

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H3/442**
关于申请编号 A/H3/442 的拟议用途/发展的概括发展规范

Revised broad development parameters in view of
the further information received on 18.3.2021
因应于 2021 年 3 月 18 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	A/H3/442		
Location/address 位置/地址	92-103A Connaught Road West and 91, 99 & 101 Des Voeux Road West, Sheung Wan, Hong Kong 香港上环干诺道西 92 至 103A 号及德辅道西 91、99 及 101 号		
Site area 地盘面积	About 约 1,878.805 sq. m 平方米		
Plan 图则	Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 西营盘及上环分区计划大纲核准图编号 S/H3/34		
Zoning 地带	"Commercial" 「商业」		
Applied use/ development 申请用途/发展	Proposed Minor Relaxation of Building Height Restriction for Permitted Office, Shop and Services and Eating Place Uses 拟议略为放宽建筑物高度限制，以作准许的办公室、商店及服务行业及食肆用途		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 28,182.075	15
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	3	
	Composite 综合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建筑物高度/ 层数	住用	-	mPD 米(主水平基准上)	
		-	Storey(s) 层	
	Non-domestic 非住用	-	m 米	
		<u>92-103A Connaught Road West</u> 干诺道西 92 至 103A 号 About 约 136	mPD 米(主水平基准上)	
		<u>91 Des Voeux Road West</u> 德辅道西 91 号 About 约 15		
		<u>99 & 101 Des Voeux Road West</u> 德辅道西 99 及 101 号 About 约 13.5		
	<u>92-103A Connaught Road West</u> 干诺道西 92 至 103A 号 26	Storey(s) 层		
	<u>91 Des Voeux Road West</u> 德辅道西 91 号 2			
	<u>99 & 101 Des Voeux Road West</u> 德辅道西 99 及 101 号 2			
	2		Exclude 不包括 Basement 地库	
Composite 综合用途	-	m 米		
	-	mPD 米(主水平基准上)		
	-	Storey(s) 层		
Site coverage 上盖面积	<u>Above 61m 61 米以上</u> : Not more than 不多於 65 % <u>33m to 61m 33 米至 61 米</u> : Not more than 不多於 88 % <u>Below 33m 33 米以下</u> : Not more than 不多於 92 %			
No. of units 单位数目	-			
Open space 休憩用地	Private 私人	-	sq. m 平方米	
	Public 公众	-	sq. m 平方米	
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		66	
	Private Car Parking Spaces 私家车车位		65	
	Car Parking Space for Disabled Person 伤残人士车位		1	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		1	
Light Goods Vehicle Spaces 轻型货车车位		1		

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

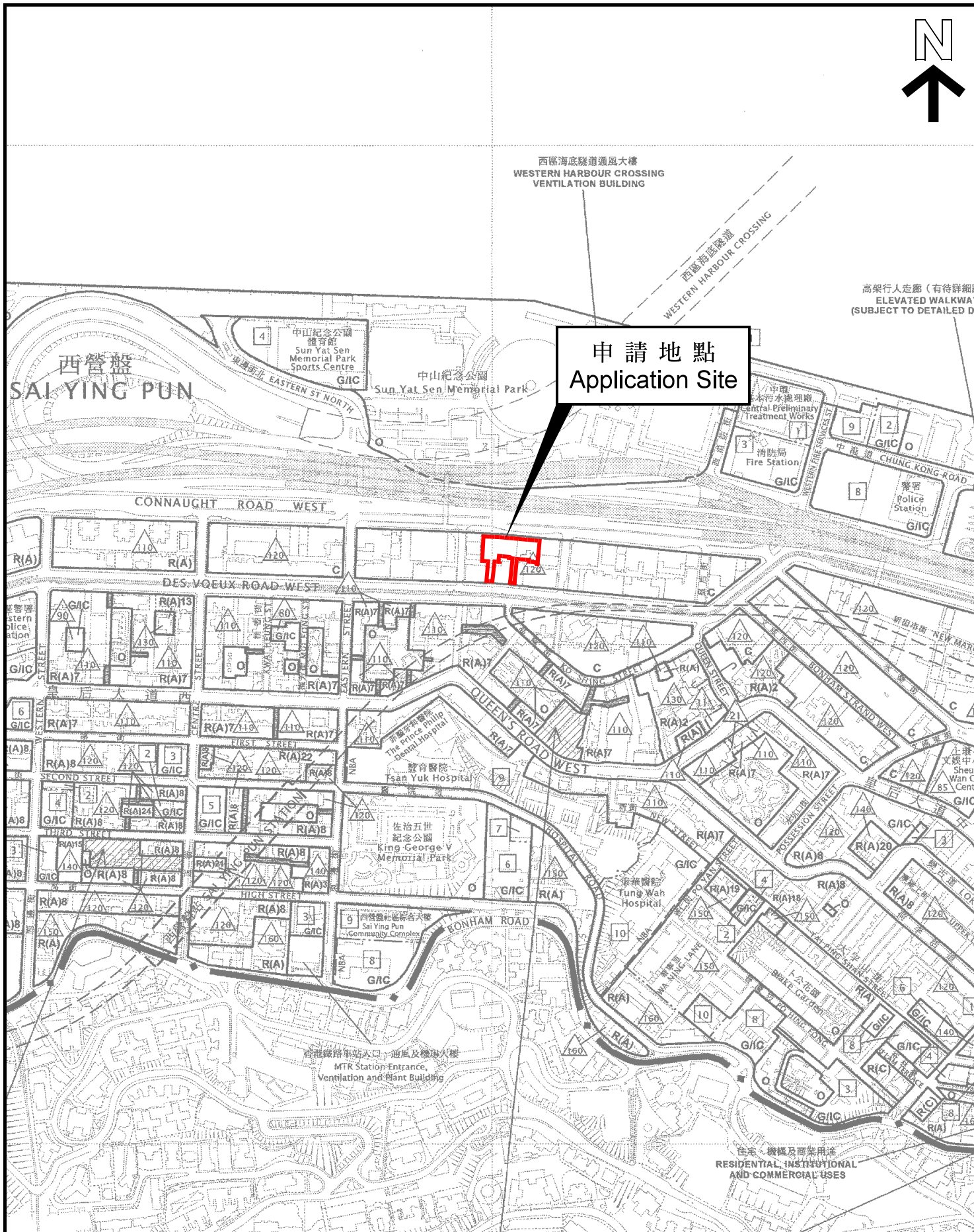
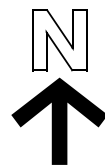
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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Responses to departmental and public comments 回应部门及公众人士的意见, Land Boundary Survey Report 土地界线测量报告</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



