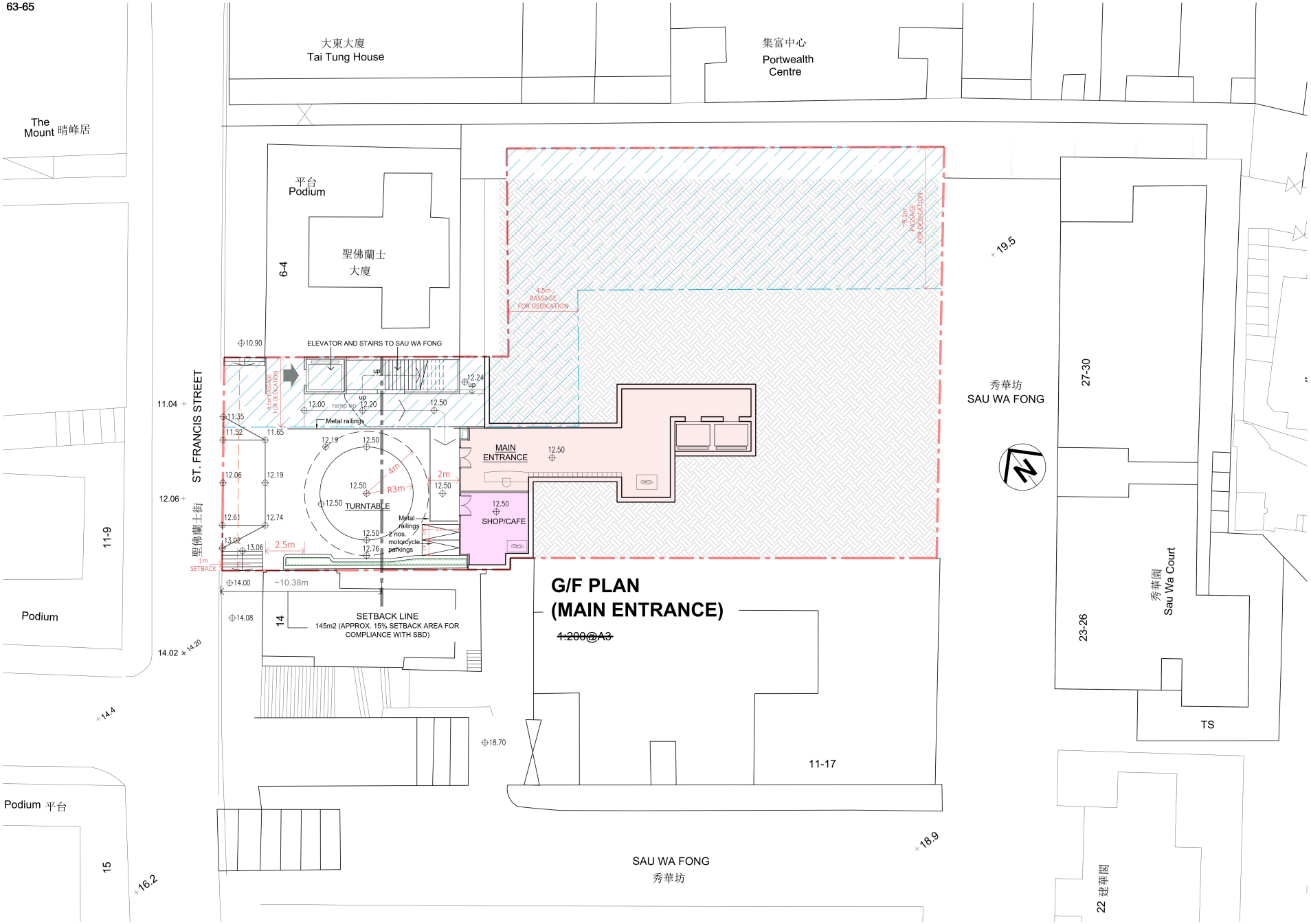
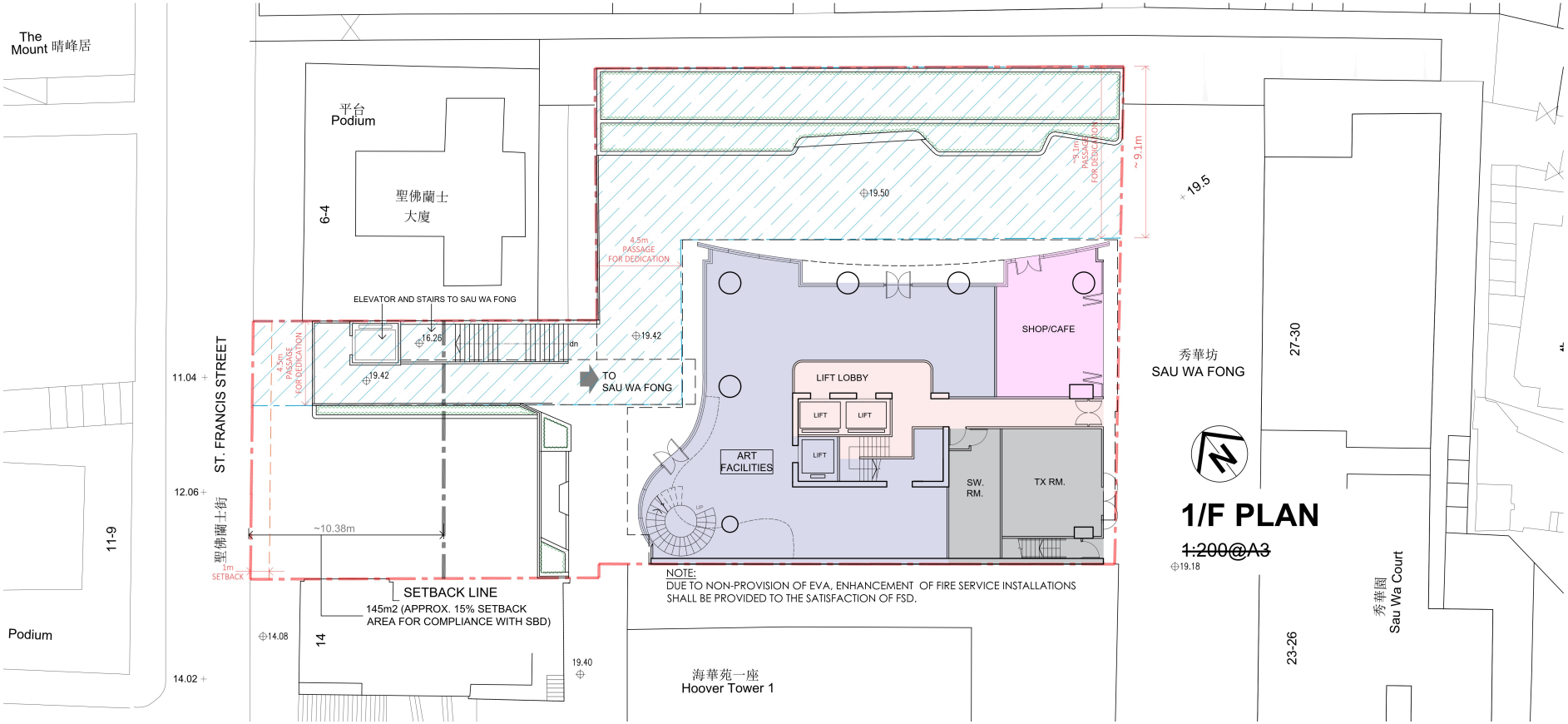


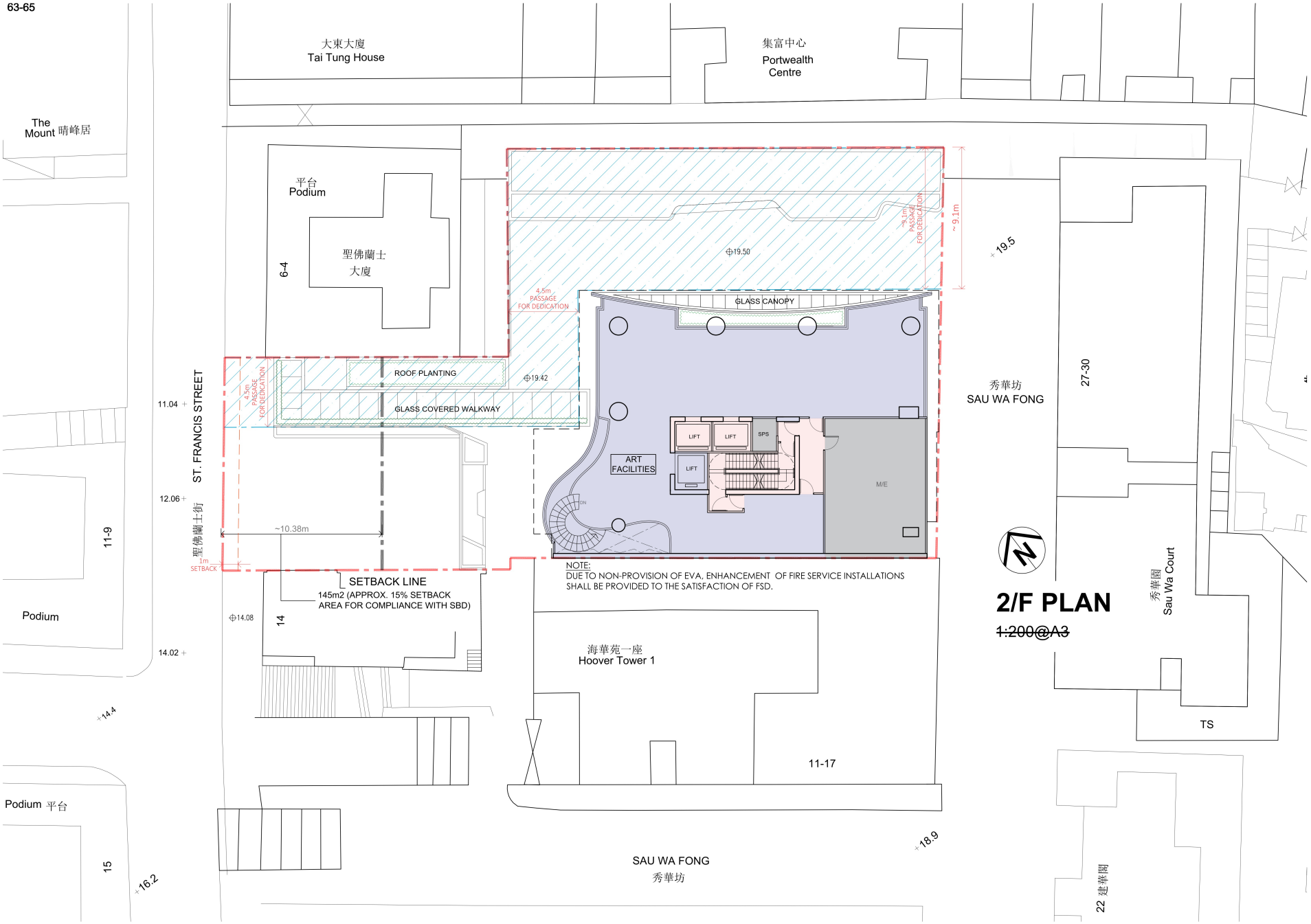
(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 1a



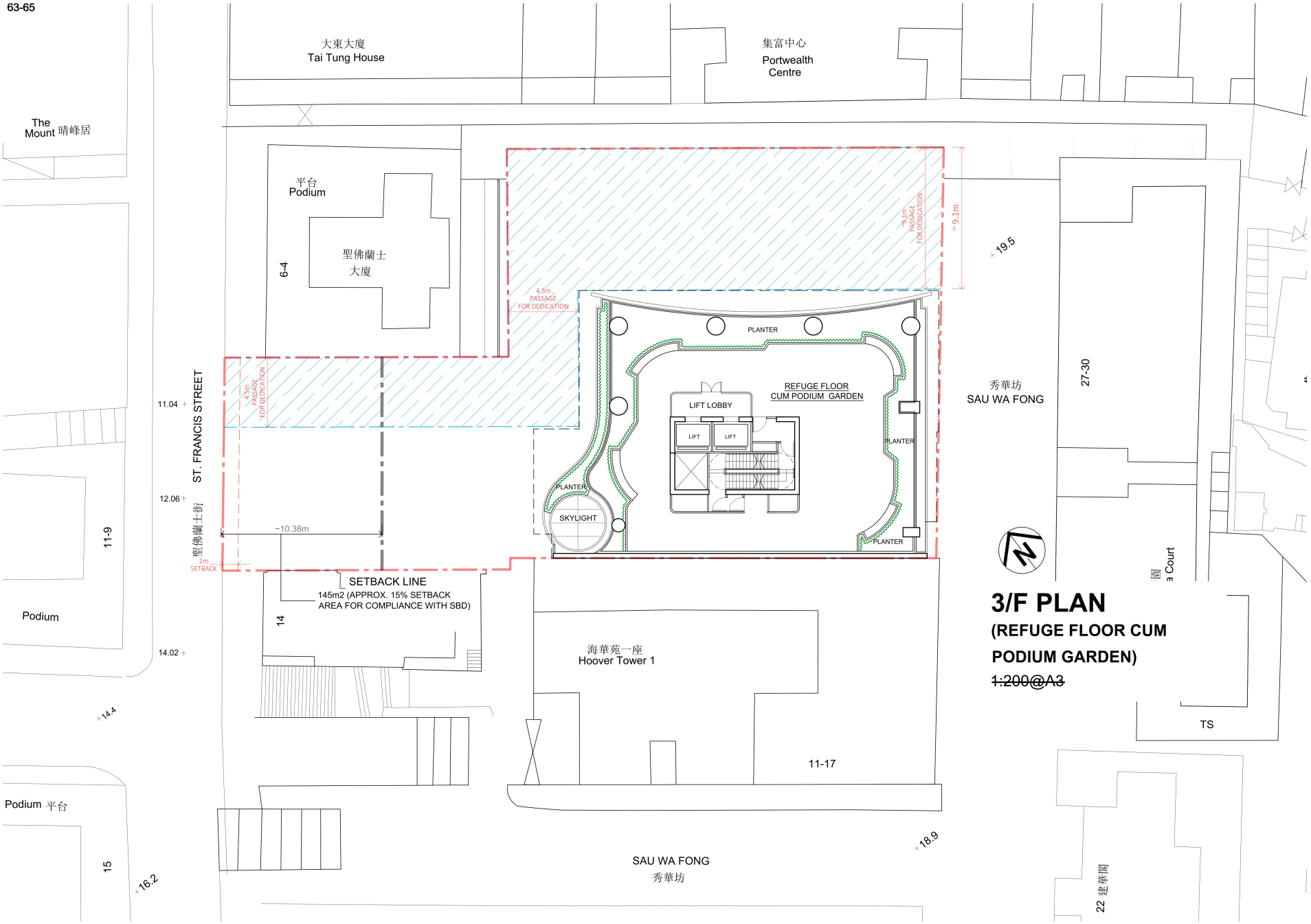
(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 1b



(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

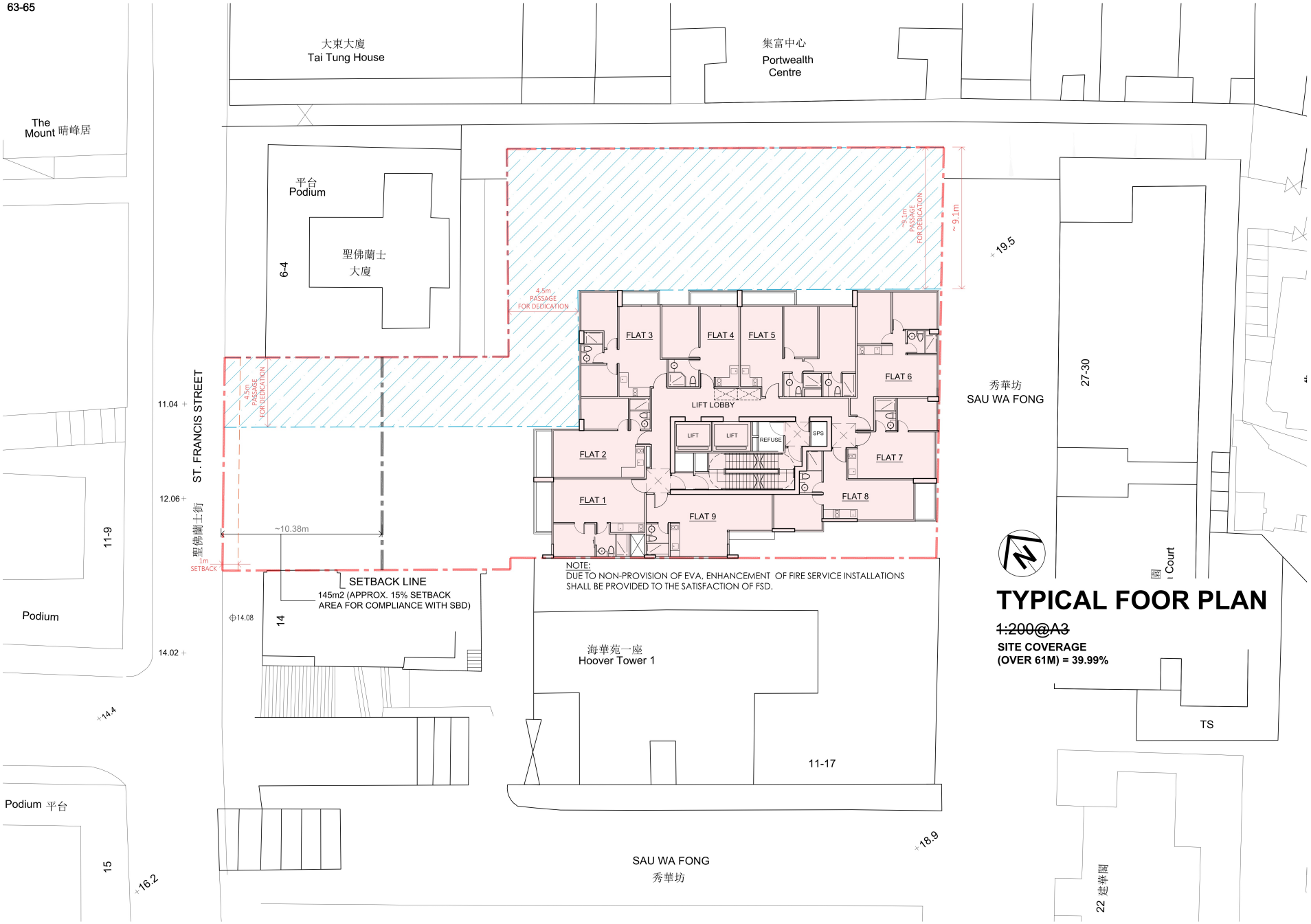
參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 1c



