

PUBLIC PARK
公園
2,030 m² MIN.

HOTEL AND OFFICE
酒店及辦公室

合和中心
HOPEWELL CENTRE

SUBJECT TO ADJUSTMENT
TO ACCORD WITH SURVEY
DATA TO BE FURNISHED
BY DISTRICT LANDS OFFICE

根據地証處測量
資料再作修訂

NOTE

THE PROPOSED WIDENING OF AND
IMPROVEMENT TO SHIP STREET
AND KENNEDY ROAD WILL BE
DONE TO THE SATISFACTION
OF THE DIRECTOR OF PLANNING.

擬在船街與堅尼地道
之道路擴闊及改善工
程將要達致規劃署署
長之要求

PARK
花園
3,850 m² MIN.
TO BE OPENED TO
THE PUBLIC AT
REASONABLE HOURS
在一般時間內
開放給公眾火
仕使用

FOOTPATH TO QRE
行人路往皇后大道東

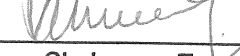
QUEEN'S ROAD EAST 皇后大道東

PROPOSED PEDESTRIAN FOOTBRIDGE
擬建行人天橋




SHIP STREET 船街
GARDEN LANE 花園巷

KENNEDY ROAD 堅尼地道

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 1.5.1996.

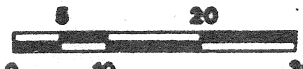
Signed  Bowen LEUNG
Chairman, Town Planning Board

LEGEND :

- | | | |
|---|-------------------|-------|
|  | APPLICATION SITE | 申請的地盤 |
|  | COMMERCIAL PODIUM | 商業 |
|  | PARK | 花園 |

TITLE : **MASTER LAYOUT PLAN FOR
PROPOSED COMPREHENSIVE DEVELOPMENT
AT INLAND LOT NO. 8715**
香港地段 8715 之總綱發展藍圖

PROJECT : **MEGA
TOWER HOTEL**


0 10 20 30m

DWG. NO. : 374MLP01B
DATE : 18TH JUL. 1994

DEVELOPMENT SCHEDULE

SITE AREA : (10,315) m²

A) HOTEL ACCOMODATION

- (i) HOTEL GUEST ROOMS PROVIDED BETWEEN 23/F - 31/F, 33/F-46/F, 48/F - 61/F, 63/F - 76/F & 78/F - 86/F
- (ii) TOTAL GFA : (100,304) m²
- (iii) TOTAL NO. OF GUEST ROOMS : (2,197) NOS.

B) COMMERCIAL ACCOMODATION

- (i) COMMERCIAL AREAS PROVIDED BETWEEN G/F, 2/F, 3/F, 7/F - 8/F, 11/F, 12/F, 14/F, 15/F, 16/F, 17/F, 18/F, M/F, 20/F, 21/F, 22/F, 88/F - 92/F.
- (ii) COMMERCIAL TOTAL GFA : 63,787 m²

C) RECREATION & OPEN SPACE

- (i) SWIMMING POOL (1) NO. AT ROOF & (2) NOS. AT 22/F
- (ii) A PARK AT SOUTH-WEST CORNER OF THE LOT. (3850m² MIN.)

D) PARKING PROVISION

(i) HOTEL

LOADING & UNLOADING	=	2 NOS.
GOODS VEHICLE	=	2 NOS.
TOURIST BUS	=	3 NOS.
TAXI	=	10 NOS.

(ii) COMMERCIAL

LOADING & UNLOADING	=	43 NOS.
PRIVATE CAR	=	270 NOS.

E) REFUGE FLOOR

- (i) REFUGE FLOOR PROVIDED AT 32/F, 47/F, 62/F & 77/F

F) PLOT RATIO & SITE COVERAGE

$$\text{SITE COVERAGE} = \frac{1,825.552}{10,315} \times 100\% = 17.7\%$$

NON-DOMESTIC PLOT RATIO = 2.184
(EXCLUDE BASEMENT CONCESSIONS FOR HOTEL DEVELOPMENT)

$$\text{NON-DOMESTIC GFA} = 22,528 \text{ m}^2$$

$$\text{DOMESTIC PLOT RATIO} = 9.724$$

$$\text{DOMESTIC GFA} = 100,304 \text{ m}^2$$

(己) 建築比率及覆蓋百分率

$$\text{覆蓋百分率} = \frac{1,825.552}{10,315} \times 100\% = 17.7\%$$

$$\text{非住宅比率} = 2.184$$

(不包括酒店發展所付與之地庫額外面積)

$$\text{非住宅建築面積} = 22,528 \text{ m}^2$$

$$\text{住宅比率} = 9.724$$

$$\text{住宅建築面積} = 100,304 \text{ m}^2$$

發展附表

地盤面積: (10,315) 平方米

(甲) 酒店詳情

- (一) 酒店房間層數在(23)層至(31)層之間, (33)層至(46)層之間, (48)層至(61)層之間, (63)層至(76)層之間, 及(78)層至(86)層之間,
- (二) 樓面總面積為(100,304)平方米.
- (三) 酒店房間總數為(2,197)間.

(乙) 商業樓宇詳情

- (一) 商業面積層數在(6)層, (2)層, (3)層, (7)層, (8)層, (11)層, (12)層, (14)層, (15)層, (16)層, (17)層, (18)層, 閣樓, (20)層, (21)層, (22)層, (88)層至(92)層.
- (二) 商業樓面總面積為(63,787)平方米.

(丙) 康樂活動及遊憩用地

- (一) 游泳池(1)個位於天台及(2)個位於22層.

- (二) 公園(1)個位於本地盤西南面(面積不少於3,850平方米)

(丁) 停車場

(一) 酒店用:

卸貨區泊車位	=	(2) 個
貨車泊車位	=	(2) 個
旅遊巴士泊車位	=	(3) 個
的士泊車位	=	(10) 個

(二) 商業用:

卸貨區泊車位	=	(43) 個
私家車泊車位	=	(270) 個

(戊) 隔火層

- (一) 隔火層位於(32)層, (47)層, (62)層及(77)層.

LEGEND :

TITLE :

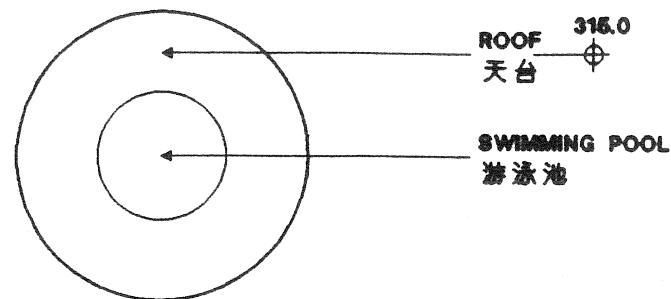
**COMPREHENSIVE DEVELOPMENT
AT INLAND LOT NO. 8715
位於 8715 地段發展計劃**

PROJECT :

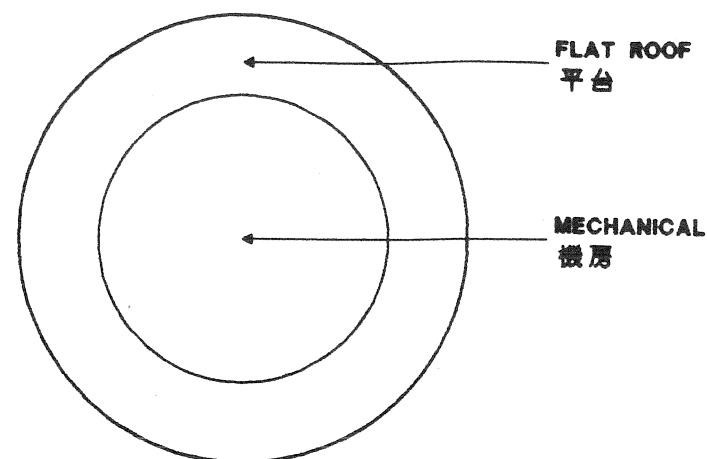
**MEGA
TOWER HOTEL**



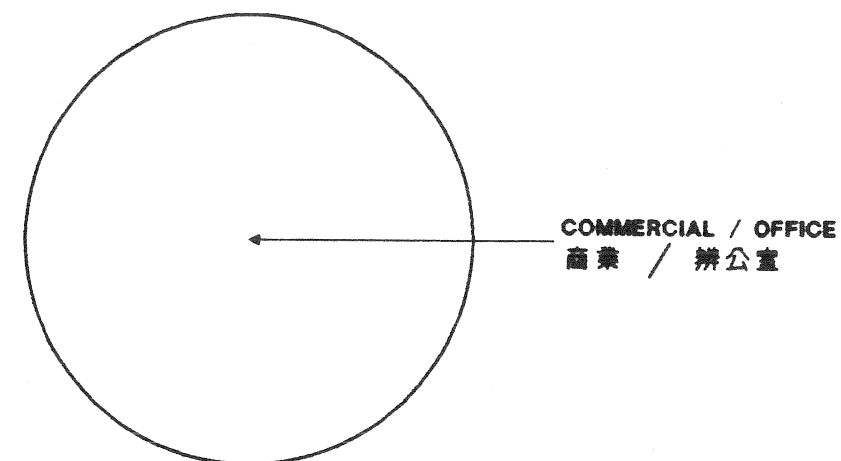
CAD FILE : 374MLP10.DWG
DWG. NO. : 374MLP02C
DATE : 18TH JUL. 1994



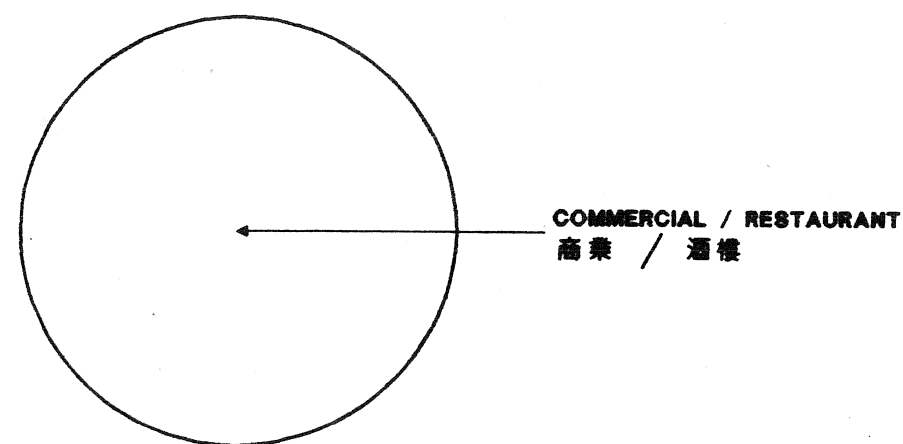
ROOF PLAN
天台圖則



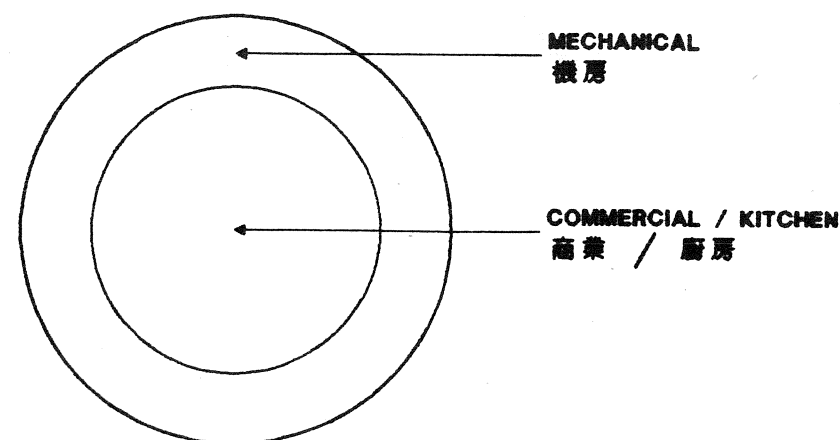
93RD FLOOR PLAN
九十三樓圖則



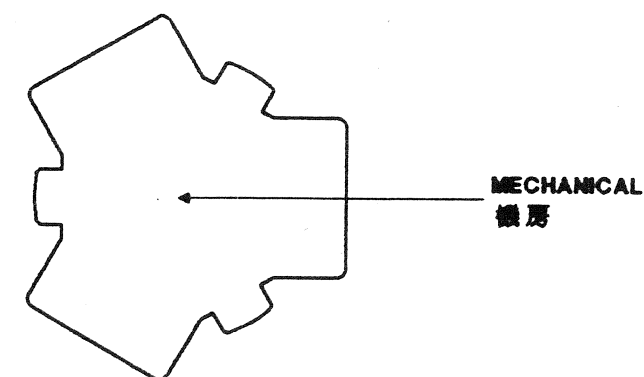
91ST & 92ND FLOOR PLAN
九十一及九十二樓圖則



88TH & 90TH FLOOR PLAN
八十八及九十樓圖則



89TH FLOOR PLAN
八十九樓圖則



87TH FLOOR PLAN
八十七樓圖則

LEGEND :

