

(資料來源：由申請人於2023年5月3日提交的進一步資料)
(Source: Further information submitted by
the applicant on 3.5.2023)

參考編號 REFERENCE No. A/H5/421	繪圖 DRAWING A - 1
-----------------------------------	------------------------



LEGEND :



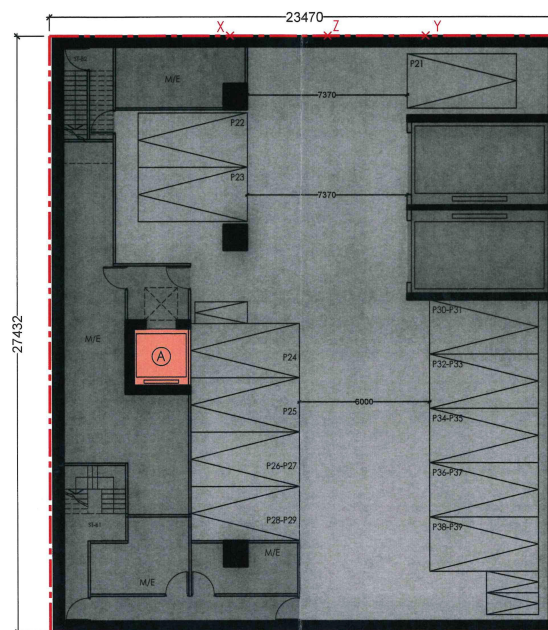
Motorcycle Parking Space
@2.4m(L) X 1m(W) X Min.2.4m(H)



Private Car Parking Space
@5.0m(L) X 2.5m(W) X Min.2.4m(H)



Double-deck Car Parking Space
@5.0m(L) X 2.5m(W)



MOTORCYCLE PARKING - 3
PRIVATE CAR PARKING - 5
DOUBLE DECK PARKING - 7x2=14
TOTAL PRIVATE CAR PARKING - 19
(SUBJECT TO DETAILED DESIGN)

0 2 4 6 8 10m

LUCKY CENTRE

B2/F PLAN

2023-03-21

1:200 @ A0



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 2



LEGEND :



Private Car Parking Space
@5.0m(L) X 2.5m(W) X Min.2.4m(H)



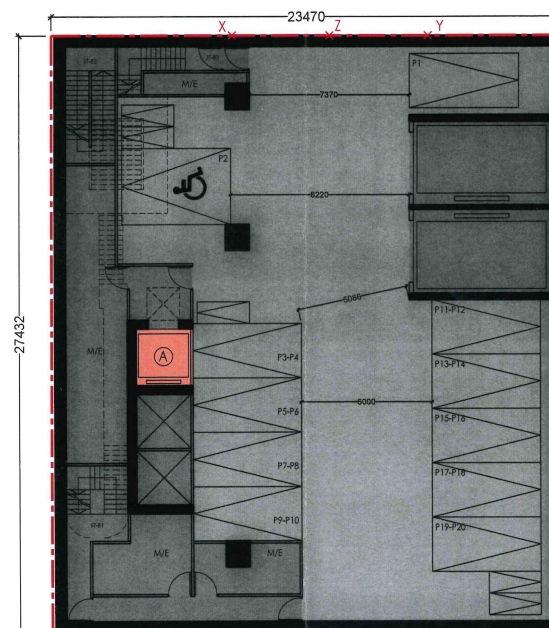
Accessible Car Parking Space
@5.0m(L) X 3.5m(W) X Min.2.4m(H)



Double-deck Car Parking Space
@5.0m(L) X 2.5m(W)



Motorcycle Parking Space
@2.4m(L) X 1m(W) X Min.2.4m(H)



MOTORCYCLE PARKING - 5
PRIVATE CAR PARKING - 2
DOUBLE DECK PARKING - 9x2=18
TOTAL PRIVATE CAR PARKING - 20

(SUBJECT TO DETAILED DESIGN)

0 2 4 6 8 10m

LUCKY CENTRE

B1/F PLAN

2023-03-21

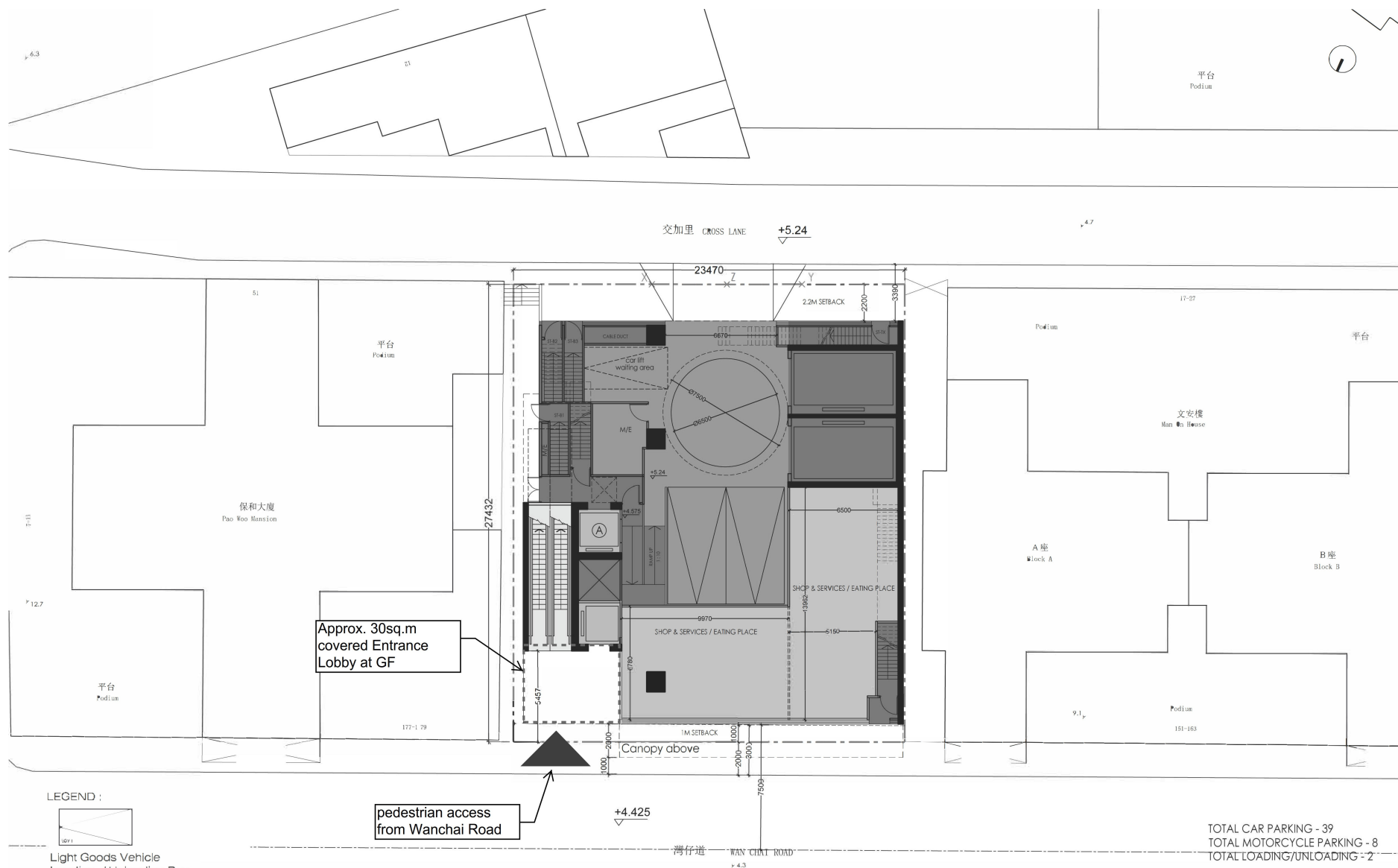
1:200 @ A3



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 3



LUCKY CENTRE

G/F PLAN (SUPPLEMENTAL DIAGRAM)

2023-03-21

1:200 @ A4



(資料來源：由申請人於2023年5月3日提交的進一步資料)
(Source: Further information submitted by the applicant on 3.5.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 4



LUCKY CENTRE

1/F PLAN

2022-11-09

1:200 @ A3



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 5



(SUBJECT TO DETAILED DESIGN)

