

List of Approval Conditions

Application No. A/H5/341

- Application Site : Proposed Mega Tower Hotel, (Formerly Hopewell Tower Hotel), at IL 8715
- Subject of Application : Minor Amendments to the Approved Development Proposal
- Date of Approval : 23.6.2004
- Approval 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 the applicant, 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 the applicant, 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 the applicant, 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 the applicant, to the satisfaction of the Director of Leisure and Cultural 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 Leisure and Cultural Services Department for expenditure on provision of other open spaces within Wan Chai District, as proposed by the applicant;

- (i) the design of the private park of not less than 3,850m² in area to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board, and opening it to the general public at reasonable hours, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural 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 23.6.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Remark : For other parts of this set of Master Layout Plan, please see the Master Layout Plan approved under Application No. A/H5/217 by the Town Planning Board on 7.1.1994.

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) GUEST ROOM GFA : NOT EXCEEDING 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 GFA : NOT EXCEEDING 63,787 m²

TOTAL GFA (A+B) : NOT EXCEEDING 164,091 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. (3,850m² 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

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

$$\text{NON-DOMESTIC PLOT RATIO (EXCLUDE BASEMENT CONCESSIONS FOR HOTEL DEVELOPMENT)} = 2.184$$

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

$$\text{DOMESTIC (GUEST ROOM) PLOT RATIO} = 9.724$$

$$\text{DOMESTIC (GUEST ROOM) GFA} = \text{NOT EXCEEDING } 100,304 \text{ m}^2$$

(己) 地積比率及覆蓋百分率

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

$$\text{非住宅比率} = 2.184$$

(不包括酒店發展所付與之地庫額外面積)

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

$$\text{住宅(酒店房間)比率} = 9.724$$

$$\text{住宅(酒店房間)建築面積} = \text{不超過 } 100,304 \text{ m}^2$$

發展附表

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

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) 酒店房間樓面總面積 : 不超過 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(G)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 : 不超過 63,787 平方米.

總樓面面積(甲+乙) : 不超過 164,091 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處. (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 :

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零四年六月二十三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 23. 6. 2004.

signed Mrs. Rita LAU
Chairman, Town Planning Board

劉吳惠蘭
城市規劃委員會主席 簽署

TITLE :

**COMPREHENSIVE DEVELOPMENT
AT INLAND LOT NO. 8715**

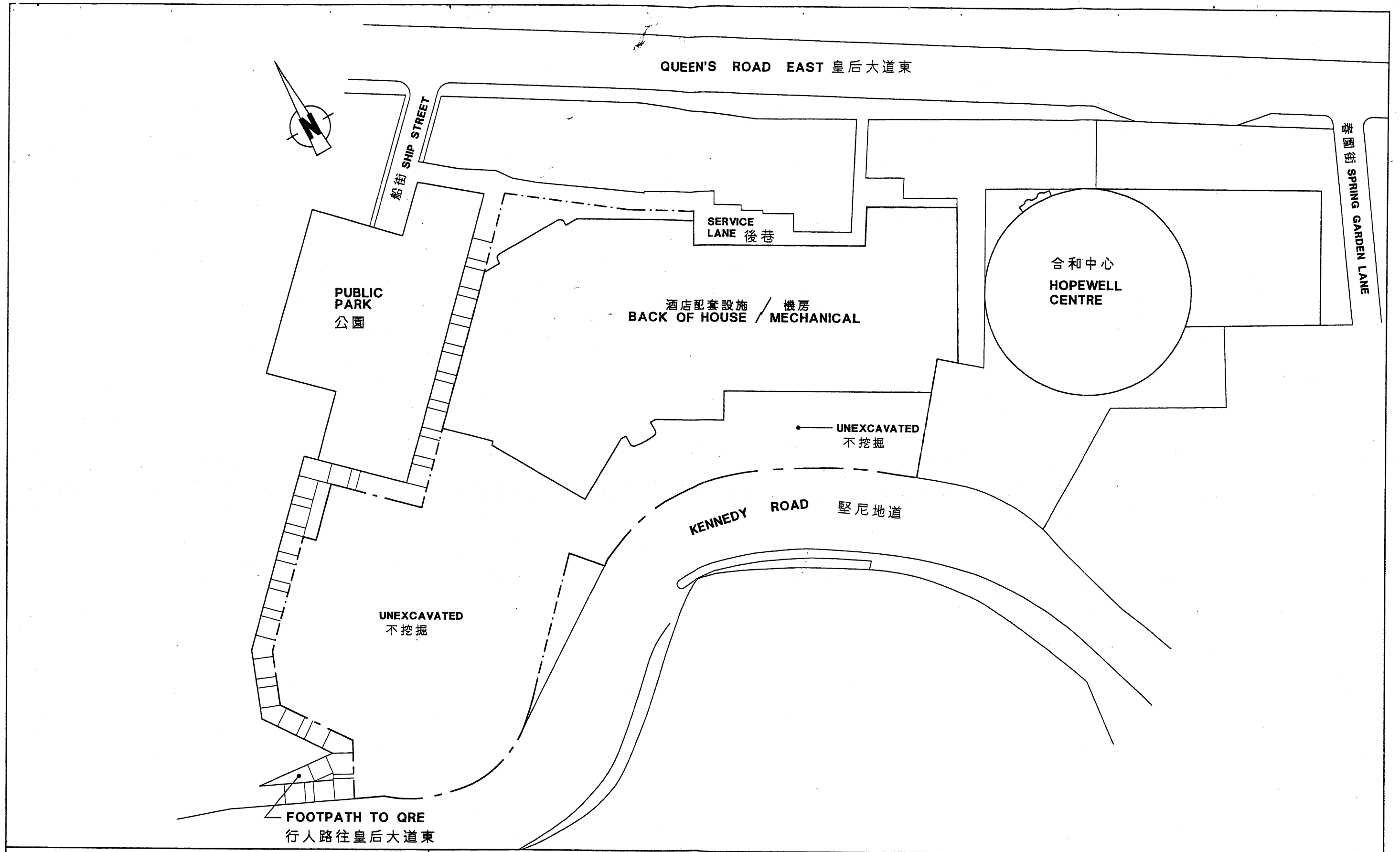
位於 8715 地段發展計劃

PROJECT :

