

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H4/97**

關於申請編號 A/H4/97 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/H4/97		
Location/address 位置/地址	3/F and R/F, Central Pier No. 6, Hong Kong 香港中環六號碼頭三樓及天台層		
Site area 地盤面積	- sq. m 平方米		
Plan 圖則	Draft Central District Outline Zoning Plan No. S/H4/17 中區分區計劃大綱草圖編號 S/H4/17		
Zoning 地帶	"Comprehensive Development Area (2)" 「綜合發展區(2)」		
Applied use/ development 申請用途/發展	Public Utility Installation (Telecommunications Radio Base Station) 公用事業設施裝置 (電訊無線電發射站)		
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 1.676	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	-		
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	-		

* 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。

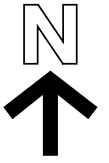
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 checked="" 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 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 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 type="checkbox"/>
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.

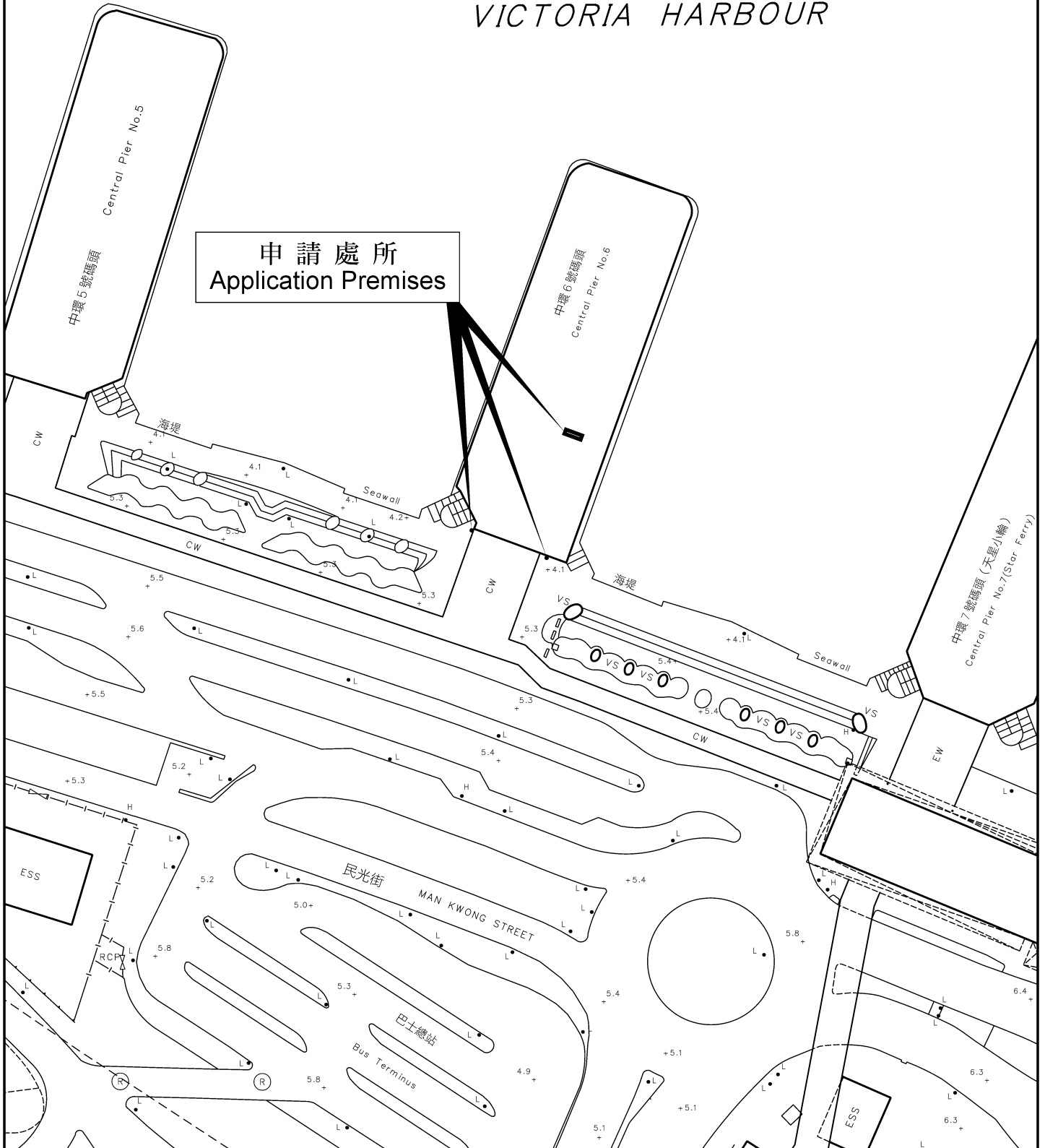
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

A/H4/97



維多利亞港

VICTORIA HARBOUR



申請編號 Application No. : A/H4/97

備註 Remarks

申請人要求批給規劃許可，准許於申請處所安裝電訊無線電發射站，包括八組天線及一個基地收發機站儀器箱。

The applicant seeks planning permission to use the application premises for the installation of telecommunications radio base station, including eight outdoor antennae and one base transceiver station (BTS) equipment cabinet.