0 2 4 6 8 10m

LUCKY CENTRE

2/F - 4/F PLAN

2022-11-09

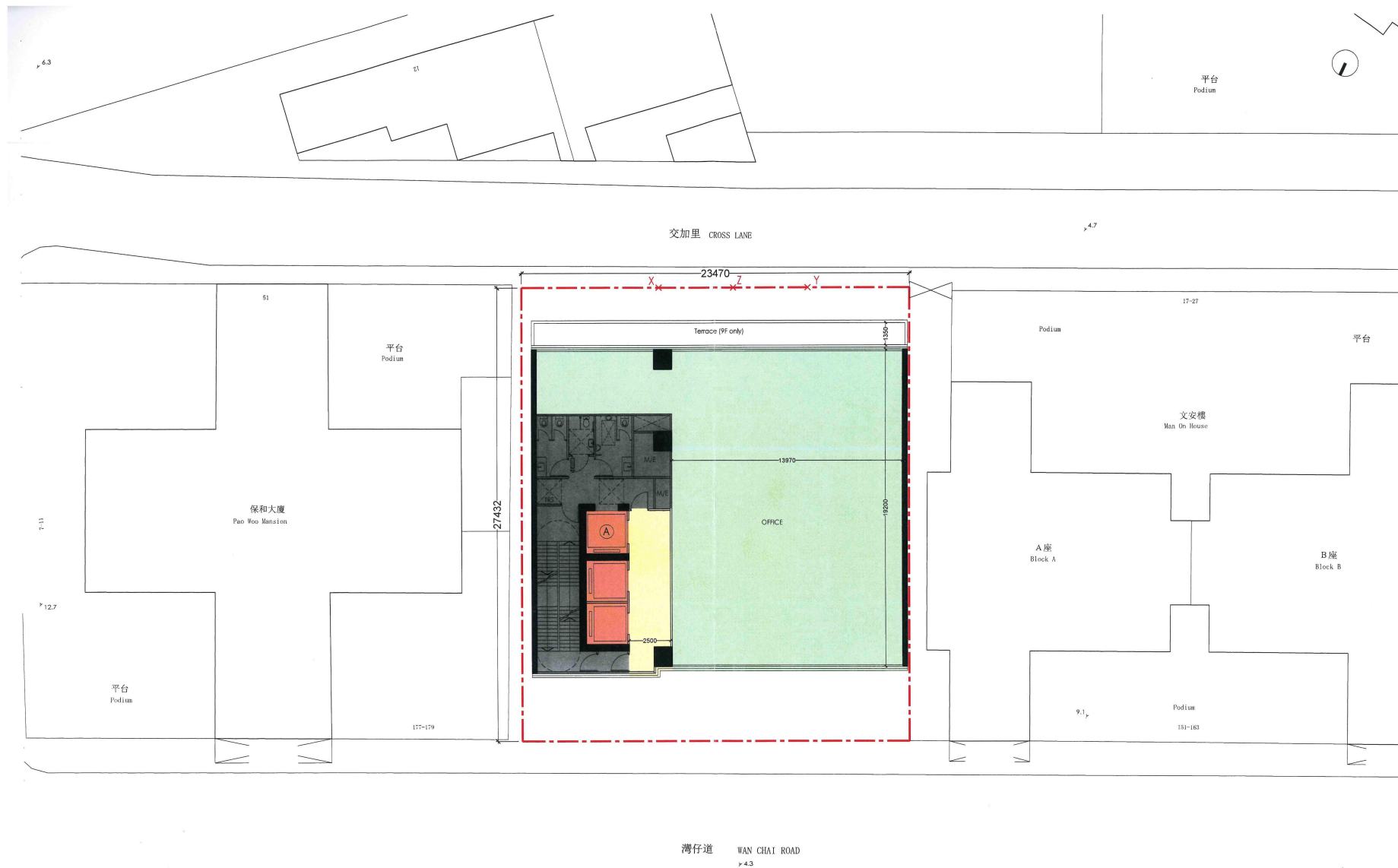
1:200 @ A3



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 6



(SUBJECT TO DETAILED DESIGN)

0 2 4 6 8 10m

LUCKY CENTRE

TYPICAL FLOOR PLAN - 2 (9/F)

2022-11-09

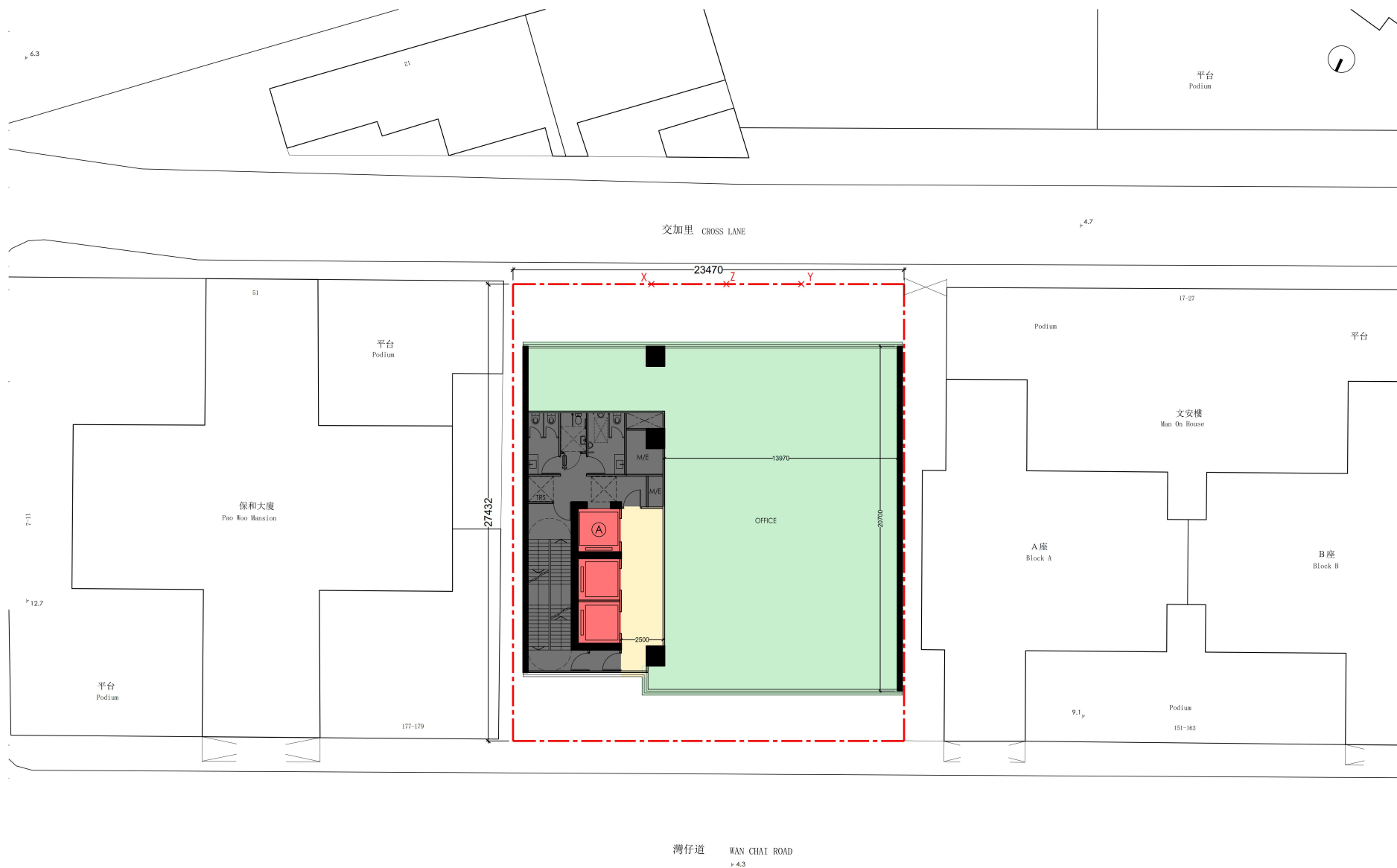
1:200 @ A3



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 9



LUCKY CENTRE

TYPICAL FLOOR PLAN - 3 (10/F)

2023-03-21

1:2000



(資料來源：由申請人於2023年3月31日提交的進一步資料)
(Source: Further information submitted by the applicant on 31.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 10



(SUBJECT TO DETAILED DESIGN)

0 2 4 6 8 10m

LUCKY CENTRE

TYPICAL FLOOR PLAN - 4 (11-12/F)

