

List of Approval Conditions

Application No. A/H4/90

- Application Site : Central Piers 4, 5 & 6 and adjacent inland area, Man Kwong Street, Central , Hong Kong
- Subject of Application : Proposed Construction of one and a half Additional Commercial Floors above Central Piers 4 to 6 and Conversion of the Existing Upper Decks at Central Piers 4 and 6 for Shop and Services (Bank, Fast Food Shop, Money Exchange, Photographic Studio, Place of Recreation, Sports and Culture (Arts Gallery), Retail Shop, Service Trades and Showroom excluding Motor-Vehicle Showroom), Eating Place (Restaurant), Public Convenience; Pier use at Lower Deck (for Piers 4 to 6) and Upper Deck (for Pier 5); and Public Utility Installation (Telecommunications Radio Base Station) at the landside of the rooftop at Central Piers 4 to 6 in "Comprehensive Development Area (2)" zone
- Date of Approval : 3.5.2013
- Approval Conditions :
- (a) the submission of a revised Master Layout Plan, taking into account the approval conditions (b), (c) and (d) below to the satisfaction of the Director of Planning or of the Town Planning Board (TPB);
 - (b) the submission and implementation of a revised Landscape Master Plan for Central Piers 4 to 6 to the satisfaction of the Director of Planning or of the TPB;
 - (c) the design and provision of the public open space to the satisfaction of the Director of Planning or of the TPB;
 - (d) the design and implementation of the proposed improvements to the existing loading/unloading arrangement to the satisfaction of the Commissioner for Transport or of the TPB;
 - (e) the implementation of the sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB;
 - (f) the provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
 - (g) no direct provision of food and beverage services and facilities should be allowed in the private open space (Commercial Outdoor Area) at Level 4 of Central Piers 4 to 6.

	Proposed Development
Site Area	<p>“CDA(2)” Site 1.89 Hectares (about)</p> <p>Piers nos. 4, 5 & 6 in total: 6,851 m² (about)</p>
Total GFA	<p>Commercial GFA not more than 12,600 m²</p> <p>Pier GFA not less than 9,700 m²</p>
Site Coverage	<p>100% of Piers</p> <p>36 % of Entire “CDA(2)” Site</p>
Building Height	<p>+24.85mPD</p> <p>Approx. +29.35mPD (lift hoods and overruns at L5)</p>
Open Space Area	<p>Public Open Space: not less than 3,000 m² (3 piers in total);</p> <p>Private Open Space: not more than 1,500m² (3 piers in total).</p>
No. of Storeys	6
Storey Usage	<p>L1 & L2</p> <p>Pier</p> <p>L2 M/F</p> <p>Ancillary Plant rooms</p> <p>L1, L2, L3 & L4 (Internal)</p> <p>Bank / Fast Food Shop / Money Exchange / Photographic Studio / Place of Recreation, Sports & Culture (Arts Gallery) / Public Convenience / Retail Shop / Restaurant / Service Trades / Showroom excluding Motor-vehicle Showroom</p> <p>L4 (External)</p> <p>Private Open Space (Commercial Outdoor Area) / Public Open Space</p> <p>L5</p> <p>Public Open Space</p> <p>L5 (Landside)</p> <p>Public Utility Installation (Telecommunications Radio Base Station)</p>
Implementation Programme	<p>Three piers are anticipated to be completed in stages between 2015 and 2017*</p> <p><i>*Implementation programme is subjected to funding approval from LegCo</i></p>

Table 4.01: Summary of the Development Intensity and Parameters

Application No. A/H4/90

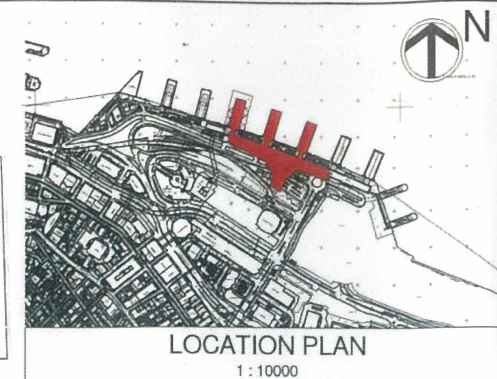
THE MLP WILL BE SUBJECT TO CHANGE TO
INCORPORATE THE REQUIREMENTS OF
THE APPROVAL CONDITIONS

RETAIL, DINING, OTHER
WATERFRONT RELATED USES AND
PUBLIC OPEN SPACE OVER THE PIER

PUBLIC UTILITY INSTALLATION
(TELECOMMUNICATION RADIO BASE
STATION) TO BE INSTALLED BELOW THE
EAVES AND COVERED BY SCREEN
(APPROX. 25,600mm (L) X 1,000mm (D))

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
二零一三年五月三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 3. 5. 2013.

signed Thomas CHOW 周達明
Chairman, Town Planning Board 城市規劃委員會主席 簽署



- LEGEND
- CENTRAL PIERS NOS. 4, 5 & 6
 - FUTURE UDS LANDSCAPED DECK
 - FUTURE UDS RETAIL / EXHIBITION / GALLERY
 - FUTURE UDS ICONIC BUILDING



BOUNDARY OF APPLICATION SITE

S1 APPLICATION

S.16 APP 05/12

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JACOBS

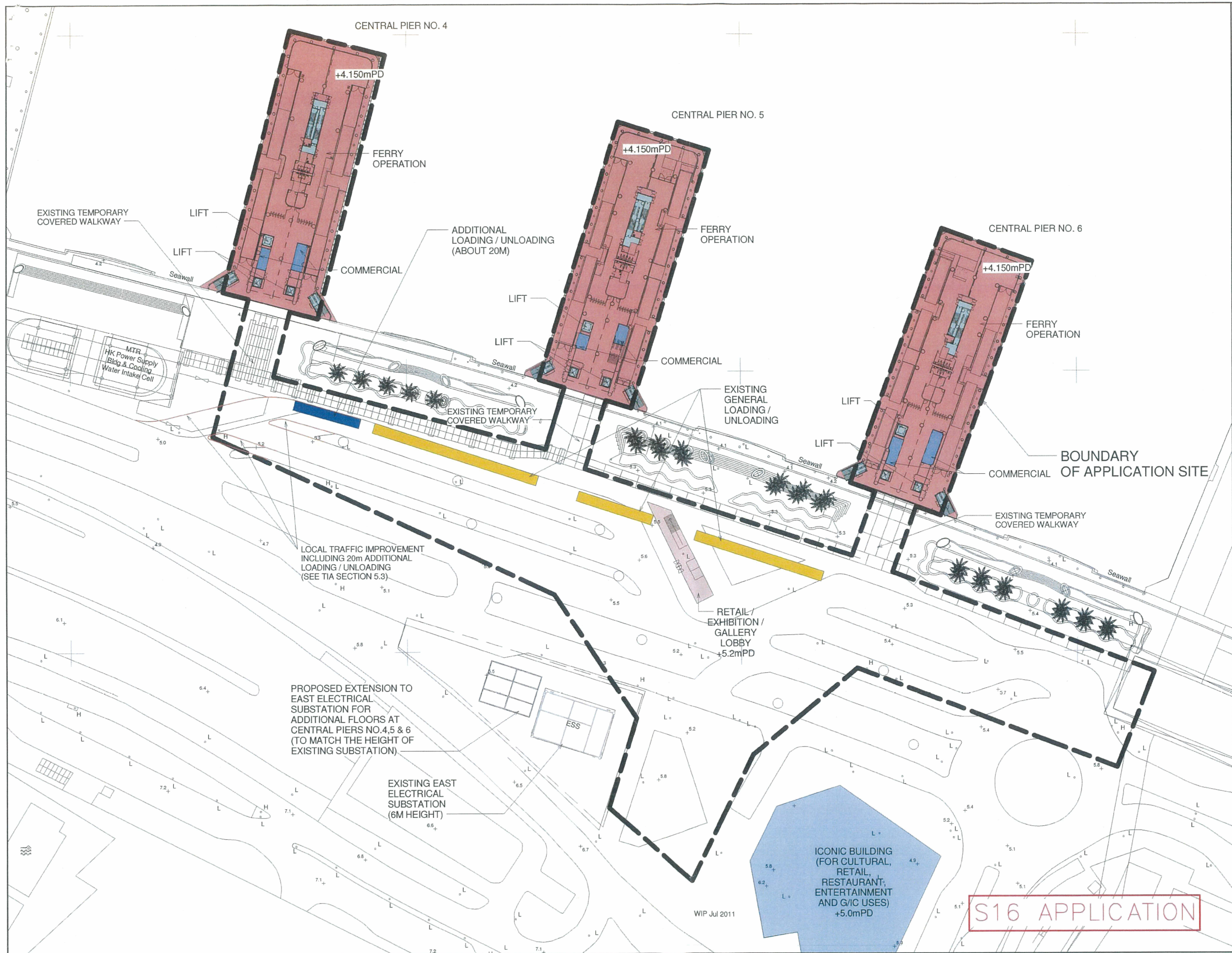
PROJECT TITLE
AGREEMENT NO. CE 70/2009(CE)
CONSTRUCTION OF ADDITIONAL FLOORS ON
CENTRAL PIER NUMBERS 4, 5 AND 6

