

2100016

This document is received on 20 JAN 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-1 號

代3

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H3/442
	Date Received 收到日期	20 JAN 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Grand Connaught Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Ove Arup & Partners Hong Kong Limited
奧雅納工程顧問

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	No. 92-103A Connaught Road West and No. 91, 99 and 101 Des Voeux Road West
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 1,878.805 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 28,182.075 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 ☐ About 約

1479.574

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34
(e) Land use zone(s) involved 涉及的土地用途地帶	"Commercial" ("C")
(f) Current use(s) 現時用途	The northern part of the Application Site (No. 92-103A Connaught Road West) is currently vacant. The southern part of the Application Site is occupied by a 10-storey building at No. 99-101 Des Voeux Road West and a 6-storey building at No. 91 Des Voeux Road West. (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」*。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」*的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」*郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☒ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用處，請填妥於附件的表格。

(i) For Type (i) Application 申請類別

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 第 (ii) 類			
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	 sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	 m 米	☐ About 約
	☐ Filling of land 填土		
	Area of filling 填土面積	 sq.m 平方米	☐ About 約
	Depth of filling 填土厚度	 m 米	☐ About 約
	☐ Excavation of land 挖土		
	Area of excavation 挖土面積	 sq.m 平方米	☐ About 約
	Depth of excavation 挖土深度	 m 米	☐ About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)			
(b) Intended use/development 有意進行的用途/發展			

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置		
	☐ Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(iv) For Type (iv) application 供 (iv) 用

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☒ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 120 mPD 米 (主水平基準上) to 至
About 136 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供 (v) 用

(a) Proposed use(s)/development
擬議用途/發展

Office/Other Commercial Uses that are always permitted in
Column 1 of the "Commercial" zone

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 28,182.075 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 15 ☐ About 約
- Proposed site coverage 擬議上蓋面積 11/F - 25/F - Not more than 65%
6/F - 10/F - Not more than 88%
G/F - 5/F - Not more than 92% ☒ About 約
- Proposed no. of blocks 擬議座數 92-103A Connaught Road West: 26
91, 99 & 101 Des Voeux Road West: 2 storeys 層
- Proposed no. of storeys of each block 每座建築物的擬議層數
☐ include 包括 storeys of basements 層地庫
(92-103A Connaught Road West) ☒ exclude 不包括 2 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 92-103A Connaught Road West: 136
91 Des Voeux Road West: 15
99 & 101 Des Voeux Road West: 13.5 mPD 米 (主水平基準上) ☒ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

Office/Other Commercial Uses that are always
 permitted in Column 1 of the "Commercial"
 zone - About 28,182.075 sq. m

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
92-103A Connaught Road West	B2/F-B1/F G/F	Driveway, RSMRC, Private Carparking, Plant Room Office/Other Commercial Uses that are always permitted in Column 1 of the "Commercial" zone, Driveway, Private Carparking, Plant Room
.....	 1/F	Office/Other Commercial Uses that are always permitted in Column 1 of the "Commercial" zone, Plant Room
.....	 2/F	Communal Garden, Plant Room
.....	 3/F-25/F	Office/Other Commercial Uses that are always permitted in Column 1 of the "Commercial" zone
91 Des Voeux Road West	 G/F	Office/Other Commercial Uses that are always permitted in Column 1 of the "Commercial" zone
.....	 1/F	Plant Room
99 & 101 Des Voeux Road West	 G/F-1/F	Office/Other Commercial Uses that are always permitted in Column 1 of the "Commercial" zone

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

..... 2/F of the 91 Des Voeux Road West and 99 & 101 Des Voeux Road West - Flat Roof and Landscape Area

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Year 2024

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

[illegible]

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	☐ Please provide details 請提供詳情 ☒																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 1,400 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 13.5 m 米 ☒ About 約 ☐																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 ☐</td> <td style="width: 10%;">No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
On environment 對環境	Yes 會 ☐	No 不會 ☒																															
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																															
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)																																	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supporting Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Yeung Wing Shan, Theresa

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director of Planning

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☐ Member 會員 / ☒ Fellow of 資深會員
☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 MRTPI, RPP

on behalf of
代表

Ove Arup & Partners Hong Kong Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

05/01/2020

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
	A/H3/442		
Location/address 位置/地址	No. 92-103A Connaught Road West and No. 91, 99 and 101 Des Voeux Road West 干諾道西92-103A號和德輔道西91,99及101號		
Site area 地盤面積	1,878.805 sq.m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq.m 平方米 ☐ About 約)		
Plan 圖則	Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 西營盤及上環分區計劃大綱核准圖編號 S/H3/34		
Zoning 地帶	"Commercial" ("C") "商業"		
Applied use/ development 申請用途/發展	Proposed Office/ Other Commercial Uses Always Permitted in Column 1 of the "Commercial" Zone Development 擬議辦公室/在「商業」地帶土地用途表的第一欄經常准許使用的其他商業用途發展		
(i) 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 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	28,182.075 ☒ About 約 ☐ Not more than 不多於	15 ☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		136 mPD 米(主水平基準上) ☐ (Not more than 不多於)
		26 Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☒ Exclude 不包括 ☐ Carport 停車間 2 ☒ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	11/F - 25/F – Not more than / 不多於 65% 6/F - 10/F – Not more than / 不多於 88% ☐ About 約 G/F - 5/F – Not more than / 不多於 92%	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	66
	Private Car Parking Spaces 私家車車位	65
	Motorcycle Parking Spaces 電單車車位	-
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	-
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	-
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	-
	Others (Please Specify) 其他 (請列明)	-
	Car Parking Space for Disabled Person	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位	-
	Coach Spaces 旅遊巴車位	-
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Medium Goods Vehicle Spaces 中型貨車車位	-
	Heavy Goods Vehicle Spaces 重型貨車車位	-
	Others (Please Specify) 其他 (請列明)	-

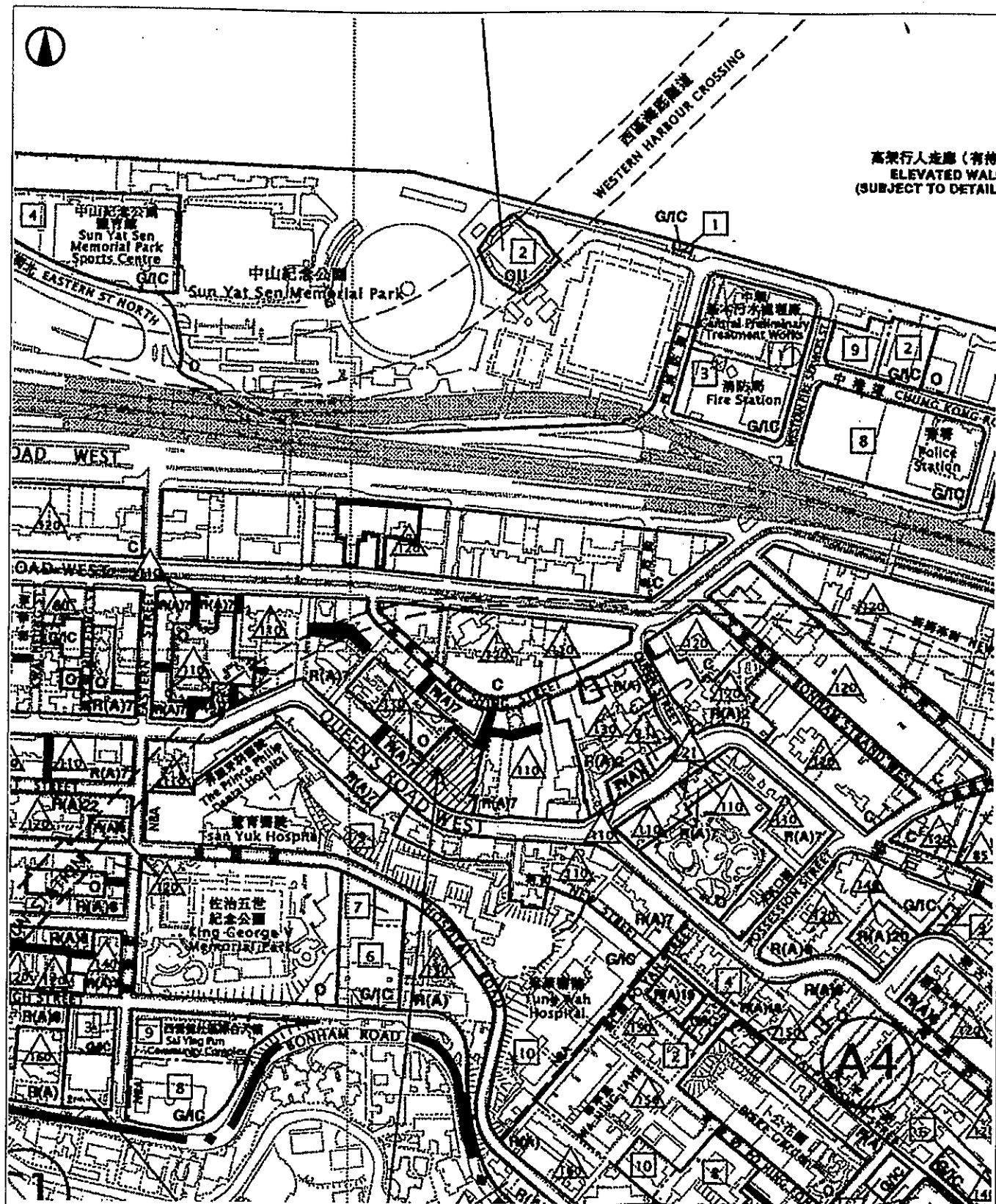
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他 (請註明)	☐	☒
Pedestrian Circulation and Access Diagram		
Planned Pedestrian Facilities for Proposed Development		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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。



LEGEND



Application Site

ZONING

C	Commercial
G/C	Government, Institution or Community
O	Open Space
OU	Other Specified Uses
R(A)	Residential (Group A)

R(A)2	Residential (Group A)2
R(A)3	Residential (Group A)3
R(A)7	Residential (Group A)7
R(A)8	Residential (Group A)8
R(A)18	Residential (Group A)18
R(A)19	Residential (Group A)19
R(A)22	Residential (Group A)22

Figure No.