2022-11-09

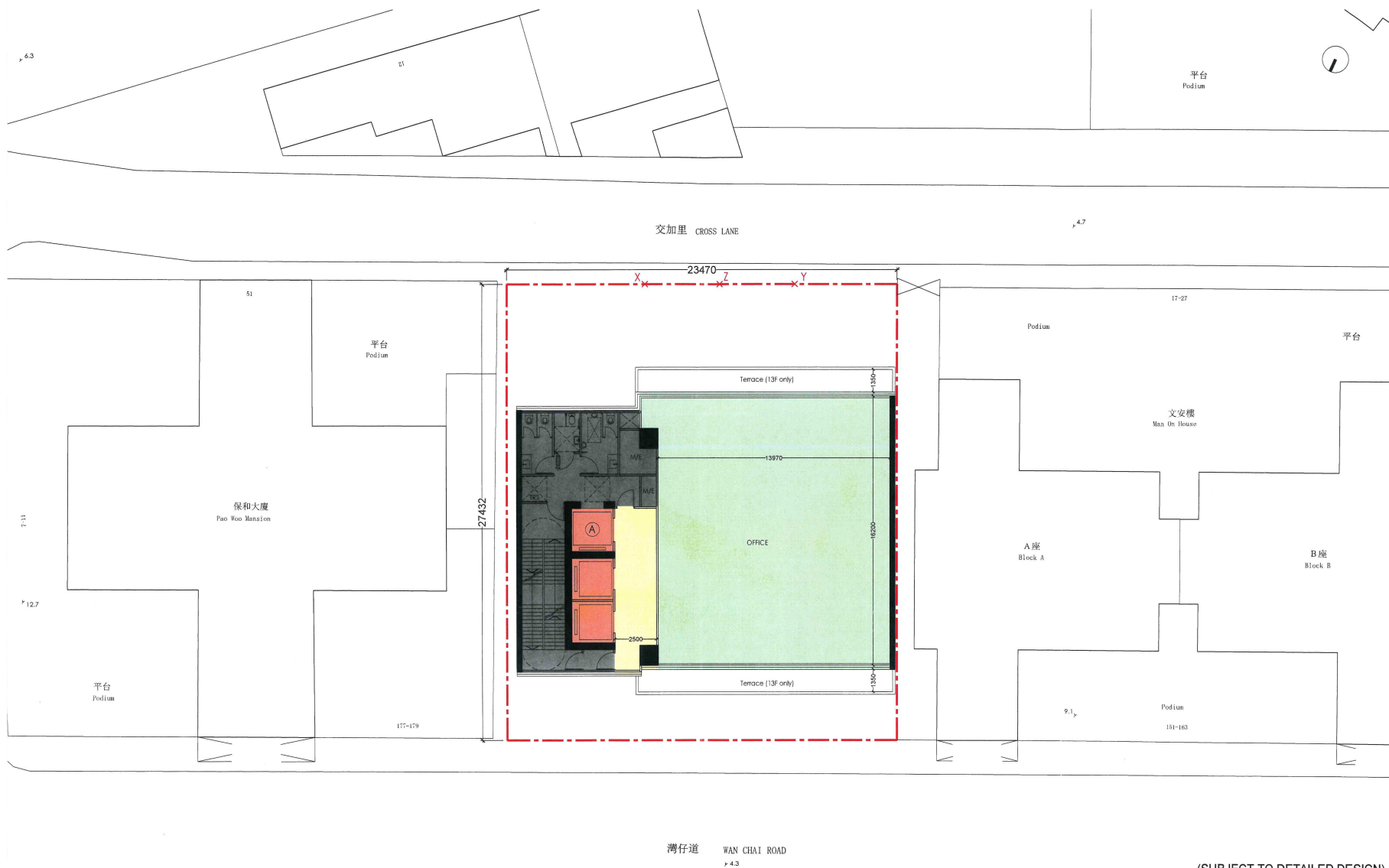
1:200 @ A3



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 11



(SUBJECT TO DETAILED DESIGN)

0 2 4 6 8 10m

LUCKY CENTRE

TYPICAL FLOOR PLAN - 5 (13-15/F)

2022-11-09

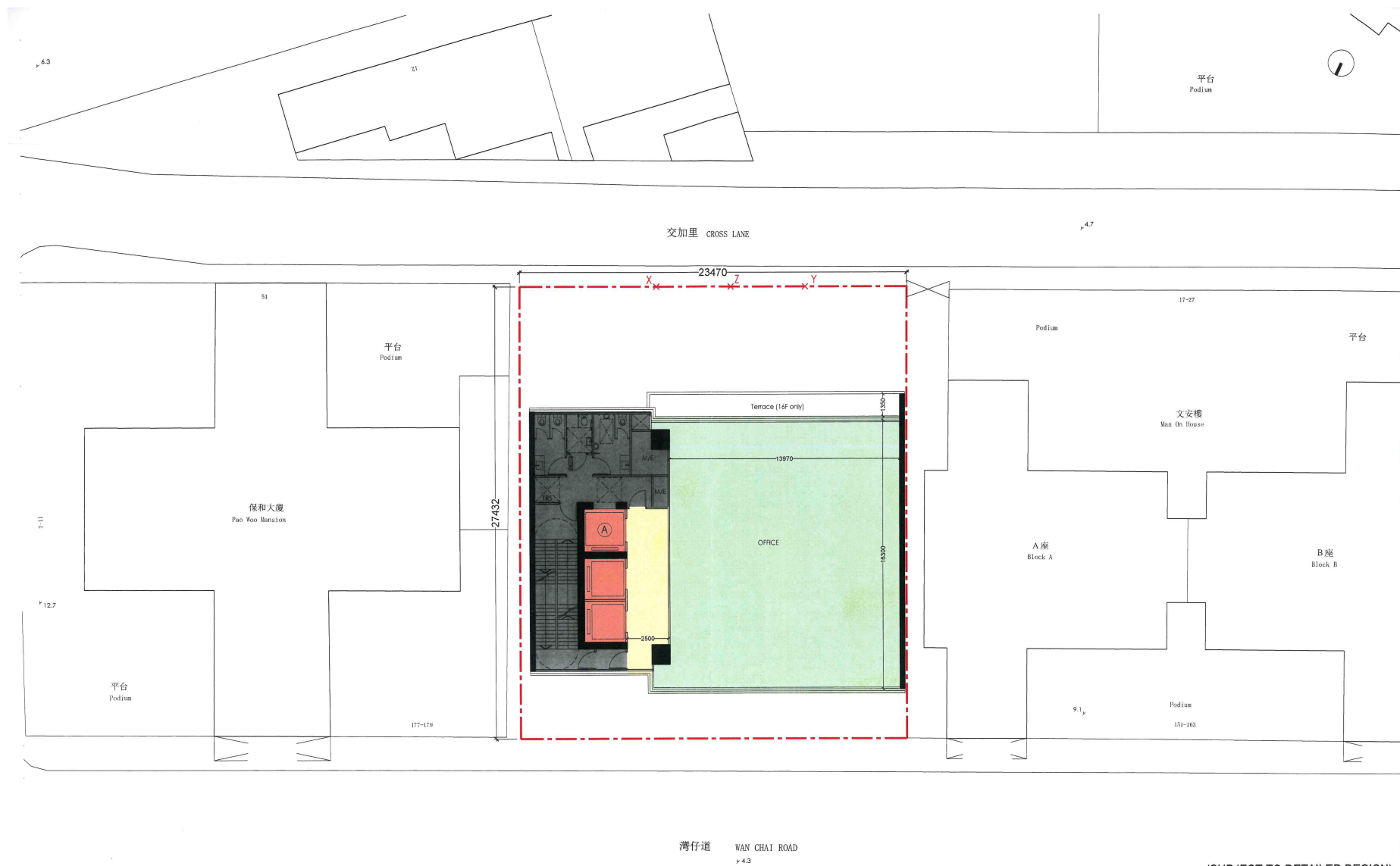
1:200 @ A4



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 12



(SUBJECT TO DETAILED DESIGN)

0 2 4 6 8 10m

LUCKY CENTRE

TYPICAL FLOOR PLAN - 6 (16-18/F)