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

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 1d



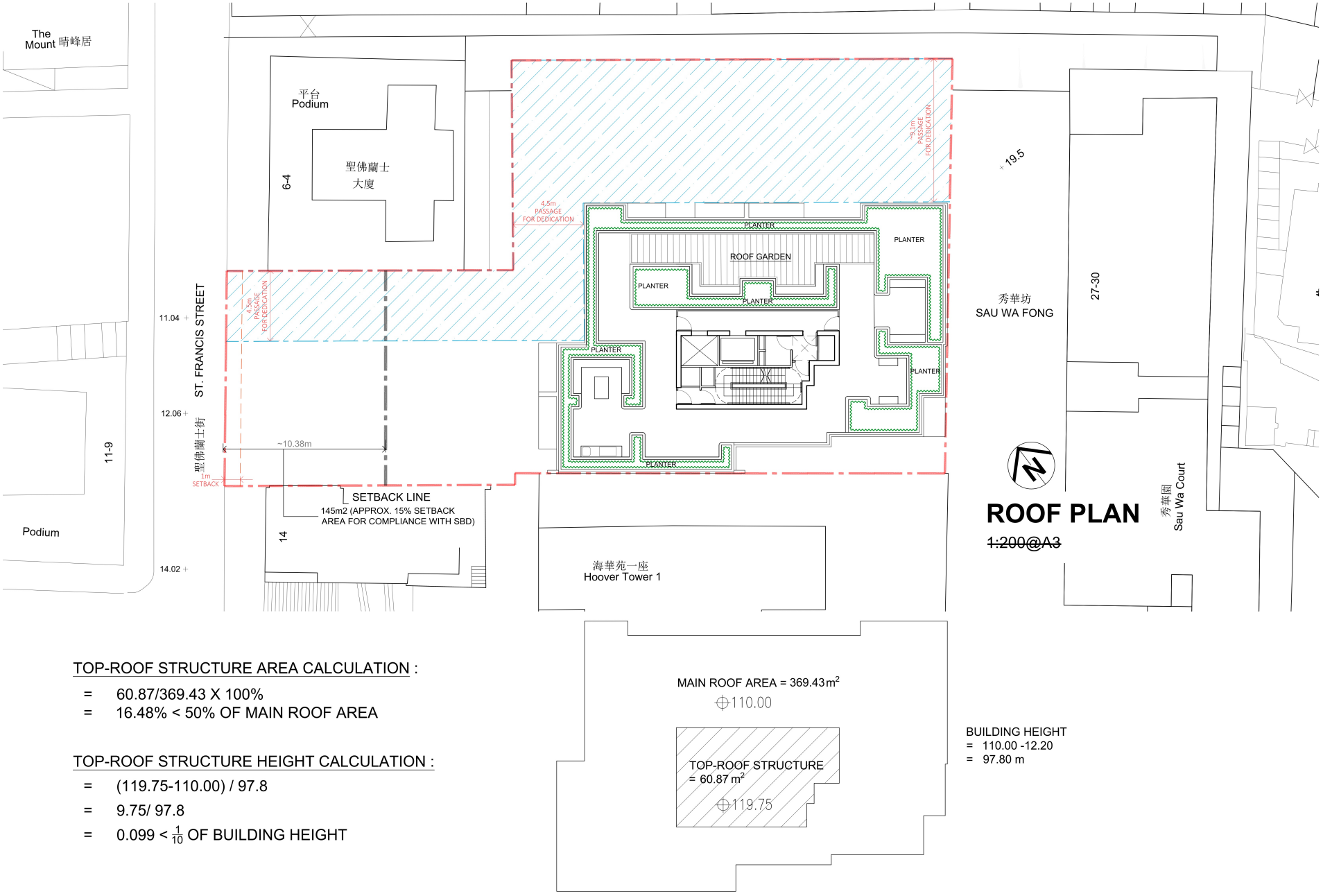
TYPICAL FOOR PLAN

~~1:200@A3~~

SITE COVERAGE
(OVER 61M) = 39.99%

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 1e



ROOF PLAN

~~1:200@A3~~

TOP-ROOF STRUCTURE AREA CALCULATION :

= 60.87/369.43 X 100%
= 16.48% < 50% OF MAIN ROOF AREA

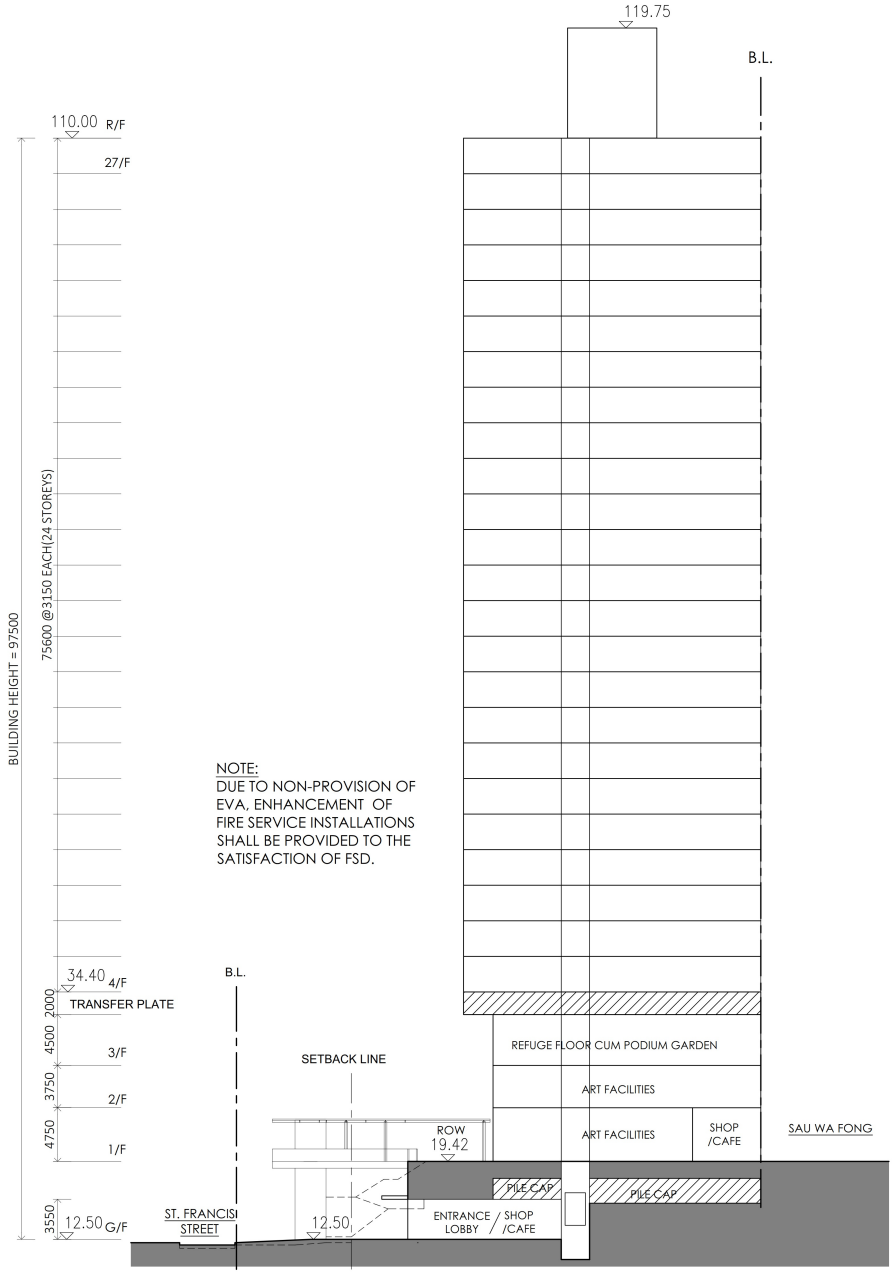
TOP-ROOF STRUCTURE HEIGHT CALCULATION :

= (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

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 1f



APPLICATION SITE AREA		ABOUT 989.127 M² (BASED ON SURVEYED AREA)
NET SITE AREA		ABOUT 953.028 m² (BASED ON SURVEYED AREA)
NUMBER OF TYPICAL STOREY		24
	G/F ENTRANCE LOBBY	247.31 m²
	3/F	44.46 m² (LIFT CORE AREA)
	TYPICAL (4/F ~ 27/F)	370.43 m² X 24 =8890.32 m²
TOTAL PROPOSED GFA		9182.09 m² (98,835 ft2) (P.R. 9.635)
REMAINING NON-DOMESTIC PLOT RATIO		$\frac{(10 - 9.635)}{10}$ X 15 = 0.548

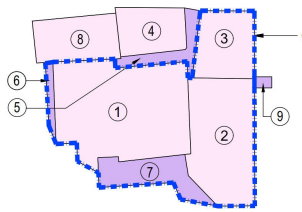
TOTAL NUMBER OF UNITS	216 NOS.

NON - DOMESTIC:		
ART FACILITIES + G/F & 1/F SHOP/CAFE	458.65 m² + 20.00 m² + 43.62 m²	
TOTAL PROPOSED NON-DOMESTIC GFA	522.27 m²	
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日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 1g



SITE DIAG.

REZONING SITE

	SITE	SITE AREA (m^2)
1 - 8	DEVELOPMENT SITE	3,140.7 (APPROX.)
9	PROPOSED BARRIER FREE ACCESS (BFA)	16.9
	TOTAL	3,157.6 (APPROX.)

LEGEND

OPEN SPACE

BOUNDARY LINE OF REZONING SITE

GFA PROVIDED (m^2)

5/F - 28/F (24 STOREYS)	1,159.18 X 24	27,820.3 (DOMESTIC)
4/F	58.3	745.4 (NON - DOMESTIC) (EXCLUDING HISTORIC BUILDING)
3/F	38.3	
2/F	38.3	
G/F	610.5	

SITE COVERAGE

ABOVE 15 m
= 37.5 %

BELOW 15 m
= 42.6 % (INCLUDING HISTORIC BUILDING)

MEAN STREET LEVEL
= (41.55 + 19.83) / 2 = 30.69 mPD.

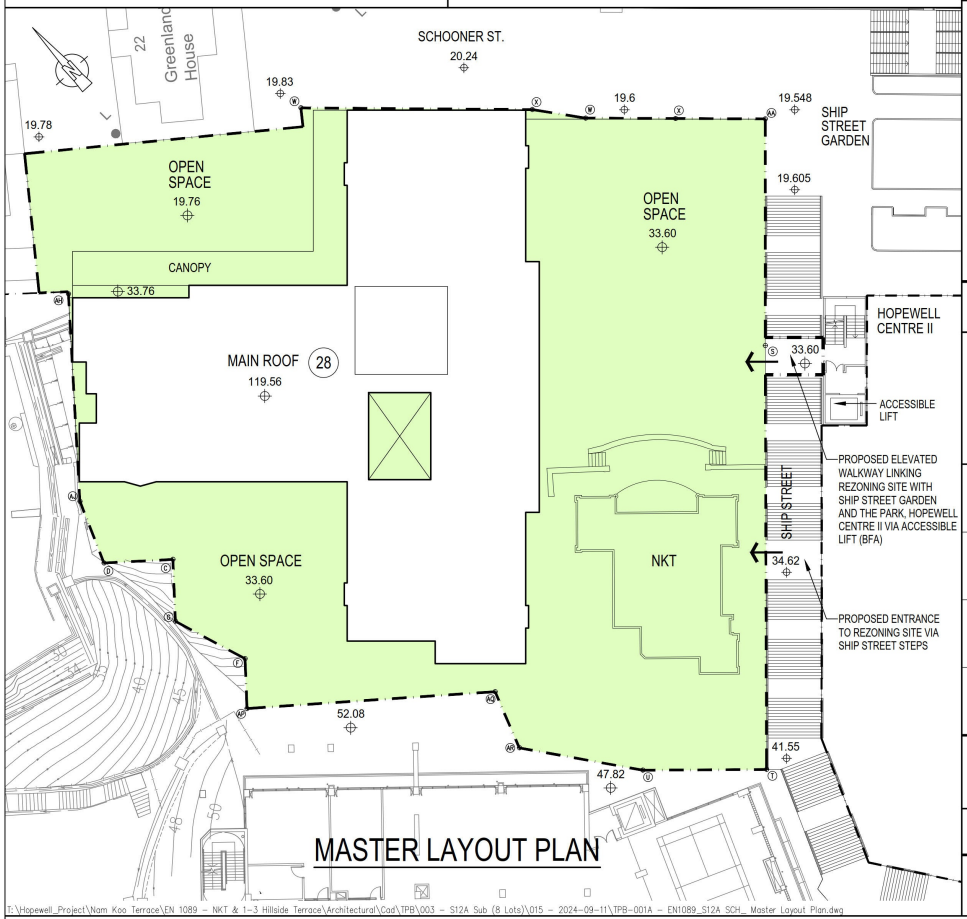
NON - DOMESTIC PLOT RATIO PROVIDED : 745.4 / 3,140.7 = 0.237

REMAINING PLOT RATIO FOR DOMESTIC : (15 - 0.237) X 9 / 15 = 8.858

DOMESTIC G.F.A PROVIDED : 3,140.7 X 8.858 = 27.820.3

CONSERVATION OF HISTORIC BUILDING = 159.6 (APPROX.) X 2 STOREYS
= 319.2 (APPROX.)

NON - DOMESTIC PLOT RATIO PROVIDED (INCLUDING HISTORIC BUILDING)
= (745.4 + 319.2) / 3,140.7
= 1,064.6 / 3,140.7 = 0.339



SCHEDULE OF AREAS AT PODIUM (m^2) (EXCLUDING NKT HISTORICAL BUILDING)

FLOOR	COVERED AREA	* E / M	*RES. RECREATION / COVERED OPEN SPACE	*PUBLIC FAC., STAIR, TOILET, LIFT & KIOSK	*COVERED PEDESTRIAN WALKWAY	NON - DOMESTIC GFA	UNEXCAVATED AREA
4/F	1,177.7	52.6	1,027.7	39.1	--	58.3	--
3/F	1,184.4	513.6	625.9	6.6	--	38.3	1,585.2
2/F	1,178.8	508.1	625.8	6.6	--	38.3	1,591.1
G/F	961.5	--	--	93.0	258.0	610.5	1,923.6
TOTAL	4,502.4	1,074.3	2,279.4	145.3	258.0	745.4	--

* GFA EXEMPTED UNDER BUILDINGS ORDINANCE

RESIDENTIAL RECREATIONAL FACILITIES (GFA EXEMPTED) = 1,251.9 m^2 (NOT MORE THAN 4.5% OF DOMESTIC GFA)

I:\Hopewell_Project\Nam Koo Terrace\EN_1089 – NKT & 1–3 Hillside Terrace\Architectural\Cad\TPB\003 – S12A Sub (8 Lots)\015 – 2024-09-11\TPB-001A – EN1089_S12A SCH_ Master Layout Plan.dwg

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

0 5 10 15m

~~SCALE : 1:400 @A3~~

DWG. NO : TPB - 001A

DATE : 16/12/2024

HOPEWELL CONSTRUCTION COMPANY LIMITED
合和建築有限公司

(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)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 2a

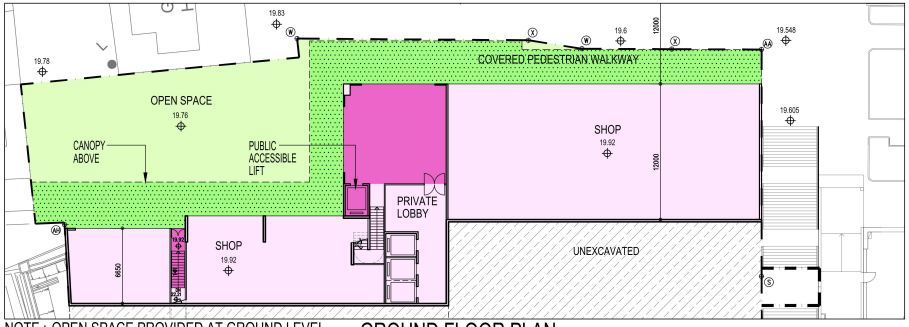
AREA OF THE ORIGINAL "O" ZONE UNDER DRAFT WAN CHAI OZP NO. S/H5/8 IN 1994 OWNED BY THE APPLICANT (INCLUDING FOOTPRINT OF N.K.T.) = 1,785.9 m²

Open Space Provision	Unit: m²	1a	1b	1c	2	3	4	5	Site Area
		Provided Public Open Space			Public Facilities (Staircase, Lavatory, kiosk and Lift for public are included)	Unexcavated Area	Void	GFA Accountable (Stairs, Private Lobby with lifts)	
		Uncovered Open Space	Covered Open Space	Covered Pedestrian Walkway					
	4/F (33.76mPD)	1,638.6 *	1,027.7	-	39.1	-	377.0	58.3	**3,140.7**
	G/F (19.76mPD)	255.6	-	258.0	93.0	1,923.6	-	610.5	**3,140.7**
	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. (159.6m²) IS INCLUDED IN THE OPEN SPACE CALCULATION, SAME ARRANGEMENT WITH THE DRAFT WAN CHAI OZP NO. S/H5/8.

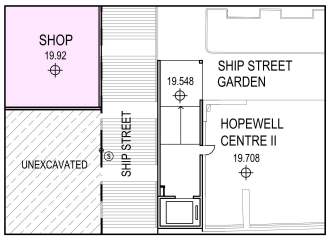
NOTE : OPEN SPACE, EXCEPT NKT HISTORIC BUILDING SHALL BE OPENED TO PUBLIC AT REASONABLE HOURS (6 am - 11 pm DAILY)

4TH FLOOR PLAN

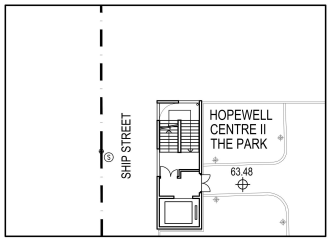


NOTE : OPEN SPACE PROVIDED AT GROUND LEVEL SHALL BE OPENED TO PUBLIC AT ALL TIMES.

GROUND FLOOR PLAN



PART PLAN @ LEV. 19.548 mPD.



PART PLAN @ LEV. 63.48 mPD.

LEGEND:

- BOUNDARY LINE OF REZONING SITE
- COVERED OPEN SPACE
- PUBLIC FACILITIES
- UNCOVERED OPEN SPACE
- COVERED PEDESTRIAN WALKWAY
- SHOPS / NON-DOMESTIC

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\002 – EN1089_S12A SCH_ GF – 4F Plans.dwg

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

0 5 10 15m

~~SCALE : 1:400 @A3~~

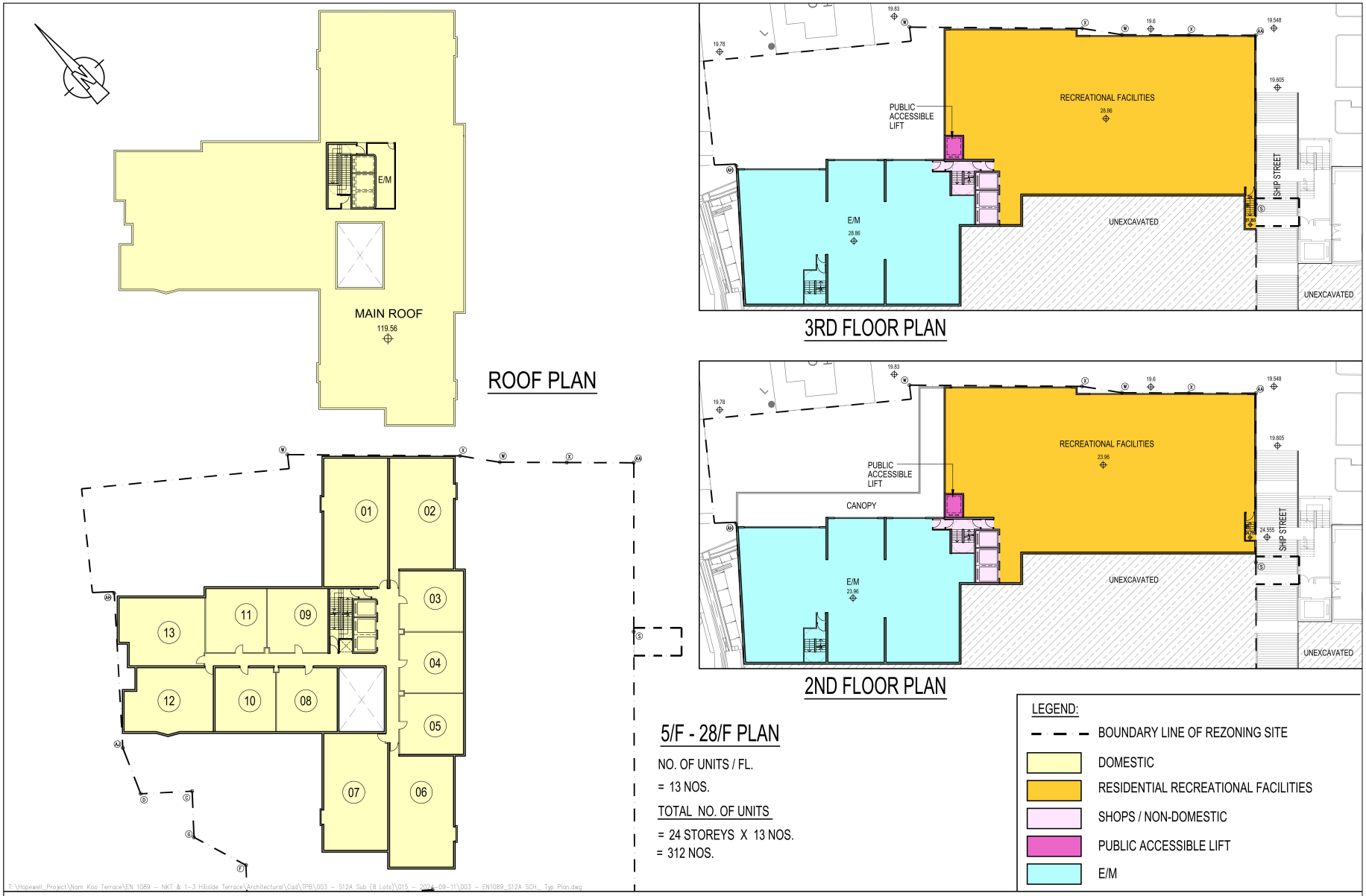
DWG. NO : TPB - 002

DATE : 11/09/2024

HOPEWELL CONSTRUCTION COMPANY LIMITED 合和建築有限公司

(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)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 2b