Scale

Figure Title

Location Plan

1

ARUP

Date

Jan 2021

Source

Extracted from the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (No. S/H3/34)

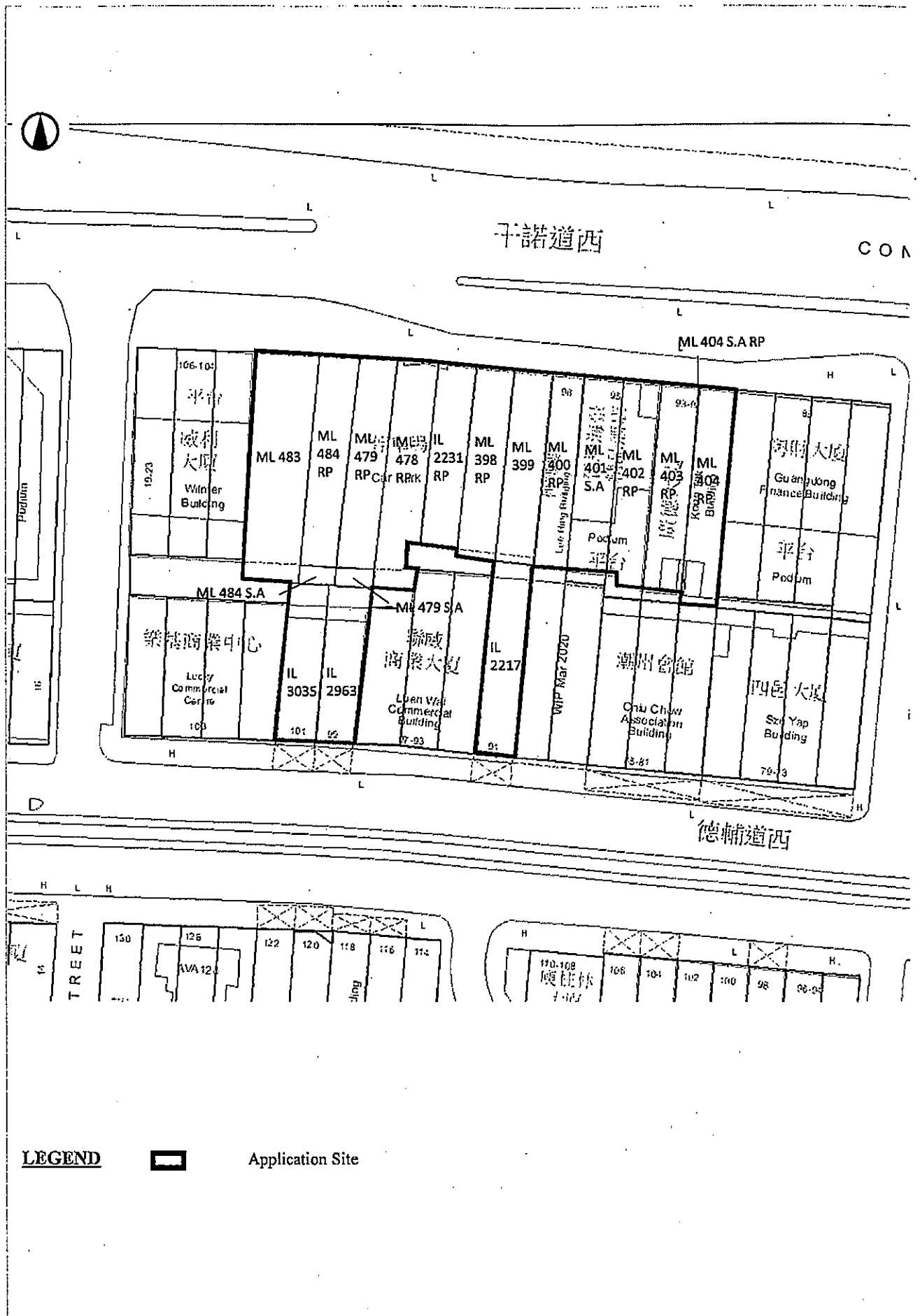


Figure No. 2	Scale -	Figure Title Lot Index Plan
ARUP	Date Jan 2021	Source -

Your ref

Our ref 277131/00/WTY/MYNLYSDT/04237

ARUP

**By Post, Fax (2877 0245) and Email
(tpbpd@pland.gov.hk)**

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong
t +852 2528 3031
f +852 2779 8428
d +852 2268 3721
theresa.yeung@arup.com
www.arup.com

27 January 2021

Dear Sir/Madam,

**S16 Planning Application for
Proposed Minor Relaxation of Building Height Restriction for Proposed Office,
Shop and Services and Eating Place at "Commercial" zone at No. 92-103A
Connaught Road West and No. 91, 99 & 101 Des Voeux Road West**

Technical Clarifications and Submission of Replacement Pages

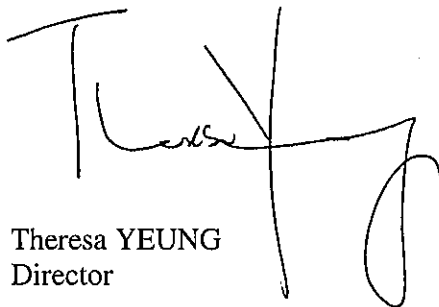
As requested by the District Planning Office of Planning Department, we would like to take this opportunity to clarify that the proposed use for the captioned application should be "Proposed Office, Shop and Services and Eating Place", which is applicable to the full set of planning application submitted.

We hereby submit the relevant replacement pages to the Application Form (**Attachment A**) and the updated Proposed Development Layout (**Attachment B**) and for your consideration.

We sincerely seek for the favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms Natalie LEUNG at 2268 3612 or our Mr Derek TSANG at 2908 4909.

Yours faithfully



Theresa YEUNG
Director

- Encl.
- Attachment A – Replacement Pages for the Application Form
 - Attachment B – Updated Proposed Development Layout

Attachment A

Replacement Pages for the Application Form

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☒ Building height restriction 建築物高度限制
 From 由m 米 to 至 m 米
 From 由 120 mPD 米 (主水平基準上) to 至
 About 136 mPD 米 (主水平基準上)
 From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Office, Shop and Services and Eating Place

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積

28,182.075

..... sq.m 平方米

☒ About 約

Proposed plot ratio 擬議地積比率

15

☐ About 約

Proposed site coverage 擬議上蓋面積

11/F - 25/F - Not more than 65%
6/F - 10/F - Not more than 88%
G/F - 5/F - Not more than 92%

☒ About 約

Proposed no. of blocks 擬議座數

92-103A Connaught Road West: 26

Proposed no. of storeys of each block 每座建築物的擬議層數

91,99&101 Des Voeux Road West: 2 storeys 層

☐ include 包括 storeys of basements 層地庫

(92-103A Connaught Road West) ☒ exclude 不包括 2 storeys of basements 層地庫

92-103A Connaught Road West: 136

91 Des Voeux Road West: 15

99&101 Des Voeux Road West: 13.5

Proposed building height of each block 每座建築物的擬議高度

..... mPD 米 (主水平基準上) ☒ About 約
 m 米 ☐ About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☒ office 辦公室 27,723.483 sq. m 平方米 ☒ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)
政府、機構或社區設施☒ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

Eating Place / Shop and Services

About 458.592 sq. m

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
92-103A Connaught Road West	B2/F-B1/F G/F 1/F 2/F 3/F-25/F	Driveway, RSMRC, Private Carparking, Plant Room Office, Eating Place / Shop and Services, Driveway, Private Carparking, Plant Room Office, Eating Place / Shop and Services, Plant Room Communal Garden, Plant Room Office
91 Des Voeux Road West	G/F 1/F	Eating Place / Shop and Services Plant Room
99 & 101 Des Voeux Road West	G/F-1/F	Office

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

2/F of the 91 Des Voeux Road West and 99 & 101 Des Voeux Road West - Flat Roof and Landscape Area

