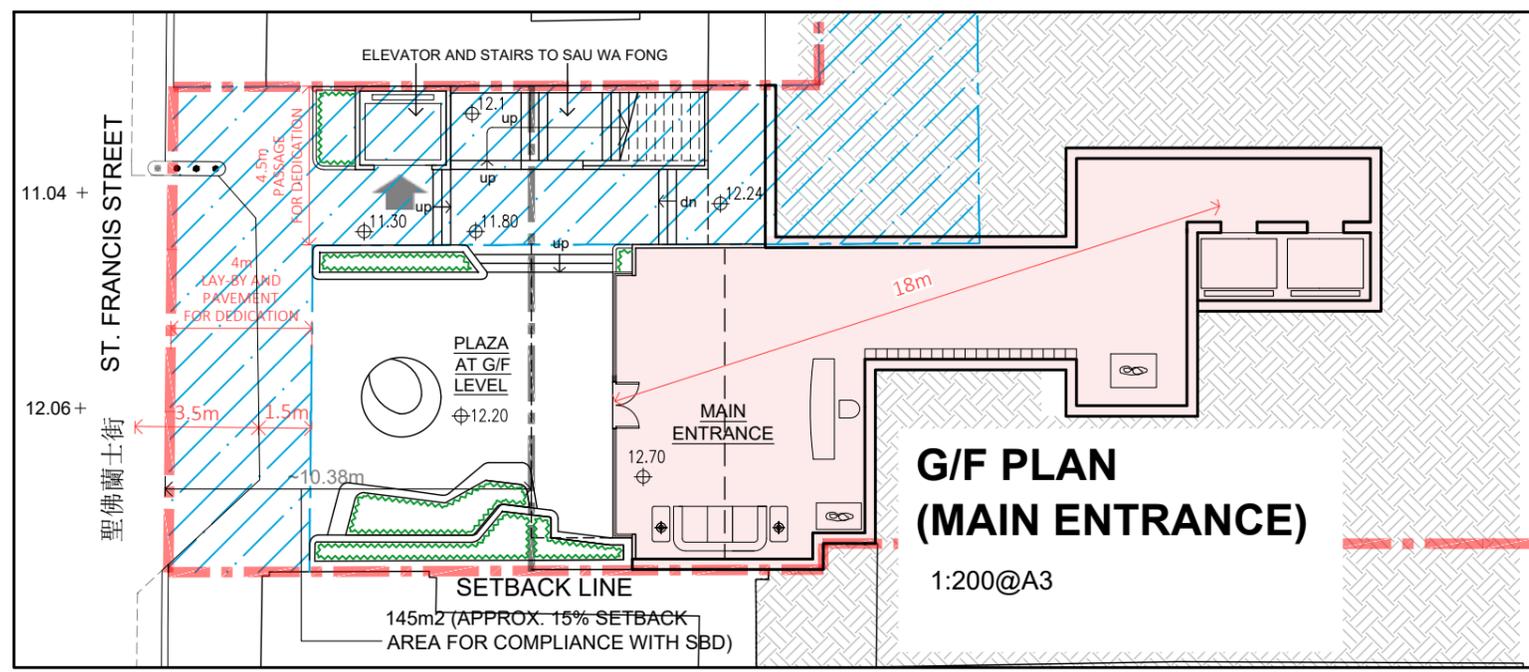
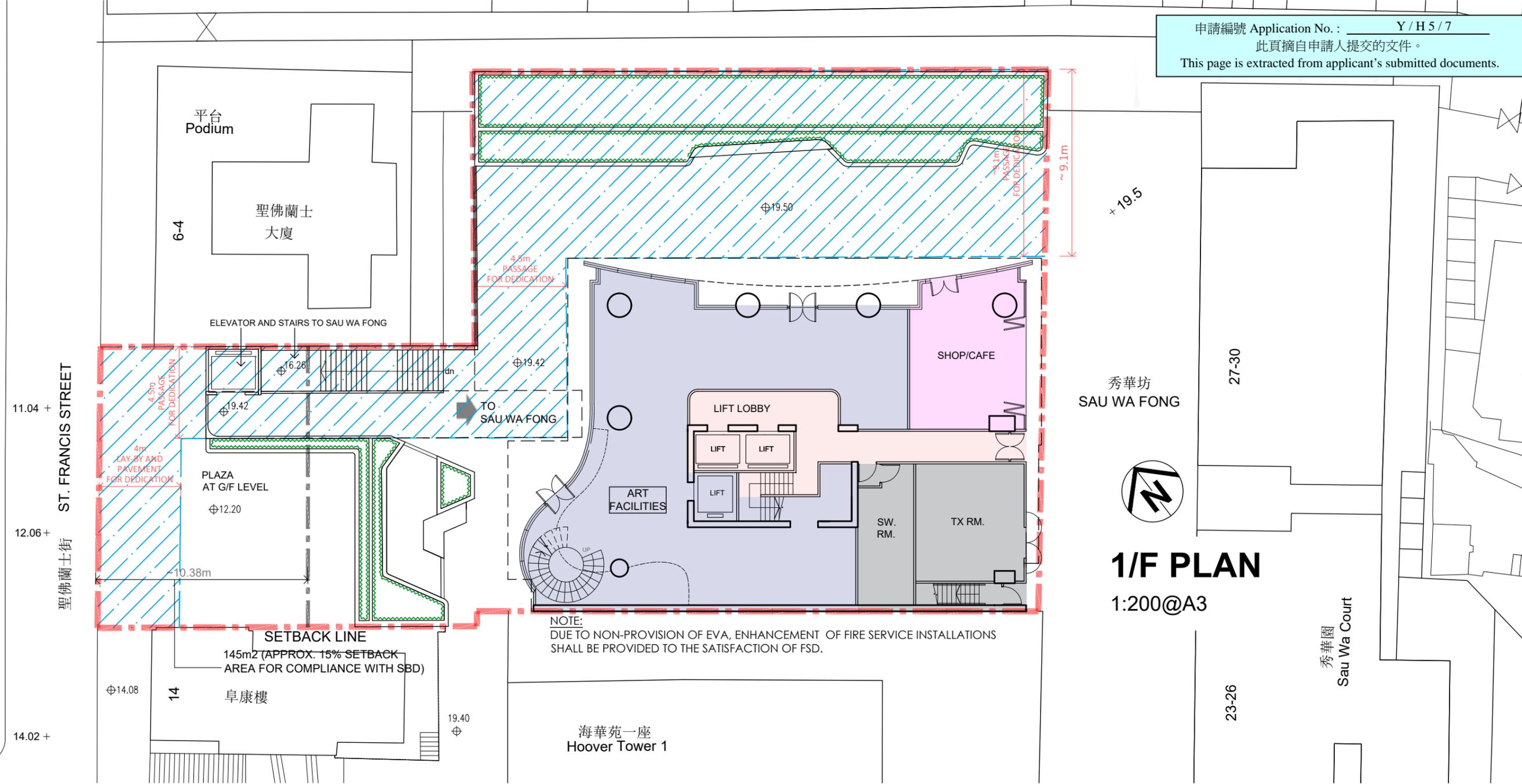
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Podium 平台

15

+16.2

22 建華閣



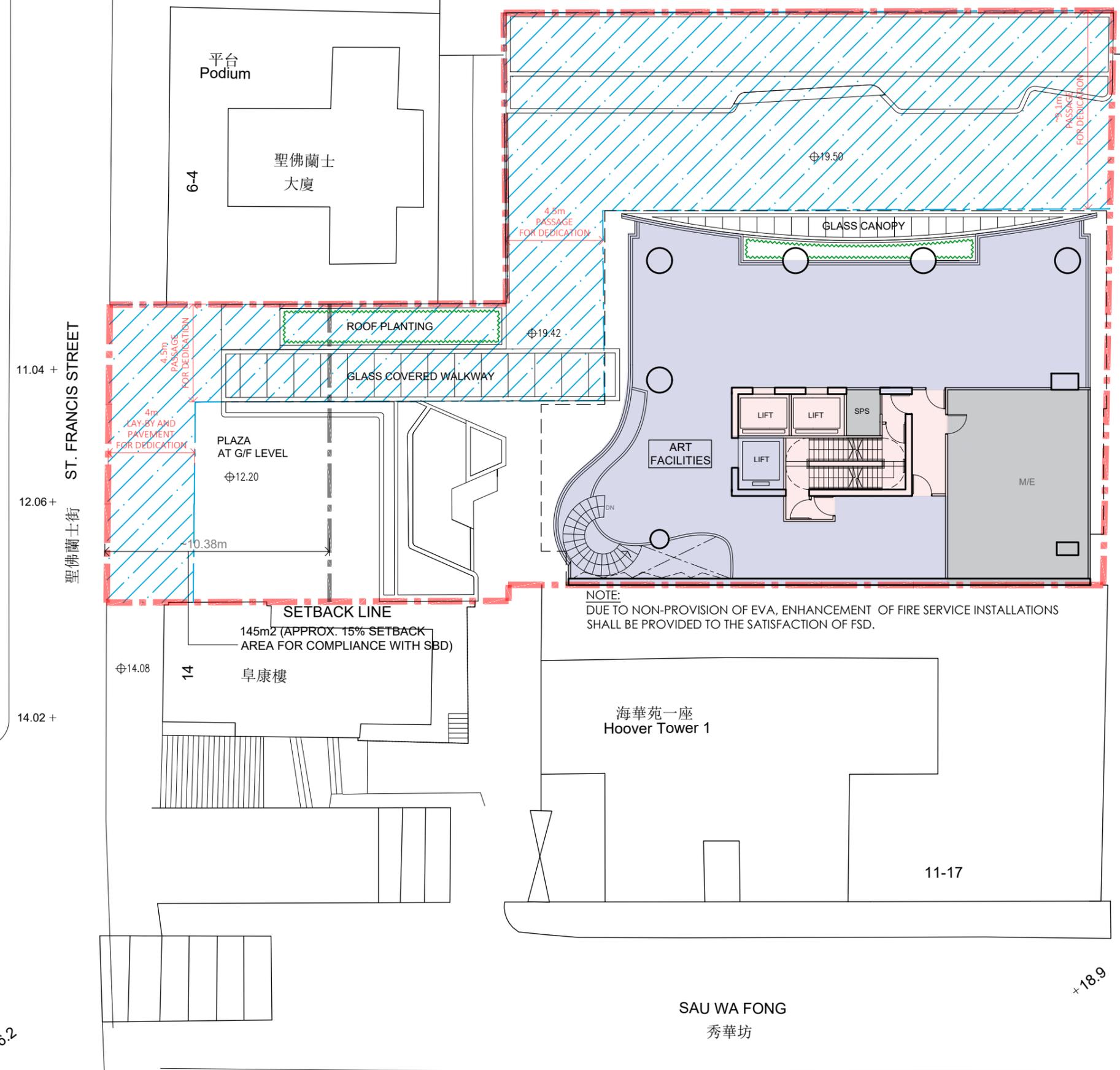
The Mount 晴峰居

大東大廈
Tai Tung House

集富中心
Portwealth Centre

Podium

Podium 平台



聖佛蘭士街
ST. FRANCIS STREET

秀華坊
SAU WA FONG

NOTE:
DUE TO NON-PROVISION OF EVA, ENHANCEMENT OF FIRE SERVICE INSTALLATIONS
SHALL BE PROVIDED TO THE SATISFACTION OF FSD.