2022-11-09

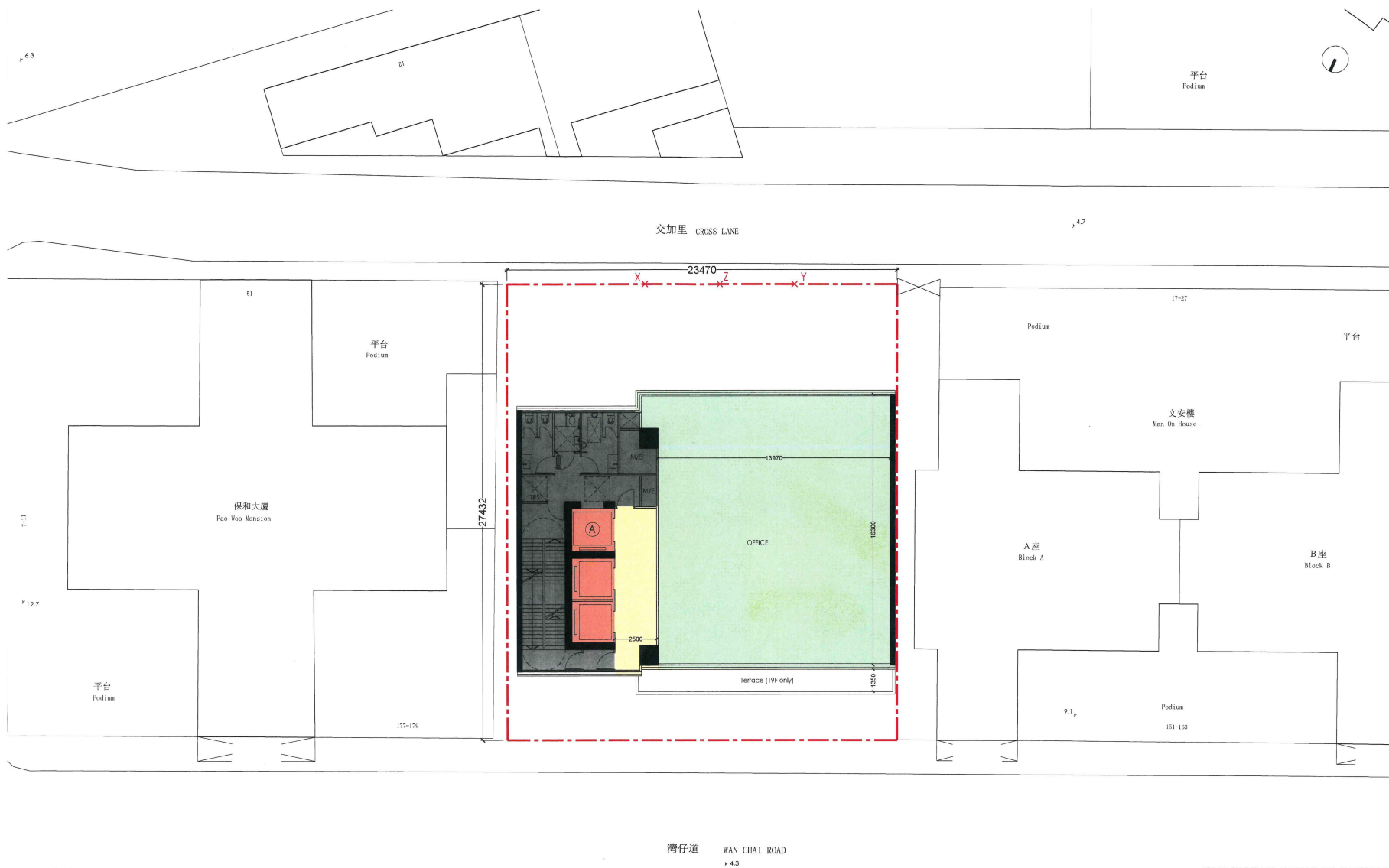
1:2000



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 13



(SUBJECT TO DETAILED DESIGN)

LUCKY CENTRE

TYPICAL FLOOR PLAN - 7 (19-21/F)

2022-11-09

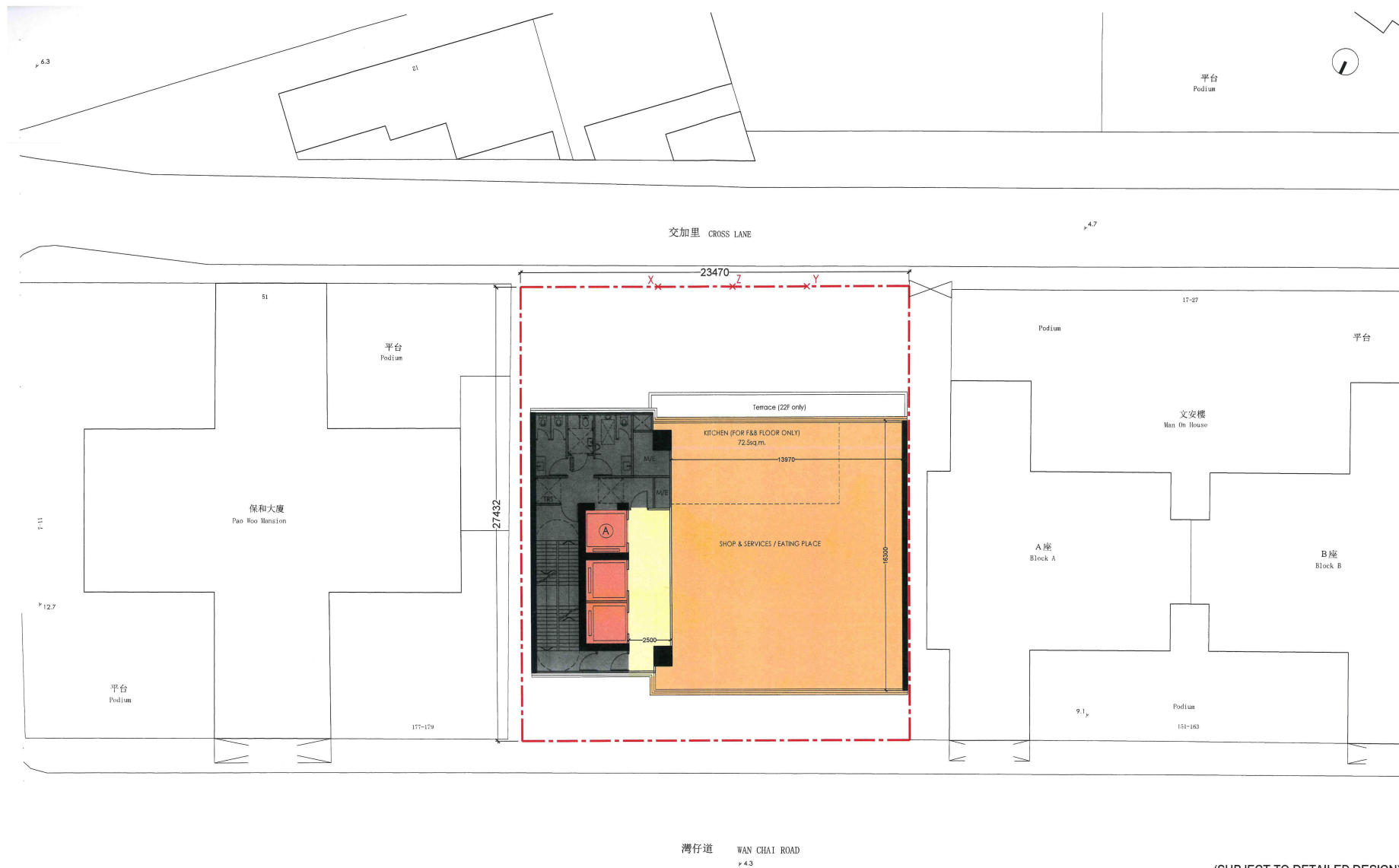
1:200 @ A3



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 14



(SUBJECT TO DETAILED DESIGN)

0 2 4 6 8 10m

LUCKY CENTRE

TYPICAL FLOOR PLAN - 8 (22-24/F)