西區海底隧道通風大樓
WESTERN HARBOUR CROSSING
VENTILATION BUILDING

西區海底隧道
WESTERN HARBOUR CROSSING

高架行人走廊 (有待詳細)
ELEVATED WALKWAY
(SUBJECT TO DETAILED D)

申請地點
Application Site

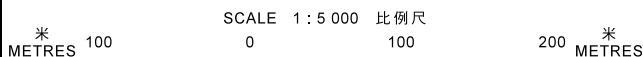
位置圖 LOCATION PLAN

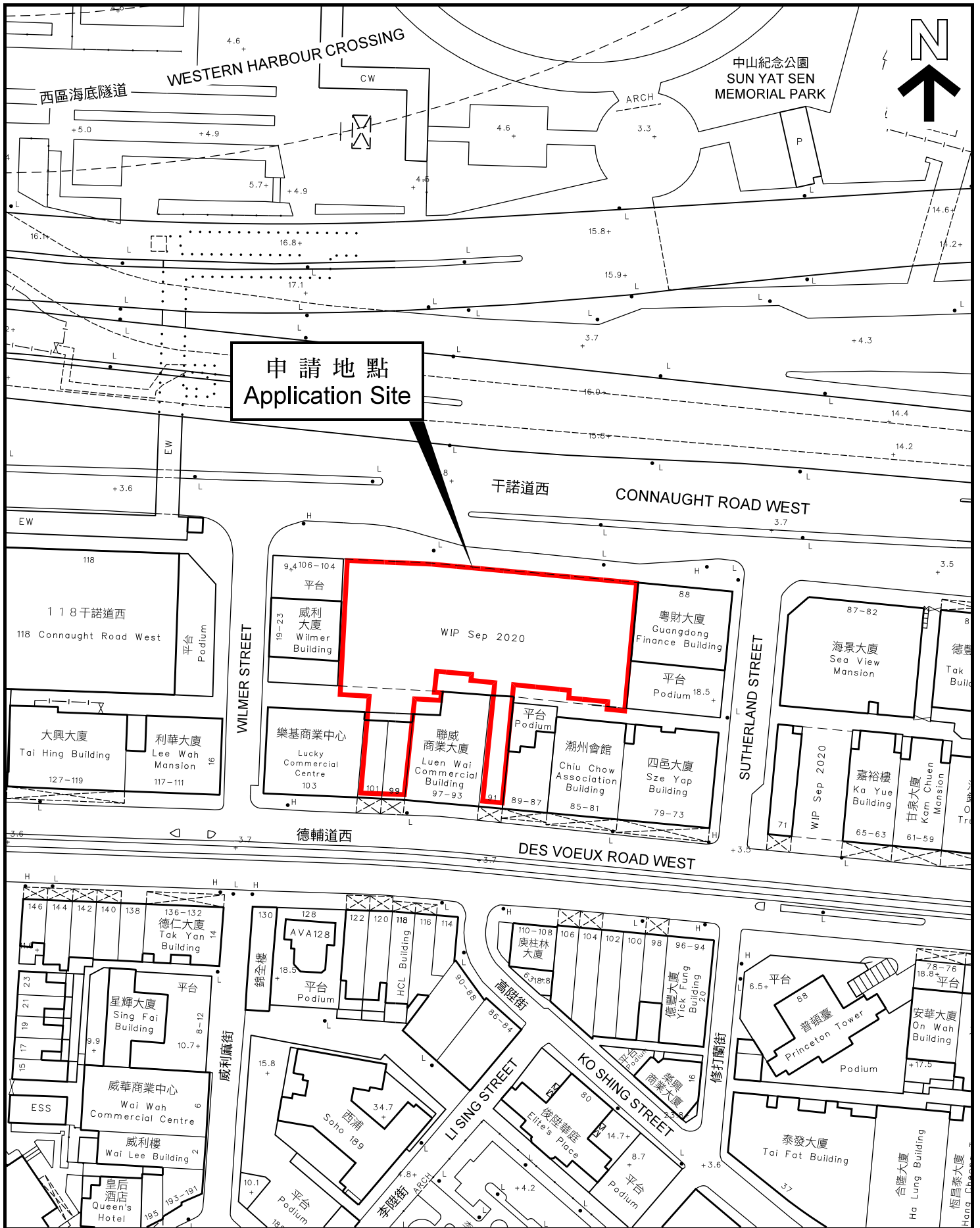
本摘要圖於2021年3月24日擬備，
所根據的資料為於2020年11月3日
核准的分區計劃大綱圖編號 S/H3/34
EXTRACT PLAN PREPARED ON 24.3.2021
BASED ON OUTLINE ZONING PLAN No.
S/H3/34 APPROVED ON 3.11.2020

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/H3/442





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2021年3月24日擬備，
所根據的資料為測量圖編號
11-SW-7B 及 11-SW-8A
EXTRACT PLAN PREPARED ON 24.3.2021
BASED ON SURVEY SHEETS No.
11-SW-7B & 11-SW-8A

