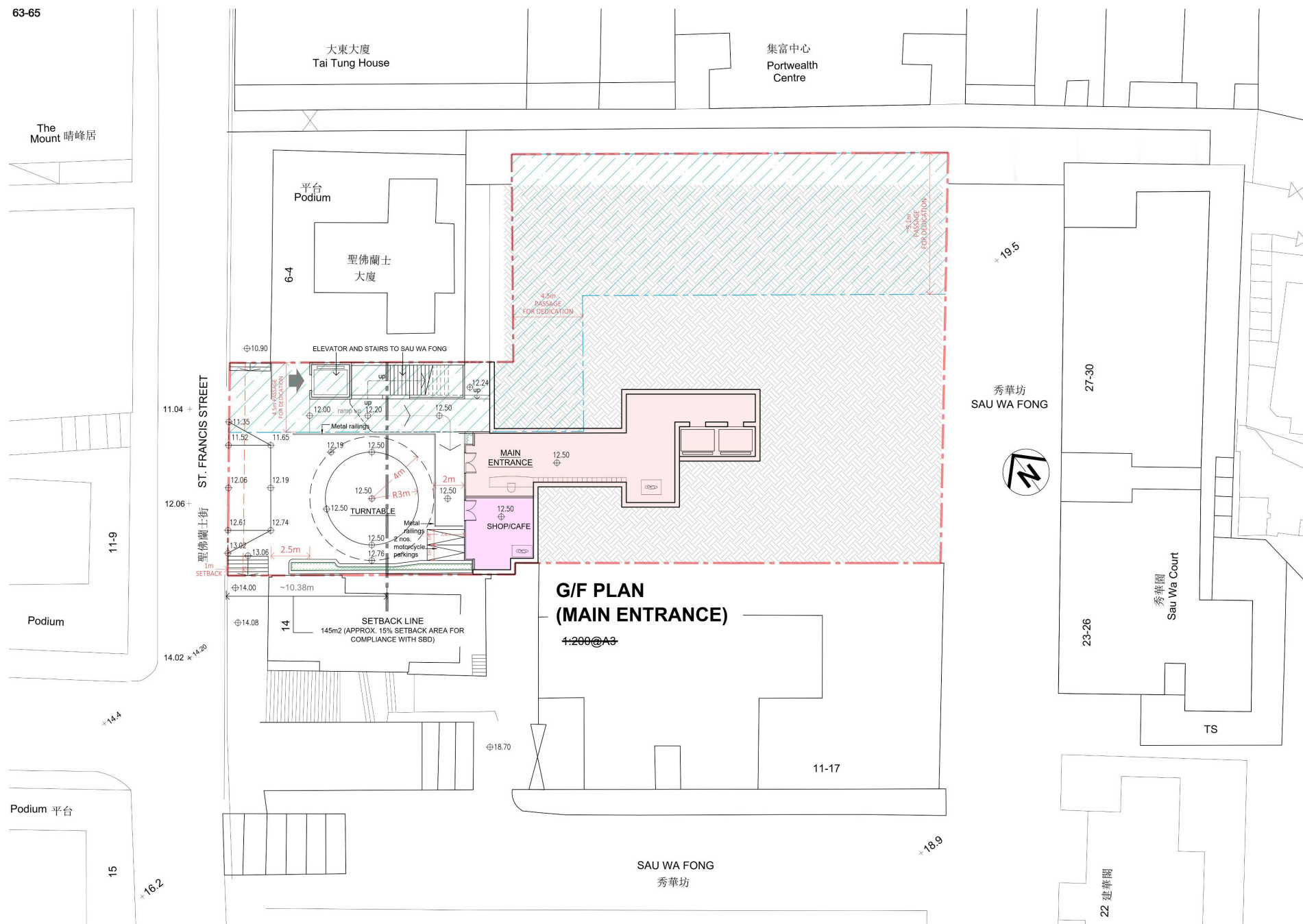




(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的進一步資料)  
(Source: Further information submitted by  
the applicant of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號  
REFERENCE No.  
M/H5/25/4

繪圖  
DRAWING  
1

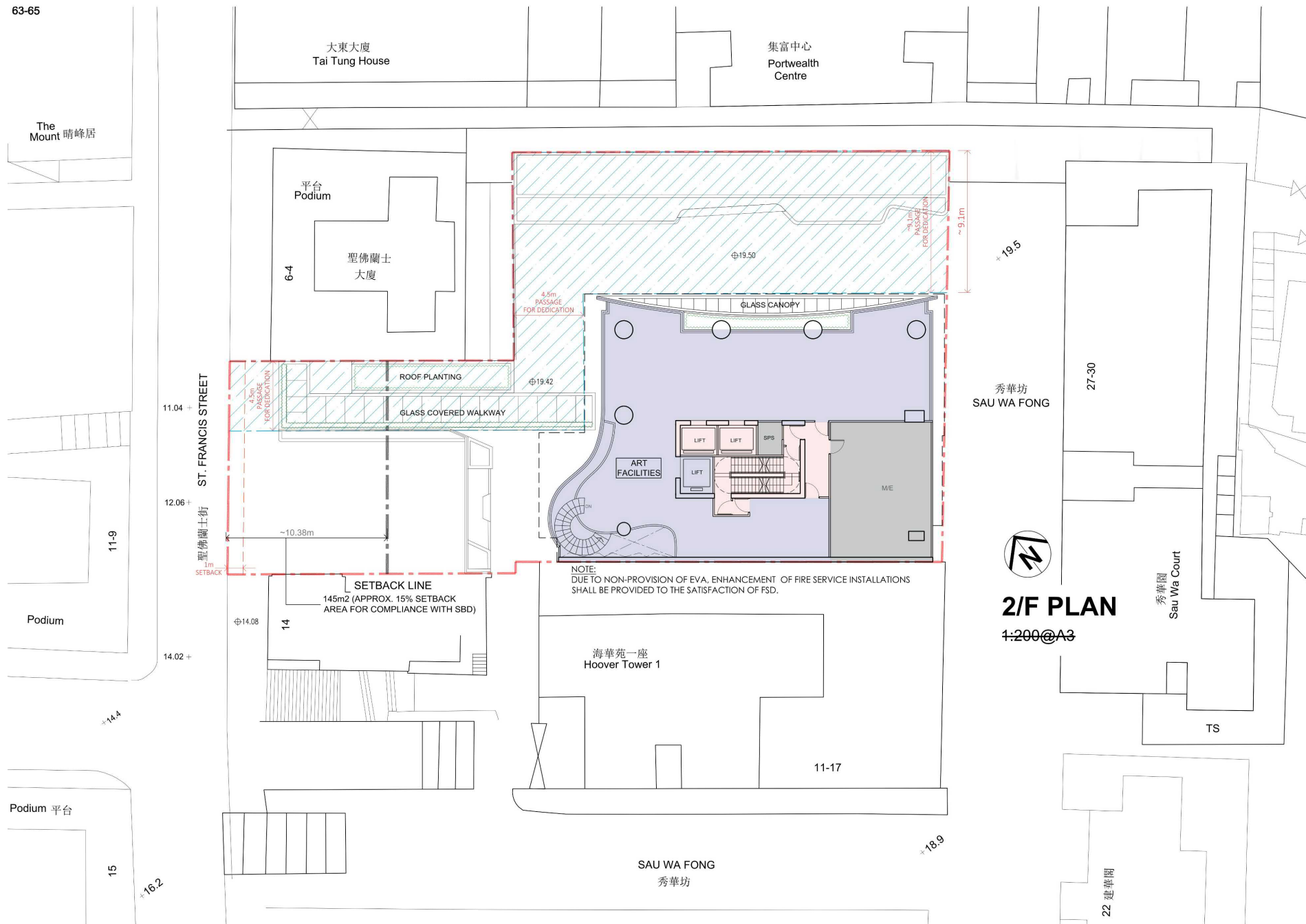


~~1:200@A3~~



參考編號  
REFERENCE No.  
M/H5/25/4

繪圖  
DRAWING  
2

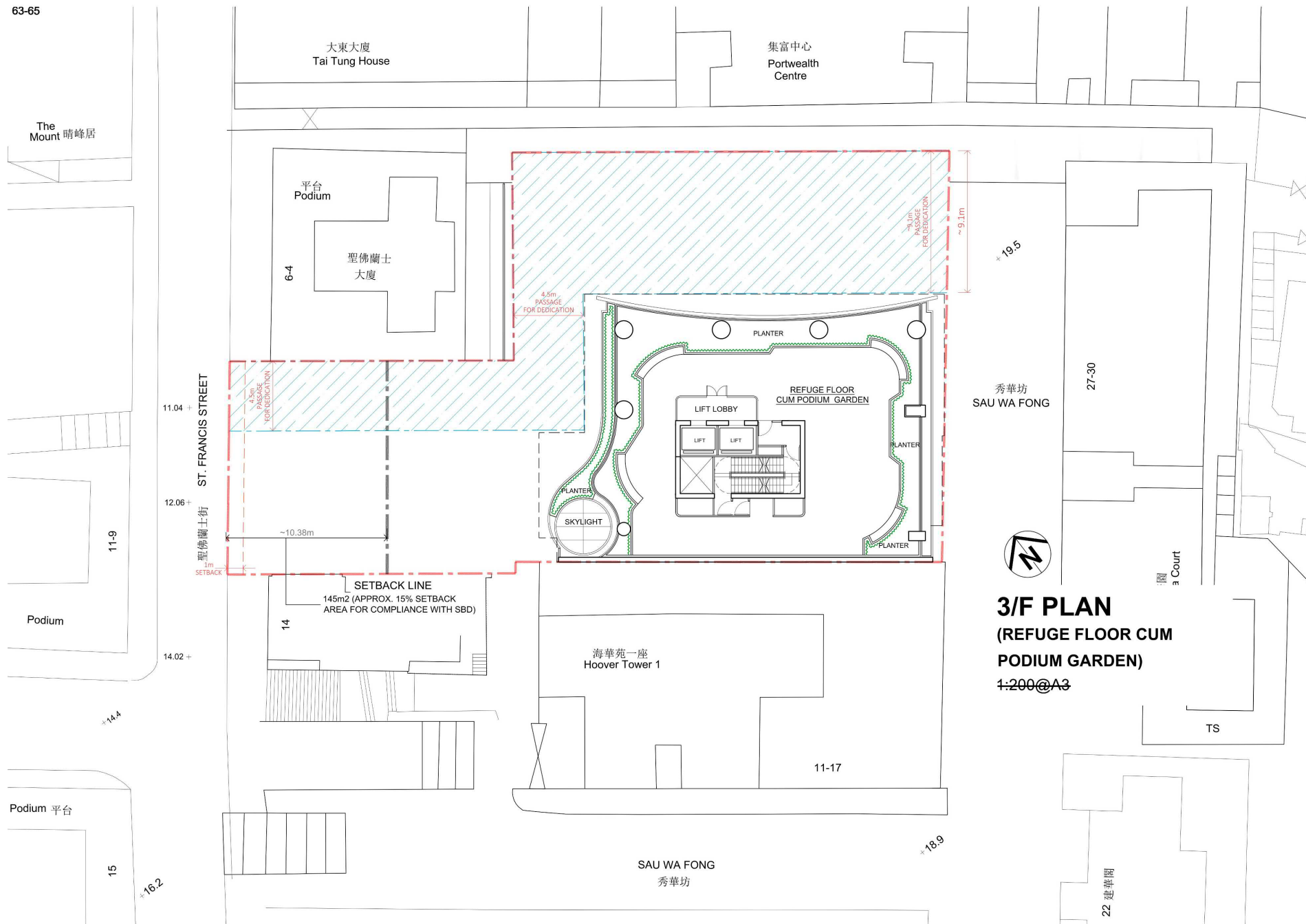


(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的進一步資料)  
(Source: Further information submitted by the applicant of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號  
REFERENCE No.  
M/H5/25/4

