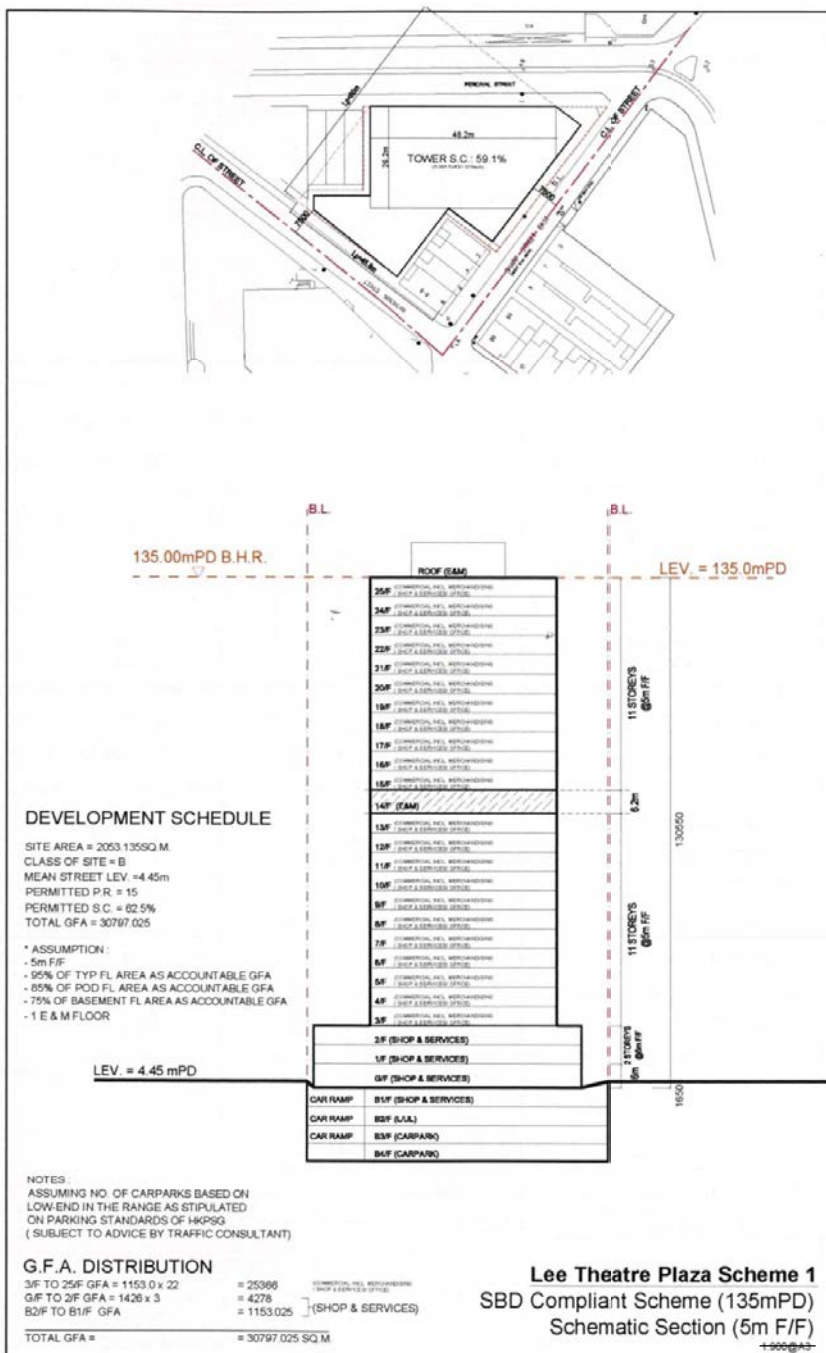