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/H3/442

申請編號 Application No. : A/H3/442

備註 Remarks

申請人呈交進一步資料，包括回應部門及公眾人士的意見、土地界線測量報告、行人技術評估及經修訂的平面圖。

The applicant submitted further information involving responses to departmental and public comments, Land Boundary Survey Report, Technical Note for Pedestrian Assessment and updated floor plans.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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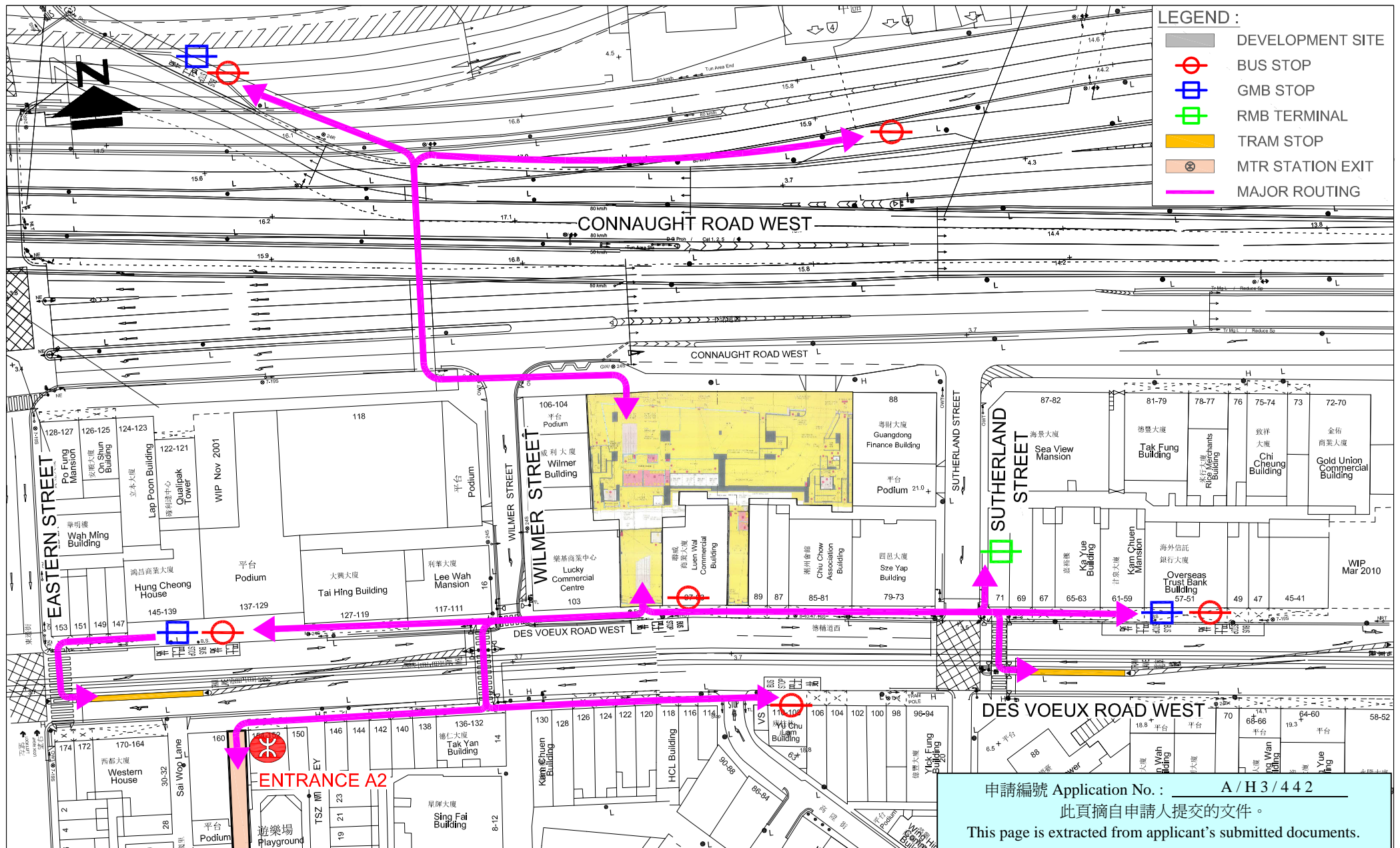
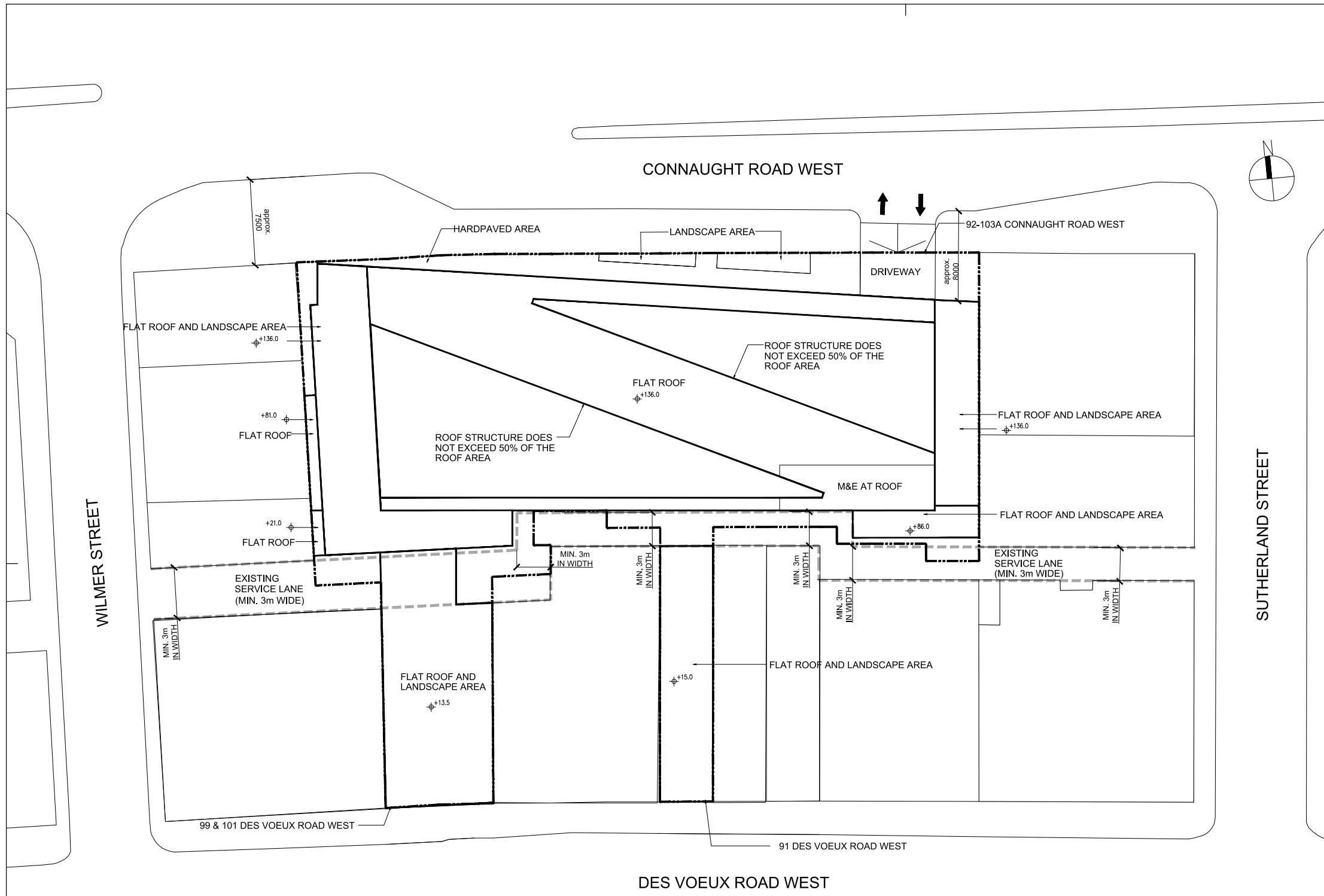


FIGURE NO.:		PROJECT TITLE:	
RC-01		S16 Planning Application for Minor Relaxation of Building Height for Proposed Commercial Development at 92-103A Connaught Road West and 91, 99 & 101 Des Voeux Road West, Hong Kong	
PROJECT NO.:		DRAWING TITLE:	
21020HK		ACCESS TO MAJOR PUBLIC TRANSPORT FACILITIES IN VICINITY	
SCALE:	DATE:		
1 : 1200 @A4	03 MAR 2021		