2/F PLAN
1:200@A3

秀華園
Sau Wa Court

海華苑一座
Hoover Tower 1

TS

SAU WA FONG
秀華坊

22 建華閣

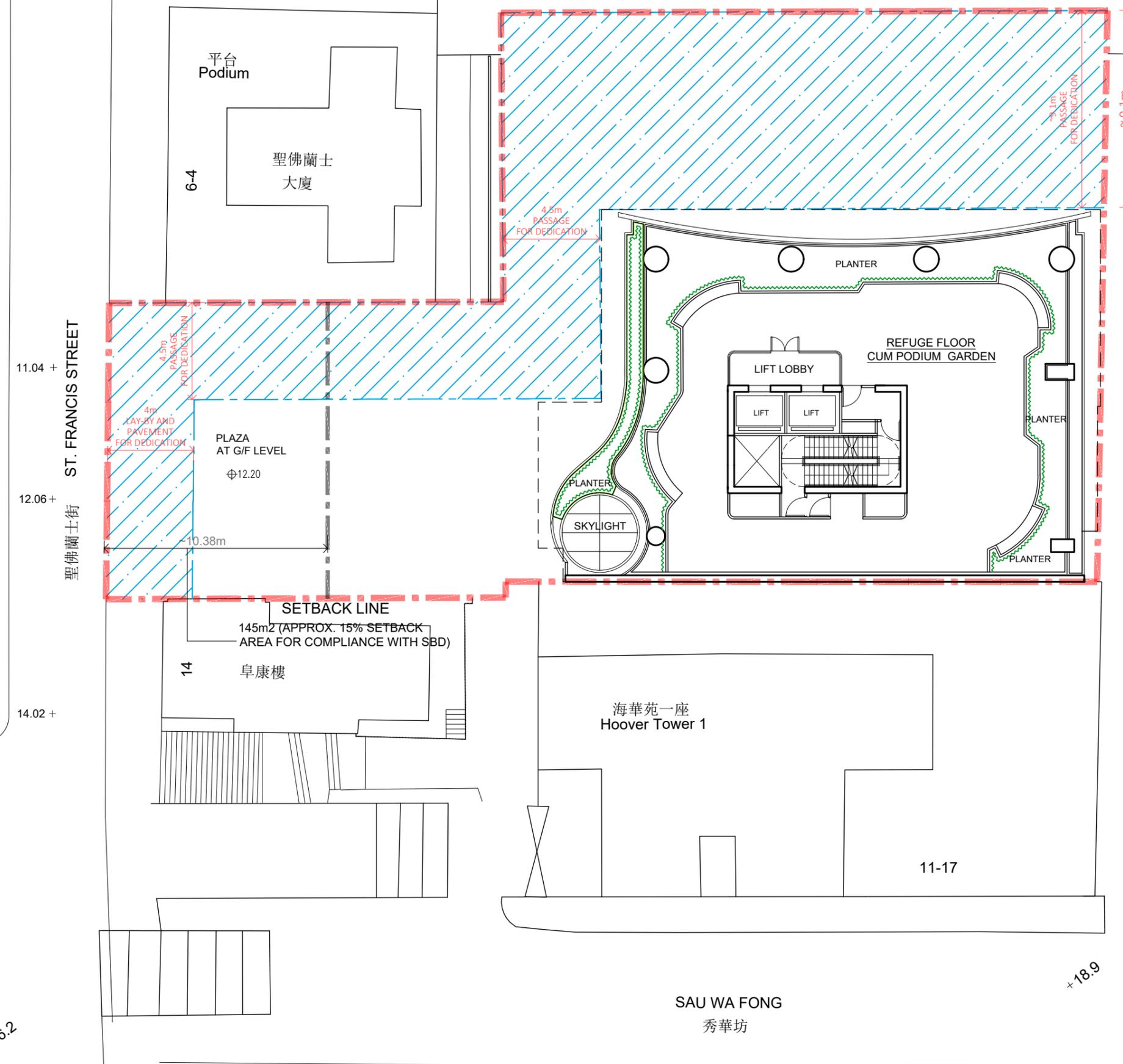
The Mount 晴峰居

大東大廈
Tai Tung House

集富中心
Portweath Centre

Podium

Podium 平台



3/F PLAN
(REFUGE FLOOR CUM
PODIUM GARDEN)
1:200@A3

22 建華閣

The Mount 晴峰居

大東大廈
Tai Tung House

集富中心
Portwealth Centre

平台
Podium

聖佛蘭士
大廈

6-4

11.04 +

12.06 +

14.02 +

ST. FRANCIS STREET
聖佛蘭士街

11-9

Podium

+14.4

Podium 平台

15

+16.2

Φ14.08

14

阜康樓

SETBACK LINE
145m² (APPROX. 15% SETBACK
AREA FOR COMPLIANCE WITH SBD)

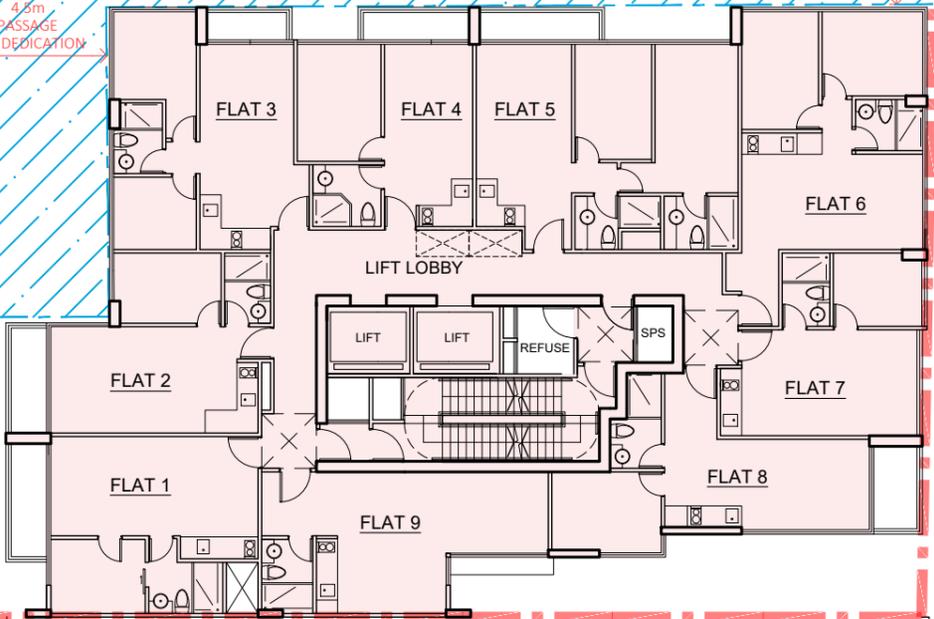
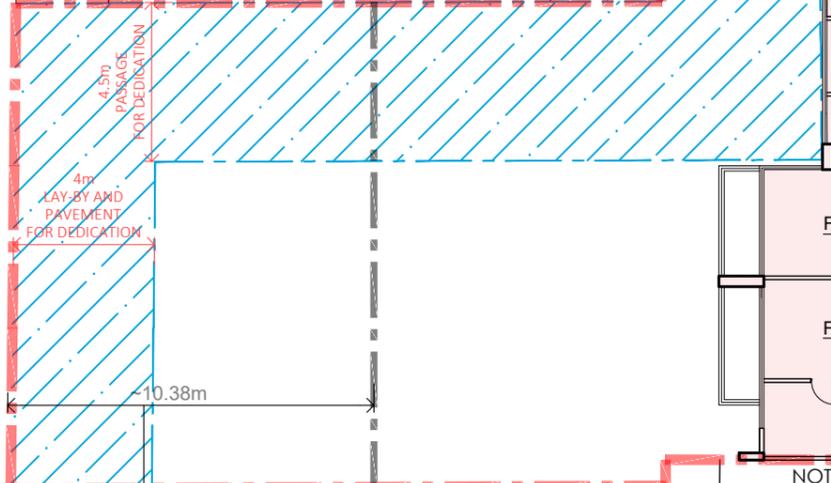
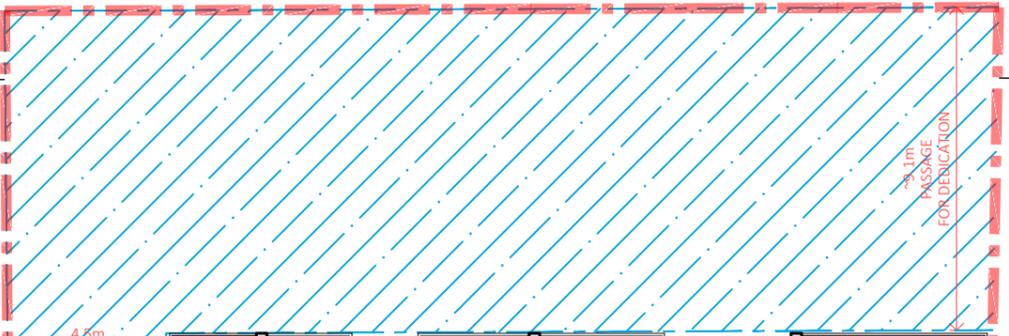
NOTE:
DUE TO NON-PROVISION OF EVA, ENHANCEMENT OF FIRE SERVICE INSTALLATIONS
SHALL BE PROVIDED TO THE SATISFACTION OF FSD.