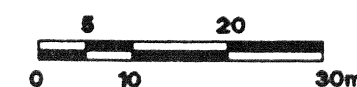
TITLE :

87TH TO ROOF PLAN
八十七至天台圖則

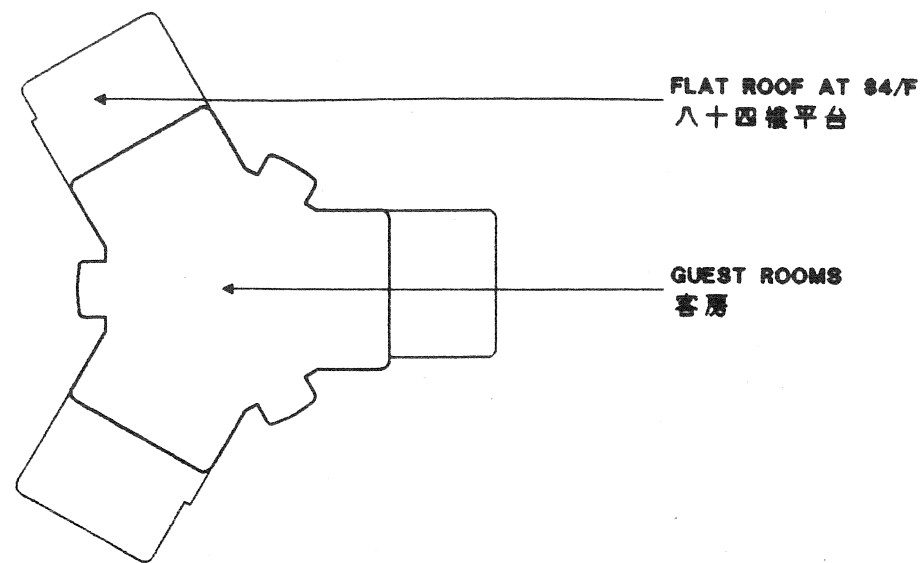
PROJECT :

**MEGA
TOWER HOTEL**

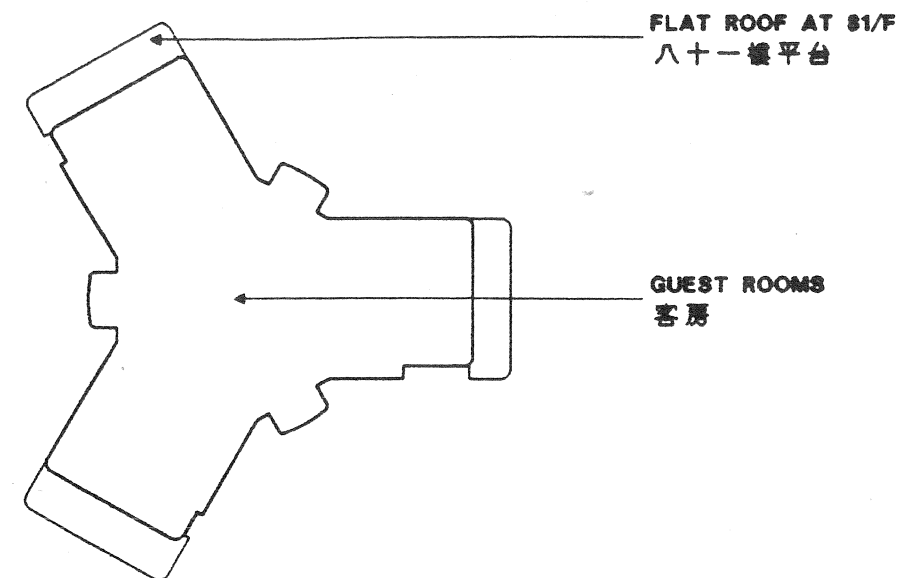
CAD FILE : 374MLP1B.DWG



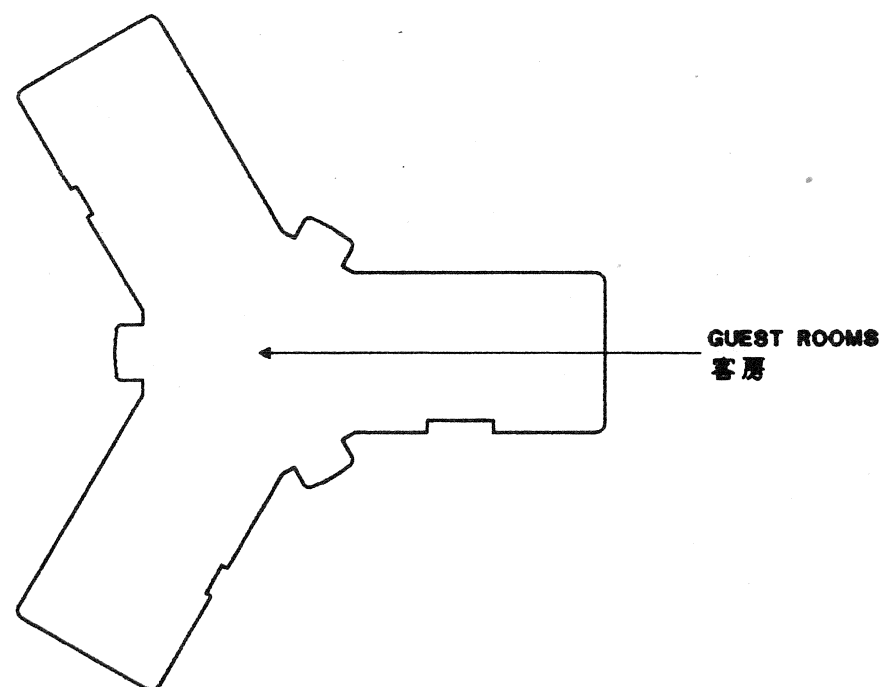
DWG. NO. : 374MLP 03A
DATE : 15TH OCT. 1993



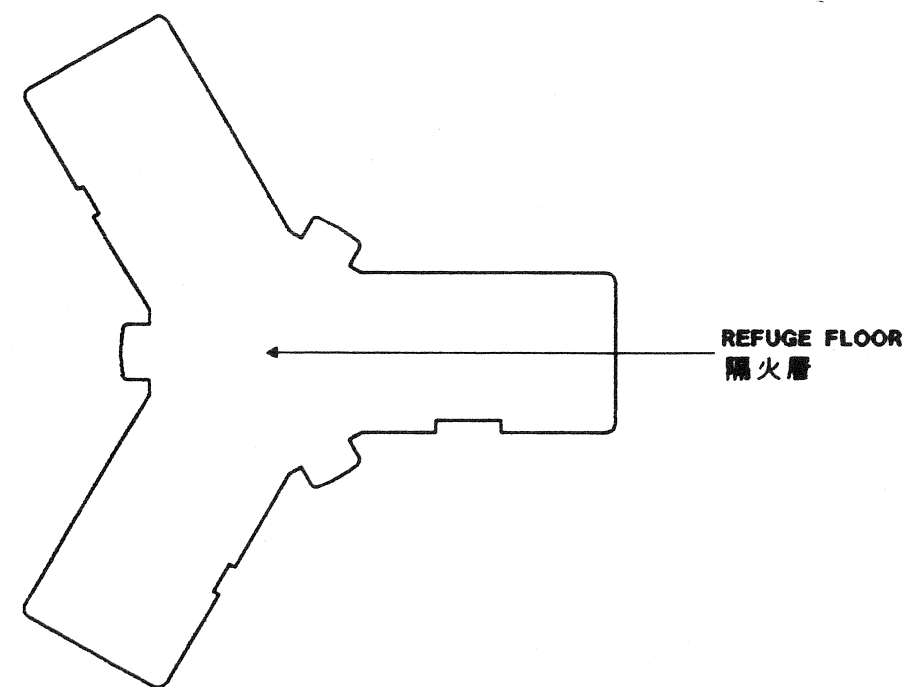
84TH TO 86TH FLOOR PLAN
八十四至八十六樓圖則



81ST TO 83RD FLOOR PLAN
八十一至八十三樓圖則



78TH TO 80TH FLOOR PLAN
七十八至八十樓圖則



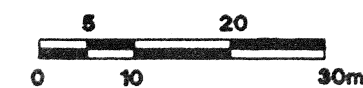
32ND, 47TH, 62ND & 77TH FL. PLAN
三十二, 四十七, 六十二及七十七樓圖則

