

關乎申請編號 A/H5/389 的擬議用途/發展的概括發展規範

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/H5/389**

(a) 申請編號 Application no.	A/H5/389		
(b) 位置/地址 Location/Address	灣仔永豐街 12 至 18 號永豪閣及其後巷 Regal Court, 12-18 Wing Fung Street, Wan Chai and the rear lane		
(c) 地盤面積 Site area	約 About 402.53 平方米 m <sup>2</sup>		
(d) 圖則 Plan	灣仔分區計劃大綱核准圖編號 S/H5/25 Approved Wan Chai Outline Zoning Plan No. S/H5/25		
(e) 地帶 Zoning	「住宅(甲類)」 "Residential (Group A)"		
(f) 申請用途/發展 Applied Use/ Development	擬議辦公室 Proposed Office		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	約 About 6,037.00	約 About 15.00
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	1	
	綜合用途 Composite	-	
(i) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m - 米(主水平基準以上)mPD - 層 storey(s)	
	非住用 Non-domestic	- 米 m 119.95 米(主水平基準以上)mPD 26 層 storey(s) 3 地庫 Basement 加 plus	
	綜合用途 Composite	- 米 m - 米(主水平基準以上)mPD - 層 storey(s)	
(j) 上蓋面積 Site coverage	約 About 60 %		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m <sup>2</sup>	
	- 公眾 Public	- 平方米 m <sup>2</sup>	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces	21	
	- 電單車車位 Motorcycle Parking Spaces	2	
	- 上落客貨車位 Loading/Unloading Spaces	2	

\* 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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## 行政摘要

1. 本申請是根據城市規劃條例第 16 條遞交。申請地點位於灣仔永豐街 12 - 18 號永豪閣及其後巷。此申請是重建該大廈成為辦公室大廈。
2. 申請地點屬於灣仔分區大綱圖 S/H5/25，用途地帶為住宅（甲類），辦公室屬於第二欄用途。規劃署於二零零八年十一月進行的軒尼詩道與莊士頓道交界處的土地用途檢討認同該址有潛力作辦公室用途。建議的辦公室發展亦符合關於在住宅（甲類）發展辦公室的都市規劃委員會規劃指引編號 5。
3. 申請地點面積為 402.53 平方米，擬議發展為一幢二十六層高的辦公室大廈並附設三層地庫停車場。該項目的總樓面面積約為 6037 平方米，包括約 236 平方米的商店及服務行業樓面。地積比率及上蓋面積分別不超過 15 及 60%。在地盤範圍內，一共提供 21 個車位、兩個電單車位及兩個上落客貨處。
4. 申請人已進行交通影響評估，擬議的辦公室大廈對附近的交通並無不良影響。
5. 申請地點附近夾雜著商業及住宅用途，擬議的辦公室發展並不會引致土地用途不協調的問題。該發展會提供市場渴求位於市區的細小辦公室樓面。

申請編號 Application No. :           A / H 5 / 3 8 9          

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

## Executive Summary

1. This planning application is made under Section 16 of the Town Planning Ordinance. The application site is Regal Court located at 12-18 Wing Fung Street, Wan Chai and the narrow strip of Government land to the rear. This application is to redevelop the residential building to a modern office building.
2. The application site is covered by the Approved Wan Chai Outline Zoning Plan No. S/H5/25 and is zoned Residential (Group A). "Office" use is a Column 2 use. The Land Use Review of the Area to the Southwest of the Junction of the Hennessy Road and Johnston Road undertaken by Planning Department in November 2008 also recognizes the potential of the site for office development. The proposed office development conforms with the TPB Guidelines No. 5 which relate to commercial/office development in Residential (Group A) Zone.
3. The site area is 402.53 sqm. The development is a 26-storey office building over three basement car parks. It has a total GFA 6037sqm, including about 236sqm for shop and services. Its plot ratio and site coverage do not exceed 15 and 60%, respectively. A total number of 21 car parking spaces, 2 motorcycle spaces and 2 loading/unloading bays are provided within the Site.
4. A Traffic Impact Assessment has been undertaken and demonstrates that the proposed office development will not cause adverse traffic impact to the surrounding road network.
5. The existing land uses in the vicinity of the site are mixed with Commercial and Residential uses. The proposed office development would not cause undesirable land use interface. It will help address the demand for small office space in the urban area.