海華苑一座
Hoover Tower 1

11-17

SAU WA FONG
秀華坊

+18.9



~9.1m

+19.5

秀華坊
SAU WA FONG

27-30



TYPICAL FLOOR PLAN

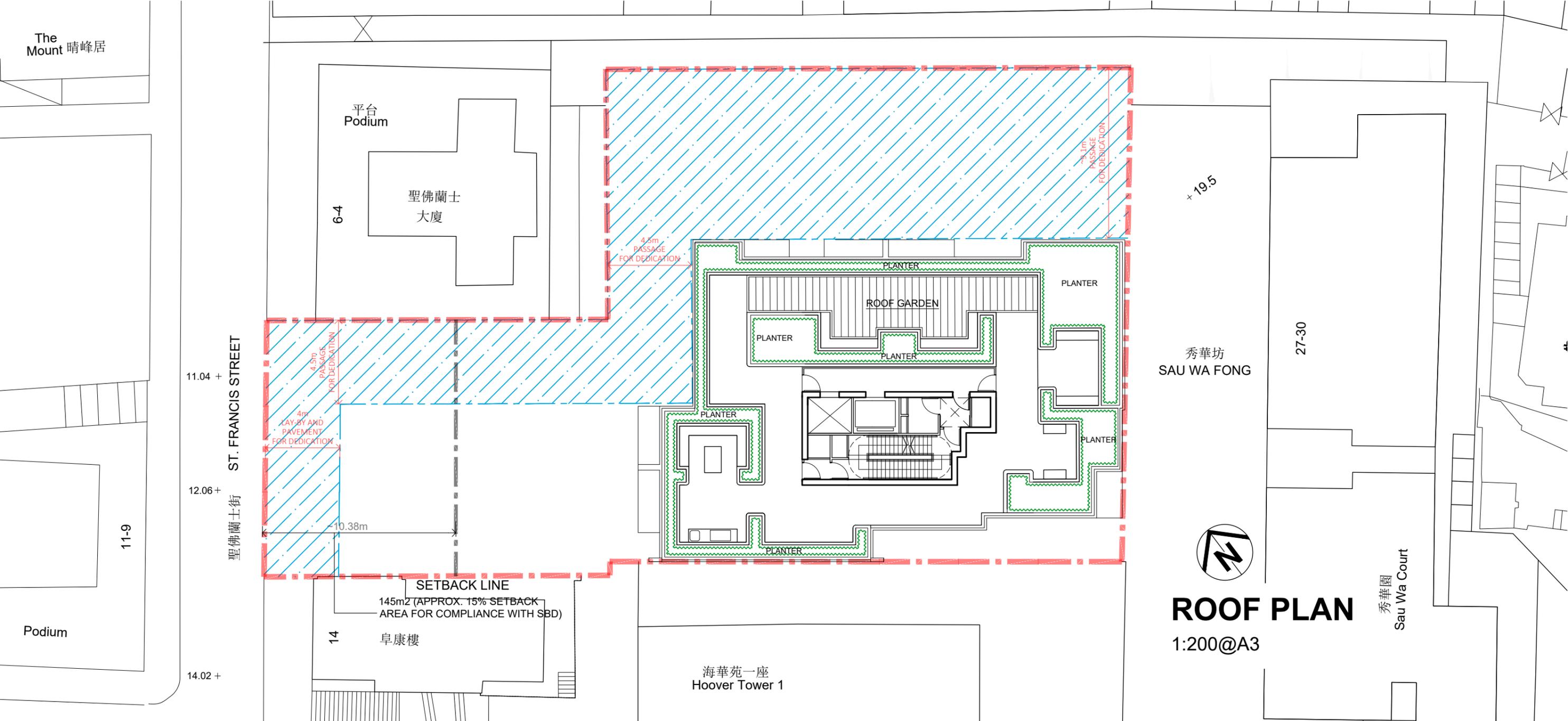
1:200@A3

SITE COVERAGE
(OVER 61M) = 39.99%

Court

TS

22 建華閣



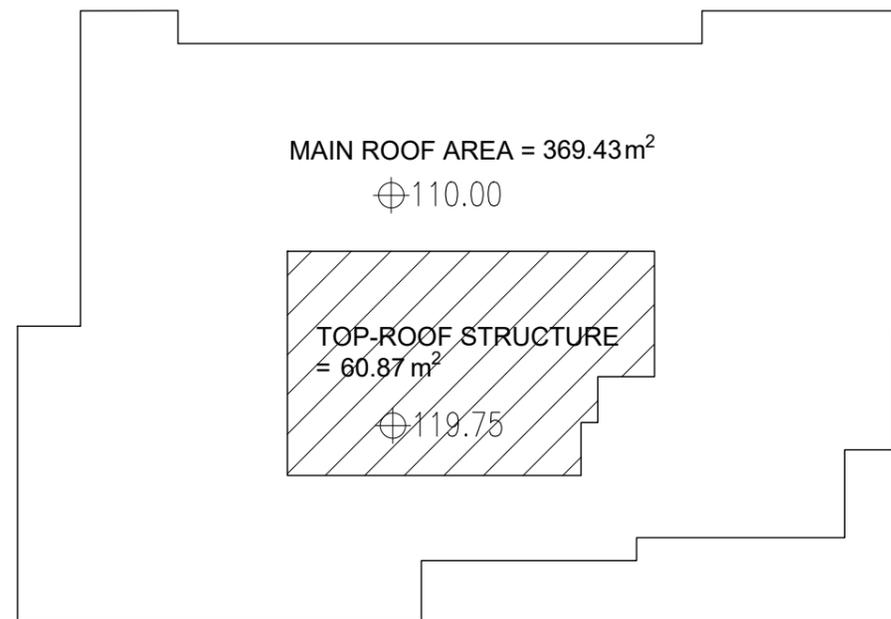
ROOF PLAN
1:200@A3

TOP-ROOF STRUCTURE AREA CALCULATION :

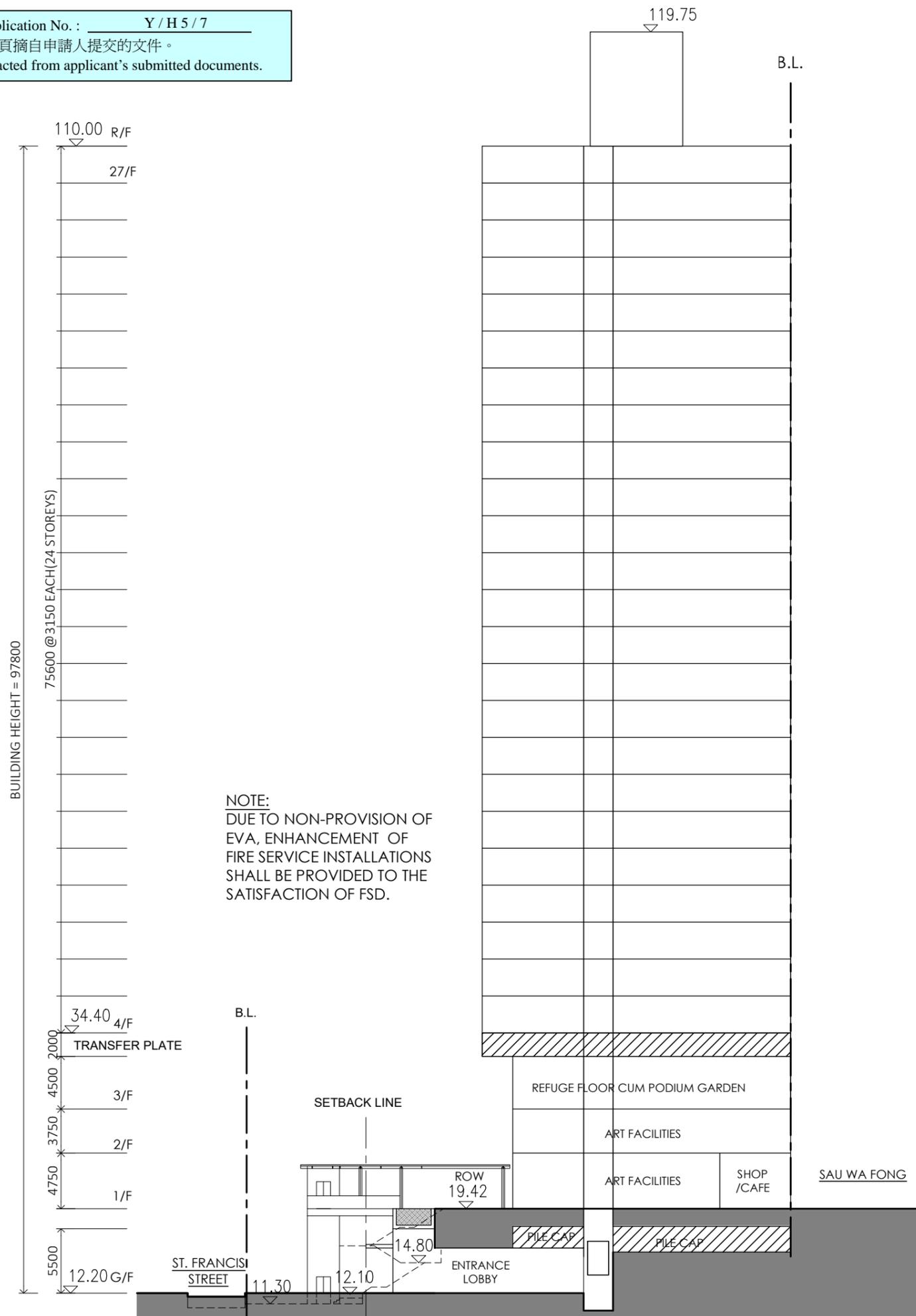
= $60.87/369.43 \times 100\%$
 = 16.48% < 50% OF MAIN ROOF AREA

