

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H3/442**
關乎申請編號 A/H3/442 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 18.3.2021
因應於 2021 年 3 月 18 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 香港上環干諾道西 92 至 103A 號及德輔道西 91、99 及 101 號		
Site area 地盤面積	About 約 1,878.805 sq. m 平方米		
Plan 圖則	Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 西營盤及上環分區計劃大綱核准圖編號 S/H3/34		
Zoning 地帶	"Commercial" 「商業」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Building Height Restriction for Permitted Office, Shop and Services and Eating Place Uses 擬議略為放寬建築物高度限制，以作准許的辦公室、商店及服務行業及食肆用途		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 28,182.075	15
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	3	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度/ 層數	住用	-	mPD 米(主水平基準上)	
		-	Storey(s) 層	
	Non-domestic 非住用	-	m 米	
		<u>92-103A Connaught Road West</u> 干諾道西 92 至 103A 號 About 約 136	mPD 米(主水平基準上)	
		<u>91 Des Voeux Road West</u> 德輔道西 91 號 About 約 15		
		<u>99 & 101 Des Voeux Road West</u> 德輔道西 99 及 101 號 About 約 13.5		
	Composite 綜合用途	<u>92-103A Connaught Road West</u> 干諾道西 92 至 103A 號 26	Storey(s) 層	
		<u>91 Des Voeux Road West</u> 德輔道西 91 號 2		
		<u>99 & 101 Des Voeux Road West</u> 德輔道西 99 及 101 號 2		
		2	Exclude 不包括 Basement 地庫	
Site coverage 上蓋面積	Above 61m 61 米以上: Not more than 不多於 65 %			
	33m to 61m 33 米至 61 米: Not more than 不多於 88 %			
	Below 33m 33 米以下: Not more than 不多於 92 %			
No. of units 單位數目	-			
Open space 休憩用地	Private 私人	-	sq. m 平方米	
	Public 公眾	-	sq. m 平方米	
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle spaces 停車位總數		66	
	Private Car Parking Spaces 私家車車位		65	
	Car Parking Space for Disabled Person 傷殘人士車位		1	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		1	
	Light Goods Vehicle Spaces 輕型貨車車位		1	

* 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。

The information is provided 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.

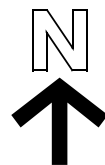
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Responses to departmental and public comments 回應部門及公眾人士的意見, Land Boundary Survey Report 土地界線測量報告</u>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



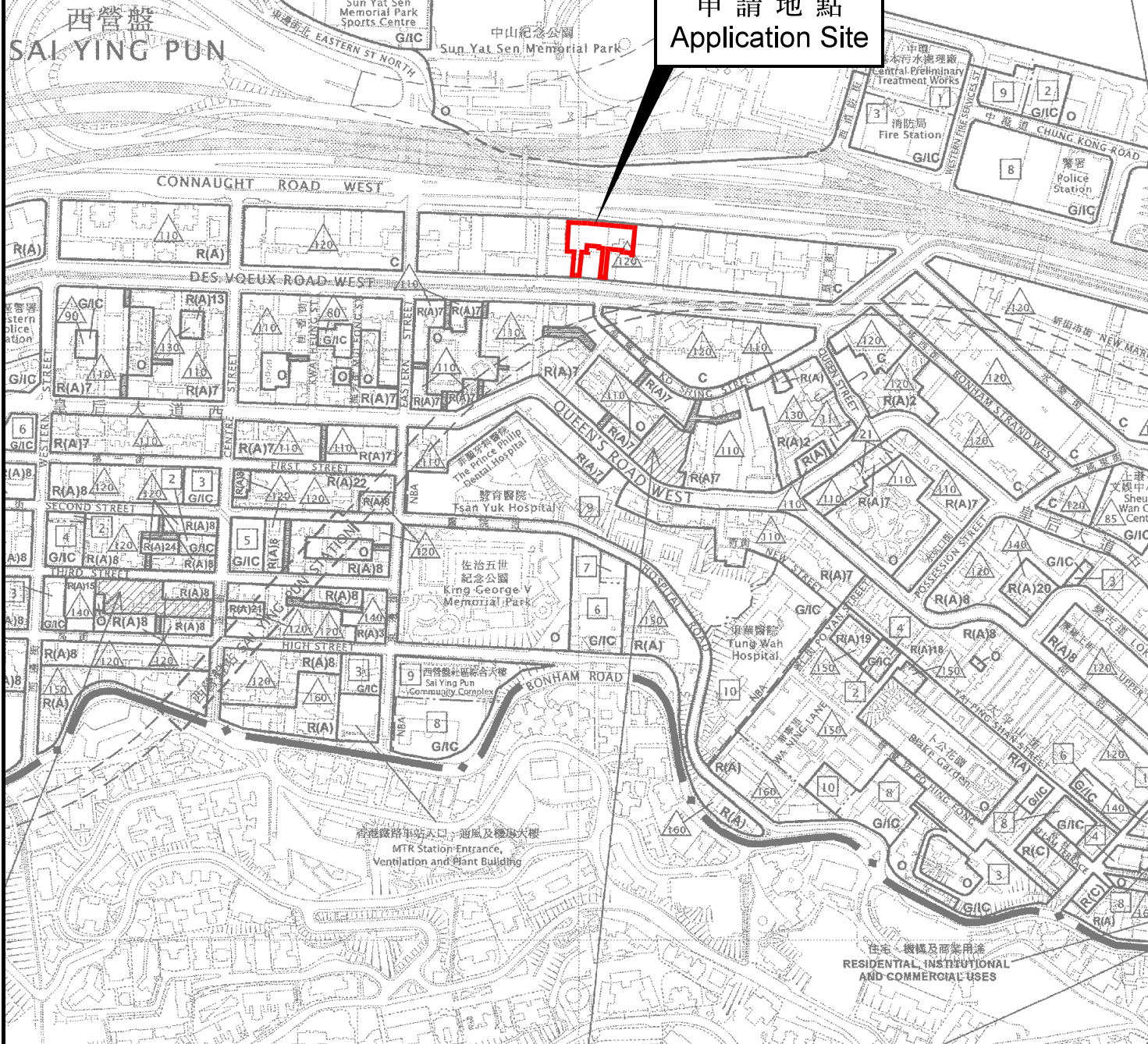
西區海底隧道通風大樓
WESTERN HARBOUR CROSSING
VENTILATION BUILDING