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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ANTENNA SCHEDULE

ANTENNA POST NO.	EX1				EX2			
ANTENNA NO.	A1 (UPPER)	A2 (MIDDLE 1)	A3 (MIDDLE 2)	A4 (LOWER)	A5 (UPPER)	A6 (MIDDLE 1)	A7 (MIDDLE 2)	A8 (LOWER)
ANTENNA TYPE	ODR-065R13 MJJJU-Q-HK	CNBPX303F	ODR-065R13 MJJJU-Q-HK	ALLGON 7143.12	CNBPX303F	ALLGON 7143.12	ODR-065R13 MJJJU-Q-HK	ALLGON 7143.12
BEARING (DEG)	255°	275°	275°	275°	165°	165°	165°	165°
DOWNTILT (DEG)	10°	-42°	-42°	10°	7°	10°	7°	10°
CNBPX303F	SIZE=370(W)x120(D)x880(H)mm		WEIGHT=12kg					
ODR-065R13MJJJU-Q-HK	SIZE=398(W)x195(D)x850(H)mm		WEIGHT=22.8kg					
ALLGON 7143.12	SIZE=300(W)x130(D)x800(H)mm		WEIGHT=5kg					

MARK SCHEDULE

BEAM MARK	DESCRIPTION
-	80x80x8mm THK. 4

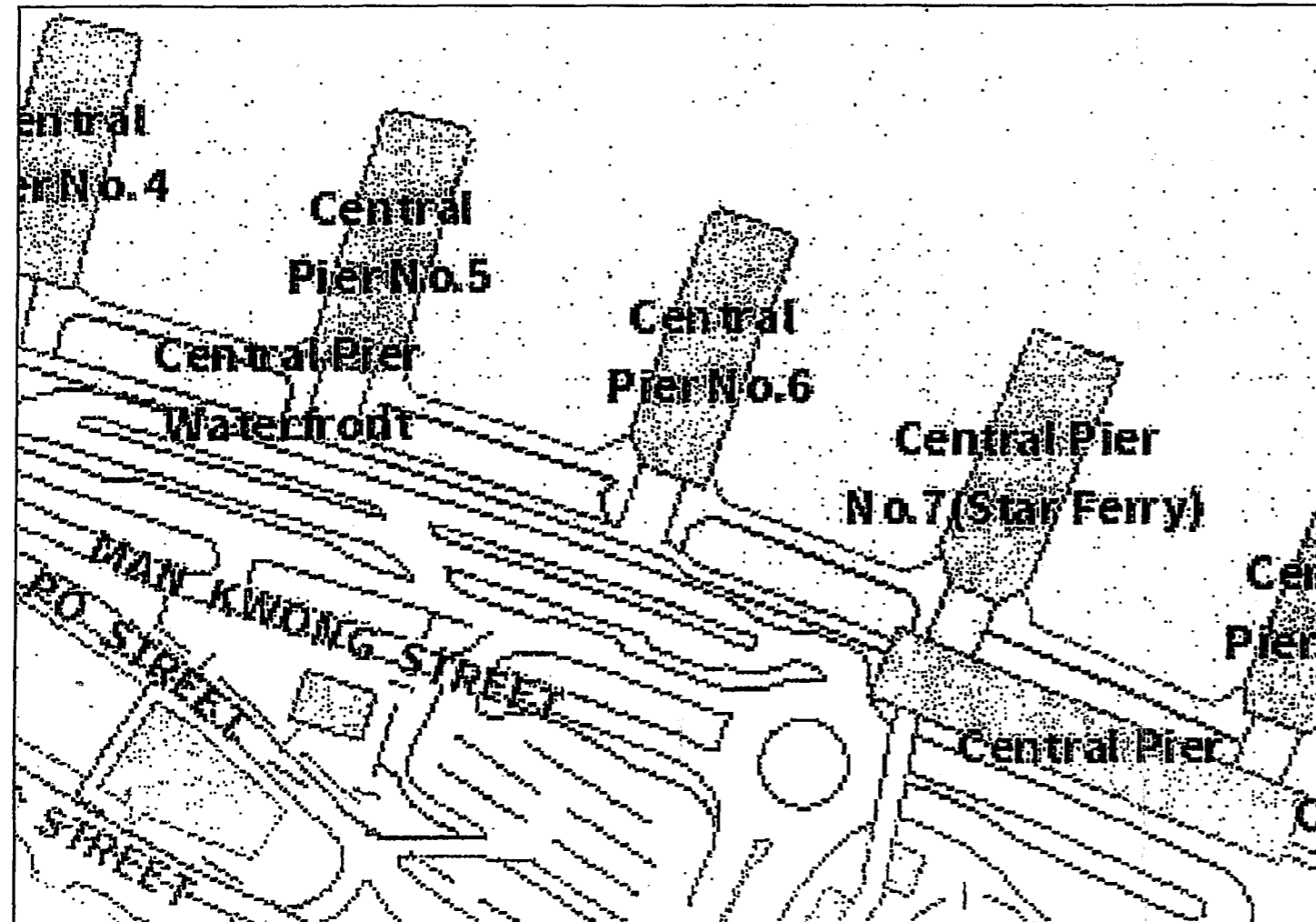
LEGEND

- EXISTING BTS EQUIPMENT LOCATION
- EXISTING ANTENNA POST EX1 LOCATION
- PHOTO MARK (PHOTO REFER TO REPORT FOR INFORMATION ONLY)

19. ALL PLASTER TO BE 25mm THICK CEMENT : SAND = 1 : 3.
20. ALL METAL SURFACE SHALL BE CLEANED THOROUGHLY TO REMOVE ALL DIRT, WELD SPLATTER, GREASE AND THE LIKE. CHIP, SCRAPE AND WIRE-BRUSH TO REMOVE LOOSE SCALE UNTIL BACK TO CLEAN METAL. REMOVE SURFACE FILE OF MILL AND BRUSH WITH DETERGENTS.
21. CHIP OFF THE PLASTER FROM THE FACE OF THE R.C. MEMBERS TO BE IN CONTACT WITH THE STEEL MEMBERS BEFORE INSTALLING.
22. ALL STRUCTURAL STEEL SHOULD BE HOT FINISHED STRUCTURAL HOLLOW SECTIONS OF NON-ALLOY AND FINE GRAIN STRUCTURAL STEELS TO COMPLY WITH BS EN 10210 PART 1 : 2006.
23. ALL WELDING TO BE 5mm FILLET WELD ALL ROUND UNLESS OTHERWISE STATED.
24. ALL WELDING SHALL BE IN ACCORDANCE WITH REQUIREMENT AS PER BS EN 1011 PART 1:1998 & PART 2:2001 (MIN. STRENGTH=220N/mm .)

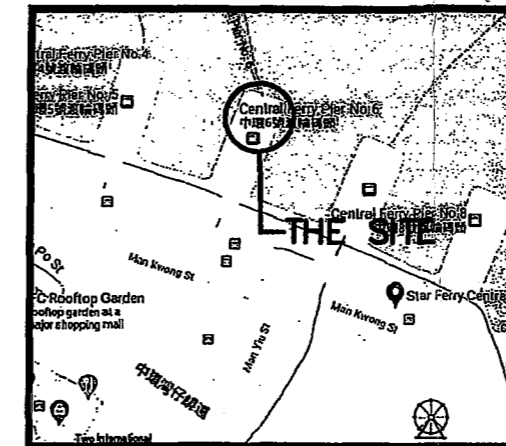
GENERAL NOTES :

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH DRAWING S1306-2 TO S1306-4.