繪圖  
DRAWING  
3



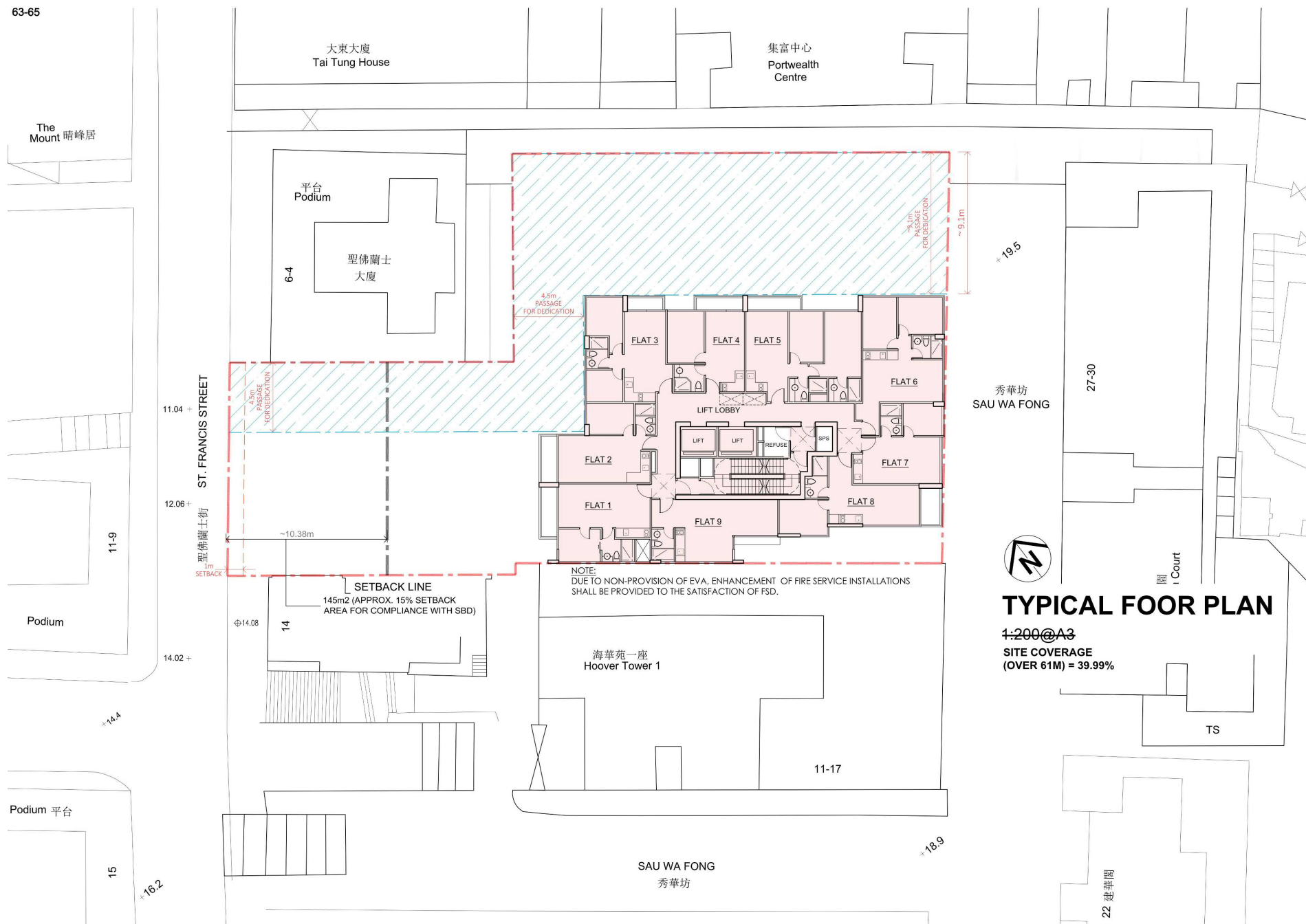


(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的進一步資料)  
(Source: Further information submitted by the applicant of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號  
REFERENCE No.  
M/H5/25/4

繪圖  
DRAWING  
4

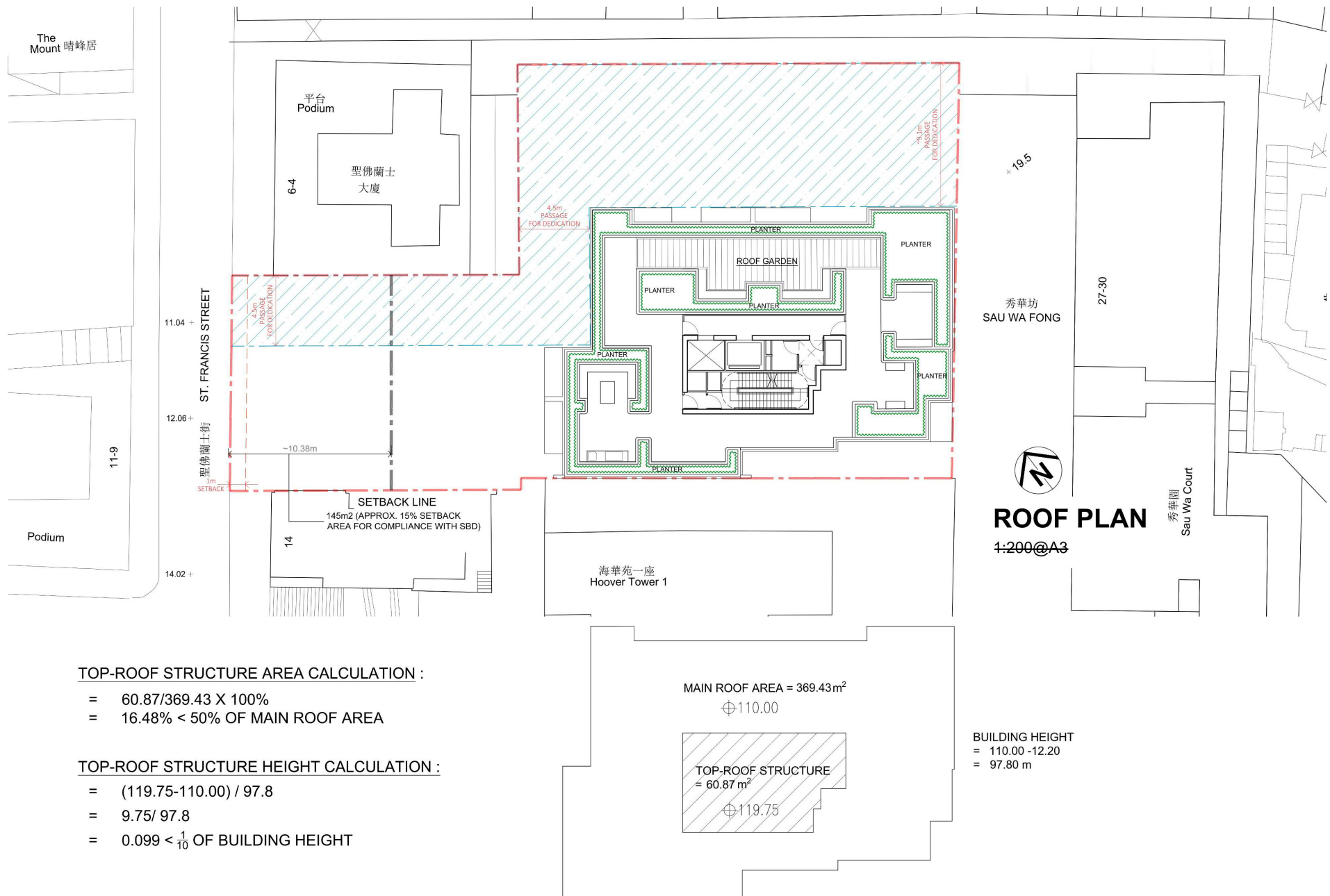




參考編號  
REFERENCE No.  
M/H5/25/4

繪圖  
DRAWING  
5

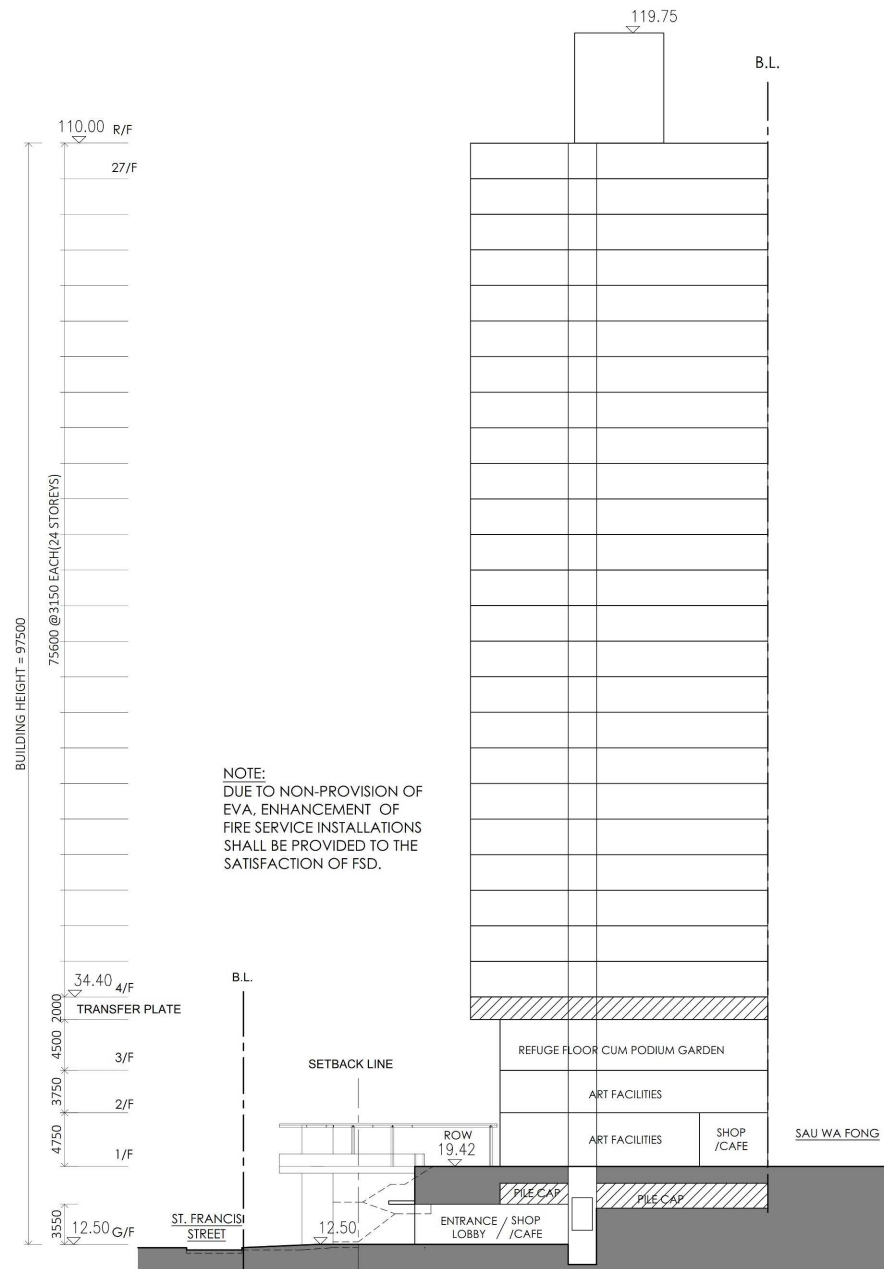
(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的進一步資料)  
(Source: Further information submitted by  
the applicant of section 12A Application No. Y/H5/7 on 13.9.2023)