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

西營盤
SAI YING PUN



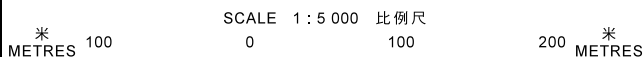
位置圖 LOCATION PLAN

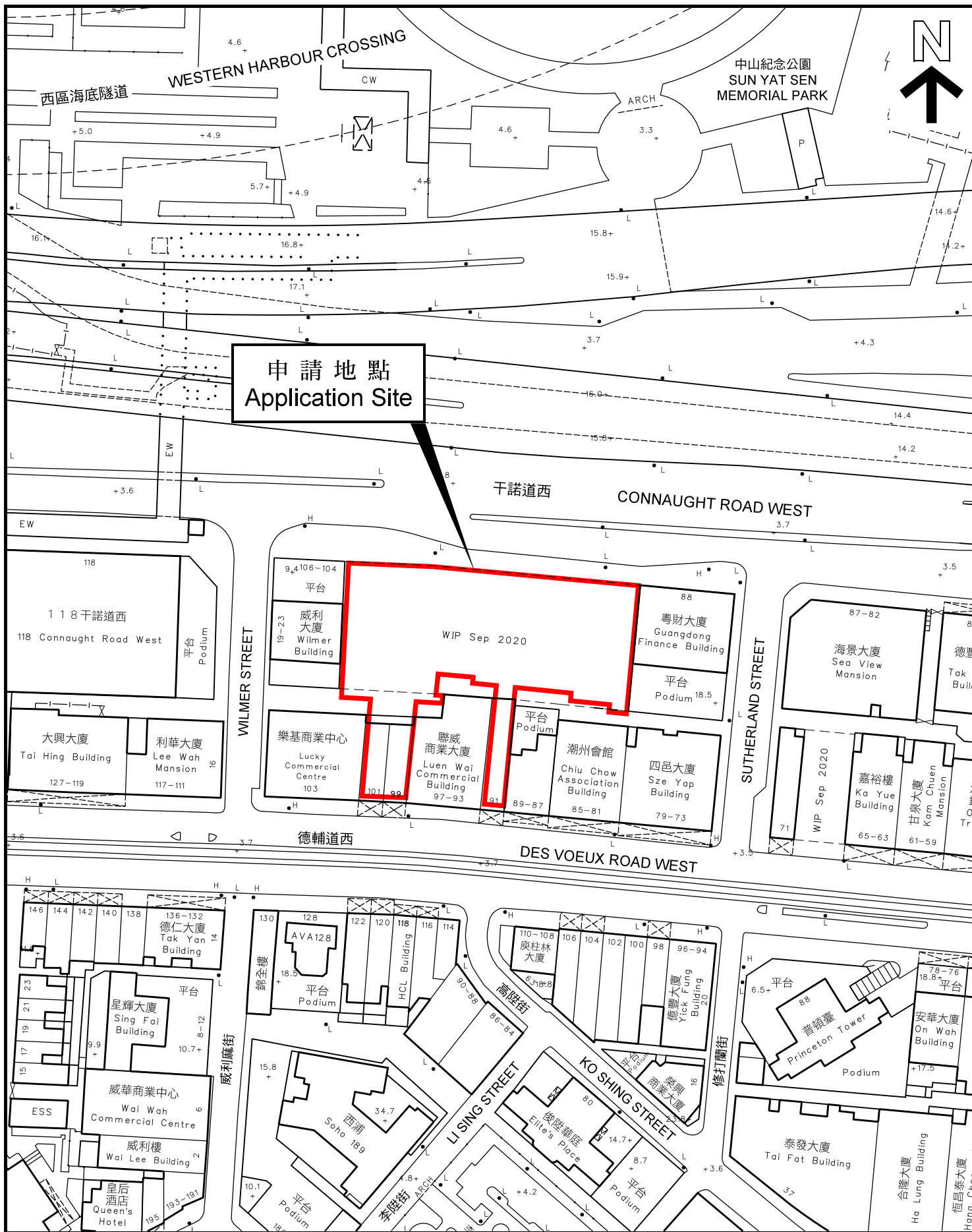
本摘要圖於2021年3月24日擬備，
所根據的資料為於2020年11月3日
核准的分區計劃大綱圖編號 S/H3/34
EXTRACT PLAN PREPARED ON 24.3.2021
BASED ON OUTLINE ZONING PLAN No.
S/H3/34 APPROVED ON 3.11.2020