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

0 5 10 15m

~~SCALE : 1:400 @A3~~

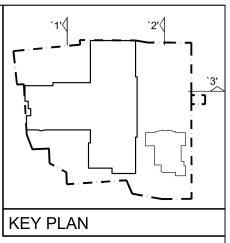
DWG. NO : TPB - 003

DATE : 11/09/2024

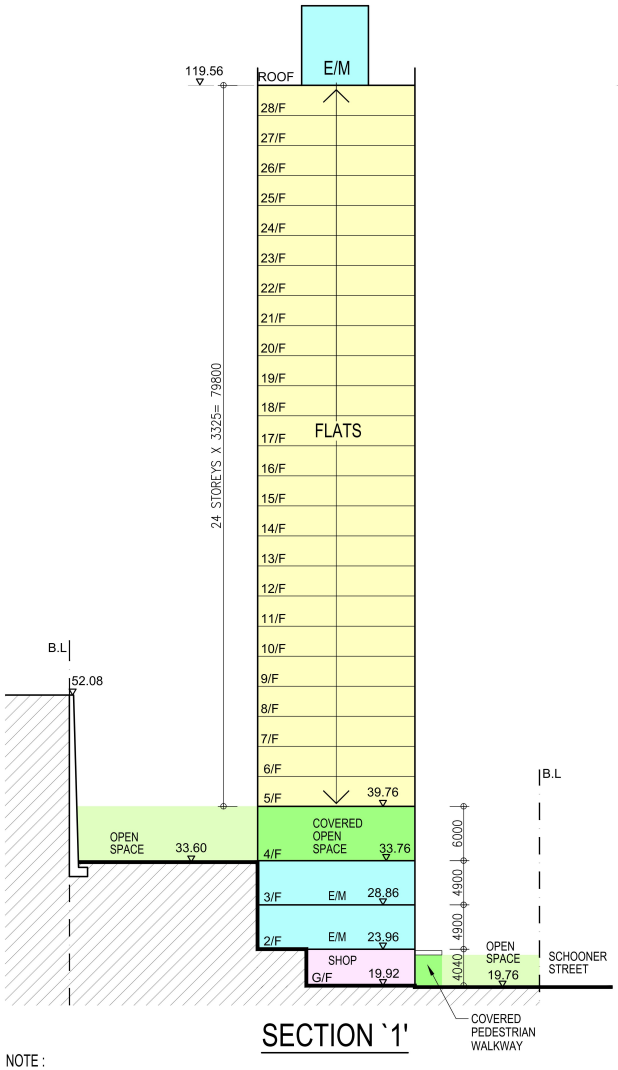
HOPEWELL CONSTRUCTION COMPANY LIMITED
合和建築有限公司

(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)

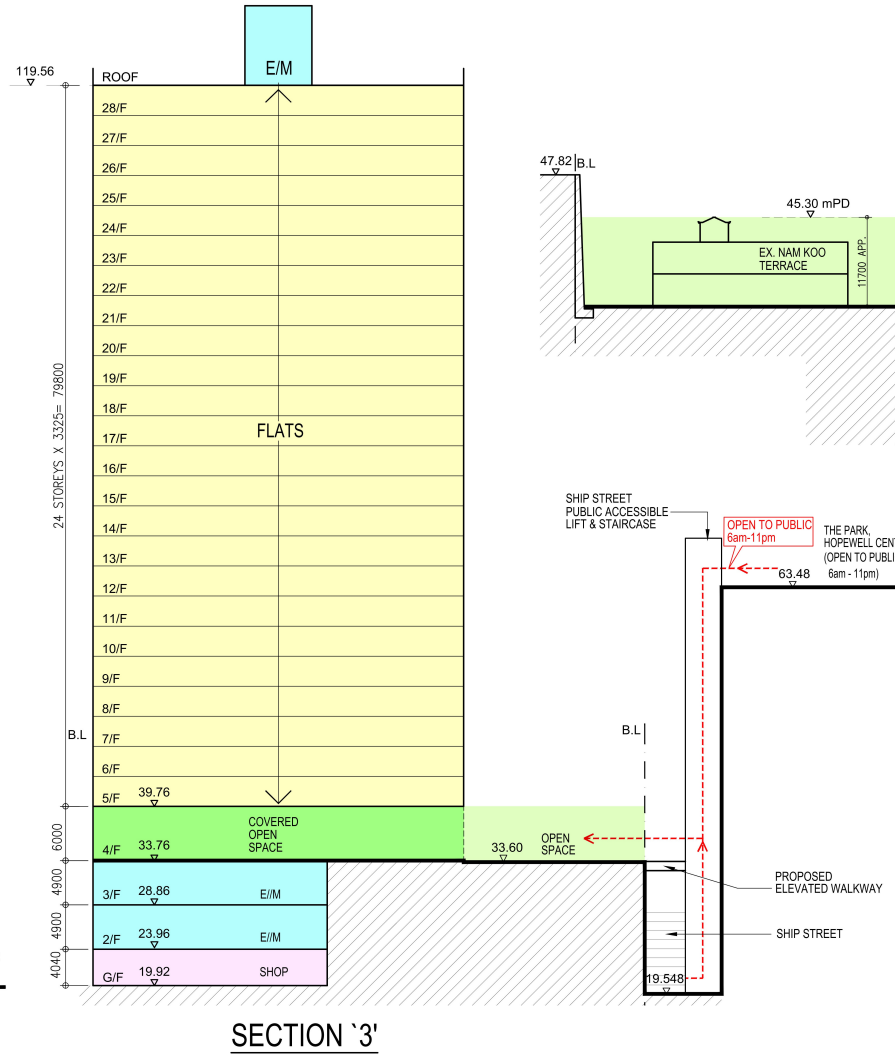
參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 2c



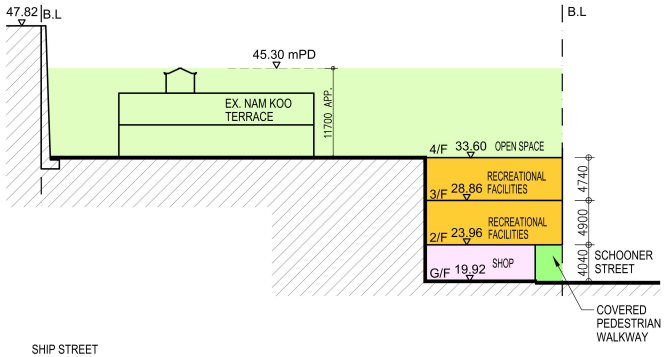
KEY PLAN



SECTION `1'



SECTION `3'



SECTION `2'

NOTE :
FLOOR NO. 1/F IS NOT APPLICABLE IN THIS DEVELOPMENT.

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\004 – EN1089_S12A SCH_ Section.dwg

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

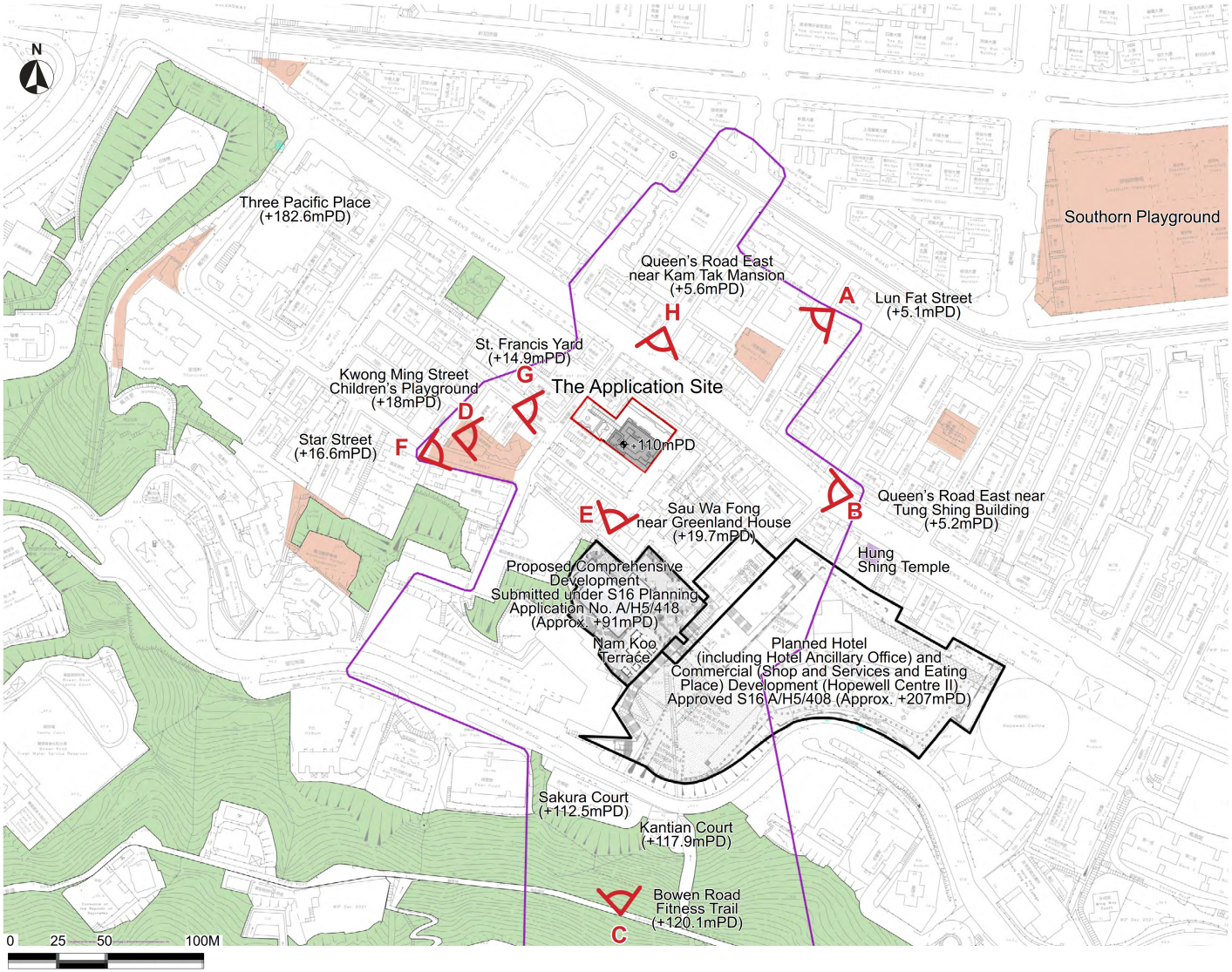
0 5 10 15 20m
~~SCALE : 1:500 @A3~~

DWG. NO : TPB - 004
DATE : 11/09/2024

HOPEWELL CONSTRUCTION COMPANY LIMITED
合和建築有限公司

(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)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 2d



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

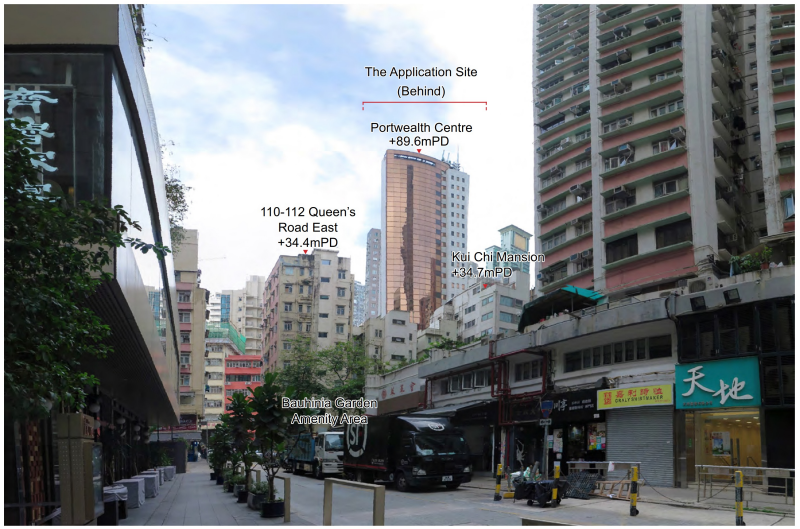
Assessment Area and Viewpoint Location of Photomontages - Sheet 1 of 2

SCALE	AS SHOWN	DATE	AUG 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V2.1	REV	A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8600 FACSIMILE 2131 8606

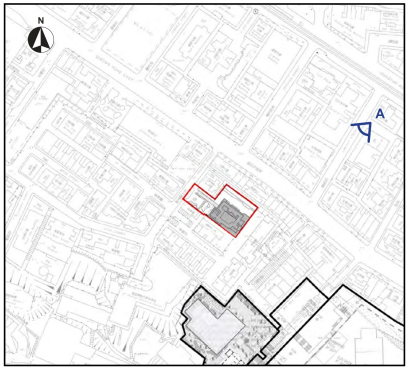
(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 3a



Existing View
View southwest from Lun Fat Street near Bauhinia Garden

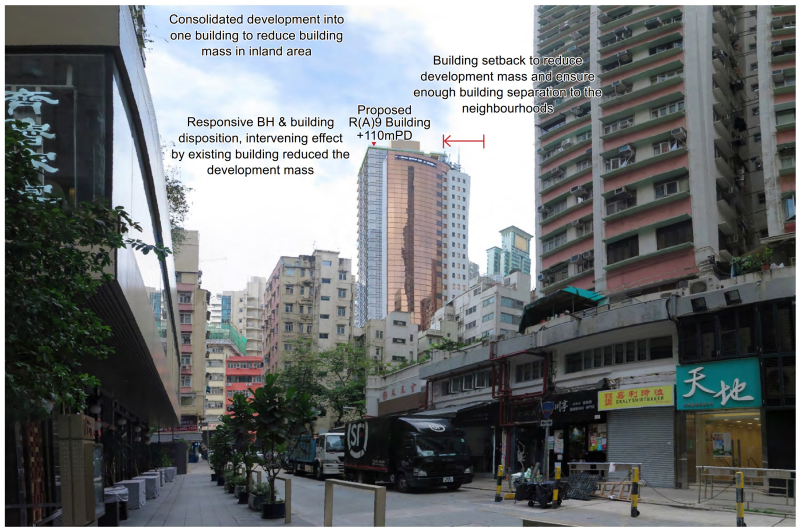
Note: The Baseline Scheme is practically derived with due consideration of the unique physical setting and development history. For the R(A) portion fronting onto St. Francis Street, the Baseline Scheme maximised the site coverage for optimising the development footprint on each floor. With a reasonable floor-to-floor of 3.5m for domestic floor and 5m for non-domestic floor, the building height of the R(A) portion of the Baseline Scheme attains 89.65mPD only. For the R(C) portion on Sau Wa Fong, the approved scheme under planning application no. A/H5/413 is adopted.



KEY PLAN

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

Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022

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
Viewpoint A - Existing View and Photomontage

SCALE	N.T.S	DATE	AUG 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.1	REV	A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8000 FACSIMILE 2131 8009

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

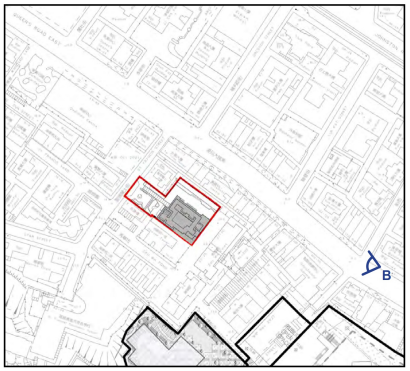
參考編號
REFERENCE No.
R/S/H5/32

繪圖
DRAWING
H - 3b

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

Note: The Baseline Scheme is practically derived with due consideration of the unique physical setting and development history. For the R(A) portion fronting onto St. Francis Street, the Baseline Scheme maximised the site coverage for optimising the development footprint on each floor. With a reasonable floor-to-floor of 3.5m for domestic floor and 5m for non-domestic floor, the building height of the R(A) portion of the Baseline Scheme attains 89.65mPD only. For the R(C) portion on Sau Wa Fong, the approved scheme under planning application no. A/H5/413 is adopted.

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
Viewpoint B - Existing View and Photomontage

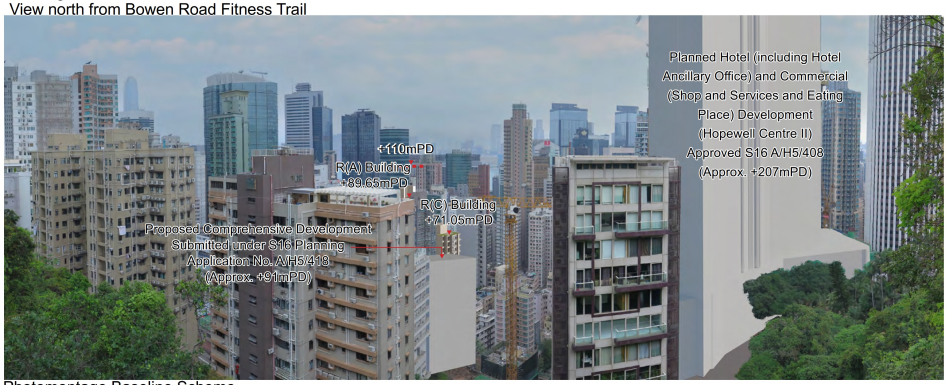
SCALE	N.T.S	DATE	AUG 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2	REV	A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8600 FACSIMILE 2131 8606

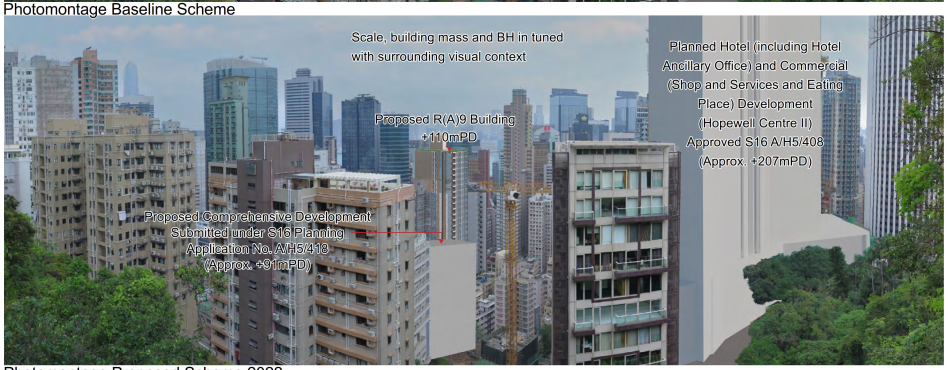
(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 3c

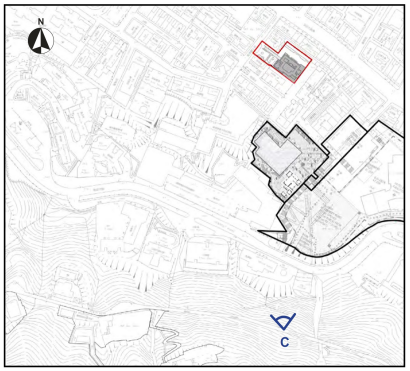
Existing View
View north from Bowen Road Fitness Trail



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

Note: The Baseline Scheme is practically derived with due consideration of the unique physical setting and development history. For the R(A) portion fronting onto St. Francis Street, the Baseline Scheme maximised the site coverage for optimising the development footprint on each floor. With a reasonable floor-to-floor of 3.5m for domestic floor and 5m for non-domestic floor, the building height of the R(A) portion of the Baseline Scheme attains 89.65mPD only. For the R(C) portion on Sau Wa Fong, the approved scheme under planning application no. A/H5/413 is adopted.