2022-11-09

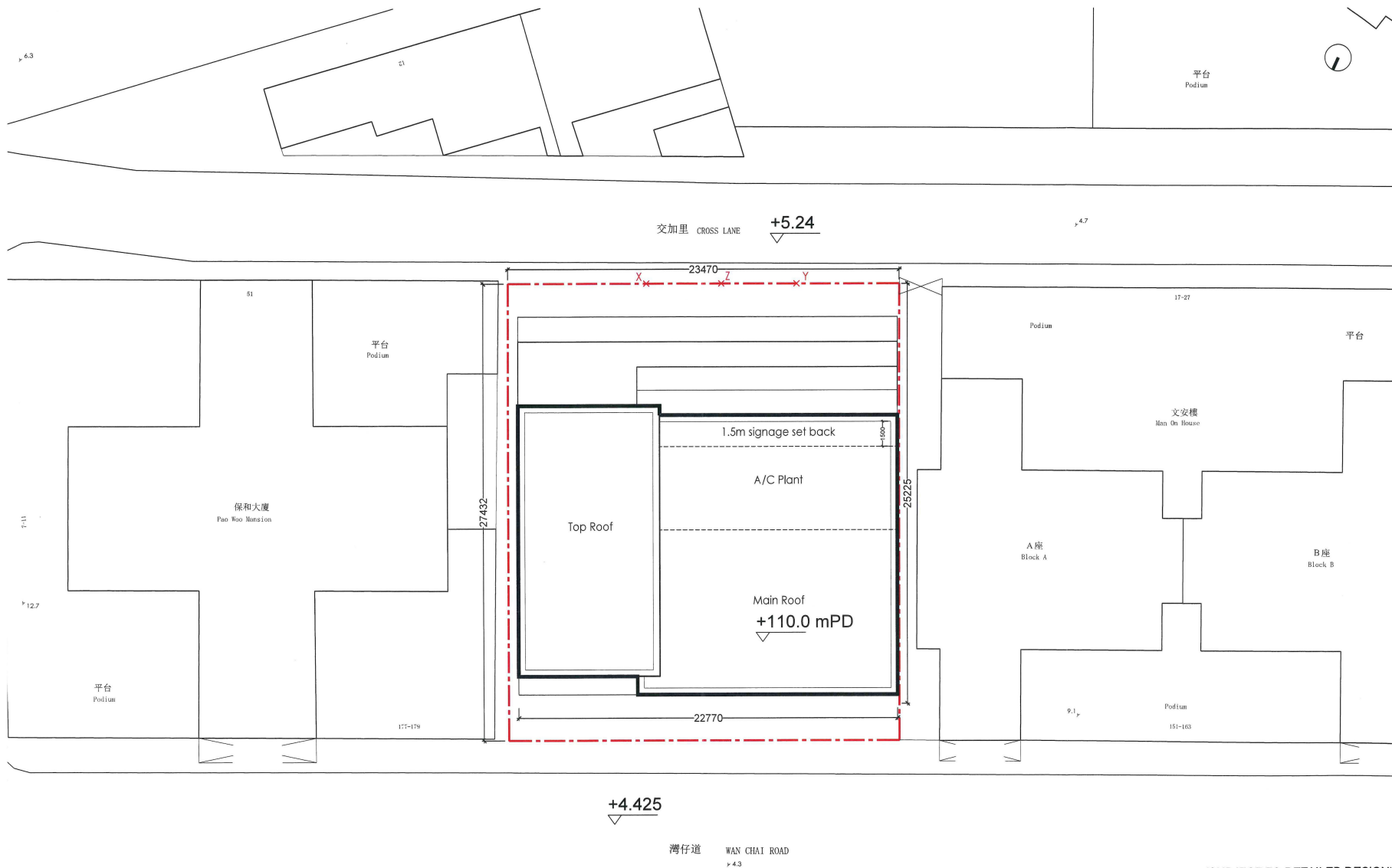
1200000



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 15



LUCKY CENTRE

ROOF PLAN

2022-11-09

1:200 @ A3



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 16

Planning Merit Summary

1. Building Set Back

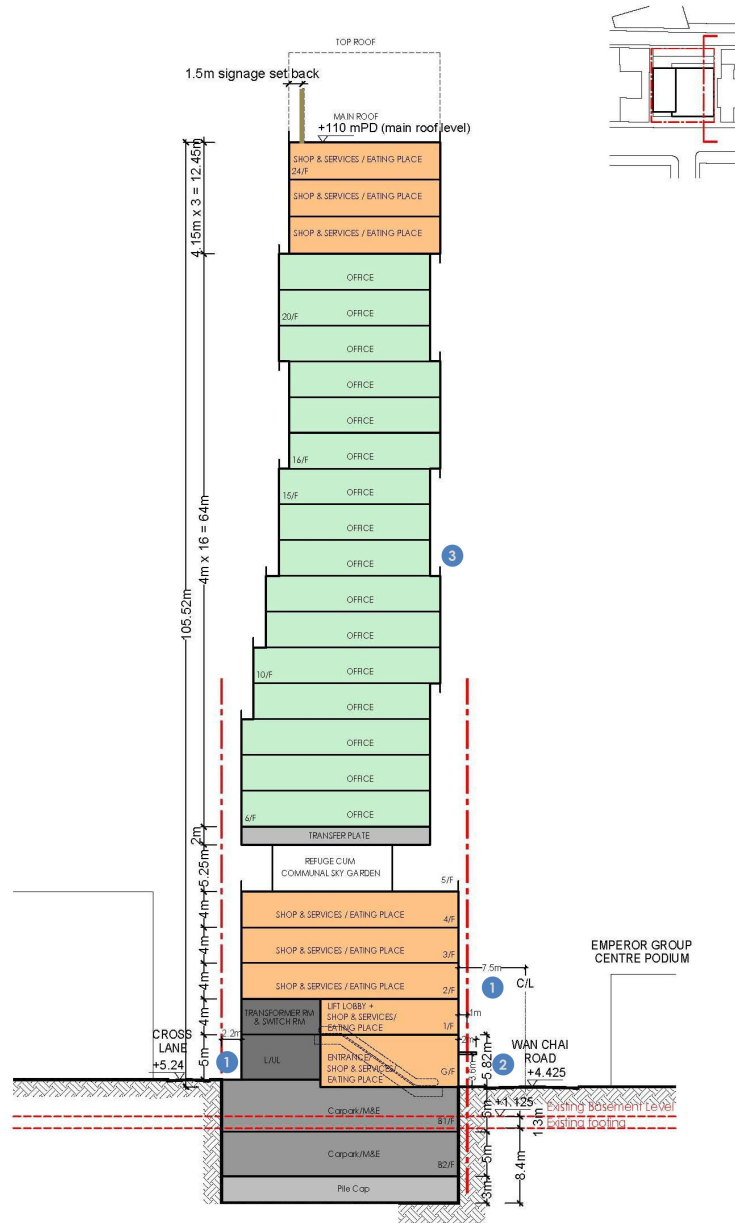
- 2.2m setback from Cross lane resulting in a setback of not less than 8% of the site area to improve the street environment.
- 1.0m setback from Wan Chai Road to comply with SBDG requirement of 7.5m full height setback from the centre line of Wan Chai Road.

2. Canopy

- Canopy will be provided at Wan Chai Road for weather protection to the pedestrian's comfort.

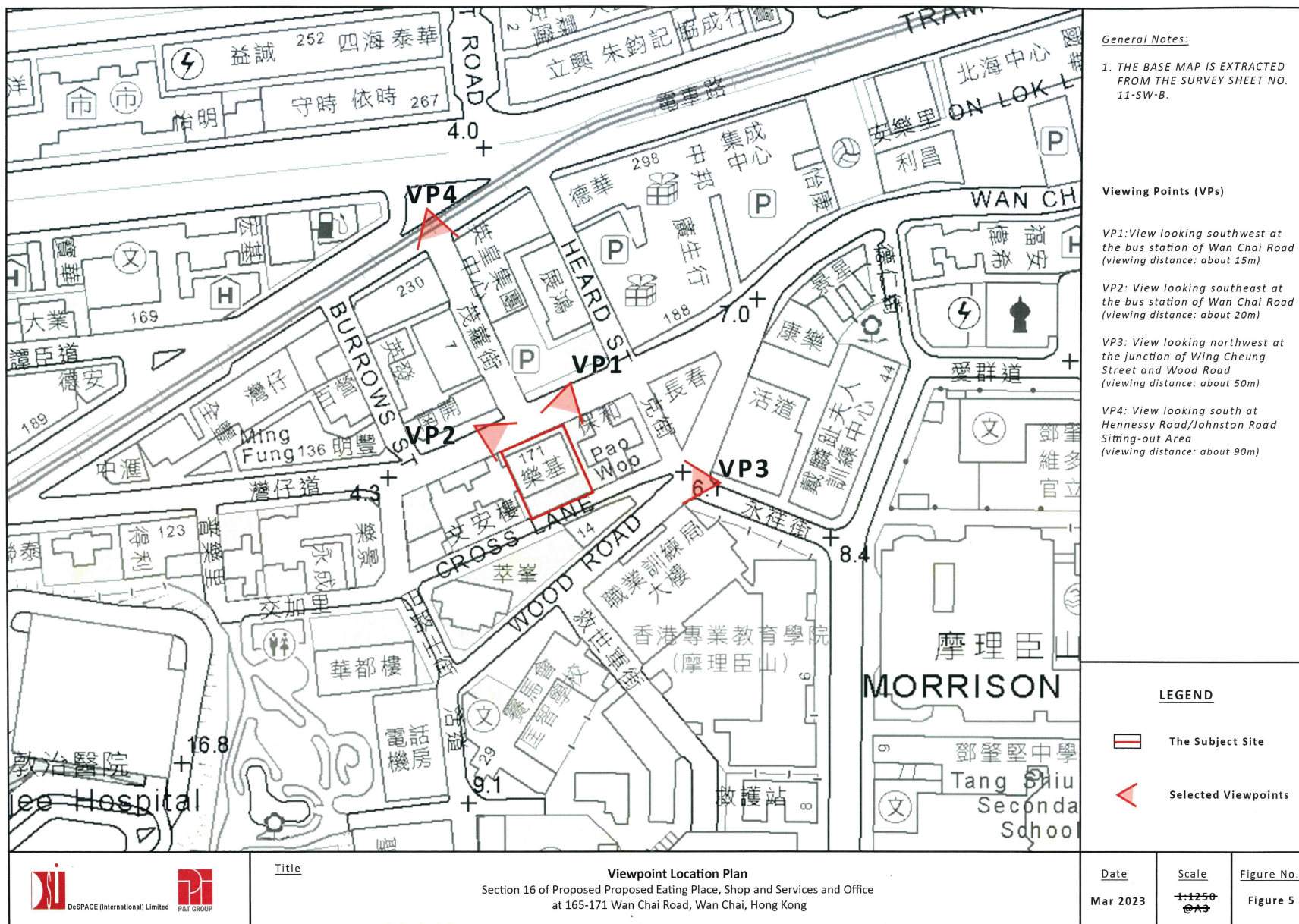
3. Terraced Building façade design

- Create potential greenery terrace to soften the building façade and enrich the surrounding context.