CAD FILE : 374MLP1B.DWG

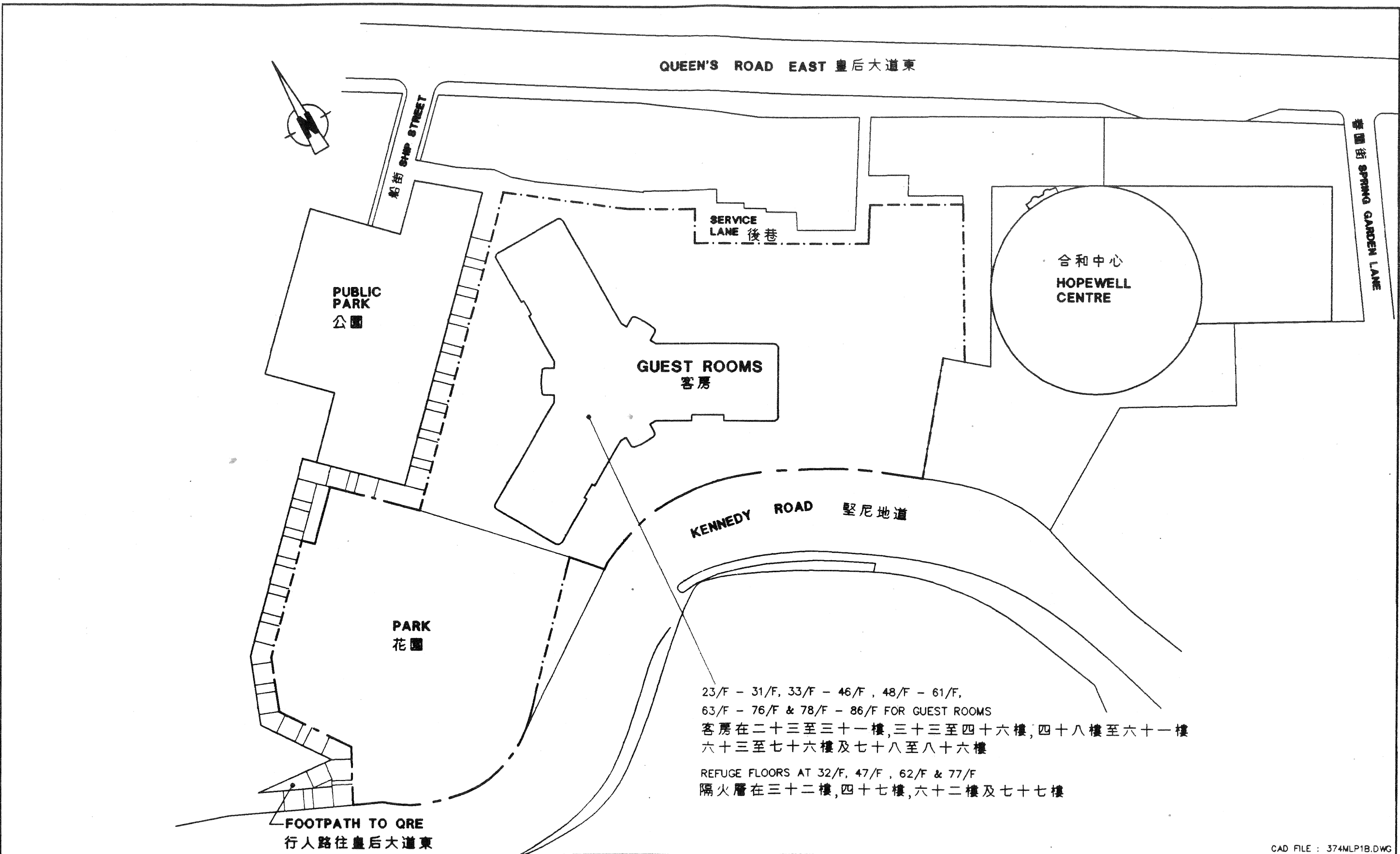
LEGEND :

TITLE : **78TH TO 86TH FLOOR PLAN**
七十八至八十六樓圖則
32ND, 47TH, 62ND & 77TH FL. PLAN
三十二, 四十七, 六十二及七十七樓圖則

PROJECT :
**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP 04A
DATE : 15TH OCT. 1993



CAD FILE : 374MLP1B.DWG

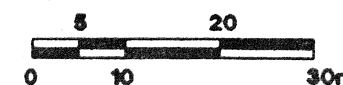
LEGEND :

TITLE :

23RD TO 76TH FLOOR PLAN
二十三至七十六樓圖則

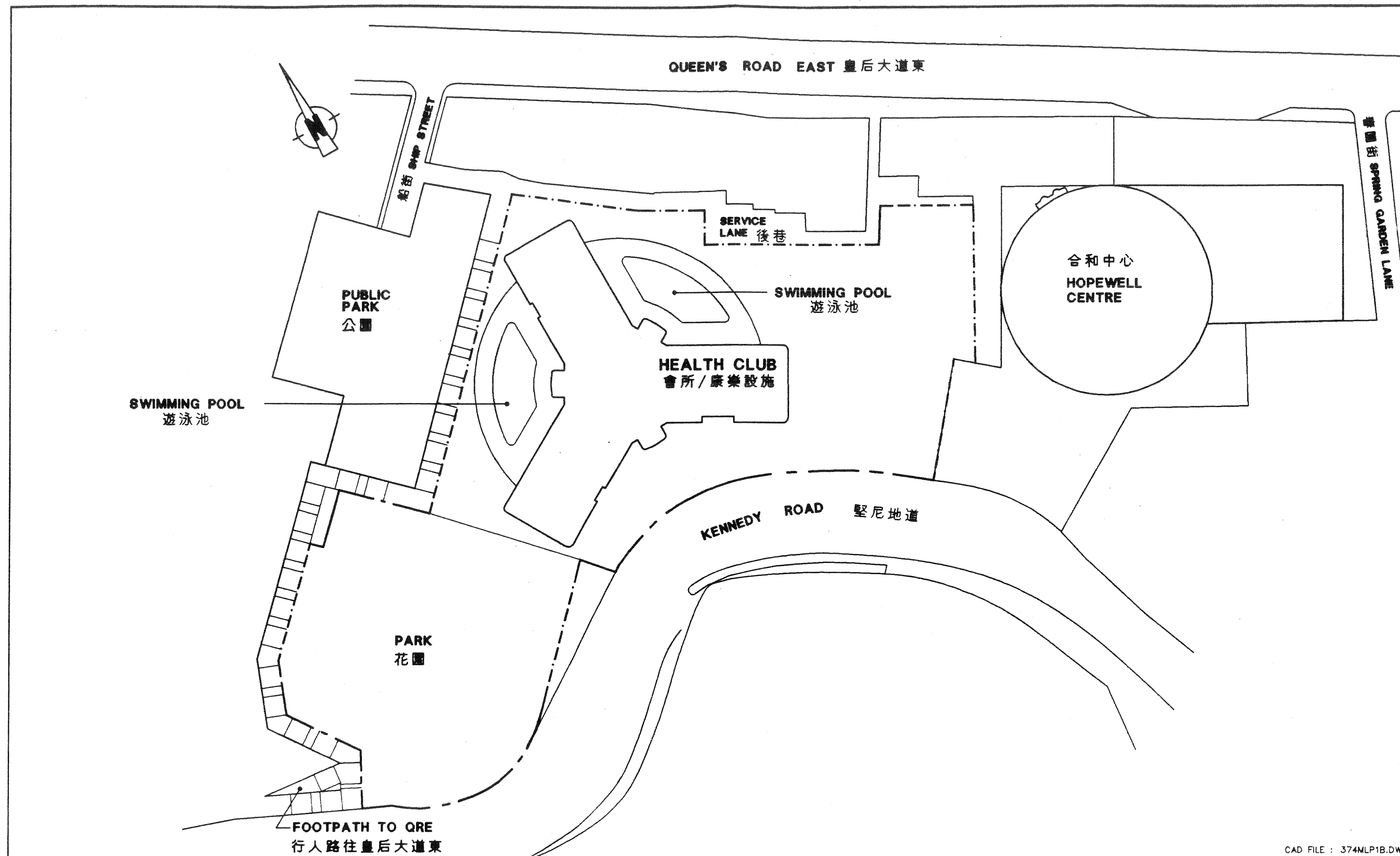
PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP 06A

DATE : 15TH OCT. 1993



CAD FILE : 374MLP1B.DWG

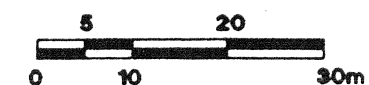
LEGEND :

TITLE :

22ND FLOOR PLAN
二十二樓圖則

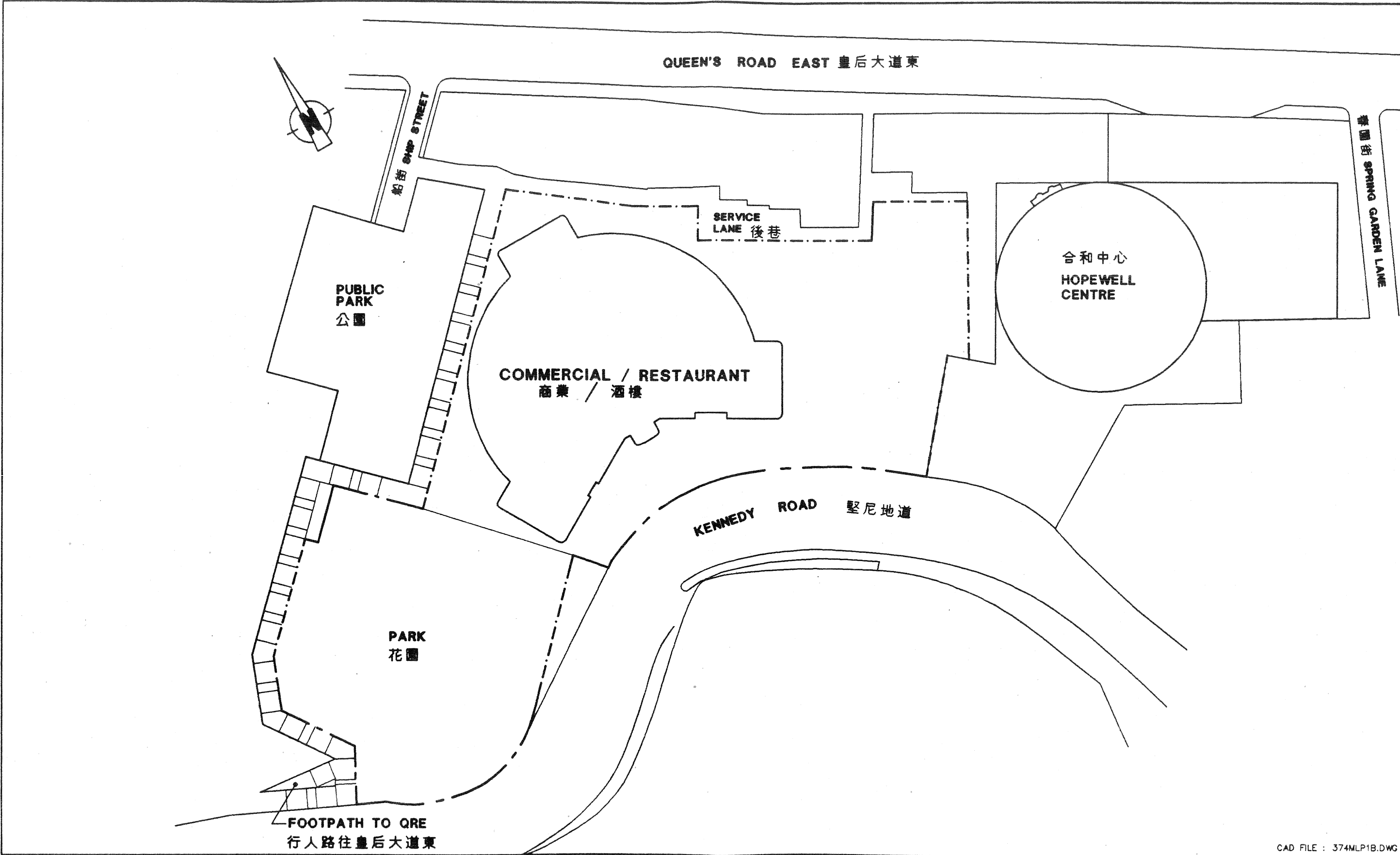
PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP 06A

DATE : 15TH OCT. 1993



CAD FILE : 374MLP1B.DWG

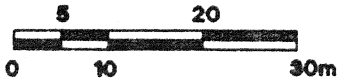
LEGEND :

TITLE :