TOP-ROOF STRUCTURE HEIGHT CALCULATION :

= $(119.75-110.00) / 97.8$
 = $9.75 / 97.8$
 = $0.099 < \frac{1}{10}$ OF BUILDING HEIGHT



BUILDING HEIGHT
 = 110.00 -12.20
 = 97.80 m



APPLICATION SITE AREA	ABOUT 989.127 M ² (BASED ON SURVEYED AREA)
NET SITE AREA	ABOUT 953.028 m ² (BASED ON SURVEYED AREA)
NUMBER OF TYPICAL STOREY	24
G/F ENTRANCE LOBBY	278.40 m ²
3/F	44.46 m ² (LIFT CORE AREA)
TYPICAL (4/F ~ 27/F)	369.83 m ² X 24 = 8875.92m ²
TOTAL PROPOSED GFA	9198.78 m ² (99,015 ft ²) (P.R. 9.652)
REMAINING NON-DOMESTIC PLOT RATIO	$\frac{(10 - 9.652)}{10} \times 15 = 0.522$

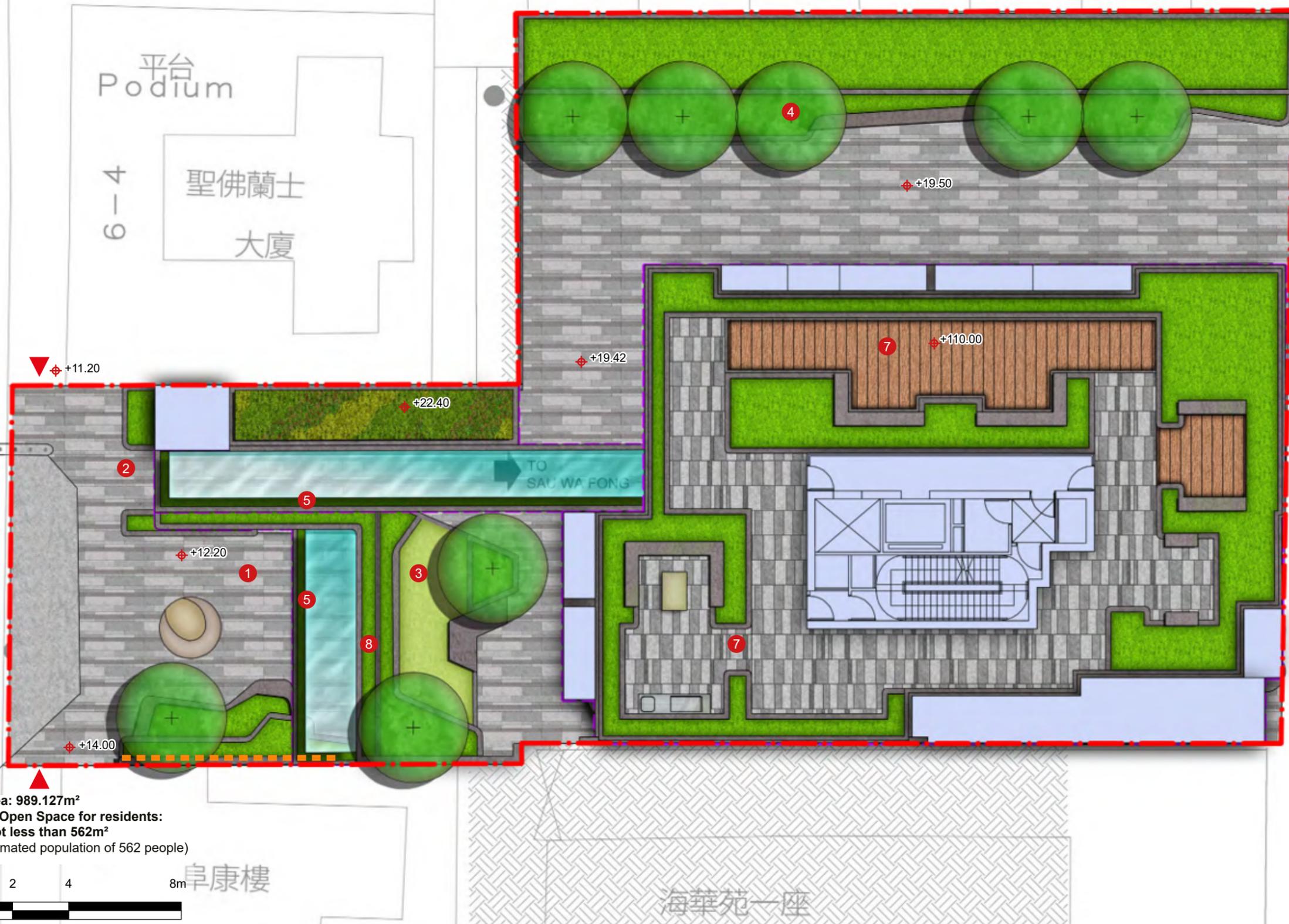
TOTAL NUMBER OF UNITS	216 NOS.
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NON - DOMESTIC:	
ART FACILITIES + 1/F SHOP / CAFE	454.15 m ² + 43.62 m ²
TOTAL PROPOSED NON-DOMESTIC GFA	497.77 m ²
TOTAL PLOT RATIO	0.522

SCHEMATIC SECTION



ST. FRANCIS STREET
 聖佛蘭士街



- LEGEND**
- Application Site Boundary
 - 4.5m- 9m wide Passage for Dedication
 - Building Line Above
 - Green Wall
 - Green Roof
 - Shrub
 - Lawn
 - Bench
 - Glass Canopy
 - BBQ Place
 - Sculpture
 - Wood Deck
 - New Tree Planting (8nos.)
 - Pedestrian Entrance / Exit
 - Proposed Level

- 1 Artis plaza allows flexible space for art events and functions.
- 2 Pedestrian Circulation Enhancement from St. Francis Street to Sau Wa Fong.
- 3 Leisure court provides intimate sitting-out area for residents and visitors.
- 4 Sau Wa Fong linear garden provides communal gathering space for the residents and the public. Sitting-out area is designed along with amenity planting and trees.
- 5 Glass canopy with edge planting provides shade at the entrance area and creates extra layer of greening.
- 6 Sky garden located at 3/F provides tranquil passive recreational space for residents.
- 7 Roof garden provides an alternative communal and recreational space for residents. Pockets of sitting-out area and BBQ place framed with amenity planting.
- 8 Edge planting is designed with balustrade setback from the building edge. Shrub and trailing plants will be planted to soften the building edge.

Site Area: 989.127m²
 Private Open Space for residents:
 Total not less than 562m²
 (For estimated population of 562 people)

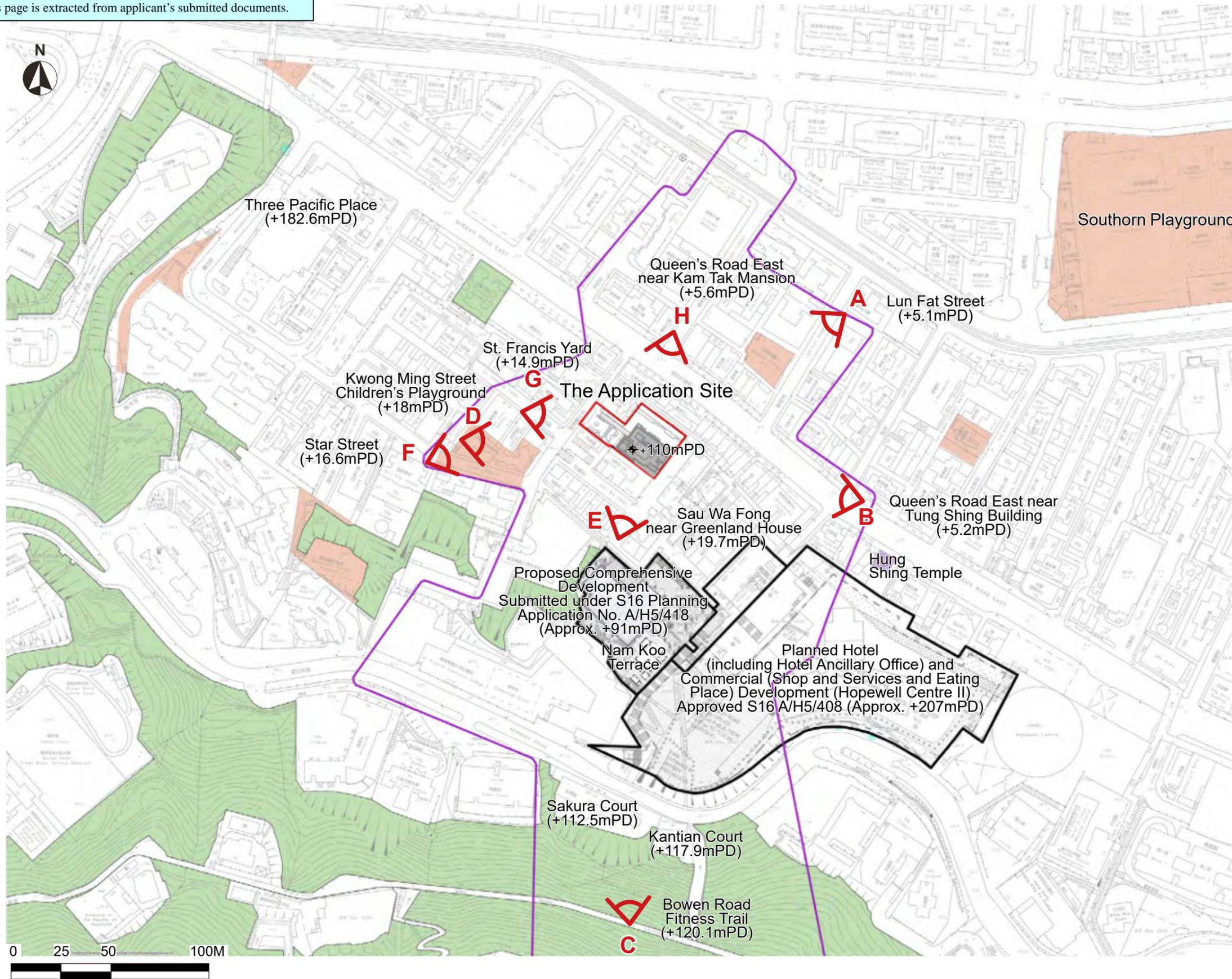


S12A Planning Application for Proposed Residential Development cum Arts facilities at Nos. 31-36 Sau Wa Fong and Nos. 8-12 St. Francis Street, Wanchai, Hong Kong

