

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. Y/H5/7**

關乎申請編號 Y/H5/7 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 27.6.2023

因應於 2023 年 6 月 27 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	Y/H5/7		
Location/address 位置/地址	31-36 Sau Wa Fong and 8-12 St. Francis Street, Wan Chai, Hong Kong 香港灣仔秀華坊 31-36 號及聖佛蘭士街 8-12 號		
Site area 地盤面積	About 約 989.13 sq. m 平方米		
Plan 圖則	Section 12A application 第 12A 條申請 Draft Wan Chai Outline Zoning Plan No. S/H5/30 灣仔分區計劃大綱草圖編號 S/H5/30		
	Further information received 接獲進一步資料 Approved Wan Chai Outline Zoning Plan No. S/H5/31 灣仔分區計劃大綱核准圖編號 S/H5/31		
Zoning 地帶	Section 12A application 第 12A 條申請 “Residential (Group A)”, “Residential (Group C)” and area Shown as ‘Road’ 「住宅(甲類)」、「住宅(丙類)」及顯示為「道路」的地方		
	Further information received 接獲進一步資料 “Residential (Group A)”, “Residential (Group C)” and area Shown as ‘Road’ 「住宅(甲類)」、「住宅(丙類)」及顯示為「道路」的地方		
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Residential (Group A)”, “Residential (Group C)” and area shown as ‘Road’ to “Residential (Group A) 9” 把申請地點由「住宅(甲類)」、「住宅(丙類)」地帶及顯示為「道路」的地方改 劃為「住宅(甲類)9」地帶		
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	About 約 9,182.09	About 約 9.635
	Non-domestic 非住用	About 約 522.27	About 約 0.548
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	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
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		Not more than 不多於 110	mPD 米(主水平基準上)
		28	Storey(s) 層
		1 3	Include 包括 Refuge Floor 防火層 Podium 平台
Site coverage 上蓋面積	G/F & 1/F: Not more than 地下及一樓：不多於 50 % 2/F-27/F: Not more than 二樓至二十七樓：不多於 40 %		
No. of units 單位數目	216 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 562	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 lay-bys 停車處總數		1

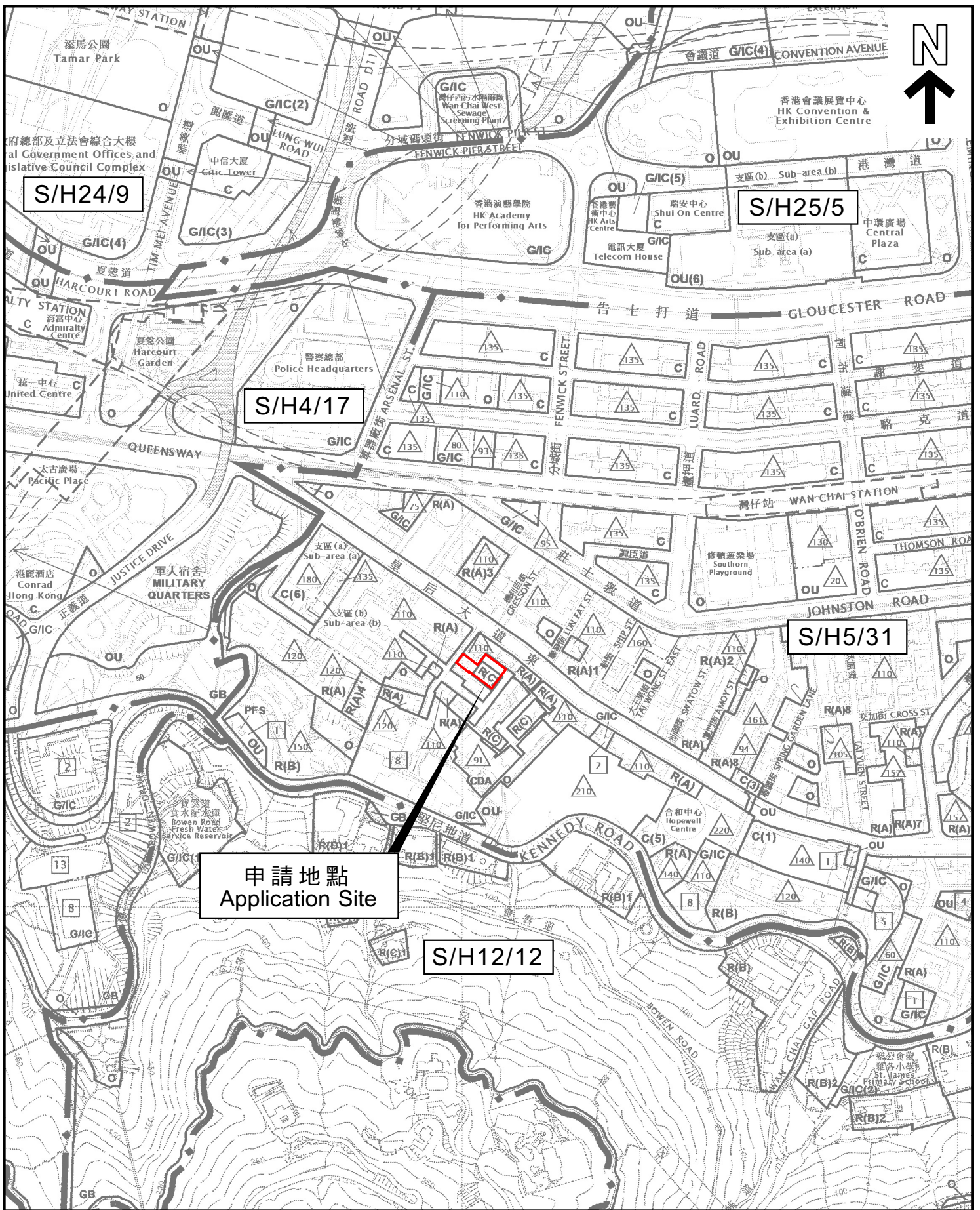
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
<u>Responses to departmental comments 回應部門意見</u>		
<u>Replacement pages of Planning Statement 規劃綱領的替代頁</u>		
<u>Replacement pages of Traffic Impact Assessment 交通影響評估的替代頁</u>		
<u>Replacement pages of Landscape Proposal with Tree Survey Report 景觀建議連樹木調查報告的替代頁</u>		
<u>Replacement pages of Visual Impact Assessment 視覺影響評估的替代頁</u>		
<u>Revised Notes and Explanatory Statement of the proposed “R(A)9” zone 經修訂的有關擬議「住宅(甲類)9」地帶的註釋及說明書</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。



本摘要圖於2023年6月27日擬備，所根據的資料為於2019年5月24日展示的分區計劃大綱圖編號S/H4/17、於2023年5月2日核准的分區計劃大綱圖編號S/H5/31、於2010年7月6日核准的分區計劃大綱圖編號S/H12/12、於2019年1月22日核准的分區計劃大綱圖編號S/H24/9及於2023年1月13日展示的分區計劃大綱圖編號S/H25/5

EXTRACT PLAN PREPARED ON 27.6.2023
 BASED ON OUTLINE ZONING PLANS No.
 S/H4/17 EXHIBITED ON 24.5.2019,
 S/H5/31 APPROVED ON 2.5.2023,
 S/H12/12 APPROVED ON 6.7.2010,
 S/H24/9 APPROVED ON 22.1.2019 AND
 S/H25/5 EXHIBITED ON 13.1.2023