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

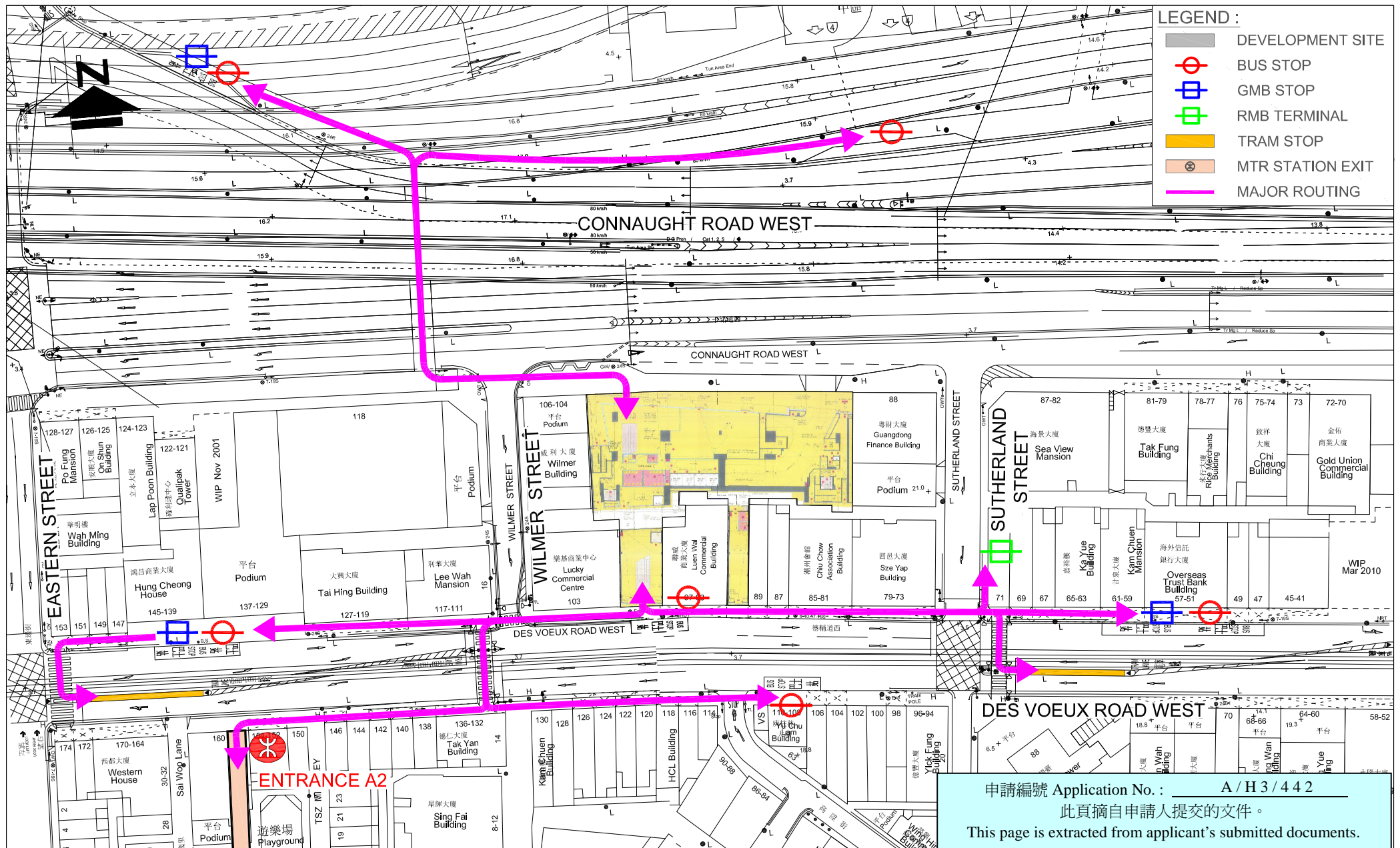
備註 Remarks

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。

The information is provided 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.

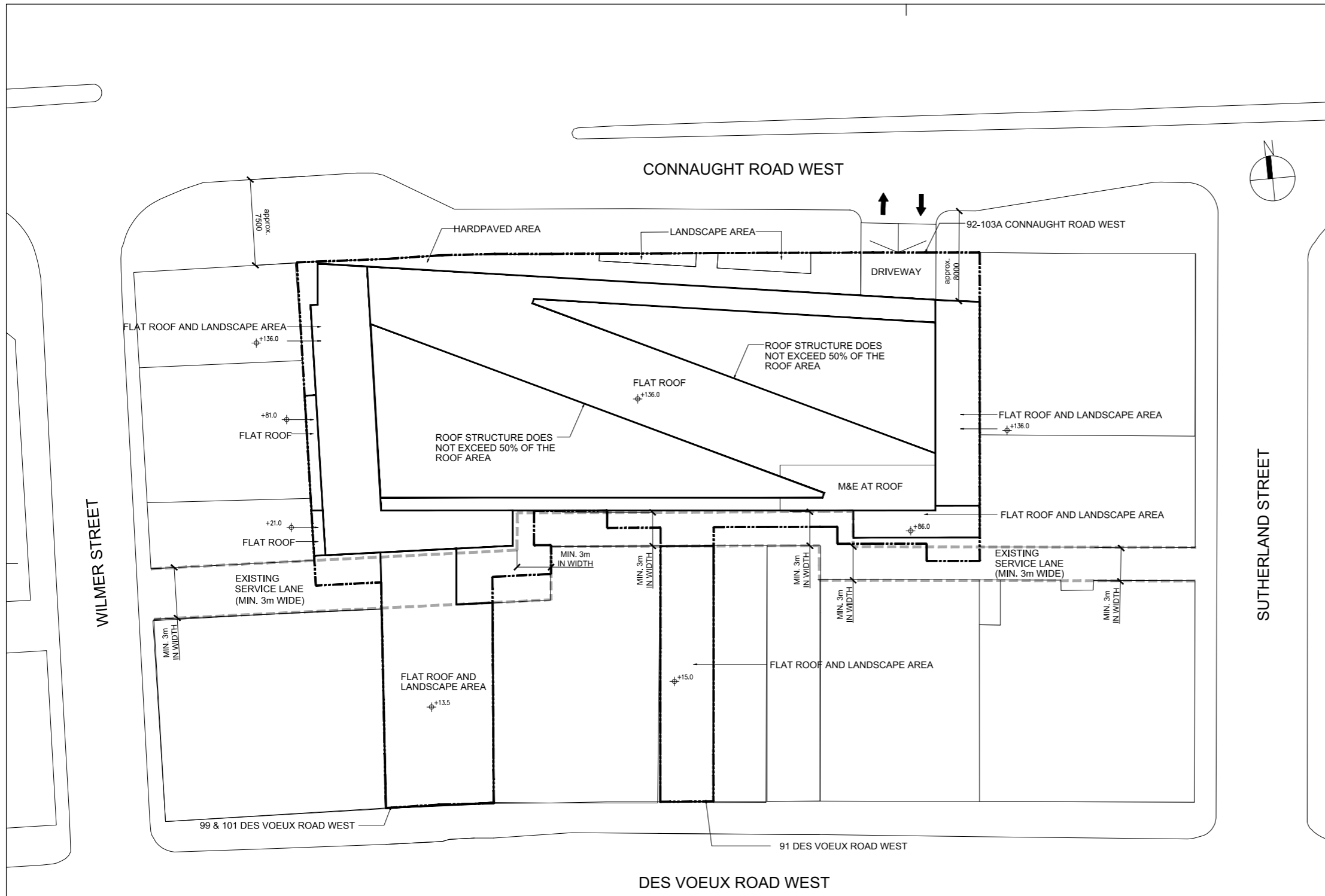


- LEGEND :**
- DEVELOPMENT SITE
 - BUS STOP
 - GMB STOP
 - RMB TERMINAL
 - TRAM STOP
 - MTR STATION EXIT
 - MAJOR ROUTING

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

FIGURE NO.:	RC-01	PROJECT TITLE: 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.:	21020HK	DRAWING TITLE: ACCESS TO MAJOR PUBLIC TRANSPORT FACILITIES IN VICINITY
SCALE: 1 : 1200 @A4	DATE: 03 MAR 2021	





LEGENDS

- APPLICATION SITE
- SERVICE LANE

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Rev.	Description	Drawn	Checked	Approved	Date
-	DRAFT MLP	DAM	LEC	KW	09 OCT 20
A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
B	DRAFT MLP	DAM	MAL	KW	22 JAN 21

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref.	2/2032/17	
F.S.D. Ref.	-	
D.L.O. Ref.	-	
Drawn	DAM	Date 09OCT20
Checked	MAL	Date 09OCT20
Approved	KW	Date 09OCT20