申請編號 Application No. :           A/H5/389          

此頁摘自申請人提交的文件。

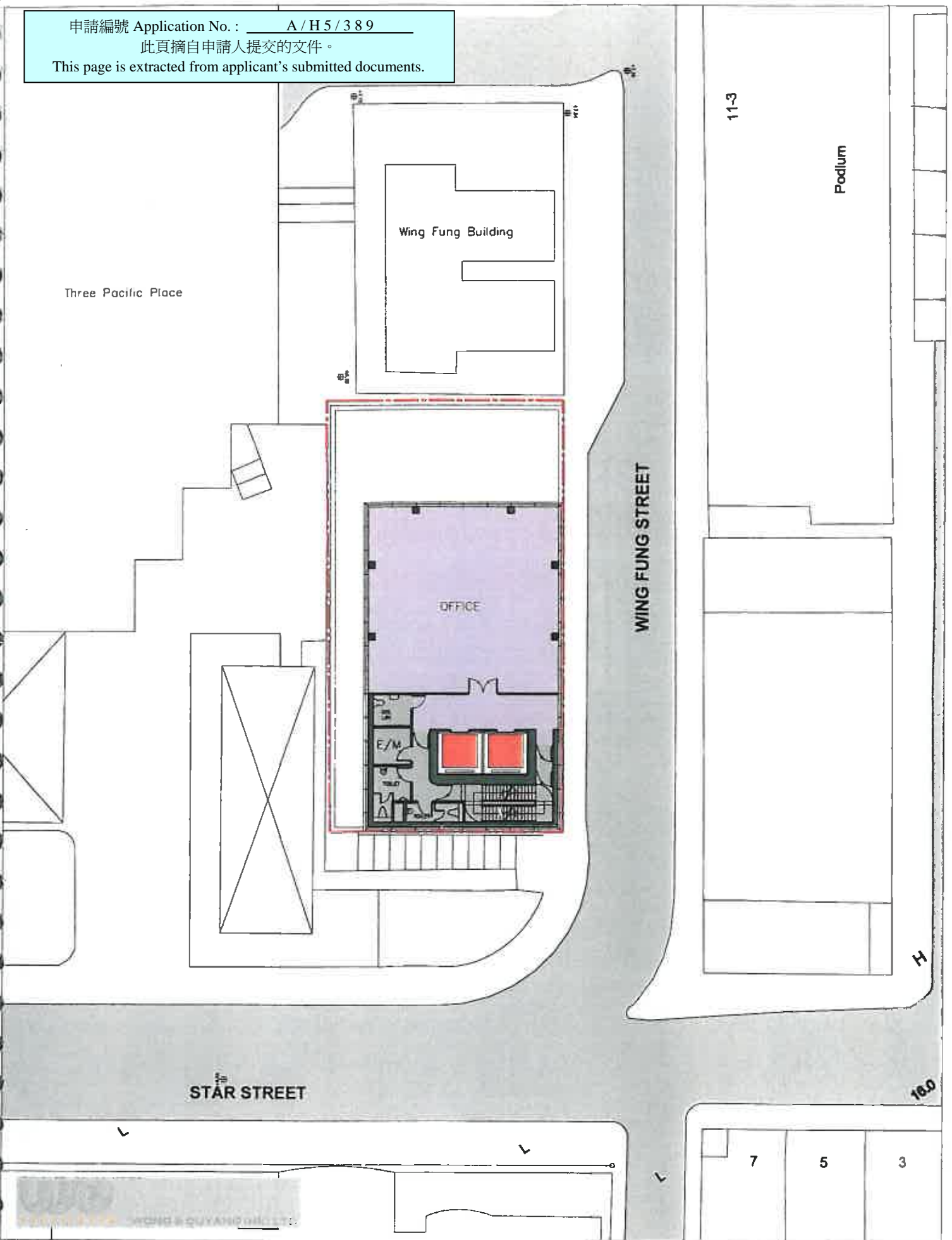
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**PROPOSED REDEVELOPMENT OF REGAL COURT (WING FUNG STREET)**

**TYPICAL FLOOR PLAN** SCALE 1:300 ON A4

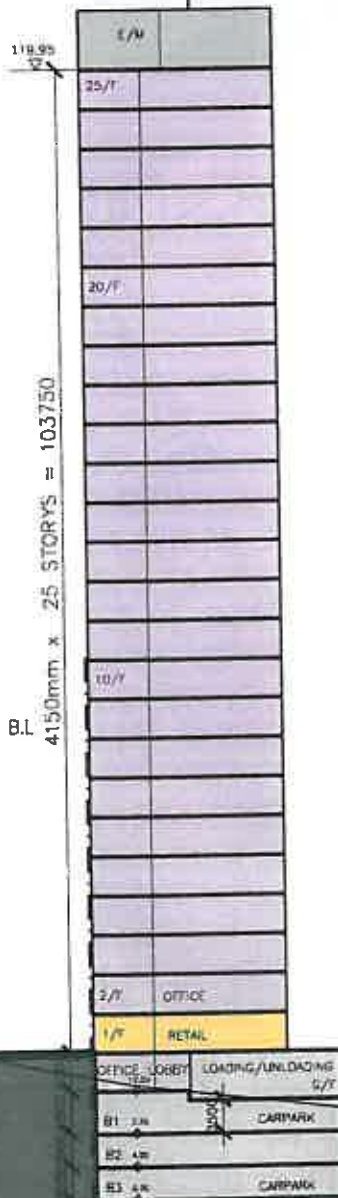
2010.07.23



Three Pacific Place

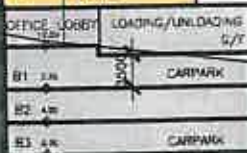
<b>SITE AREA:</b>	
REGAL COURT	353.00 SM
GOVERNMENT SERVICE LANE	49.53 SM
<b>TOTAL SITE AREA</b>	<b>402.53 SM</b>
PLOT RATIO	15
<b>TOTAL PERMISSIBLE GFA</b>	<b>6037.95 SM</b>
<b>CLASS OF SITE:</b>	
	A
PERMITTED MAX. SC (60%)	241.52 SM
PROPOSED COVER AREA:	241.46 SM
<b>PROPOSED GROSS FLOOR AREA:</b>	
G/F OFFICE LOBBY	137 SM
1/F RETAIL	236 SM
24 OFFICE FLOORS@236 SM	5664 SM
<b>TOTAL</b>	<b>6037 SM</b>

STAR CREST RESIDENTIAL



STAR STREET

WING FUNG STREET WEST



Proposed redevelopment of Regal Court

Wing Fung Building

**PROPOSED REDEVELOPMENT OF REGAL COURT (WING FUNG STREET)**

**DIAGRAMMATIC SECTION SCALE 1:200 ON A4**

2010.07.23



申請編號 Application No. : A/H5/389

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)
Nil 沒有		

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申請編號 Application No. : A/H5/389

申請人提交的圖則、繪圖及報告書  
Plans, Drawings and Reports Submitted by Applicant

中文 英文  
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

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報告書 Reports

規劃研究 Planning studies	<input type="checkbox"/>	<input checked="" type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染） Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

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