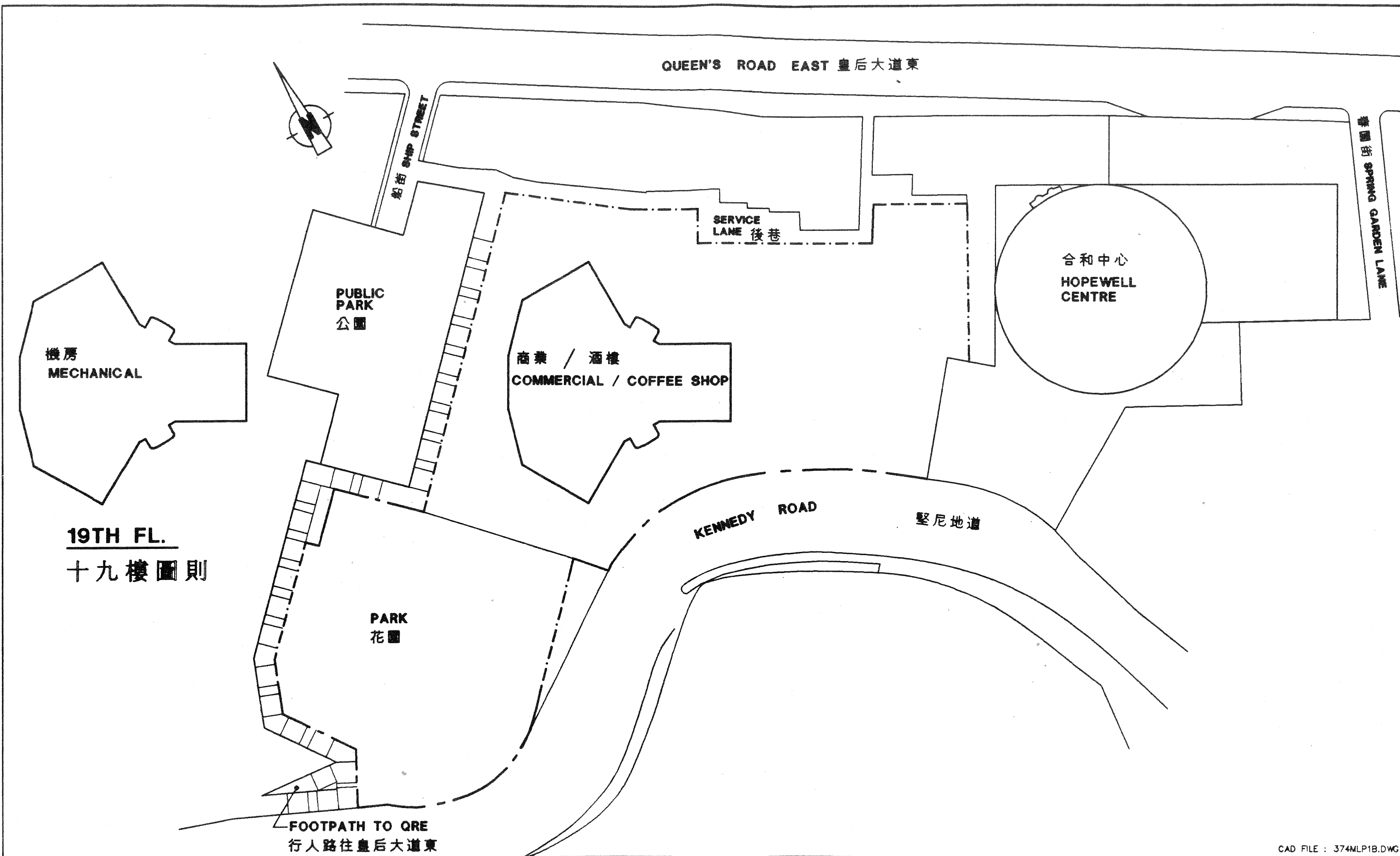
20TH TO 21ST FLOOR PLAN
二十至二十一樓圖則

PROJECT :

MEGA
TOWER HOTEL



DWG. NO. : 374MLP07A
DATE : 15TH OCT. 1993



CAD FILE : 374MLP1B.DWG

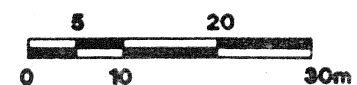
LEGEND :

TITLE :

19TH & MEZZ. FLOOR PLAN
十九及閣樓圖則

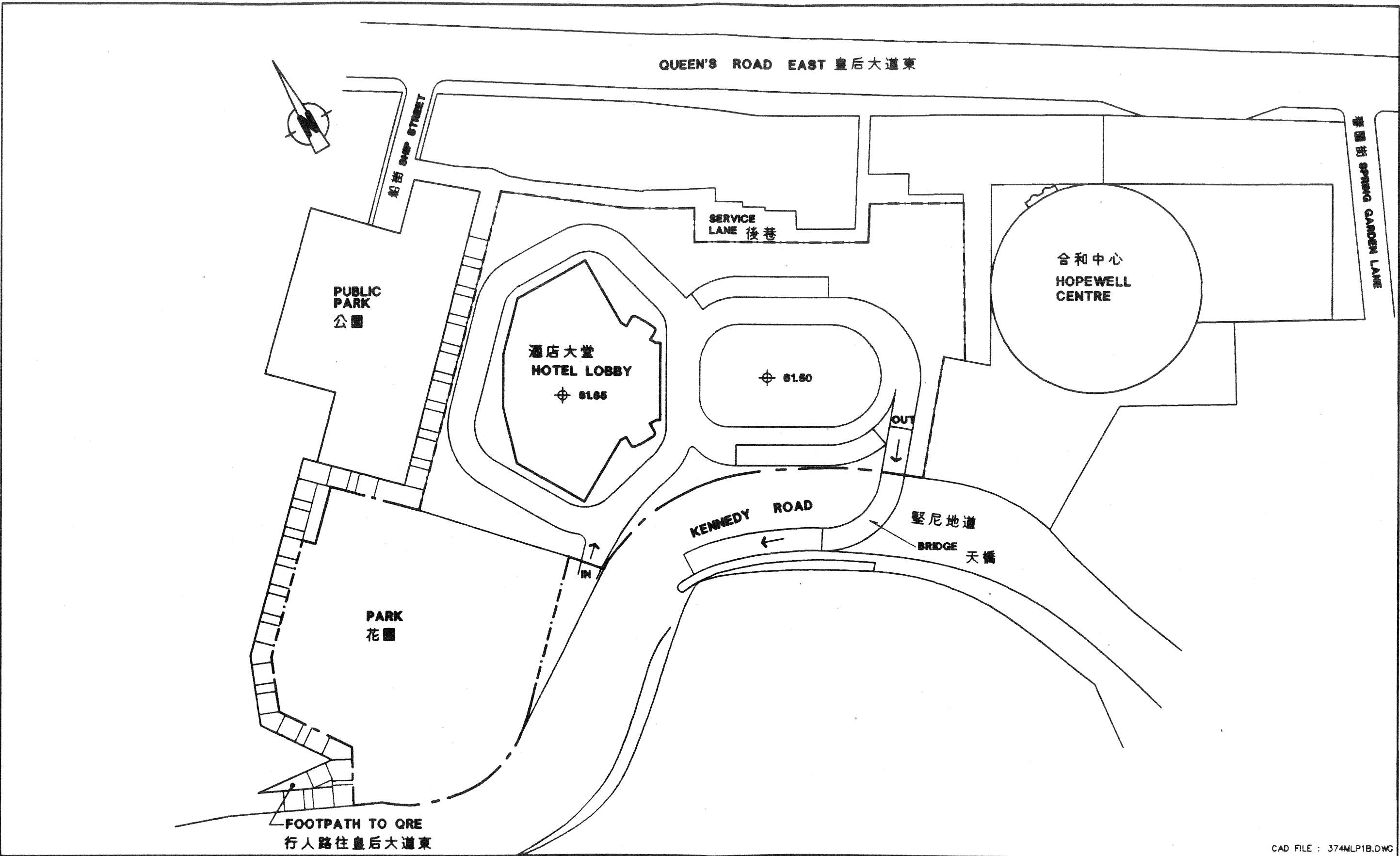
PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP08A

DATE : 15TH OCT. 1993



CAD FILE : 374MLP1B.DWG

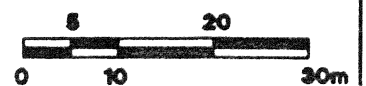
LEGEND :

TITLE :

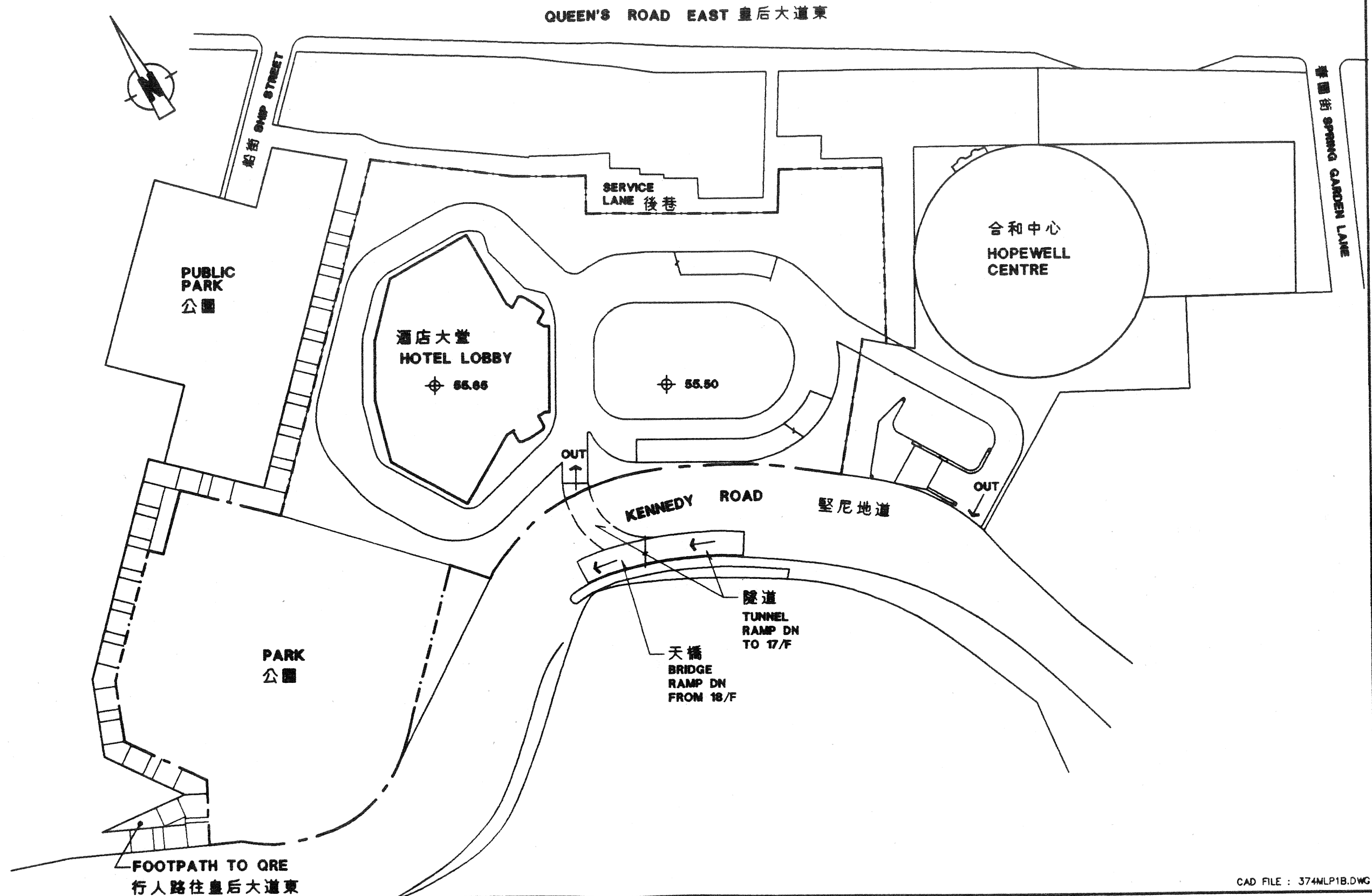
18TH FLOOR PLAN
十八樓圖則

PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP09A
DATE : 15TH OCT. 1993



CAD FILE : 374MLP1B.DWG

LEGEND :