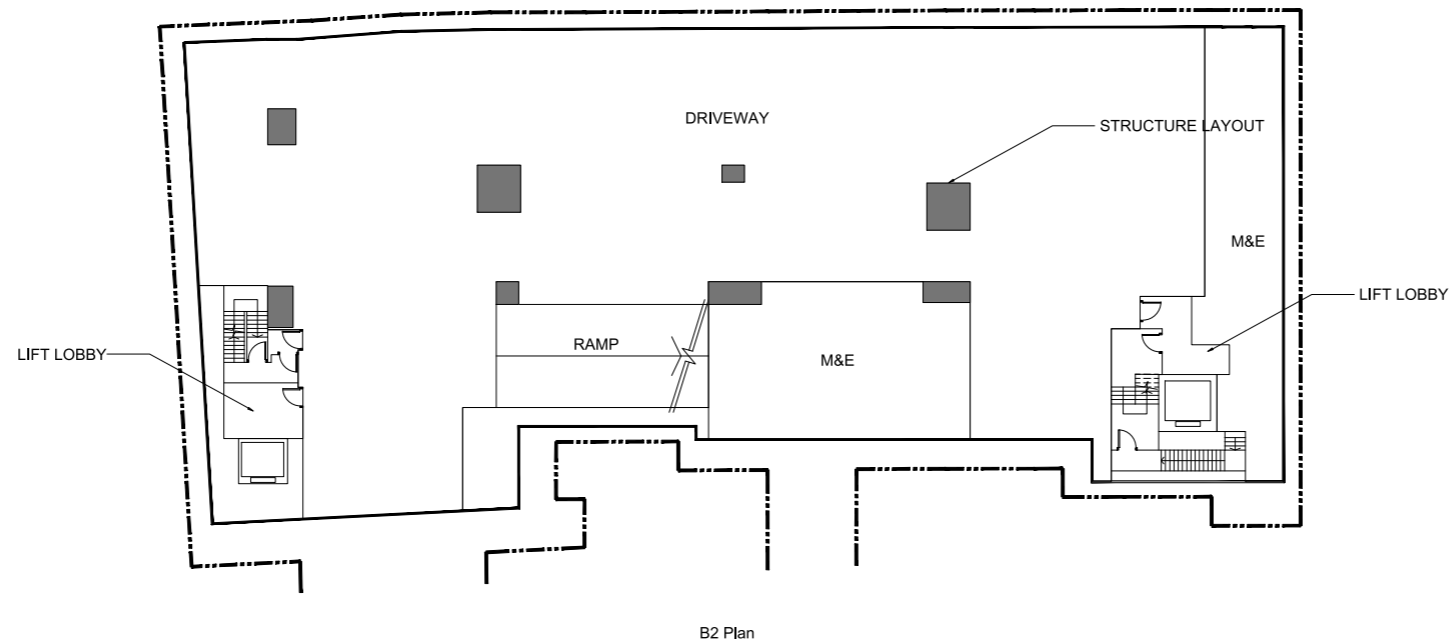
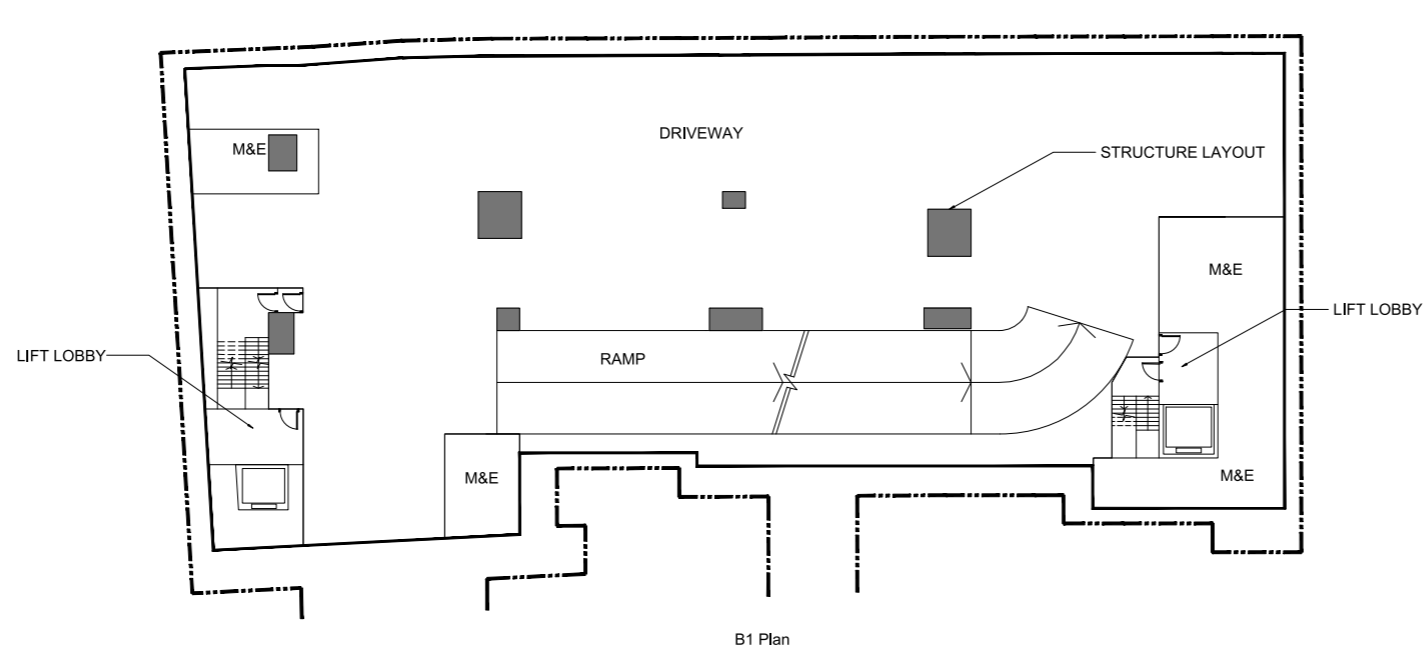
RONALD LU & PARTNERS
 呂元祥建築師事務所

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

Drawing Title
 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



LEGENDS

APPLICATION SITE

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Rev.	Description	Drawn	Checked	Approved	Date
-	DRAFT MLP	DAM	LEC	KW	09 OCT 20
A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
B	DRAFT MLP	DAM	MAL	KW	22 JAN 21

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.
 This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref.	2/2032/17
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	DAM Date 09OCT20
Checked	MAL Date 09OCT20
Approved	KW Date 09OCT20