TITLE
MASTER LAYOUT PLAN

FIGURE
1.2

JOB NO. 10058 REV.
SCALE 1:2000 DWG. SIZE A3

CLIENT
CEPD 土木工程發展署
Civil Engineering and
Development Department



- LEGEND**
- FERRY OPERATION
 - COMMERCIAL AREA IN PIERS
 - CIRCULATION INSIDE PIERS
 - EXISTING GENERAL LOADING / UNLOADING
 - PROPOSED LOADING / UNLOADING
 - FUTURE UDS ICONIC BUILDING
 - FUTURE UDS RETAIL / EXHIBITION / GALLERY

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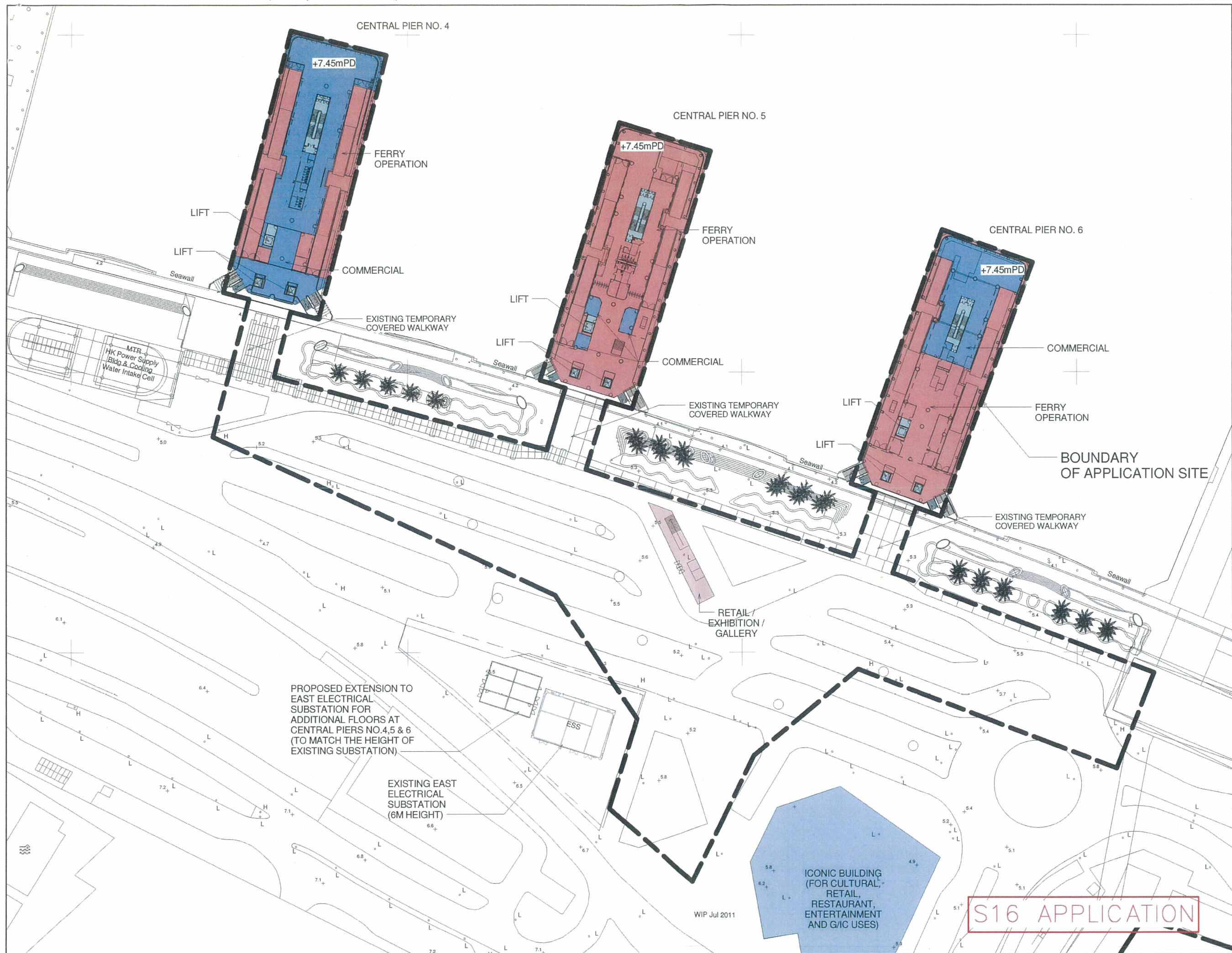
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TITLE
 BLOCK PLAN L1 - LOWER DECK

FIGURE
 1.3

JOB NO. 10058 REV.
 SCALE 1:1000 DWG. SIZE A3

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TITLE
 BLOCK PLAN L2 - UPPER DECK

FIGURE
 1.4

JOB NO. 10058

REV.