TITLE :

17TH FLOOR PLAN
十七樓圖則

PROJECT :

**MEGA
TOWER HOTEL**

0 5 10 20 30m

DWG. NO. : 374MLP 10A

DATE : 15TH OCT. 1993

QUEEN'S ROAD EAST 皇后大道東

船街 SHIP STREET

SERVICE
LANE 後巷

商業
COMMERCIAL

合和中心
HOPEWELL
CENTRE

華園街 SPRING GARDEN LANE

PUBLIC
PARK
公園

UNEXCAVATED
不挖掘

KENNEDY ROAD 堅尼地道

PARK
花園

FOOTPATH TO QRE
行人路往皇后大道東

CAD FILE : 374MLP1B.DWG

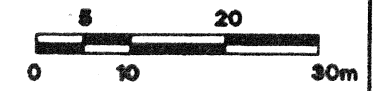
LEGEND :

TITLE :

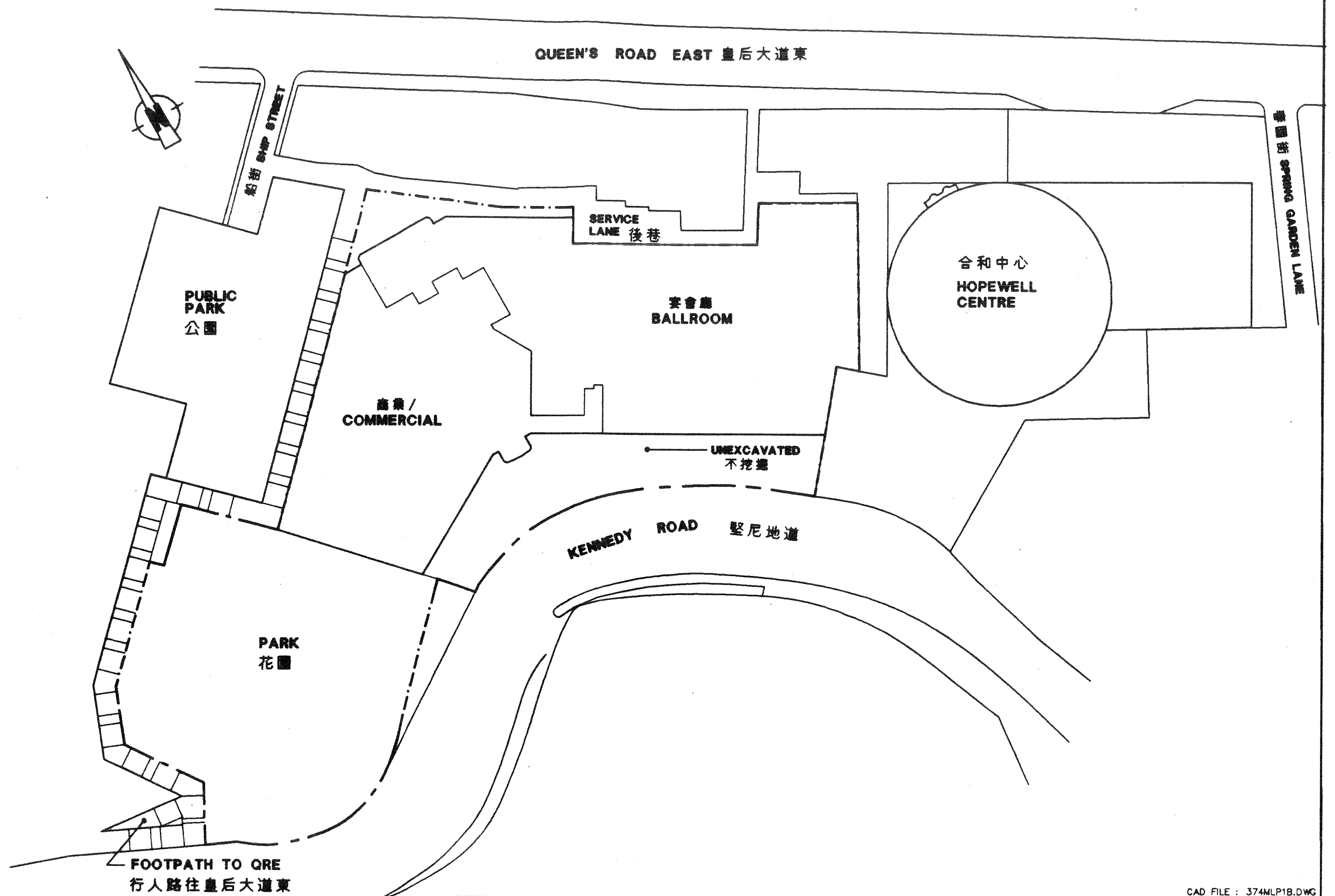
11TH, 14TH TO 16TH FLOOR PLAN
十一,十四至十六樓圖則

PROJECT :

MEGA
TOWER HOTEL



DWG. NO. : 374MLP 11A
DATE : 15TH OCT. 1993



CAD FILE : 374MLP18.DWG

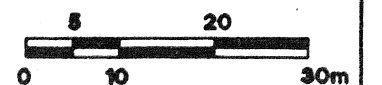
LEGEND :

TITLE :

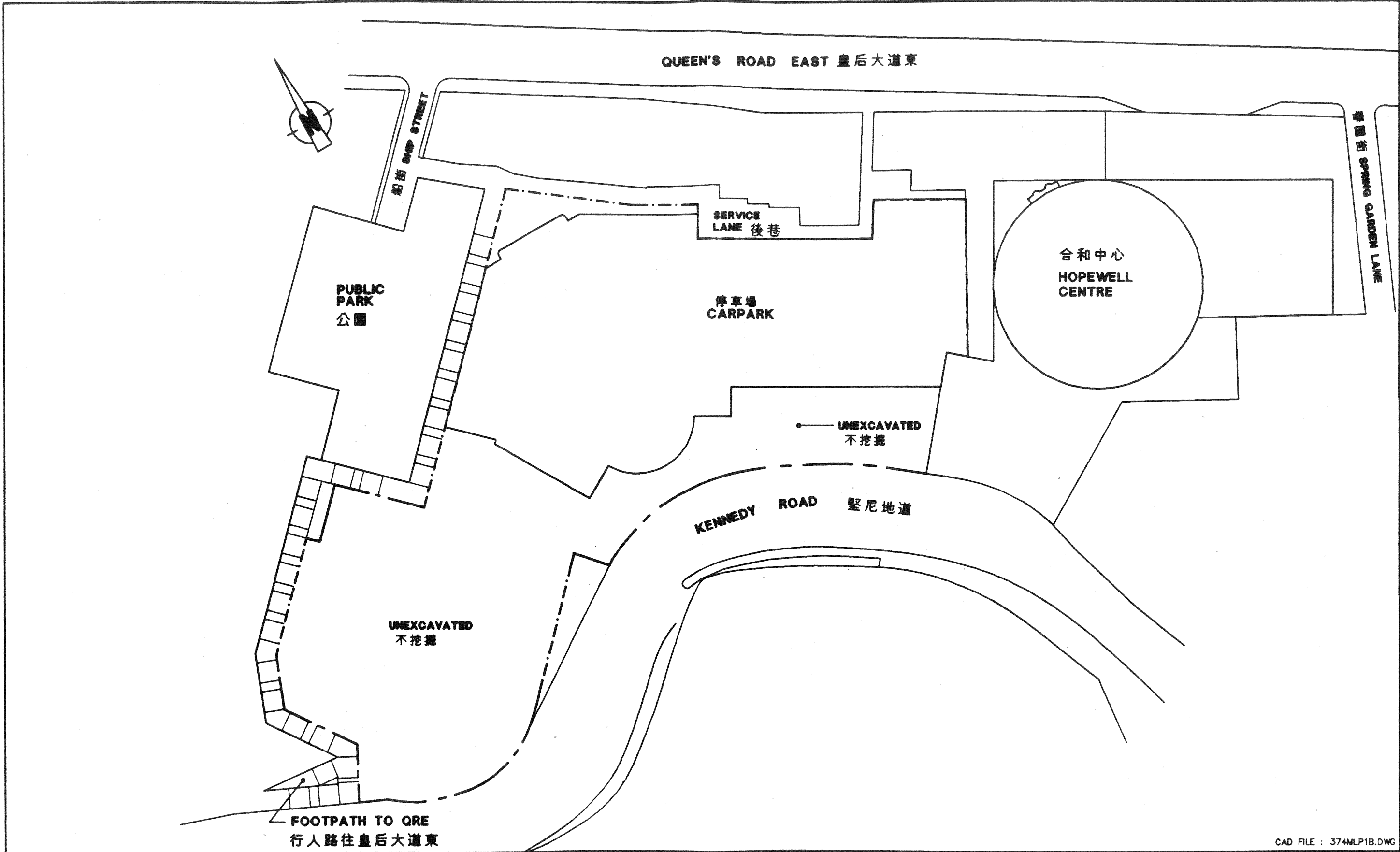
12TH FLOOR PLAN
十二樓圖則

PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP 12A
DATE : 15TH OCT. 1993



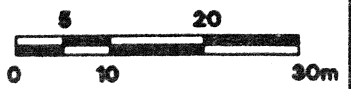
LEGEND :

TITLE :