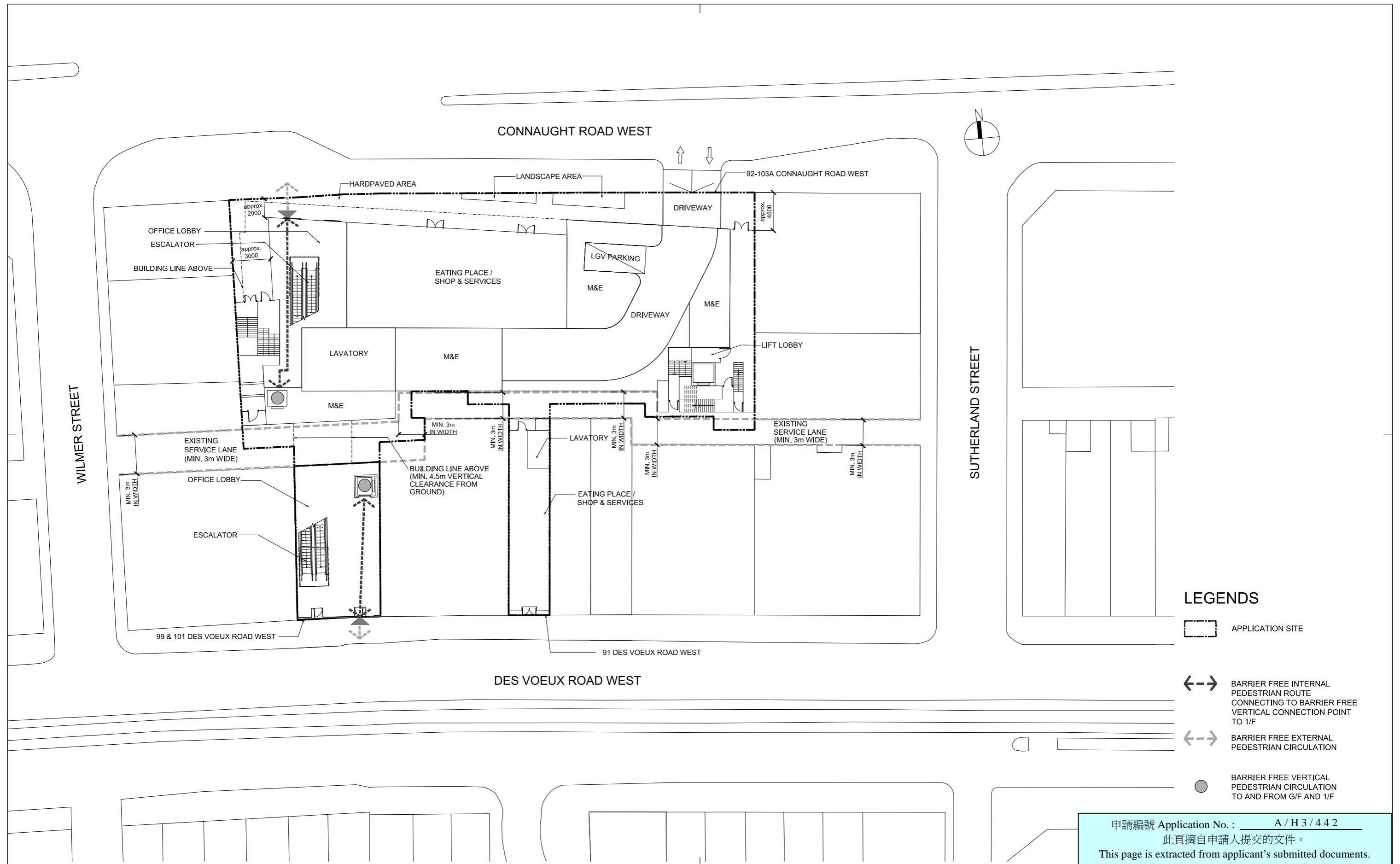
RONALD LU & PARTNERS
 呂元祥建築師事務所





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

Drawing Title
 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

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Rev.	Description	Drawn	Checked	Approved	Date
-	DRAFT MLP	DAM	LEC	KW	09 OCT 20
A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
B	DRAFT MLP	DAM	MAL	KW	22 JAN 21

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref.	2/2032/17
F.S.D. Ref.	
D.L.O. Ref.	
Drawn	DAM Date 09OCT20
Checked	MAL Date 09OCT20
Approved	KW Date 09OCT20