CTA Consultants Limited
志達顧問有限公司



LEGENDS

- APPLICATION SITE
- SERVICE LANE

申請編號 Application No. : A / H 3 / 4 4 2
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A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
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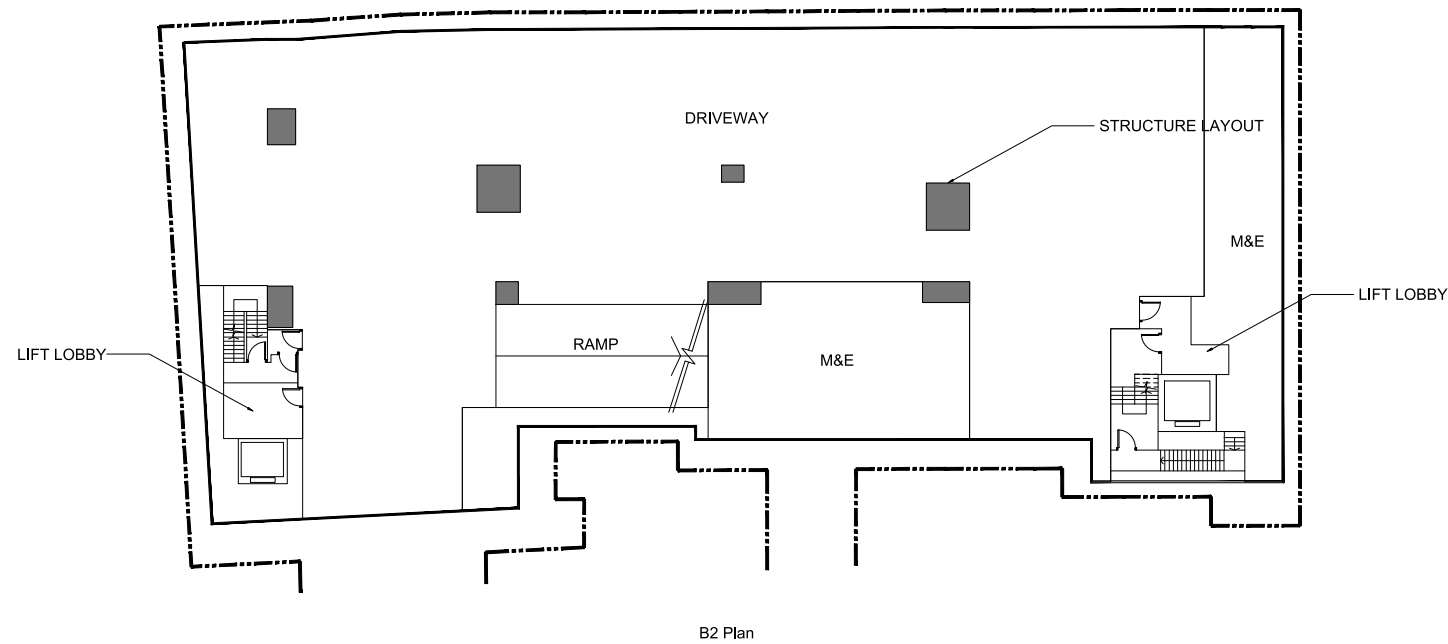
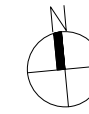
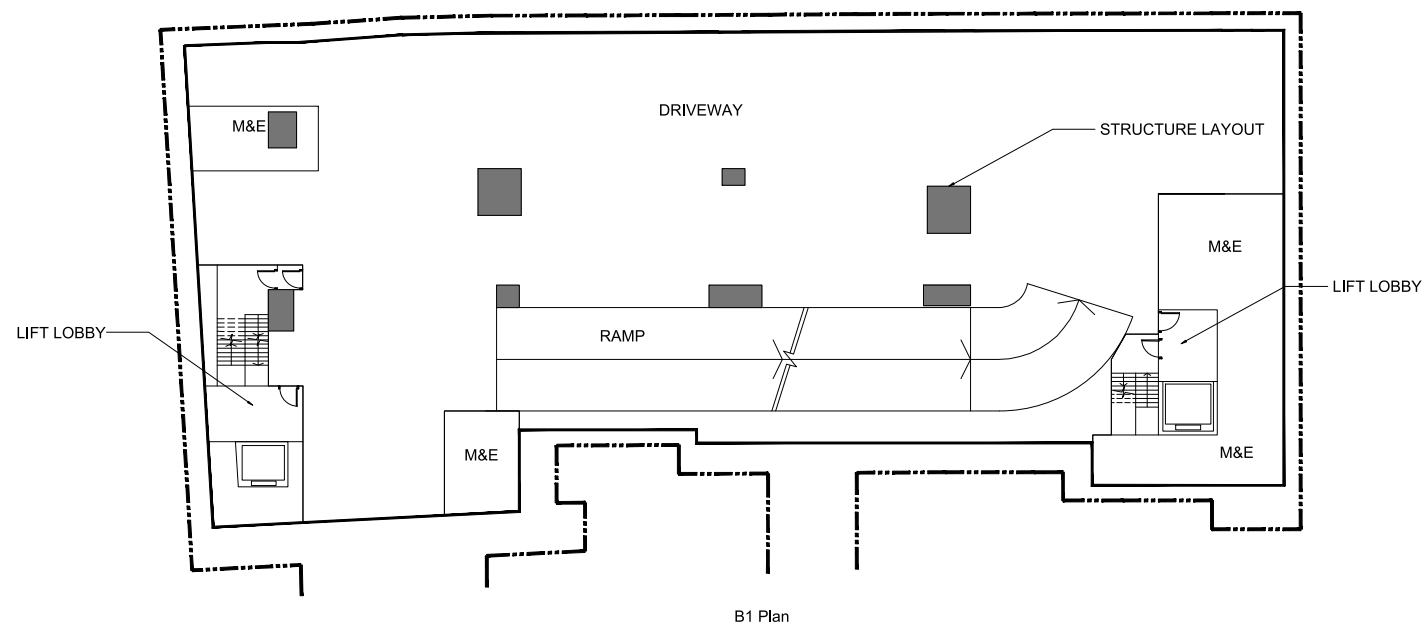
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Project Title
 92 - 103A CONNAUGHT ROAD WEST
 AND 91, 99 & 101 DES VOEUX ROAD
 WEST COMMERCIAL BUILDING

Drawing Title
 MASTER LAYOUT PLAN

Project No.	16153 HK
Scale	1:400 @ A3
Issue Date	09 OCT 2020
Drawing No.	A/16153HK-MLP-001
Cad File No.	-