(資料來源：由申請人於2023年3月31日提交的進一步資料)
(Source: Further information submitted by the applicant on 31.3.2023)

參考編號 REFERENCE No. A/H5/421	繪圖 DRAWING A - 17
-----------------------------------	-------------------------



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

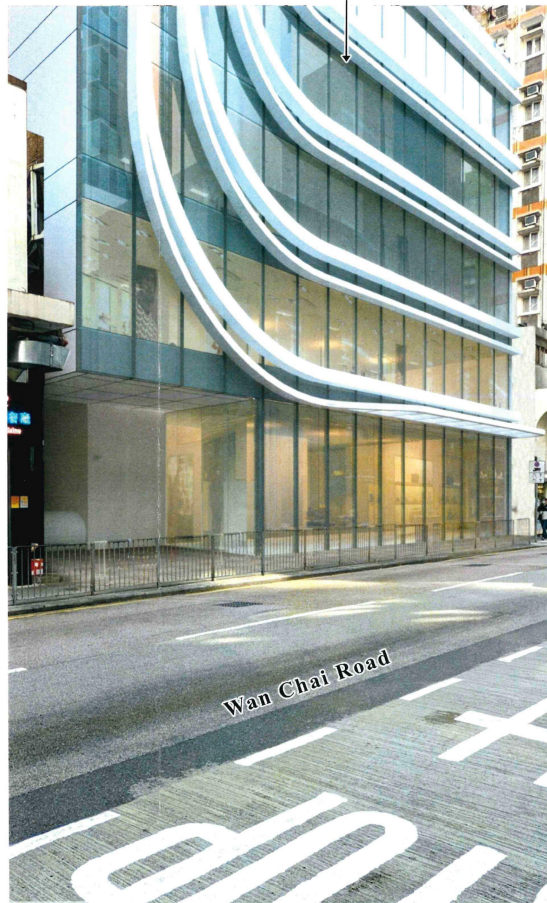
繪圖
DRAWING
A - 18

The existing Lucky Centre (+65.7mPD)

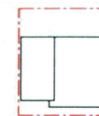


Existing Condition

Proposed Development (+110mPD)



Proposed Scheme



Key Plan

VP1

View looking southwest at the bus station of Wan Chai Road

View distance: 15m

Note:

- Renderings are indicative and for reference only.

Planning



DeSPACE (International) Limited

Architect



P&T GROUP

Title

Photomontage 1

Section 16 of Proposed Proposed Eating Place, Shop and Services and Office
at 165-171 Wan Chai Road, Wan Chai, Hong Kong

Date

Mar 2023

Scale

/

Figure No.

Figure 6

參考編號

REFERENCE No.

A/H5/421

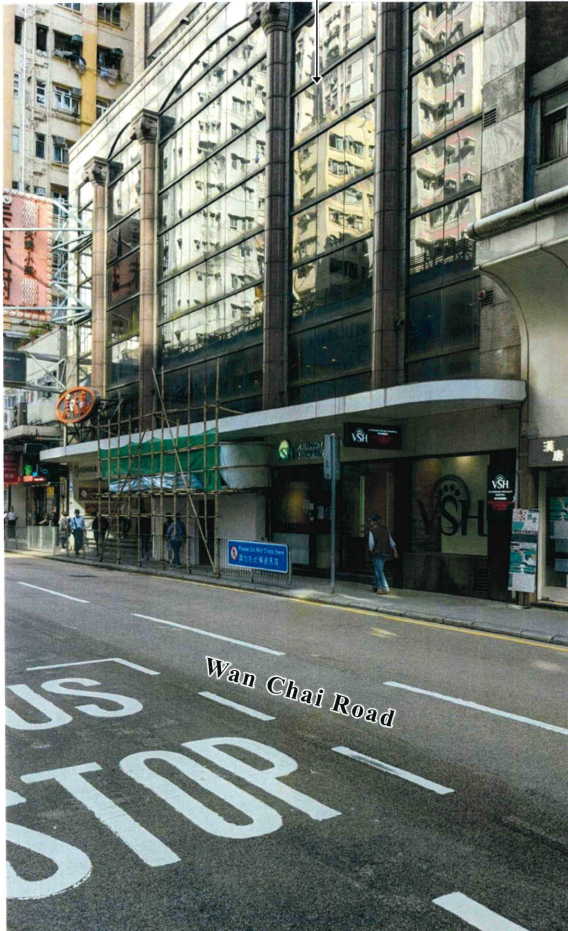
繪圖

DRAWING

A - 19

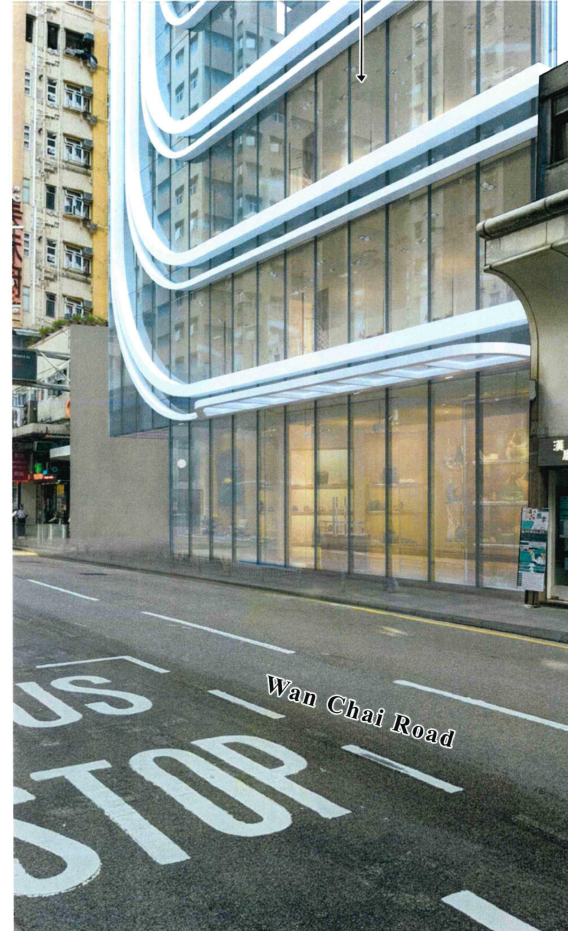
(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

The existing Lucky Centre (+65.7mPD)

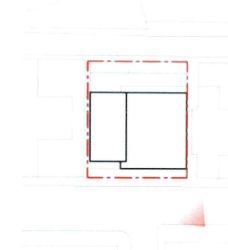


Existing Condition

Proposed development (+110mPD)



Proposed Scheme



Key Plan

VP2

View looking southeast at the bus station of Wan Chai Road

View distance: 20m

Note:

- Renderings are indicative and for reference only.

Planning



Architect



Date

Mar 2023

Scale

/

Figure No.

Figure 7

Title

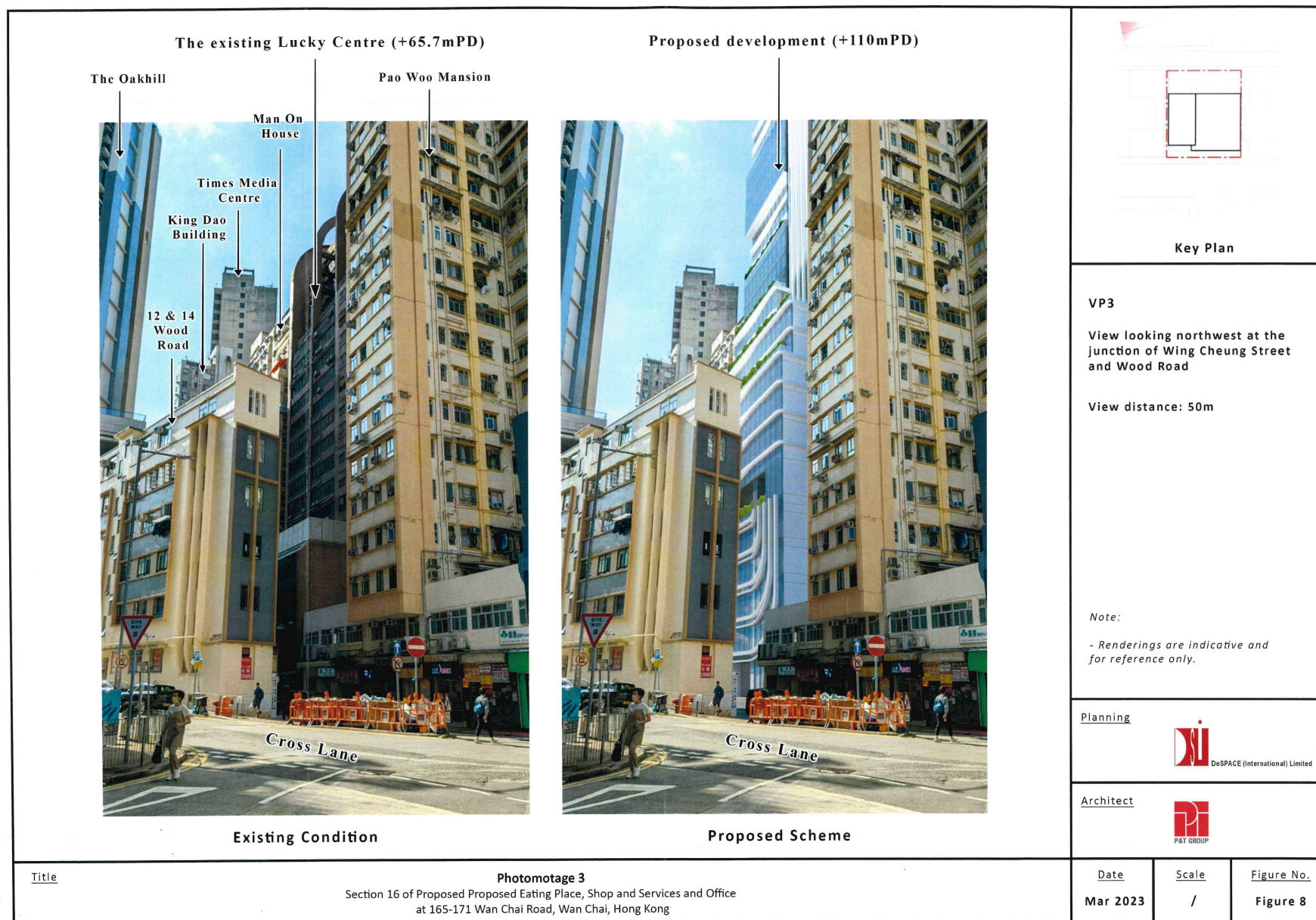
Photomontage 2

Section 16 of Proposed Proposed Eating Place, Shop and Services and Office
at 165-171 Wan Chai Road, Wan Chai, Hong Kong