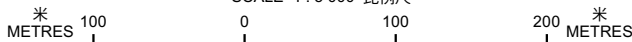
位置圖 LOCATION PLAN

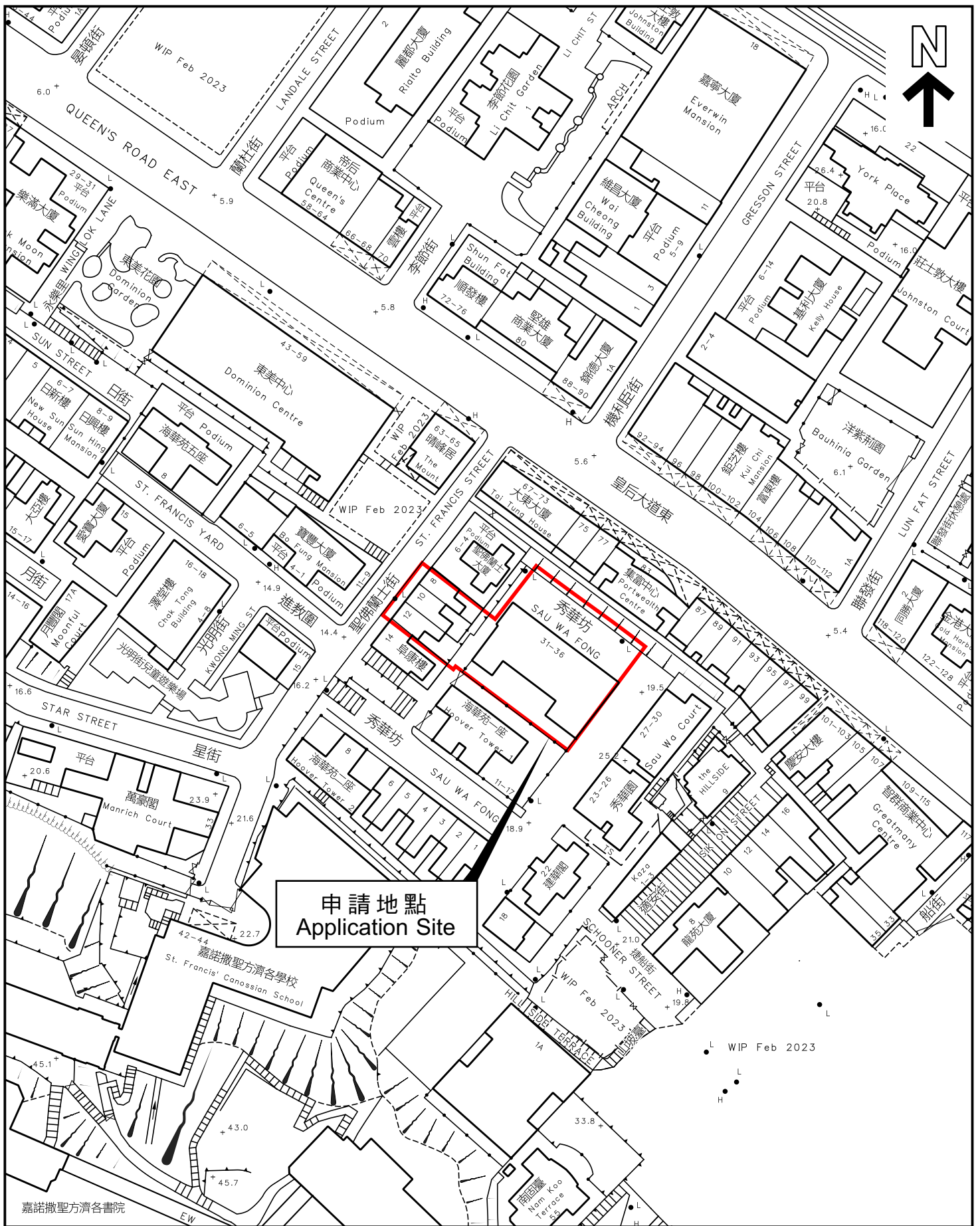
申請地點界線只作識別用
 APPLICATION SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

參考編號
 REFERENCE No.

Y/H5/7

SCALE 1:5 000 比例尺





申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2023年6月27日擬備，
所根據的資料為測量圖編號
11-SW-14B
EXTRACT PLAN PREPARED ON 27.6.2023
BASED ON SURVEY SHEET No.
11-SW-14B

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

參考編號
REFERENCE No.

Y/H5/7

申請編號 Application No. : Y/H5/7

備註 Remarks

申請人呈交進一步資料，包括回應部門意見，建築圖則、交通影響評估、規劃綱領、景觀建議連樹木調查報告，及視覺影響評估的替代頁，及經修訂的擬議「住宅(甲類)9」地帶的註釋及說明書。

The applicant submitted further information including responses to departmental comments, replacement pages of architectural drawings, Traffic Impact Assessment, Planning Statement, Landscape Proposal with Tree Survey Report and Visual Impact Assessment, and revised Notes and Explanatory Statement of the proposed “R(A)9” zone.

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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大東大廈
 Tai Tung House

集富中心
 Portwealth Centre

The Mount 晴峰居

11-9

Podium

Podium 平台

15

ST. FRANCIS STREET
 聖佛蘭士街

11.04 +

12.06 +

14.02 * 14.20

+14.4

+16.2

平台
 Podium

聖佛蘭士
 大廈

6-4

ELEVATOR AND STAIRS TO SAU WA FONG

TURNTABLE

MAIN ENTRANCE

SHOP/CAFE

**G/F PLAN
 (MAIN ENTRANCE)**

1:200@A3

SETBACK LINE
 145m² (APPROX. 15% SETBACK AREA FOR COMPLIANCE WITH SBD)