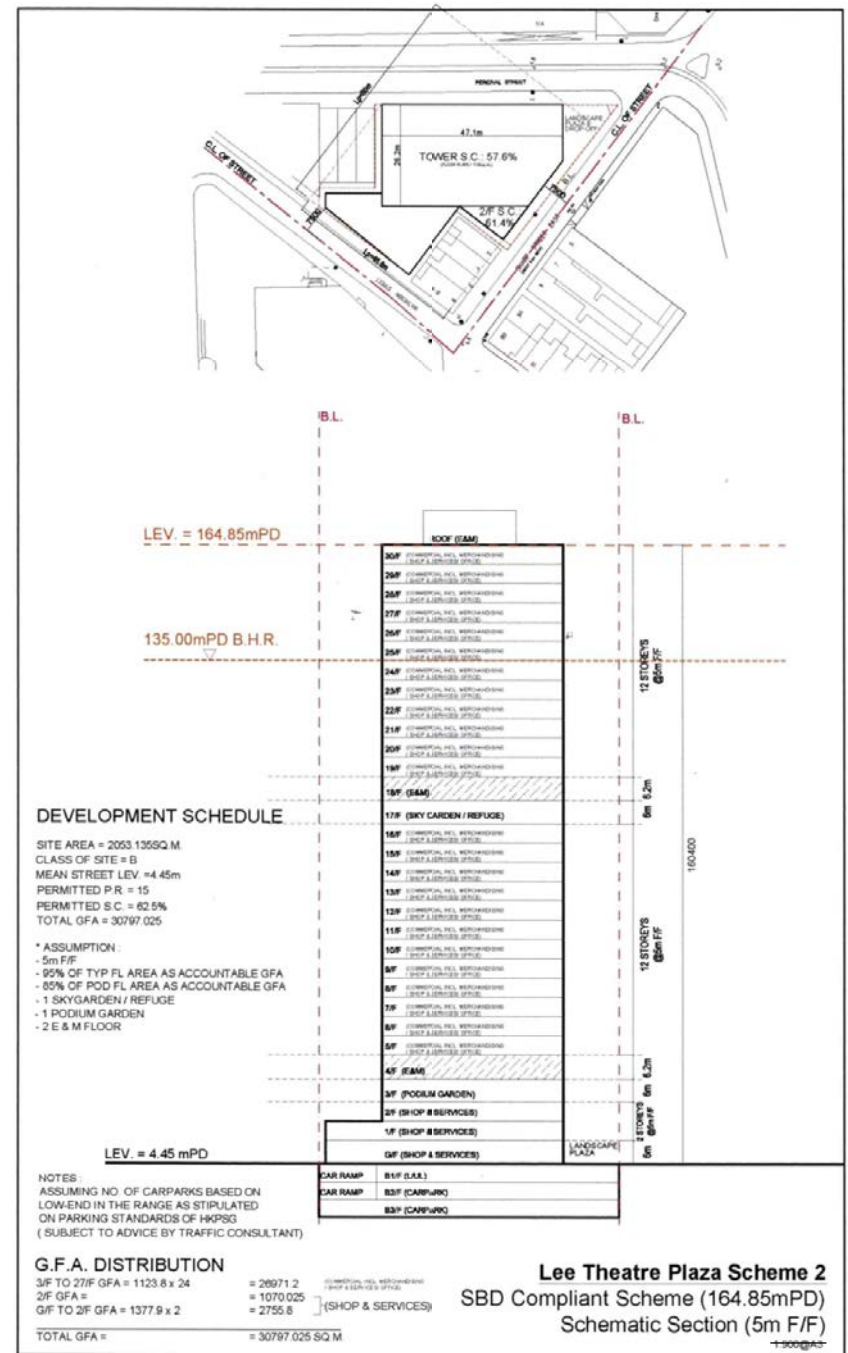