(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的進一步資料)  
 (Source: Further information submitted by the applicant of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號  
 REFERENCE No.  
 M/H5/25/4

繪圖  
 DRAWING  
 6



|                                   |                                                        |
|-----------------------------------|--------------------------------------------------------|
| APPLICATION SITE AREA             | ABOUT 989.127 M <sup>2</sup> (BASED ON SURVEYED AREA)  |
| NET SITE AREA                     | ABOUT 953.028 m <sup>2</sup> (BASED ON SURVEYED AREA)  |
| NUMBER OF TYPICAL STOREY          | 24                                                     |
| G/F ENTRANCE LOBBY                | 247.31 m <sup>2</sup>                                  |
| 3/F                               | 44.46 m <sup>2</sup> (LIFT CORE AREA)                  |
| TYPICAL (4/F ~ 27/F)              | 370.43 m <sup>2</sup> X 24<br>= 8890.32 m <sup>2</sup> |
| TOTAL PROPOSED GFA                | 9182.09 m <sup>2</sup> (98,835 f12) (P.R. 9.635)       |
| REMAINING NON-DOMESTIC PLOT RATIO | $\frac{(10 - 9.635)}{10} \times 15 = 0.548$            |

|                       |          |
|-----------------------|----------|
| TOTAL NUMBER OF UNITS | 216 NOS. |
|-----------------------|----------|

|                                      |                                                                     |
|--------------------------------------|---------------------------------------------------------------------|
| NON - DOMESTIC:                      |                                                                     |
| ART FACILITIES + G/F & 1/F SHOP/CAFE | 458.65 m <sup>2</sup> + 20.00 m <sup>2</sup> + 43.62 m <sup>2</sup> |
| TOTAL PROPOSED NON-DOMESTIC GFA      | 522.27 m <sup>2</sup>                                               |
| TOTAL PLOT RATIO                     | 0.548                                                               |

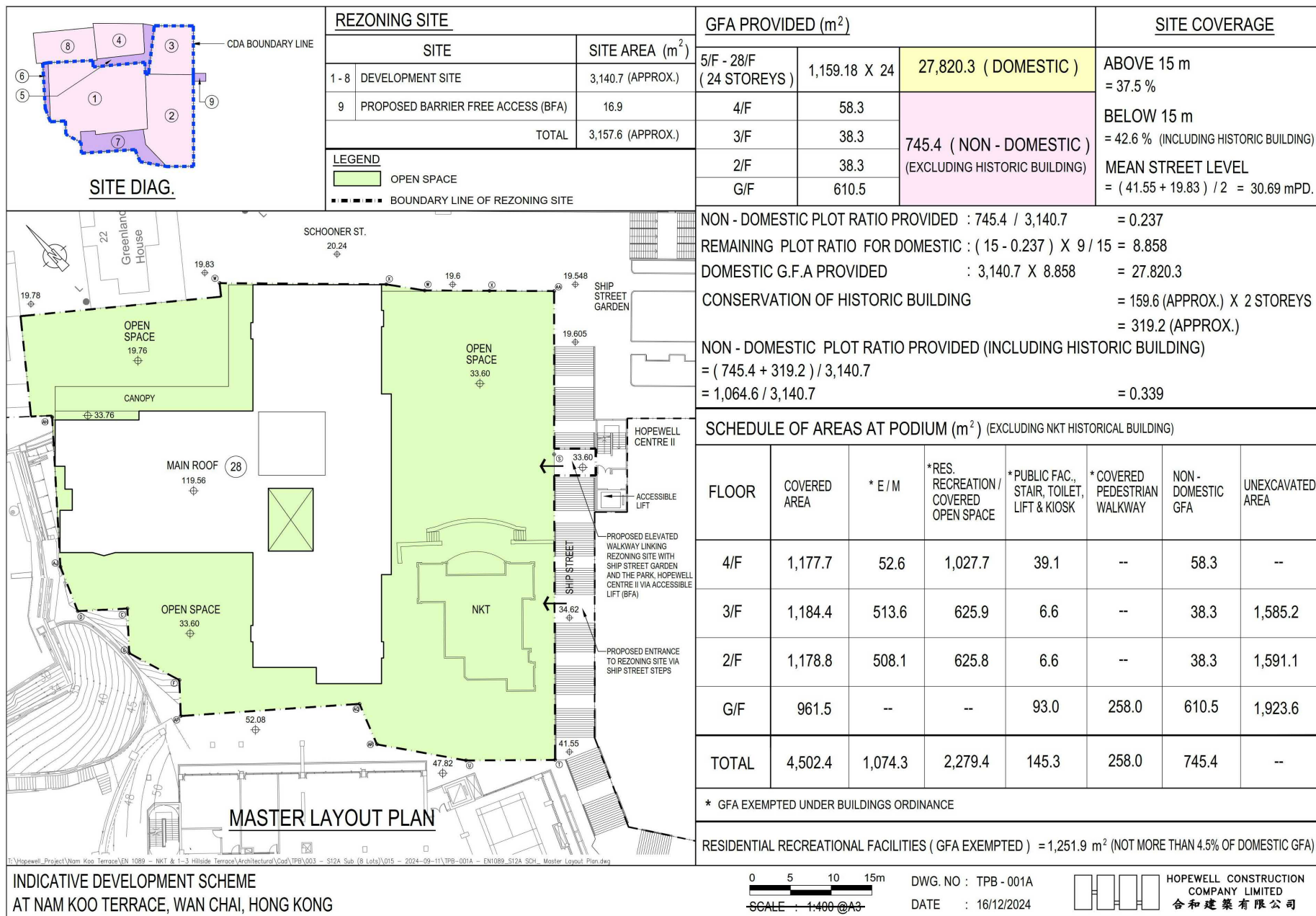
## SCHEMATIC SECTION

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的進一步資料)  
(Source: Further information submitted by the applicant of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號  
REFERENCE No.  
M/H5/25/4

繪圖  
DRAWING  
7

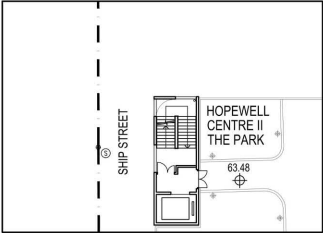
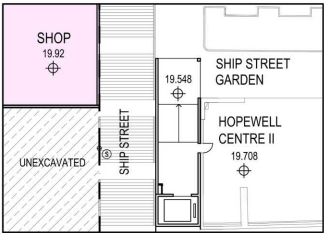
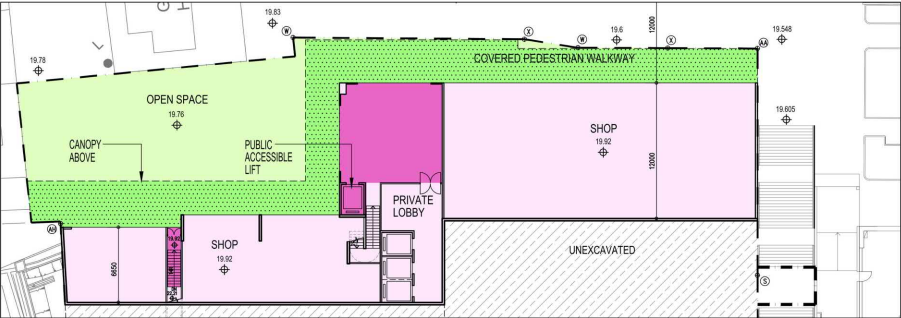




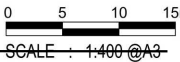
AREA OF THE ORIGINAL "O" ZONE UNDER DRAFT WAN CHAI OZP NO. S/H5/8 IN 1994 OWNED BY THE APPLICANT ( INCLUDING FOOTPRINT OF N.K.T. ) = 1,785.9 m<sup>2</sup>

| Open Space Provision | Unit: m <sup>2</sup> | 1a                         | 1b      | 1c    | 2                                                                                  | 3                | 4     | 5                                                      | Site Area |
|----------------------|----------------------|----------------------------|---------|-------|------------------------------------------------------------------------------------|------------------|-------|--------------------------------------------------------|-----------|
|                      |                      | Provided Public Open Space |         |       | Public Facilities<br>(Staircase, Lavatory, kiosk and Lift for public are included) | Unexcavated Area | Void  | GFA Accountable<br>(Stairs, Private Lobby with lifts ) |           |
|                      | 4/F<br>(33.76mPD)    | 1,638.6 *                  | 1,027.7 | -     | 39.1                                                                               | -                | 377.0 | 58.3                                                   |           |
|                      | G/F<br>(19.76mPD)    | 255.6                      | -       | 258.0 | 93.0                                                                               | 1,923.6          | -     | 610.5                                                  |           |
|                      | Sub-Total            | 1,894.2 *                  | 1,027.7 | 258.0 | 132.1                                                                              | 1,923.6          | 377.0 | 668.8                                                  |           |
| Total                |                      | 3,179.9*                   |         |       | 132.1                                                                              | 1,923.6          | 377.0 | 668.8                                                  |           |

\* FOOTPRINT OF N.K.T. ( 159.6m<sup>2</sup> ) IS INCLUDED IN THE OPEN SPACE CALCULATION, SAME ARRANGEMENT WITH THE DRAFT WAN CHAI OZP NO. S/H5/8.



INDICATIVE DEVELOPMENT SCHEME  
AT NAM KOO TERRACE, WAN CHAI, HONG KONG



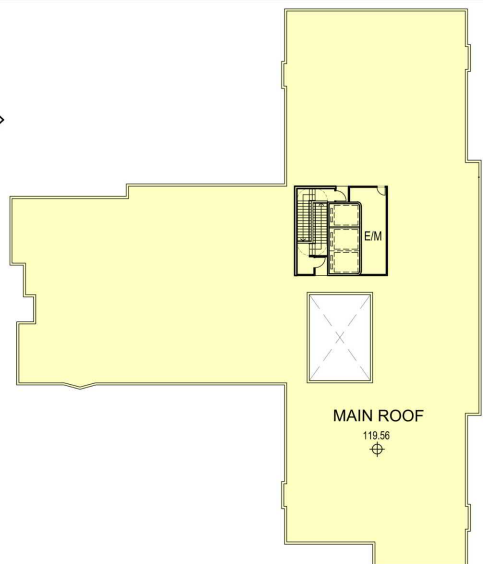
DWG. NO : TPB-002  
DATE : 11/09/2024

HOPEWELL CONSTRUCTION COMPANY LIMITED  
合和建築有限公司

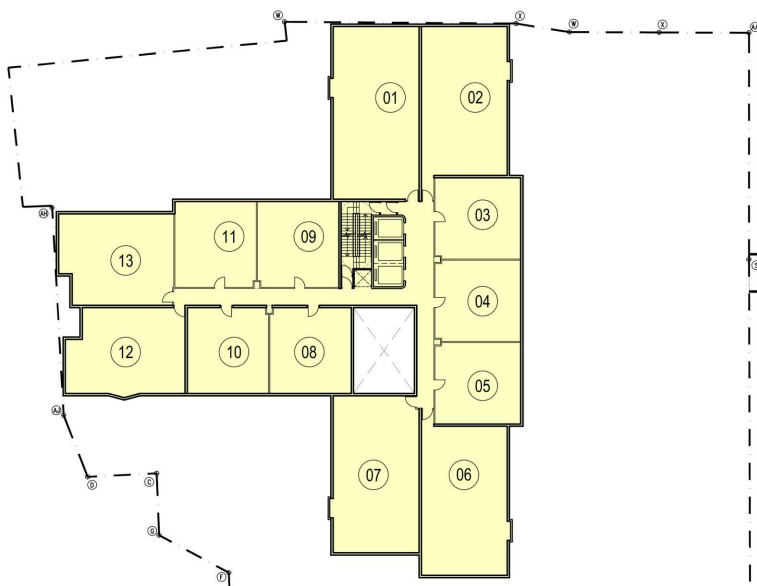
參考編號  
REFERENCE No.  
M/H5/25/4

繪圖  
DRAWING  
9

(資料來源：由第12A條申請編號Y/H5/8申請人於2024年10月21日提交)  
(Source: Submitted by the applicant of section 12A Application No. Y/H5/8 on 21.10.2024)