Gist of Application 申請摘要

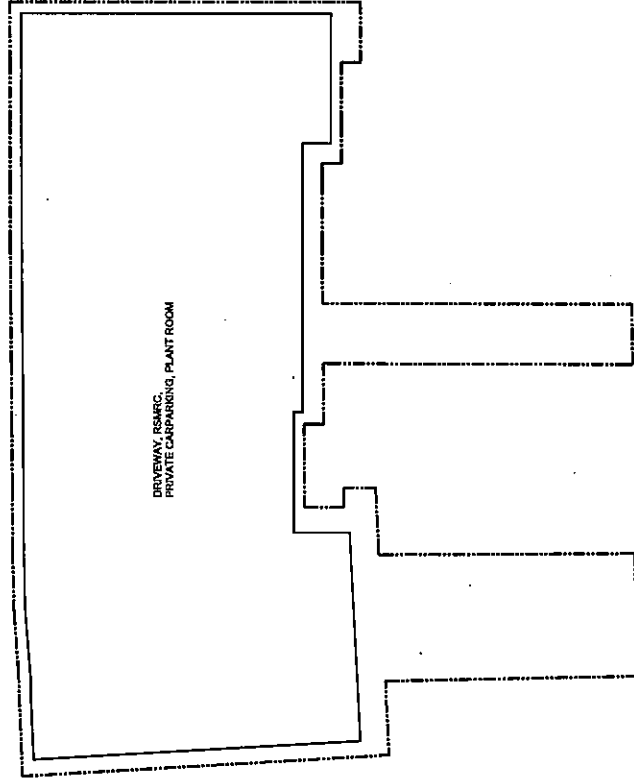
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	No. 92-103A Connaught Road West and No. 91, 99 and 101 Des Voeux Road West 干諾道西92-103A號和德輔道西91,99及101號		
Site area 地盤面積	1,878.805 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 西營盤及上環分區計劃大綱核准圖編號 S/H3/34		
Zoning 地帶	"Commercial" ("C") "商業"		
Applied use/ development 申請用途/發展	Proposed Office, Shop and Services and Eating Place 擬議辦公室、商店及服務行業和食肆		
(i) 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 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	28,182.075 ☒ About 約 ☐ Not more than 不多於	15 ☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

Attachment B

Updated Proposed Development Layout



DRIVEWAY, RSMRC,
PRIVATE CARPARKING, PLANT ROOM

LEGENDS

☐ APPLICATION SITE

Drawing Purpose

Project No. 16153 HK
Scale 1:500 @ A3
Issue Date 09 OCT 2020

Drawing Title

B1/B2 PLAN

Project Title

92-103A CONNAUGHT ROAD WEST
AND 91, 98 & 101 DES VOEUX ROAD
WEST COMMERCIAL BUILDING

Rev. Description

Drawn Checked Approved Date

16153 HK
A16153HK-MLP-002
Civil File No. -



RONALD LU
& PARTNERS

呂元梓 建築師事務所

Rev. Description

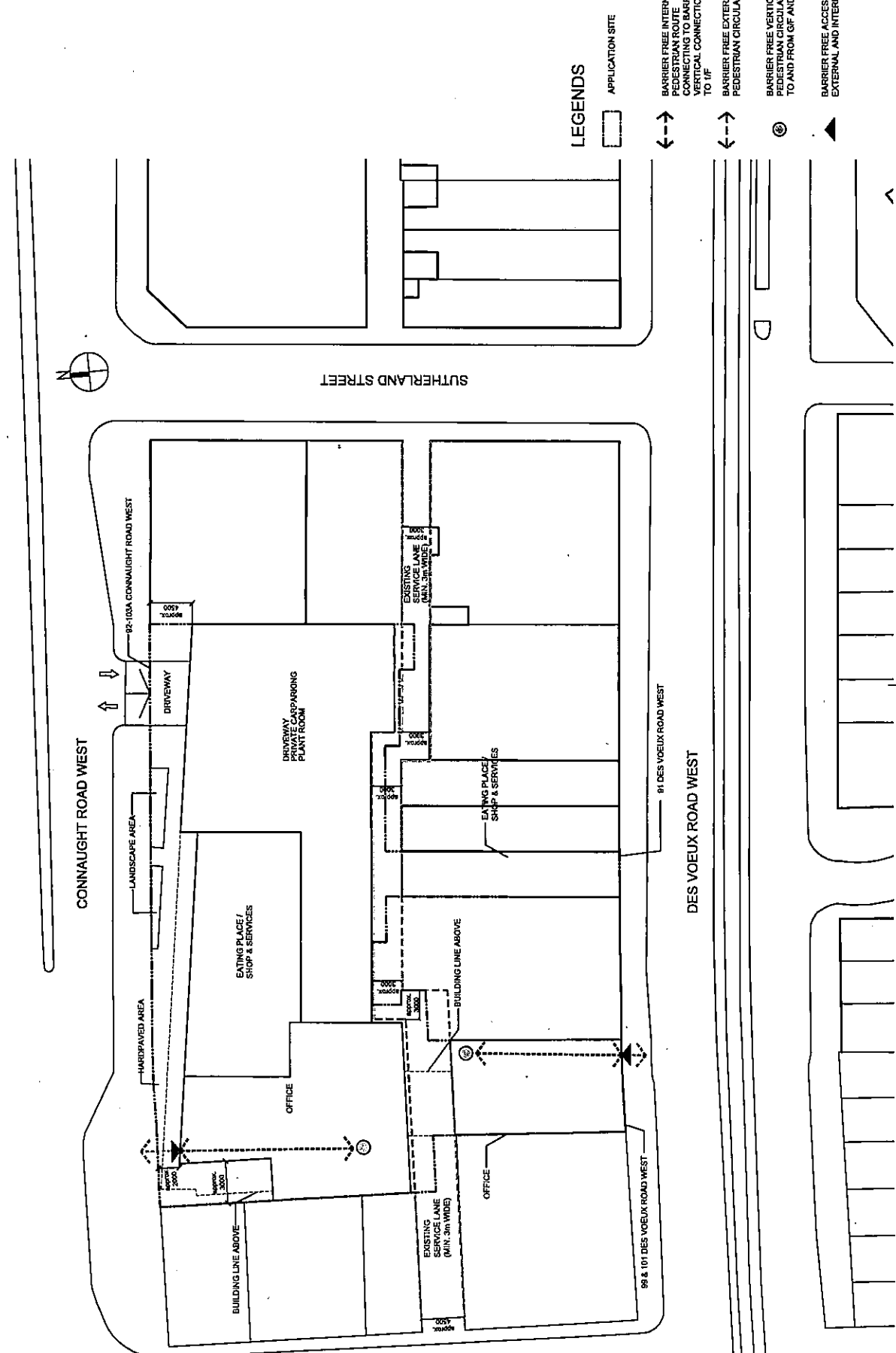
Drawn Checked Approved Date

16153 HK
A16153HK-MLP-002
Civil File No. -

Rev. Description

Drawn Checked Approved Date

16153 HK
A16153HK-MLP-002
Civil File No. -



LEGENDS

- APPLICATION SITE
- BARRIER FREE INTERNAL PEDESTRIAN ROUTE CONNECTING TO BARRIER FREE VERTICAL CONNECTION POINT TO 1/F
- BARRIER FREE EXTERNAL PEDESTRIAN CIRCULATION
- BARRIER FREE VERTICAL PEDESTRIAN CIRCULATION TO AND FROM GF AND 1/F
- BARRIER FREE ACCESS BETWEEN EXTERNAL AND INTERNAL AREA

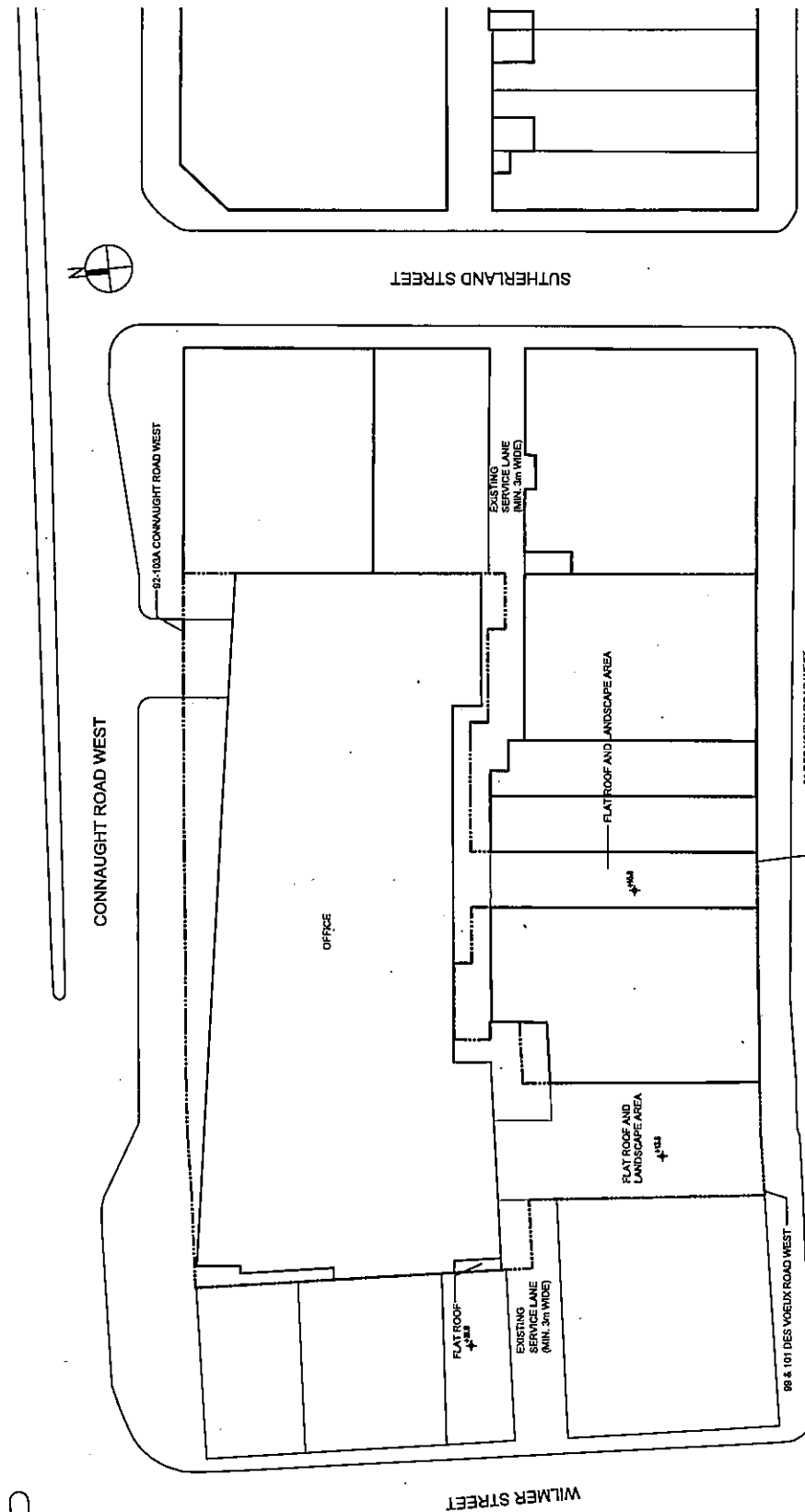
Project No. 16153 HK
 Drawing No. A/16153HK-MLP-003
 Scale: 1:500 @ A3
 Date: 09 OCT 2020