**Figure 1 :** Location Plan An extract from the Draft Wan Chai Outline Zoning Plan Number S/H5/28, showing the location of Lee Theatre Plaza within the “C” zone with a building height restriction of 135mPD.



**Figure 3 :** 135mPD OZP and SBDG Compliant Scheme.



**Figure 4 :** The 165 mPD SBD Compliant Scheme

資料來源：由申述人R2提供  
 SOURCE : SUBMITTED BY THE REPRESENTER R2



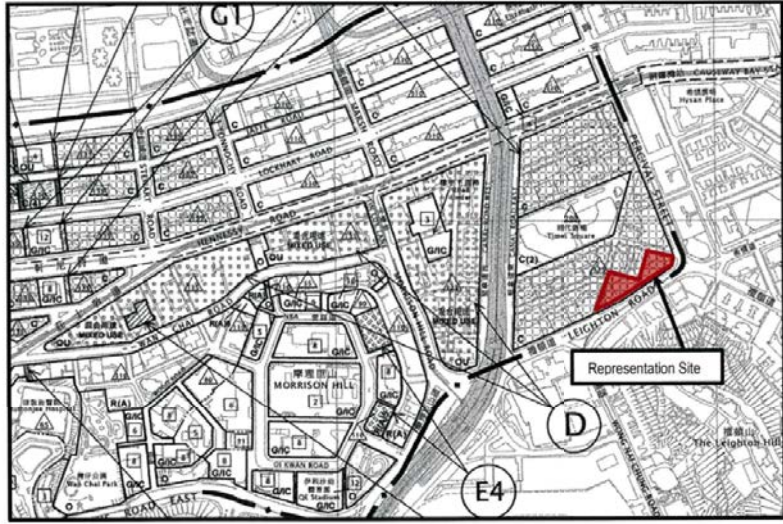


Figure 1: Location Plan An extract from the Draft Wan Chai Outline Zoning Plan Number S/H5/28, showing the location of Leighton Centre within the "C" zone with a building height restriction of 135mPD.