2. EXACT DIMENSIONS SHOULD BE VERIFIED ON SITE.
3. ALL DIMENSIONS SHOWN ARE IN mm.
4. THE DESIGN AND CONSTRUCTION OF THE PROPOSED WORK SHALL COMPLY WITH THE BUILDING REGULATION AND FIRE SERVICE REGULATION.
5. ROUTING SHOULD BE ADJUSTED ON SITE TO AVOID CROSSING ON EXISTING SERVICE DUCTS. ALL CONDUIT SHALL BE IN G.I.
6. THE EXTERNAL OUTLOOK OF THE ADDITIONAL WORKS SHALL MATCH WITH THE COLOUR SCHEME OF THE PARENT BUILDING.
7. ADEQUATE EARTHING OR LIGHTNING PROTECTION SHALL BE PROVIDED.
8. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT COP, IEE AND POWER COMPANY REGULATION.
9. POWER SUPPLY SHOULD BE REMAIN UNCHANGED.
10. ALL STAINLESS STEEL BOLT/STUD TO BE GRADE A1-50 COMPLY WITH BS EN ISO 3506 PART 1 & 2: 2009 (Pab=200N/mm , Ptb=210N/mm .)
11. WIND PRESSURE IS IN ACCORDANCE WITH CODE OF PRACTICE ON WIND EFFECTS HONG KONG 2004. DESIGN WIND PRESSURE=2.37kPa, Cf=2.0 FOR ANTENNA.
12. NAME PLATE SHOULD BE PROVIDED ON ALL PROPOSED EQUIPMENT CABINET, COAXIAL CABLES, CONDUITS AND FACILITIES FOR EASY IDENTIFICATION.
13. ALL STEEL WORK DESIGN COMPLY WITH STRUCTURAL USE OF STEEL 2011.
14. ALL STRUCTURAL STEEL SHALL BE CLASS 1 OF GRADE 275 MINIMUM TO BS EN 10025 PART 1 - 8 : 2004 STANDARDS OR EQUIVALENT AND COMPLYING WITH THE RELEVANT REFERENCE MATERIAL STANDARDS IN ANNEX A1.1 OF THE CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL 2005.
15. ALL STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED TO BS EN ISO 1461:1999.
16. ALL STRUCTURAL STEEL SHALL BE HOT-DIP GALVANIZED TO A COATING OF 85 MICRONS THICK AND TWO COATS OF ZINC RICH PRIMER SHALL BE APPLIED AFTER WELDING CONNECTION.
17. ALL HILTI ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
18. UNLESS OTHERWISE STATED, ALL ANCHOR BOLTS ARE STAINLESS STEEL HILTI TYPE AS SPECIFIED BELOW:
HST3-R-M10-60
MIN. EMBEDMENT LENGTH
10mm DIAMETER ANCHOR
ANCHOR TYPE