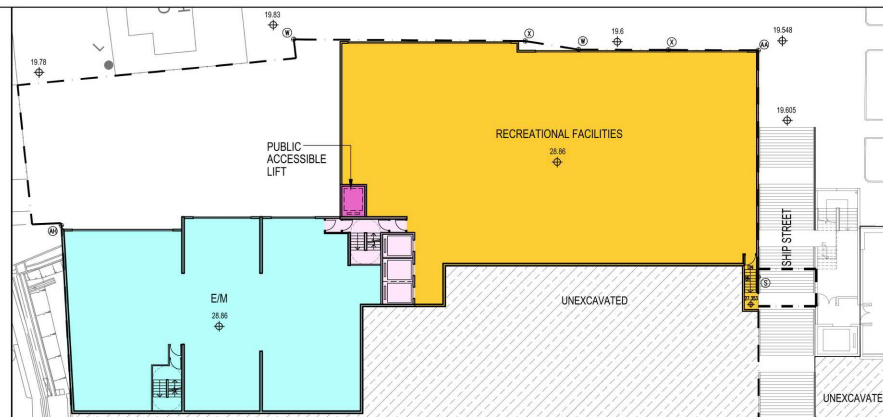


ROOF PLAN

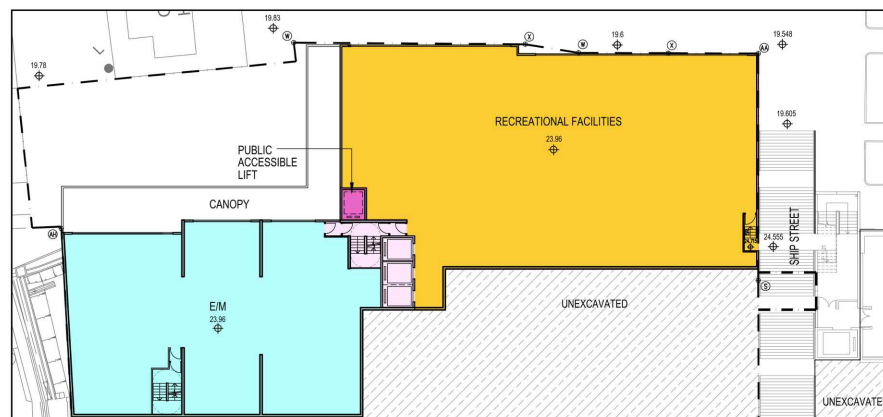


5/F - 28/F PLAN

NO. OF UNITS / FL.  
= 13 NOS.  
TOTAL NO. OF UNITS  
= 24 STOREYS X 13 NOS.  
= 312 NOS.



3RD FLOOR PLAN



2ND FLOOR PLAN

LEGEND:

- BOUNDARY LINE OF REZONING SITE
- DOMESTIC
- RESIDENTIAL RECREATIONAL FACILITIES
- SHOPS / NON-DOMESTIC
- PUBLIC ACCESSIBLE LIFT
- E/M

T:\Hopewell\_Project\Nam Koo Terrace\EN-1089 - NKT & 1-3 Hillside Terrace\Architectural\Cad\TPB\003 - S12A Sub (8 Lots)\015 - 2024-09-11\003 - EN1089\_S12A SCH\_Typ Plan.dwg