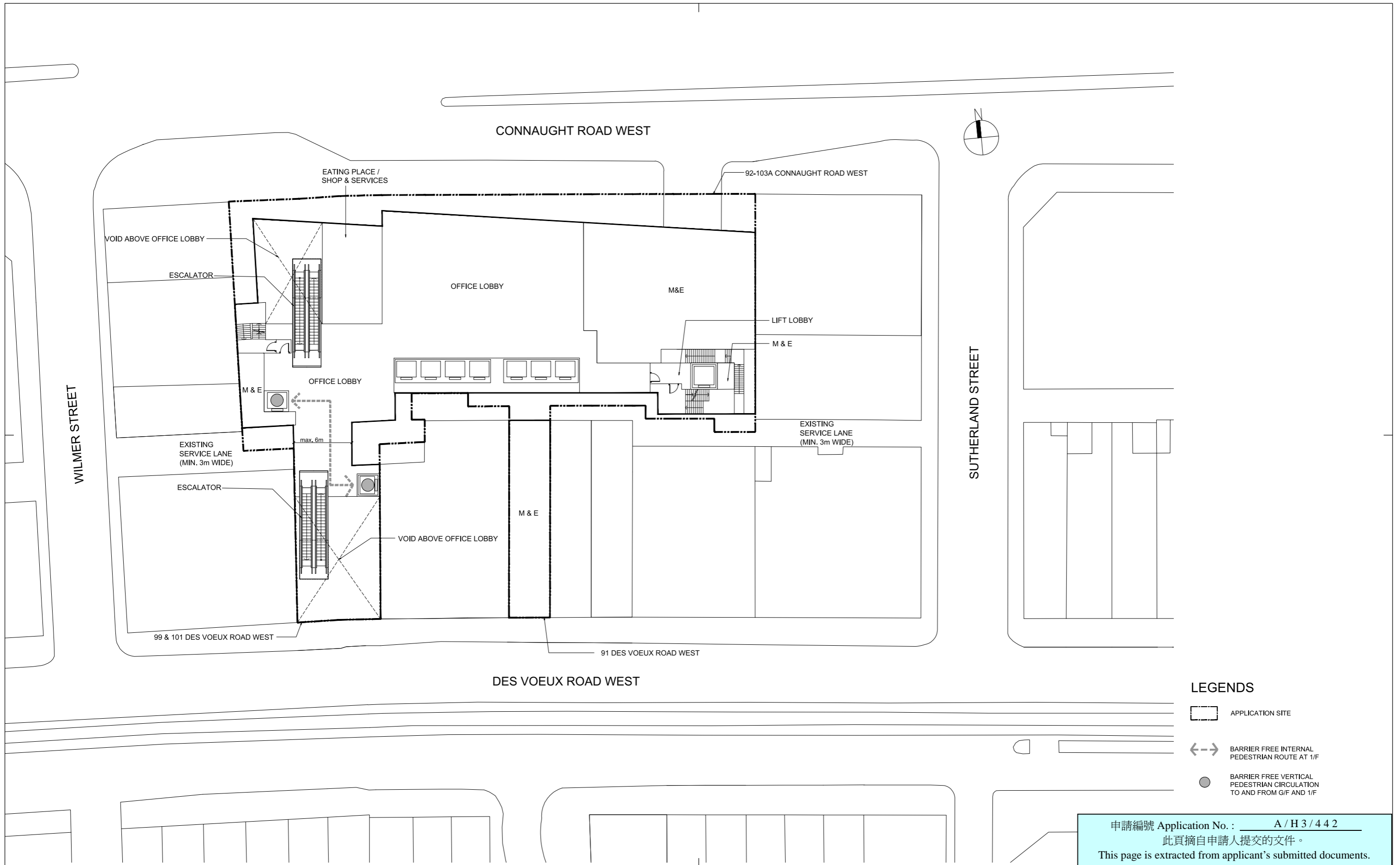
RONALD LU & PARTNERS
 呂元祥建築師事務所




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

Drawing Title
 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

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Rev.	Description	Drawn	Checked	Approved	Date
-	DRAFT MLP	DAM	LEC	KW	09 OCT 20
A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
B	DRAFT MLP	DAM	MAL	KW	22 JAN 21

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref.	2/2032/17
F.S.D. Ref.	-
D.L.O. Ref.	-
Drawn	DAM Date 09OCT20
Checked	MAL Date 09OCT20
Approved	KW Date 09OCT20

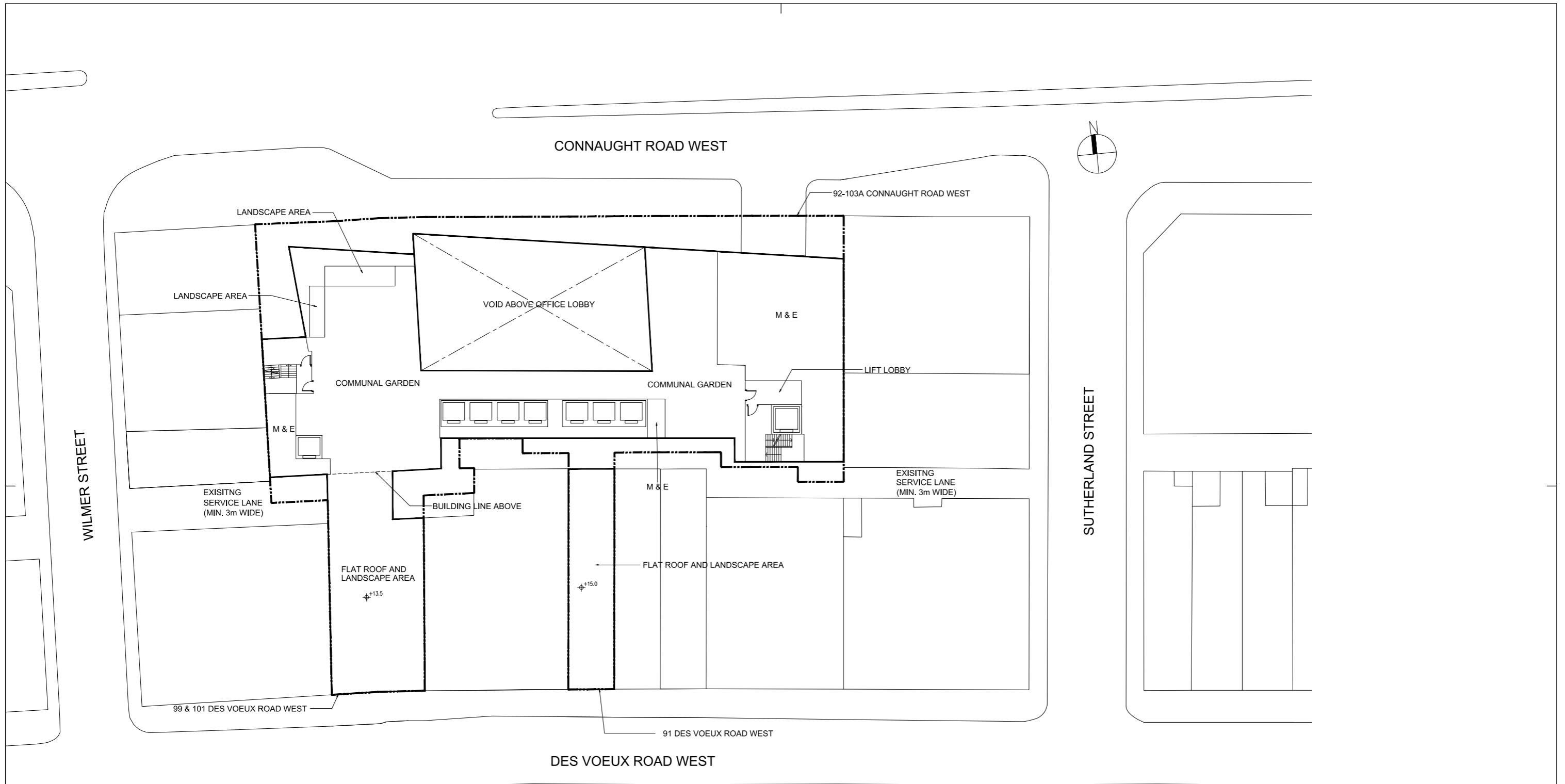
RONALD LU & PARTNERS
 呂元祥建築師事務所

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

Drawing Title
 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



LEGENDS

APPLICATION SITE

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Rev.	Description	Drawn	Checked	Approved	Date
-	DRAFT MLP	DAM	LEC	KW	09 OCT 20
A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
B	DRAFT MLP	DAM	MAL	KW	22 JAN 21

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref.	2/2032/17		
F.S.D. Ref.	-		
D.L.O. Ref.	-		
Drawn	DAM	Date	09OCT20
Checked	MAL	Date	09OCT20
Approved	KW	Date	09OCT20