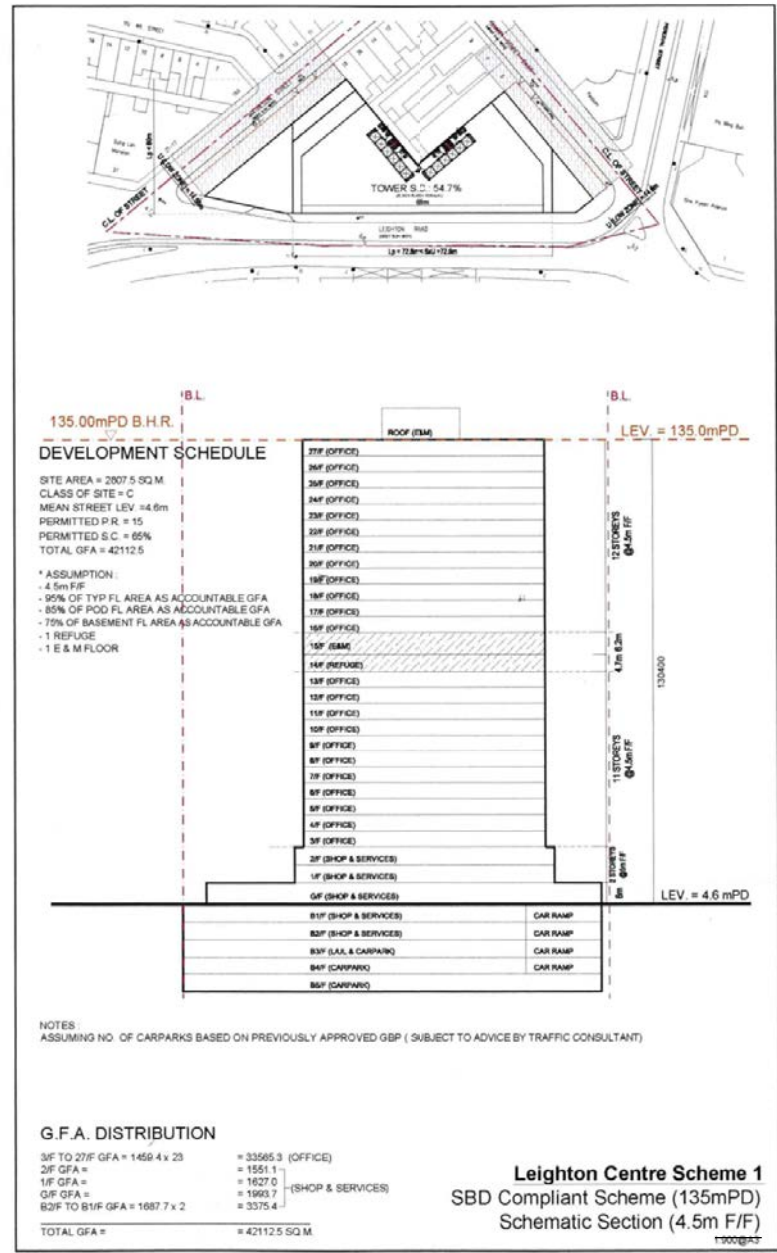


Figure 4: 135mPD OZP and S3DG Compliant Scheme.