Project Title: 92-103A CONNAUGHT ROAD WEST AND 91, 99 & 101 DES VOEUX ROAD WEST COMMERCIAL BUILDING
 Drawing Title: G/F PLAN

RONALD LU & PARTNERS
 呂元祥建築師事務所

Rev. Description
 A. I. DRAFT MLP
 A. I. DRAFT MLP
 B. I. DRAFT MLP

Rev.	Description	Drawn	Checked	Approved	Date
A	I. DRAFT MLP	I. DAM	I. LEC	I. KW	09 OCT 20
B	I. DRAFT MLP	I. DAM	I. LEC	I. KW	06 NOV 20
C	I. DRAFT MLP	I. DAM	I. MAL	I. KW	22 JAN 21



LEGENDS

APPLICATION SITE

Project No.	16153 HK	Scale	1:500 @ 1/3	Drawing Purpose
Drawing No.	A/16153HK-MLP-006	Issue No.	06 OCT 2020	
Drawn By		Check By		
Drawn Date		Check Date		

Project Title	92-103A CONNAUGHT ROAD WEST AND 91, 99 & 101 DES VOEUX ROAD WEST COMMERCIAL BUILDING	Drawing Title	3-15/F PLAN
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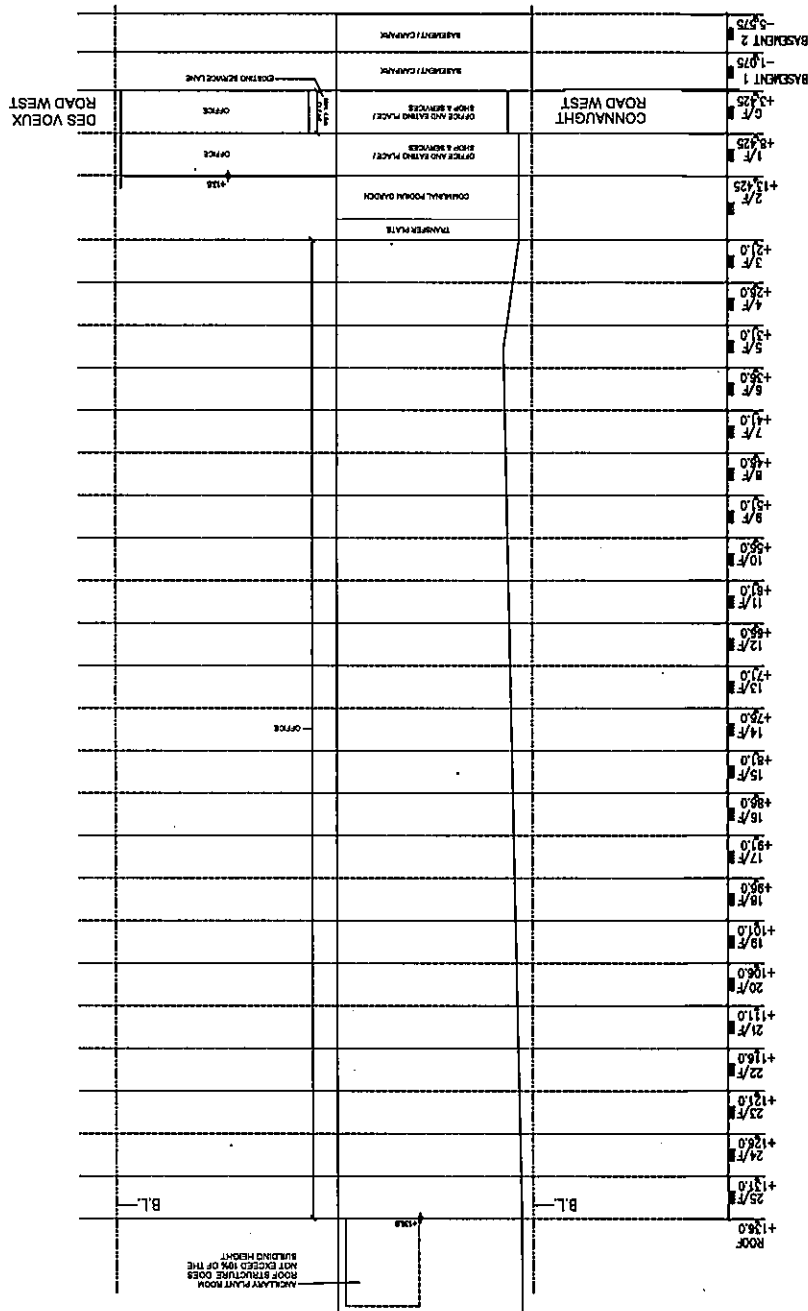
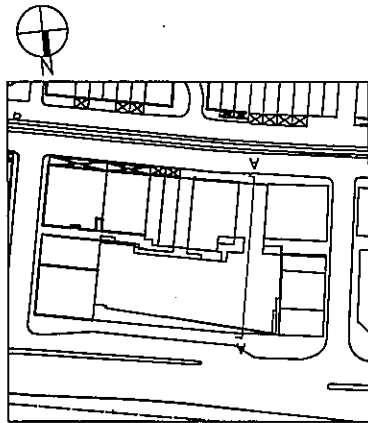
RONALD LU & PARTNERS
呂元祥建築師事務所

Rev.	Description	Drawn	Checked	Approved	Date
1	16153 HK	IL	IL	IL	09 OCT 20
2	16153 HK	IL	IL	IL	06 NOV 20
3	16153 HK	IL	IL	IL	122 JAN 21

Rev.	Description	Drawn	Checked	Approved	Date
1	16153 HK	IL	IL	IL	09 OCT 20
2	16153 HK	IL	IL	IL	06 NOV 20
3	16153 HK	IL	IL	IL	122 JAN 21

[illegible]

[illegible]



Project No. 16153 HK
Drawing No. A/16153-HK-MLP-009
Scale 1:500 / 1:5
Date 09 OCT 2020

Project Title
92 - 103A CONNAUGHT ROAD WEST
AND 91, 99 & 101 DES VOEUX ROAD
WEST COMMERCIAL BUILDING
SECTION AA

RONALD LU
& PARTNERS
呂元祥建築師事務所

Scale of measurement on
this drawing is 1:500
The drawing is to be used in
connection with the
proposed development
and is not to be used for
any other purpose
without the written consent of
the architect

Rev.	Description	Drawn	Checked	Approved	Date
1	DRAFT MLP	IDAM	ILEC	KW	09 OCT 20
2	DRAFT MLP	IDAM	ILEC	KW	09 NOV 20
3					
4					
5					

Your ref
Our ref 277131/00/WSY/MYNLYSDT/04244

ARUP

By Post, Fax (2877 0245) and Email
(tpbpd@pland.gov.hk)

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong
t +852 2528 3031
f +852 2779 8428
d +852 2268 3721
theresa.yeung@arup.com
www.arup.com

29 January 2021

Dear Sir/Madam,

**S16 Planning Application for
Proposed Minor Relaxation of Building Height Restriction for Proposed Office,
Shop and Services and Eating Place at "Commercial" zone at No. 92-103A
Connaught Road West and No. 91, 99 & 101 Des Voeux Road West**

Technical Clarifications and Submission of Replacement Pages

As requested by the District Planning Office of Planning Department, we would like to take this opportunity to clarify that the site coverage of the proposed development is as follow, which is applicable to the full set of planning application submitted:

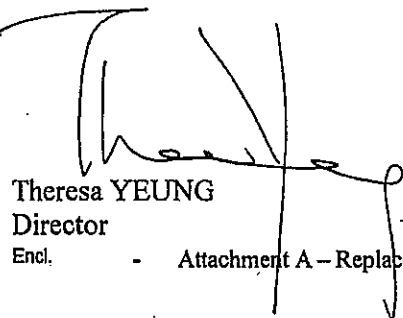
Height of building in metres from street level	Site coverage
Above 61m	Not more than 65%
33m - 61m	Not more than 88%
Below 33m	Not more than 92%

We hereby submit the relevant replacement pages to the Application Form (Attachment A) and for your consideration.

We sincerely seek for the favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms Natalie LEUNG at 2268 3612 or our Mr Derek TSANG at 2908 4909.