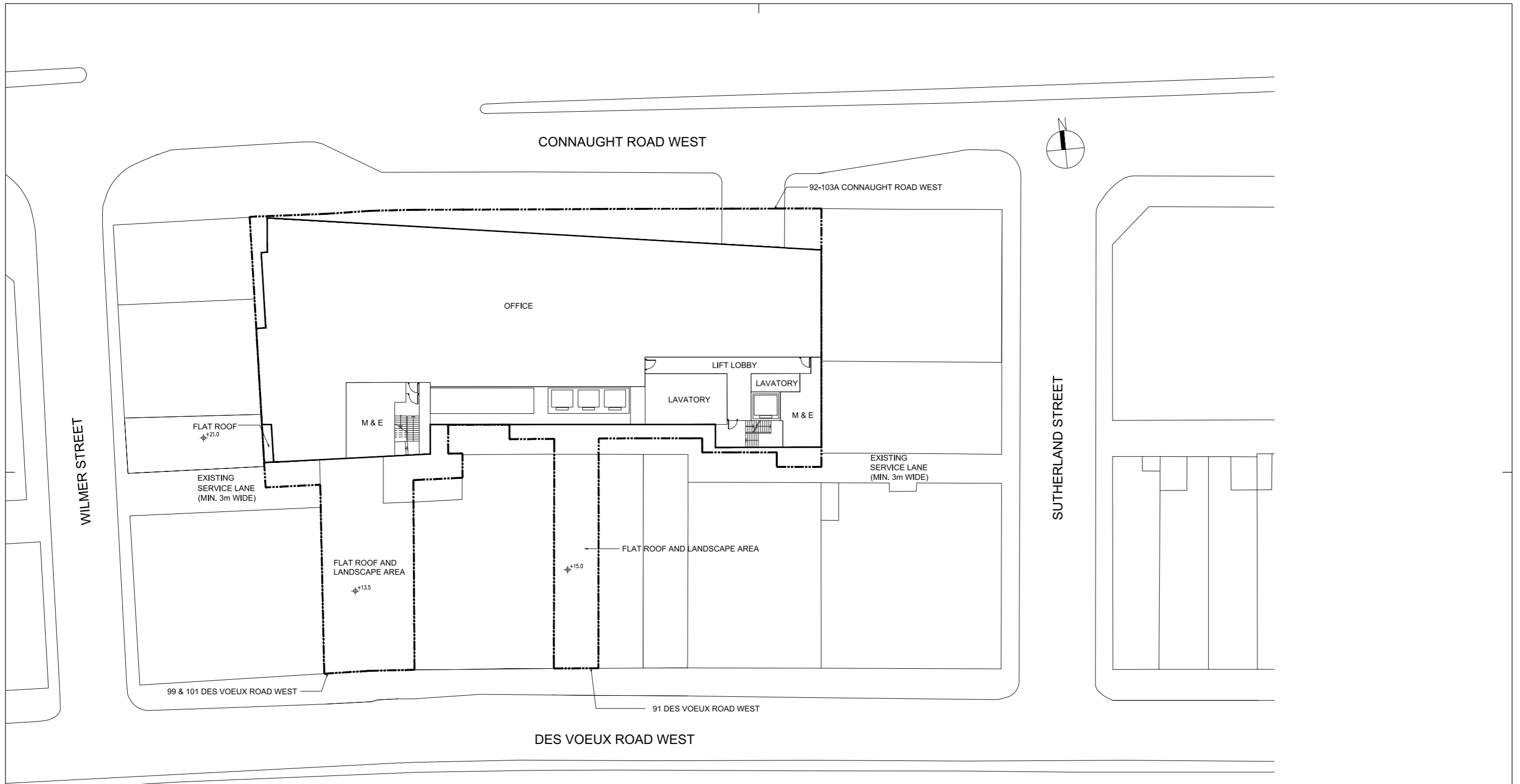
RONALD LU & PARTNERS
 呂元祥建築師事務所

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

Drawing Title
 2/F PLAN

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

Drawing Purpose



LEGENDS
 [Dashed Box] APPLICATION SITE

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Rev.	Description	Drawn	Checked	Approved	Date
-	DRAFT MLP	DAM	LEC	KW	09 OCT 20
A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
B	DRAFT MLP	DAM	MAL	KW	22 JAN 21

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref. 2/2032/17
 F.S.D. Ref.
 D.L.O. Ref.
 Drawn DAM Date 09OCT20
 Checked MAL Date 09OCT20
 Approved KW Date 09OCT20

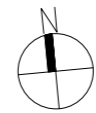
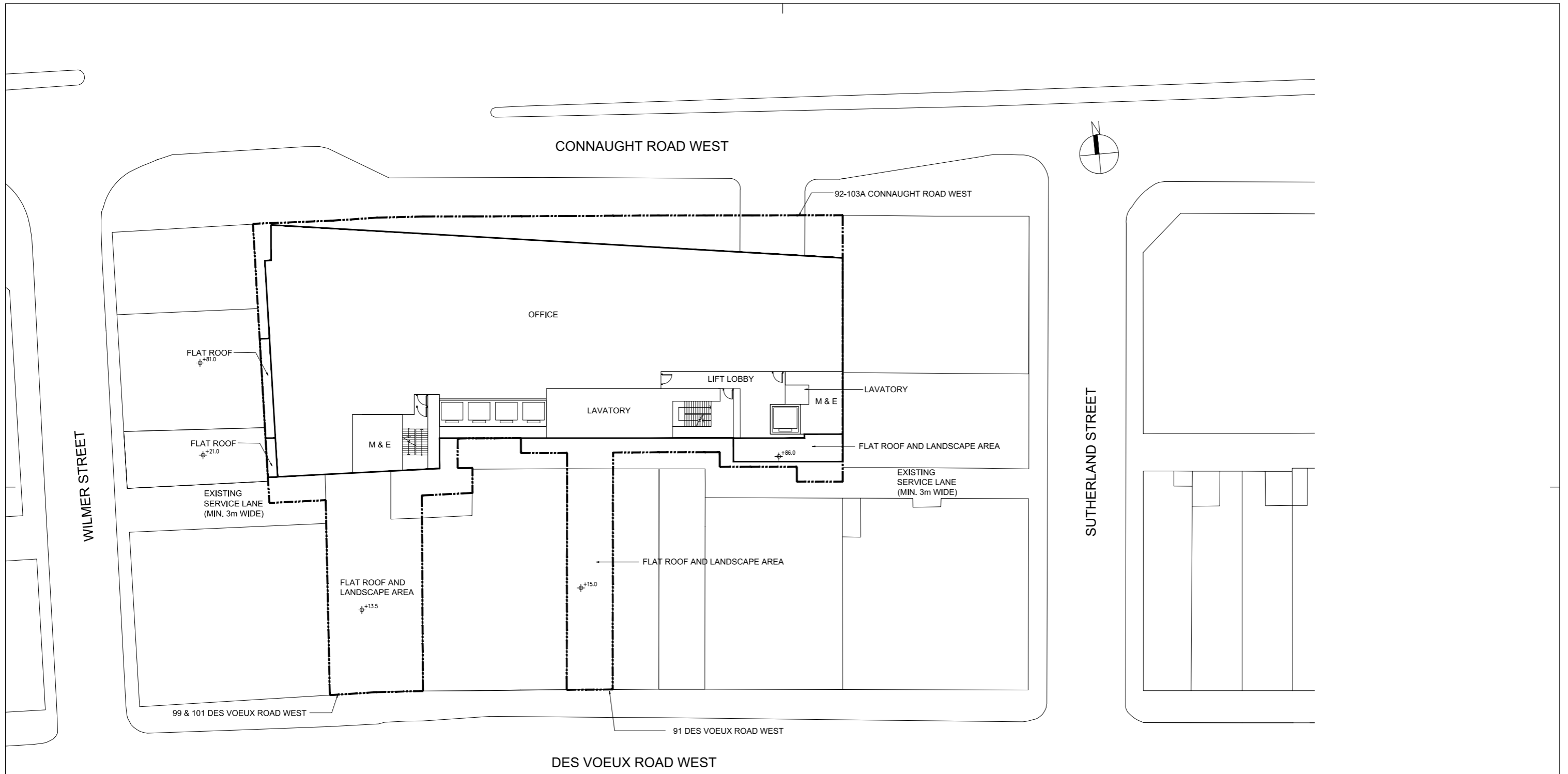
RONALD LU & PARTNERS
 呂元祥建築師事務所