SCALE 1:1000

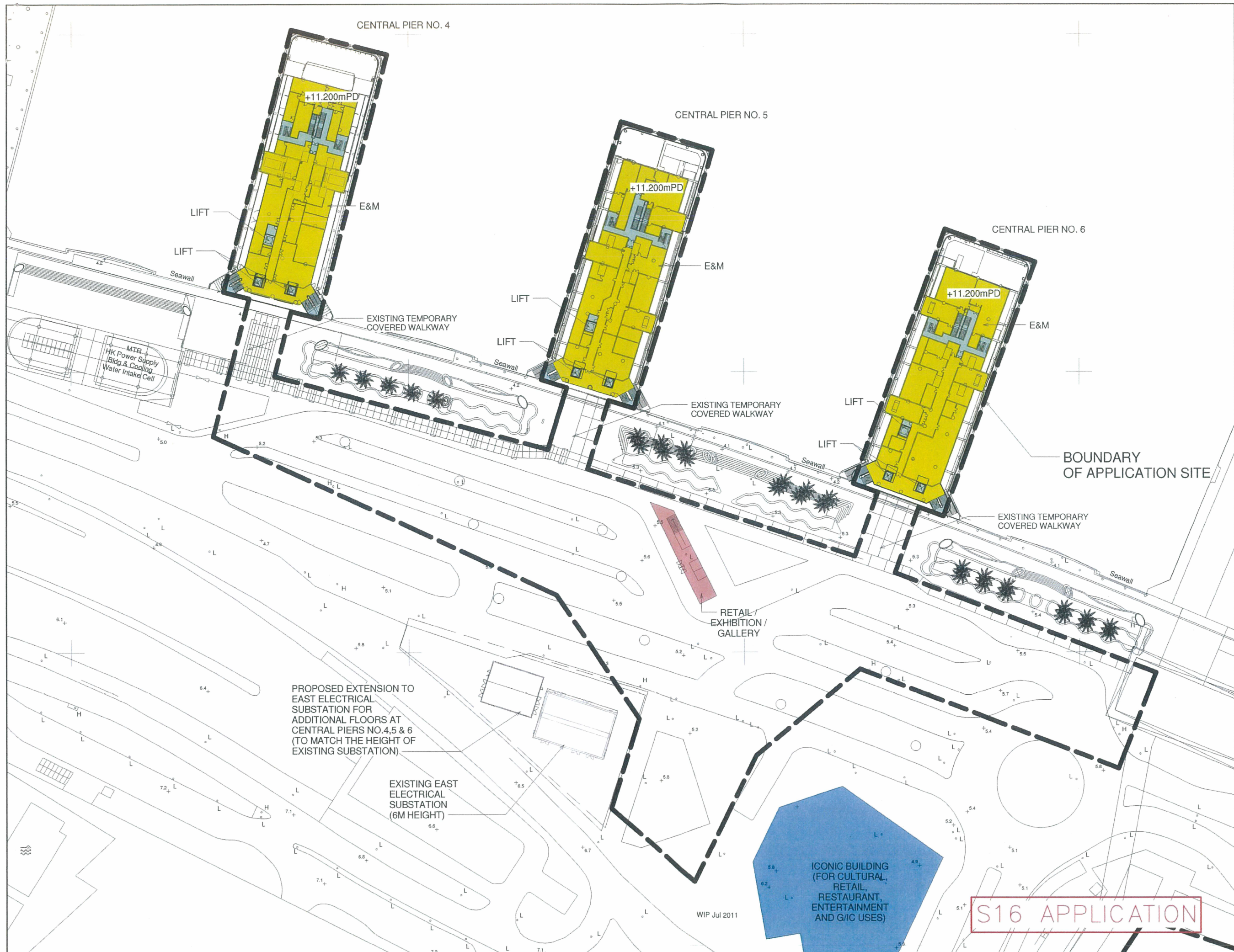
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 Civil Engineering and
 Development Department

WIP Jul 2011

S16 APPLICATION



- LEGEND**
- E&M IN PIERS
 - FUTURE UDS RETAIL / EXHIBITION / GALLERY
 - CIRCULATION INSIDE PIERS
 - FUTURE UDS ICONIC BUILDING

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TITLE
 BLOCK PLAN L2M - PLANT ROOM DECK

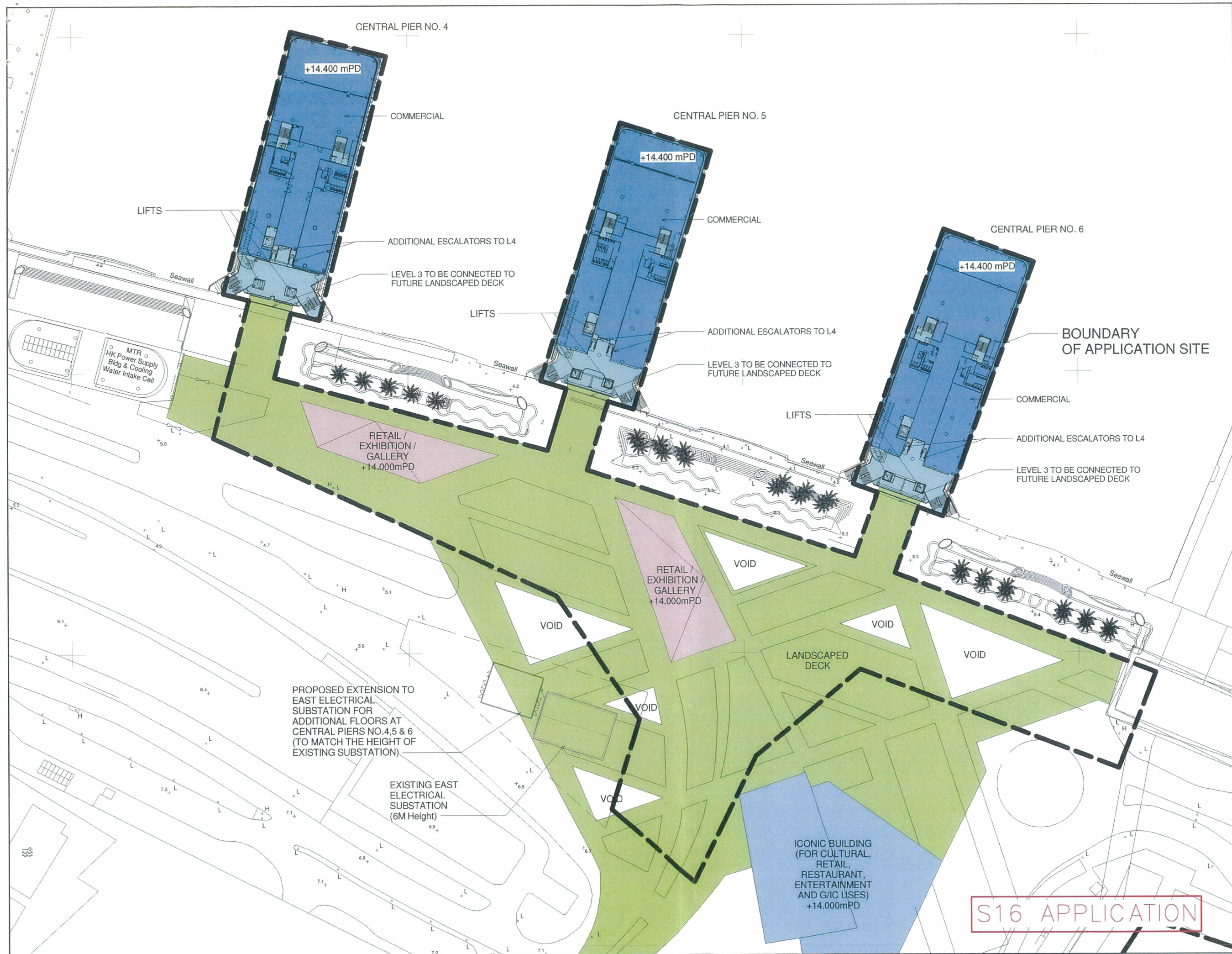
FIGURE
 1.5

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WIP Jul 2011



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- FUTURE UDS LANDSCAPED DECK
 - FUTURE UDS RETAIL / EXHIBITION / GALLERY
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 - CIRCULATION INSIDE PIERS
 - COMMERCIAL AREA INSIDE PIERS

