

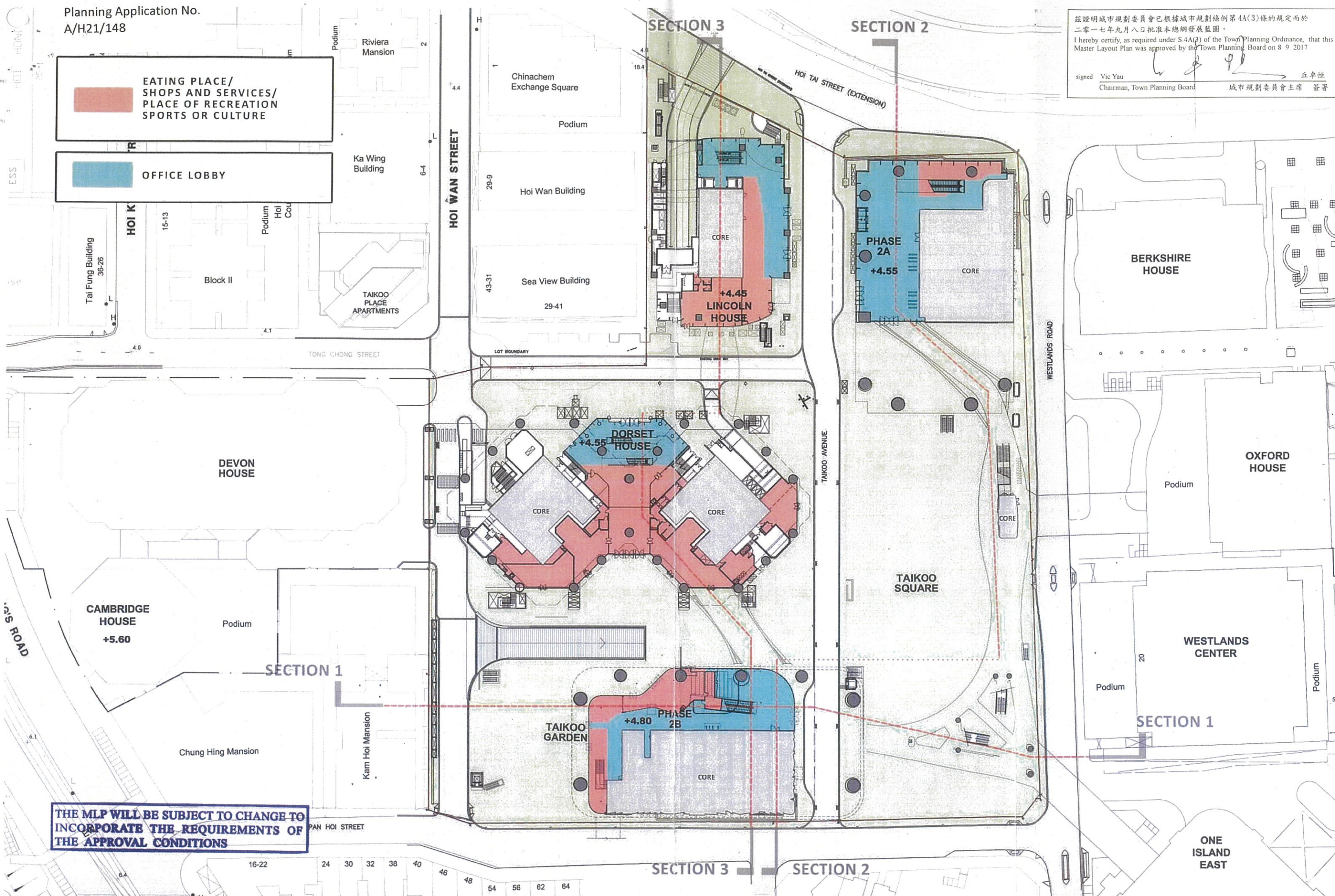
茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零一七年九月八日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 8 9 2017

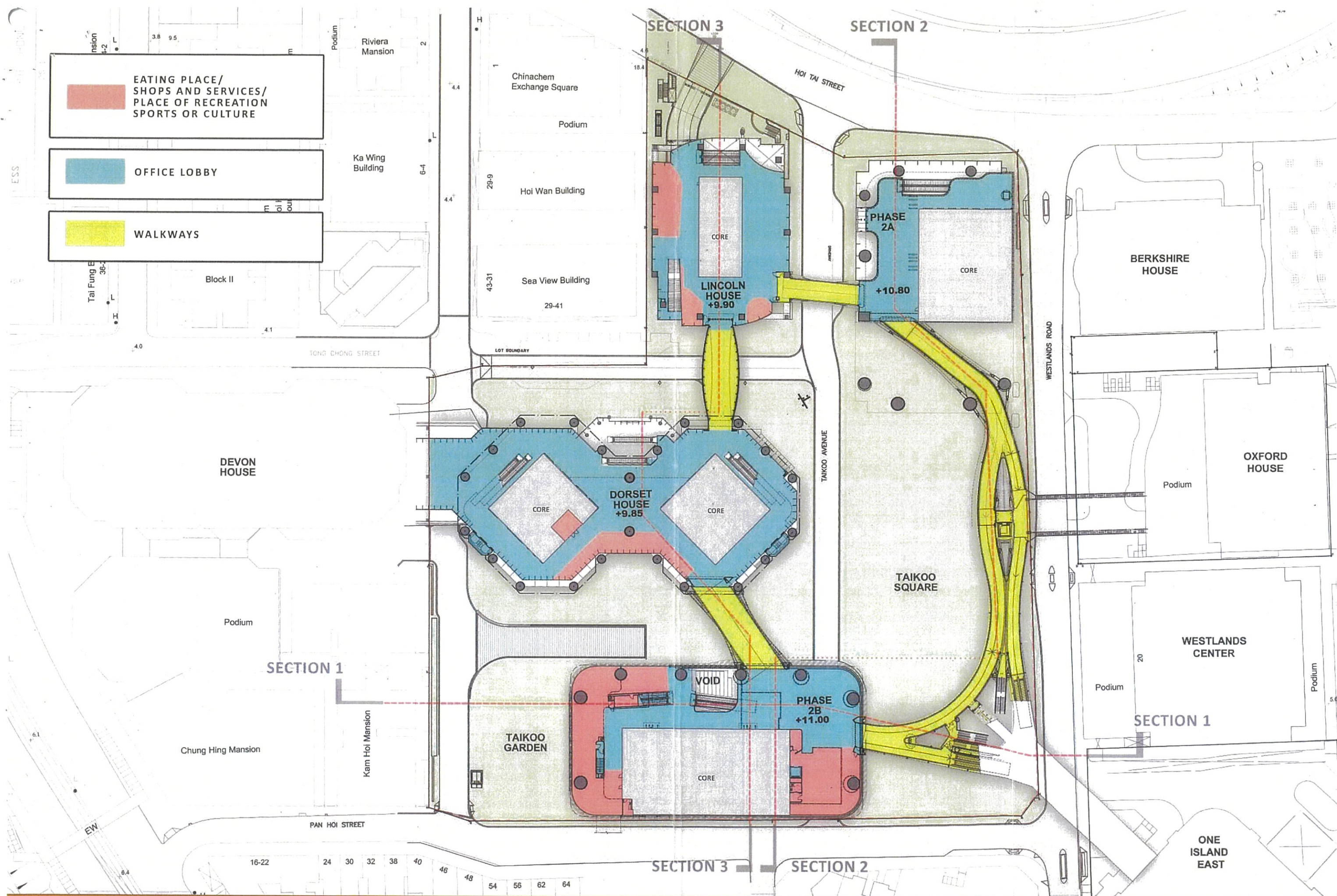
signed Vic Yau
Chairman, Town Planning Board