LOCATION PLAN

1 : 2000



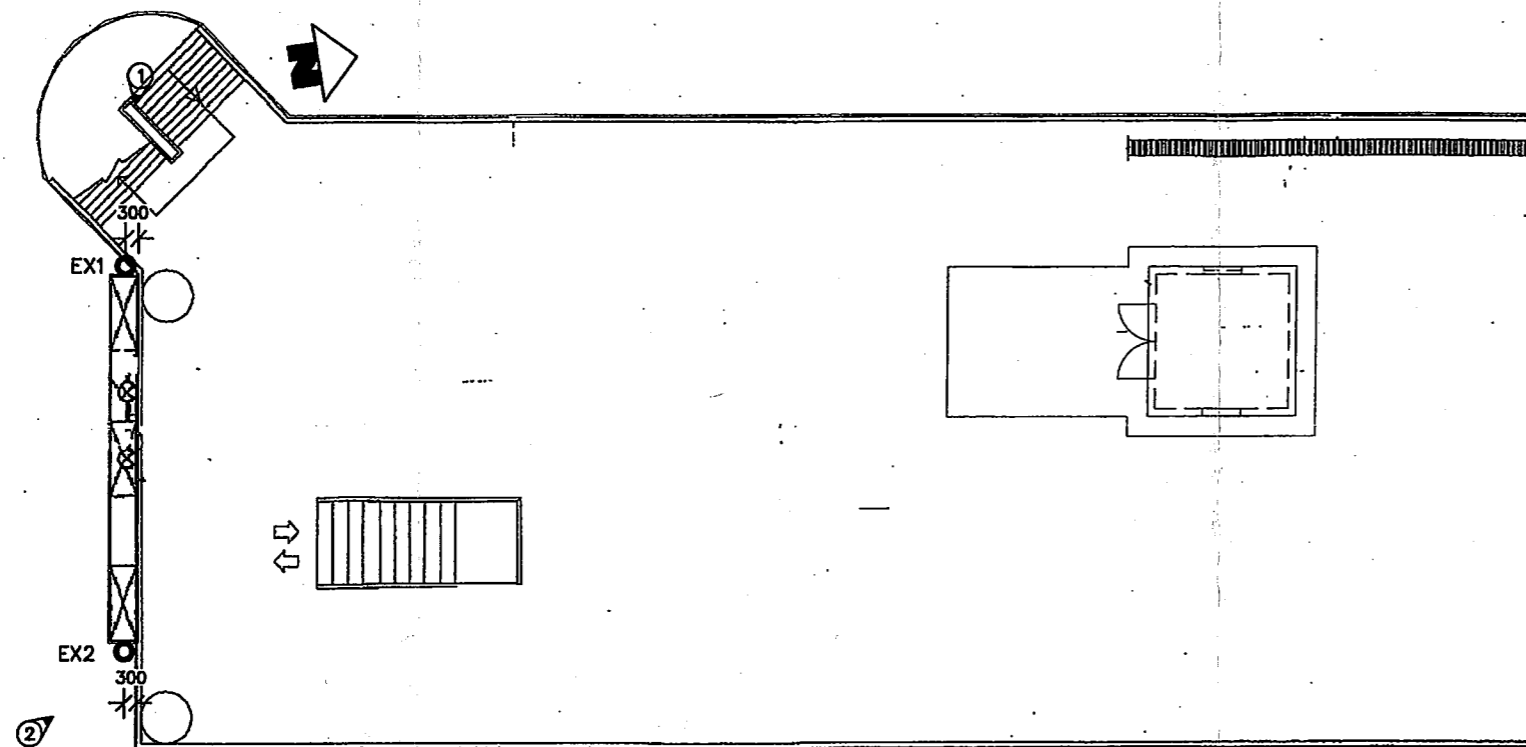
BLOCK PLAN

申請編號 Application No. : A/H4/97
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 This page is extracted from applicant's submitted documents.