Yours faithfully



Theresa YEUNG
Director
Encl. - Attachment A – Replacement Pages for the Application Form

Attachment A

Replacement Pages for the
Application Form

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由120..... mPD 米 (主水平基準上) to 至
.....About 136..... mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Office, Shop and Services and Eating Place

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 28,182.075 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 15 ☐ About 約
- Proposed site coverage 擬議上蓋面積 Above 61m – Not more than 65% ☐ About 約
- Proposed no. of blocks 擬議座數 33m - 61m – Not more than 88% ☐ About 約
- Proposed no. of storeys of each block 每座建築物的擬議層數 Below 33m – Not more than 92%
92-103A Connaught Road West: 26
91,99&101 Des Voeux Road West: 2 storeys 層
☐ include 包括 storeys of basements 層地庫
(92-103A Connaught Road West) ☒ exclude 不包括 2 storeys of basements 層地庫
92-103A Connaught Road West: 136
91 Des Voeux Road West: 15
99&101 Des Voeux Road West: 13.5 mPD 米(主水平基準上) ☒ About 約
- Proposed building height of each block 每座建築物的擬議高度 m 米 ☐ About 約

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		136 mPD 米(主水平基準上) ☐ (Not more than 不多於)
		26 Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☒ Exclude 不包括 ☐ Carport 停車間 2 ☒ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	Above 61m – Not more than / 不多於 65% 33m - 61m – Not more than / 不多於 88% ☐ About 約 Below 33m – Not more than / 不多於 92%	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於

Your ref A/H3/442
Our ref 277131/01/WSTY/MYNL/YSDT/04734

ARUP

By Hand and Email (tpbpd@pland.gov.hk)

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

17 June 2022

Dear Sir/Madam,



Level 5, Festival Walk
80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong
t +852 2528 3031
f +852 2779 8428
d +852 2268 3721
theresa.yeung@arup.com
www.arup.com

**S16 Planning Application for
Proposed Minor Relaxation of Building Height Restriction for Proposed Office,
Shop and Services and Eating Place at "Commercial" zone at No. 92-103A
Connaught Road West and No. 91, 99 & 101 Des Voeux Road West
(Planning Application No. A/H3/442)**

**Submission of the Consolidated Set of Supporting Planning Statement, Technical
Assessments and Submitted Further Information**

As requested by the District Planning Office of Planning Department, we are pleased to submit 70 hard copies of the consolidated set of Supporting Planning Statement with updated Technical Assessments (**Attachment A**) and submitted Cover Letters and Responses to Comments Tables (**Attachments B-J**) that have been already accepted by the Town Planning Board (TPB) earlier for your consideration.

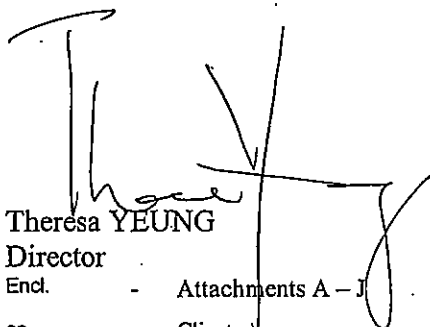
In response to comments given by the District Planning Office of Planning Department on 15 June 2022, we would like to clarify that the 8% voluntary full-height setback facing Connaught Road West indicated on the Planning and Design Merits (Layout Plan) (**Figure 11** of the Supporting Planning Statement refers) is to fulfil the requirement under PNAP APP-132, and the minimum and maximum width of the setback from the site boundary facing Connaught Road West is about 3.1m and about 4.5m respectively.

Please note that this submission only serves as a consolidated version of previous further information submissions already accepted by TPB and has not involved any new information/findings of technical assessments nor changing the scheme, hence the submission should be exempted from the publication and recounting requirements.

We sincerely seek for the favourable consideration from the Town Planning Board to approve the captioned S16 Planning Application.

Should you have any queries, please contact the undersigned or our Ms Natalie LEUNG at 2268 3612 or our Mr Derek TSANG at 2908 4909.

Yours faithfully



Theresa YEUNG
Director

Encl.

- Attachments A – J

cc

- Client
- Mr. CHOW Man Hong, Mann, District Planning Officer/HK, PlanD (mmhchow@pland.gov.hk)
- Miss TONG Karmin, Senior Town Planner/HK 4, PlanD (ktong@pland.gov.hk)
- Ms. LUK Lok Yin, Natalie, Town Planner/HK 11, PlanD (nlyluk@pland.gov.hk)

5-1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210209-133334-16244
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	09/02/2021 13:33:34
有關的規劃申請編號 The application no. to which the comment relates: A/H3/442	
「提意見人」姓名/名稱 Name of person making this comment:	上環及西營盤分區委員會委員
意見詳情 Details of the Comment:	
反對: 除非承諾增建的樓宇面積能以低於市場租值租給NGO.	

tpbpd@pland.gov.hk

5-2

寄件者:

寄件日期: 2021年02月20日星期六 13:00

收件者: tpbpd@pland.gov.hk

主題: Building site opposite Sun Yat Sen Memorial Park

附件: 20210220_113010.jpg

Unlike all Official Government Notice, the above notice was laid on the pavement along the tramway. It was by chance I saw it and took the time to read it by bending down, only 2 days before the deadline!

Still, there is little one can propose, and least to object. There is no clue as to what 'Minor Relaxation of Height' means. What is the permitted height and the new proposed one?

What concerns the neighborhood most is that it will not create a 'Monster Building' after completion, and that it will allow enough space for pavement as the Sun Yat Sen Memorial Park is just opposite.

Thank you for your attention.

207/34/8

5-2附力。

To = Town Planning Board
Re = Construction Site opposite
Sun Yat Sen Memorial Park

Unlike all Official Government Notice, the above Notice was laid on the pavement along the tramway. It was by chance I saw it and took the time to read by bending down, only 2 days before the deadline!

Still, there is little one can propose, and least to object. There is no clue as to what "Minor Relaxation of Height" means. What is the permitted height and the new proposed one?

What concerns the neighbourhood most is that it will not become a "Monster Building" when completed, and that it will allow enough space for pavement area, as the Sun Yat Sen Memorial Park is just opposite.

Thank you for your attention.

Sylvia Do

21-2-2021

[illegible]

5-3

tpbpd@pland.gov.hk

收件者:

寄件日期:

收件者:

主題:

2021年02月21日星期日 4:21

tpbpd

A/H3/442 92-103A Connaught Road West and 91, 99 & 101 Des Voeux Road West

A/H3/442

92-103A Connaught Road West and 91, 99 & 101 Des Voeux Road West, Sheung Wan

Site area : About 1,878.805sq.m

Zoning : "Commercial"

Applied development : 3 Blocks / PR 15 / 136mPD / SC 92% / 67 Vehicle Parking

Dear TPB Members,

Strongly object. When the OZP was approved the intention was a cascade effect with lower towers on the front row to allow for penetration of air and natural light to the buildings at the back.

Providing better streetscape and pedestrian level comfort : while the developer mentions set back, this is nothing compared to the significant setback of the existing building above the podium, so certainly no community gain. A few planters on the pavement will certainly do nothing to improve the air quality of Connaught Road. The building will be full on wall effect. In addition the service lane at the back will be impacted as linking the buildings will block the penetration of sunlight, a very important element in keeping these lanes hygienic.

Communal garden on 2/F, who would bother to go up two floors to sit there when Sun Yat Sen park is across the road? Serve as a focal point, who writes these things? Green Wash, and lets not go into the green vertical wall. There are now many examples of these dried out withered props around town.

Providing additional pedestrian connection for the public : he site is part of a short block, why would anyone bother to go through the building when they can use Wilmer or Sutherland Street? And any gain would only be short term. Clearly filling in the two narrow strips on both sides of Luen Wai Building is a stop gap until that building is acquired and the 3 lots are redeveloped together.

There is no justification for the relaxation of building height. In fact if the 'communal garden' is removed and a few metres deducted elsewhere, the already generous 120mPD can be achieved. What the public wants is to see the sky and feel the wind not additional wall effect.

Mary Mulvihill

5-4

Planning Application Review

Reference Number:

210223-155137-37902

提交限期

Deadline for submission:

23/02/2021

提交日期及時間

Date and time of submission:

23/02/2021 15:51:37

有關的規劃申請編號

The application no. to which the comment relates:

A/H3/442

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 鄭麗琼

意見詳情

Details of the Comment :

1) 這地方是臨海的建築物重建後是否受分區計劃大綱核准範圍內的規限?
2) 擬議放寬建築物高度有沒有受道路後移 (set back) 的原因導致需要放寬高度限制?
3) 如果沒有公眾分享及需要的用地, 反對放寬建築物高度限制因為擔心形成屏風風效。

公眾諮詢及收集意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-161252-58054
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 16:12:52
有關的規劃申請編號 The application no. to which the comment relates: A/H3/442	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. KAM NAI WAI
意見詳情 Details of the Comment:	
由於大廈建於臨近海傍，設計也嚴重影響附近樓宇的景觀及通風。因此反對放寬任何的高度限制。	

公眾諮詢及收集意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-170356-83709
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 17:03:56
有關的規劃申請編號 The application no. to which the comment relates: A/H3/442	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 中西區區議員黃永志
意見詳情 Details of the Comment:	
本人反對提高高度上限。 區內樓宇眾多，一旦在干諾道西一帶的樓宇放寬高度限制，內街諸如德輔道西、皇后大道西等的樓宇受到更惡劣的空間質素影響。 同時，放寬會進一步影響維港景觀，令香港失色。	