INDICATIVE DEVELOPMENT SCHEME  
AT NAM KOO TERRACE, WAN CHAI, HONG KONG

0 5 10 15m  
SCALE : 1:400 @A3

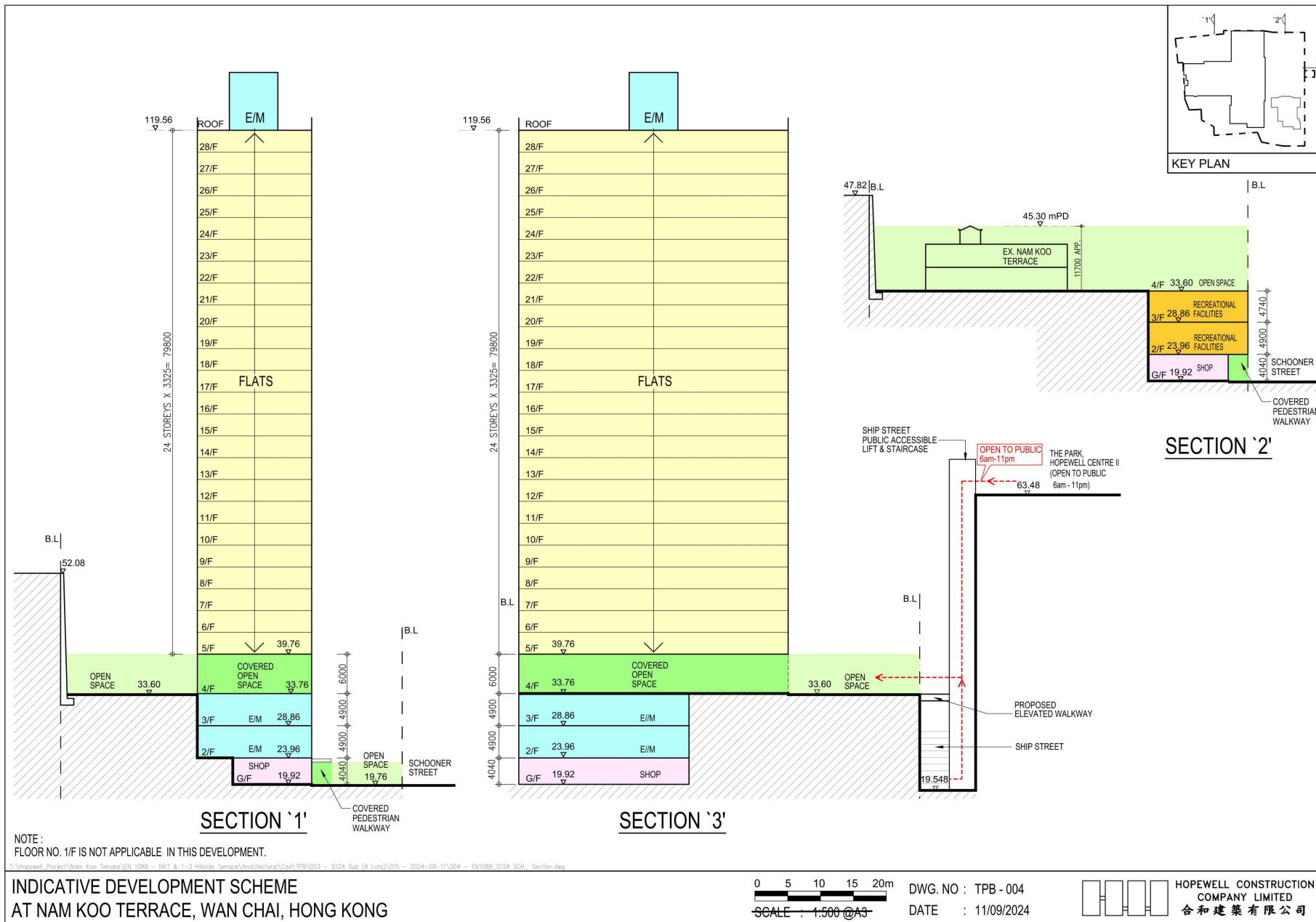
DWG. NO : TPB - 003  
DATE : 11/09/2024

HOPEWELL CONSTRUCTION  
COMPANY LIMITED  
合和建築有限公司

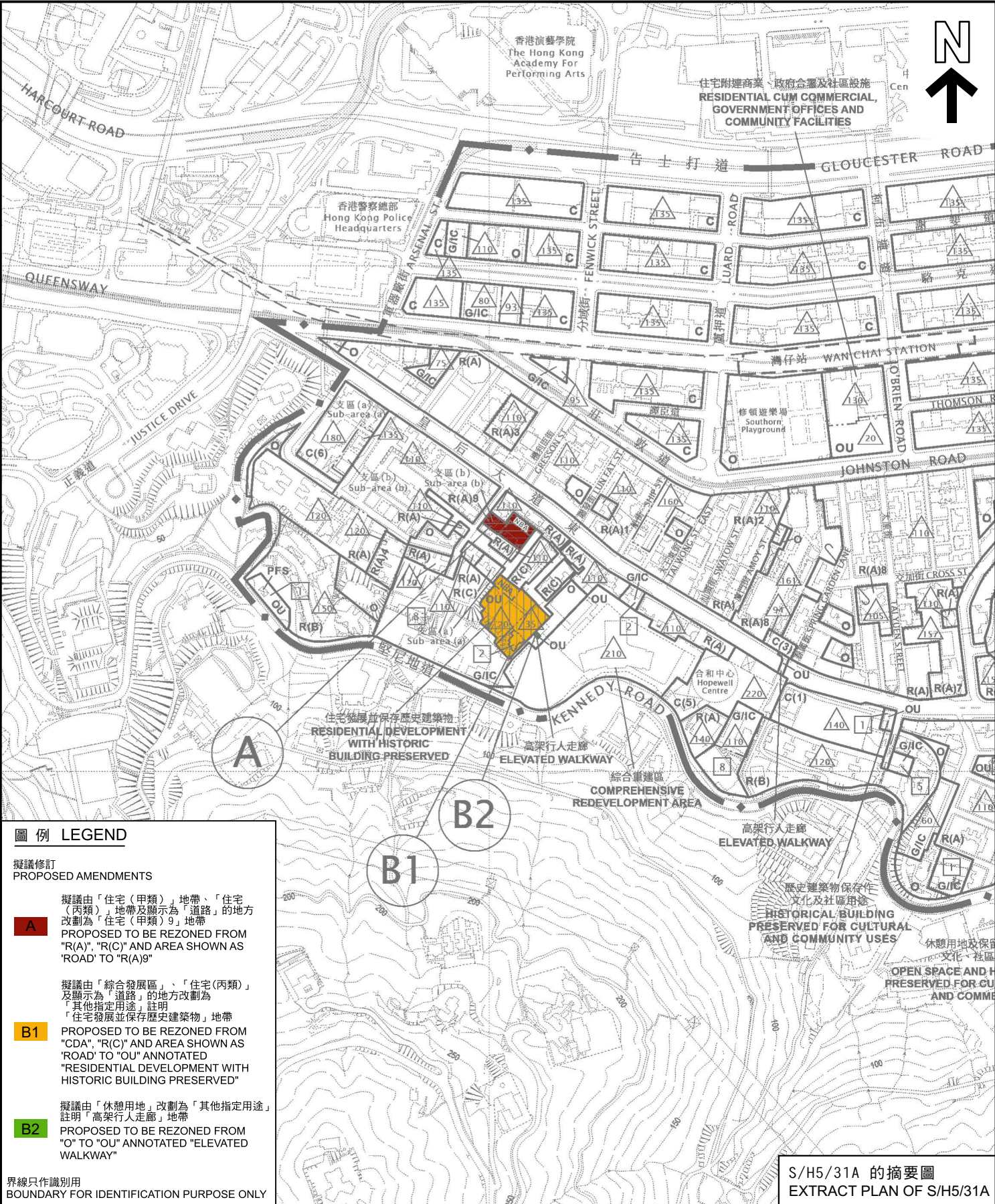
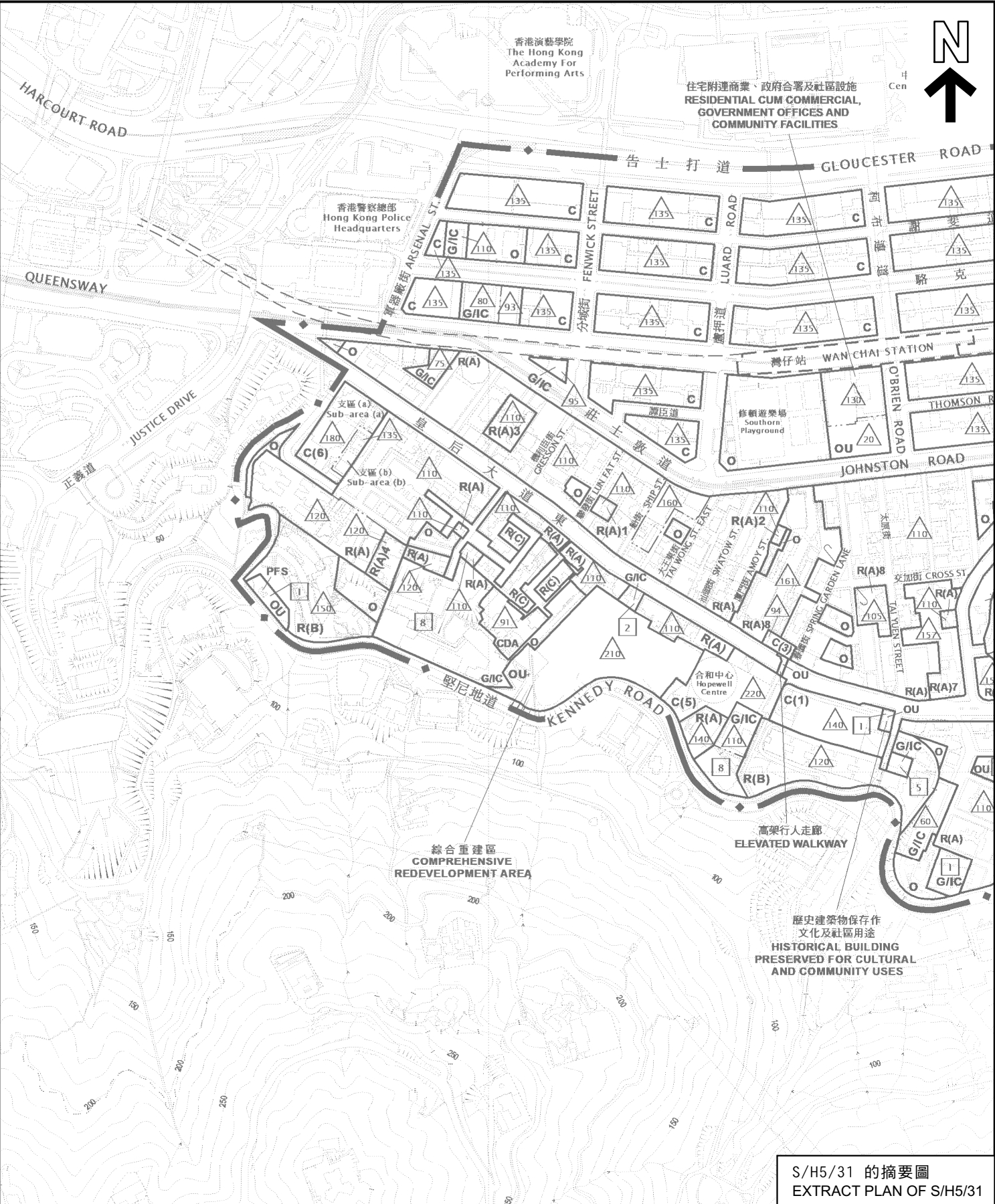
參考編號  
REFERENCE No.  
M/H5/25/4

繪圖  
DRAWING  
10

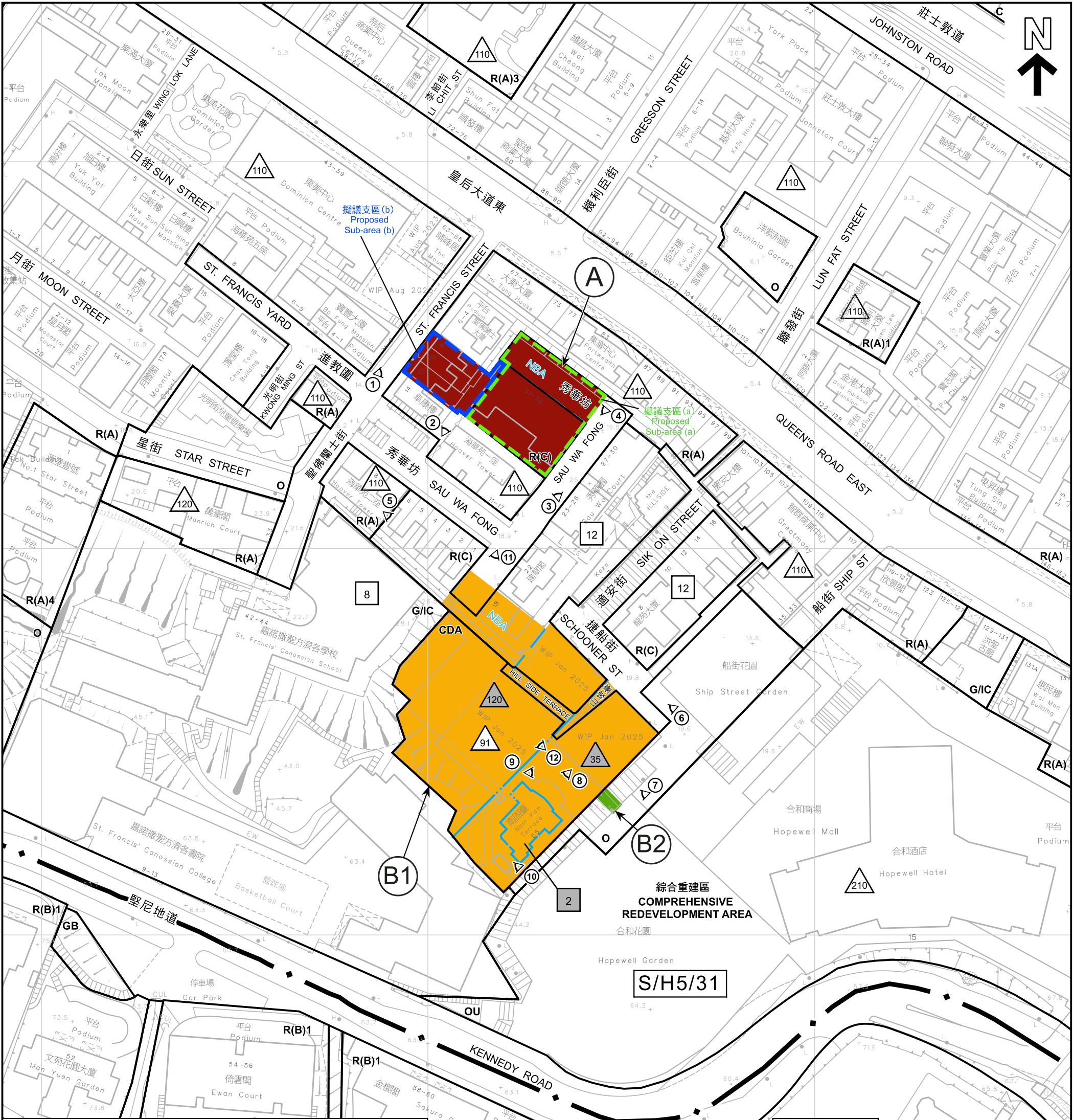
(資料來源：由第12A條申請編號Y/H5/8申請人於2024年10月21日提交)  
(Source: Submitted by the applicant of section 12A Application No. Y/H5/8 on 21.10.2024)











圖例 LEGEND

擬議修訂  
PROPOSED AMENDMENTS

- A** 擬議由「住宅(甲類)」地帶、  
「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  
PROPOSED TO BE REZONED FROM  
'R(A)', 'R(C)' AND AREA SHOWN AS  
'ROAD' TO 'R(A)9'
- B1** 擬議由「綜合發展區」、「住宅(丙類)」  
及顯示為「道路」的地方改劃為  
「其他指定用途」註明  
「住宅發展並保存歷史建築物」地帶  
PROPOSED TO BE REZONED FROM  
'CDA', 'R(C)' AND AREA SHOWN AS  
'ROAD' TO 'OU' ANNOTATED  
'RESIDENTIAL DEVELOPMENT WITH  
HISTORIC BUILDING PRESERVED'
- B2** 擬議由「休憩用地」改劃為「其他指定用途」  
註明「高架行人走廊」地帶  
PROPOSED TO BE REZONED FROM  
'O' TO 'OU' ANNOTATED 'ELEVATED  
WALKWAY'

- C** 商業  
COMMERCIAL
- CDA** 綜合發展區  
COMPREHENSIVE  
DEVELOPMENT AREA
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- 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

- 2** 擬議最高建築物高度(樓層數目)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)
- 8** 最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)
- 35** 擬議最高建築物高度  
(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- 91** 最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

- 擬議建築物高度管制區界線  
PROPOSED BUILDING HEIGHT CONTROL  
ZONE BOUNDARY
- 擬議支區(a)  
PROPOSED SUB-AREA (a)
- 擬議支區(b)  
PROPOSED SUB-AREA (b)
- 擬議非建築用地  
PROPOSED NON-BUILDING AREA
- 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

灣仔分區計劃大綱核准圖編號S/H5/31的擬議修訂  
項目A、B1及B2  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI OUTLINE ZONING PLAN No. S/H5/31  
ITEMS A, B1 & B2