Landscape Proposal – Overall

SCALE	AS SHOWN	DATE	NOV 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 1.1		REV

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LEGEND

- Application Site Boundary
- Photomontage Viewpoint
- Assessment Area (Visual Envelope)
- Proposed Development
- +80 Building Heights (mPD)
- ◆+110 Proposed Building Heights (mPD)/ Formation Level

Visual Features

- Planting/ Vegetated Slope
- Open Space (Park, Garden and Sports Ground)
- Grade I Historic Buildings in Hong Kong (Antiquities Advisory Board)

Assessment Area Covered Approved
 Wan Chai Outline Zoning Plan No. S/H5/30

- Viewpoint A - View southwest from Lun Fat Street near Bauhinia Garden
- Viewpoint B - View west from Queen's Road East near Tung Shing Building
- Viewpoint C - View north from Bowen Road Fitness Trail
- Viewpoint D - View east from Kwong Ming Street Children's Playground
- Viewpoint E - View northeast from Sau Wa Fong near Greenland House
- Viewpoint F - View northeast from Star Street
- Viewpoint G - View east from St. Francis Yard
- Viewpoint H - View southwest from Queen's Road East near Kam Tak Mansion

S12A Planning Application for Proposed Residential Development cum Arts facilities at Nos. 31-36 Sau Wa Fong and Nos. 8-12 St. Francis Street, Wanchai, Hong Kong
 Assessment Area and Viewpoint Location of Photomontages - Sheet 1 of 2

SCALE	AS SHOWN	DATE	NOV 2022
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FIGURE NO.	FIGURE V2.1		REV
			-

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Existing View
View southwest from Lun Fat Street near Bauhinia Garden

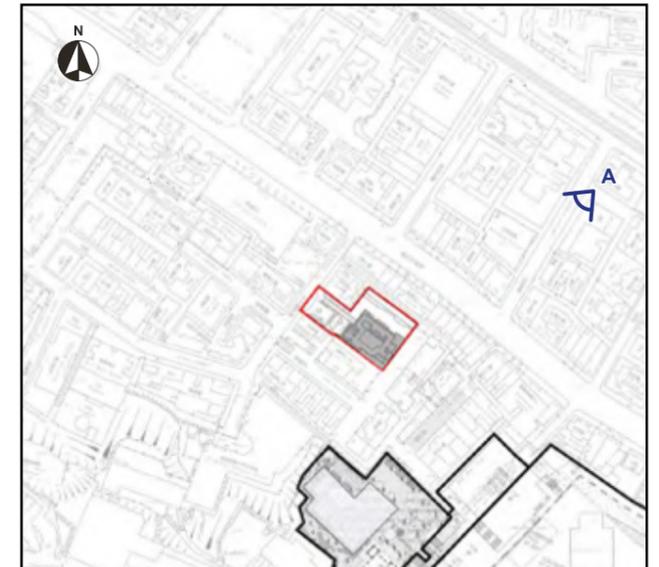


Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022

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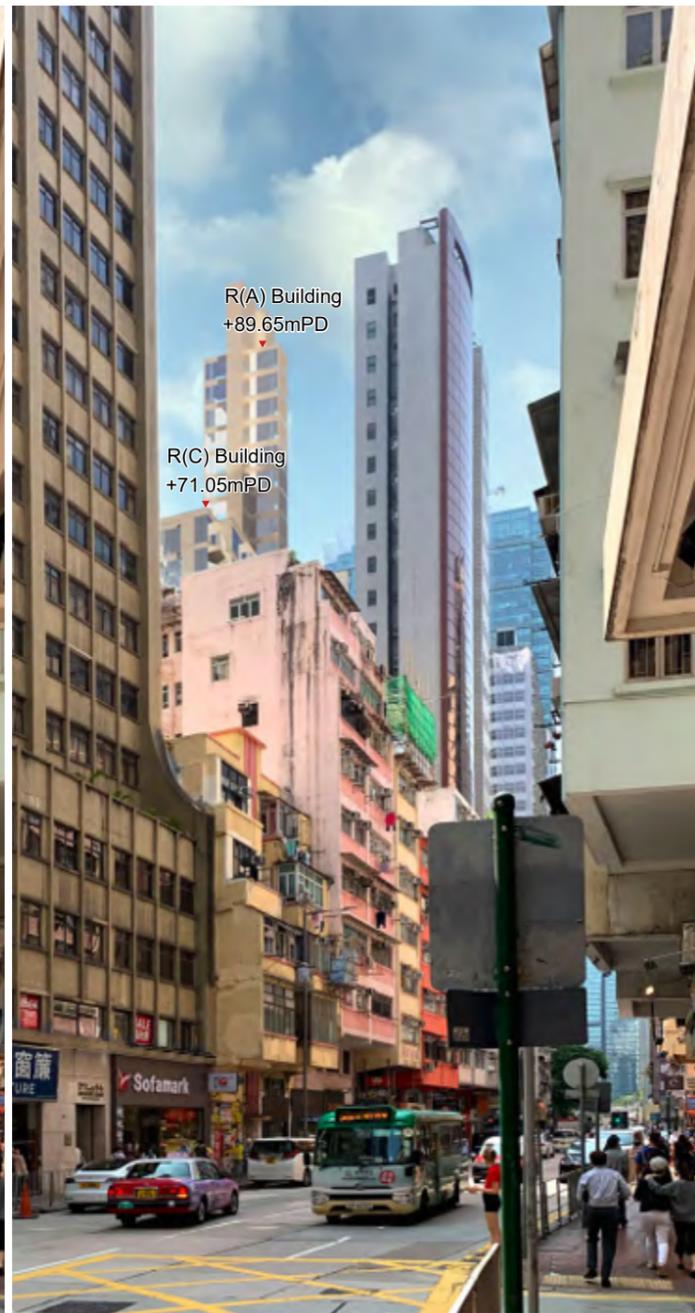
KEY PLAN

Viewpoint A
 Viewpoint Elevation: +5.1mPD at Lun Fat Street near Bauhinia Garden
 Viewing Distance: 100m
 Proposed Building Height: Approx. +110mPD

SCALE	N.T.S	DATE	NOV 2022
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FIGURE NO.	FIGURE V3.1		REV
			-



Existing View
View west from Queen's Road East near Tung Shing Building



Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022



KEY PLAN

Viewpoint B
Viewpoint Elevation: +5.2mPD at Queen's Road East near Tung Sing Building
Viewing Distance: 93m
Proposed Building Height: Approx. +110mPD

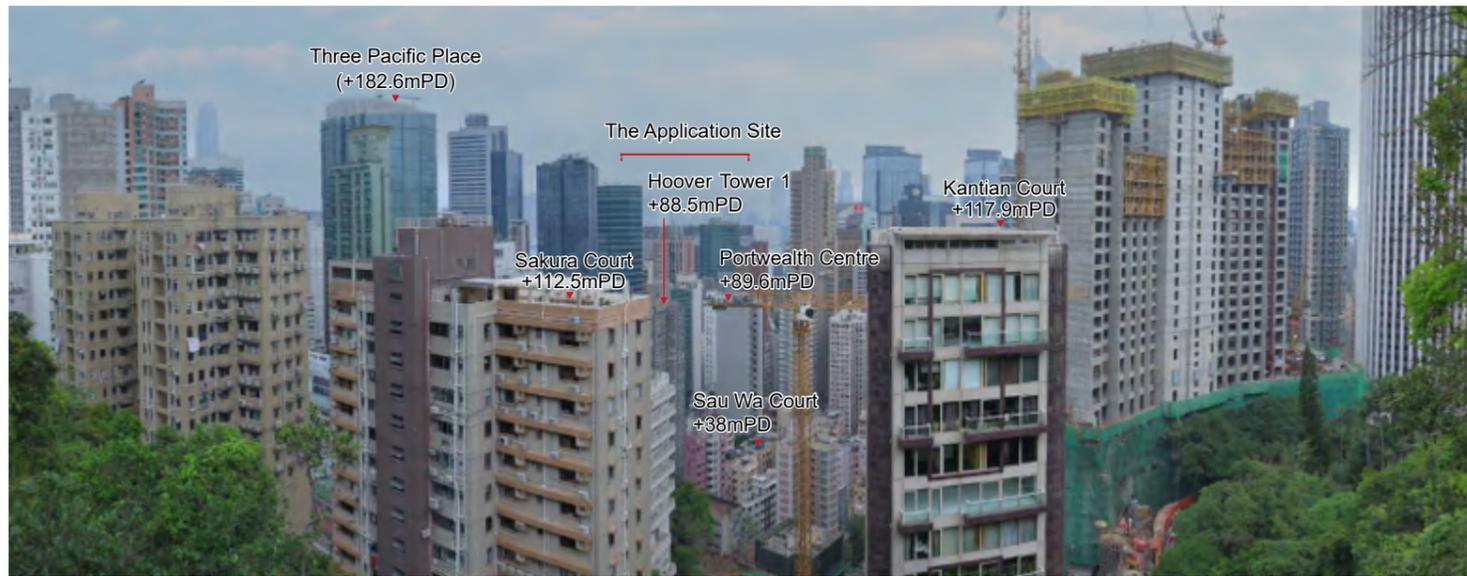
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Viewpoint B - Existing View and Photomontage