參考編號
REFERENCE No.
A/H5/421

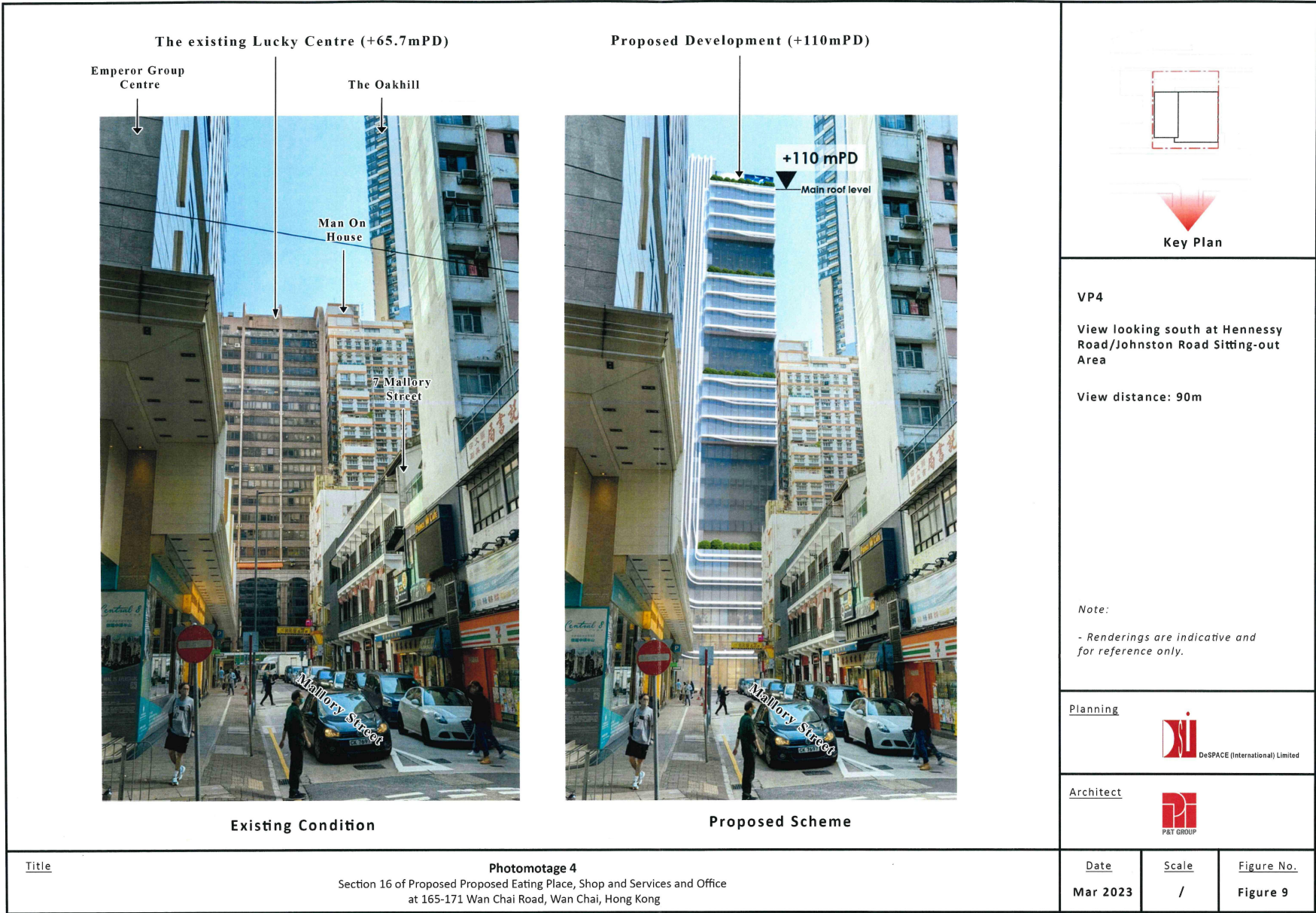
繪圖
DRAWING
A - 20

(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)



(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號 REFERENCE No. A/H5/421	繪圖 DRAWING A - 21
-----------------------------------	-------------------------



Title

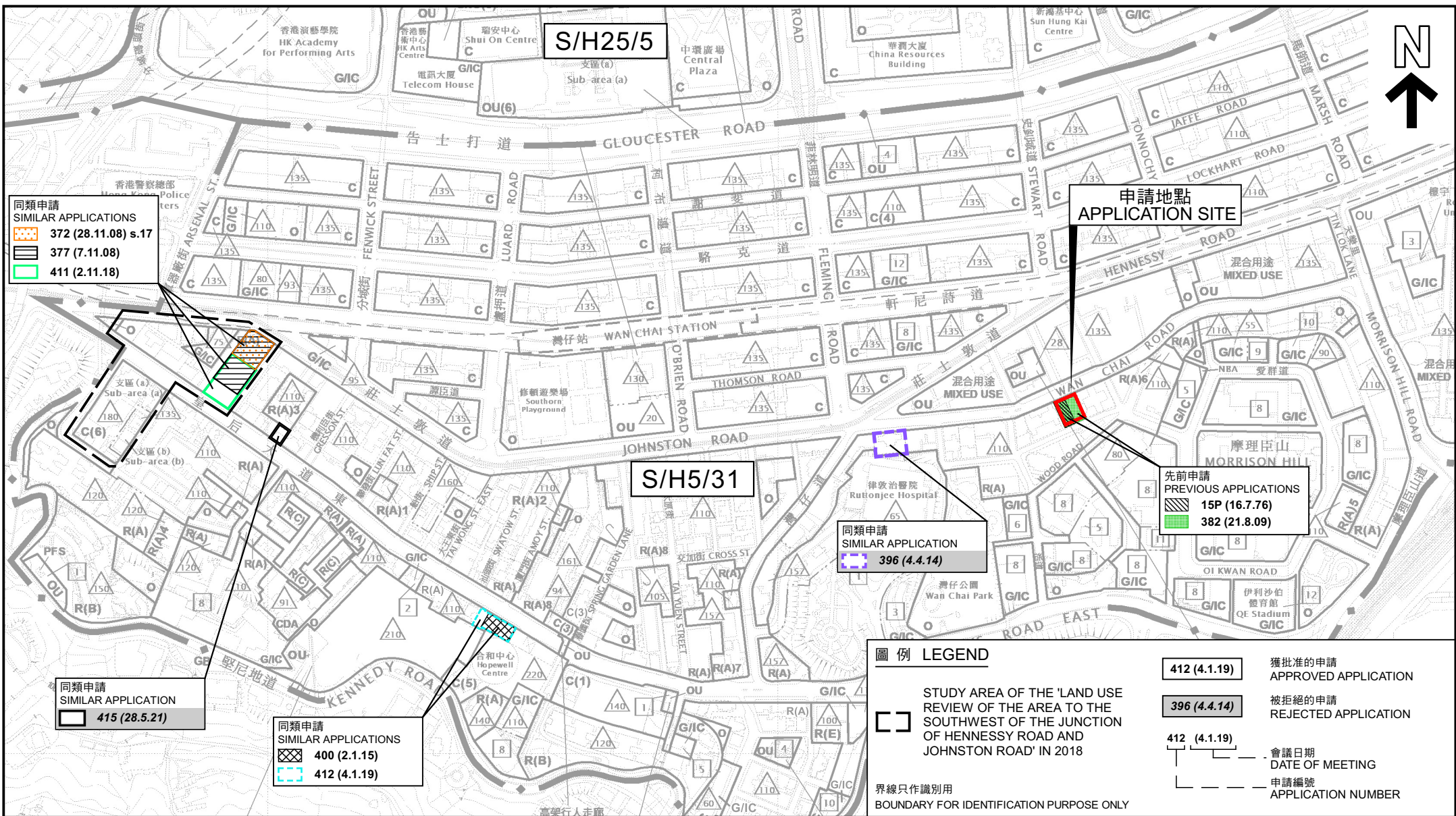
Photomontage 4

Section 16 of Proposed Proposed Eating Place, Shop and Services and Office
at 165-171 Wan Chai Road, Wan Chai, Hong Kong