18.70

11-17

SAU WA FONG
 秀華坊

+18.9

秀華坊
 SAU WA FONG



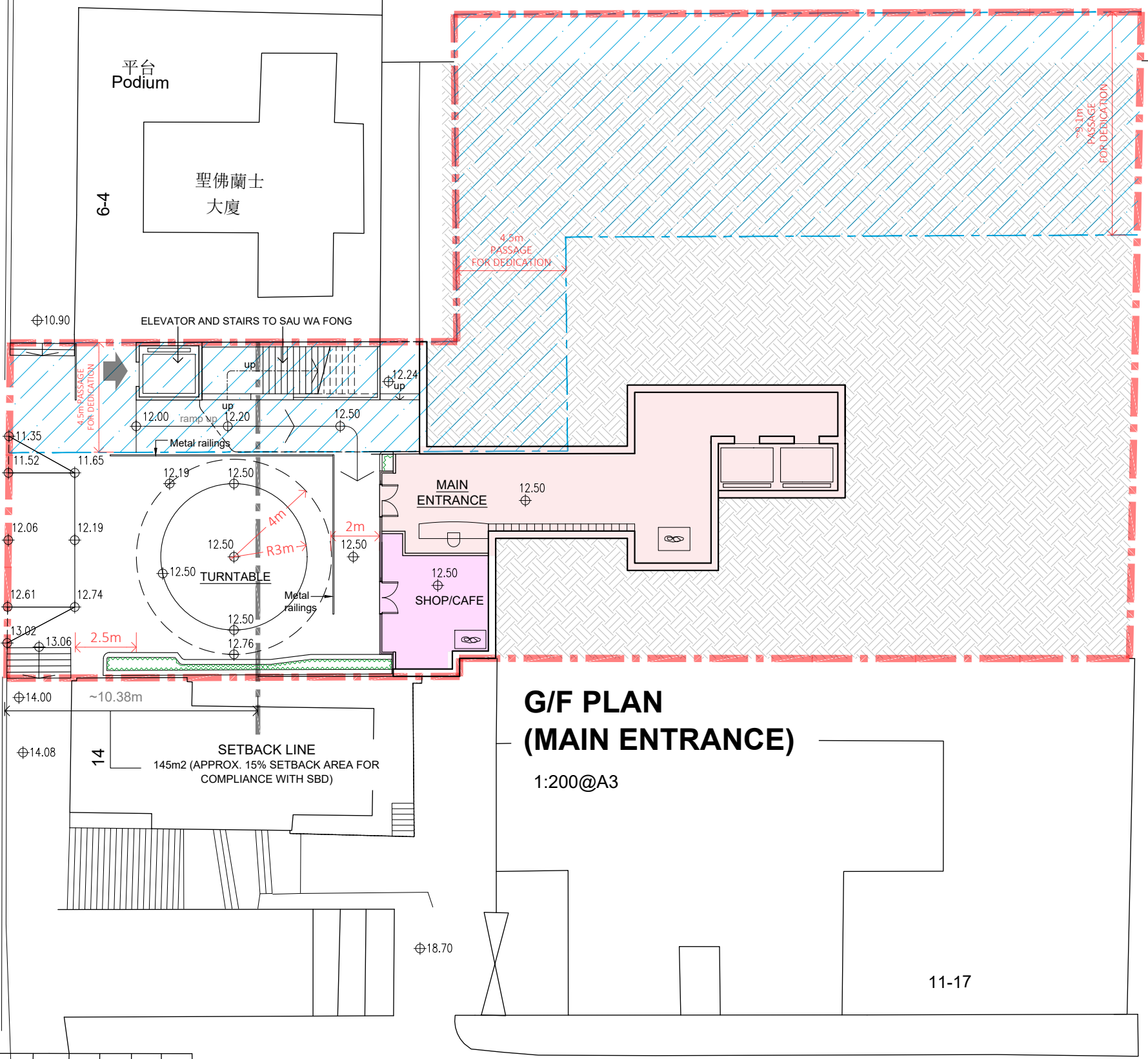
27-30