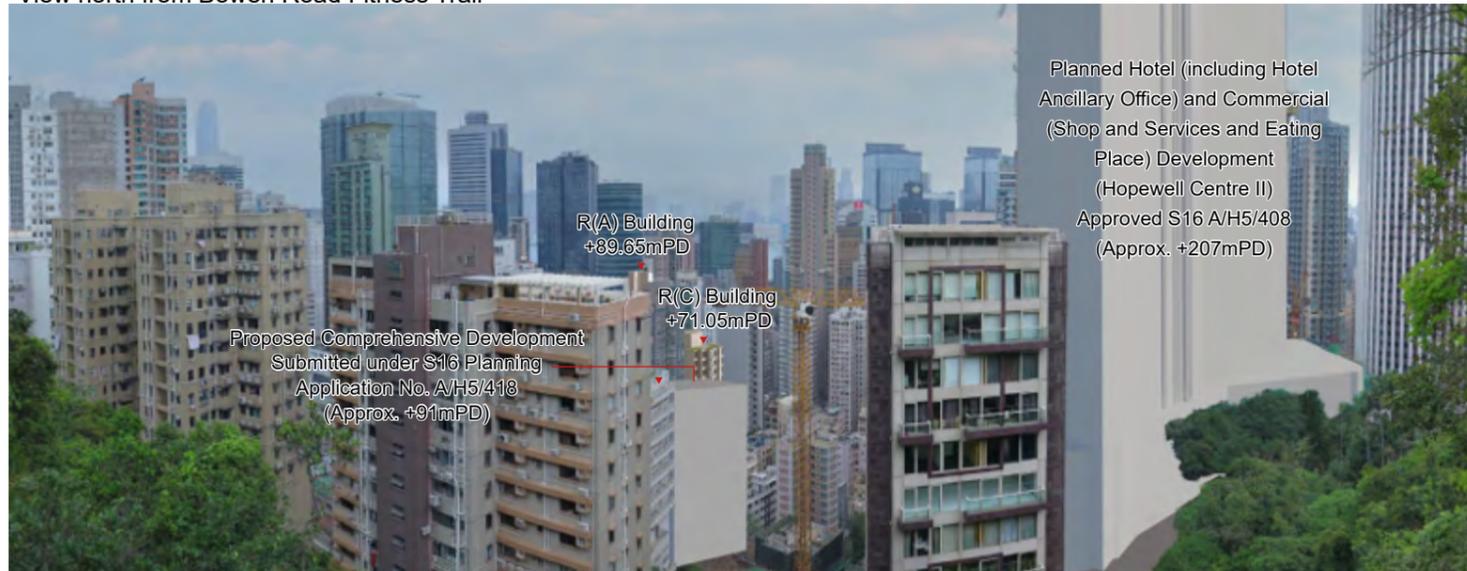
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CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV
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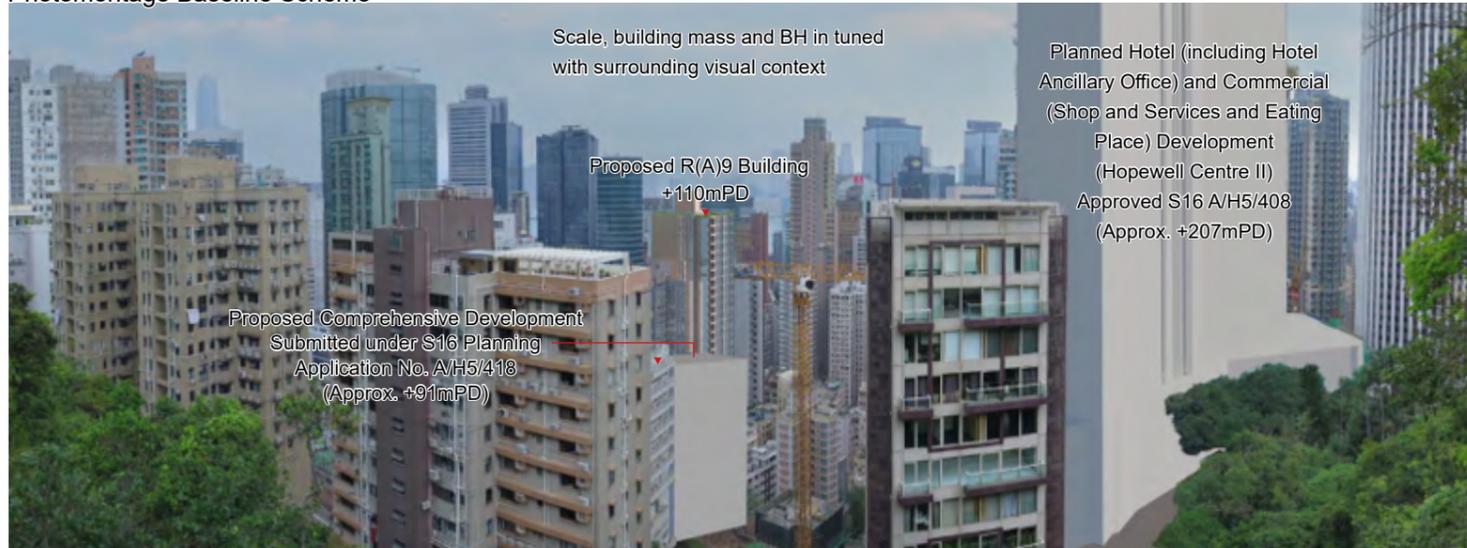
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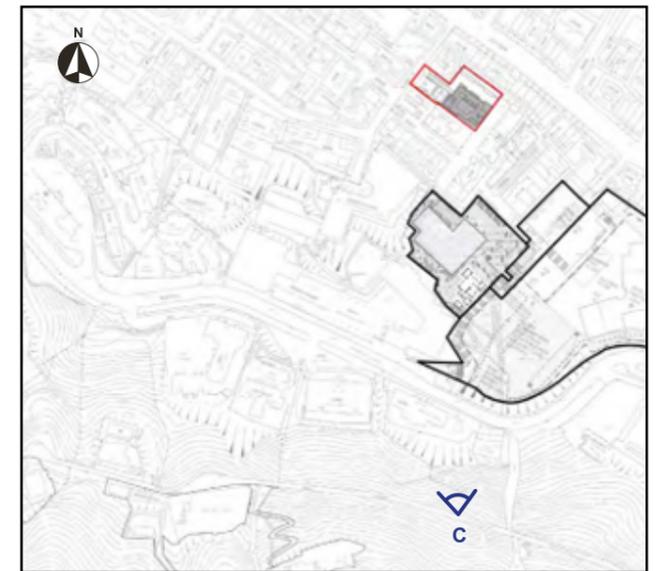
Existing View
View north from Bowen Road Fitness Trail



Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022



KEY PLAN

Viewpoint C
Viewpoint Elevation: +120.1mPD at Bowen Road Fitness Trail
Viewing Distance: 224m
Proposed Building Height: Approx. +110mPD

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Viewpoint C - Existing View and Photomontage

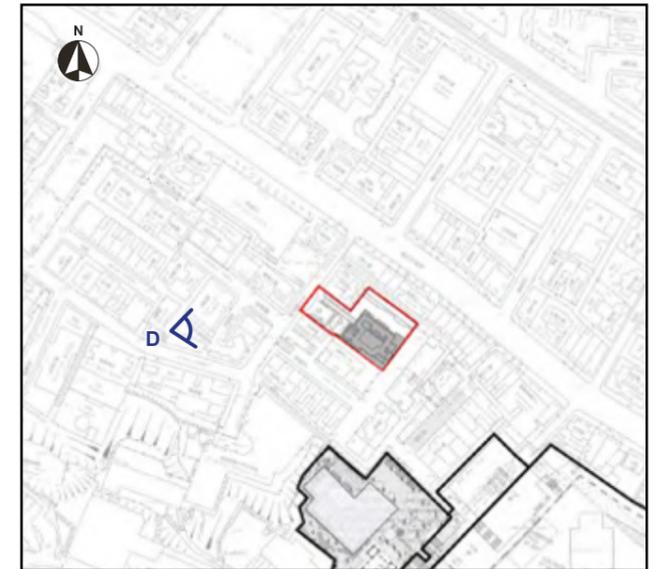
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FIGURE NO.	FIGURE V3.3		REV
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Existing View
View east from Kwong Ming Street Children's Playground

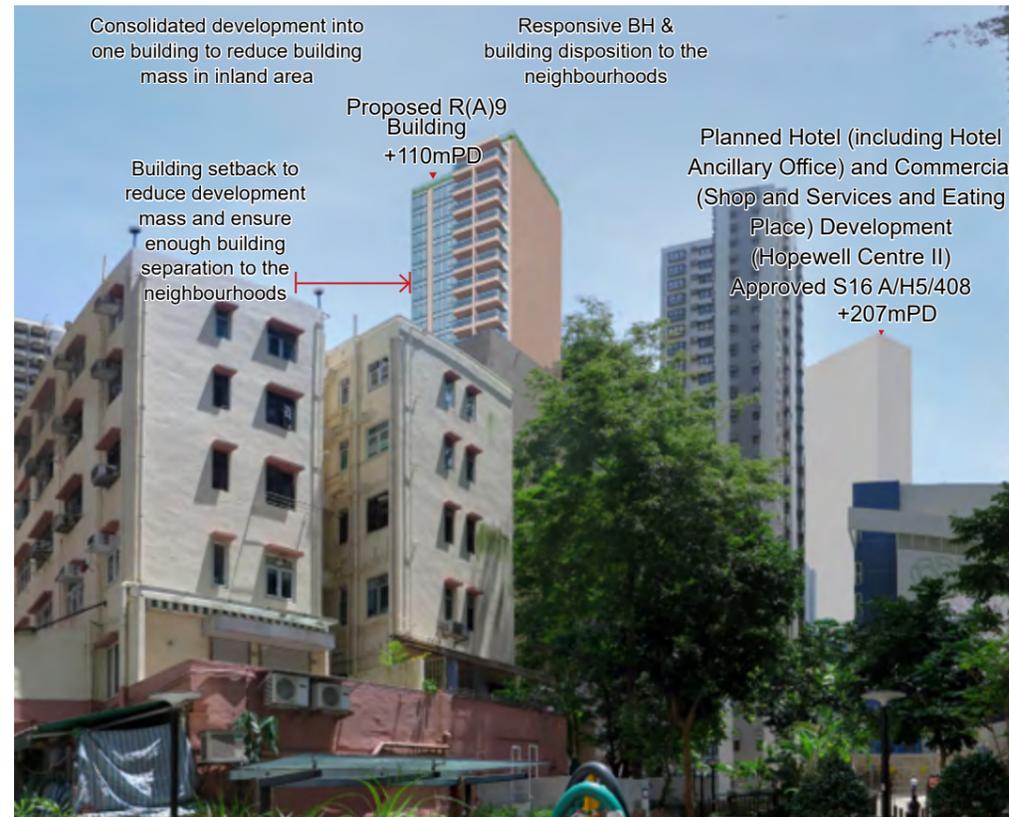


KEY PLAN

Viewpoint D
Viewpoint Elevation: +18mPD at Kwong Ming Street
Children's Playground
Viewing Distance: 57m
Proposed Building Height: Approx. +110mPD



Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022

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FIGURE NO.	FIGURE V3.4		REV
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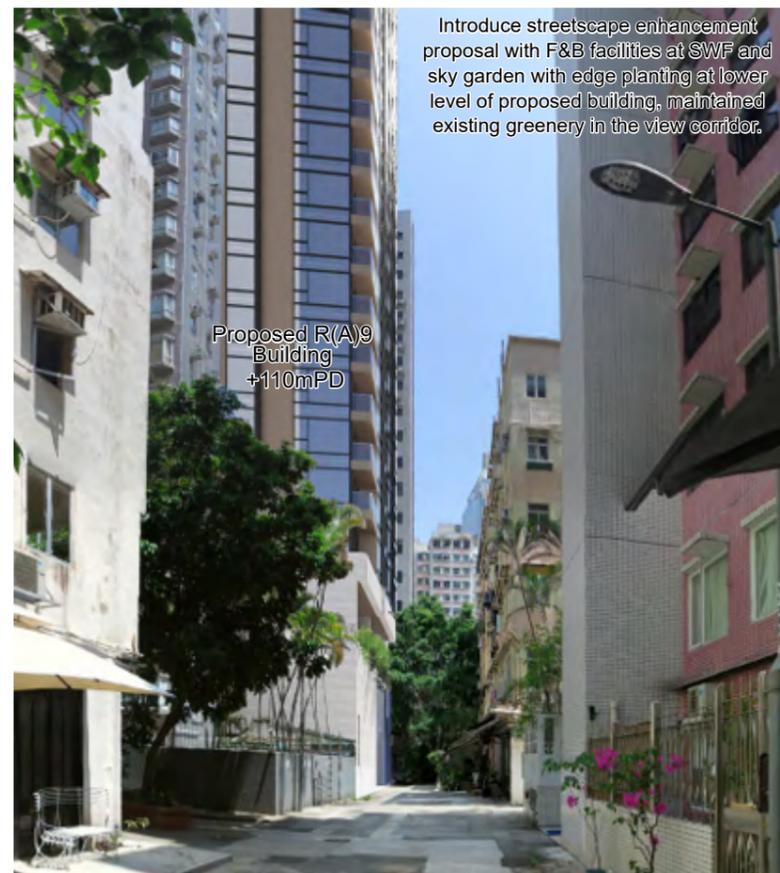
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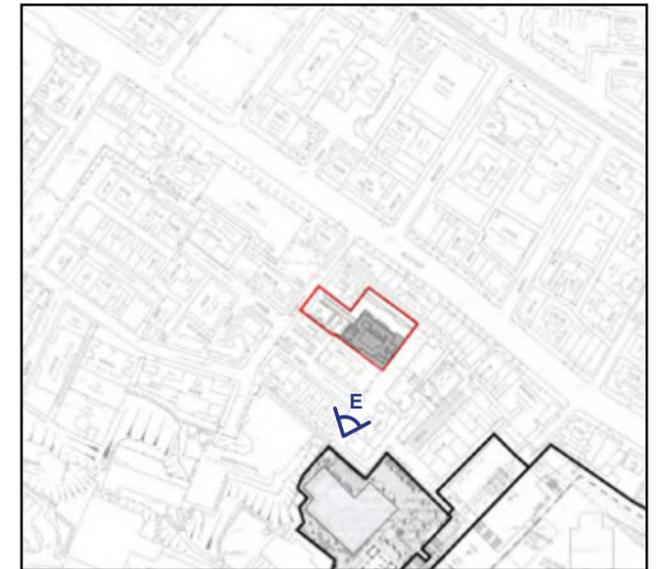
Existing View
View northeast from Sau Wa Fong



Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022



KEY PLAN

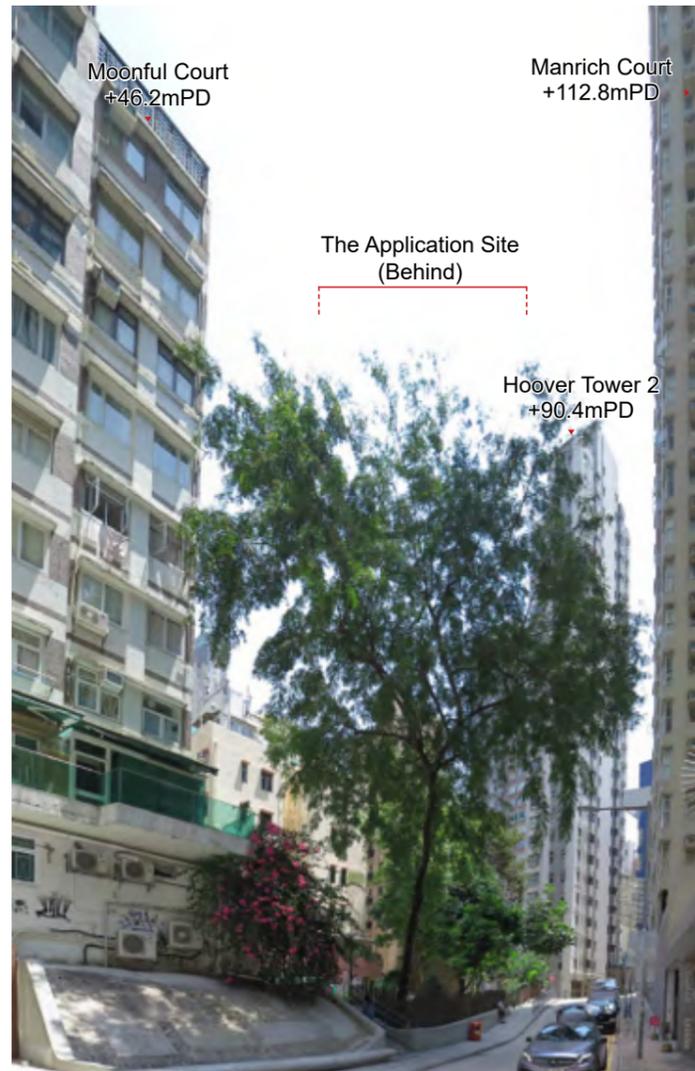
Viewpoint E
Viewpoint Elevation: +19.7mPD at Sau Wa Fong near Greenland House
Viewing Distance: 35m
Proposed Building Height: Approx. +110mPD

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Viewpoint E - Existing View and Photomontage

SCALE	N.T.S	DATE	NOV 2022
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.5		REV
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Existing View
View northeast from Star Street

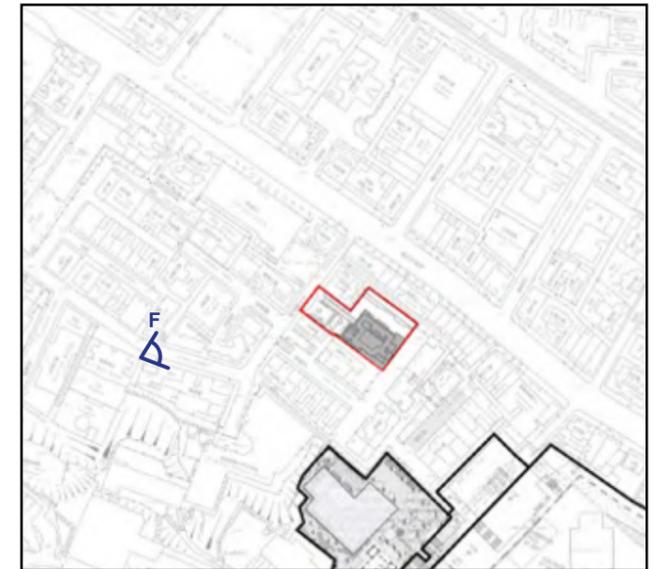


Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022

Consolidated development into one building to reduce building mass in inland area
Responsive BH & building disposition to the neighbourhoods



KEY PLAN

Viewpoint F
Viewpoint Elevation: +16.6mPD at Star Street
Viewing Distance: 98m
Proposed Building Height: Approx. +110mPD