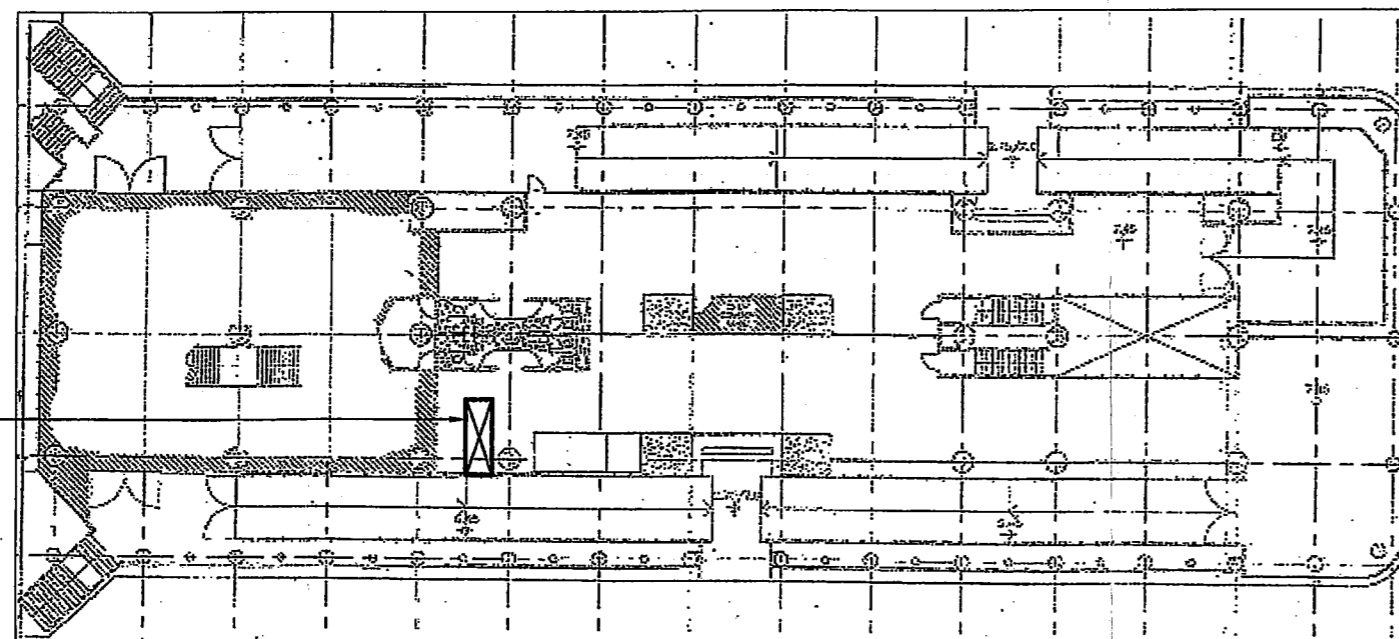
REV	DESCRIPTION	DATE	BY	CHK'D	APP
創域工程有限公司 JEG Engineering Co. Ltd. 1/F, Bk. E, Cheong Fat Factory Bldg., 348 Fuk Wng St., Cheung Sha Wan, Kln. TEL : 2117 9500 FAX : 3103 8077 E-MAIL : jeg@jeg-ltd.com					
CLIENT :					
PROJECT :					
BTS SITE NO. 6 CENTRAL FERRY PIER, CENTRAL H.K (SITE 616)					
DRAWING TITLE :					
DETAILS OF TRANSMISSION ANTENNA FIXING (RE-CONFIGURATION)					
SCALE AT A1	DESIGNED :	DRAWN :	CHECKED :		
AS SHOWN	E. WONG	M.W.	G.C.		
	APPROVED :	DATE :			
	E. WONG	24 NOV., 2020			
PROJECT No.	DRAWING No. :	REV.			
J8010	S1306-1	-			

NOTES :

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH DRAWING S1306-1, S1306-3 & S1306-4.
2. NOTES REFER TO DRAWING NO. S1306-1.




R/F PLAN
N. T. S.



3/F PLAN
N. T. S.