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
Viewpoint C - Existing View and Photomontage

SCALE	N.T.S	DATE	AUG 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3	REV	A

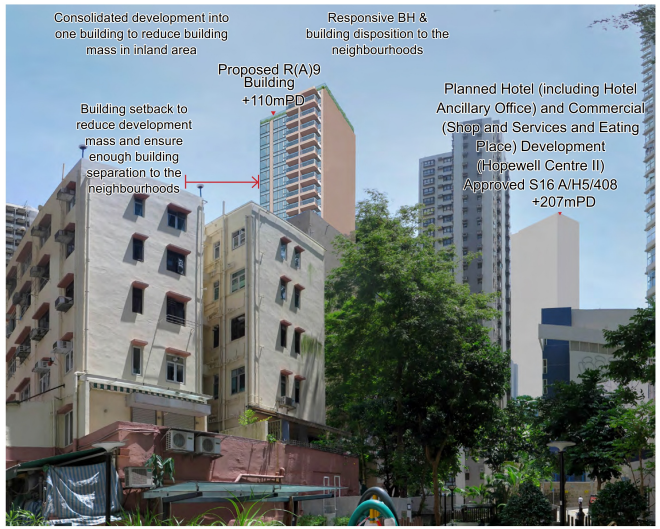
ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8600 FACSIMILE 2131 8606

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

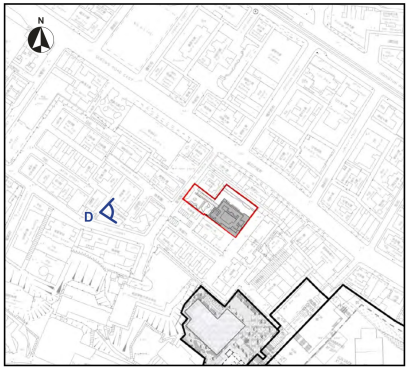
參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 3d

Existing View
View east from Kwong Ming Street Children's Playground

Photomontage Baseline Scheme



Photomontage Proposed Scheme 2022



KEY PLAN

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

Note: The Baseline Scheme is practically derived with due consideration of the unique physical setting and development history. For the R(A) portion fronting onto St. Francis Street, the Baseline Scheme maximised the site coverage for optimising the development footprint on each floor. With a reasonable floor-to-floor of 3.5m for domestic floor and 5m for non-domestic floor, the building height of the R(A) portion of the Baseline Scheme attains 89.65mPD only. For the R(C) portion on Sau Wa Fong, the approved scheme under planning application no. A/H5/413 is adopted.

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
Viewpoint D - Existing View and Photomontage

SCALE	N.T.S	DATE	AUG 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4	REV	A

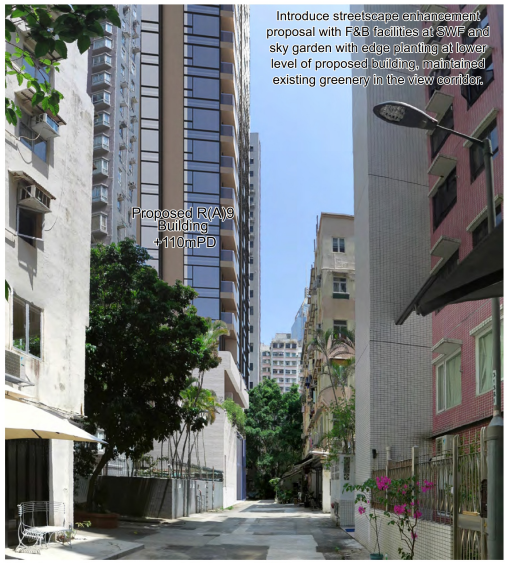
ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8600 FACSIMILE 2131 8606

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

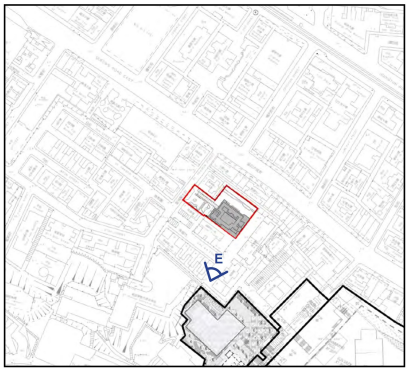
參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 3e

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

Note: The Baseline Scheme is practically derived with due consideration of the unique physical setting and development history. For the R(A) portion fronting onto St. Francis Street, the Baseline Scheme maximised the site coverage for optimising the development footprint on each floor. With a reasonable floor-to-floor of 3.5m for domestic floor and 5m for non-domestic floor, the building height of the R(A) portion of the Baseline Scheme attains 89.65mPD only. For the R(C) portion on Sau Wa Fong, the approved scheme under planning application no. A/H5/413 is adopted.

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
Viewpoint E - Existing View and Photomontage

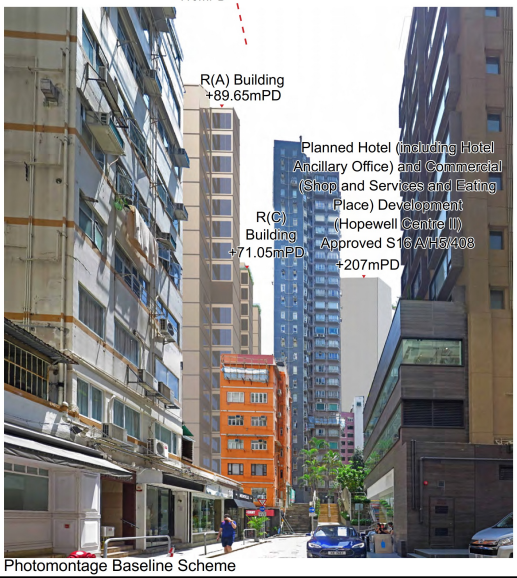
SCALE	N.T.S	DATE	AUG 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.5	REV	A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8600 FACSIMILE 2131 8606

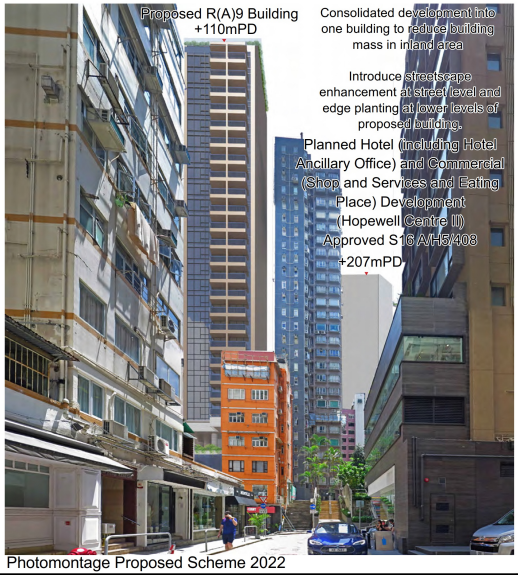
(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 3f

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

Note: The Baseline Scheme is practically derived with due consideration of the unique physical setting and development history. For the R(A) portion fronting onto St. Francis Street, the Baseline Scheme maximised the site coverage for optimising the development footprint on each floor. With a reasonable floor-to-floor of 3.5m for domestic floor and 5m for non-domestic floor, the building height of the R(A) portion of the Baseline Scheme attains 89.65mPD only. For the R(C) portion on Sau Wa Fong, the approved scheme under planning application no. A/H5/413 is adopted.

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
Viewpoint G - Existing View and Photomontage

SCALE	N.T.S	DATE	AUG 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.7	REV	A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8650 FACSIMILE 2131 8656

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 3g

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

Note: The Baseline Scheme is practically derived with due consideration of the unique physical setting and development history. For the R(A) portion fronting onto St. Francis Street, the Baseline Scheme maximised the site coverage for optimising the development footprint on each floor. With a reasonable floor-to-floor of 3.5m for domestic floor and 5m for non-domestic floor, the building height of the R(A) portion of the Baseline Scheme attains 89.65mPD only. For the R(C) portion on Sau Wa Fong, the approved scheme under planning application no. A/H5/413 is adopted.

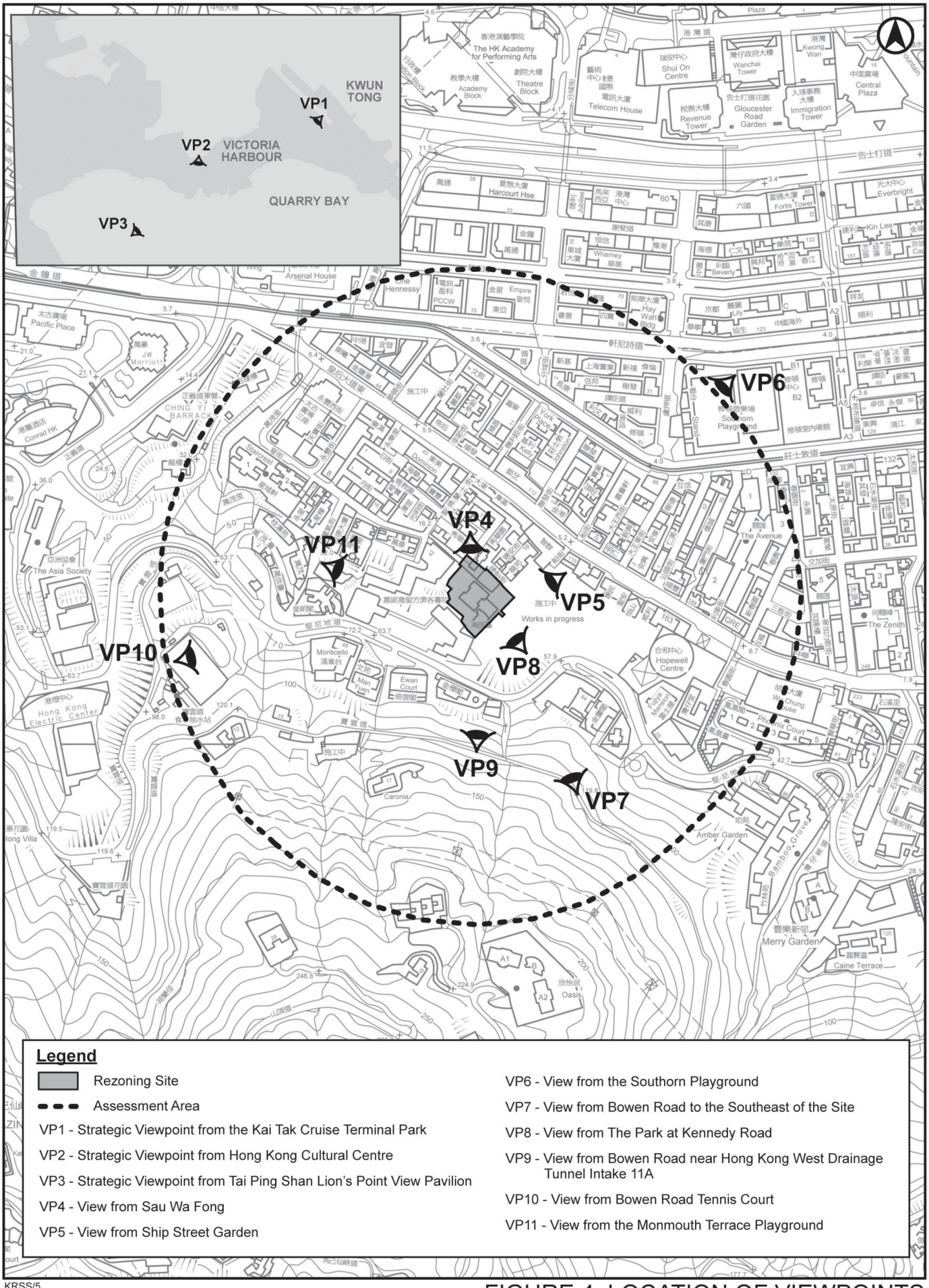
S12A Planning Application for Proposed Residential Development cum Arts facilities at Nos. 31-36 Sau Wa Fong and Nos. 8-12 St. Francis Street, Wanchai, Hong Kong
Viewpoint H - Existing View and Photomontage

SCALE	N.T.S	DATE	AUG 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.8	REV	A

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
TELEPHONE 2131 8650 FACSIMILE 2131 8656

(資料來源：由第12A條申請編號Y/H5/7申請人於2023年9月13日提交的整合報告)
(Source: Consolidated report submitted by the applicants of section 12A Application No. Y/H5/7 on 13.9.2023)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 3h



KRSS/5

FIGURE 4 LOCATION OF VIEWPOINTS

~~SCALE 1 : 5,000~~

(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)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4a

EXISTING CONDITION

APPROVED SCHEME

INDICATIVE DEVELOPMENT SCHEME

KEY PLAN

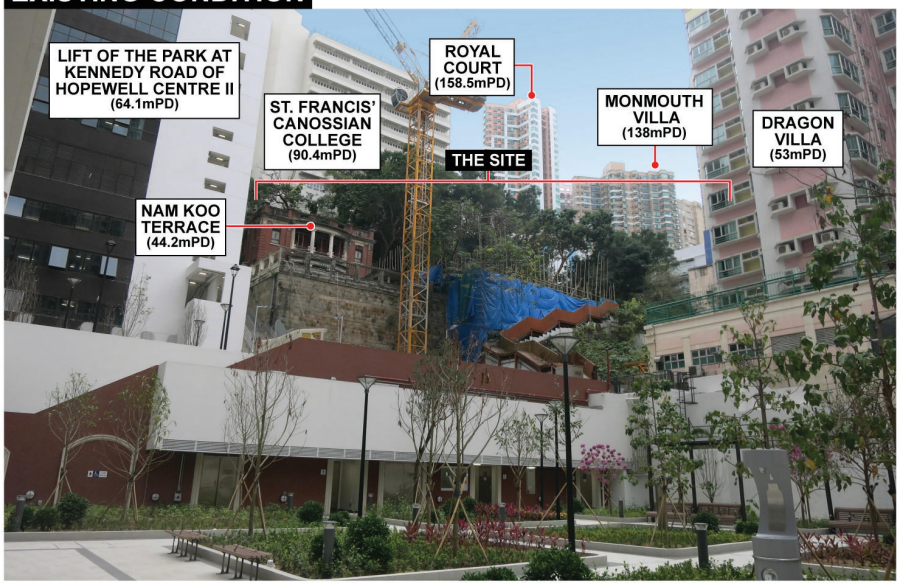
KRSS/5

FIGURE 10 VIEWPOINT 4 : VIEW FROM SAU WA FONG

(資料來源：由第12A條申請編號Y/H5/8申請人於2024年12月16日提交的進一步資料)
(Source: Further information submitted by the applicant of section 12A Application No. Y/H5/8 on 16.12.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4b

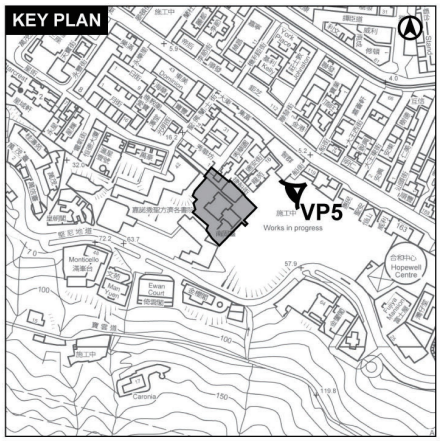
EXISTING CONDITION



APPROVED SCHEME

INDICATIVE DEVELOPMENT SCHEME

KEY PLAN

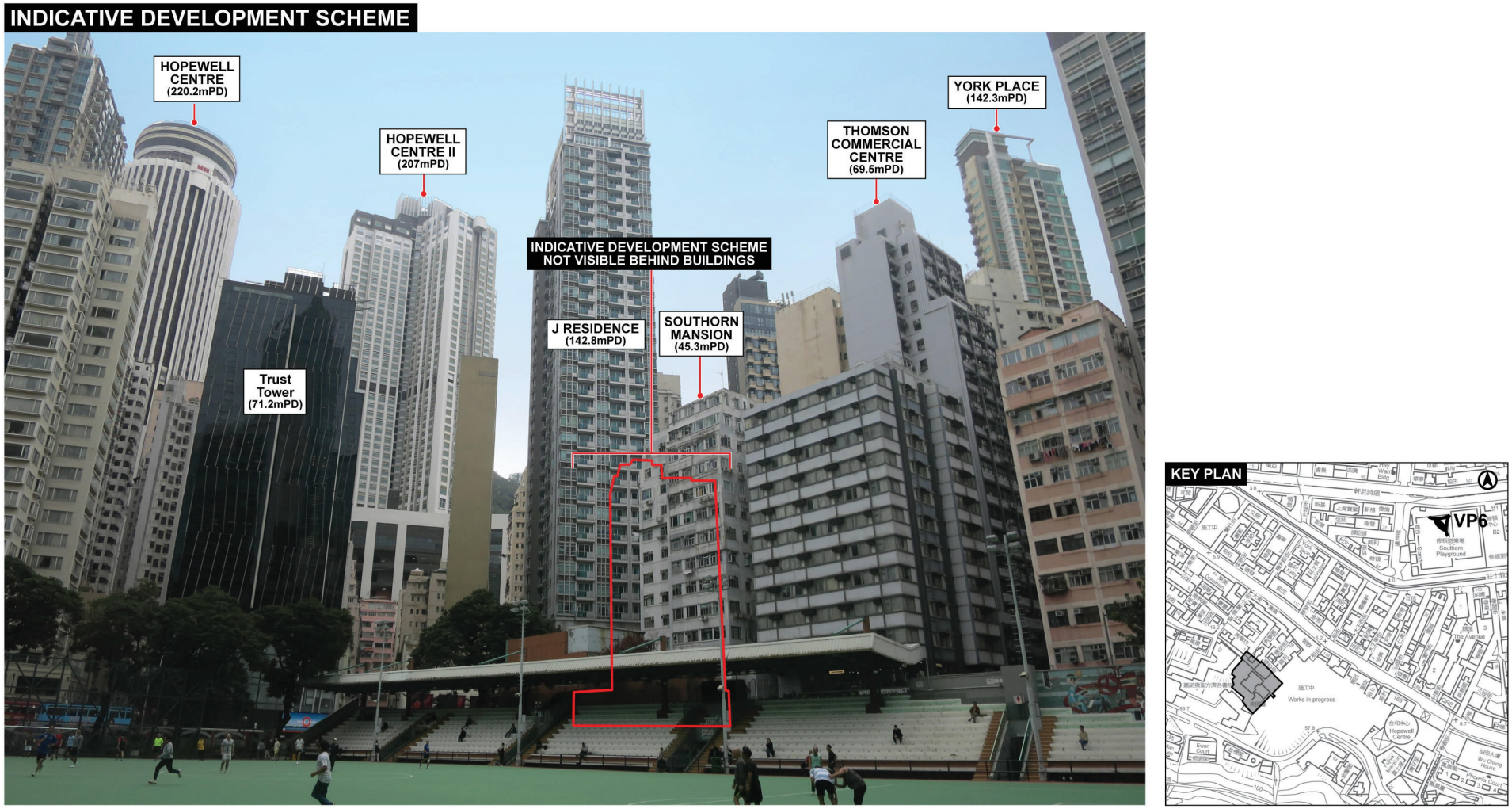


KRSS/5

FIGURE 11 VIEWPOINT 5 : VIEW FROM SHIP STREET GARDEN

(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)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4c