SCALE 1:1 000 比例尺

米 20 0 20 40 60 80 米  
METRES

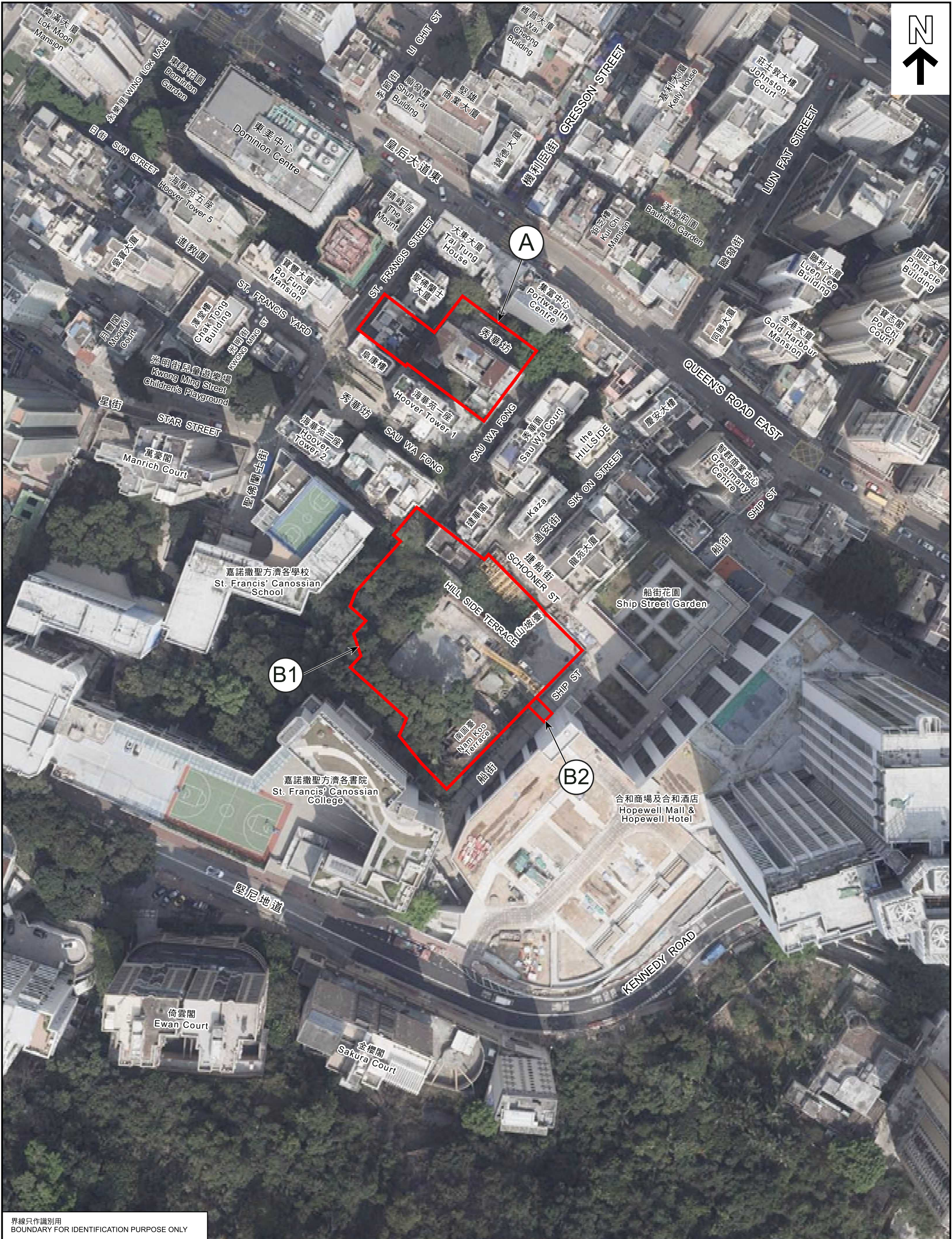
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H5/25/4

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2025年5月9日擬備，  
所根據的資料為地政總署於2024年3月8日  
拍得的航攝照片編號 E218211C  
EXTRACT PLAN PREPARED ON 9.5.2025  
BASED ON AERIAL PHOTO No. E218211C  
TAKEN ON 8.3.2024 BY LANDS DEPARTMENT

灣仔分區計劃大綱核准圖編號S/H5/31的擬議修訂  
項目A、B1及B2  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI OUTLINE ZONING PLAN No. S/H5/31  
ITEMS A, B1 & B2

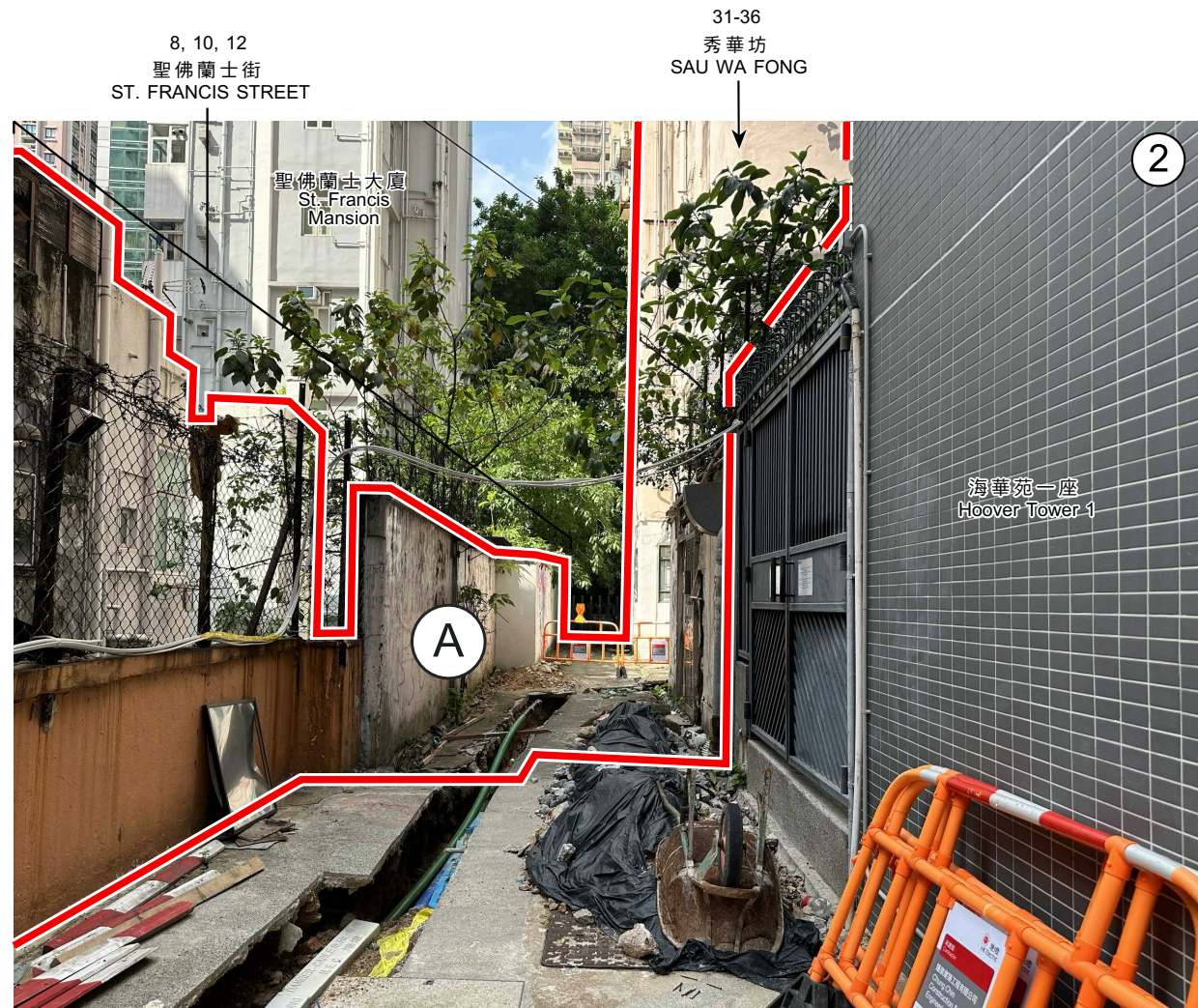
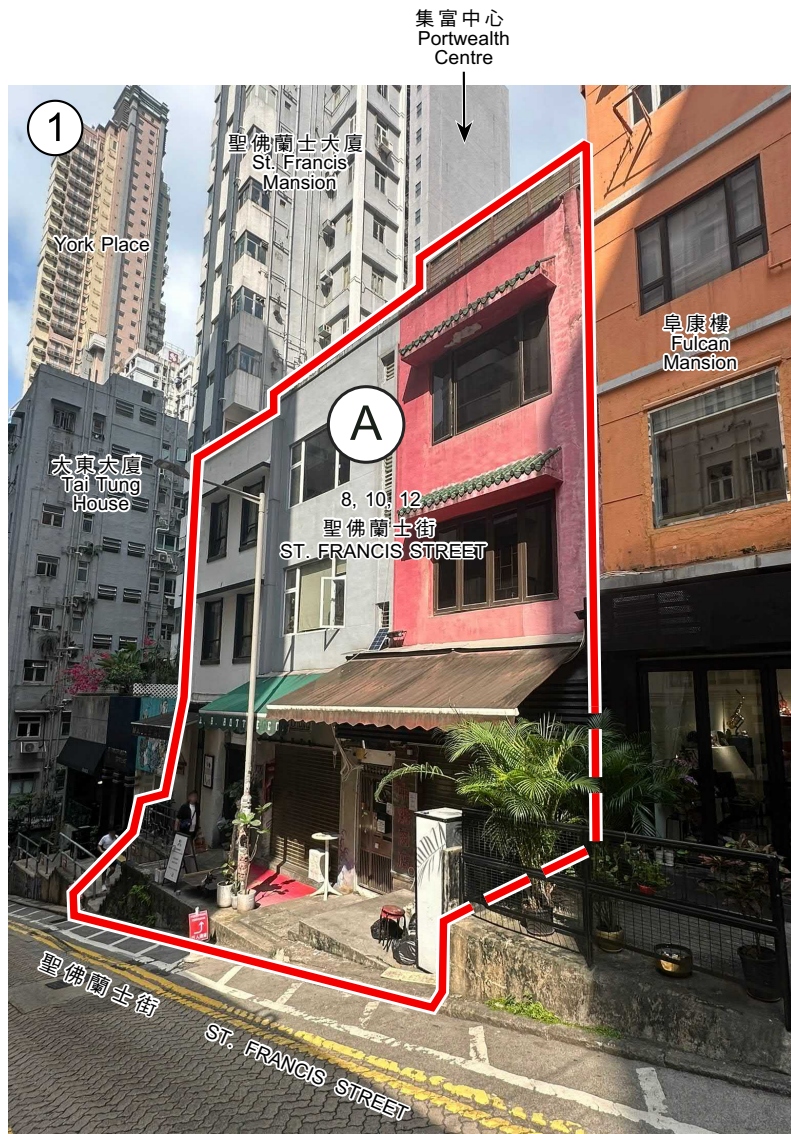
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H5/25/4

圖 PLAN  
3





界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

灣仔分區計劃大綱核准圖編號S/H5/31的擬議修訂  
項目A  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI OUTLINE ZONING PLAN No. S/H5/31  
ITEM A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