Drawing Purpose



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APPLICATION SITE

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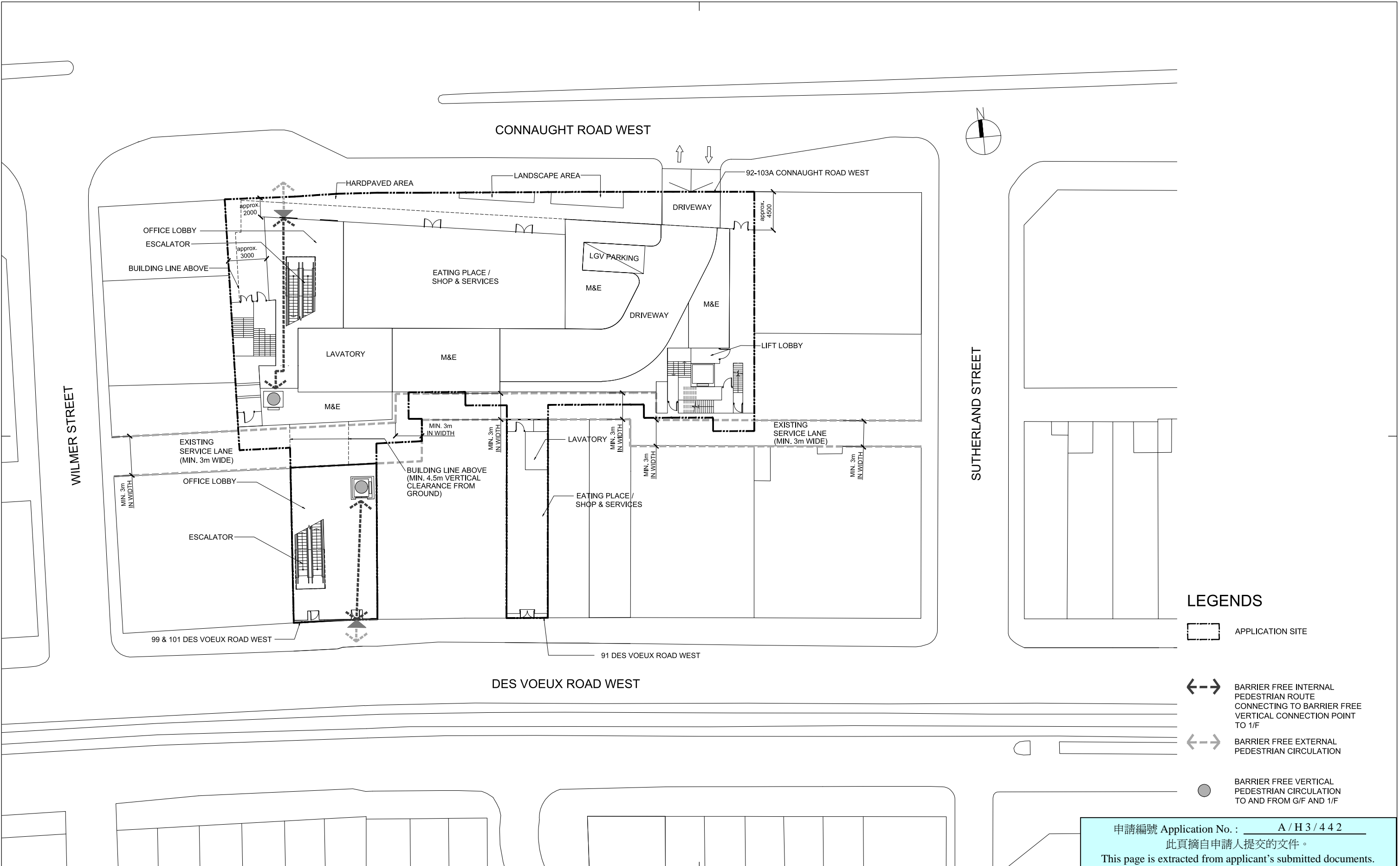
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Project Title
 92 - 103A CONNAUGHT ROAD WEST
 AND 91, 99 & 101 DES VOEUX ROAD
 WEST COMMERCIAL BUILDING

Drawing Title
 B1 & B2 PLAN

Project No.	16153 HK	Scale	1:400 @ A3
Drawing No.	A/16153HK-MLP-002	Issue Date	09 OCT 2020
Cad File No.	-		

Drawing Purpose



- LEGENDS**
-  APPLICATION SITE
 -  BARRIER FREE INTERNAL PEDESTRIAN ROUTE CONNECTING TO BARRIER FREE VERTICAL CONNECTION POINT TO 1/F
 -  BARRIER FREE EXTERNAL PEDESTRIAN CIRCULATION
 -  BARRIER FREE VERTICAL PEDESTRIAN CIRCULATION TO AND FROM G/F AND 1/F

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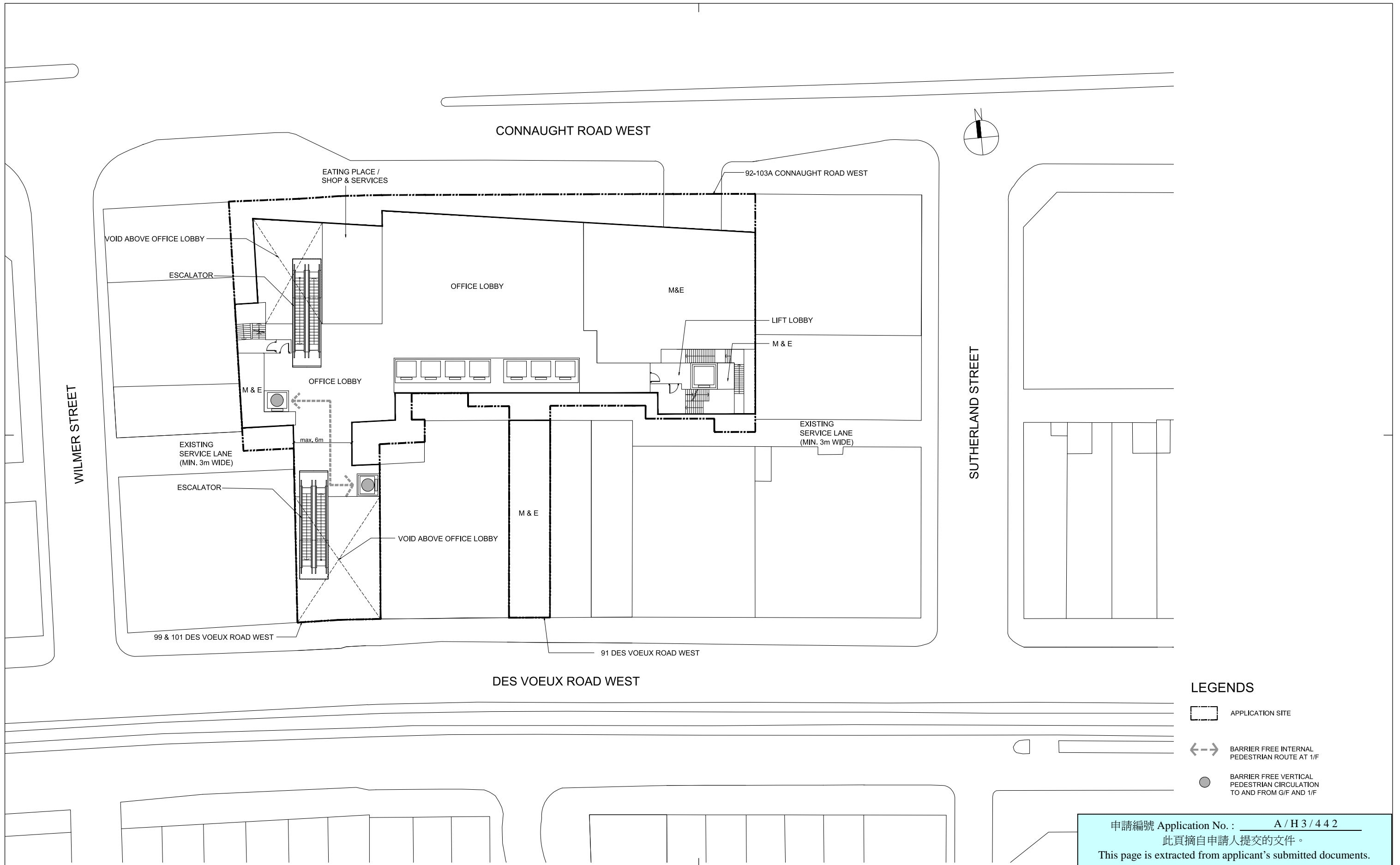
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Project Title
 92 - 103A CONNAUGHT ROAD WEST
 AND 91, 99 & 101 DES VOEUX ROAD
 WEST COMMERCIAL BUILDING