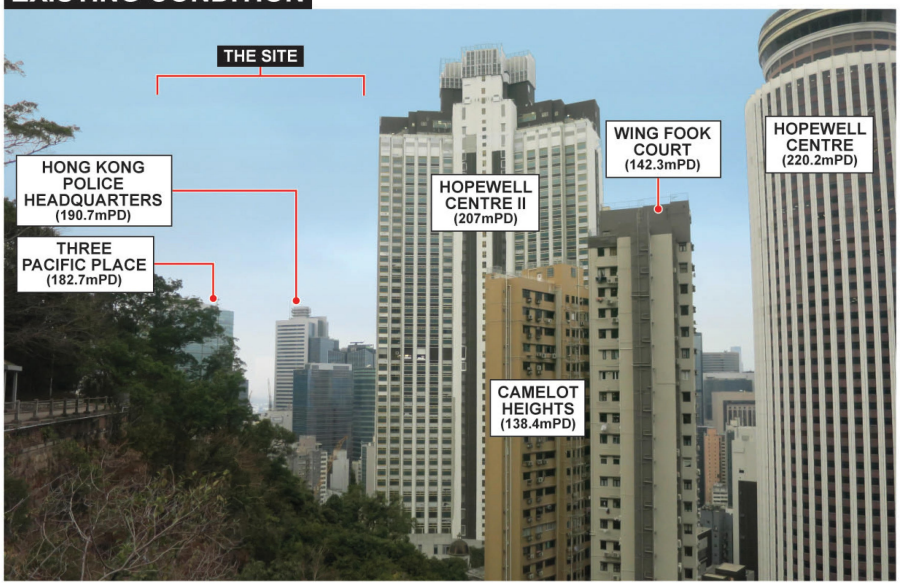
KRSS/5

FIGURE 8 VIEWPOINT 6 : VIEW FROM THE SOUTHORN PLAYGROUND

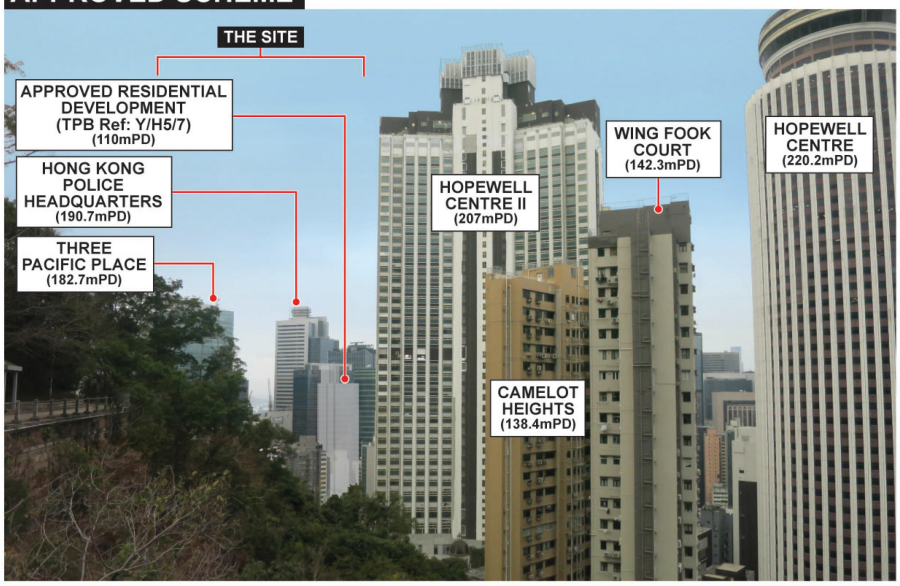
(資料來源：由第12A條申請編號Y/H5/8申請人於2024年10月21日提交)
(Source: Submitted by the applicant of section 12A Application No. Y/H5/8 on 21.10.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4d

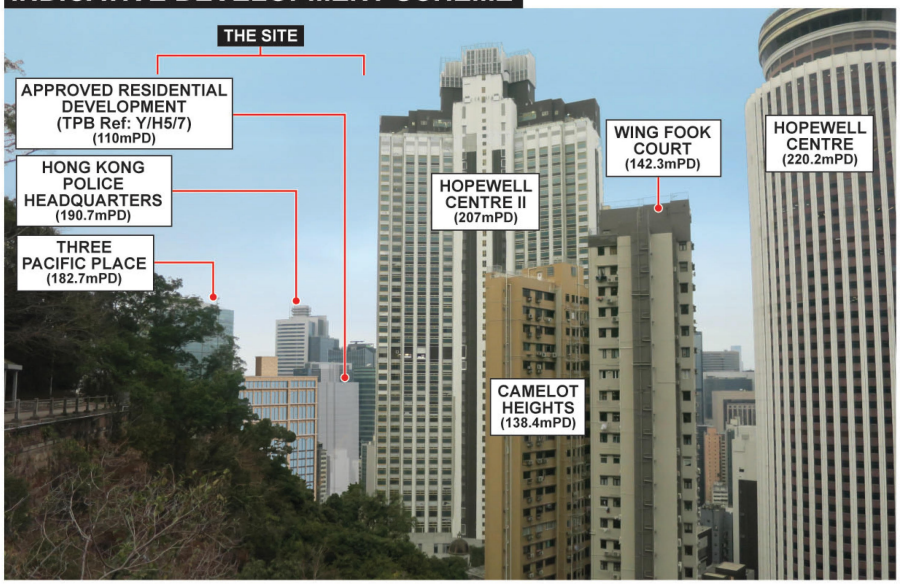
EXISTING CONDITION



APPROVED SCHEME



INDICATIVE DEVELOPMENT SCHEME



KEY PLAN

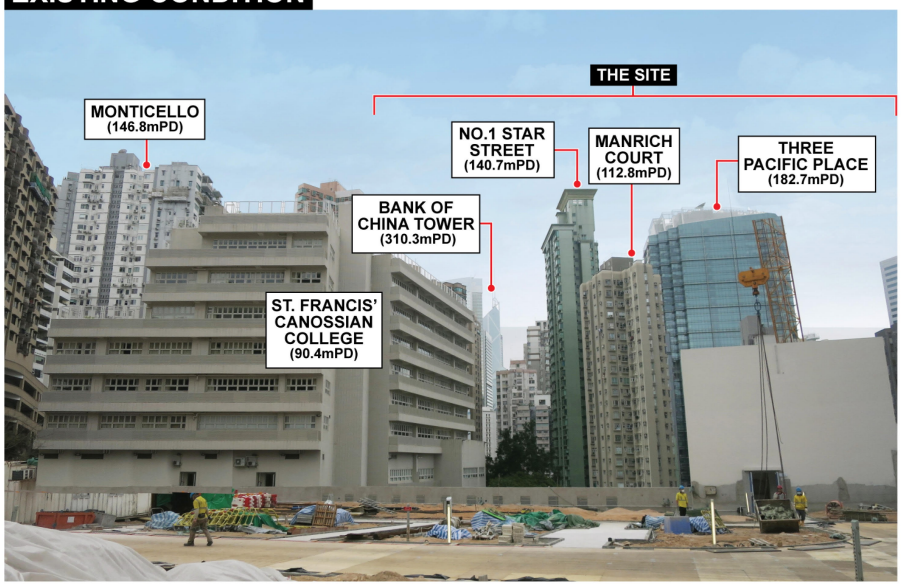
KRSS/5

FIGURE 12 VIEWPOINT 7 : VIEW FROM BOWEN ROAD TO THE SOUTHEAST OF THE SITE

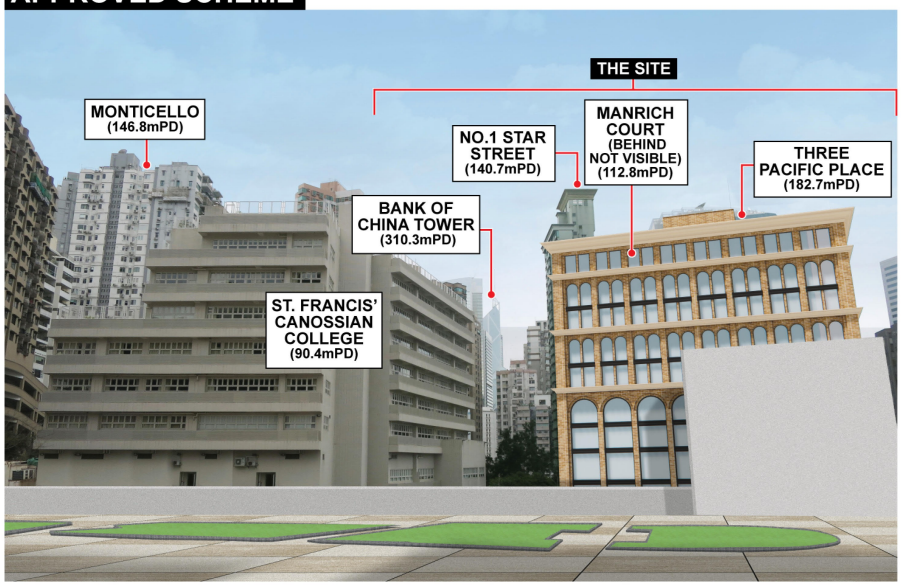
(資料來源：由第12A條申請編號Y/H5/8申請人於2024年10月21日提交)
(Source: Submitted by the applicant of section 12A Application No. Y/H5/8 on 21.10.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4e

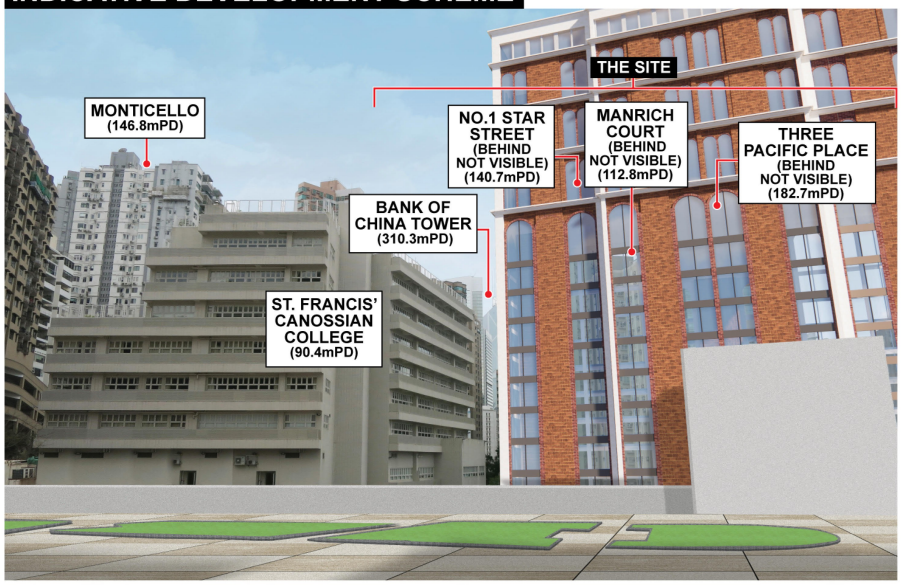
EXISTING CONDITION



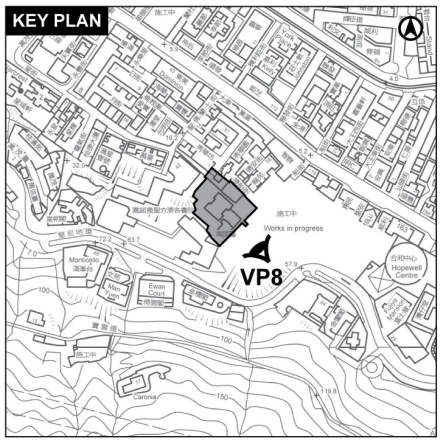
APPROVED SCHEME



INDICATIVE DEVELOPMENT SCHEME



KEY PLAN



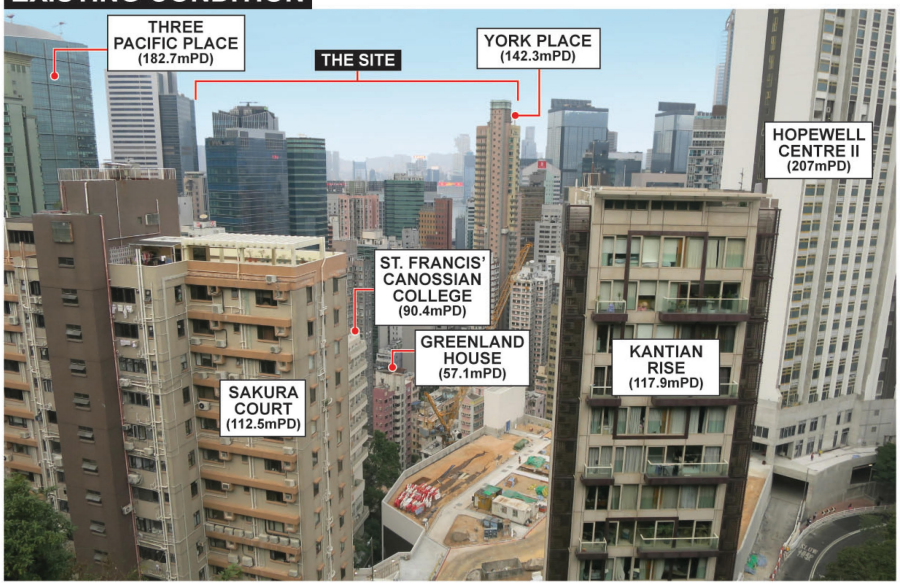
KRSS/5

FIGURE 13 VIEWPOINT 8 : VIEW FROM THE PARK AT KENNEDY ROAD

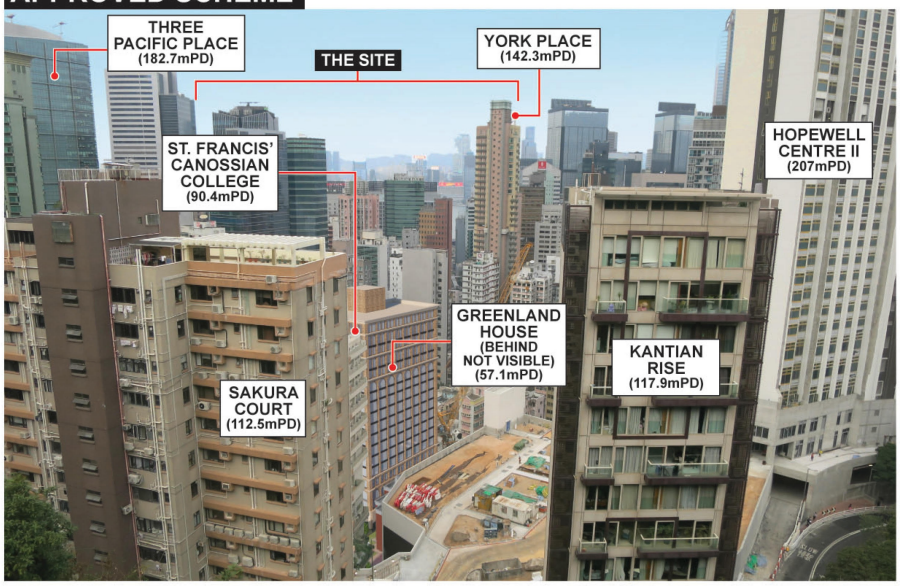
(資料來源：由第12A條申請編號Y/H5/8申請人於2024年12月6日提交的進一步資料)
(Source: Further information submitted by the applicant of section 12A Application No. Y/H5/8 on 6.12.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4f

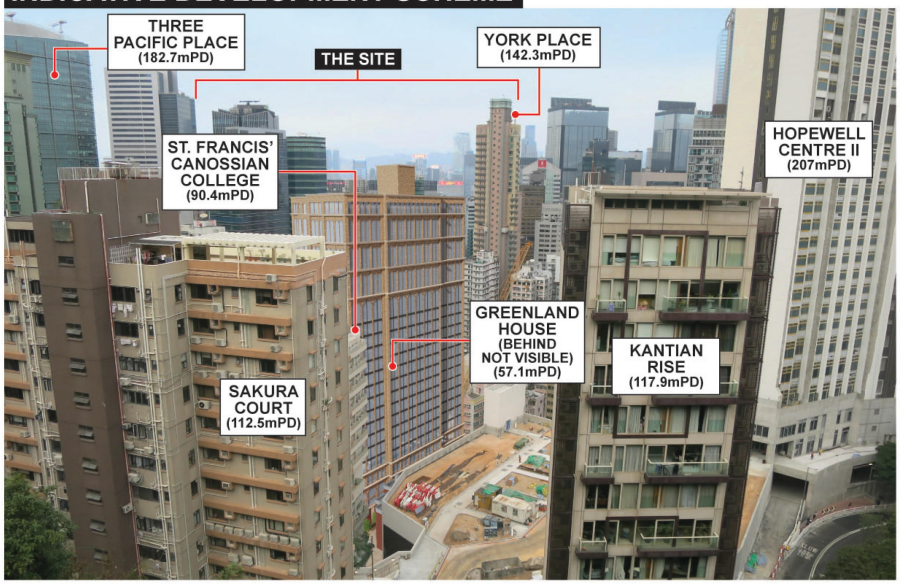
EXISTING CONDITION



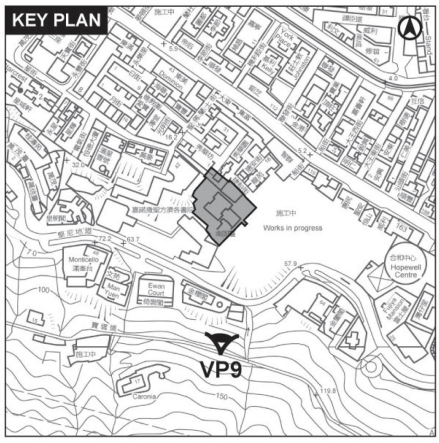
APPROVED SCHEME



INDICATIVE DEVELOPMENT SCHEME



KEY PLAN

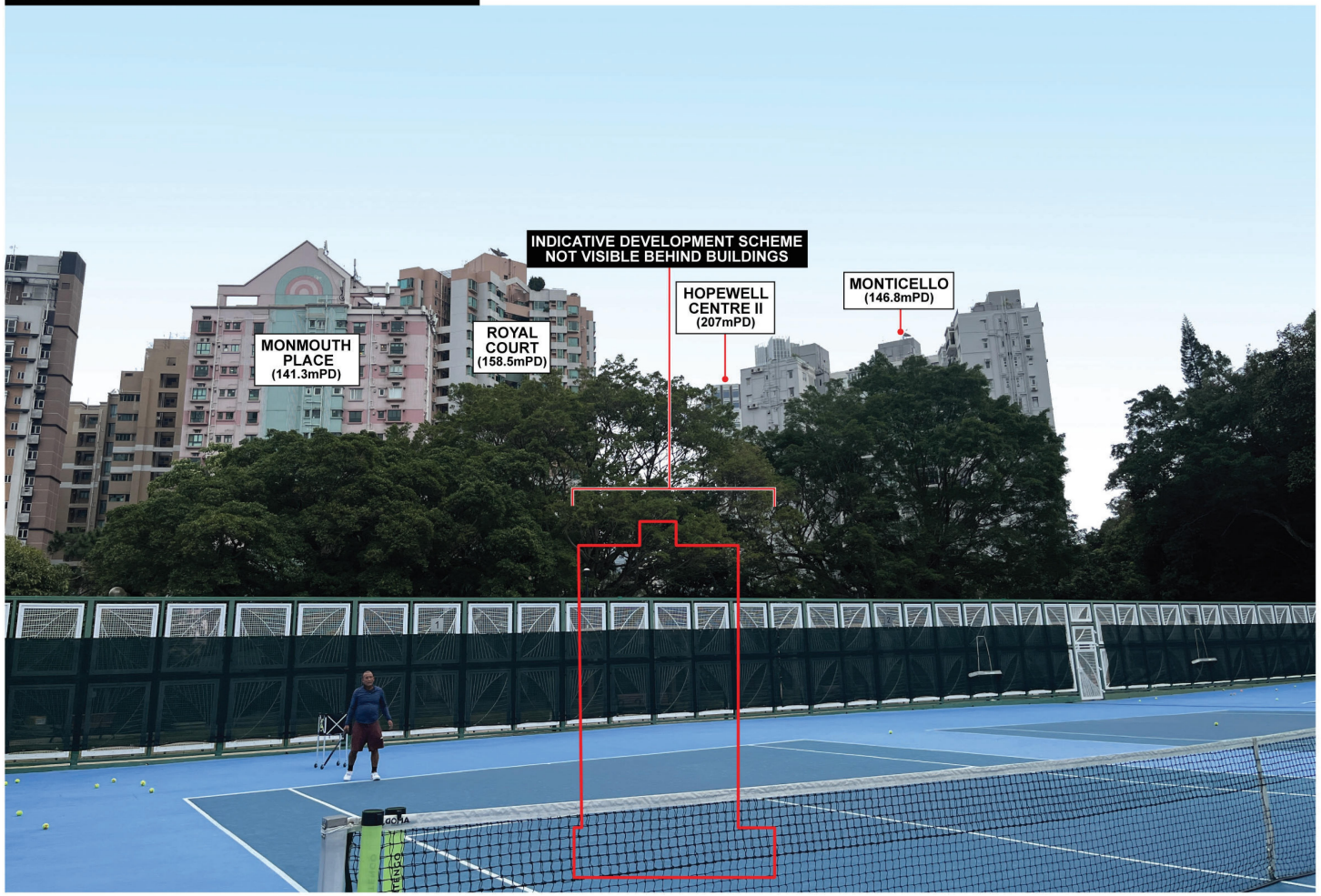


KRSS/5

FIGURE 14 VIEWPOINT 9 : VIEW FROM BOWEN ROAD NEAR HONG KONG WEST DRAINAGE TUNNEL INTAKE 11A

(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)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4g