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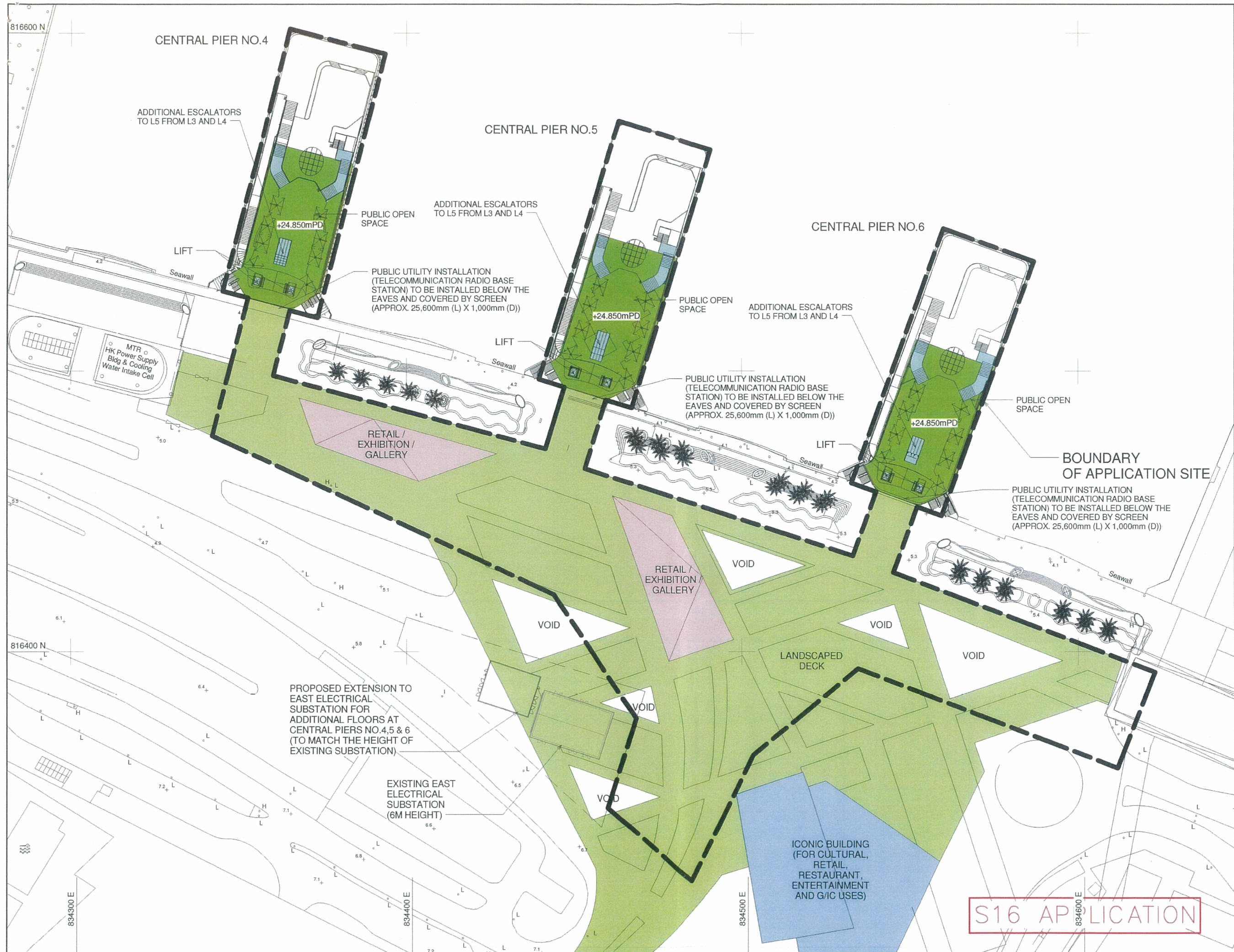
TITLE
 BLOCK PLAN L3

FIGURE
 1.8

JOB NO. 10058	REV.
SCALE 1:1000	DWG. SIZE A3

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S16 APPLICATION



LEGEND

- FUTURE UDS ICONIC BUILDING
- FUTURE UDS RETAIL / EXHIBITION / GALLERY
- FUTURE UDS LANDSCAPED DECK
- CIRCULATION IN PIERS
- PUBLIC OPEN SPACE IN PIERS

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TITLE

BLOCK PLAN L5

FIGURE

1.8

JOB NO. 10058

REV.