(資料來源：由申請人於2023年3月29日提交)
(Source: Submitted by the applicant on 29.3.2023)

參考編號
REFERENCE No.
A/H5/421

繪圖
DRAWING
A - 22



本摘要圖於2023年5月12日擬備，所根據的資料為
於2023年5月2日核准的分區計劃大綱圖編號S/H5/31及
於2023年1月13日展示的分區計劃大綱圖編號S/H25/5
EXTRACT PLAN PREPARED ON 12.5.2023
BASED ON OUTLINE ZONING PLANS No.
S/H5/31 APPROVED ON 2.5.2023 AND
S/H25/5 EXHIBITED ON 13.1.2023

位置圖 LOCATION PLAN

擬議食肆、商店及服務行業及辦公室
香港灣仔灣仔道165至171號
PROPOSED EATING PLACE, SHOP AND SERVICES AND OFFICE
165-171 WAN CHAI ROAD, WAN CHAI, HONG KONG

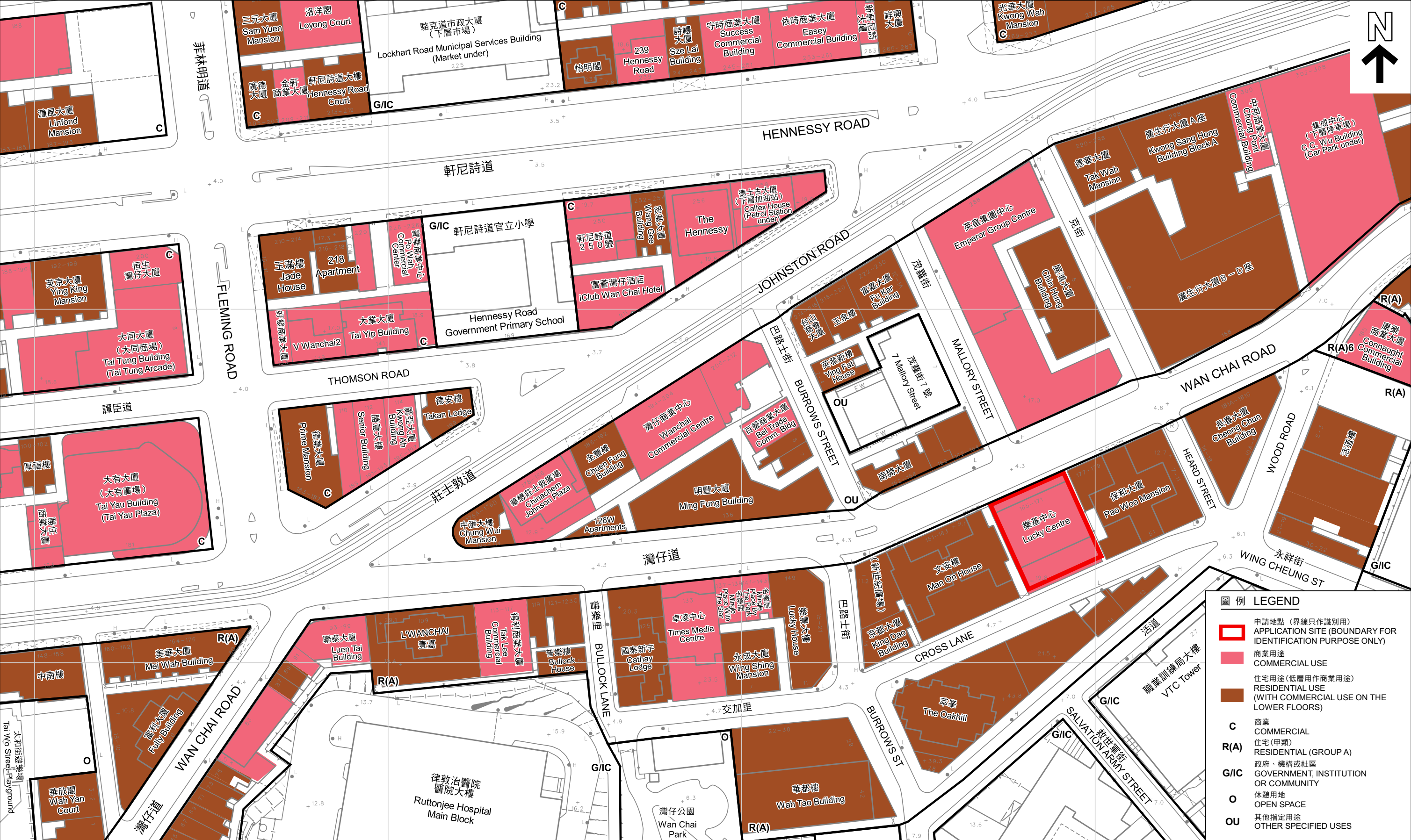
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H5/421

圖 PLAN
A - 1



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 商業用途
COMMERCIAL USE
- 住宅用途 (低層用作商業用途)
RESIDENTIAL USE (WITH COMMERCIAL USE ON THE LOWER FLOORS)
- C 商業
COMMERCIAL
- R(A) 住宅 (甲類)
RESIDENTIAL (GROUP A)
- G/I/C 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

本摘要圖於2023年5月11日擬備，
所根據的資料為測量圖編號
11-SW-14B及15A
EXTRACT PLAN PREPARED ON 11.5.2023
BASED ON SURVEY SHEETS No.
11-SW-14B & 15A

平面圖 SITE PLAN

申請地點鄰近地區的現有發展
EXISTING DEVELOPMENTS IN THE SURROUNDING AREAS
OF THE APPLICATION SITE

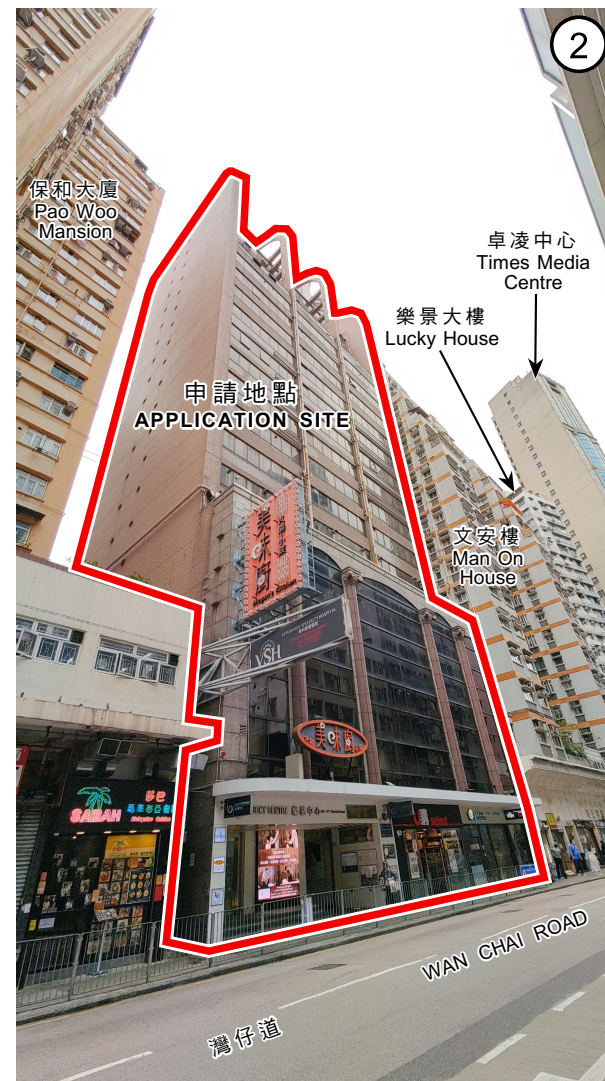
SCALE 1 : 1 000 比例尺

20 0 20 40 60 80
METRES METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/H5/421

圖 PLAN
A - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年5月10日擬備，
所根據的資料為攝於
2023年4月26日的實地照片
PLAN PREPARED ON 10.5.2023
BASED ON SITE PHOTOS
TAKEN ON 26.4.2023

實地照片 SITE PHOTOS

擬議食肆、商店及服務行業及辦公室
香港灣仔灣仔道165至171號
PROPOSED EATING PLACE, SHOP AND SERVICES AND OFFICE
165-171 WAN CHAI ROAD, WAN CHAI, HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H5/421

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年5月10日擬備，
所根據的資料為攝於
2023年4月26日的實地照片
PLAN PREPARED ON 10.5.2023
BASED ON SITE PHOTOS
TAKEN ON 26.4.2023

實地照片 SITE PHOTOS

擬議食肆、商店及服務行業及辦公室
香港灣仔灣仔道165至171號
PROPOSED EATING PLACE, SHOP AND SERVICES AND OFFICE
165-171 WAN CHAI ROAD, WAN CHAI, HONG KONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H5/421

圖 PLAN
A - 5