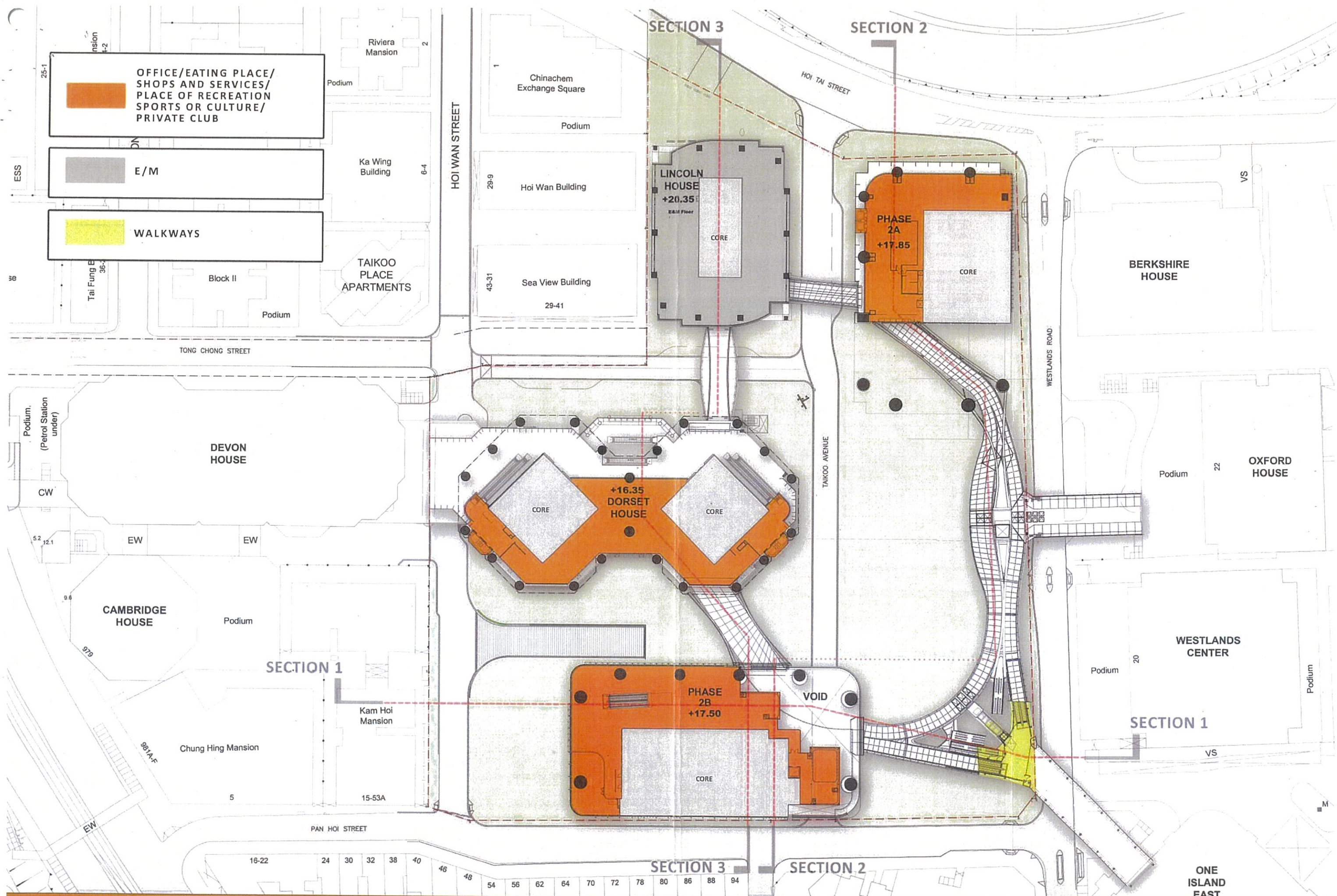
丘卓恒
城市規劃委員會主席 簽署

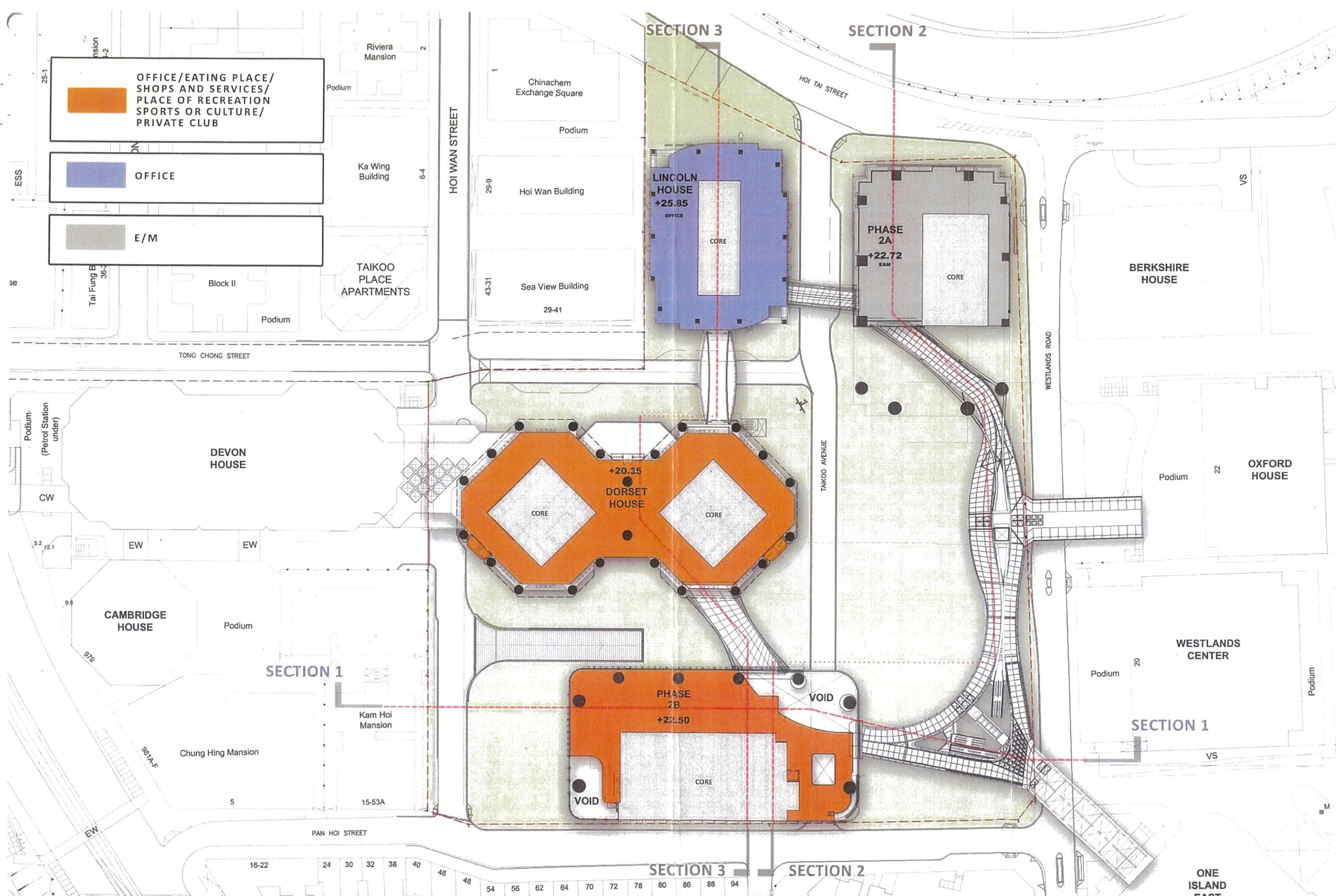
EATING PLACE/
SHOPS AND SERVICES/