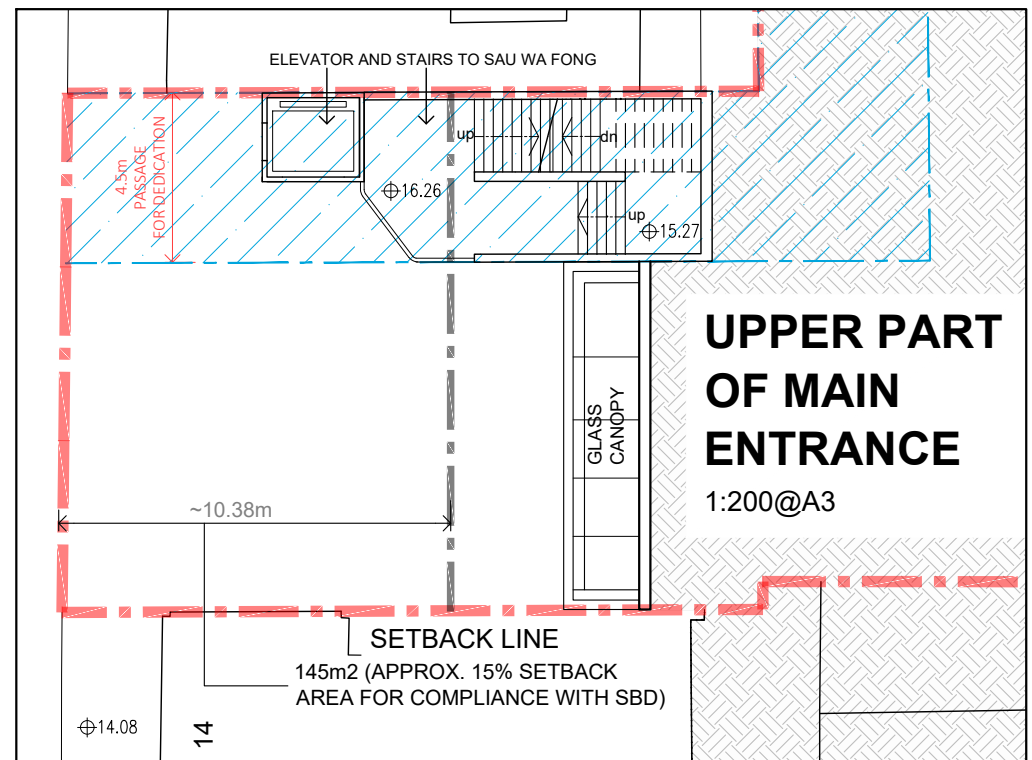
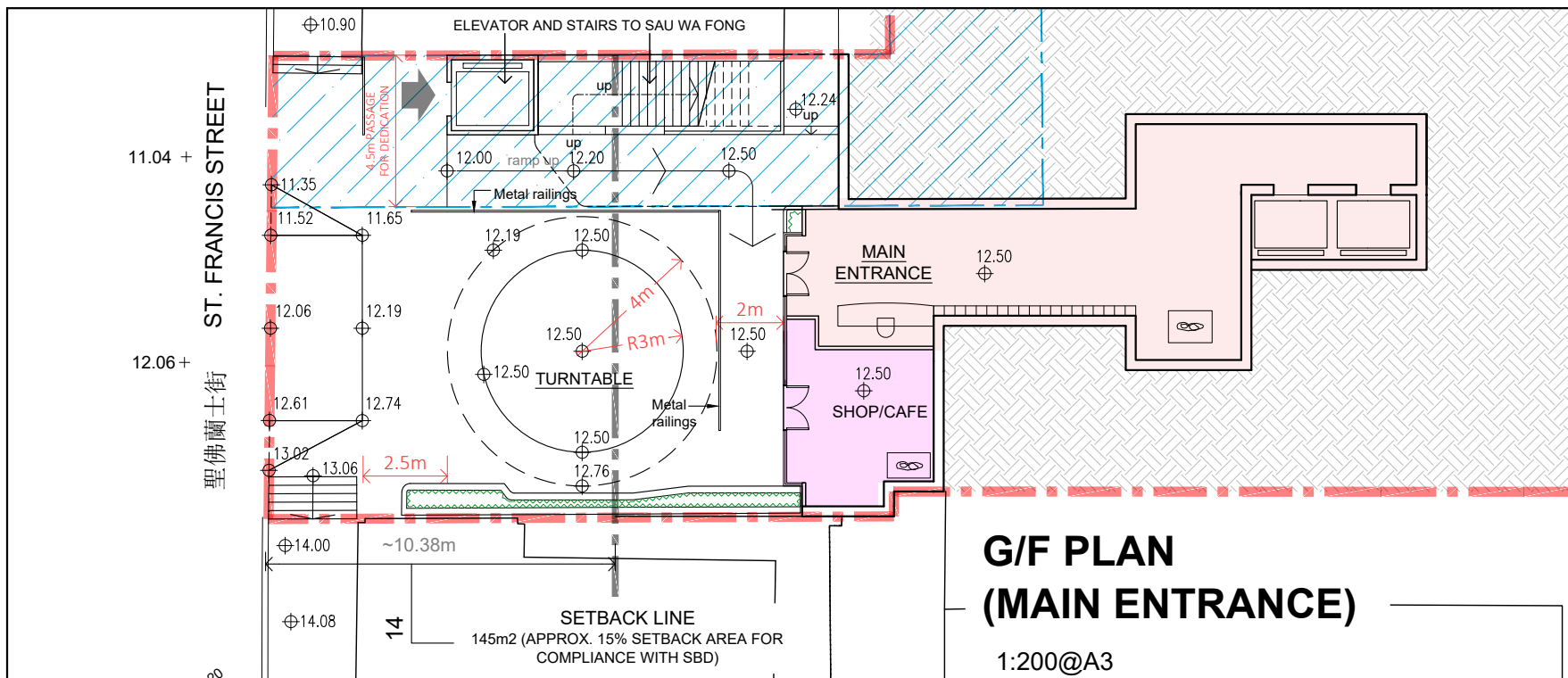
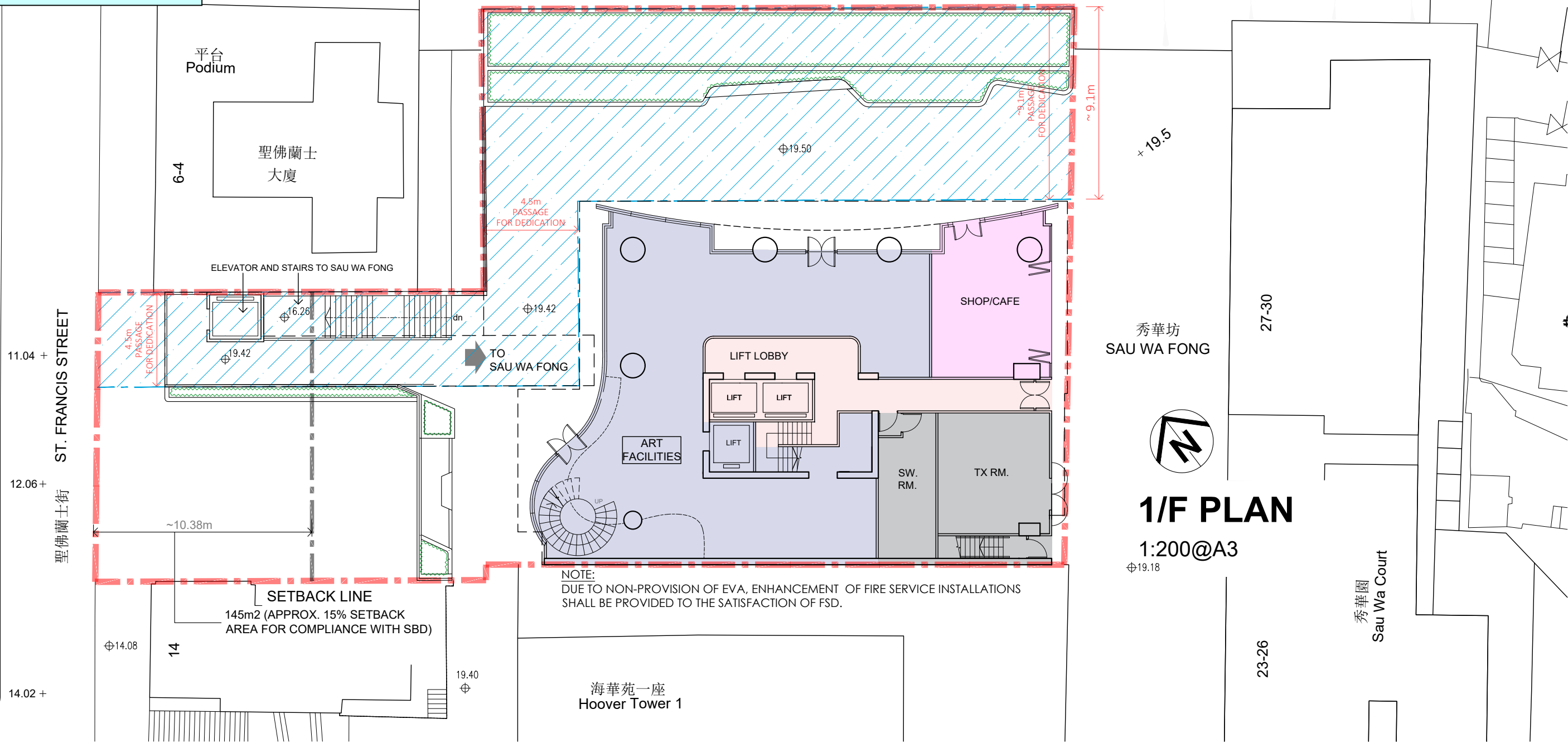
23-26