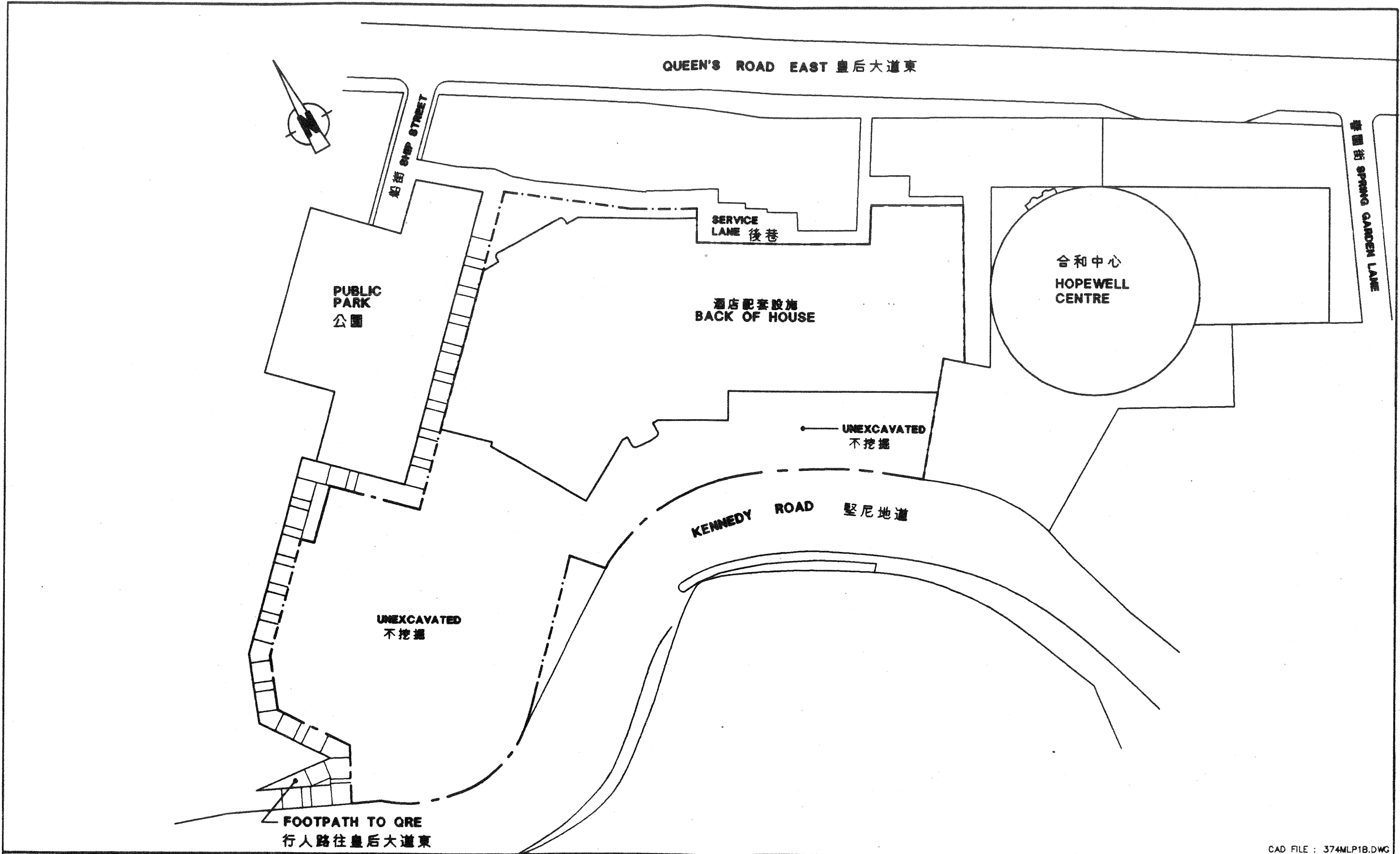
9TH TO 10TH FLOOR PLAN
九至十樓圖則

PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP13A
DATE : 15TH OCT. 1993



CAD FILE : 374MLP18.DWG

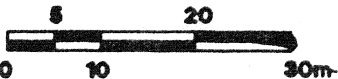
LEGEND :

TITLE :

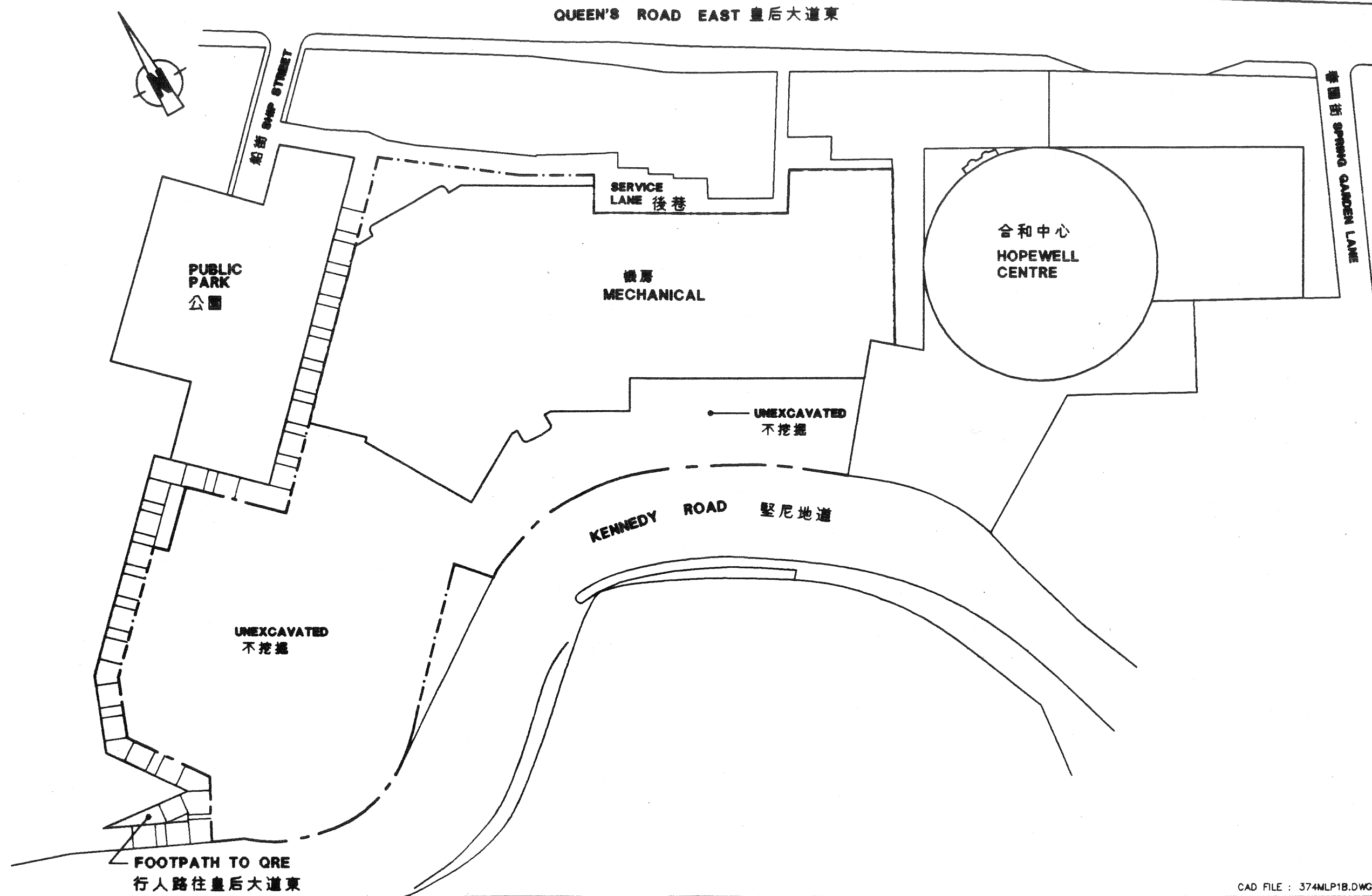
7TH TO 8TH FLOOR PLAN
七至八樓圖則

PROJECT :

MEGA
TOWER HOTEL



DWG. NO. : 374MLP14A
DATE : 18TH OCT. 1993



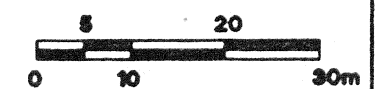
LEGEND :

TITLE :

6TH FLOOR PLAN
六樓圖則

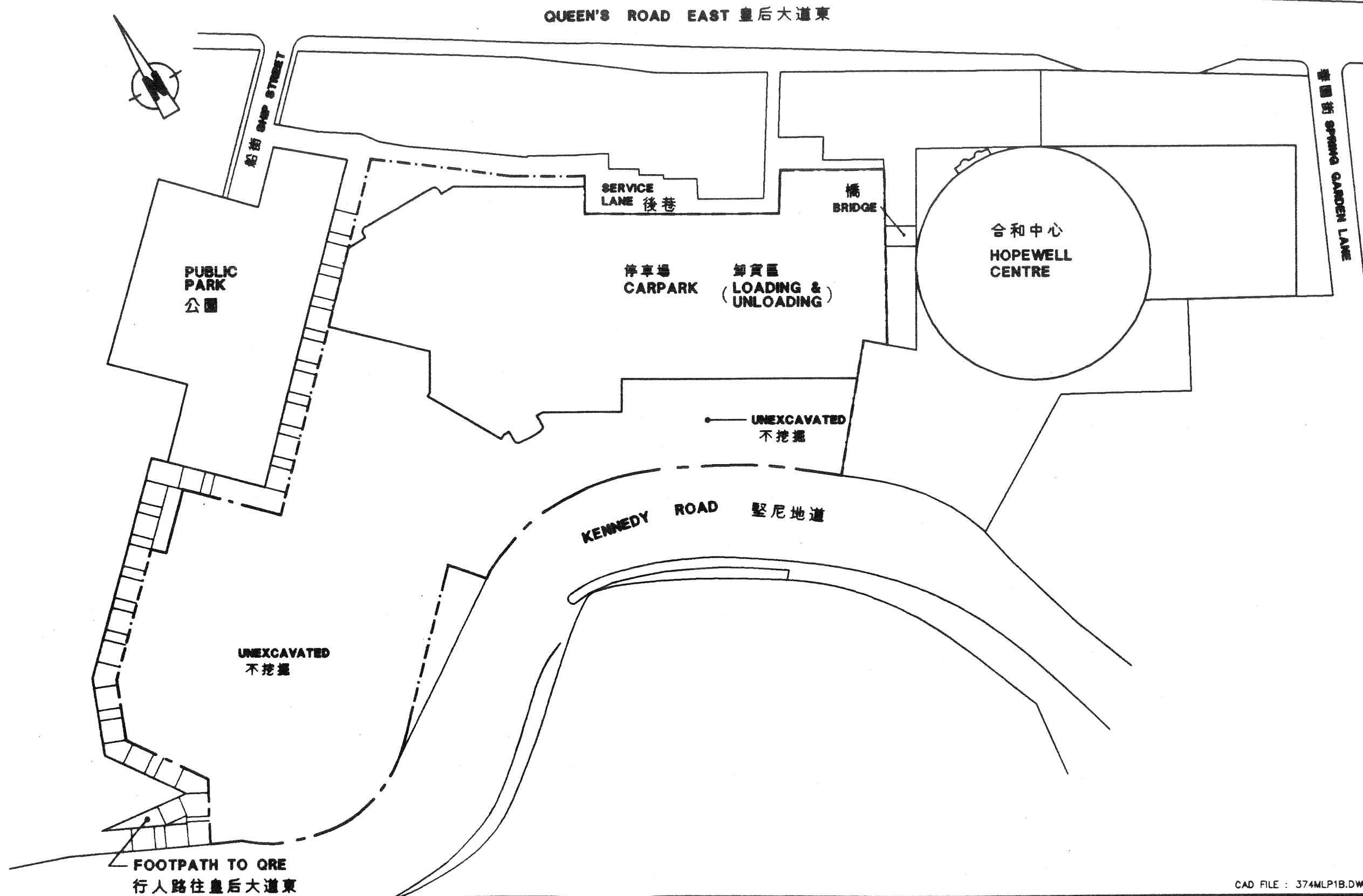
PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP 15A
DATE : 15TH OCT. 1993