PLACE OF RECREATION
SPORTS OR CULTURE

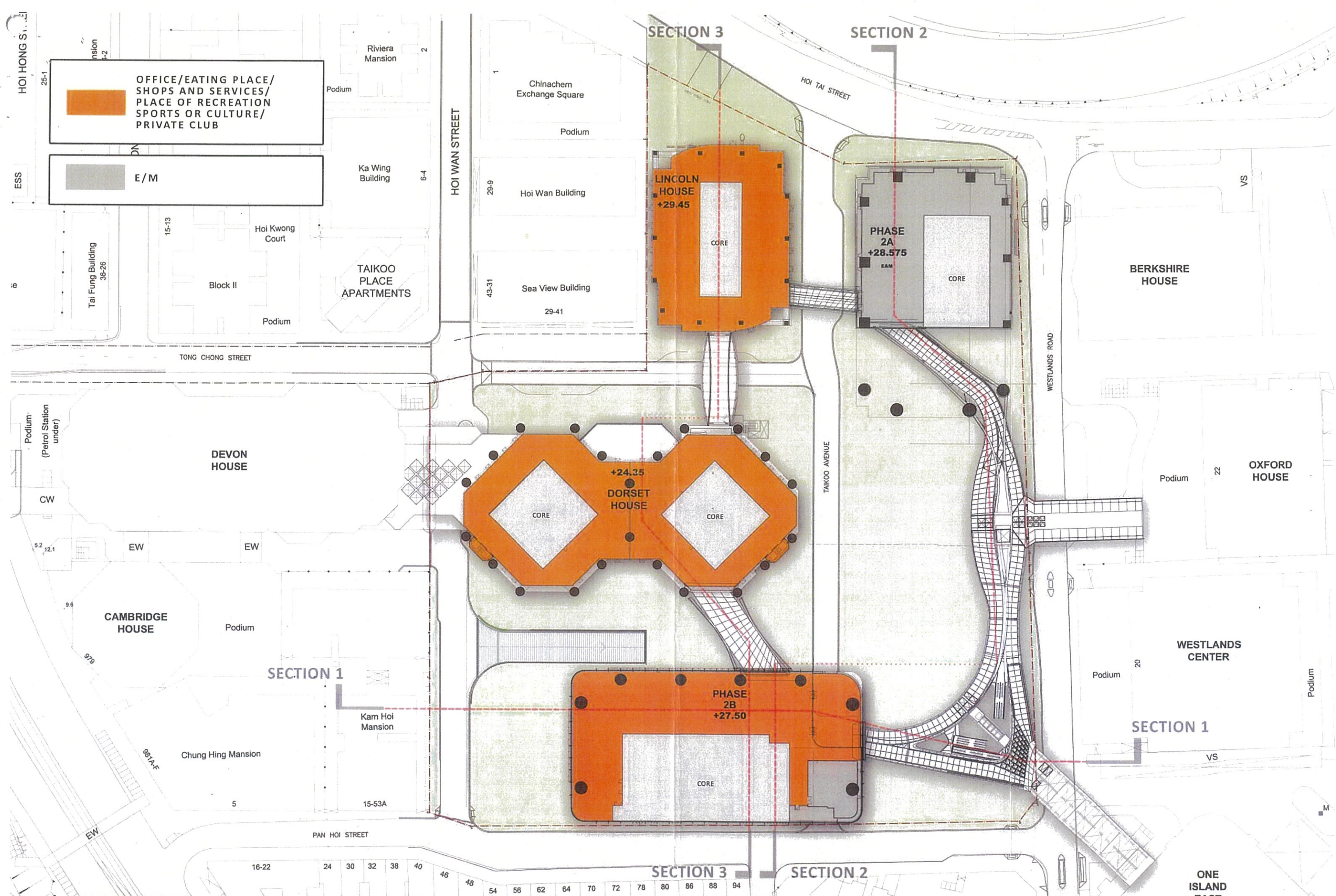
OFFICE LOBBY

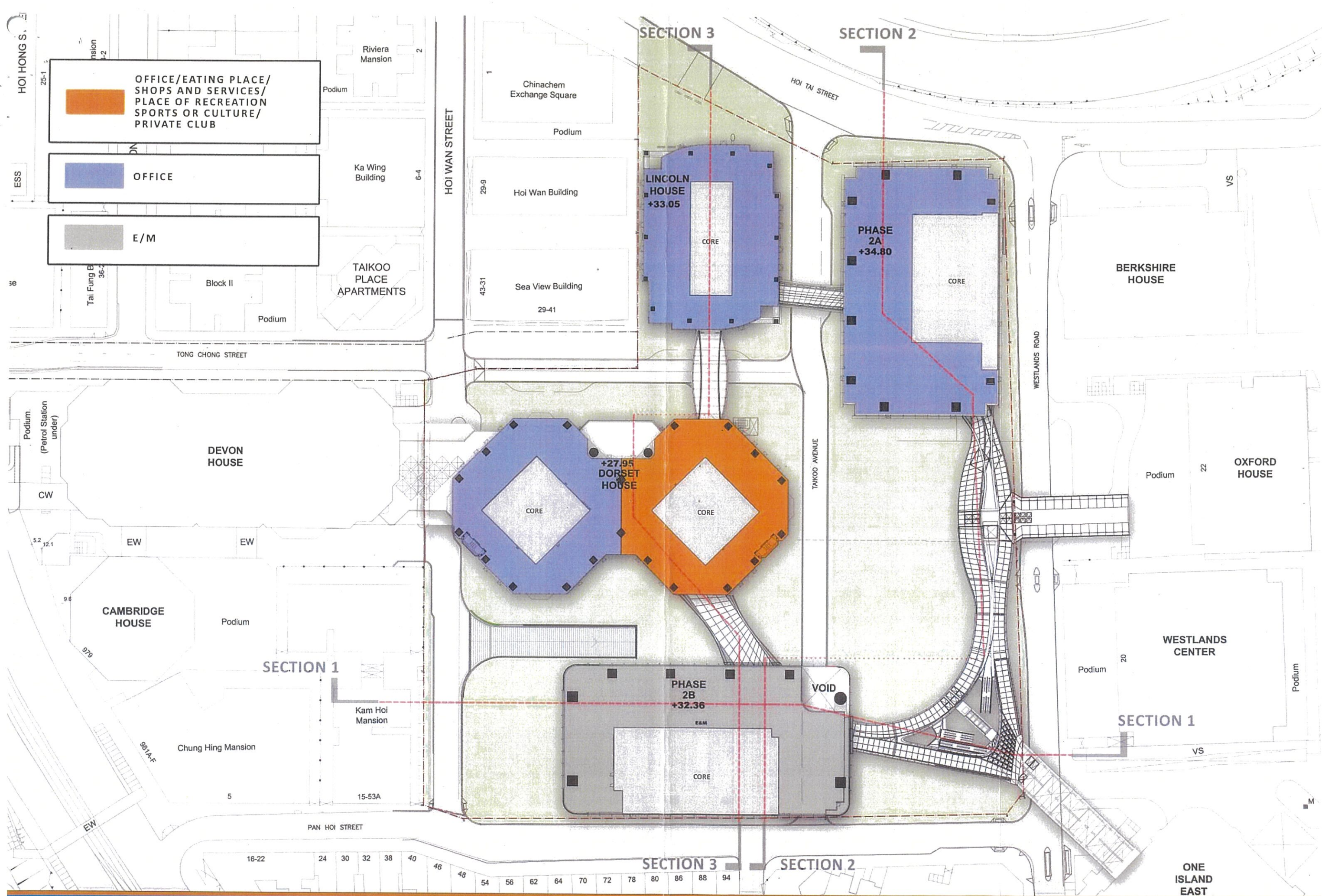