秀華園
 Sau Wa Court

TS

22 建華閣





大東大廈
 Tai Tung House

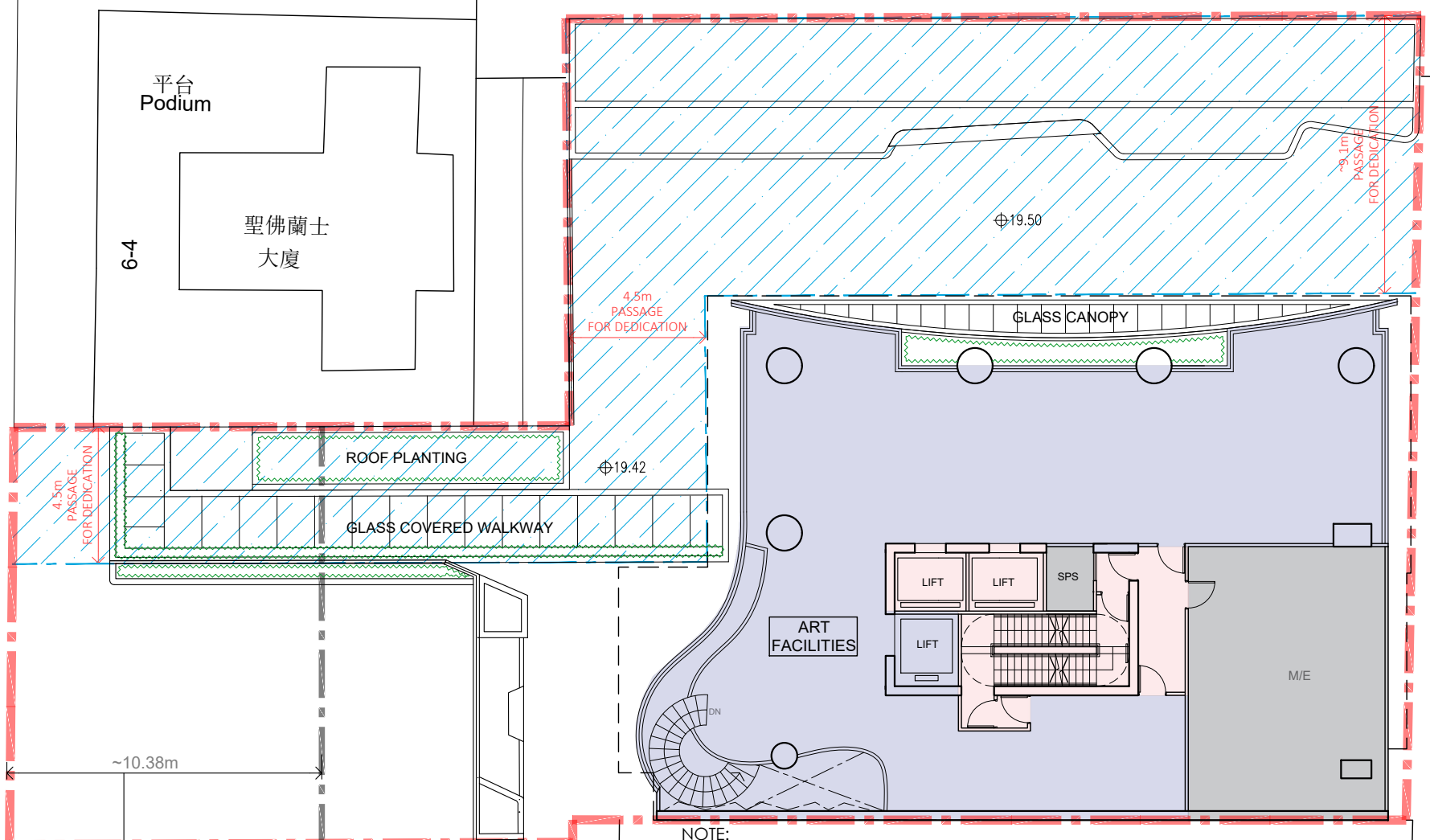
集富中心
 Portwealth Centre

The Mount 晴峰居

平台
 Podium

聖佛蘭士
 大廈

11.04 +
 12.06 +
 14.02 +
 聖佛蘭士街
 ST. FRANCIS STREET



+19.5

秀華坊
 SAU WA FONG

27-30



2/F PLAN

1:200@A3

秀華園
 Sau Wa Court

TS

NOTE:
 DUE TO NON-PROVISION OF EVA, ENHANCEMENT OF FIRE SERVICE INSTALLATIONS
 SHALL BE PROVIDED TO THE SATISFACTION OF FSD.

海華苑一座
 Hoover Tower 1

11-17

SAU WA FONG
 秀華坊

+18.9

22 建華閣

Podium

11-9

+14.4

Podium 平台

15

+16.2

大東大廈
Tai Tung House

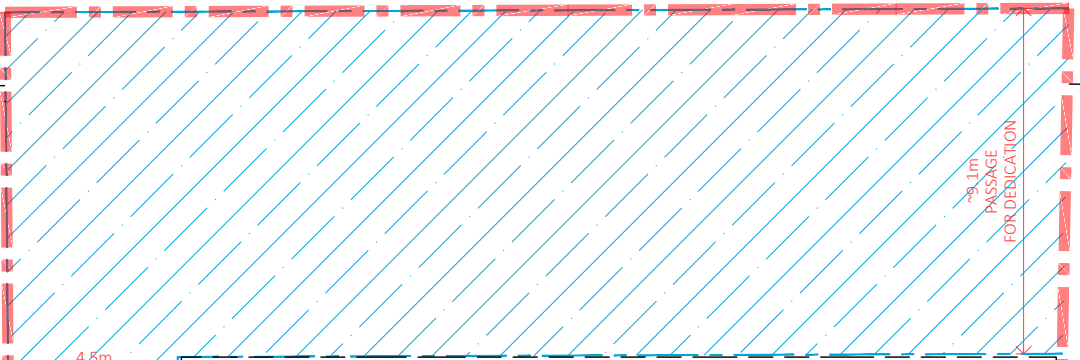
集富中心
Portwealth
Centre

The
Mount 晴峰居

平台
Podium

聖佛蘭士
大廈

6-4



4.5m
PASSAGE
FOR DEDICATION



9.1m
PASSAGE
FOR DEDICATION

~9.1m

11.04 +

12.06 +

14.02 +

ST. FRANCIS STREET
聖佛蘭士街

11-9

Podium

+14.4

Podium 平台

15

+16.2

SETBACK LINE
145m2 (APPROX. 15% SETBACK
AREA FOR COMPLIANCE WITH SBD)

14

海華苑一座
Hoover Tower 1

11-17

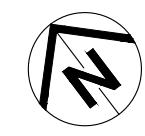
SAU WA FONG
秀華坊

+18.9

+19.5

秀華坊
SAU WA FONG

27-30



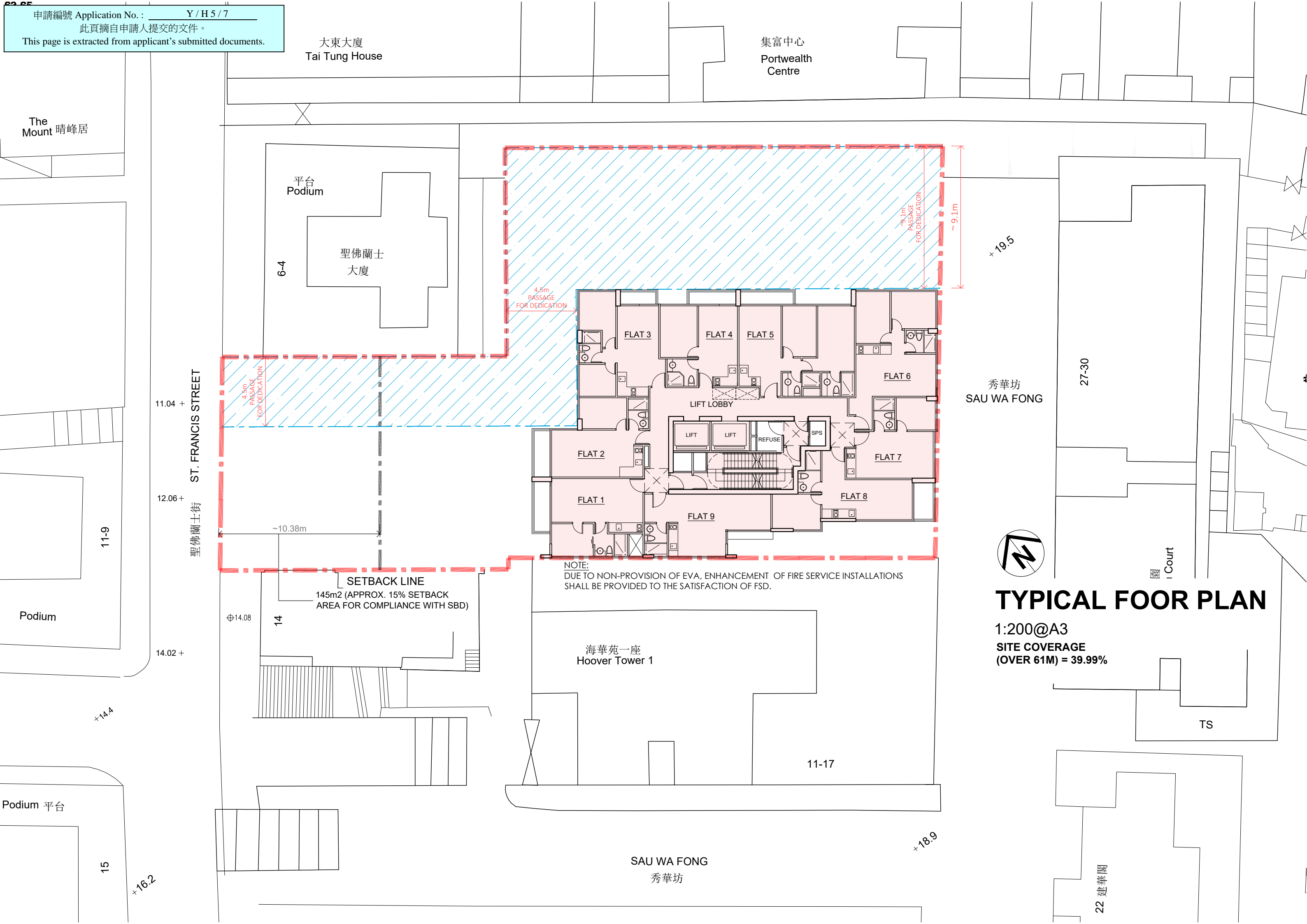
3/F PLAN (REFUGE FLOOR CUM PODIUM GARDEN)