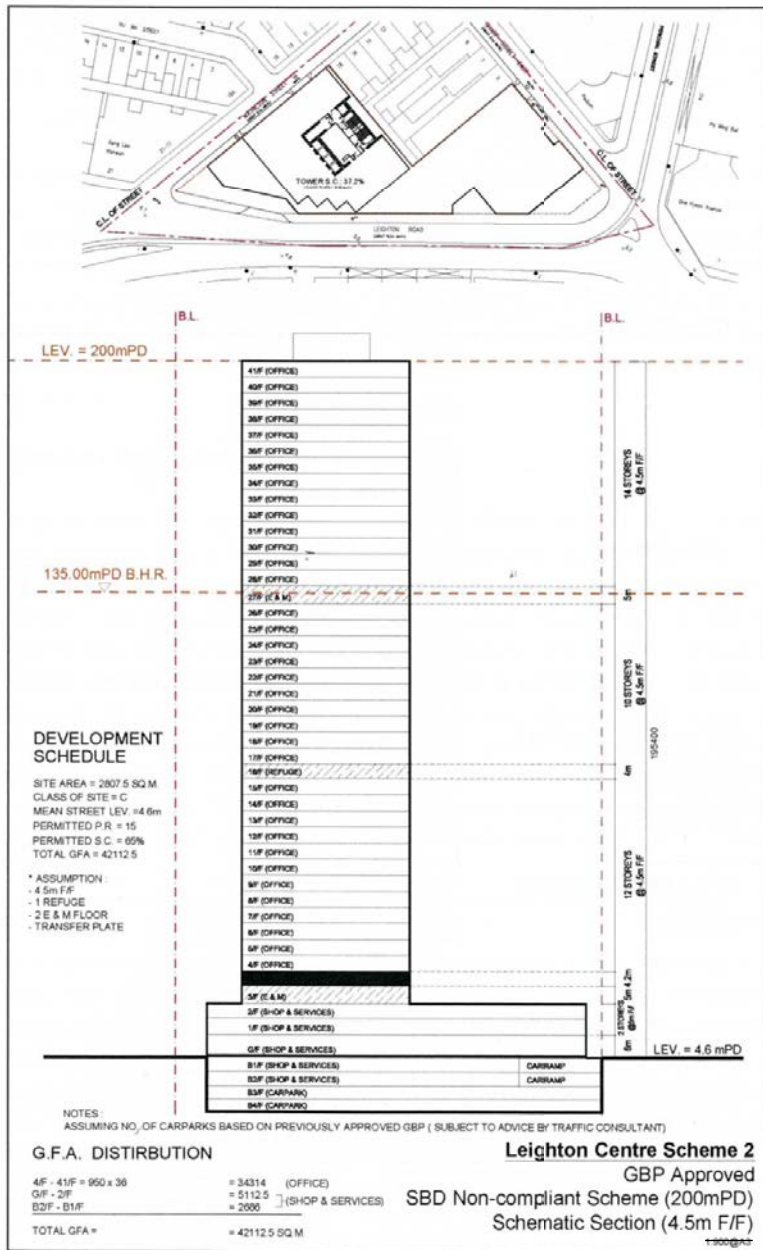


Figure 5: The 200mPD GBP Approved Scheme

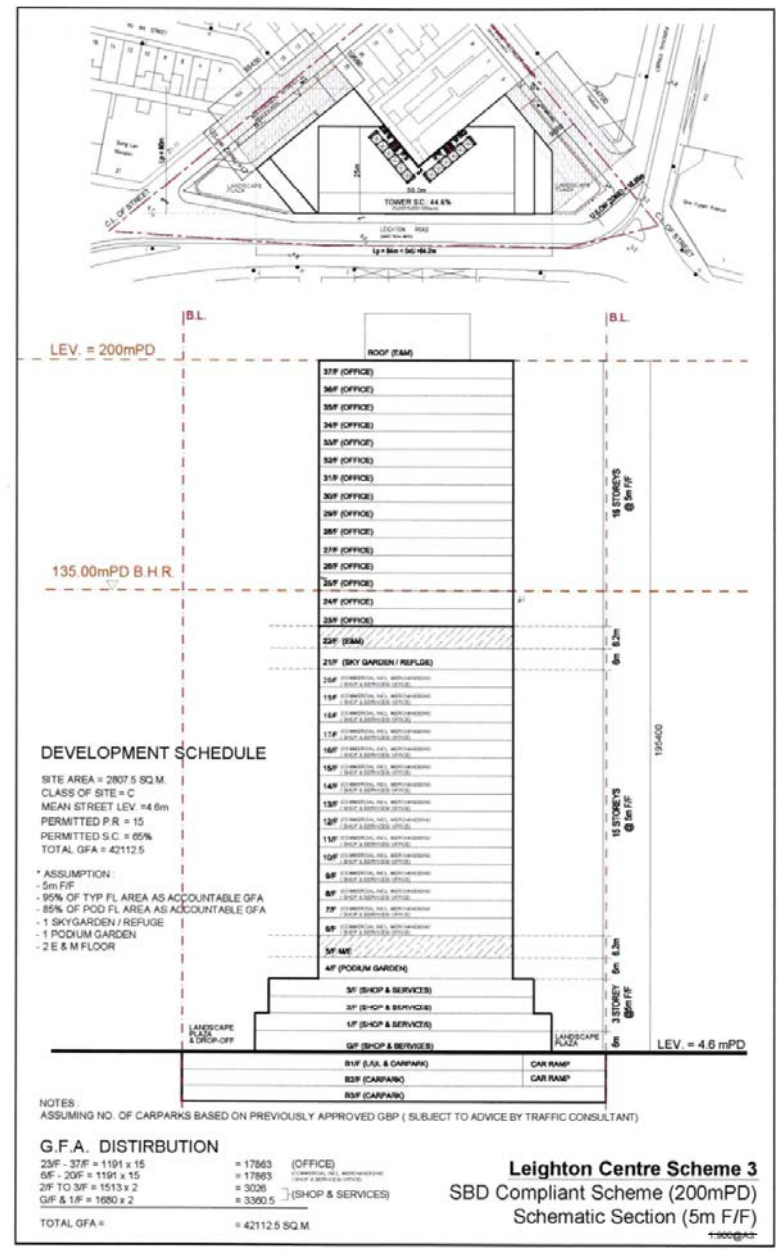