KRSS/5

FIGURE 9 VIEWPOINT 10 : VIEW FROM BOWEN ROAD TENNIS COURT

(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)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4h

EXISTING CONDITION

APPROVED SCHEME

INDICATIVE DEVELOPMENT SCHEME

KEY PLAN

KRSS/5

FIGURE 15 VIEWPOINT 11 : VIEW FROM THE MONMOUTH TERRACE PLAYGROUND

(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)

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/32	H - 4i

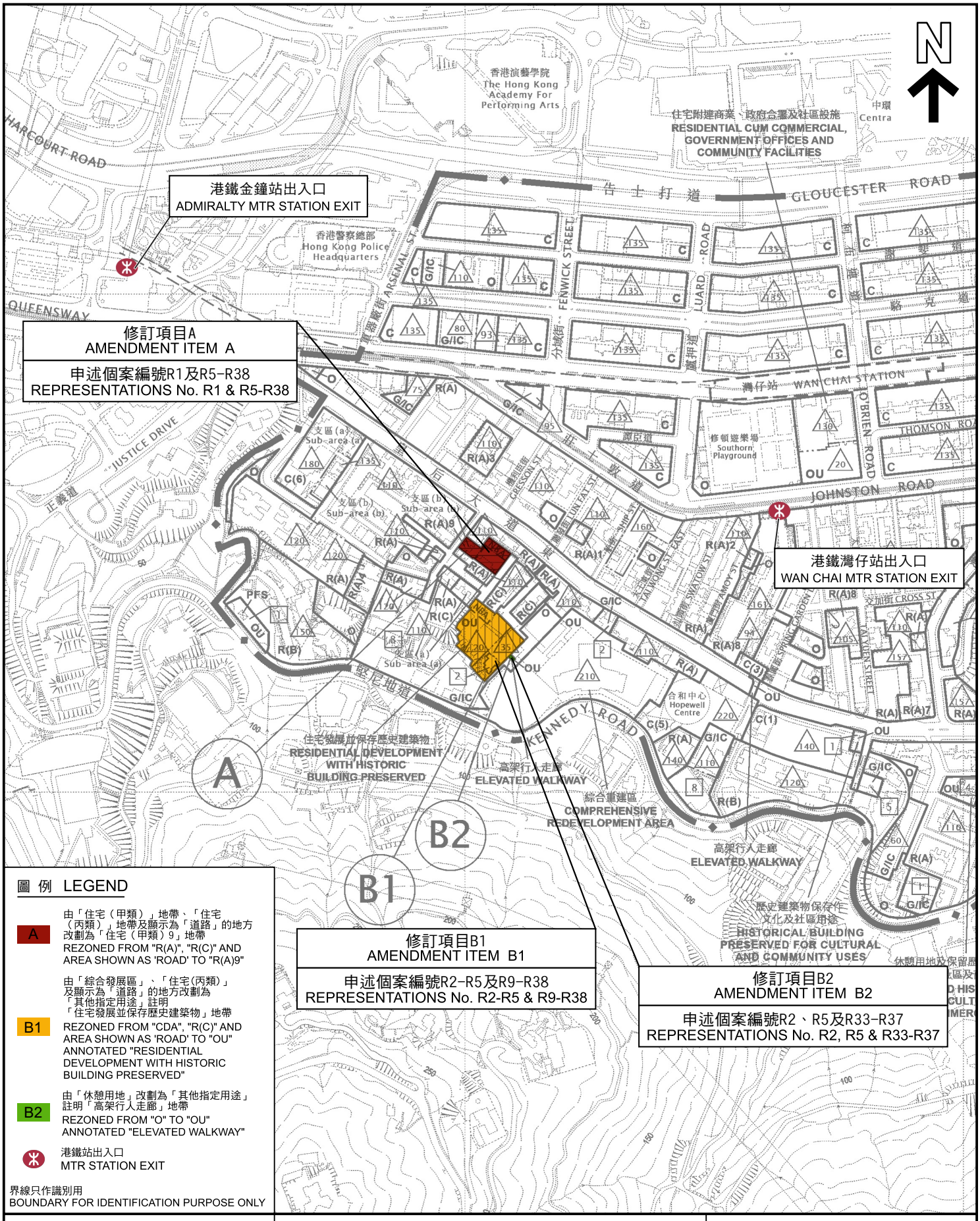


圖 例 LEGEND

A	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 REZONED FROM "R(A)", "R(C)" AND AREA SHOWN AS 'ROAD' TO "R(A)9"
B1	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 REZONED FROM "CDA", "R(C)" AND AREA SHOWN AS 'ROAD' TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH HISTORIC BUILDING PRESERVED"
B2	由「休憩用地」改劃為「其他指定用途」註明「高架行人走廊」地帶 REZONED FROM "O" TO "OU" ANNOTATED "ELEVATED WALKWAY"
	港鐵站出入口 MTR STATION EXIT

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年11月3日擬備，
所根據的資料為於2025年6月27日
展示的分區計劃大綱圖編號S/H5/32
EXTRACT PLAN PREPARED ON 3.11.2025
BASED ON OUTLINE ZONING PLAN No. S/H5/32 EXHIBITED ON 27.6.2025

位置圖 LOCATION PLAN

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1–R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

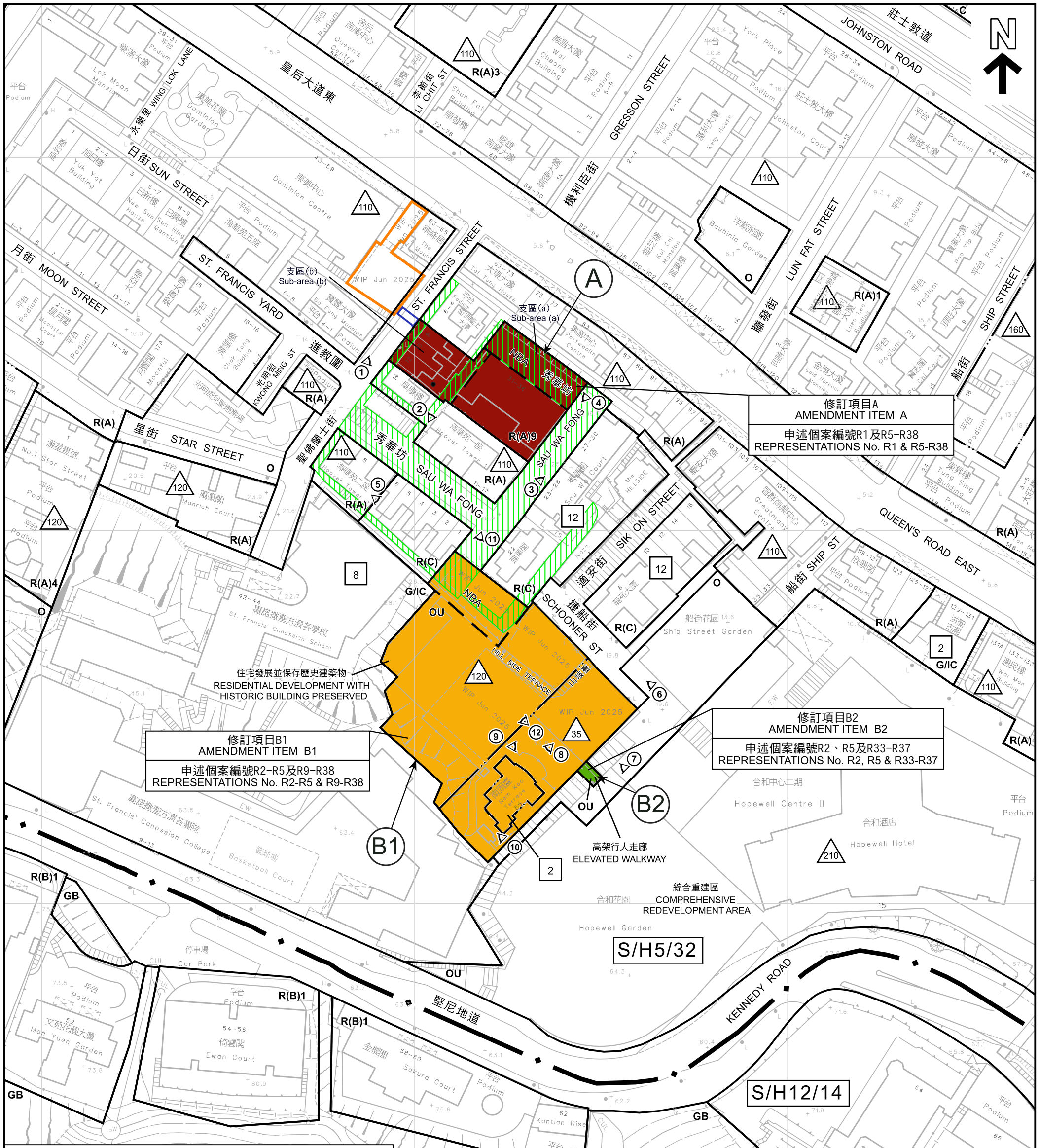
SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 1



圖例 LEGEND

A	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 REZONED FROM "R(A)", "R(C)" AND AREA SHOWN AS 'ROAD' TO "R(A)9"	C 商業 COMMERCIAL 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
B1	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 REZONED FROM "CDA", "R(C)" AND AREA SHOWN AS 'ROAD' TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH HISTORIC BUILDING PRESERVED"	8 最高建築物高度(樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 35 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) 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY NBA 非建築用地 NON-BUILDING AREA ① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO
B2	由「休憩用地」改劃為「其他指定用途」註明「高架行人走廊」地帶 REZONED FROM "O" TO "OU" ANNOTATED "ELEVATED WALKWAY"	現有位於聖佛蘭士街12號的水井 EXISTING WATER WELL AT 12 ST. FRANCIS STREET 申述個案編號R11擬議天橋 FOOTBRIDGE PROPOSED BY REPRESENTATION NO. R11 聖佛蘭士街3、5、7號及皇后大道東61號 3, 5, 7 ST. FRANCIS STREET AND 61 QUEEN'S ROAD EAST 通行權 RIGHT OF WAY 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年11月3日擬備，
所根據的資料為測量圖編號
11-SW-8B及14D
EXTRACT PLAN PREPARED ON 3.11.2025
BASED ON SURVEY SHEETS No.
11-SW-8B & 14D

平面圖 SITE PLAN

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

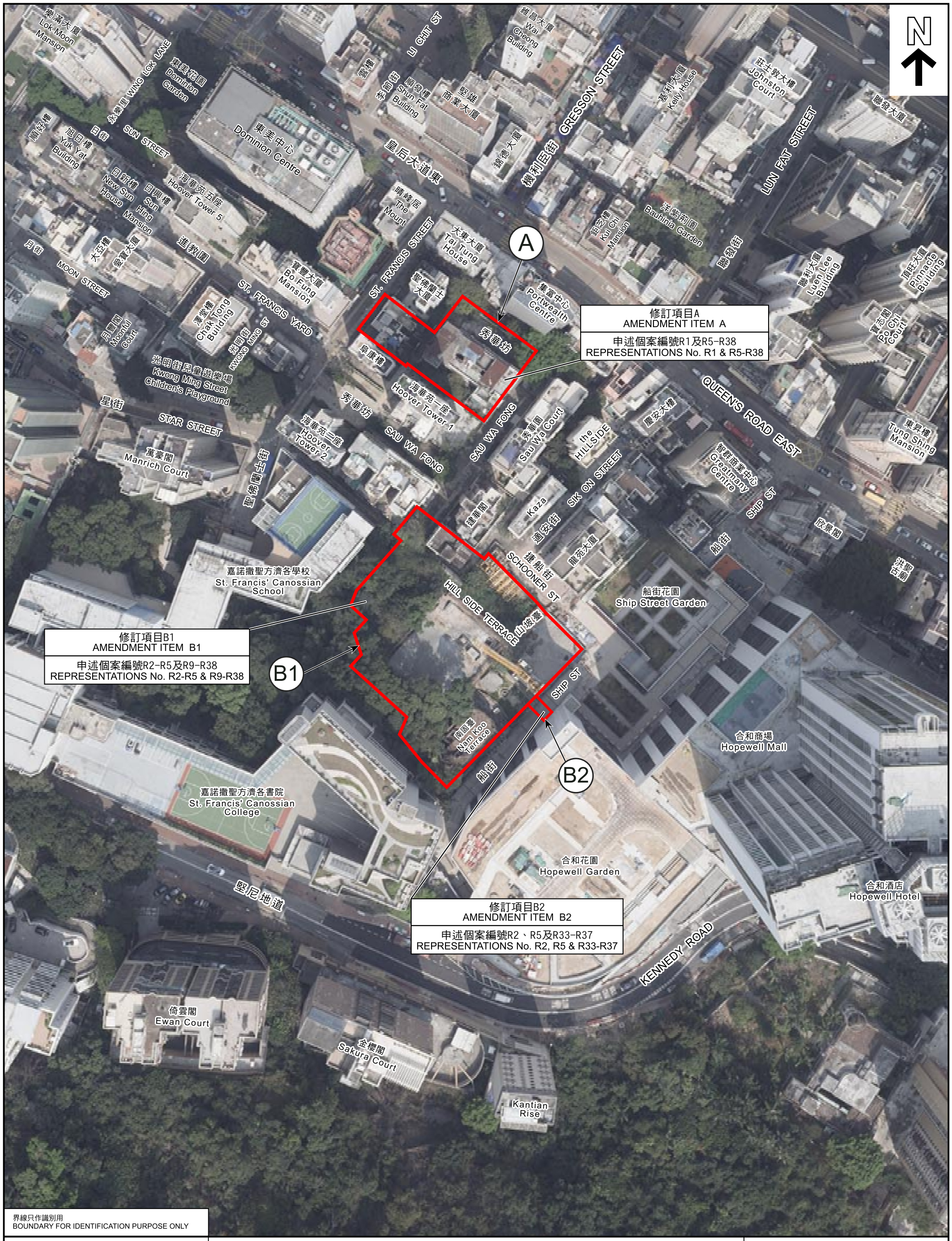
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 60 80 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年11月3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 3.11.2025
BASED ON AERIAL PHOTO No. E218211C
TAKEN ON 8.3.2024 BY LANDS DEPARTMENT

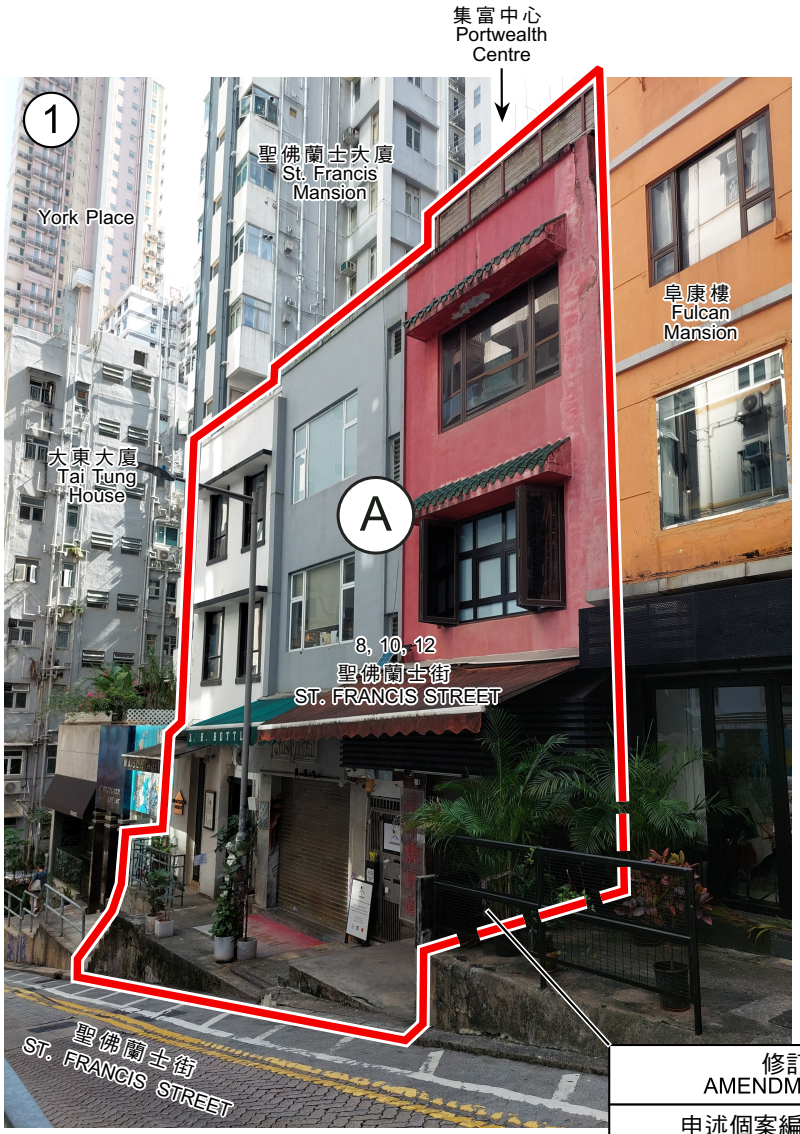
航攝照片 AERIAL PHOTO

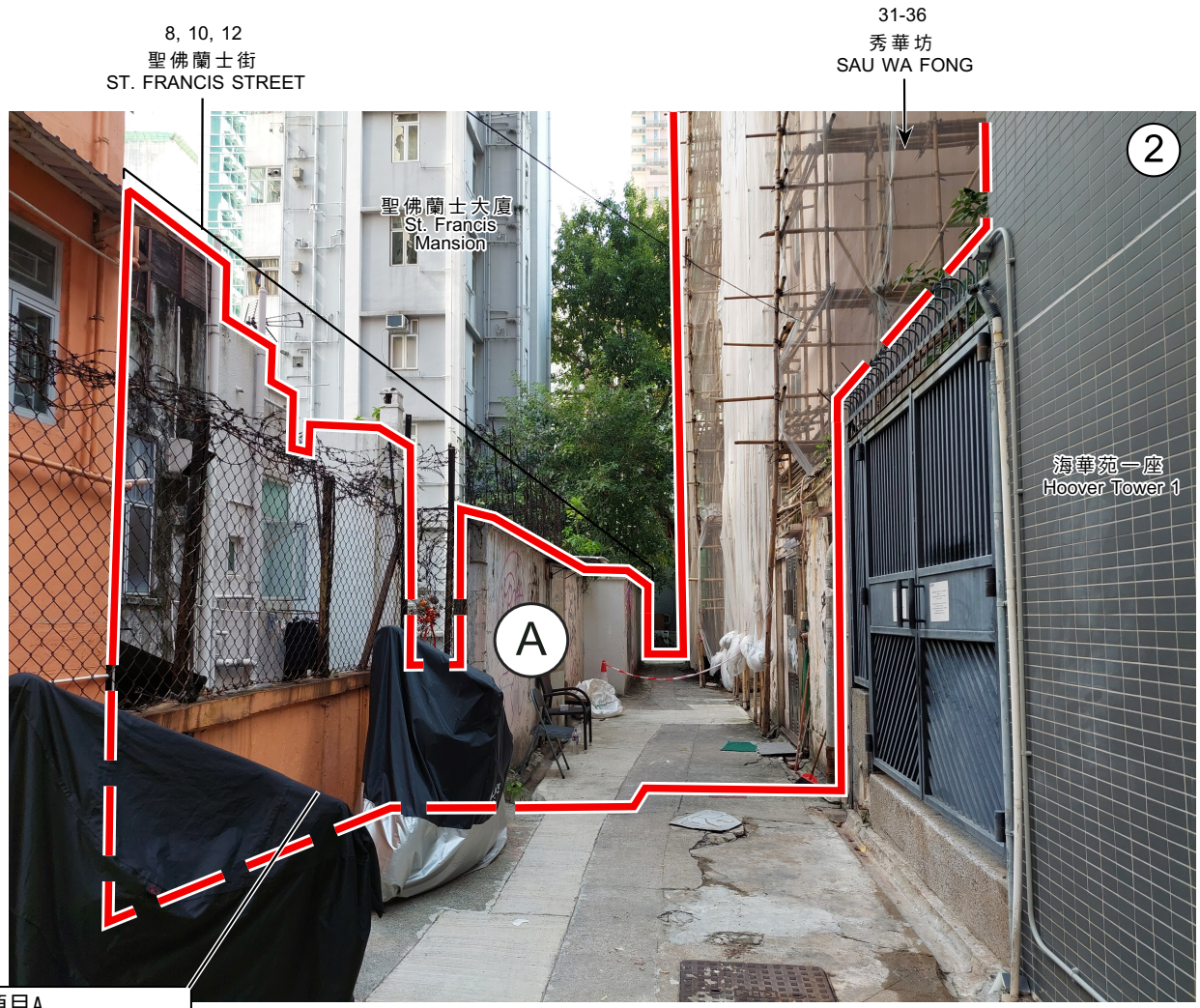
就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 3