1:200@A3

a Court

TS

22 建華閣



大東大廈
Tai Tung House

集富中心
Portwealth Centre

The Mount 晴峰居

平台
Podium

聖佛蘭士
大廈

ST. FRANCIS STREET
聖佛蘭士街

秀華坊
SAU WA FONG

NOTE:
DUE TO NON-PROVISION OF EVA, ENHANCEMENT OF FIRE SERVICE INSTALLATIONS
SHALL BE PROVIDED TO THE SATISFACTION OF FSD.

海華苑一座
Hoover Tower 1



TYPICAL FLOOR PLAN

1:200@A3
 SITE COVERAGE
 (OVER 61M) = 39.99%

SAU WA FONG
秀華坊

22 建華閣

Podium

Podium 平台

TS

11.04 +

12.06 +

14.02 +

+19.5

+18.9

11-9

15

6-4

~10.38m

⊕14.08

14

SETBACK LINE
 145m² (APPROX. 15% SETBACK
 AREA FOR COMPLIANCE WITH SBD)

4.5m
PASSAGE
FOR DEDICATION

3.1m
PASSAGE
FOR DEDICATION

~9.1m

FLAT 3

FLAT 4

FLAT 5

FLAT 6

FLAT 2

FLAT 7

FLAT 1

FLAT 8

FLAT 9

LIFT LOBBY

LIFT

LIFT

REFUSE

SPS

Court

11-17

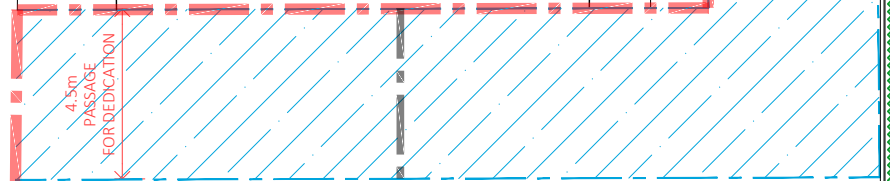
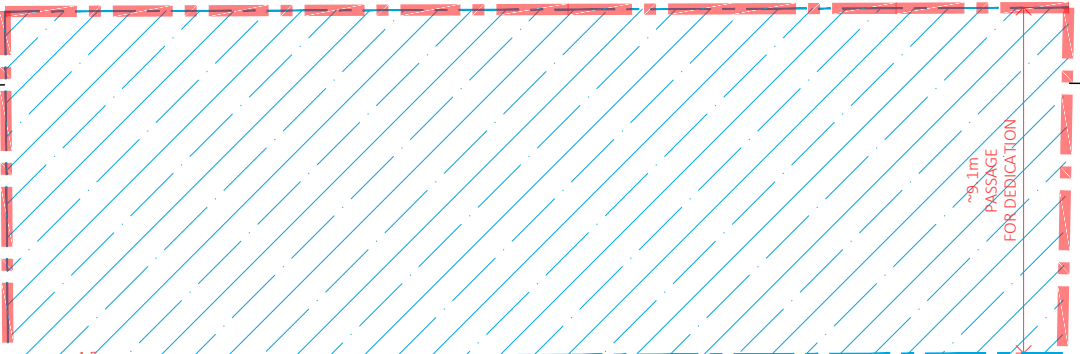
+16.2

The Mount 晴峰居

平台 Podium

聖佛蘭士大廈

6-4



11.04 +

ST. FRANCIS STREET
聖佛蘭士街

12.06 +

~10.38m

SETBACK LINE
145m² (APPROX. 15% SETBACK
AREA FOR COMPLIANCE WITH SBD)

14.02 +

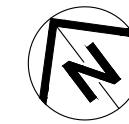
14

海華苑一座
Hoover Tower 1

+19.5

秀華坊
SAU WA FONG

27-30



ROOF PLAN

1:200@A3

秀華園
Sau Wa Court

TOP-ROOF STRUCTURE AREA CALCULATION :

$$= 60.87/369.43 \times 100\%$$

$$= 16.48\% < 50\% \text{ OF MAIN ROOF AREA}$$

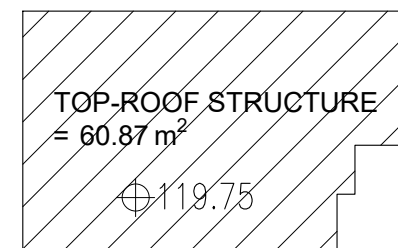
TOP-ROOF STRUCTURE HEIGHT CALCULATION :