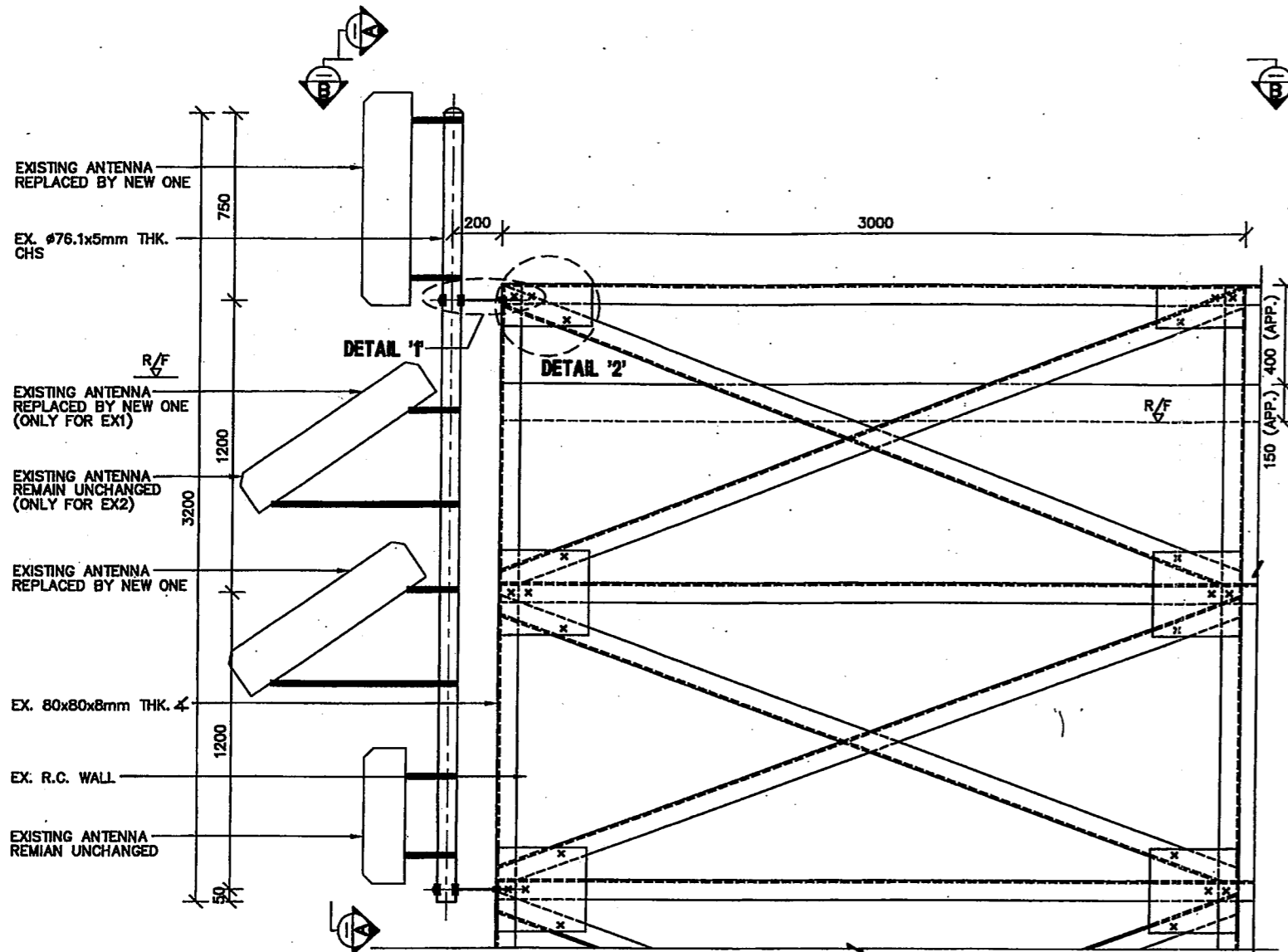
EXISTING BTS EQUIPMENT LOCATION

REV	DESCRIPTION	DATE	BY	CHK'D	APP
創域工程有限公司 JEG Engineering Co. Ltd. 1/F, Bk. E, Cheong Fat Factory Bldg., 346 Fuk Wing St., Cheung Sha Wan, Kln. TEL : 2117-8500 FAX : 3103 8077 E-MAIL : jeg@jeg-ltd.com					
CLIENT :					
					
PROJECT :					
BTS SITE NO. 6 CENTRAL FERRY PIER, CENTRAL H.K (SITE 616)					
DRAWING TITLE :					
DETAILS OF TRANSMISSION ANTENNA FIXING (RE-CONFIGURATION)					
SCALE AT A1	DESIGNED :	DRAWN :	CHECKED :		
AS SHOWN	E. WONG	M.W.	G.C.		
	APPROVED :	DATE :			
	E. WONG	24 NOV., 2020			
PROJECT No.:	DRAWING No. :	REV.			
J8010	S1306-2	-			