就規劃申請/發展建議提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-182720-84127
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 18:27:20
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 葉錦龍
意見詳情 Details of the Comment :	
本人反對本申請放寬高度限制，因為申請人提交之設計反映於該處建造屏風樓會大大影響附近景觀、德輔道西及大道西大廈的通風和日照權，故此反對本項申請。	

就規劃申請/發展建議提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-184509-20088
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 18:45:09
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss. Yam Ka Yi
意見詳情 Details of the Comment :	
反對德輔道西91，99，101號及干諾道西91-103A 申請放寬高度限制	

註冊規劃師/專業人士提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-195638-07712
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 19:56:38
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Kam Li
意見詳情 Details of the Comment:	作為在附近居住多年的居民，我反對這項計劃，附近的中山公園環境優美，是區內少數的綠化和開放康樂設施，是一家大小的好去處，工程會帶來景觀上、固體和空氣的污染，對區內造成影響。 另外，這建築物會為造成屏風效應，對區內居民和該區造成深遠的影響，令空氣污染變差，不合乎可持續發展的方向。西營盤為香港的老區，多老人家居住，這項發展會對他們的影響造成不可挽回的影響。 西營盤是老區，都市承载力低，配套设施不足，未必能承載新大廈帶來的人流。

註冊規劃師/專業人士提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-195753-55193
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 19:57:53
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. KK Kwok
意見詳情 Details of the Comment:	區內已有不少很高的建築物，故反對放寬高度限制至136米。

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 規劃局申請/發展局意見 Making Comment on Planning Application / Review

參考編號
 Reference Number: 210223-195938-77623

提交限期
 Deadline for submission: 23/02/2021

提交日期及時間
 Date and time of submission: 23/02/2021 19:59:38

有關的規劃申請編號
 The application no. to which the comment relates: A/H3/442

「提意見人」姓名/名稱
 Name of person making this comment: 女士 Ms. Chau

意見詳情
 Details of the Comment :

反對放寬至136米，因為上環西營盤一帶已經空氣污濁，加上放寬會破壞維多利亞港景觀

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 規劃局申請/發展局意見 Making Comment on Planning Application / Review

參考編號
 Reference Number: 210223-204106-23614

提交限期
 Deadline for submission: 23/02/2021

提交日期及時間
 Date and time of submission: 23/02/2021 20:41:06

有關的規劃申請編號
 The application no. to which the comment relates: A/H3/442

「提意見人」姓名/名稱
 Name of person making this comment: 小姐 Miss S Yeung

意見詳情
 Details of the Comment :

反對建屏風樓係西營盤。

觀摩申請/提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-212208-52246
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 21:22:08
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Cherry Wong Central & Western District Councillor
意見詳情 Details of the Comment :	I object to this application. The odd number of Des Voeux Rd West is nearest to the sea, their height directly affects the view and ventilation of inland buildings. It is not necessary to relax the building height to let the applicant to earn more. The living environment of nearby residents should have priority over commercial interest.

觀摩申請/提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-214236-37332
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 21:42:36
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Amy Yuan
意見詳情 Details of the Comment :	位處於干諾道最當風位置，一旦批准加建，內街將更被擠壓空氣流通！至於全玻璃幕牆，一旦老化失修，玻璃容易碎下，危險途人。根據聯合國的統計，世界上40%的能源消耗都來自此類建築物！

15. 意見書/提議/建議/提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-220910-45783
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 22:09:10
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Martina
意見詳情 Details of the Comment:	
反對屏風樓。	

16. 意見書/提議/建議/提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-222554-86403
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 22:25:54
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. 伍凱欣
意見詳情 Details of the Comment:	
本人反對放寬任何高度限制，由於大廈的位置臨近海傍，其設計嚴重影響附近樓宇的通風及景觀。	

公眾諮詢/公聽會/公眾展覽 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-233349-93651
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 23:33:49
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss C. Lai
意見詳情 Details of the Comment :	屏風樓將影響空氣流通及維港景觀我亦已交意見，反對放寬高度限制。

公眾諮詢/公聽會/公眾展覽 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210223-234021-72874
提交限期 Deadline for submission:	23/02/2021
提交日期及時間 Date and time of submission:	23/02/2021 23:40:21
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Chow
意見詳情 Details of the Comment :	為免影響上環內街一帶的空氣質素、通風、日照以及景觀，反對上環干諾道西92至103A號及德輔道西91、99、101號地盤放寬建築物高度限制之申請

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tobpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2021年02月18日 星期四 17:27
 收件者: tobpd@pland.gov.hk
 主旨: Planning application # A/H3/442

你們好，

對於从土地用途建議轉用作香港交通博物館。

原先規劃用作商業等用途在附近地方已很多，用作交通博物館在全港似乎沒有，交通博物館用作收藏介紹在香港為主出現的交通工具如巴士貨車的士電車等，也算是香港歷史一部分。

香港民間已有一些私人收藏並能行走而頗具歷史價值的巴士的士等收藏品，如能有一地點集中給市民可以欣賞，又或者在一些節日舉辦交通巡遊，當中可以有些外地車輛吸引本地和外國遊客。外國有一些城市有此做法而且很成功。

選擇此地點其中一好處是鄰近電車路軌，具特色的電車可在興建一小段電車路軌後就可自如地派車來往場地。

與其興建一些已很多又沒有特式的商業或飲食建築物，把地段用作交通博物館相信不只為附近社區亦可為全香港帶來前所未有的喜悅和意義，相信亦是不小香港市民的期盼。

香港居民鄧英法

就規劃申請/覆核後提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number: 210413-112123-40729

提交限期

Deadline for submission: 16/04/2021

提交日期及時間

Date and time of submission: 13/04/2021 11:21:23

有關的規劃申請編號

The application no. to which the comment relates: A/H3/442

「提意見人」姓名/名稱

Name of person making this comment: 先生 Mr. 李先生

意見詳情

Details of the Comment:

我是住在附近的街坊，如樓宇過高會影響空氣流通，空氣質量變差，如再加上多部大型冷氣機更為嚴重

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210413-134238-91538
提交限期 Deadline for submission:	16/04/2021
提交日期及時間 Date and time of submission:	13/04/2021 13:42:38
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Cheung
意見詳情 Details of the Comment:	
放寬高度限制，報告內容未能正面回應對周邊環境的影響，令人對影響存疑，例如景觀，視覺，陽光，風向等。 本人覺我負面影響比正面影響大，不能對公眾規劃有任何增益，包括但不限於環保，舒適度，等，並造成屏風效應	

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210413-134529-70258
提交限期 Deadline for submission:	16/04/2021
提交日期及時間 Date and time of submission:	13/04/2021 13:45:29
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Yuen
意見詳情 Details of the Comment:	
I oppose the proposal to relax the height restriction. I live in the neighbourhood and having more taller buildings on the seafont area will block air circulation, worsen global warming and create more demand for transport and hence more traffic on the main road that is already suffering from serious traffic jam.	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

210415-162119-32682

Reference Number:

提交限期

16/04/2021

Deadline for submission:

提交日期及時間

15/04/2021 16:21:19

Date and time of submission:

有關的規劃申請編號

A/H3/442

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Chan Ka Pui

Name of person making this comment:

意見詳情

Details of the Comment:

就上環干諾道西92至103A號及德輔道西91、99及101號申請放寬高度限制，本人欲提出以下意見。

香港地小人多，似乎放寬高度限制是發展必然的定律。本人居住中上環多年，深明此乃集商業大廈及住宅大廈於一身之區域。以我所居住之大廈為例，在我6歲遷入時，單位可以飽覽維港海景，但隨著前棟又一棟新落成的大廈越建越高，漸漸可以看到海景的範圍越縮越窄，直至近十年已建完全看不到海。而且，當中最高層的地盤中環中心，其玻璃幕牆往往於黃昏時分把陽光反射進我的單位，令到本來座向並非向西亦頗受西斜困擾。相信這是商業大廈與住宅大廈並存之常見問題而又往往被發展商所忽略的。希望當局考慮放寬建築物高度限制之同時，可以多為居民設想，謝謝。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

210413-205024-69322

Reference Number:

提交限期

16/04/2021

Deadline for submission:

提交日期及時間

13/04/2021 20:50:24

Date and time of submission:

有關的規劃申請編號

A/H3/442

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Wong

Name of person making this comment:

意見詳情

Details of the Comment:

屏風效應，阻擋空氣流通，玻璃外牆，嚴重影響區內住宅戶，缺乏私隱。

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210416-160034-95089
提交限期 Deadline for submission:	16/04/2021
提交日期及時間 Date and time of submission:	16/04/2021 16:00:34
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	中西區區議會
意見詳情 Details of the Comment:	中西區區議會在二〇二一年三月二十五日舉行的第八次會議上，曾討論「反對放寬上環干諾道西商業大廈的高度限制至136米mPD（主水平基準上）」（中西區區議會文件第38/2021號）的議題，並通過下列動議： 動議 中西區區議會反對城市規劃委員會規劃申請編號A/H3/442（地點：干諾道西92至103A和德輔道西91、99及101號）及反對放寬計劃中興建商業大廈的高度限制由120米提升至136米，因為這會破壞區內自然通風及景觀。 （由甘乃威議員提出，伍凱欣議員及鄭麗琼議員和議。） 動議結果 經投票後，動議獲得通過： （9票贊成：鄭麗琼議員、甘乃威議員、張啟昕議員、伍凱欣議員、吳兆康議員、葉錦龍議員、彭家浩議員、黃永志議員、任嘉兒議員） （0票反對） （0票棄權）