CAD FILE : 374MLP18.DWG



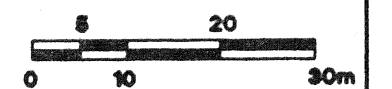
LEGEND :

TITLE :

4TH FLOOR PLAN
四樓圖則

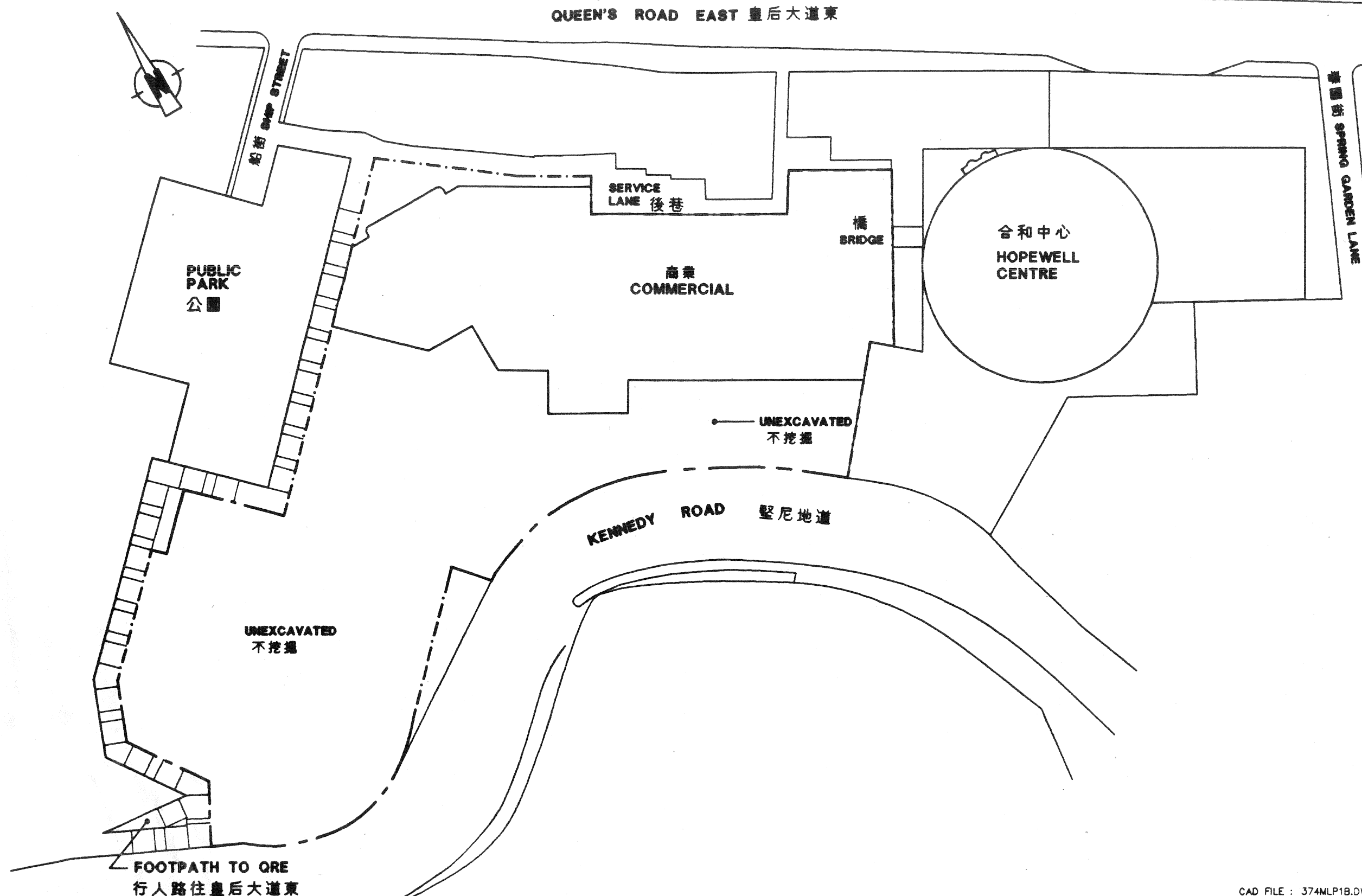
PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP 18A

DATE : 15TH OCT. 1993



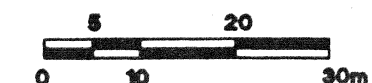
LEGEND :

TITLE :

3RD FLOOR PLAN
三樓圖則

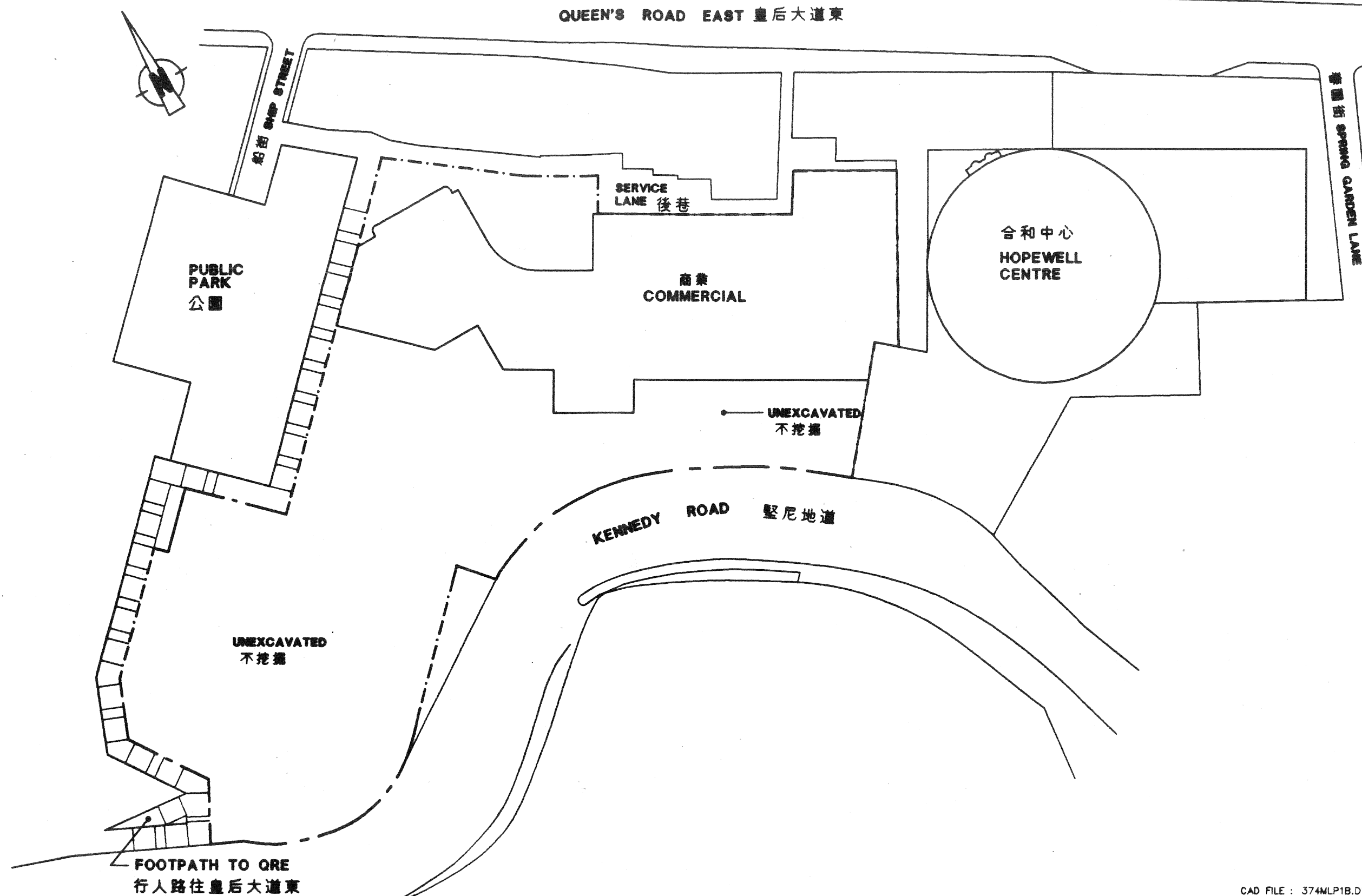
PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP17A
DATE : 15TH OCT. 1993

CAD FILE : 374MLP18.DWG



CAD FILE : 374MLP1B.DWG

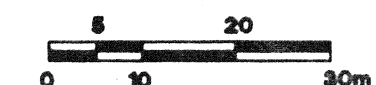
LEGEND :

TITLE :

2ND FLOOR PLAN
二樓圖則

PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP18A
DATE : 15TH OCT. 1993

QUEEN'S ROAD EAST 皇后大道東



船街 SHIP STREET

春園街 SPRING GARDEN LANE

SERVICE LANE 後巷

PUBLIC PARK
公園

商業
COMMERCIAL

合和中心
HOPEWELL
CENTRE

UNEXCAVATED
不挖掘

KENNEDY ROAD 堅尼地道

UNEXCAVATED
不挖掘

FOOTPATH TO QRE
行人路往皇后大道東

CAD FILE : 374MLP1B.DWG

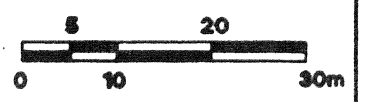
LEGEND :

TITLE :