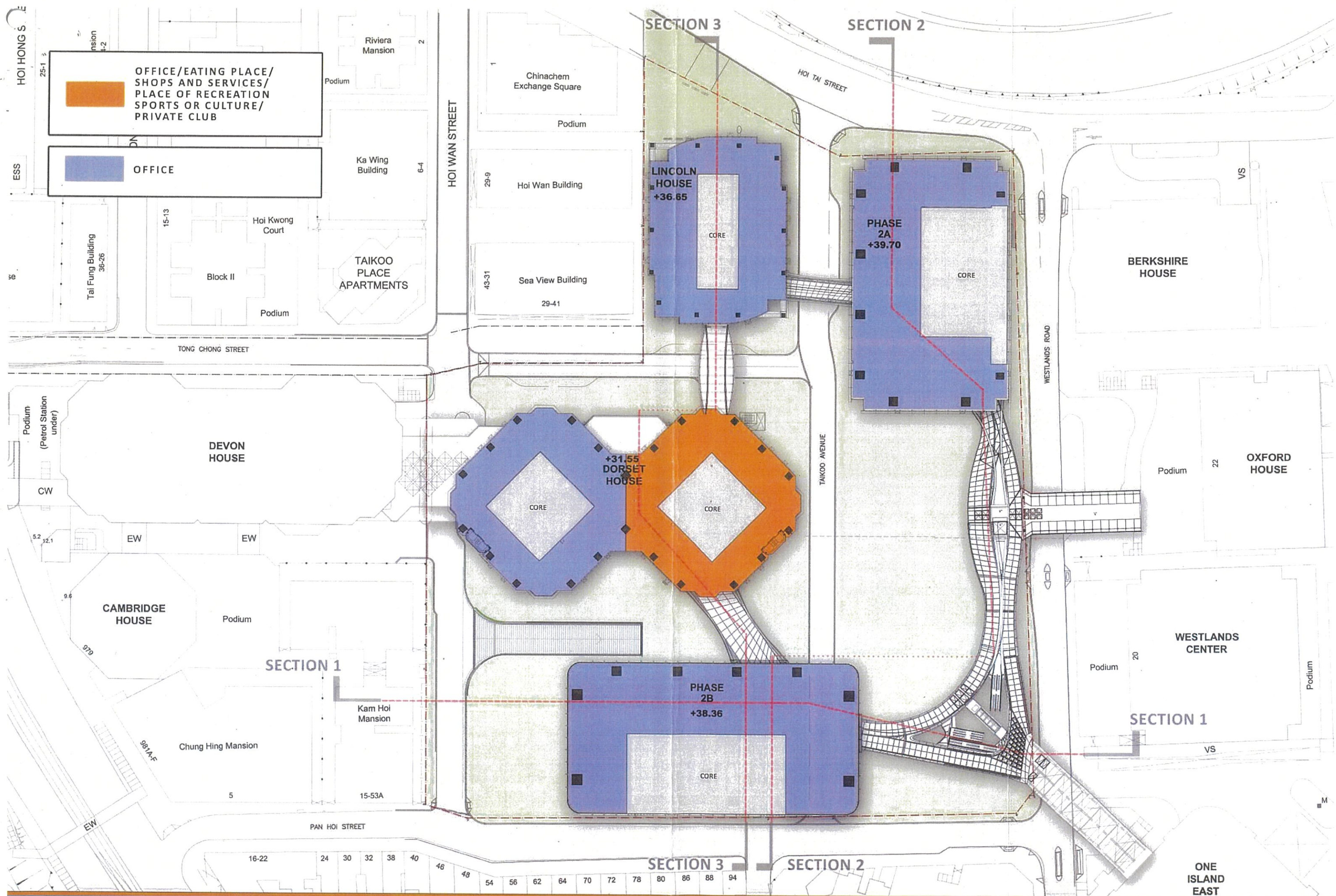


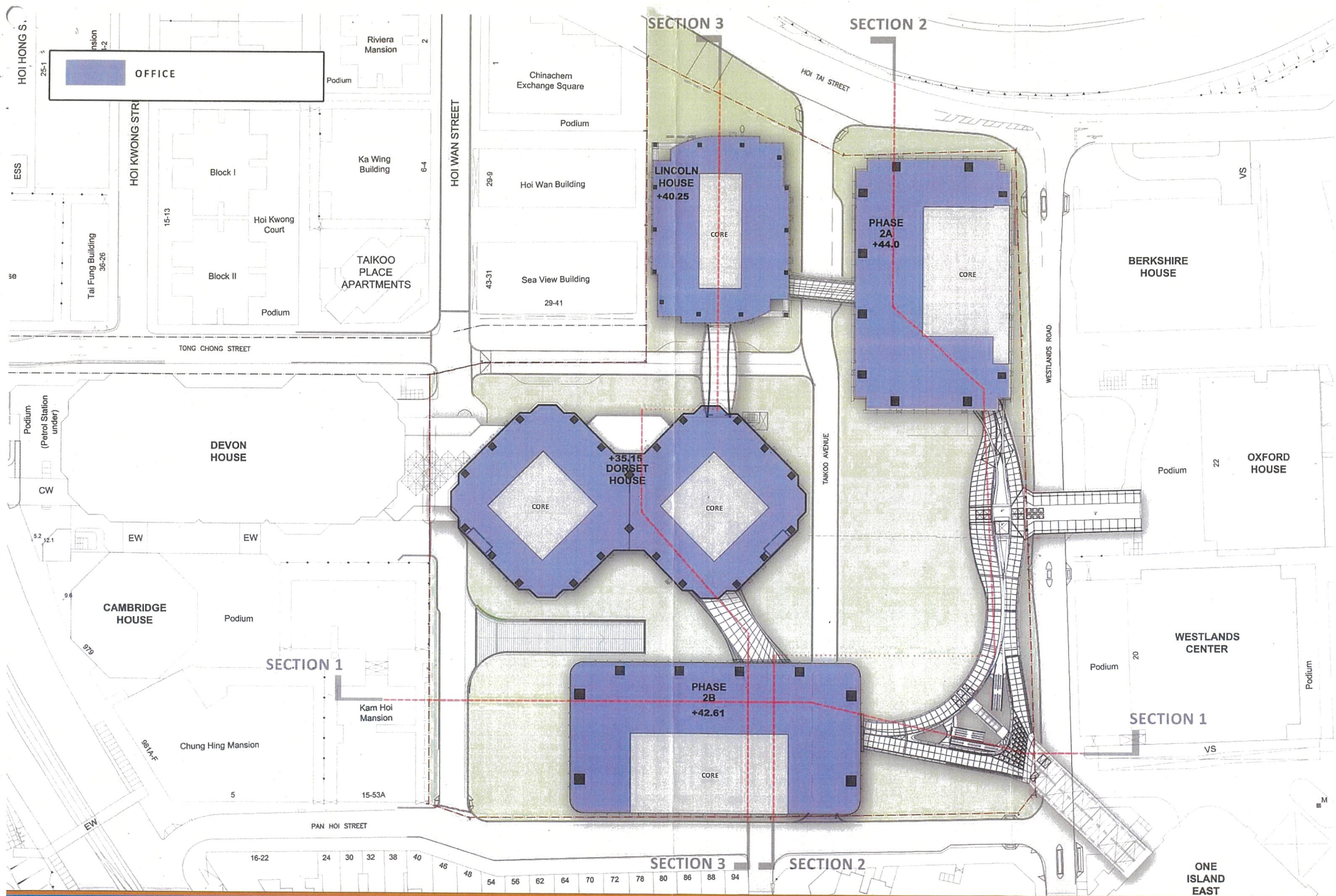












EATING PLACE/
SHOPS AND SERVICES/
PLACE OF RECREATION
SPORTS OR CULTURE