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	210416-191608-37937
提交限期 Deadline for submission:	16/04/2021
提交日期及時間 Date and time of submission:	16/04/2021 19:16:08
有關的規劃申請編號 The application no. to which the comment relates:	A/H3/442
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 甘乃威
意見詳情 Details of the Comment:	本人為甘乃威，由1994年當選中西區上環區區議員至今。 本人強烈反對申請者建議放寬干諾道西 92 至 103A 和德輔道西 91.99 及 101 號地盤的高度限制至水平基準136米。 城市規劃委員會近年規劃該區增設發展的高度限制，主要因為中西區海傍一帶均過度的發展，不單止是保護景觀及自然通風，過度的發展加重區內的交通擠塞及行人的過路安全。 如果城規會容許發展商放寬一個地盤的高度發展限制，也會令其他發展計劃仿效，這會完全失卻城規會保護社區的原意。 申請者最新的資料當中有關交通的情況也令人憂慮，將樓宇的停車場出入口放置在于諾道西，上址為主要幹道，日間經常交通擠塞，而發展計劃鄰近大型的中山公園旁，公園遊人及行人眾多在上址的干諾道西經過，停車場的出入口設計對行人造成嚴重影響，也加重交通流量的負荷。 申請人提交的最新的樓宇模擬高度相片，也是未能夠反映出增加的高度對附近環境的影響，令人有誤導的感覺。 本人收到近三十位區內居民的「一人一信」反對放寬該申請高度限制的意見書。居民就交通、空氣流動，以至影響景觀提出意見。 而中西區區議會在2021年3月25日的區議會大會會議中，通過以下的動議： 「中西區區議會反對城市規劃委員會規劃申請編號 A/H3/442(地點：干諾道西 92 至 103A 和德輔道西 91.99 及 101 號)及反對放寬計劃中興建商業大廈的高度限制由 120 米提升至 136 米，因為這會破壞區內自然通風及景觀。」 希望城市規劃委員會反對申請編號A/H3/442放寬樓宇高度的限制。



香港中環統一碼頭道38號
海港政府大樓11樓

電 話： C&WDO
2852 3550
傳 真 號 碼： 3691 8024/2542 2696
電 子 郵 址： cwcadm@cwdc.had.gov.hk

Sq2 5-28

電郵信件

城市規劃委員會
秘書處

先生/女士：

二〇二一年三月二十五日
中西區區議會第八次會議

就城市規劃委員會規劃申請編號 A/H3/442 的意見

中西區區議會在二〇二一年三月二十五日舉行的第八次會議上，曾討論「反對放寬上環干諾道西商業大廈的高度限制至136米mPD（主水平基準上）」（中西區區議會文件第38/2021號）的議題；現按主席及議員的意見，將就城市規劃委員會規劃申請編號 A/H3/442 所通過的動議及提出的意見向城市規劃委員會反映，內容如下：

動議：

中西區區議會反對城市規劃委員會規劃申請編號 A/H3/442（地點：干諾道西 92 至 103A 和德輔道西 91.99 及 101 號）及反對放寬計劃中興建商業大廈的高度限制由 120 米提升至 136 米，因為這會破壞區內自然通風及景觀。

（由甘乃威議員提出，伍凱欣議員及鄭麗琼議員和議。）

動議結果

經投票後，動議獲得通過：

（9 票贊成： 鄭麗琼議員、甘乃威議員、張啟軒議員、伍凱欣議員、吳兆康議員、秦錦龍議員、彭家浩議員、黃永志議員、任嘉兒議員）

（0 票反對）

（0 票棄權）

中西區區議會秘書處 2021年5月28日

28-MAY-2021 16:57

58%

P.001

Sq2 5-27

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

210507-164707-36330

Reference Number:

提交限期

28/05/2021

Deadline for submission:

提交日期及時間

07/05/2021 16:47:07

Date and time of submission:

有關的規劃申請編號

A/H3/442

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Wong Weng Chi

Name of person making this comment:

意見詳情

Details of the Comment:

本人是中西區區議員黃永志，由於放寬高度限制，會令區內開始形成屏風效應，嚴重影響皇后大道西以及以上一帶的居民，所以本人反對放寬有關的高度限制。

主席及議員的意見重點如下：

- 有議員表示規劃署的回覆指申請「略為放寬」，建築物高度限制，但實際超出百分之十，他表示不清楚「真正放寬」為何，建築物高度限制又何須存在，又表示相信大部分議員不希望有龐然巨物的建築在區內興建，並提出上述動議；
 - 主席表示亦不同意一個舊區私人重建的樓宇高度增加超過百分之十，並不是「略為放寬」，並強調是項討論議題非常重要，影響到居民的生活及社區的福祉，又表示如果將來於干諾道西興建了很高的屏風樓建築物，擔心於上環較內陸居住的街坊，會因空氣來源受阻而導致不適氣。
- 有關議題的會議文件及會議紀錄(擬稿)的印錄，已夾附於附錄以供參考，懇請城市規劃委員會考慮上述動議及意見。如就上述事宜有任何查詢，請致電 2852 3550 與本人聯絡。

順祝工作愉快！

二〇二一年五月二十八日

副本抄送
規劃署

高級城市規劃師/港島 4

中西區區議會秘書



(黃恩光)

唐家敏女士

討論文件

中西區區議會文件第 38/2021 號

反對放寬上環干諾道西商業大廈的高度限制至 136 米 mPD (主水平基準上)

查悉

依據規程規劃的西營盤及上環分區計劃大綱圖 (SH3/34) 上環海傍一帶高度限制為主水平基準 120 米 (mPD)，為了保護區內的通風及景觀。

在本年一月，干諾道西 92 至 103A 和德輔道西 91、99 及 101 號的發展商向城市規劃委員會申請放寬將計劃興建商業大廈的高度由 120 米提升至 136 米，規劃申請編號為 A/H3/442。(附規劃會規劃申請表格圖一)

如果放寬高度限制破壞了保護區內自然通風及景觀的原意，也會引來其他的重建發展效法申請，嚴重對社區未來造成不良影響。

城市規劃委員會預計在 2021 年 3 月 12 日舉行會議討論，其後申請者申請延期。

問題

- (1) 請問規劃署在中西區各幅規劃大綱圖中，有多少個地區是有興建樓宇的高度限制？請附圖列出有關的地點及限制的高度，以及可以增設這些高度的限制？
- (2) 請問規劃署為何會在這些地點限制樓宇發展的高度？原因為何。
- (3) 請問規劃署有關規劃申請 A/H3/442 何時會的城規會議作出討論？請問中西區區議會的代否出席會議及發言？
- (4) 請問規劃署對有關規劃申請 A/H3/442 的意見如何？原因為何？

助理

中西區區議會反對城市規劃委員會規劃申請編號 A/H3/442 (地點：干諾道西 92 至 103A 和德輔道西 91、99 及 101 號) 及反對放寬計劃中興建商業大廈的高度限制由 120 米提升至 136 米，因為這會破壞區內自然通風及景觀。

助理人：甘乃威 和 譚人：伍凱欣、鄭麗瑛

文件提交人：黃永志、伍凱欣、甘乃威、鄭麗瑛、張啟新、蔡錦龍、彭家浩

2021 年 3 月 4 日

附錄二

中西區區議會
第八次會議紀錄

(續稿)

日期：二〇二一年三月二十五日(星期四)

時間：下午一時正

地點：香港中環統一碼頭道38號
海港政府大樓14樓
中西區區議會會議室

出席者

主席
鄭麗琼議員*

副主席
楊浩然議員*

議員
張敏昕議員 (下午1時16分至會議完結)
甘乃威議員, MH*
伍凱欣議員* (下午2時46分至會議完結)
吳兆康議員*
彭家池議員*
黃健齊議員* (下午1時14分至會議完結)
黃永志議員 (下午1時10分至會議完結)
任嘉兒議員 (下午1時10分至下午7時10分)
葉錦添議員 (下午1時10分至下午2時58分及下午3時59分至下午6時10分)
楊哲安議員

註：* 出席整個會議的議員
() 議員出席時間

申請放寬高度限制至136mPD的建築物模擬圖

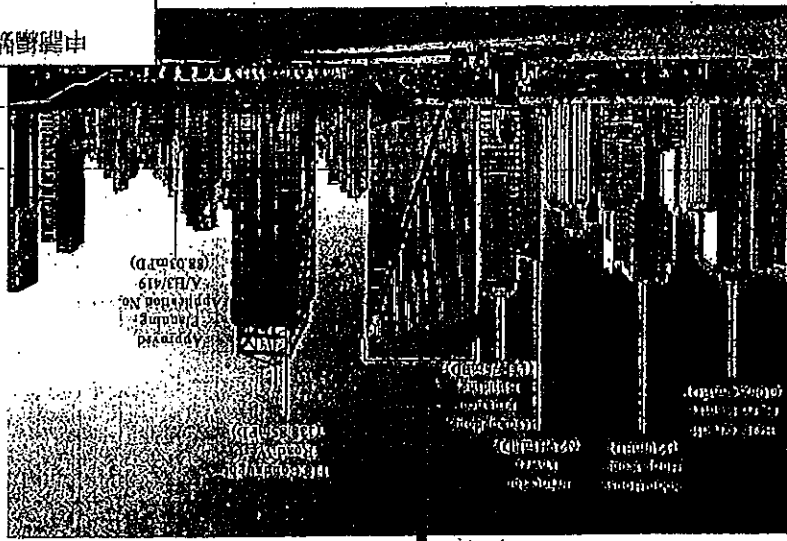
申請地點：
干諾道西92至103A號及德輔道西91.99及101號
Application Location:
92-103A Connaught Rd and 91.99 & 101 Des
Voeux Rd W