SCALE 1:1000

DWG. SIZE A3

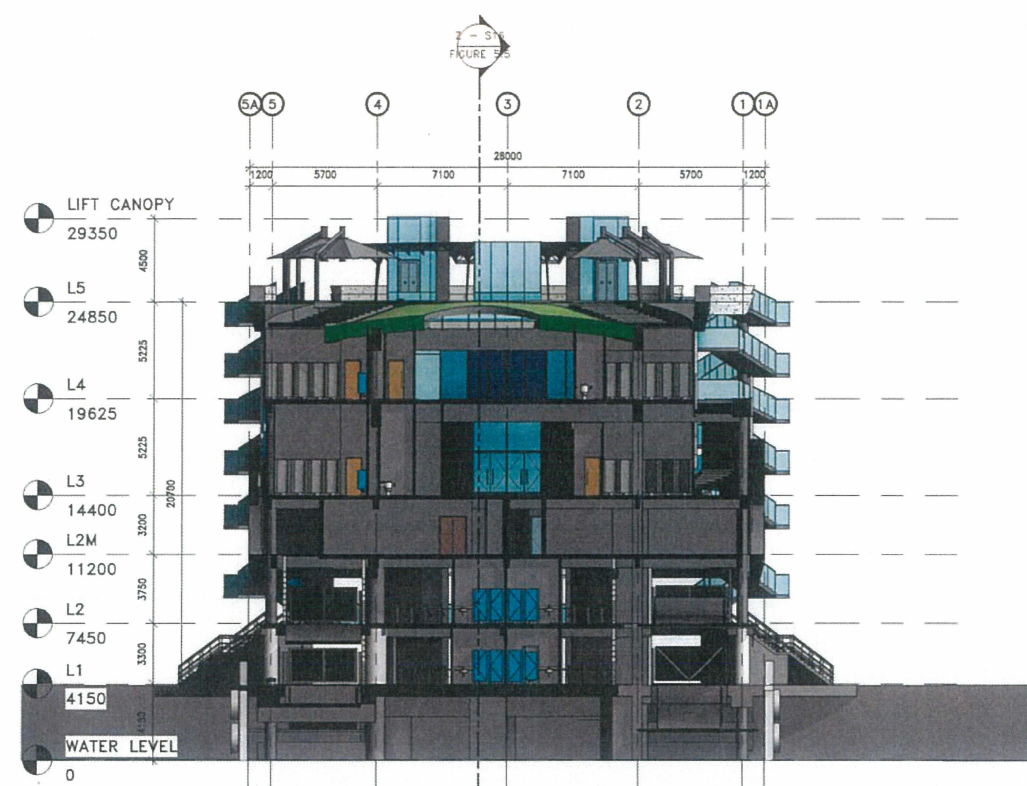
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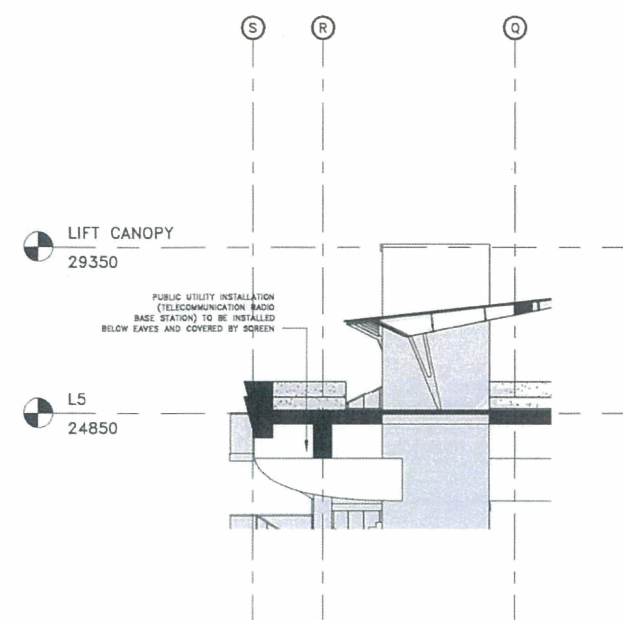
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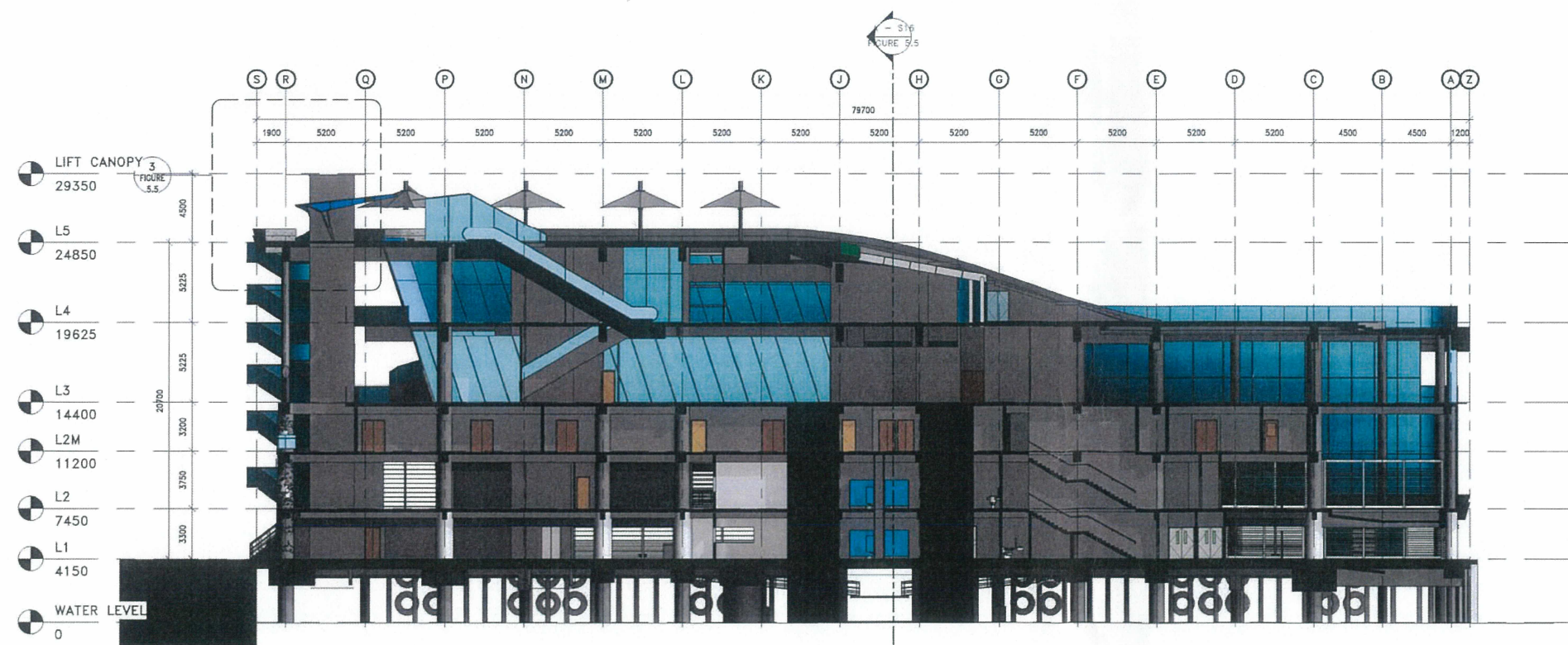
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SECTION A
1 : 200



3 Callout of Z - S16
1 : 100



1 SECTION Z
1 : 200

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CONSTRUCTION OF ADDITIONAL FLOORS ON
CENTRAL PIER NUMBERS 4, 5 AND 6