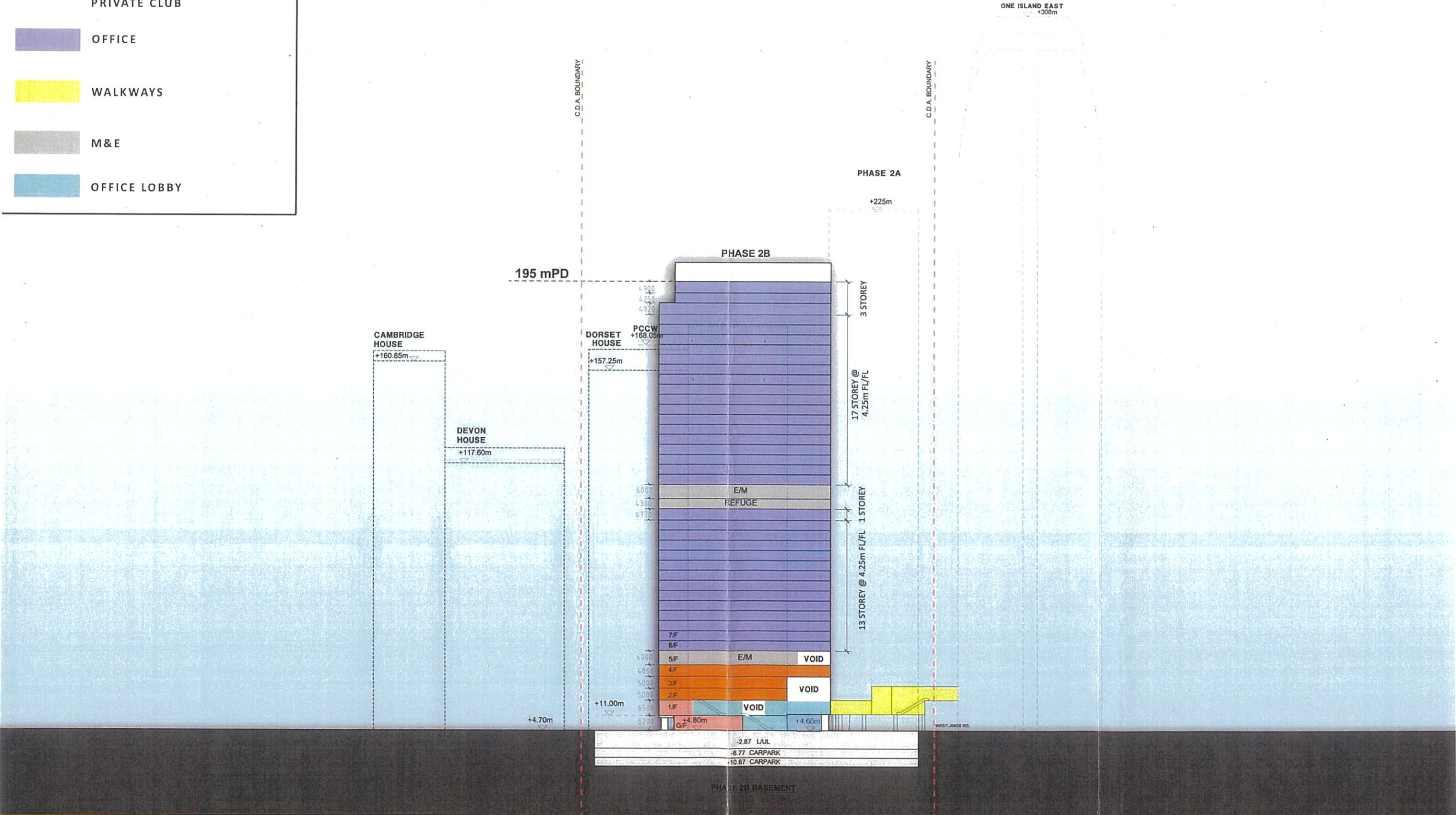
OFFICE/EATING PLACE/
SHOPS AND SERVICES/
PLACE OF RECREATION
SPORTS OR CULTURE/
PRIVATE CLUB