資料來源：城市規劃委員會
規劃申請編號A/H3/442

申請編號 Application No.: A/H3/442

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



列席者

周敏儀女士
何佩儀女士
黃少卿女士
余剛先生
朱超超先生
李一鳳女士
馮妙玲女士
傅定麒先生
梁子琪先生,JP
吳詠希女士
吳智健先生
卜懷均女士

香港警務處 中區副指揮官(署理)
香港警務處 署民關係主任(中區)
香港警務處 西區指揮官
香港警務處 署民關係主任(西區)
土木工程拓展署 署理總工程師/第3
食物環境衞生署 中西區環境衞生總監
康樂及文化事務署 總康樂事務經理(香港西)
運輸署 高級運輸主任/中西區
中西區民政事務專員
中西區民政事務助理專員
中西區民政事務處 高級行政主任(地區管理)
中西區民政事務處 一級行政主任(區議會)

秘書

黃恩光先生
中西區民政事務處 高級行政主任(區議會)

缺席者

許智差議員
何致宏議員
梁景維議員

第9項：反對放寬上環干諾道西商業大廈的高度限制至136米mPD
(主水平基準上)

(中西區區議會文件第38/2021號)

(下午5時12分至5時24分)

216. 主席表示規劃署的回覆已經交予區議會，文件由黃永志議員、伍凱欣議員、甘乃威議員、鄭麗珊議員、張啟軒議員、葉錫耀議員及彭家浩議員提交，並詢問提交文件的議員有否補充。

217. 甘乃威議員詢問規劃署有否代表出席，並質疑他們的缺席有否解釋，以及秘書處有否邀請相關部門出席。

218. 秘書表示曾經邀請規劃署出席區議會會議，但相關部門回應未能出席會議，但表示已經以書面回覆。

219. 甘乃威議員認為文件的討論事項屬於規劃署，不能理解為何該署不出席會議，並表示不能接受，若所有部門以書面回覆為由而缺席，就不用舉行區議會會議。他提議區議會應該發出信函致規劃署署長，請責規劃署在區議會討論有關區內規劃事宜的會議上，署方也不派員出席。他強調若所有部門都不出席，根本不用舉行區議會，區議會只是自己對自己說話，甘議員請黃規劃署「好學唔學」，竟學習民政處。他續表示最近留意到「所謂」民政事務總署有關區議會的網頁上，見到一份權力下放的文件，提到如何加強與區議會的聯繫及支援，加強部門首長和區議會的聯繫，以及區議會建立合作夥伴關係，並評論全部均是「垃圾」。甘議員重申現在討論的是一個地區議題，有關上環一棟大廈修訂建築高度限制，並再次請責規劃署缺席與該部門有關的項目，以及質疑他們有否缺席原因。

220. 秘書回應指規劃署表示已經交書面回覆供議員備悉，並指議員若有其他意見可以再與該部門聯絡。

221. 甘乃威議員建議致函規劃署署長，應該強調若規劃署以這樣的態度去處理問題，區議會不能夠接受，並予以強烈的譴責，又要求規劃署署長對於未能派人員出席討論有關地區規劃問題的區議會會議，提供書面解釋。他續指是項討論文件，是源自該署徵詢區議會的意見，區議會收到電郵，並跟進回覆，提出意見，他又表示現在的政府部門越來越「難辦」，而這個參政、卑鄙可恥的政府，香港市民都可以寫在眼裏。至於文件討論的內容，規劃署的回覆指申請「略為放寬」建築物高度限制，但實際超出百分之十，他真的不知道何為「真正放寬」。另外，回覆又提到申請人在2021年3月18日提交進一步資料，但有關資料沒有交給區議會，他詢問那些甚麼資料，及如

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&put



Re: A/H3/442 92-103A Connaught Road West and 91, 99 & 101 Des Voeux Road West
15/04/2022 03:56

From: [REDACTED]
To: [REDACTED]
File Ref: [REDACTED]

Dear TPB Members,

The set back on Connaught Road W is of dubious value. This is not exactly a busy street, it leads no where and foot traffic is mostly workers at the buildings, deliveries and other related activities. This is not Nathan Road. For the same reason any connection to the streets behind is of limited benefit.

As for the two green corridors, members must consider that these are of a temporary nature and when/if the building in between is redeveloped then the developers would certainly not want to waste the spaces and they would be incorporated into the new development on Des Voeux Road.

Green wall, green wash, this concept has run its course. The community wants proper open space with natural light, trees, ventilation, not some corridor flanked by a few wilting plants.

The additional MR has no justification. The negative impact of the higher wall effect is multiple times any benefit gained from a few planters/

Mary Mulvihill

From: [REDACTED]
To: [REDACTED]
Date: Sunday, 21 February 2021 4:21 AM CST
Subject: A/H3/442 92-103A Connaught Road West and 91, 99 & 101 Des Voeux Road West

A/H3/442
92-103A Connaught Road West and 91, 99 & 101 Des Voeux Road West, Sheung Wan
Site area : About 1,878,805sq.m
Zoning : "Commercial"
Applied development : 3 Blocks / PR 15 / 136mPD / SC 92% / 67 Vehicle Parking

Dear TPB Members,

Strongly object. When the OZP was approved the intention was a cascade effect with lower towers on the front row to allow for penetration of air and natural light to the buildings at the back.

Providing better streetscape and pedestrian level comfort : while the developer mentions set back, this is nothing compared to the significant setback of the existing building above the podium, so certainly no community gain. A few planters on the pavement will certainly do nothing to improve the air quality of Connaught Road. The building will be full on wall effect. In addition the service lane at the back will be impacted as linking the buildings will block the penetration of sunlight, a very important element in keeping these lanes hygienic.

Communal garden on 2/F, who would bother to go up two floors to sit there when Sun Yat Sen park is across the road? Serve as a focal point, who writes these things? Green Wash, and lets not go into the green vertical wall. There are now many examples of these dried out withered props around town.

Providing additional pedestrian connection for the public : he site is part of a short block, why would anyone bother to go through the building when they can use Wilmer or Sutherland Street? And any gain would only be short term. Clearly filling in the two narrow strips on both sides of Luen Wai Building is a stop gap until that building is acquired and the 3 lots are redeveloped together.

There is no justification for the relaxation of building height. In fact if the 'communal garden' is removed and a few metres deducted elsewhere, the already generous 120mPD can be achieved. What the public wants is to see the sky and feel the wind not additional wall effect.

Mary Mulvihill

Sept 5-29

Sept 30

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi

Your TPB/A/H3/442
05/05/2022 21:29



From: [Redacted]
To: tpbd@pland.gov.hk

2 attachments



20220505_211911.jpg 20220505_211853.jpg

ATTN: Secretary, Town Planning Board

Dear Sir,

With reference to the above captioned Ref No. below 2 photos are the reply from the address:



致城市規劃委員會秘書：
寄人送交或郵遞：香港北角海邊道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/H3/442 Received on 25/04/2022

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

NIL

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature [Signature] 日期 Date 5 May 2022

Advisory Clauses

- (a) To note the comments of District Lands Officer/Hong Kong West & South, Lands Department (DLO/HKW&S, LandsD) regarding application for lease modification to remove the yard requirement from lease of Marine Lot (ML) 479 and Inland Lot (IL) 2963; and application for licence to remove the-offensive trades from ML 398 RP, ML 399, ML 400 RP, ML 403 RP, ML 404 s.A RP, ML 404 RP, ML 478 RP, ML 479 s.A, ML 479 RP, ML 483, ML 484 s.A and ML 484 RP, and IL 2217, IL 2231 RP, IL 2963 and IL 3035. As sections of the lots were carved out under private agreements, the actual site area of the application site shall be subject to verification;
- (b) to note the comments of Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) regarding the hydraulic calculations and that the applicant should bear all costs and undertake improvement/ upgrading works to the existing public sewerage systems for handling additional discharge due to the proposed development. As the subject site falls within the Harbour Area Treatment Scheme (HATS) Sewage Tunnel Protection Areas, impact to HATS Stage IIA sewage tunnel due to the proposed works shall be assessed with respect to all relevant practice notes/circulars. The requirements stipulated in PNAP APP-62 and/or Environment, Transport and Works Bureau Technical Circular (Works) No. 28/2003 shall be strictly complied with. The project proponent is reminded to submit assessments/proposals to Buildings Department (BD) and circulated to this office for approval/agreement during the building plans stage or earlier;
- (c) to note the comments of the Chief Building Surveyor/Hong Kong West, BD (CBS/HKW, BD) that the proposed site coverage below 33m and from 33m to 61m exceeded the limitation stipulated in PNAP APP-132. The proposed at-grade garden for 24-hour public use covered by glass canopy at 99&101 DVRW is gross floor area accountable under regulation 23(3)(a) of Building (Planning) Regulations unless exempted subject to the compliance with the criteria stated in PNAP APP-108. Detailed comments on the proposal will be provided at the general building plans submission stage;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the construction activities of the proposed development will be subject to the control under relevant pollution control ordinances; and
- (e) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) that solar control devices are suggested to be considered as far as practicable to avoid glare affecting adjacent buildings; and a pedestrian-friendly environment should be created by providing barrier-free access/facilities, adequate shading devices, seating area and greening, etc. to enhance enjoyment of the public spaces.