TITLE	Central Pier No. 5
SECTIONS	

FIGURE 5.5

JOB NO. 10058

REV.	
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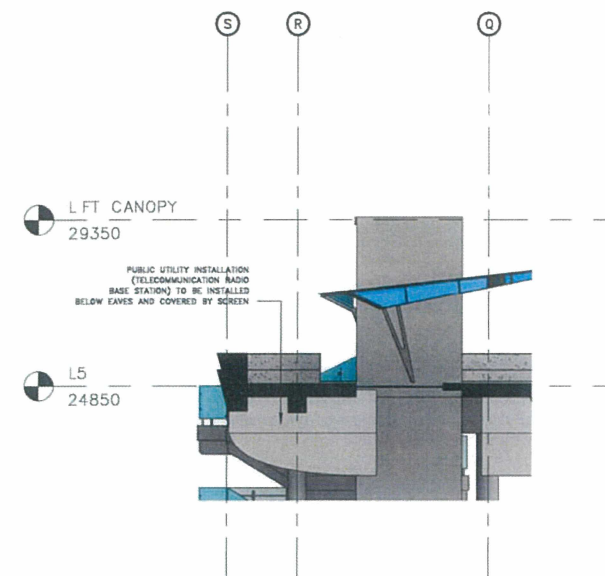
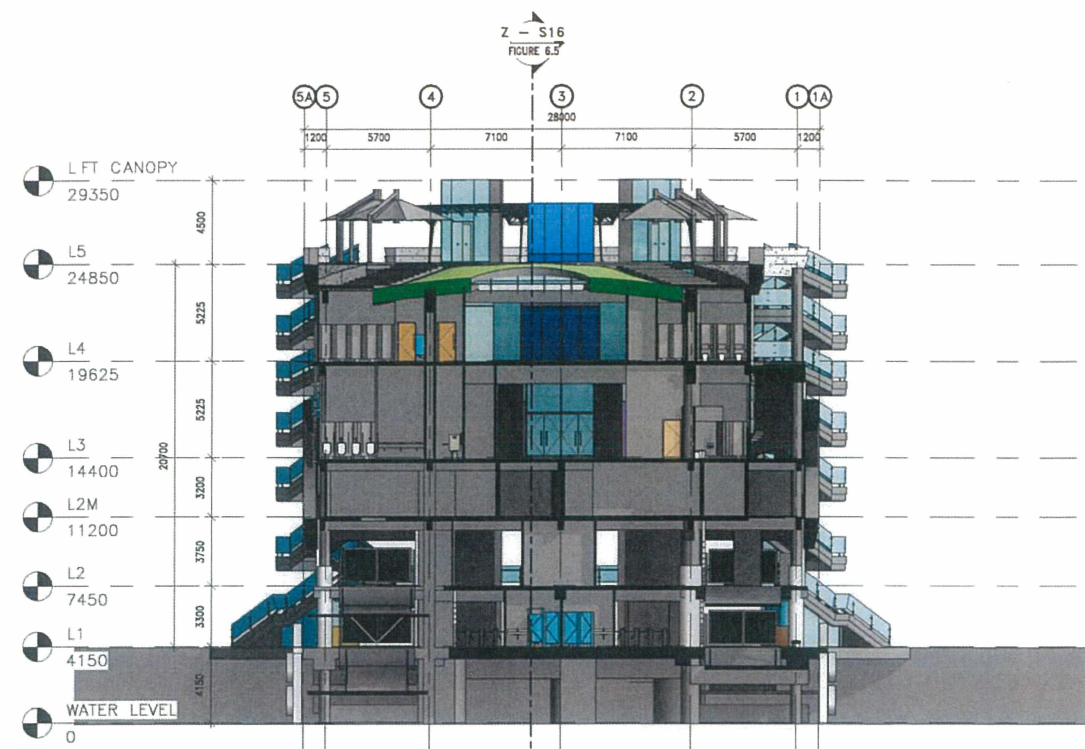
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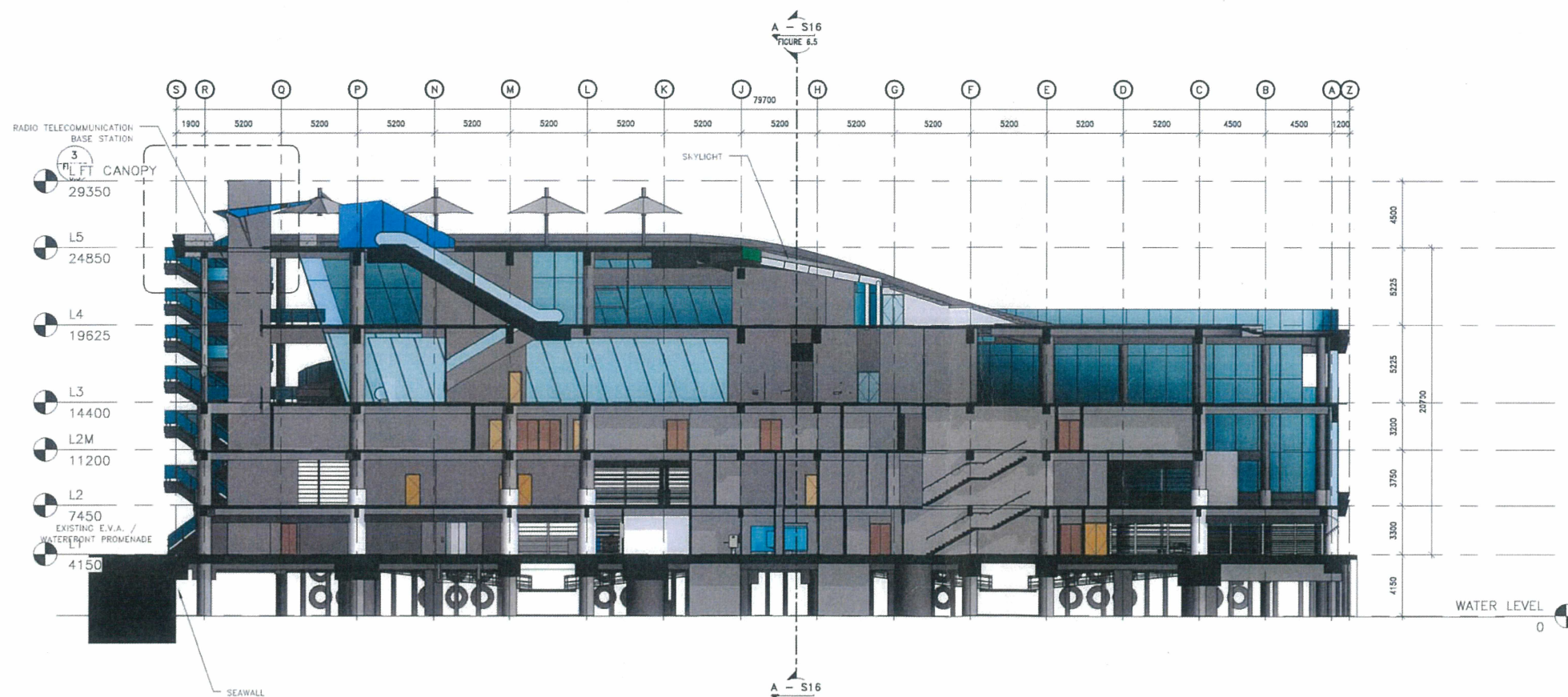
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③ Callout of Z - S16
1 : 100



① SECTION Z

S16 APPLICATION

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TITLE
Central Pier No. 6
SECTIONS

FIGURE
FIGURE 6.5

JOB NO. 10058

REV.