$$= (119.75 - 110.00) / 97.8$$

$$= 9.75 / 97.8$$

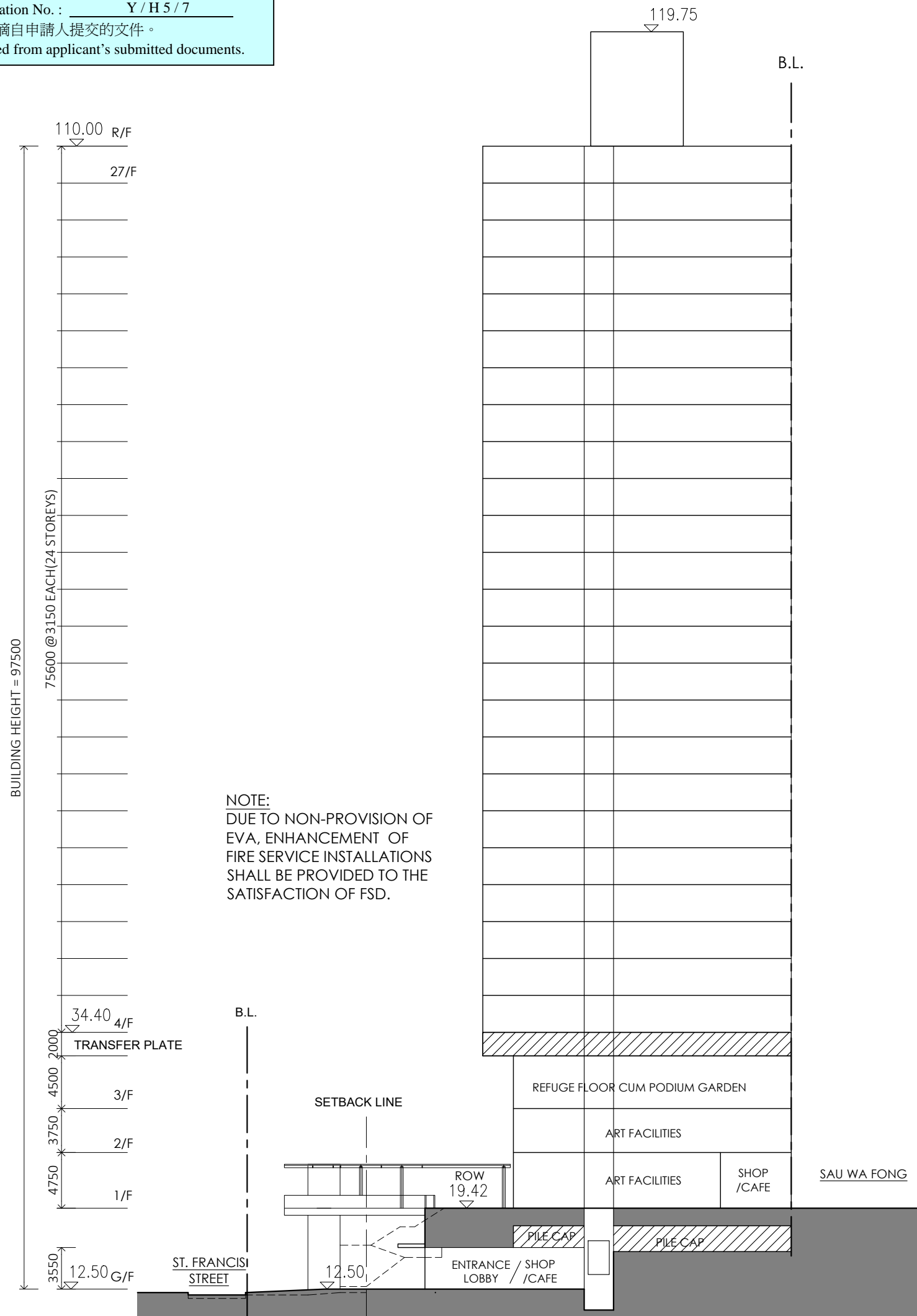
$$= 0.099 < \frac{1}{10} \text{ OF BUILDING HEIGHT}$$

MAIN ROOF AREA = 369.43m²
⊕110.00



TOP-ROOF STRUCTURE
= 60.87 m²

BUILDING HEIGHT
= 110.00 - 12.20
= 97.80 m

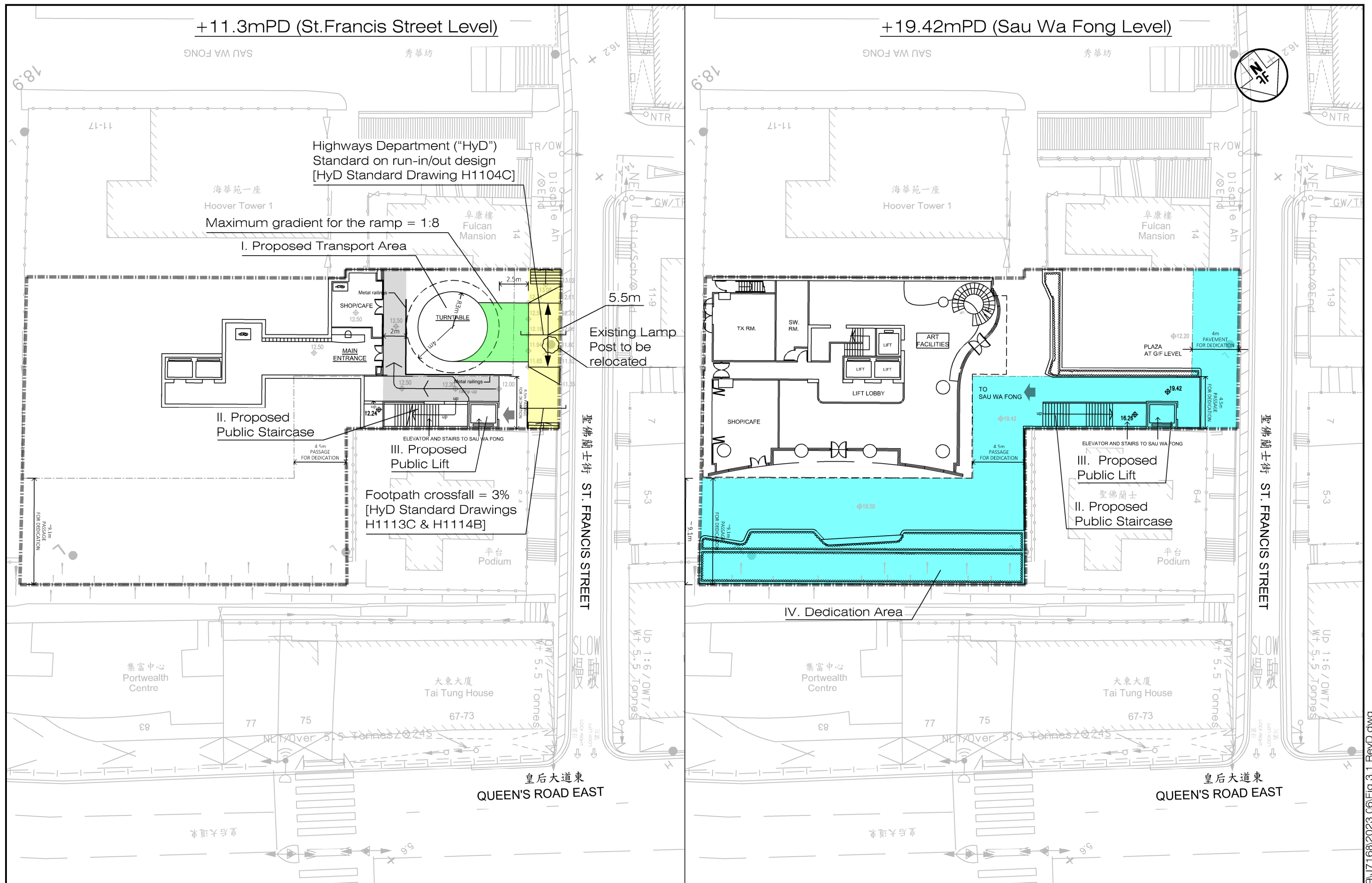


APPLICATION SITE AREA	ABOUT 989.127 M ² (BASED ON SURVEYED AREA)
NET SITE AREA	ABOUT 953.028 m ² (BASED ON SURVEYED AREA)
NUMBER OF TYPICAL STOREY	24
G/F ENTRANCE LOBBY	247.31 m ²
3/F	44.46 m ² (LIFT CORE AREA)
TYPICAL (4/F ~ 27/F)	370.43 m ² X 24 = 8890.32m ²
TOTAL PROPOSED GFA	9182.09 m ² (98,835 ft ²) (P.R. 9.635)
REMAINING NON-DOMESTIC PLOT RATIO	$\frac{(10 - 9.635)}{10} \times 15 = 0.548$

TOTAL NUMBER OF UNITS	216 NOS.
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NON - DOMESTIC:	
ART FACILITIES + G/F & 1/F SHOP/CAFE	458.65 m ² + 20.00 m ² + 43.62 m ²
TOTAL PROPOSED NON-DOMESTIC GFA	522.27 m ²
TOTAL PLOT RATIO	0.548

SCHEMATIC SECTION



Project Title: S12A PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT CUM ARTS FACILITY AT NOS. 31-36 SAU WA FONG AND NOS. 8-12 ST. FRANCIS STREET, WANCHAI, HONG KONG

Figure No.: 3.1

Revision: D

Figure Title	Designed by	Drawn by	Checked by	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk
	C Y Y	N C M	K C	
	Scale in A3	Date		
	1 : 300	16 JUN 2023		

TRAFFIC IMPROVEMENT PROPOSAL

申請編號 Application No. : Y/H 5/7
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.