Drawing Title
 G/F PLAN

Project No.	16153 HK	Scale	1:400 @ A3
Drawing No.	A/16153HK-MLP-003	Issue Date	09 OCT 2020
Cad File No.			

Drawing Purpose



- LEGENDS**
-  APPLICATION SITE
 -  BARRIER FREE INTERNAL PEDESTRIAN ROUTE AT 1/F
 -  BARRIER FREE VERTICAL PEDESTRIAN CIRCULATION TO AND FROM G/F AND 1/F

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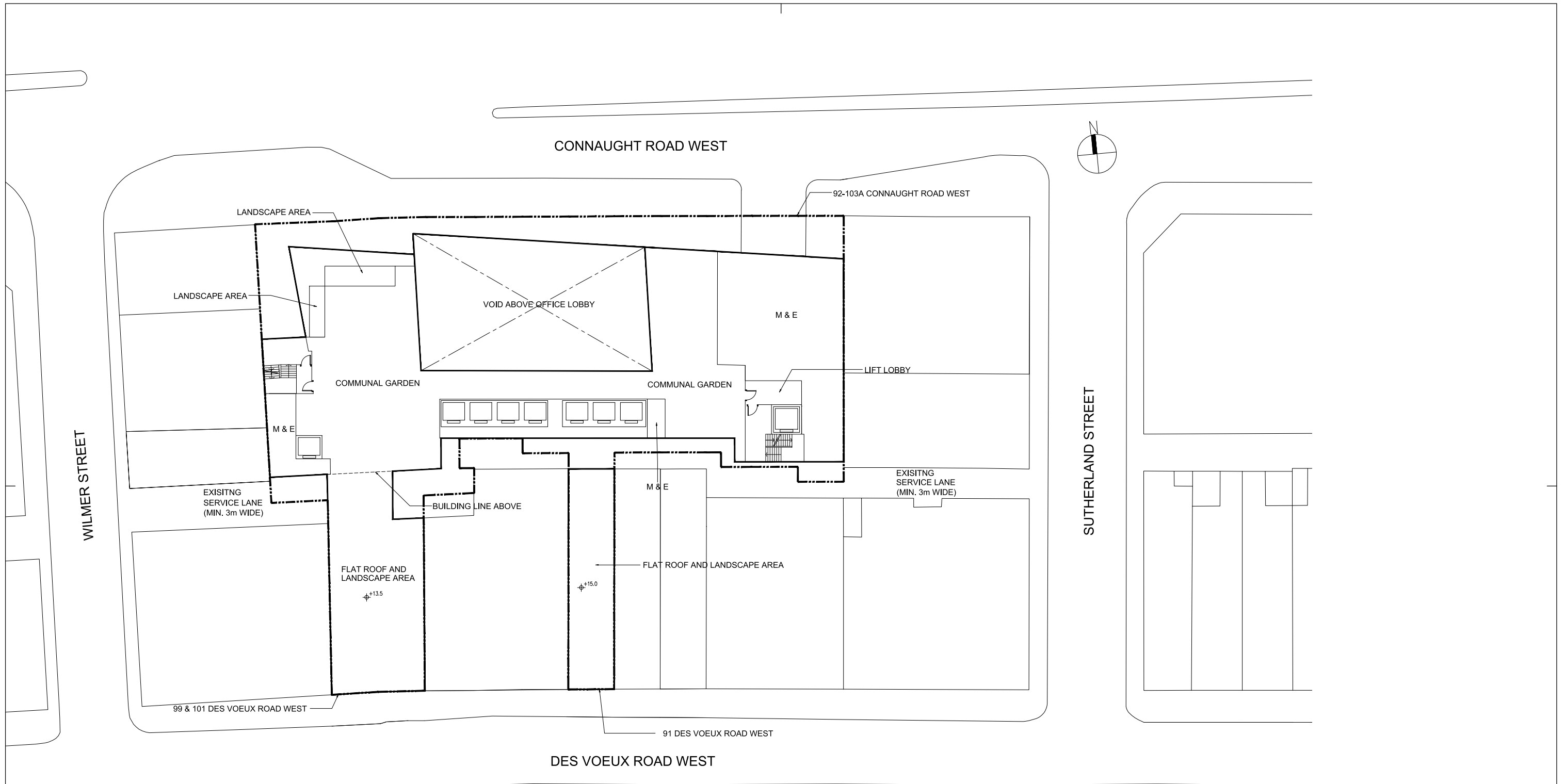
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Project Title
 92 - 103A CONNAUGHT ROAD WEST
 AND 91, 99 & 101 DES VOEUX ROAD
 WEST COMMERCIAL BUILDING

Drawing Title
 1/F PLAN

Project No.	16153 HK	Scale	1:400 @ A3
Drawing No.	A/16153HK-MLP-004	Issue Date	09 OCT 2020
Cad File No.	-		