申請編號 Application No. : A/H4/97
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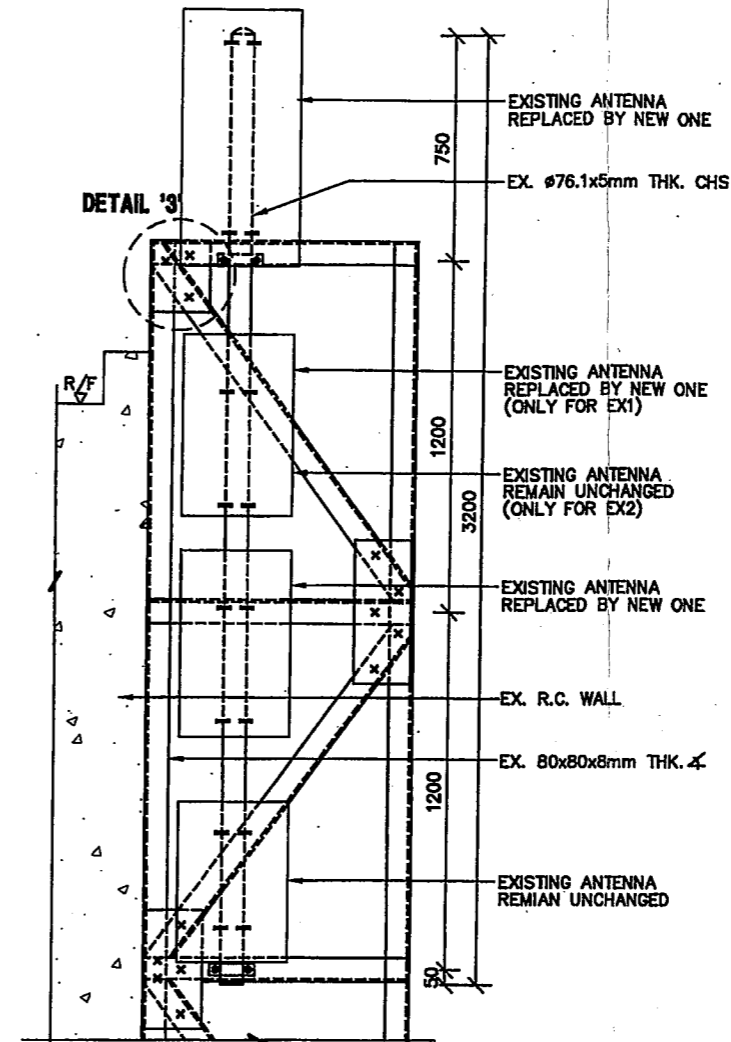
NOTES :

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH DRAWING S1306-1, S1306-2 & S1306-4.
2. NOTES REFER TO DRAWING NO. S1306-1.



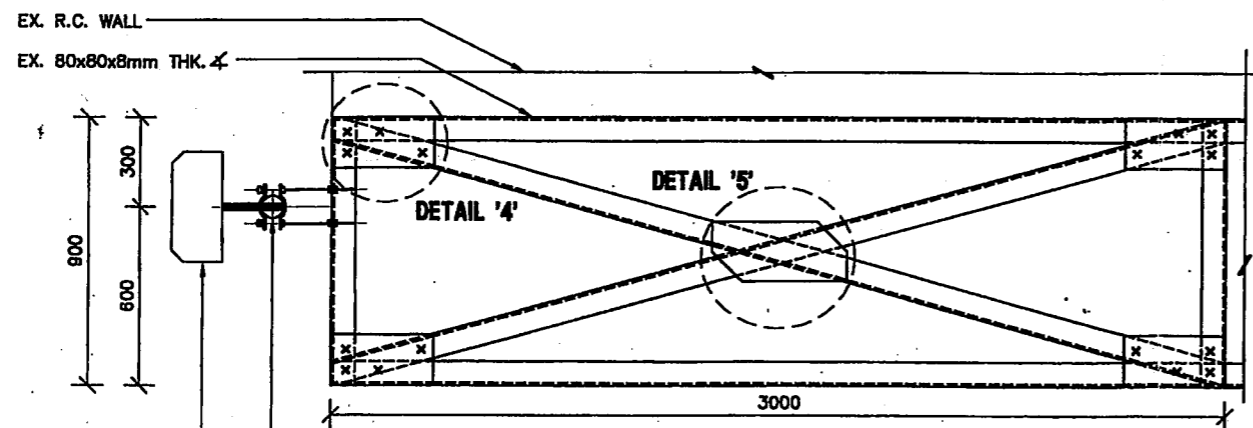
FRONT VIEW OF EX. STEEL FRAME
FOR ANTENNA POST EX1
(SIMILAR TO EX2 BUT HANDED)