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

Drawing Title
 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



LEGENDS
 [] APPLICATION SITE

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Rev.	Description	Drawn	Checked	Approved	Date
-	DRAFT MLP	DAM	LEC	KW	09 OCT 20
A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
B	DRAFT MLP	DAM	MAL	KW	22 JAN 21

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref. 2/2032/17
 F.S.D. Ref.
 D.L.O. Ref.
 Drawn DAM Date 09OCT20
 Checked MAL Date 09OCT20
 Approved KW Date 09OCT20

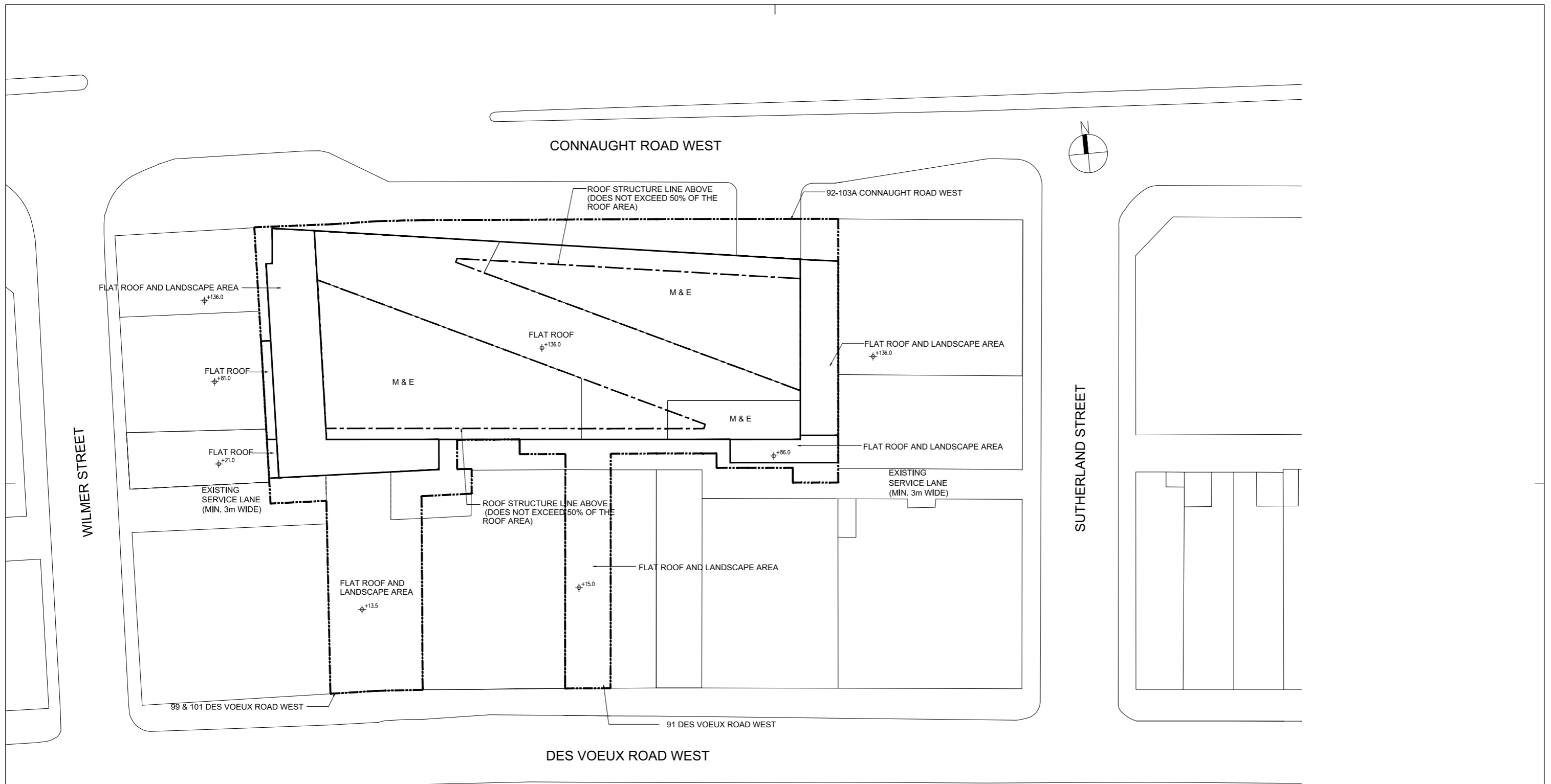
RONALD LU & PARTNERS
 呂元祥建築師事務所

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

Drawing Title
16-25/F PLAN

Project No. 16153 HK
 Scale 1:400 @ A3
 Issue Date 09 OCT 2020
 Drawing No. A/16153HK-MLP-007
 Cad File No.

Drawing Purpose



LEGENDS

APPLICATION SITE

申請編號 Application No. : A / H 3 / 4 4 2
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

Rev.	Description	Drawn	Checked	Approved	Date
-	DRAFT MLP	DAM	LEC	KW	09 OCT 20
A	DRAFT MLP	DAM	LEC	KW	06 NOV 20
B	DRAFT MLP	DAM	MAL	KW	22 JAN 21

Check all measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. Ref. 2/2032/17
 F.S.D. Ref.
 D.L.O. Ref.
 Drawn DAM Date 09OCT20
 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。

The information is provided 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.