Drawing Purpose



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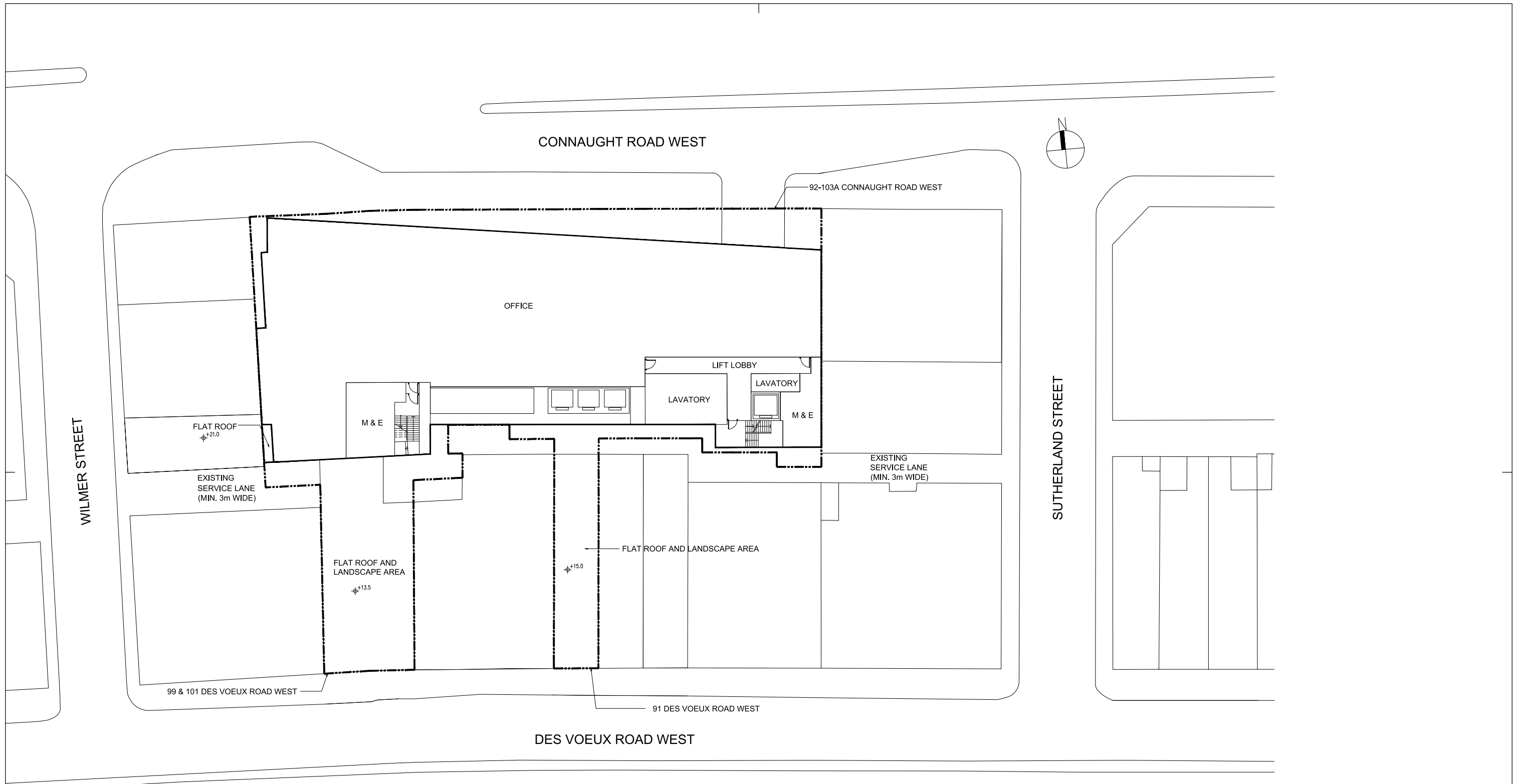
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Project Title
 92 - 103A CONNAUGHT ROAD WEST
 AND 91, 99 & 101 DES VOEUX ROAD
 WEST COMMERCIAL BUILDING

Drawing Title
 2/F PLAN

Project No.	16153 HK	Scale	1:400 @ A3
Drawing No.	A/16153HK-MLP-005	Issue Date	09 OCT 2020
Cad File No.	-		

Drawing Purpose



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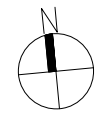
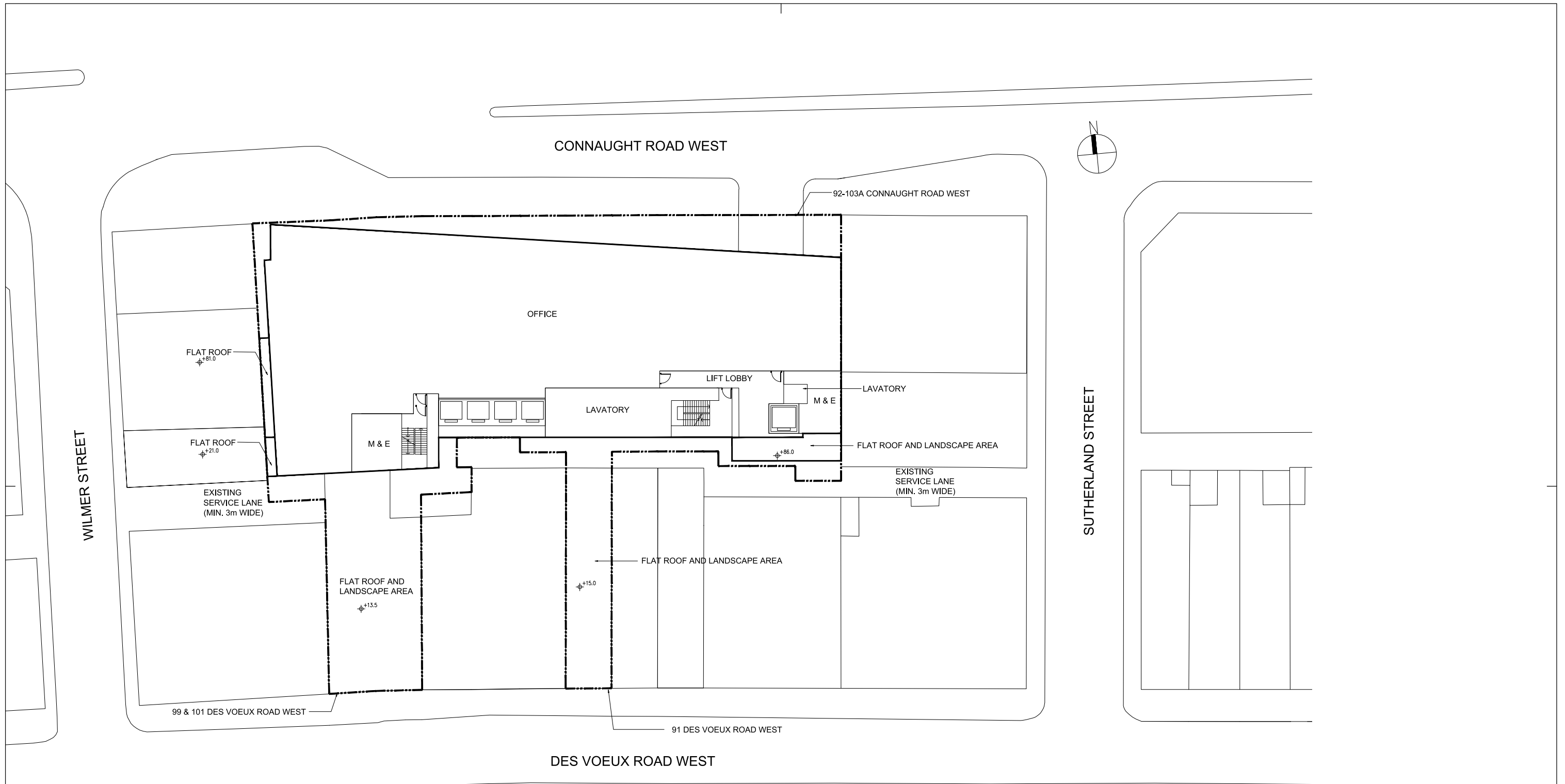
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Project Title
 92 - 103A CONNAUGHT ROAD WEST
 AND 91, 99 & 101 DES VOEUX ROAD
 WEST COMMERCIAL BUILDING