OFFICE

WALKWAYS

M&E

OFFICE LOBBY



EATING PLACE/
SHOPS AND SERVICES/
PLACE OF RECREATION
SPORTS OR CULTURE

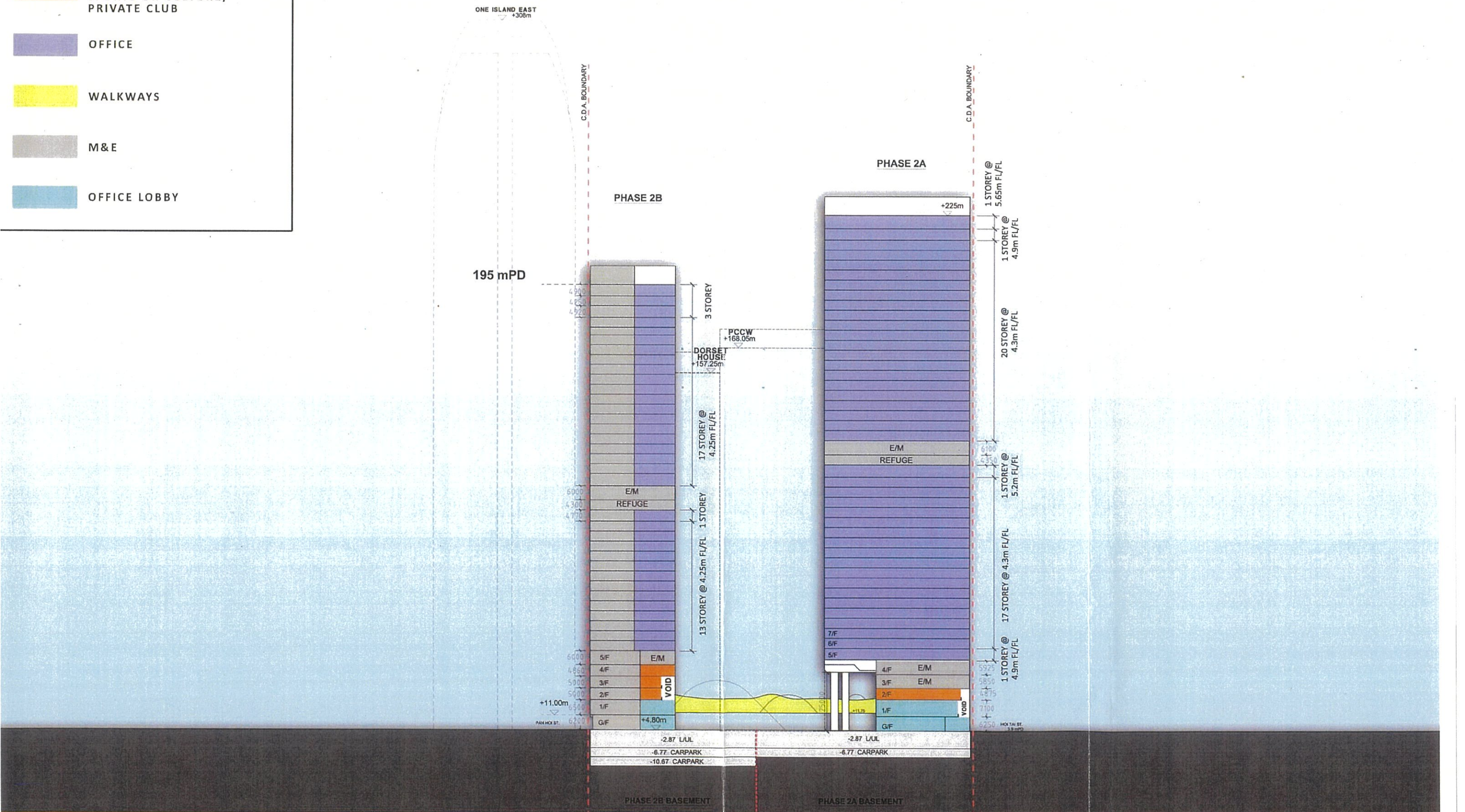
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M&E

OFFICE LOBBY



- OFFICE LOBBY





G	JUL 2021	AMENDMENT SUBMISSION	JC	MS	AD
F	MAR 2018	AMENDMENT SUBMISSION	OO/JL	MS	AD
E	DEC 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD
D	OCT 2017	SUPPLEMENTARY INFORMATION	FD/JM	MS	AD
C	OCT 2017	SUPPLEMENTARY INFORMATION	OO/JM	MS	AD
B	AUG 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD
A	APRIL 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD
Amendment No.	Date	Description	Drawn by	Checked by	Approved by
			Drawn by	JM	Checked by MS
			Approved by	AD	Date JUN 2015
			Job No.	SWR23	

Proposed Redevelopment in a 'Comprehensive Development Area' Zone at Taikoo Place