修訂項目A
AMENDMENT ITEM A

申述個案編號R1及R5-R38
REPRESENTATIONS No. R1 & R5-R38

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年11月3日擬備，
所根據的資料為攝於2025年10月17日
的實地照片

PLAN PREPARED ON 3.11.2025
BASED ON SITE PHOTOS
TAKEN ON 17.10.2025

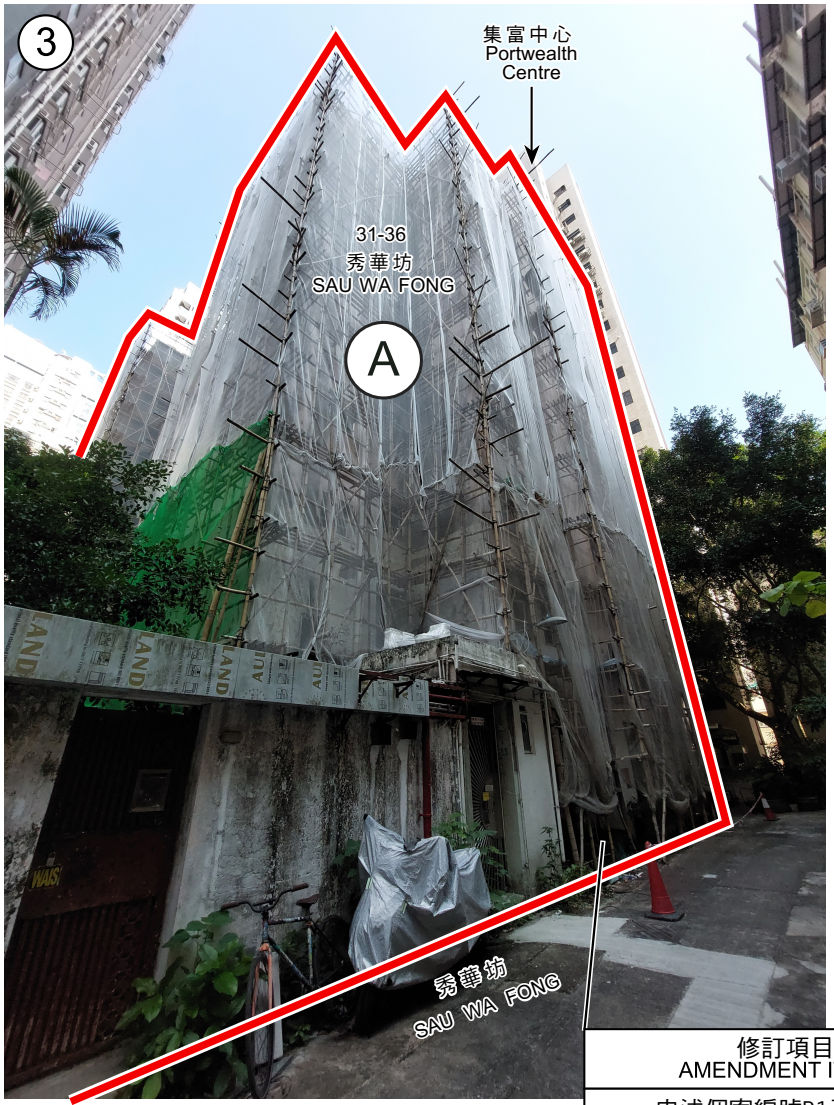
實地照片 SITE PHOTOS

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 4a



修訂項目A
AMENDMENT ITEM A

申述個案編號R1及R5-R38
REPRESENTATIONS No. R1 & R5-R38

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年11月3日擬備，
所根據的資料為攝於2025年10月17日
的實地照片
PLAN PREPARED ON 3.11.2025
BASED ON SITE PHOTOS
TAKEN ON 17.10.2025

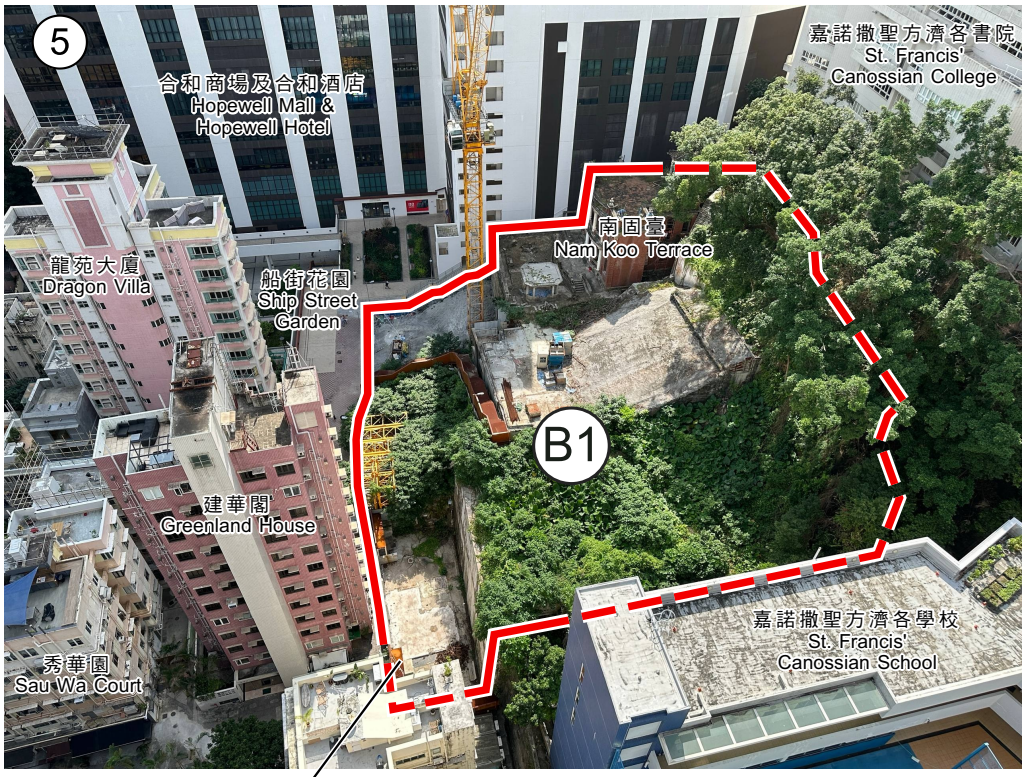
實地照片 SITE PHOTOS

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

規劃署
Planning Department

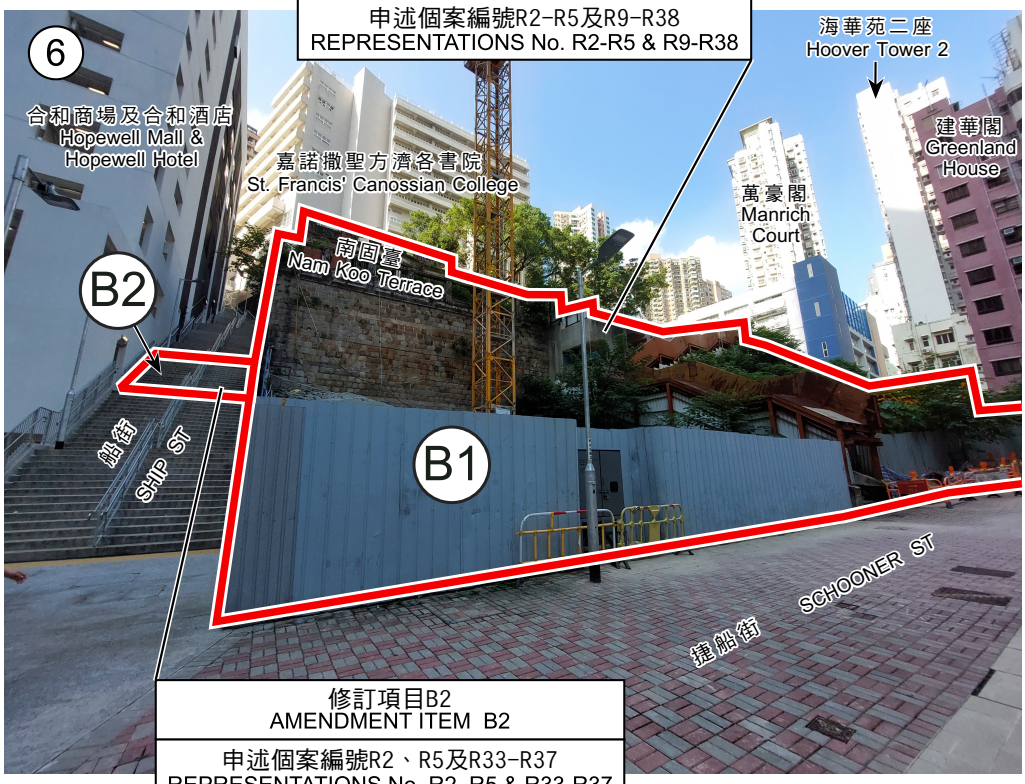
參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 4b



修訂項目B1
AMENDMENT ITEM B1

申述個案編號R2-R5及R9-R38
REPRESENTATIONS No. R2-R5 & R9-R38



修訂項目B2
AMENDMENT ITEM B2

申述個案編號R2、R5及R33-R37
REPRESENTATIONS No. R2, R5 & R33-R37

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年11月3日擬備，
所根據的資料為攝於2025年10月17日
和2025年10月31日的實地照片
PLAN PREPARED ON 3.11.2025
BASED ON SITE PHOTOS
TAKEN ON 17.10.2025 AND 31.10.2025

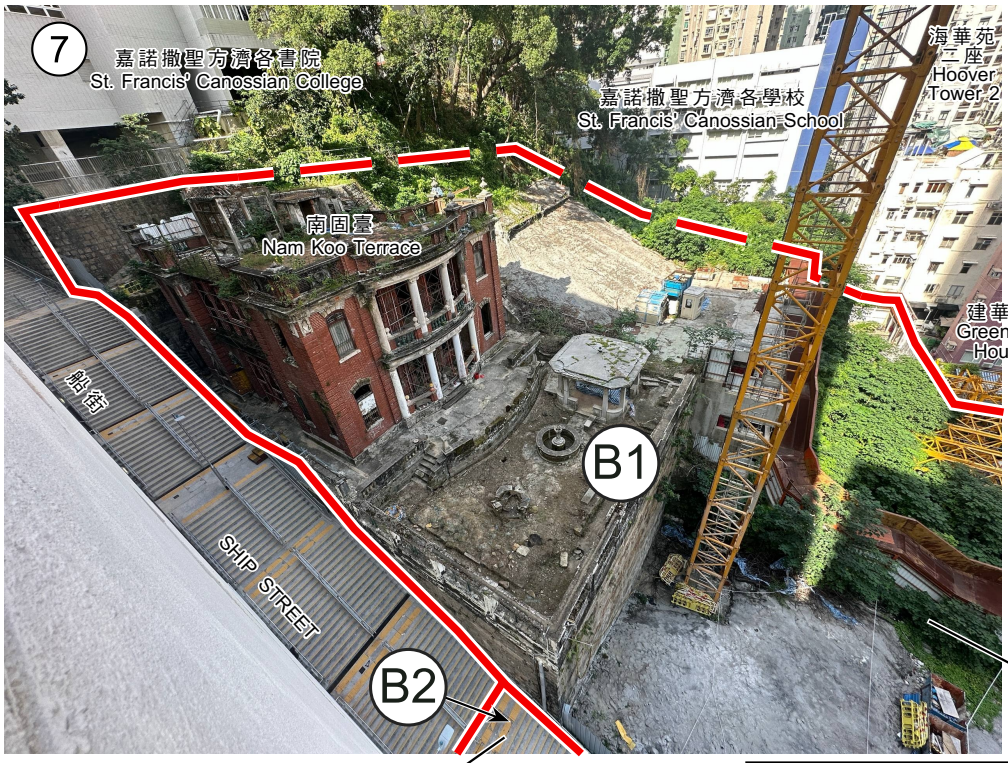
實地照片 SITE PHOTOS

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

規劃署
Planning Department

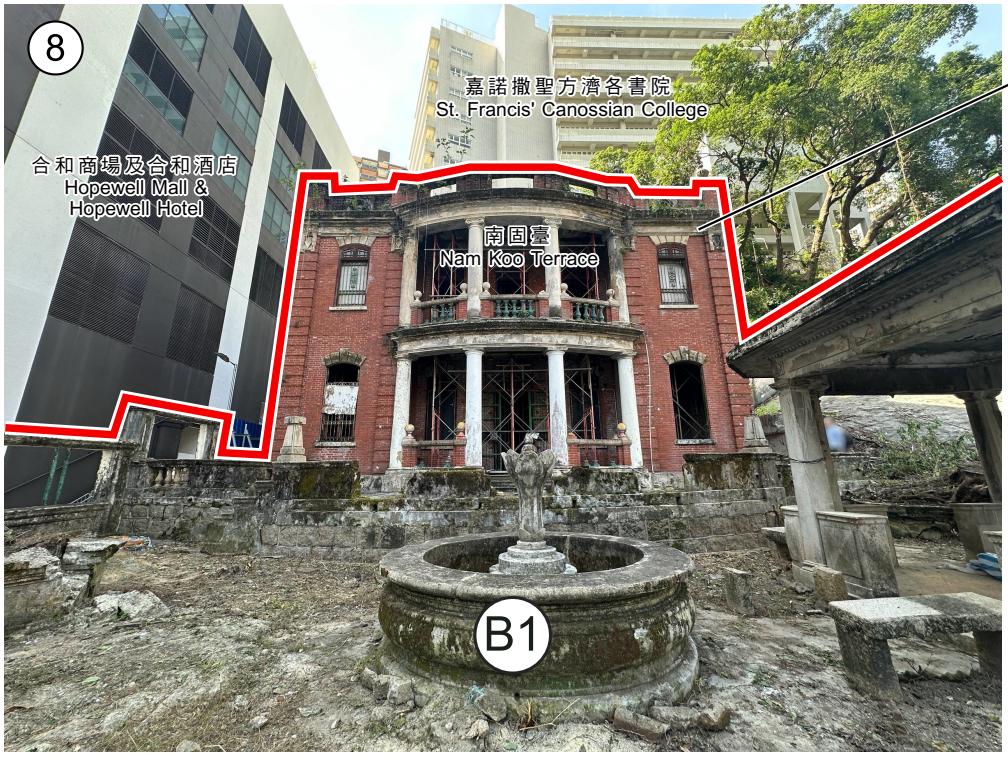
參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 5a



修訂項目B2 AMENDMENT ITEM B2
申述個案編號R2、R5及R33-R37 REPRESENTATIONS No. R2, R5 & R33-R37

修訂項目B1 AMENDMENT ITEM B1
申述個案編號R2-R5及R9-R38 REPRESENTATIONS No. R2-R5 & R9-R38



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年11月3日擬備，
所根據的資料為攝於2025年10月31日
的實地照片
PLAN PREPARED ON 3.11.2025
BASED ON SITE PHOTOS
TAKEN ON 31.10.2025

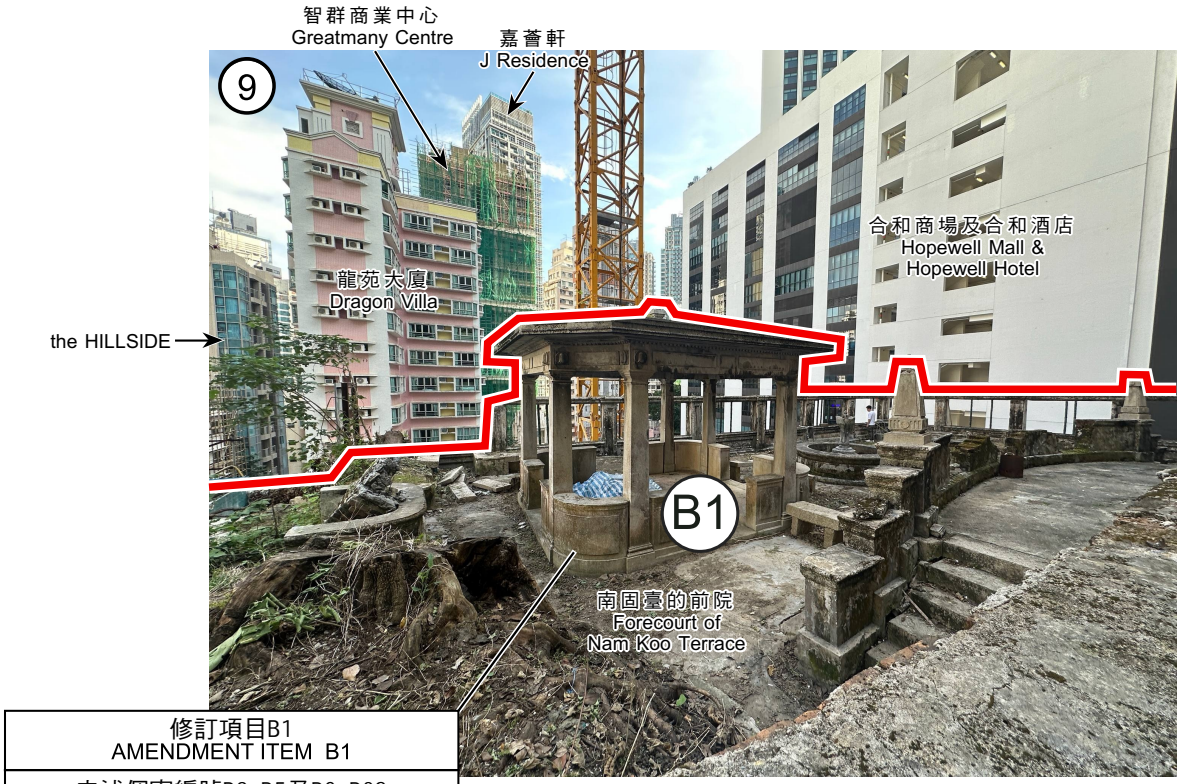
實地照片 SITE PHOTOS

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 5b



修訂項目B1
AMENDMENT ITEM B1

申述個案編號R2-R5及R9-R38
REPRESENTATIONS No. R2-R5 & R9-R38

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年11月3日擬備，
所根據的資料為攝於2025年10月31日
的實地照片
PLAN PREPARED ON 3.11.2025
BASED ON SITE PHOTOS
TAKEN ON 31.10.2025