Drawing Title
 3-15/F PLAN

Project No. 16153 HK
 Scale 1:400 @ A3
 Issue Date 09 OCT 2020
 Drawing No. A/16153HK-MLP-006
 Cad File No.

Drawing Purpose



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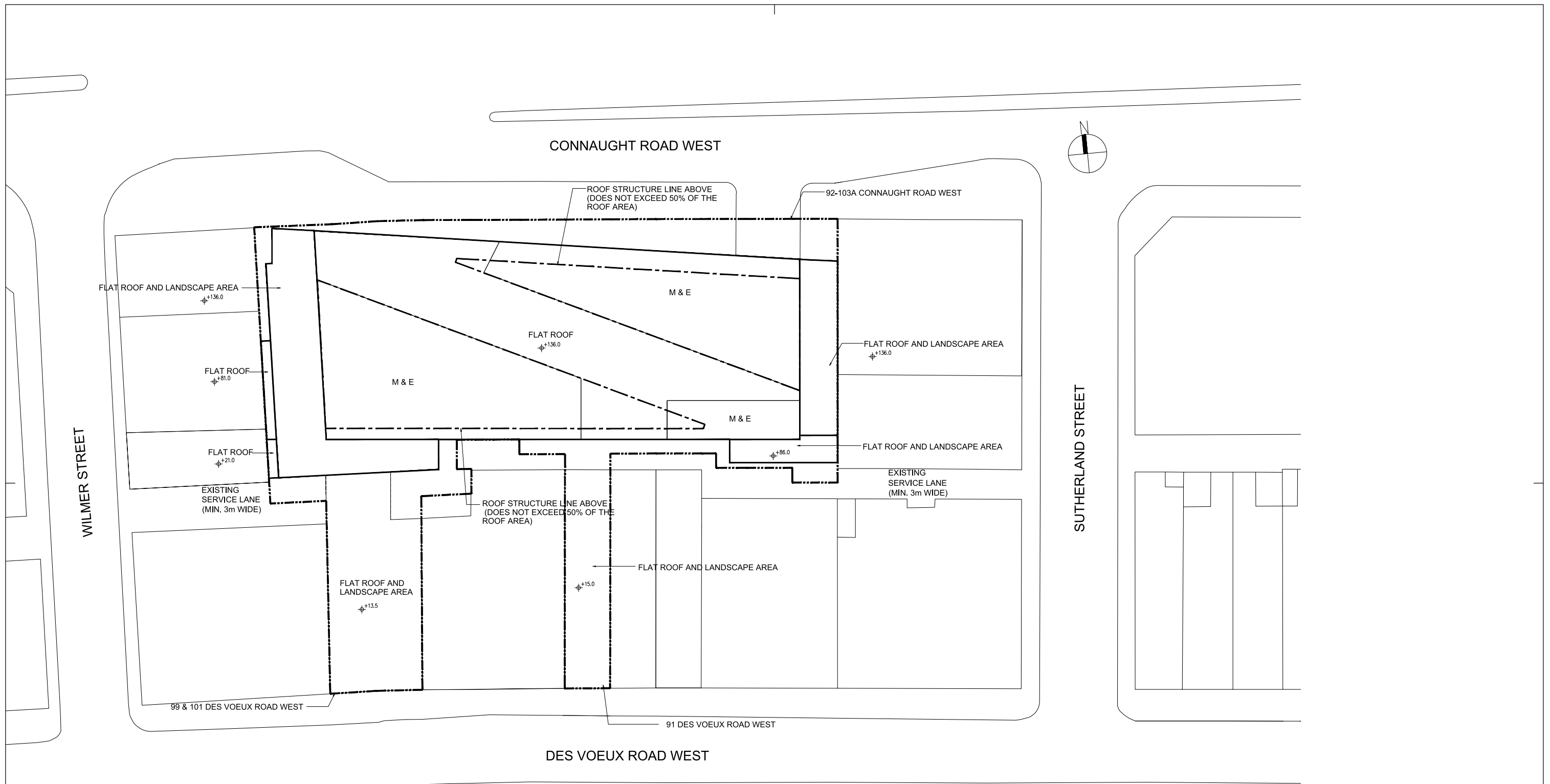
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Project Title
92 - 103A CONNAUGHT ROAD WEST AND 91, 99 & 101 DES VOEUX ROAD WEST COMMERCIAL BUILDING

Drawing Title
16-25/F PLAN

Project No. 16153 HK
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 Checked MAL Date 09OCT20
 Approved KW Date 09OCT20


RONALD LU & PARTNERS
 呂元祥建築師事務所

Project Title
 92 - 103A CONNAUGHT ROAD WEST
 AND 91, 99 & 101 DES VOEUX ROAD
 WEST COMMERCIAL BUILDING

Drawing Title
 ROOF PLAN

Project No. 16153 HK Scale 1:400 @ A3
 Issue Date 09 OCT 2020
 Drawing No. A/16153HK-MLP-008
 Cad File No.

Drawing Purpose

申請編號 Application No. : A/H3/442

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 NIL		

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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