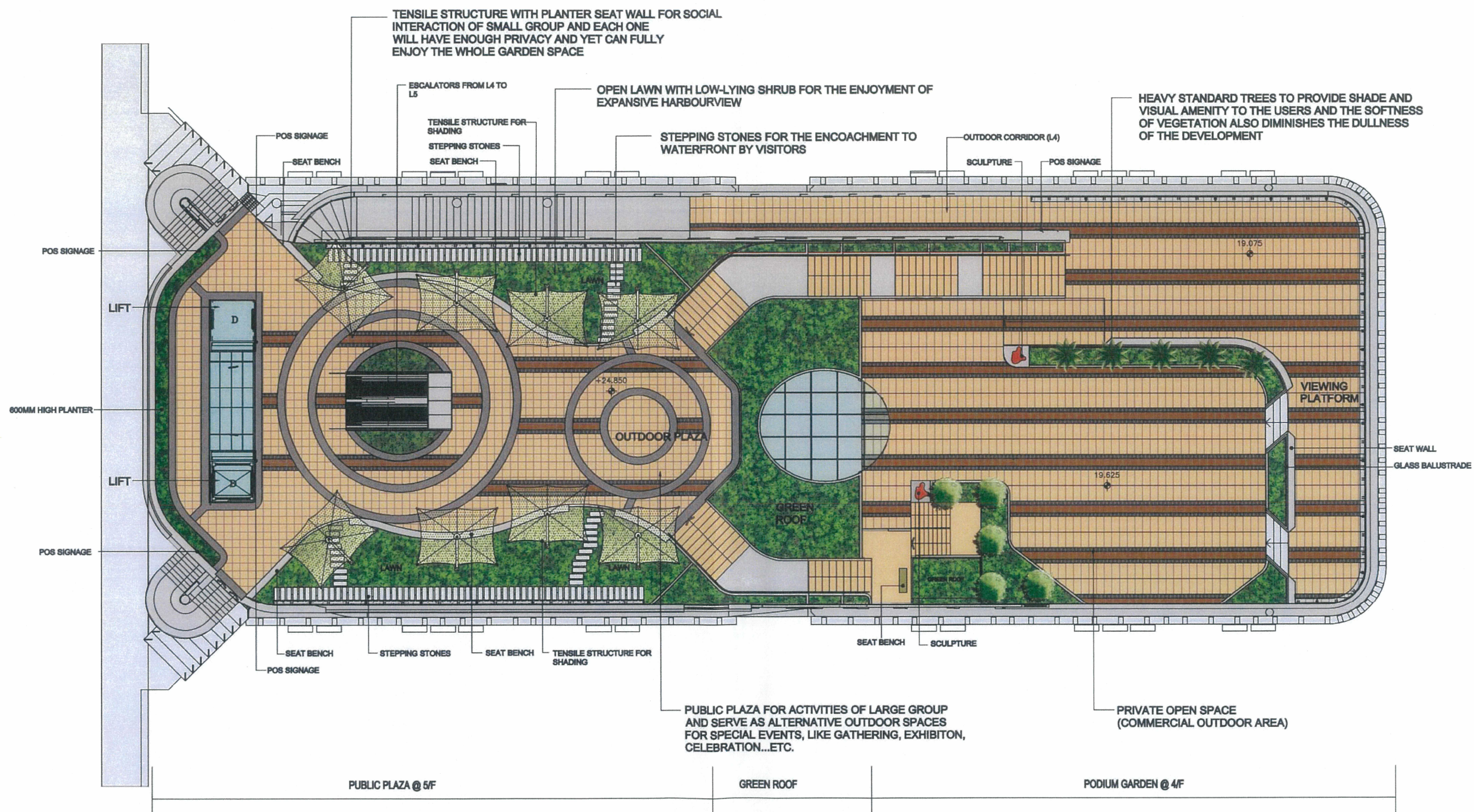
SCALE

DWG. SIZE A3

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- LEGEND:
- PROPOSED HEAVY STANDARD TREE
 - +19.50 PROPOSED FINISHED LEVEL
 - PLANTING AREA