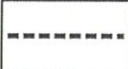







Landscape Master Plan - Sheet 1 of 4

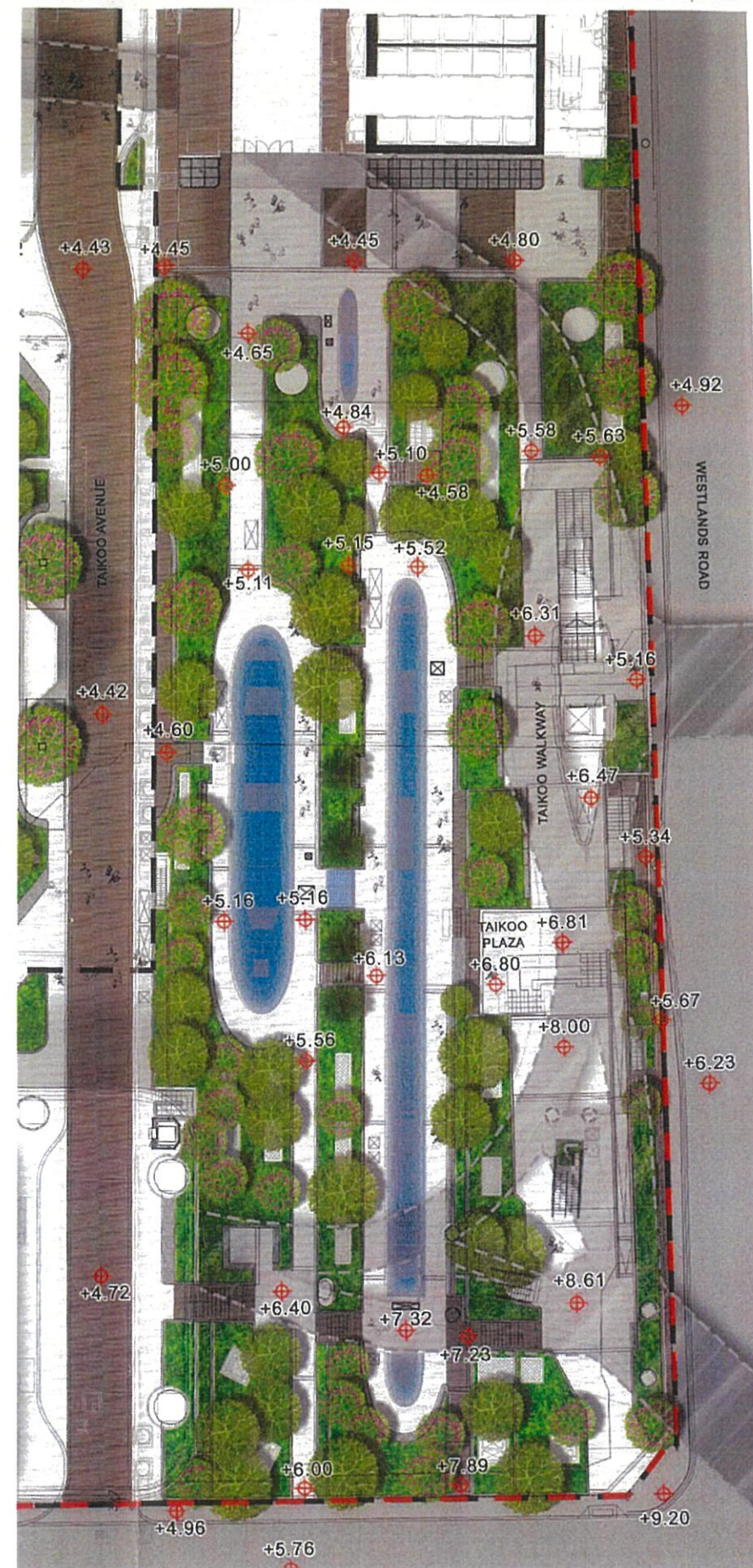
Drawing No. Figure 2.1

Scale As Shown

Designed by HUGH DUTTON ASSOCIES and GUSTAFSON PORTER

LEGEND:

	Application Site Boundary		Screen Planting
	Notional Phase 2 Boundary		Water Feature
	Elevated Walkway with approximate 3.2 to 9m (OIE) clearance underneath		Seating Bench
	New Tree Planting		Decorative Paving
	Shrub Planting		Finish Floor Level (mPD)



Designed by HUGH DUTTON ASSOCIES and GUSTAFSON PORTER

E	APR 2021	AMENDMENT SUBMISSION	JC	MS	AD
D	MAR 2018	AMENDMENT SUBMISSION	OO/JL	MS	AD
C	DEC 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD
B	AUG 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD
A	APRIL 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD
Amendment No.	Date	Description	Drawn by	Checked by	Approved by
			JM	MS	AD

Proposed Redevelopment in a 'Comprehensive Development Area' Zone at Taikoo Place
Landscape Master Plan - Sheet 2 of 4

Drawing No.	Figure 2.2
Scale	As Shown
Job No.	SWR23





LEGEND:

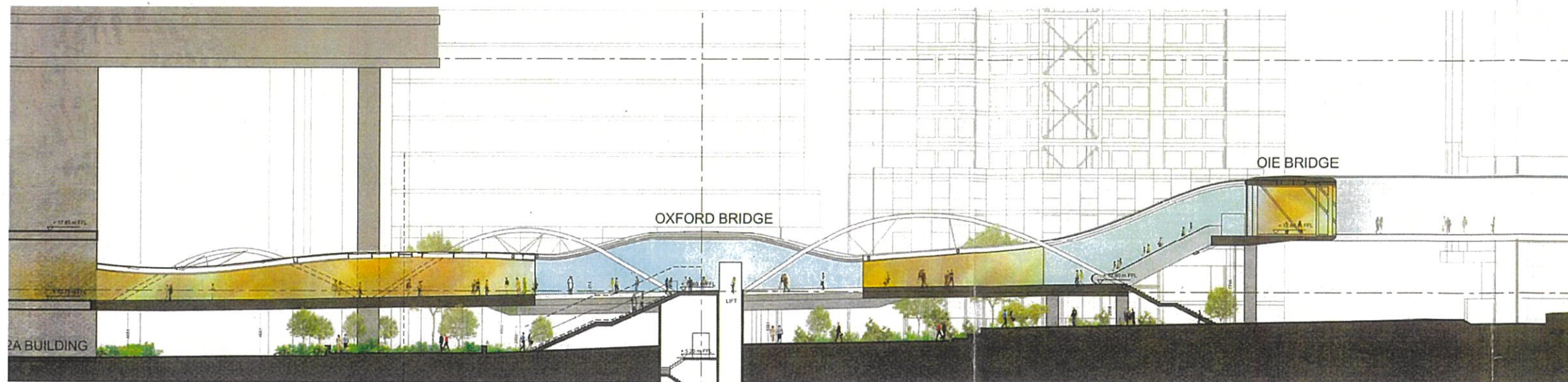
- Application Site Boundary
- Elevated Walkway with approximate 3.2 to 8m (OIE) clearance underneath
- New Tree Planting
- Shrub Planting
- Decorative Paving
- +5.10 Finishing Floor Level (mPD)