T:\JOB\J7150-J7199\J7168\2023 06\Fig 3.1 RevD.dwg

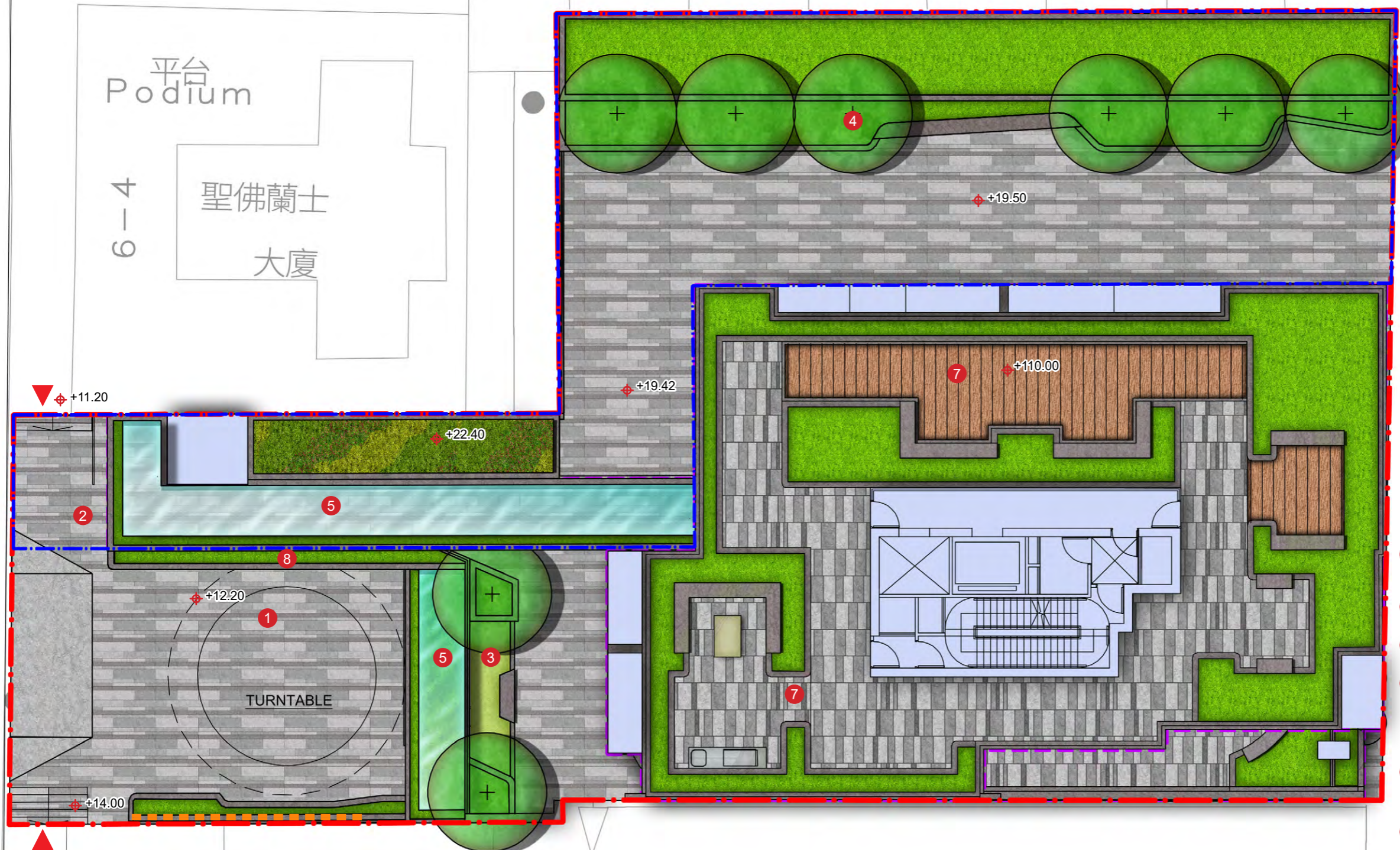


ST. FRANCIS STREET
St. Francis Street
聖佛蘭士街

平台
Podium

6-4

聖佛蘭士
大廈



- LEGEND**
- Application Site Boundary
 - 4.5m- 9m wide Passage for Dedication
 - Building Line Above
 - Green Wall
 - Green Roof
 - Shrub
 - Lawn
 - Bench
 - Glass Canopy
 - BBQ Place
 - Wood Deck
 - New Tree Planting (8nos.)
 - Pedestrian Entrance / Exit
 - Proposed Level

- 1** Artis plaza cum Turntable area allows flexible space for art events and functions.
- 2** Pedestrian Circulation Enhancement from St. Francis Street to Sau Wa Fong.
- 3** Leisure court provides intimate sitting-out area for residents and visitors.
- 4** Sau Wa Fong linear garden provides communal gathering space for the residents and the public. Sitting-out area is designed along with amenity planting and trees.
- 5** Glass canopy with edge planting provides shade at the entrance area and creates extra layer of greening.
- 6** Sky garden located at 3/F provides tranquil passive recreational space for residents.
- 7** Roof garden provides an alternative communal and recreational space for residents. Pockets of sitting-out area and BBQ place framed with amenity planting.
- 8** Edge planting is designed with balustrade setback from the building edge. Shrub and trailing plants will be planted to soften the building edge.

Site Area: 989.127m²
 Private Open Space for residents:
 Total not less than 562m²
 (For estimated population of 562 people)



阜康樓

海華苑一座

S12A Planning Application for Proposed Residential Development cum Arts facilities
 at Nos. 31-36 Sau Wa Fong and Nos. 8-12 St. Francis Street, Wanchai, Hong Kong

SCALE	AS SHOWN	DATE	JUN 2023
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE 1.1		REV B

ADI
 ADI LIMITED
 LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG
 TELEPHONE 2131 8630 FACSIMILE 2131 8609
 香港英皇國際設計有限公司
 園藝景觀設計、城市規劃及設計、園藝建築師服務
 香港上環文咸東街十八號匯豐銀行大廈十樓
 電話：(八五二) 二一三一 八六三五 傳真：(八五二) 二一三一 八六零九

申請編號 Application No. : Y / H 5 / 7
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Landscape Proposal – Overall