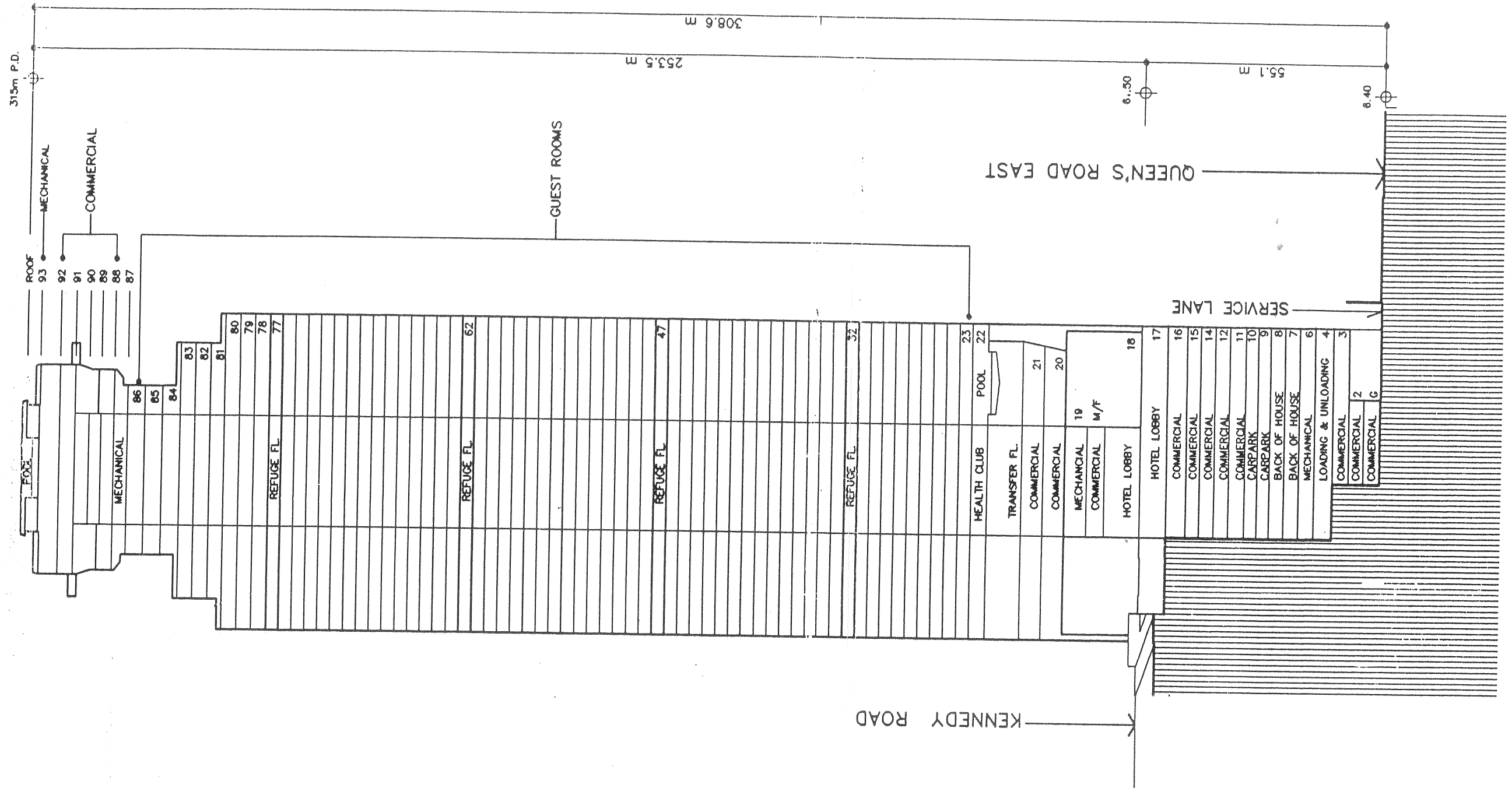
GROUND FLOOR PLAN
地下圖則

PROJECT :

MEGA
TOWER HOTEL



DWG. NO. : 374MLP19A
DATE : 15TH OCT. 1993



SECTION 剖面圖

1 : 1000

SECTION (PROPOSED SCHEME)

剖面圖

PROJECT :

MEGA
TOWER HOTEL

5 20
0 10 30m
SCALE 1 : 1000

DWG. NO. : 374MLP20A
DATE : 15TH OCT. 1993

CAD FILE : 374MLP1B.DWG

城市規劃委員會

規劃署

香港花園道美利大廈

Fax : 877 0245 or 522 8426

電話 Tel: 848 2497



TOWN PLANNING BOARD
C/O PLANNING DEPARTMENT
MURRAY BUILDING, GARDEN ROAD,
HONG KONG.

By Fax & Registered Post

覆函請註明本會檔號

In reply please quote this ref.:

TPB/LM/A/H5/217

Your ref :

374-209/226/11/93

- 9 FEB 1994

WMKY Architects Engineers
33/F, Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

Dear Sirs,

Proposed Mega Tower Hotel
(Formerly Hopewell Tower Hotel)
at IL 8715

I refer to your application of 16.11.1993 and am pleased to inform you that at their meeting on 7.1.1994, the Town Planning Board (the Board) approved your application for permission under section 16 of the Town Planning Ordinance on the terms of the application submitted to the Board and subject to the following conditions :-

- (a) the submission and implementation of a landscaping plan for the whole development including public pedestrian circulation areas and a tree felling report to the satisfaction of the Director of Planning or of the Town Planning Board;
- (b) the detailed design of the proposed building, including external elevation and finishes, to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the design and implementation of a pedestrian footbridge across Queen's Road East at the junction of Queen's Road East and Spring Garden Lane, as proposed by you, to the satisfaction of the Director of Planning or of the Town Planning Board;
- (d) the widening of and the improvement to Ship Street, as proposed by you, to the satisfaction of the Director of Planning or of the Town Planning Board;
- (e) the widening of and improvement to Kennedy Road, including the provision of a new flyover and tunnel access to the hotel site as necessitated by the proposed development and the design of pedestrian access to the proposed development, as proposed by you, to the satisfaction of the Director of Planning or of the Town Planning Board;

- (f) the design and provision of loading/unloading facilities and car parking spaces to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (g) the design and construction of the public park of not less than 2,030m² in area, including an option to provide a pedestrian route through the park and connecting to Ship Street, at no cost to the Government, as proposed by you, to the satisfaction of the Director of Urban Services or of the Town Planning Board and to hand over the public park to the Government before the issue of the occupation permit for the proposed hotel/commercial development;
- (h) to spend not less than HK\$ 80 million on the design, construction and landscaping of the public park, and that any surplus money over the actual costs will be donated to the Urban Council for expenditure on provision of other open spaces within Wan Chai District, as proposed by you;
- (i) the design of the private park of not less than 3,850m² in area to the satisfaction of the Director of Urban Services or of the Town Planning Board, and opening it to the general public at reasonable hours, as proposed by you, to the satisfaction of the Director of Urban Services or of the Town Planning Board.
- (j) the submission and implementation of sewage disposal facilities to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (k) the submission and implementation of a development programme including the implementation of works necessitated by the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (l) the permission shall cease to have effect on 7.1.1996 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

You are advised :-

- (a) to carry out geotechnical investigation and slope stabilization works in consultation with the Principal Government Geotechnical Engineer;
- (b) to avoid the existing caisson wall at the northern part of the application site in drawing up the detailed site boundary;
- (c) to consult the Director of Fire Services on the provision of emergency vehicular access and fire hydrants within the proposed development;

- 3 -

- (d) to consult the Drainage Services Department and the Highways Department on the protection of drains and other utility services;
- (e) to negotiate with the Government on the land to be surrendered to the Government, and
- (f) to deposit the approved Master Layout Plan in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the Board may apply to the Board 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. I will then contact you with a view to arranging a hearing before the Board which you and/or your client will be invited to attend.

This approval by the Board 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 on the details regarding the compliance of conditions attached to this planning permission, please contact Mr. C.L. Pun of Hong Kong District Planning Office at 881 7170.

Yours faithfully,

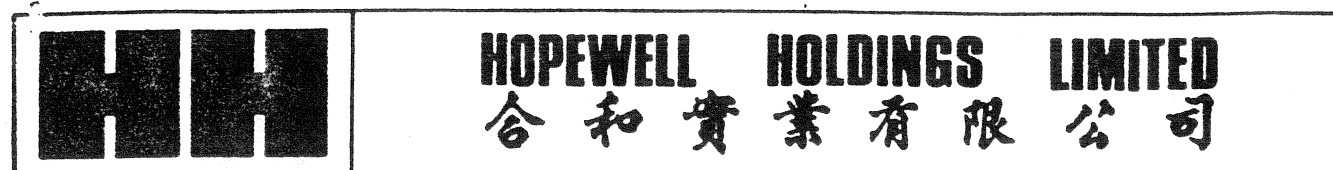


(WONG Kwok-wing)
for Secretary, Town Planning Board

WKW/rn

MEGA TOWER HOTEL - DEVELOPMENT PROGRAMME

		1994												1995												1996												1997												1998												1999												2000												2001												2002																																															
ITEMS OF WORKS		1 2 3 4 5 6 7 8 9 10 11 12												1 2 3 4 5 6 7 8 9 10 11 12												1 2 3 4 5 6 7 8 9 10 11 12												1 2 3 4 5 6 7 8 9 10 11 12												1 2 3 4 5 6 7 8 9 10 11 12												1 2 3 4 5 6 7 8 9 10 11 12												1 2 3 4 5 6 7 8 9 10 11 12												1 2 3 4 5 6 7 8 9 10 11 12																																																											
1	TOWN PLANNING BOARD'S APPROVAL	<div>9/2/1994</div>																																																																																																																																															
2	SURRENDER AND EXCHANGE OF SITE	<div></div>																																																																																																																																															
3	SITE FORMATION AND CONSTRUCTION OF THE HOTEL																									<div></div>																																																																																																																							
4	SITE FORMATION AND CONSTRUCTION OF THE PUBLIC PARK																									<div></div>																																																																																																																							



64th Floor Hopewell Centre, 183 Queen's Road East,
 Wanchai, Hong Kong. Tel: 528 4975

香港灣仔合和中心六十四樓

Our Ref:

Date : 29th April 1994

Your Ref:

Secretary of Town Planning Board
 c/o Planning Office
 13th Floor Murray Building,
 Garden Road,
 Hong Kong.

Dear Sirs,

Re: Mega Tower Hotel (Formerly Hopewell Tower Hotel)
I.L. 8715, Hong Kong

We refer to your letter ref. TPB/LM/A/H5/217 dated 9th February 1994 regarding the approval for the captioned project and are pleased to advise that we are willing to undertake the following conditions as stipulated in the aforesaid letter :

- a) the submission and implementation of a landscaping plan for the whole development including public pedestrian circulation areas and a tree felling report to the satisfaction of the Director of Planning of the Town Planning Board;
- b) the detailed design of the proposed building, including external elevation and finishes, to the satisfaction of the Director of Planning or of the Town Planning Board;
- c) the design and implementation of a pedestrian footbridge across Queen's Road East at the junction of Queen's Road East and Spring Garden Lane, as proposed by us, to the satisfaction of the Director of Planning or of the Town Planning Board;
- d) the widening of and the improvement to Ship Street, as proposed by us, to the satisfaction of the Director of Planning or of the Town Planning Board;

....Cont'd/2....

Page 2

To : Secretary of Town Planning Board
 c/o Planning Office

- e) the widening of and improvement to Kennedy Road, including the provision of a new flyover and tunnel access to the hotel site as necessitated by the proposed development and the design of pedestrian access to the proposed development, as proposed by us, to the satisfaction of the Director of Planning or of the Town Planning Board;
- f) the design and provision of loading/unloading facilities and car parking spaces to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- g) the design and construction of the public park of not less than 2,030 m² in area, including an option to provide a pedestrian route through the park and connecting to Ship Street, at no cost to the Government, as proposed by us, to the satisfaction of the Director of Urban Services or of the Town Planning Board and to hand over the public park to the Government before the issue of the occupation permit for the proposed hotel/commercial development;
- h) to spend not less than HK\$80 million on the design, construction and landscaping of the public park, and that any surplus money over the actual costs will be donated to the Urban Council for expenditure on provision of other open spaces within Wan Chai District, as proposed by us;
- i) the design of the private park of not less than 3,850 m² in area to the satisfaction of the Director of Urban Services or of the Town Planning Board, and opening it to the general public at reasonable hours, as proposed by us, to the satisfaction of the Director of Urban Services or of the Town Planning Board.
- j) the submission and implementation of sewage disposal facilities to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and

....Cont'd/3....

Page 3

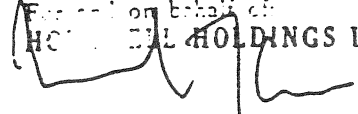
To : Secretary of Town Planning Board
c/o Planning Office

- k) the submission and implementation of a development programme including the implementation of works necessitated by the proposed development to the satisfaction of the Director of Planning or of the Town Planning Board.

We trust this undertaking is to your satisfaction and your early approval is much appreciated.

Thank you for your attention.

Yours faithfully,

For and on behalf of
HONG KONG HOLDINGS LIMITED

Gordon Y. S. Wu, Managing Director

c.c. District Planning Office - Attn.: Mr. C.L. Pun
Buildings Department - Attn.: CBS/HK2