0 2 4 6 10M

Designed by HUGH DUTTON ASSOCIES and GUSTAFSON PORTER

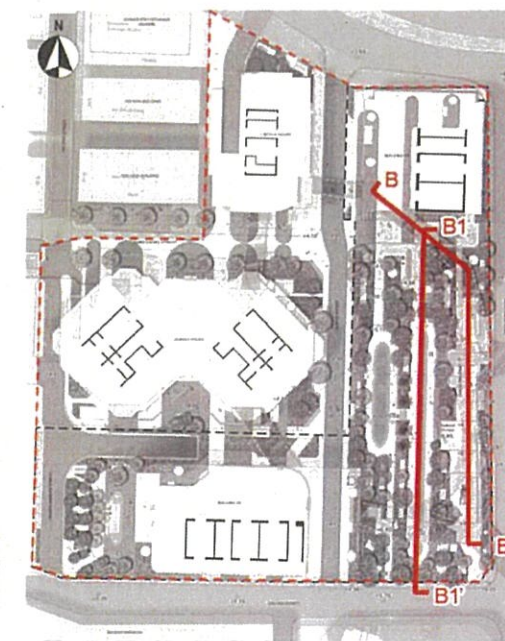
Proposed Redevelopment in a 'Comprehensive Development Area' Zone at Taikoo Place						Drawing No.	Figure 2.4
Landscape Master Plan - Sheet 4 of 4						Scale	As shown
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Date	Job No.
C	APR 2021	AMENDMENT SUBMISSION	JC	MS	AD	JUN 2015	SWR23
B	DEC 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD		
A	AUG 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD		





B
Section B-B' - Oxford Node

0 5 10 20m



Key Plan





B1
Section B1-B1' - Taikoo Plaza Landscape Schematic Section

B1'

Designed by HUGH DUTTON ASSOCIES and GUSTAFSON PORTER

						Proposed Redevelopment in a 'Comprehensive Development Area' Zone at Taikoo Place						Drawing No. Figure 3.2			
C	FEB 2021	AMENDMENT SUBMISSION	JC	MS	AD	Landscape Sections Sheet 2 of 3						Scale	As Shown		
B	AUG 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD										
A	APRIL 2017	AMENDMENT SUBMISSION	OO/JM	MS	AD										
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	JM	Checked by	MS	Approved by	AD	Date	JUN 2015	Job No.	SWR23





TAIKOO PLACE DEVELOPMENT SCHEDULE

	MLP (A/H21/148)
Site Area	22,165.01 s.m.
Building 1A (Dorset House) GFA	112,920 *s.m.
Building 1B (Lincoln House) GFA	31,128 s.m.
Building 2A (One Taikoo Place) GFA	94,144 *s.m.
Building 2B (Two Taikoo Place) GFA	92,395 *s.m.
Footbridge 5	217 * s.m.
Link Bridges	1,667 *s.m.
Total GFA (not more than)	332,471 s.m.
Plot Ratio	15
Open Space (not less than)	6,400 s.m.
No. of Buildings	4
Building Height (Maximum)	
Building 1A (Dorset House)	Tower A (PCCW): 168.05 mPD Tower B (Dorset): 157.25 mPD
Building 1B (Lincoln House)	101.57 mPD
Building 2A (One Taikoo Place)	225 mPD
Building 2B (Two Taikoo Place)	195 mPD
No. of Storeys	
Building 1A (Dorset House)	Tower A (PCCW): 47 (43 storeys and 4 levels of basement) Tower B (Dorset): 44 (40 storeys and 4 levels of basement)
Building 1B (Lincoln House)	29 (24 storeys and 5 levels of basement)
Building 2A (One Taikoo Place)	51 (47 storeys and 4 levels of basement)
Building 2B (Two Taikoo Place)	45 (42 storeys and 3 levels of basement)
Car Parking Spaces (not more than)	1,012
L/UL (not more than)	84 (30 HGV and 54 LGV)
Motocycle Parking Spaces (not more than)	102

* GFA of existing buildings extracted from approved General Building Plans.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4835

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/H21/148

By Registered Post & Fax (2587 7068)

22 September 2017

Masterplan Ltd.
Room 3516B, 35/F, China Merchants Tower
Shun Tak Centre
200 Connaught Road, Central, Hong Kong
(Attn: Kira Brownlee)

Dear Sir/Madam,

Proposed Comprehensive Development for Office, Shop and Services, Eating Place, Place of Recreation, Sports or Culture (Fitness Centre or Art Gallery) and Private Club Uses (Amendment to an Approved Master Layout Plan) in "Comprehensive Development Area" zone, Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong

I refer to my letter to you dated 8.9.2017.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 8.9.2021, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission and implementation of a revised Master Layout Plan to take into account the approval conditions as stated in conditions (b) to (e) and (i) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the implementation of the traffic management and road improvement measures as proposed by you in the Traffic Impact Assessment submitted to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the submission and implementation of a revised footbridge system with a view to developing the open space as a forecourt of the adjoining buildings and a focal point for Taikoo Place to the satisfaction of the Director of Planning or of the TPB;
- (d) the provision of car parking spaces, loading/unloading, picking-up/setting-down facilities and vehicular access for the development to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission and implementation of a revised Landscape Master Plan

including the tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;

- (f) the submission of a Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the implementation of local sewerage upgrading/sewerage connection works identified in the SIA in condition (f) above to the satisfaction of the Director of Drainage Services or of the TPB;
- (h) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (i) the submission and implementation of the development programme of the proposed development to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35C and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 8.9.2017 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 13.10.2017). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Irene Lai of Hong Kong District Planning Office at 2231 4935. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Miss Rachel HO)
for Secretary, Town Planning Board

RH/syl

List of Approval Conditions

Application No. A/H21/148

- Application Site : Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong
- Subject of Application : Proposed Comprehensive Development for Office, Shop and Services, Eating Place, Place of Recreation, Sports or Culture (Fitness Centre or Art Gallery) and Private Club Uses (Amendment to an Approved Master Layout Plan) in "Comprehensive Development Area" zone
- Date of Approval : 8.9.2017
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account the approval conditions as stated in conditions (b) to (e) and (i) below to the satisfaction of the Director of Planning or of the TPB;
 - (b) the implementation of the traffic management and road improvement measures as proposed by the applicant in the Traffic Impact Assessment submitted to the satisfaction of the Commissioner for Transport or of the TPB;
 - (c) the submission and implementation of a revised footbridge system with a view to developing the open space as a forecourt of the adjoining buildings and a focal point for Taikoo Place to the satisfaction of the Director of Planning or of the TPB;
 - (d) the provision of car parking spaces, loading/unloading, picking-up/setting-down facilities and vehicular access for the development to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the submission and implementation of a revised Landscape Master Plan including the tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
 - (f) the submission of a Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB;
 - (g) the implementation of local sewerage upgrading/sewerage connection works identified in the SIA in condition (f) above to the satisfaction of the Director of Drainage Services or of the TPB;
 - (h) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
 - (i) the submission and implementation of the development programme of the proposed development to the satisfaction of the Director of Planning or of the TPB.