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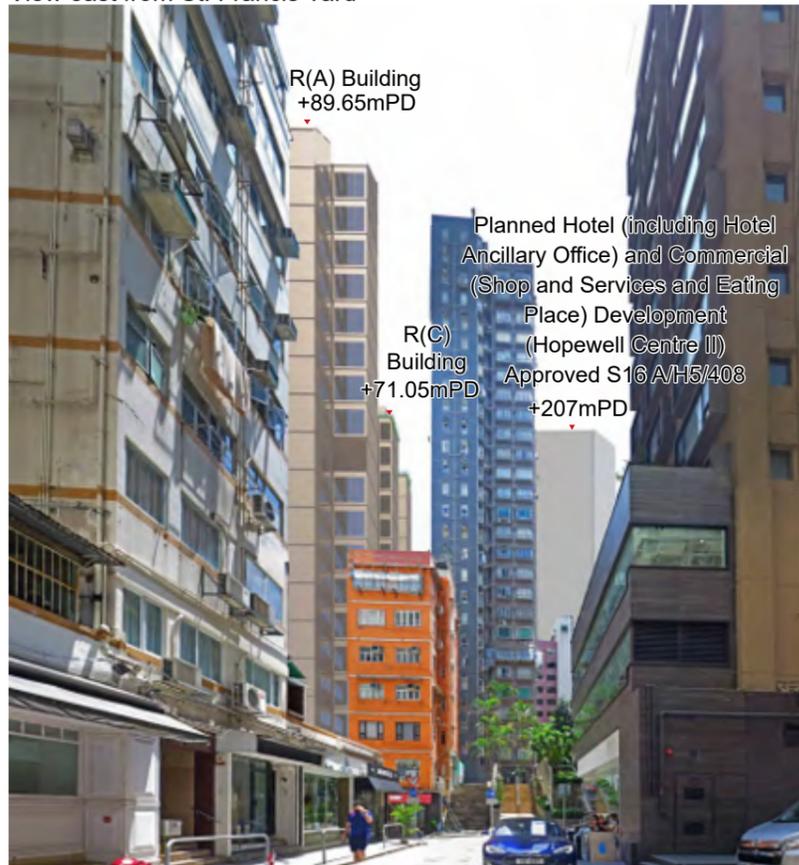
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FIGURE NO.	FIGURE V3.6		REV
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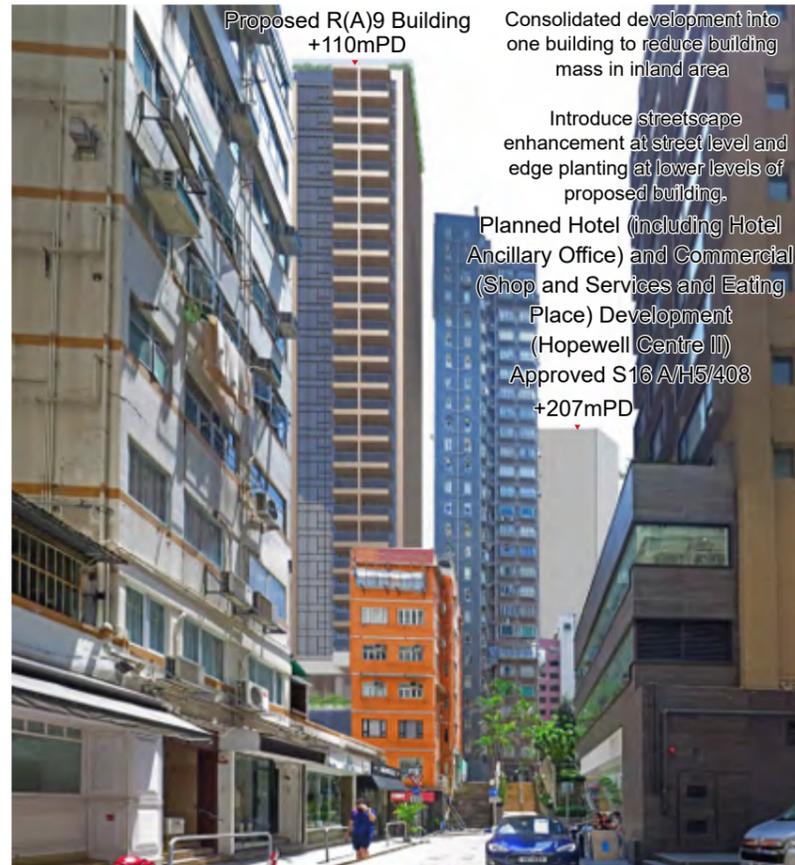
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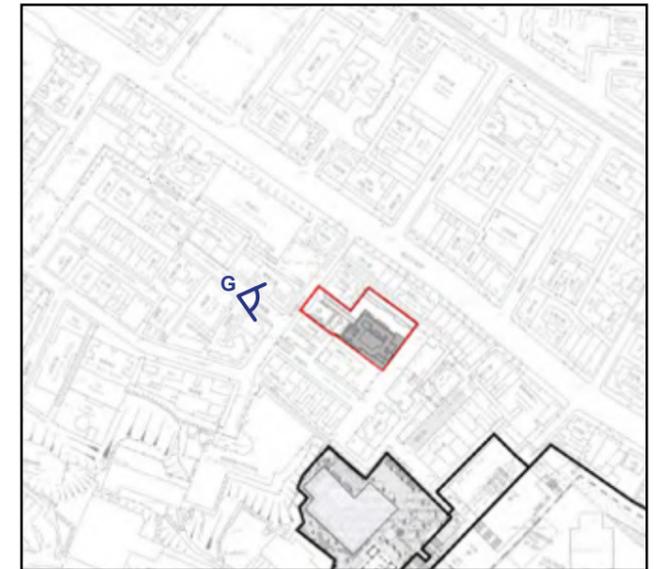
Existing View
View east from St. Francis Yard



Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022



KEY PLAN

Viewpoint G
Viewpoint Elevation: +14.9mPD at St. Francis Yard
Viewing Distance: 56m
Proposed Building Height: Approx. +110mPD

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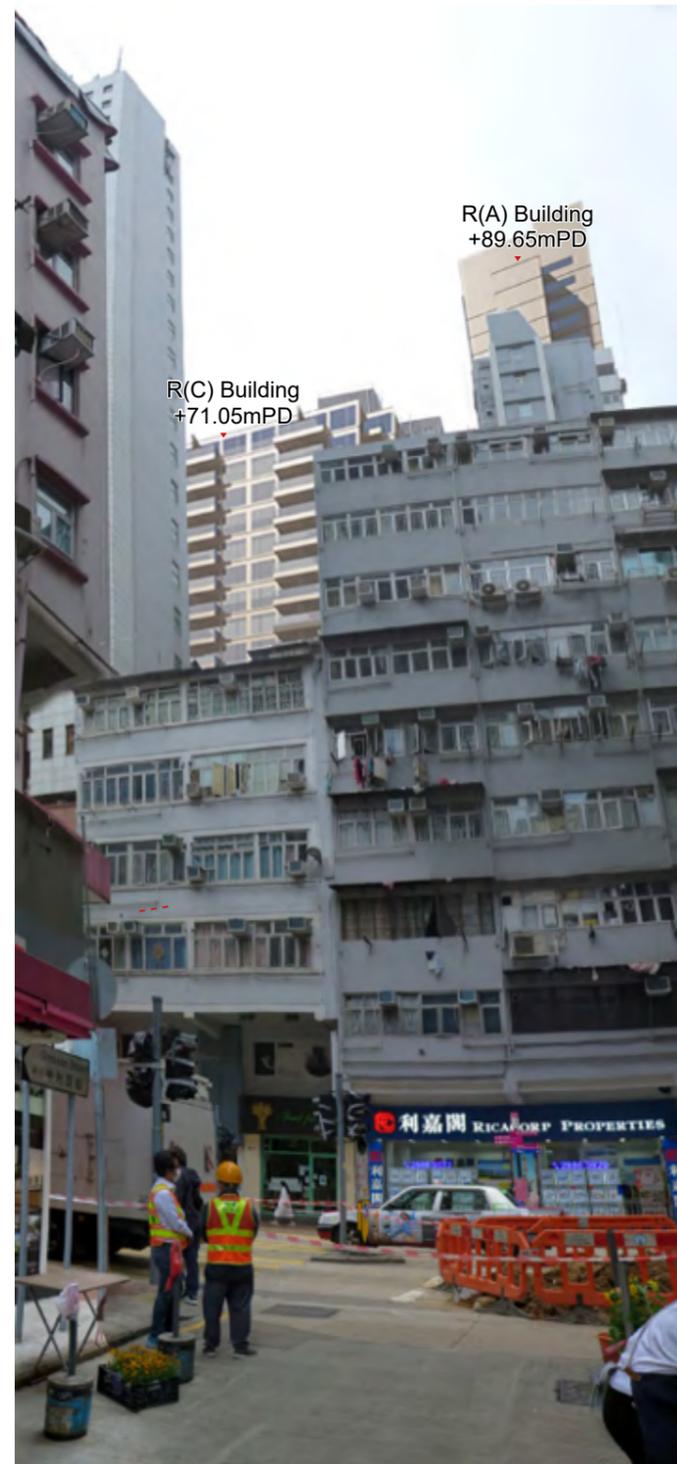
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Viewpoint G - Existing View and Photomontage

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FIGURE NO.	FIGURE V3.7		REV
			-

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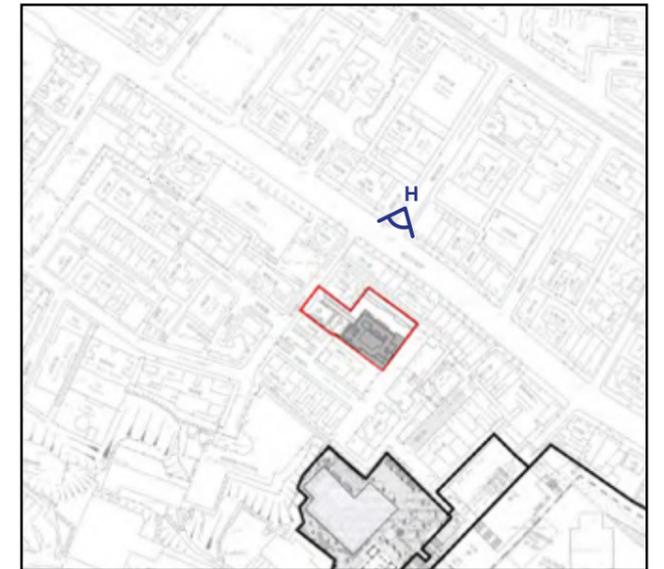
Existing View
View southwest from Queen's Road East near Kam Tak Mansion



Photomontage Base Scheme



Photomontage Proposed Scheme 2022



KEY PLAN

Viewpoint H
Viewpoint Elevation: +5.6mPD at from Queen's Road East near Kam Tak Mansion
Viewing Distance: 43m
Proposed Building Height: Approx. +110mPD

SCALE	N.T.S.	DATE	NOV 2022
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FIGURE NO.	FIGURE V3.8		REV
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