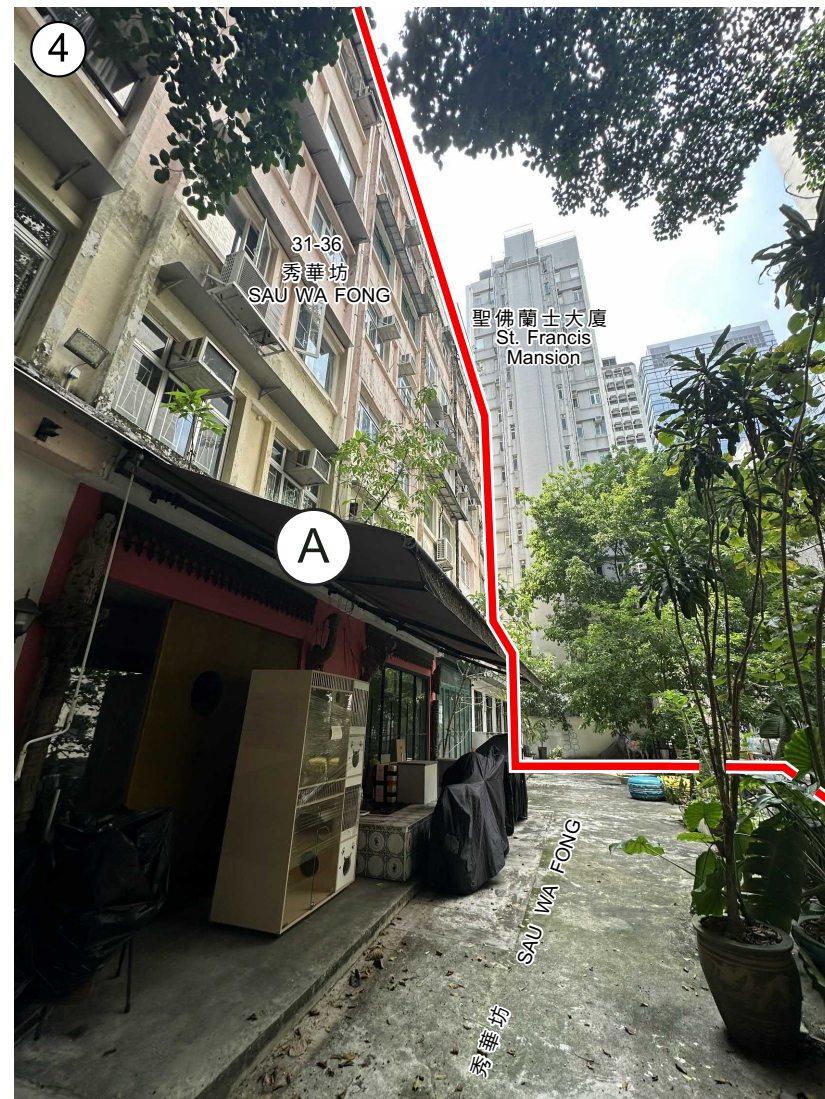
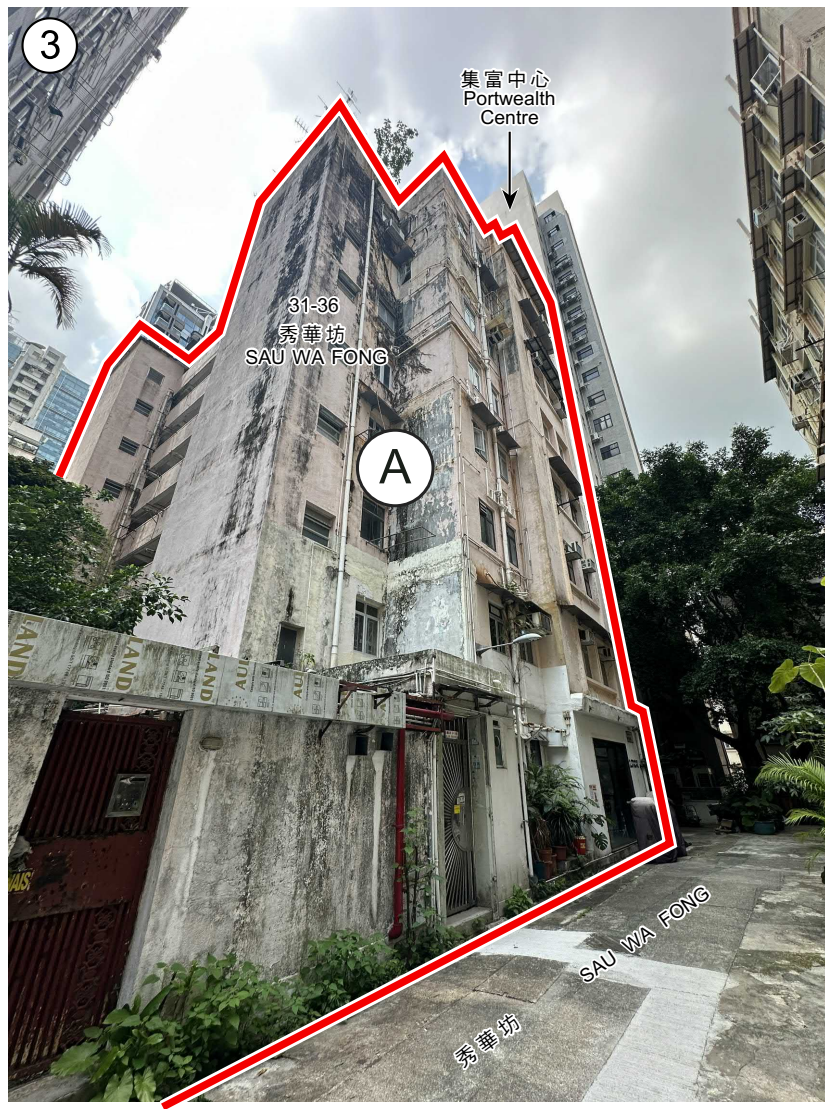
M/H5/25/4

圖 PLAN

4a

本圖於2025年5月9日擬備，  
所根據的資料為攝於2025年4月30日  
的實地照片  
PLAN PREPARED ON 9.5.2025  
BASED ON SITE PHOTOS  
TAKEN ON 30.4.2025





界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年5月9日擬備，  
所根據的資料為攝於2025年4月30日  
的實地照片  
PLAN PREPARED ON 9.5.2025  
BASED ON SITE PHOTOS  
TAKEN ON 30.4.2025

灣仔分區計劃大綱核准圖編號S/H5/31的擬議修訂  
項目A  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI OUTLINE ZONING PLAN No. S/H5/31  
ITEM A

規劃署  
PLANNING  
DEPARTMENT



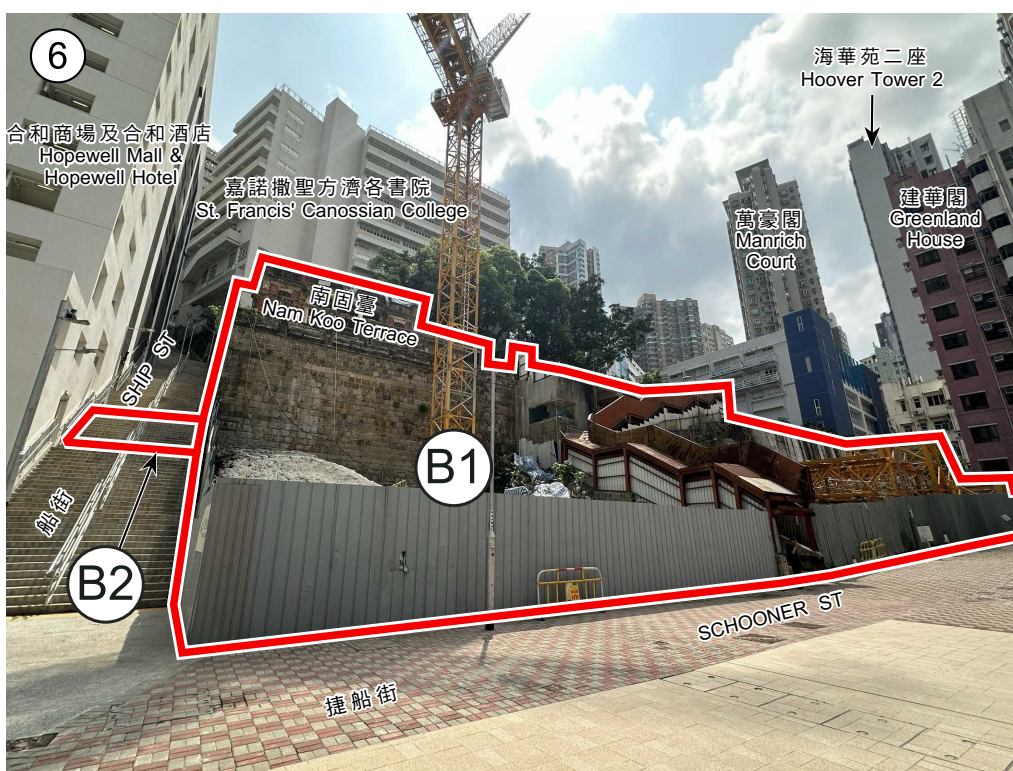
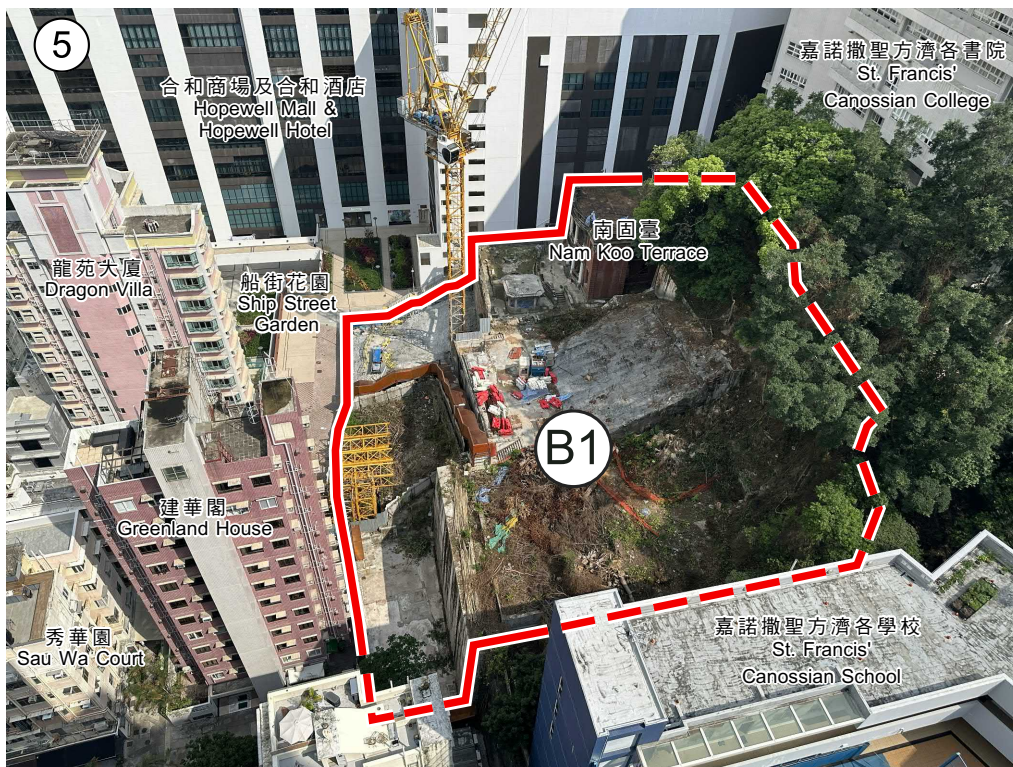
參考編號  
REFERENCE No.