**MEGA
TOWER HOTEL**

DWG. NO. : 374MLP02D

DATE : 25TH JUN. 2004



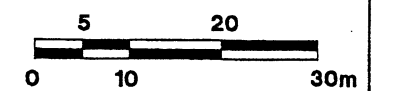
LEGEND :

TITLE :

7TH FLOOR PLAN
七樓圖則

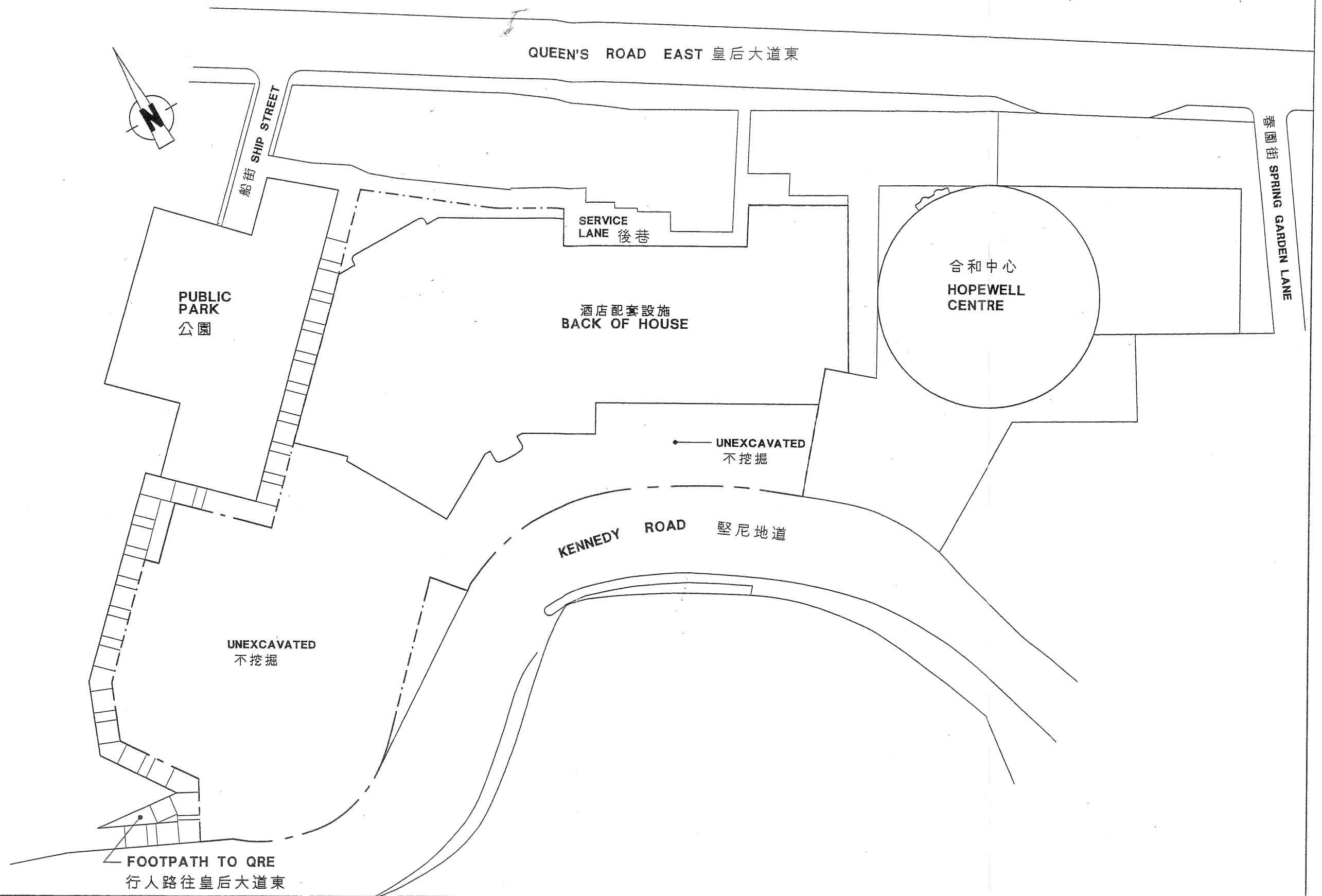
PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP14D

DATE : 25TH JUN. 2004



LEGEND :

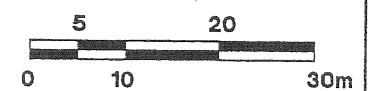
TITLE :

8TH FLOOR PLAN

八樓圖則

PROJECT :

**MEGA
TOWER HOTEL**



DWG. NO. : 374MLP21D
DATE : 25TH JUN. 2004