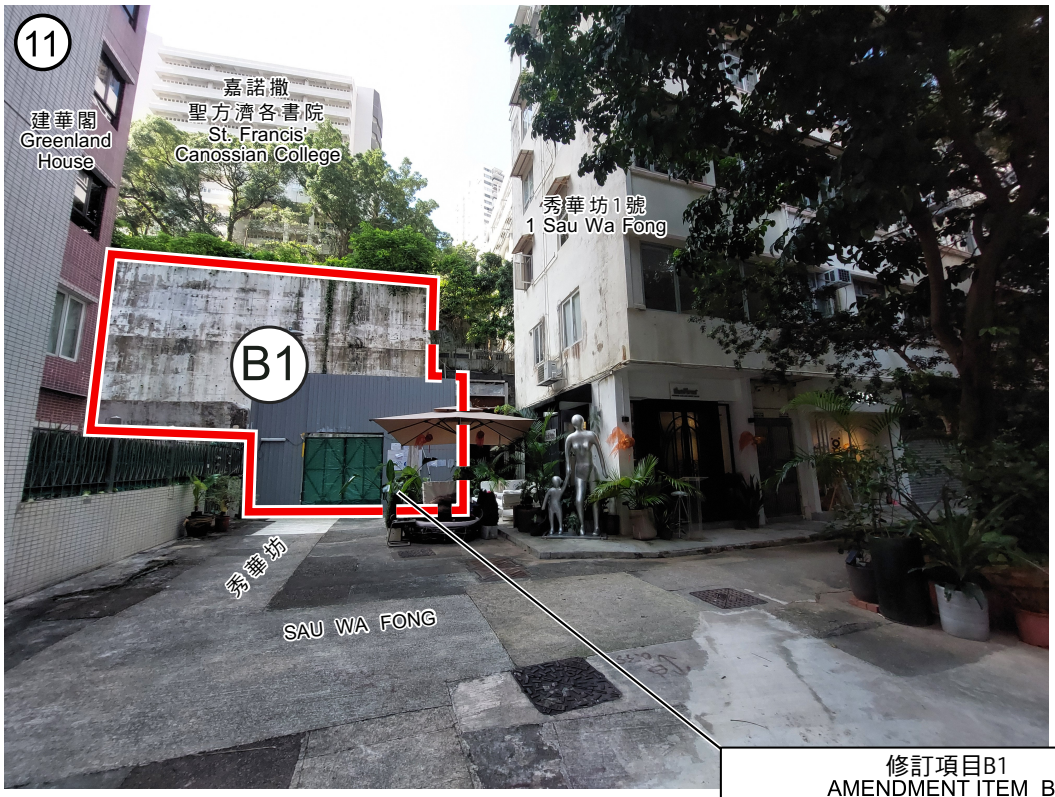
實地照片 SITE PHOTOS

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

規劃署
Planning Department

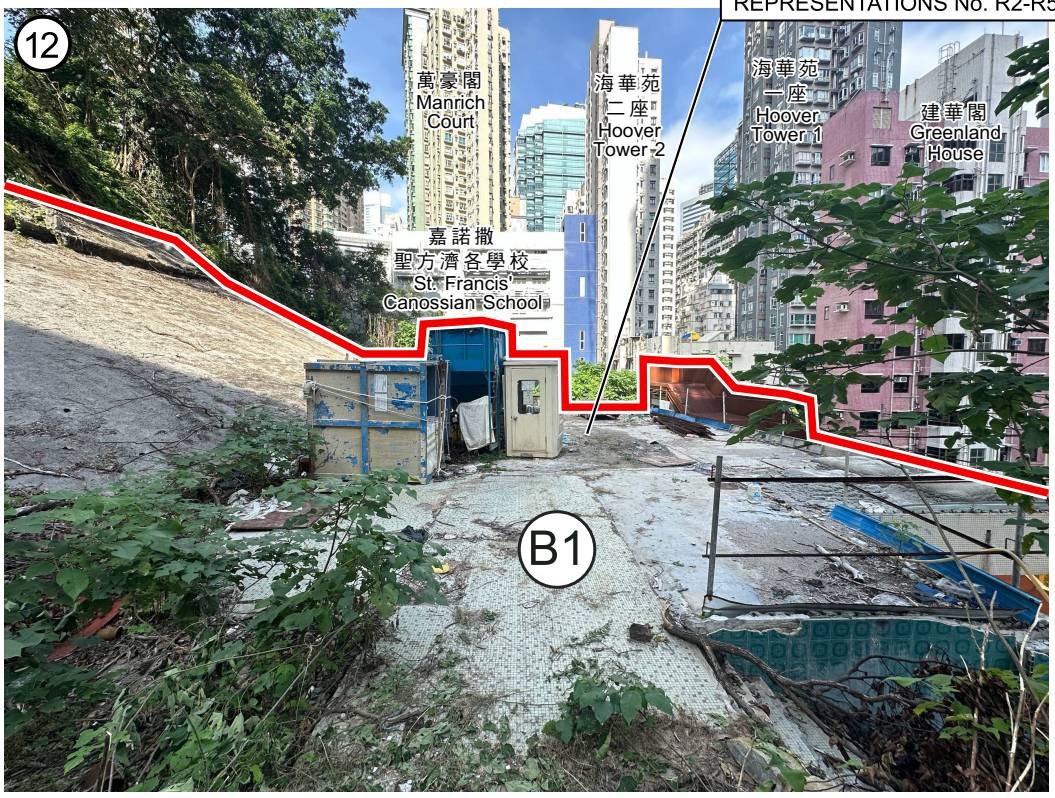
參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 5c



修訂項目B1
AMENDMENT ITEM B1

申述個案編號R2-R5及R9-R38
REPRESENTATIONS No. R2-R5 & R9-R38



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年11月3日擬備，
所根據的資料為攝於2025年10月17日
和2025年10月31日的實地照片
PLAN PREPARED ON 3.11.2025
BASED ON SITE PHOTOS
TAKEN ON 17.10.2025 AND 31.10.2025

實地照片 SITE PHOTOS

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 5d

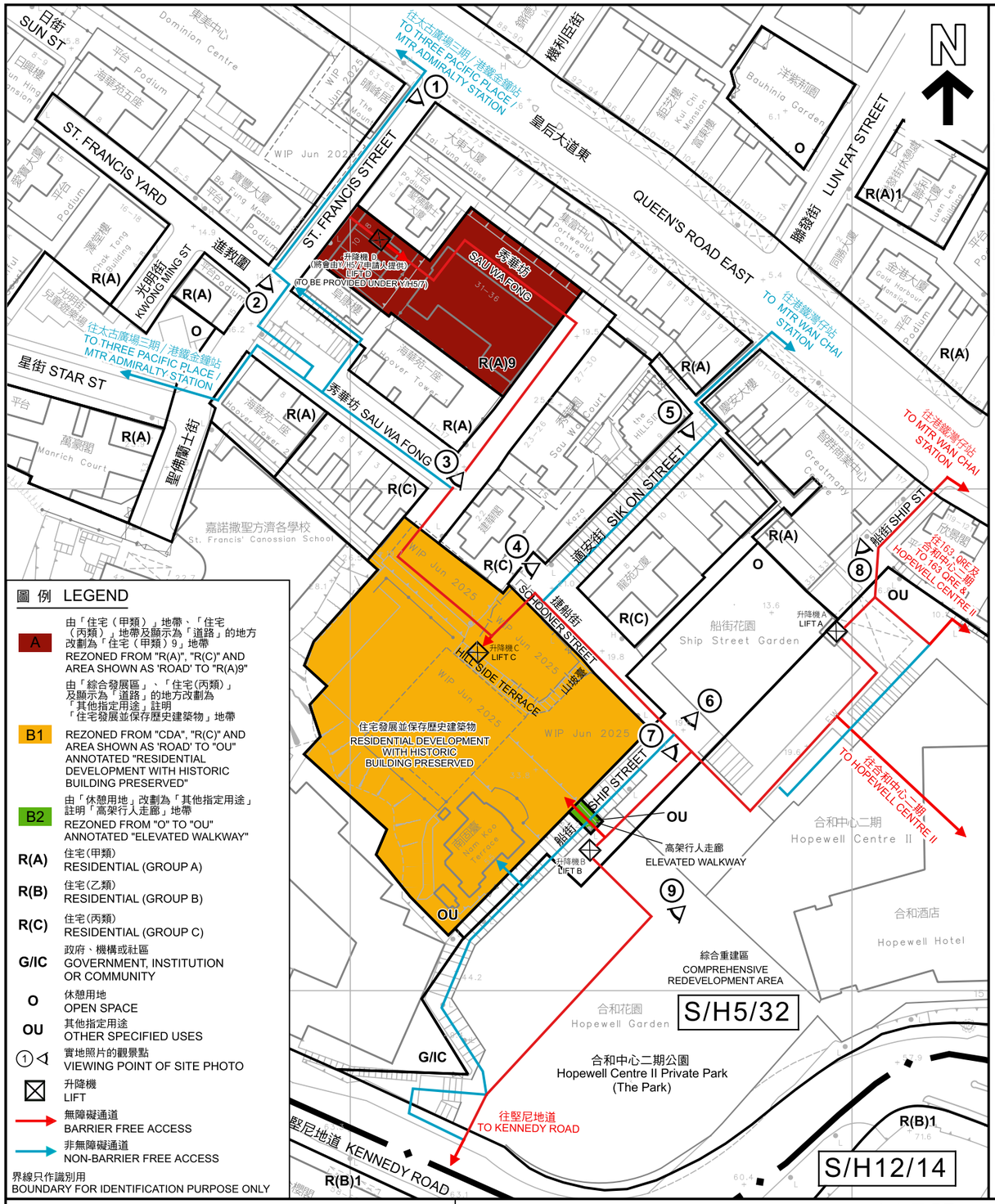
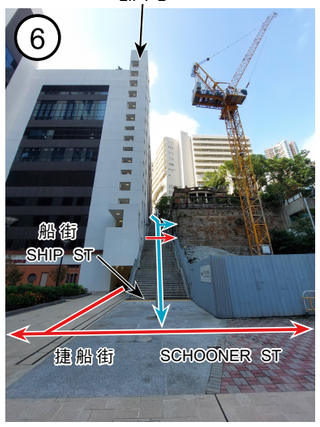


圖 例 LEGEND

A	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 REZONED FROM "R(A)", "R(C)" AND AREA SHOWN AS 'ROAD' TO "R(A)9"
	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
B1	REZONED FROM "CDA", "R(C)" AND AREA SHOWN AS 'ROAD' TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH HISTORIC BUILDING PRESERVED"
B2	由「休憩用地」改劃為「其他指定用途」註明「高架行人走廊」地帶 REZONED FROM "O" TO "OU" ANNOTATED "ELEVATED WALKWAY"
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
①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	升降機 LIFT
	無障礙通道 BARRIER FREE ACCESS
	非無障礙通道 NON-BARRIER FREE ACCESS

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



本摘要圖於2025年10月31日擬備，
所根據的資料為測量圖編號11-SW-14B和
攝於2025年10月17日的實地照片
EXTRACT PLAN PREPARED ON 31.10.2025
BASED ON SURVEY SHEET No. 11-SW-14B AND
SITE PHOTOS TAKEN ON 17.10.2025

連接至項目A、B1及B2的行人通道圖
PLAN SHOWING PEDESTRIAN ACCESS TO ITEMS A, B1 AND B2 SITES

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 60 80 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 6

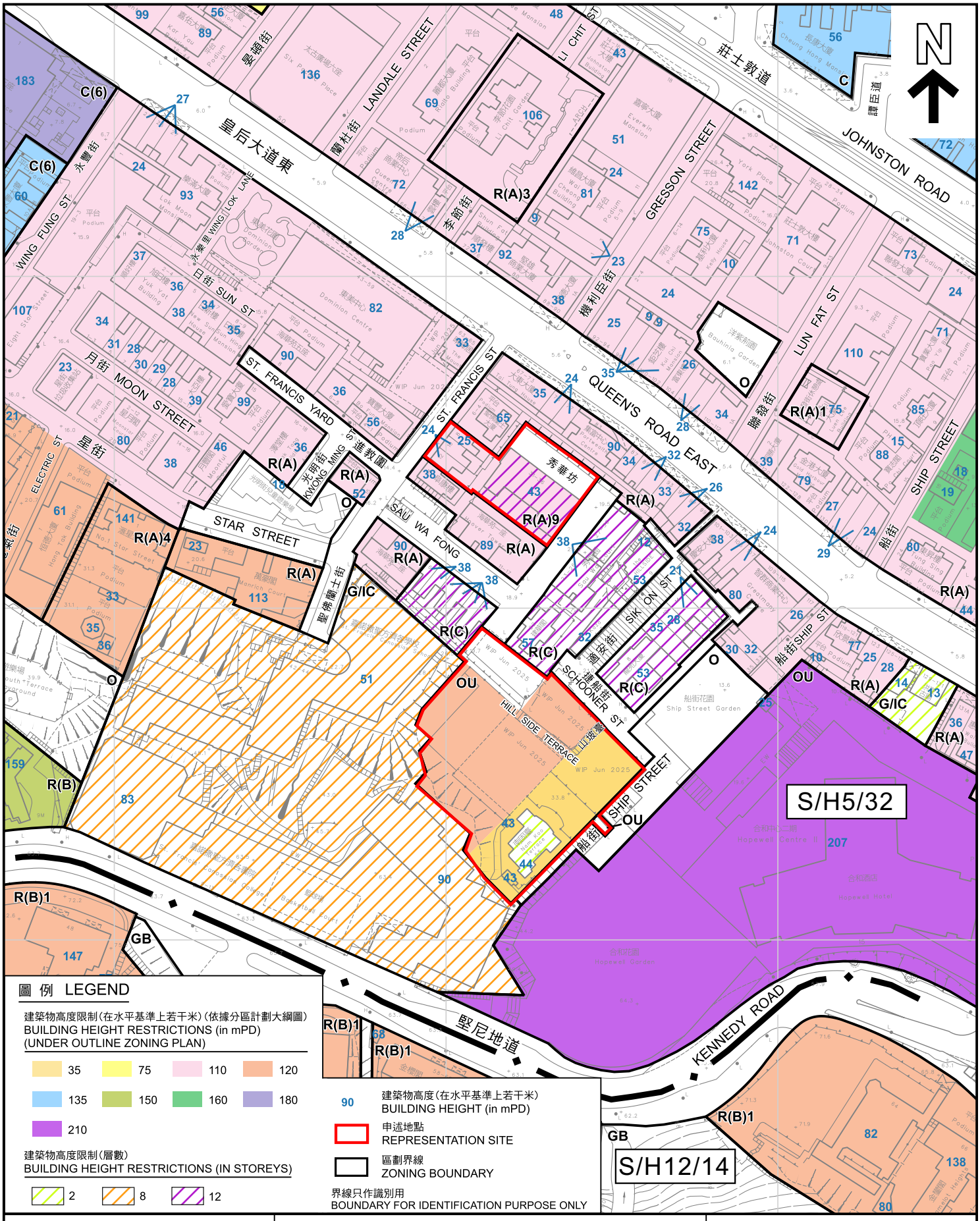


圖 例 LEGEND

建築物高度限制(在水平基準上若干米)(依據分區計劃大綱圖)
BUILDING HEIGHT RESTRICTIONS (in mPD)
(UNDER OUTLINE ZONING PLAN)

35 | 75 | 110 | 120
135 | 150 | 160 | 180
210

建築物高度限制(層數)
BUILDING HEIGHT RESTRICTIONS (IN STOREYS)

2 | 8 | 12

90 建築物高度(在水平基準上若干米)
BUILDING HEIGHT (in mPD)

申述地點
REPRESENTATION SITE

區劃界線
ZONING BOUNDARY

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年11月6日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 6.11.2025
BASED ON SURVEY SHEET No.
11-SW-14B

現有建築物高度及大綱圖下建築物高度限制
EXISTING BUILDING HEIGHT AND BUILDING HEIGHT RESTRICTIONS UNDER OZP

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

SCALE 1 :1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 7

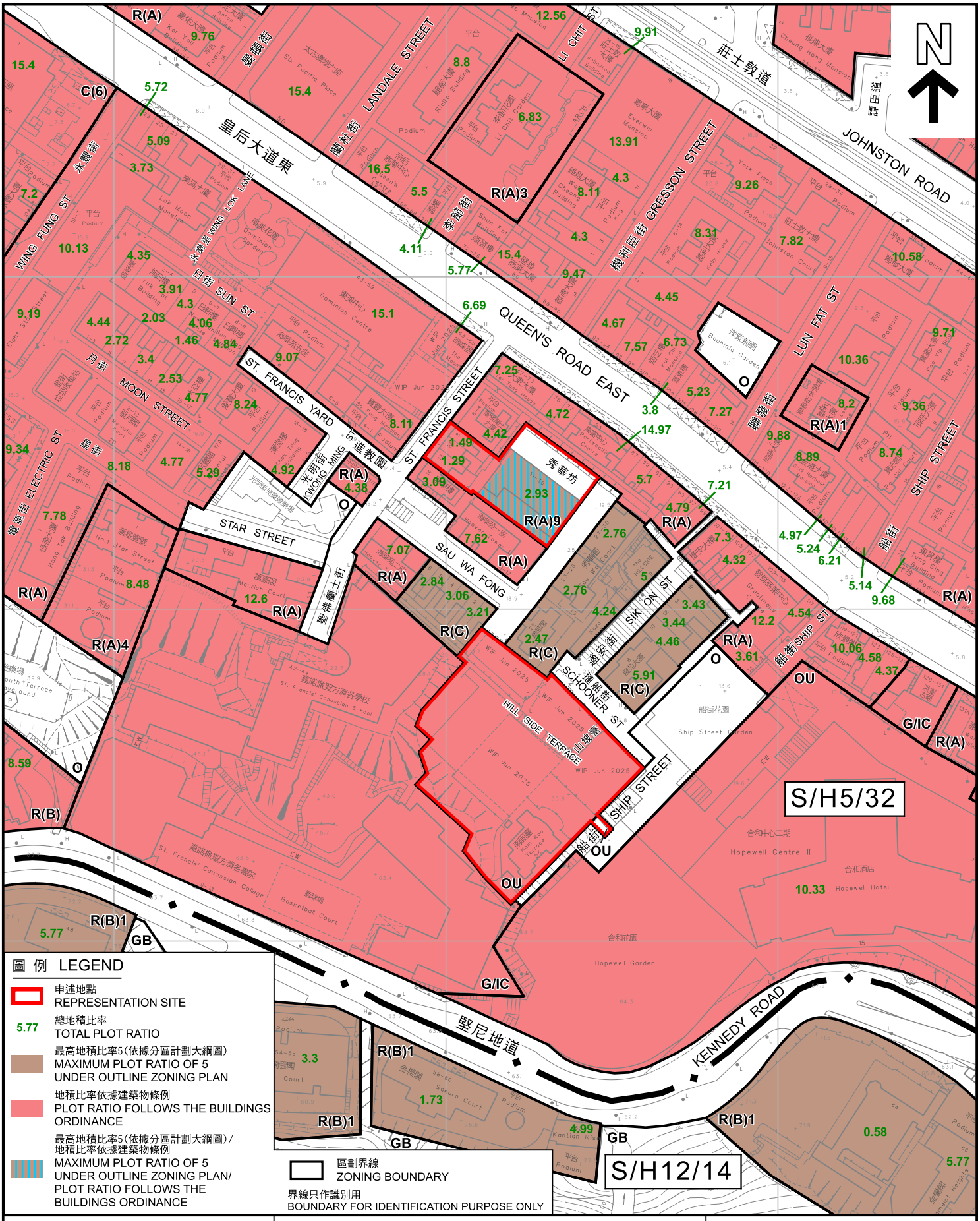


圖 例 LEGEND

- 申述地點 REPRESENTATION SITE
- 5.77 總地積比率 TOTAL PLOT RATIO
- 最高地積比率5(依據分區計劃大綱圖) MAXIMUM PLOT RATIO OF 5 UNDER OUTLINE ZONING PLAN
- 地積比率依據建築物條例 PLOT RATIO FOLLOWS THE BUILDINGS ORDINANCE
- 最高地積比率5(依據分區計劃大綱圖)/地積比率依據建築物條例 MAXIMUM PLOT RATIO OF 5 UNDER OUTLINE ZONING PLAN/ PLOT RATIO FOLLOWS THE BUILDINGS ORDINANCE
- 區劃界線 ZONING BOUNDARY

界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年11月6日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 6.11.2025
BASED ON SURVEY SHEET No.
11-SW-14B

現有地積比率及大綱圖下地積比率限制
EXISTING PLOT RATIO AND PLOT RATIO RESTRICTIONS UNDER OZP

就灣仔分區計劃大綱草圖編號S/H5/32
提出的申述個案編號R1-R38作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R38
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/32

SCALE 1 :1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
R/S/H5/32

圖 PLAN
H - 8