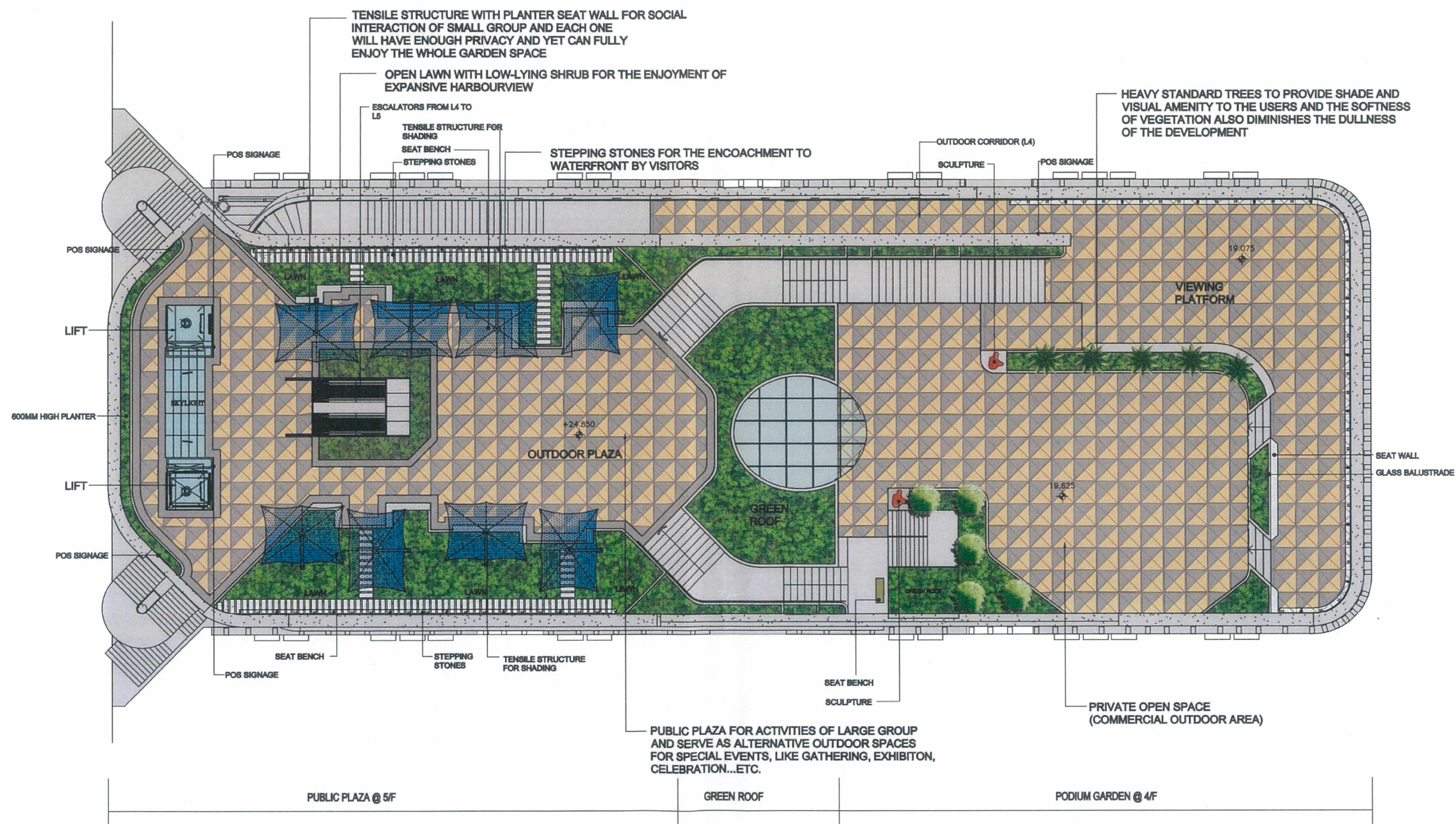


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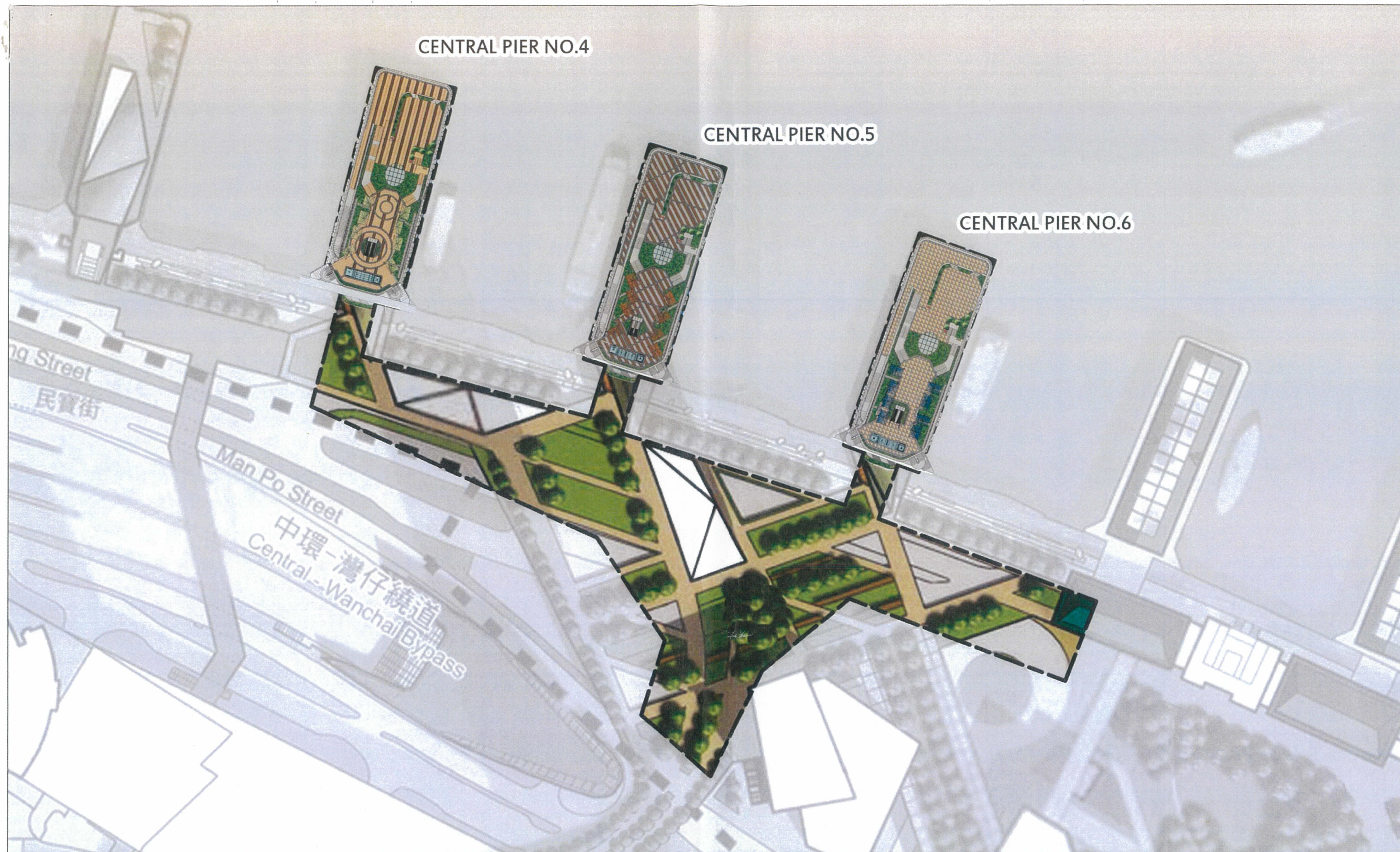
LEGEND:

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 PLANTING AREA



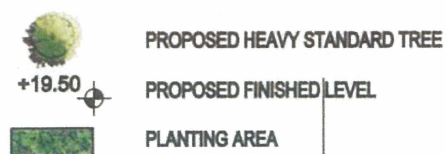
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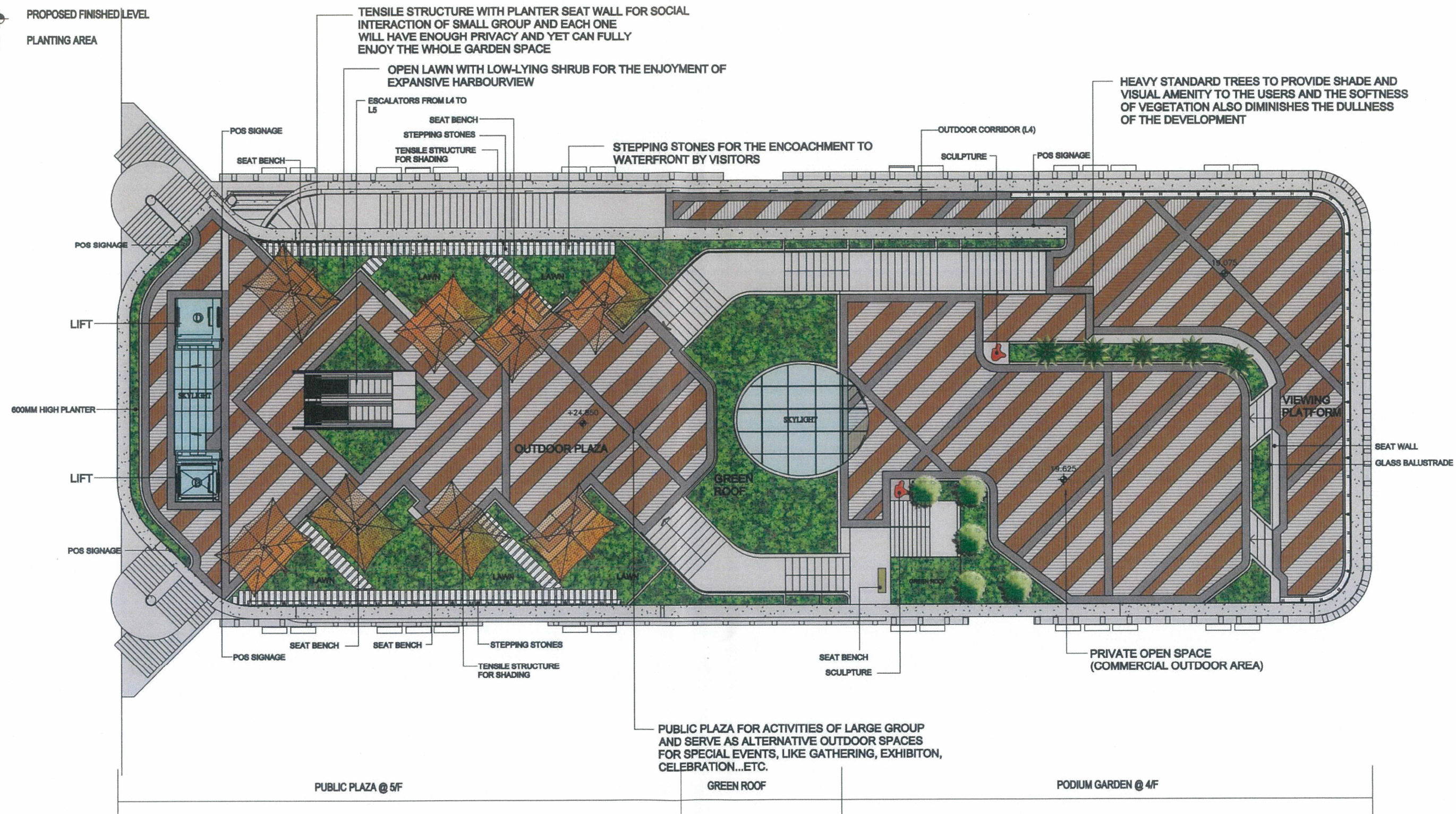
LEGEND:



PROPOSED HEAVY STANDARD TREE

PROPOSED FINISHED LEVEL

PLANTING AREA



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