1 : 25



SECTION A-A

1 : 25



SECTION B-B

1 : 25

REV	DESCRIPTION	DATE	BY	CHK'D	APP
創域工程有限公司 JEG Engineering Co. Ltd. 1/F, Bk. E, Cheong Fat Factory Bldg., 346 Fuk Wing St., Chung Sha Wan, Kln. TEL : 2117 9500 FAX : 3103 8077 E-MAIL : jeg@jeg-ltd.com					

CLIENT :	
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PROJECT :	BTS SITE NO. 6 CENTRAL FERRY PIER, CENTARL H.K (SITE 616)
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DRAWING TITLE :	DETAILS OF TRANSMISSION ANTENNA FIXING (RE-CONFIGURATION)		
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SCALE AT A1	DESIGNED :	DRAWN :	CHECKED :
AS SHOWN	E. WONG	M.W.	G.C.
	APPROVED :	DATE :	
	E. WONG	24 NOV., 2020	
PROJECT No.	DRAWING No. :	REV.	
J8010	S1306-3	-	

申請編號 Application No. : A/H4/97

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)
A/H4/33	香港油蔴地小輪有限公司綜合發展總綱展藍圖申請 (包括碼頭上蓋商業發展) Comprehensive HYF Development Master Layout Plan (including commercial development above the Piers)	在有附帶條件下批給許可 Approved with Conditions (5.5.1995)
A/H4/38	香港油蔴地小輪有限公司綜合發展總綱展藍圖申請 (包括碼頭上蓋商業發展) Comprehensive HYF Development Master Layout Plan (including commercial development above the piers)	在有附帶條件下批給許可 Approved with Conditions (26.1.1996)
A/H4/49	綜合發展包括辦公室、服務式住宅、零售、渡輪碼頭大堂及休憩用地 Comprehensive development comprising office, service apartment, retail, ferry concourse and open space	在有附帶條件下批給許可 Approved with Conditions (3.4.1998)
A/H4/65	在碼頭下層(部分)作便利店和零售商店及在上層(部分)作酒樓餐廳、酒吧和辦公室 Convenience stores, retail shop on lower deck (part) and restaurant, bar and office on upper deck (part) of the pier	在有附帶條件下批給許可 Approved with Conditions (11.7.2003)
A/H4/80	擬議零售商店、服務行業、酒樓餐廳、快餐店、陳列室(汽車陳列室除外)、美容院及公用事業設施裝置(電訊無線電發射站) Proposed Retail Shop, Service Trades, Restaurant, Fast Food Shop, Showroom excluding Motor-vehicle Showroom, Beauty Parlour and Public Utility Installation (Telecommunications Radio Base Station)	在有附帶條件下批給 臨時性質的許可, 為期三年 Approved with conditions on a temporary basis for a period of 3 years (22.6.2007)
A/H4/86	擬議商店及服務行業(美容院、快餐店、服務行業、零售商店、陳列室(汽車陳列室除外))、食肆(酒樓餐廳)、公用事業設施裝置(電訊無線電發射站) Proposed Shop and Services (Beauty Parlour, Fast Food Shop, Service Trades, Retail Shop, Showroom excluding Motor-vehicle Showroom), Eating Place (Restaurant), Public Utility Installation (Telecommunication Radio Base Station)	在有附帶條件下批給 臨時性質的許可, 為期四年 Approved with conditions on a temporary basis for a period of 4 years (2.9.2011)
A/H4/90	擬議在中環四號至六號碼頭加建一層半樓層及在四號和六號碼頭更改上層樓層作商店及服務行業(銀行、理髮店、美容院、快餐店、街市、外幣兌換店、當舖、照相館、康樂文娛場所(美術館)、零售商店、服務行業、陳列室(汽車陳列室除外))、食肆(酒樓餐廳)和公廁設施; 四號至六號碼頭下層和五號碼頭上層作碼頭用途;	在有附帶條件下批給許可 Approved with Conditions (3.5.2013)

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)
	<p>及在四號及六號碼頭天台向岸裝置公用事業設施裝置 (電訊無線電發射站)</p> <p>Proposed Construction of One and a Half Additional Commercial Floors above Central Piers 4 to 6 and Conversion of the Existing Upper Decks at Central Piers 4 and 6 for Shop and Services (Bank, Barber Shop, Beauty Parlour, Fast Food Shop, Market, Money Exchange, Pawn Shop, Photographic Studio, Place of Recreation, Sports and Culture (Arts Gallery), Retail Shop, Service Trades, Showroom excluding Motor-Vehicle Showroom), Eating Place (Restaurant), Public Convenience; Pier use at Lower Deck (for Piers 4 to 6) and Upper Deck (for Pier 5); and Public Utility Installation Telecommunications Radio Base Station) at the land side of the roof top at Central Piers 4 to 6</p>	

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