M/H5/25/4

圖 PLAN

4b





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 實地照片 SITE PHOTOS

本圖於2025年5月9日擬備，  
所根據的資料為攝於2025年4月30日  
的實地照片  
PLAN PREPARED ON 9.5.2025  
BASED ON SITE PHOTOS  
TAKEN ON 30.4.2025

灣仔分區計劃大綱核准圖編號S/H5/31的擬議修訂  
項目B1及B2  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI OUTLINE ZONING PLAN No. S/H5/31  
ITEMS B1 & B2

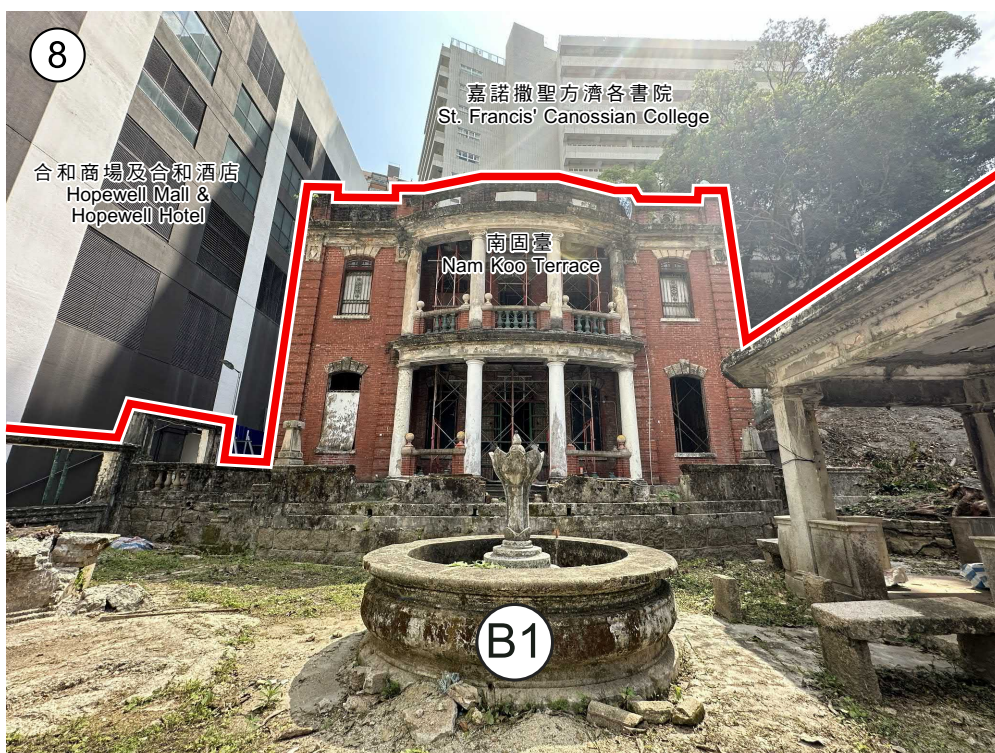
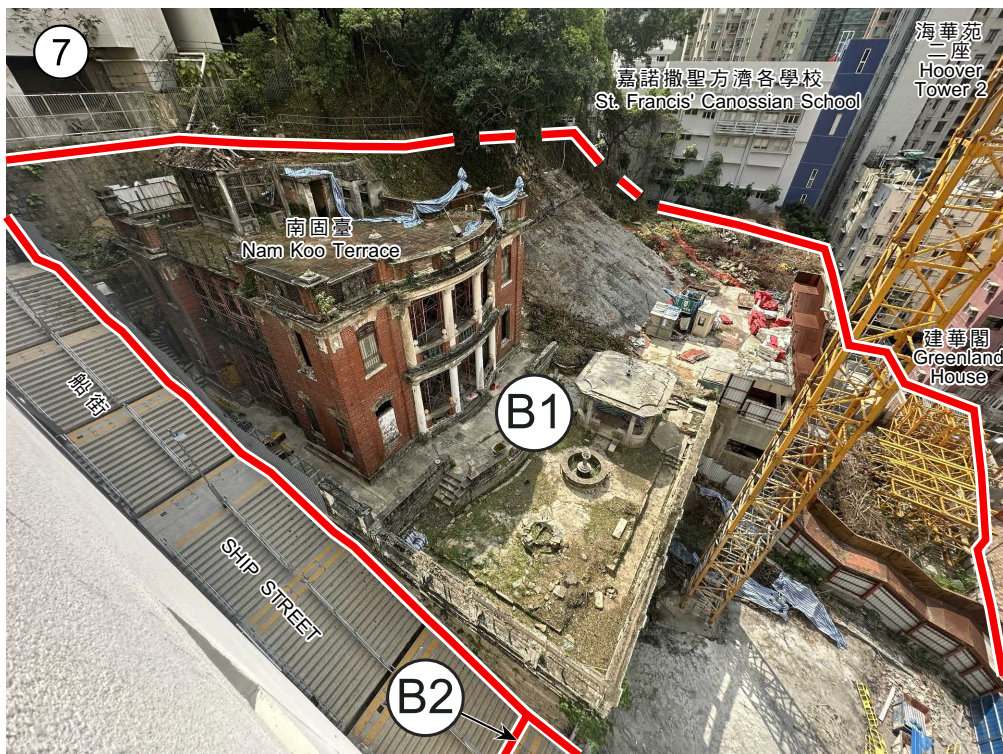
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H5/25/4

圖 PLAN  
5a





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年5月9日擬備，  
所根據的資料為攝於2025年4月30日  
的實地照片  
PLAN PREPARED ON 9.5.2025  
BASED ON SITE PHOTOS  
TAKEN ON 30.4.2025

灣仔分區計劃大綱核准圖編號S/H5/31的擬議修訂  
項目B1及B2  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI OUTLINE ZONING PLAN No. S/H5/31  
ITEMS B1 & B2

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H5/25/4

圖 PLAN  
5b





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### 實地照片 SITE PHOTOS

本圖於2025年5月9日擬備，  
所根據的資料為攝於2025年4月30日  
的實地照片  
PLAN PREPARED ON 9.5.2025  
BASED ON SITE PHOTOS  
TAKEN ON 30.4.2025

灣仔分區計劃大綱核准圖編號S/H5/31的擬議修訂  
項目B1  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI OUTLINE ZONING PLAN No. S/H5/31  
ITEM B1

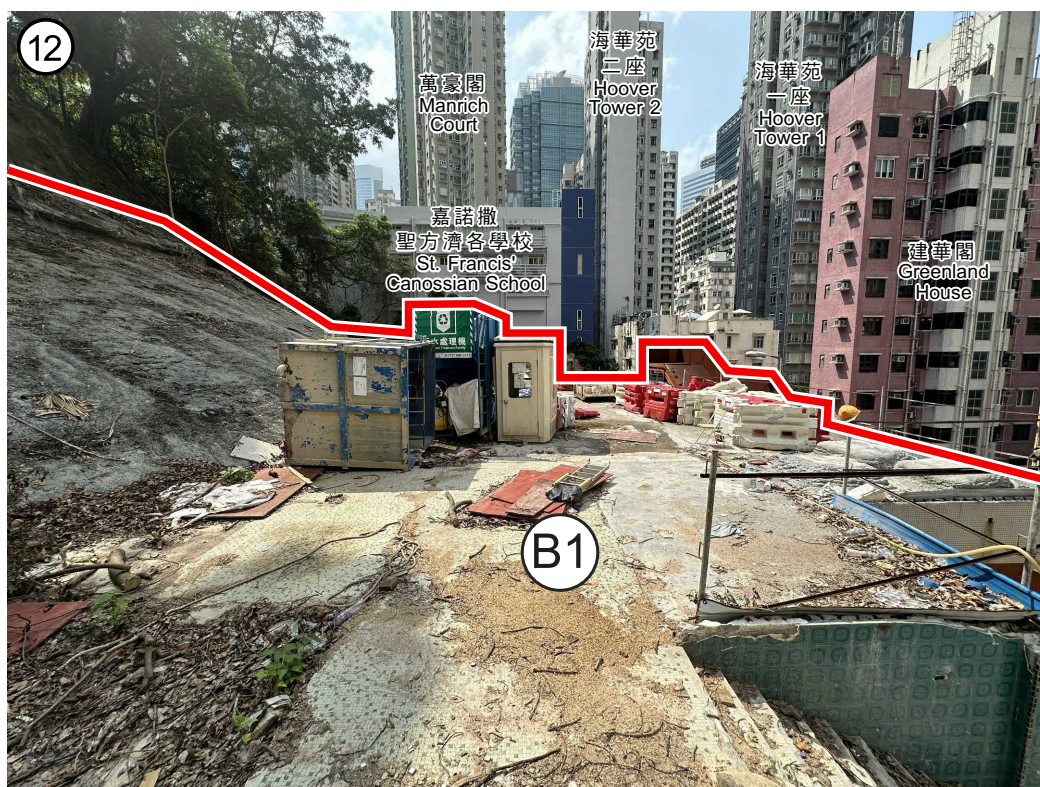
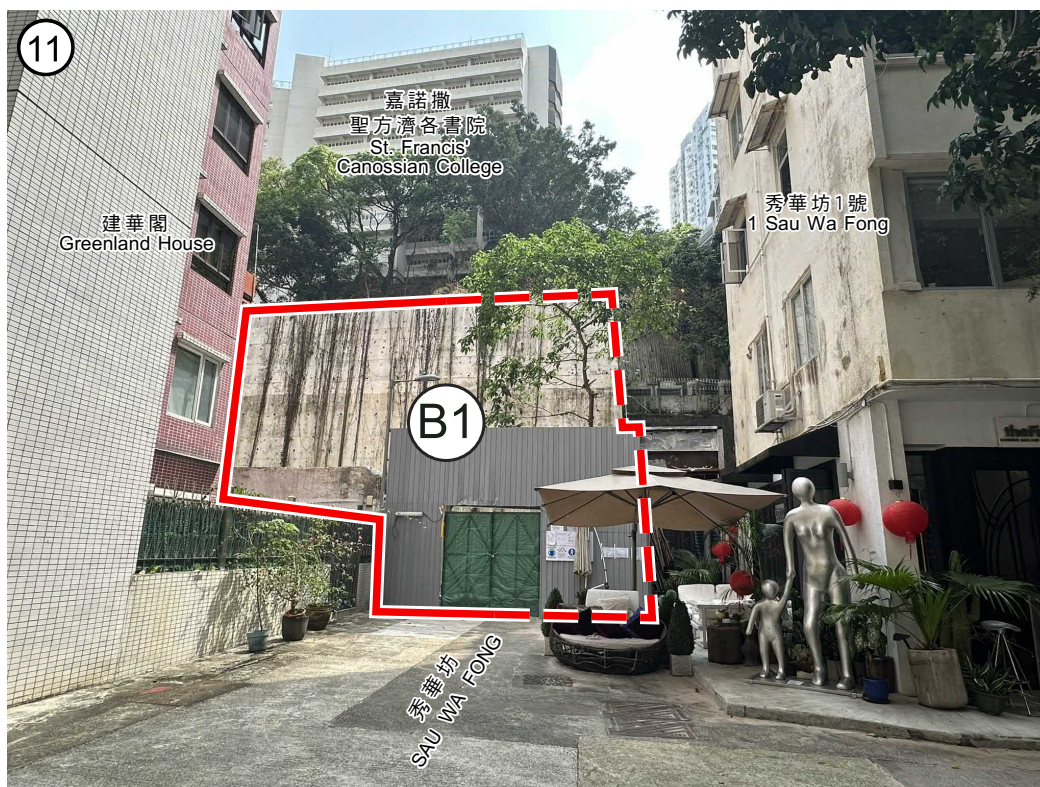
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H5/25/4

圖 PLAN  
5c





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年5月9日擬備，  
所根據的資料為攝於2025年4月30日  
的實地照片  
PLAN PREPARED ON 9.5.2025  
BASED ON SITE PHOTOS  
TAKEN ON 30.4.2025

灣仔分區計劃大綱核准圖編號S/H5/31的擬議修訂  
項目B1  
PROPOSED AMENDMENTS TO THE APPROVED  
WAN CHAI OUTLINE ZONING PLAN No. S/H5/31  
ITEM B1

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/H5/25/4

圖 PLAN  
5d