Figure 6: 200mPD SBDG Compliant Scheme



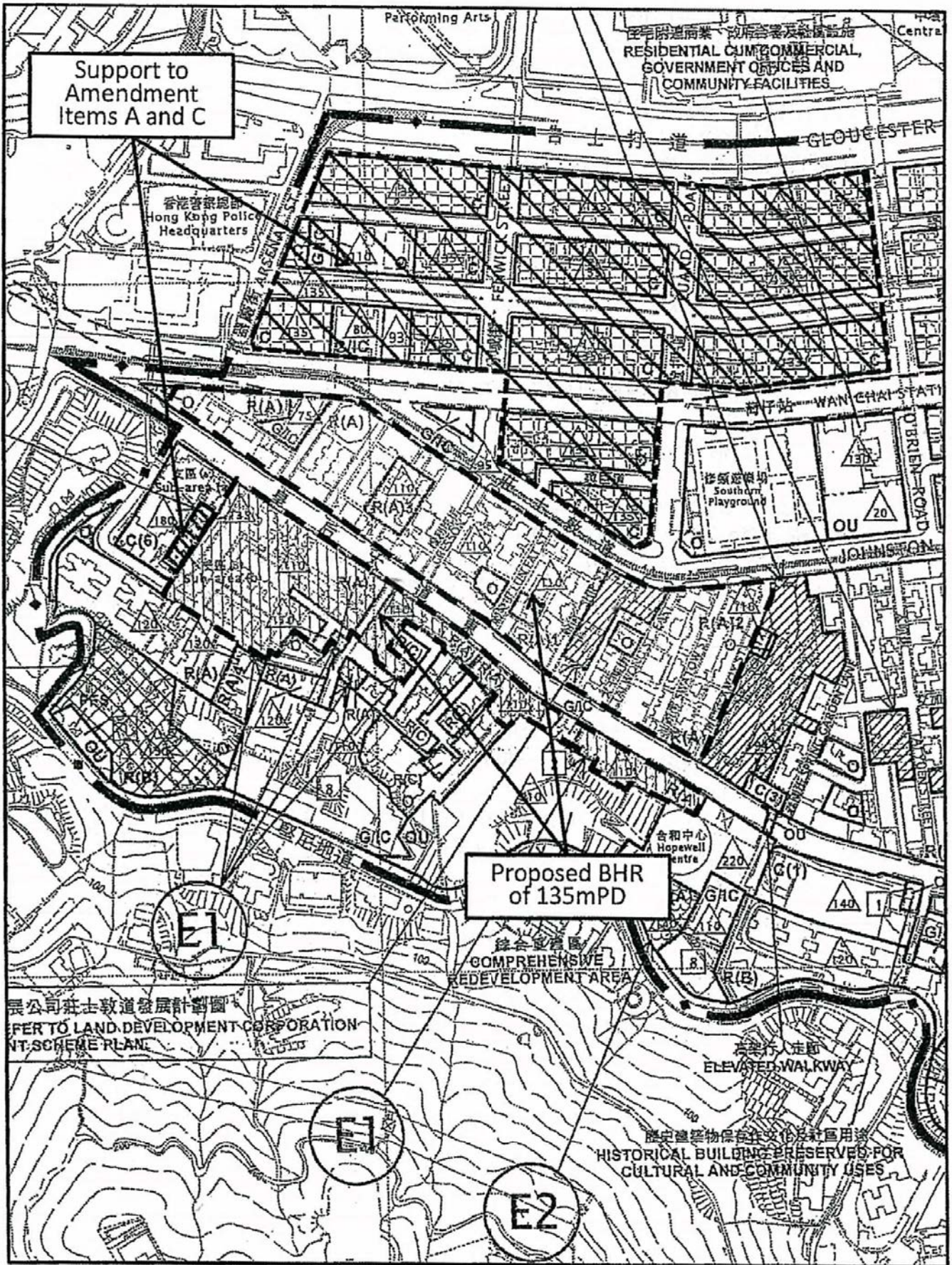
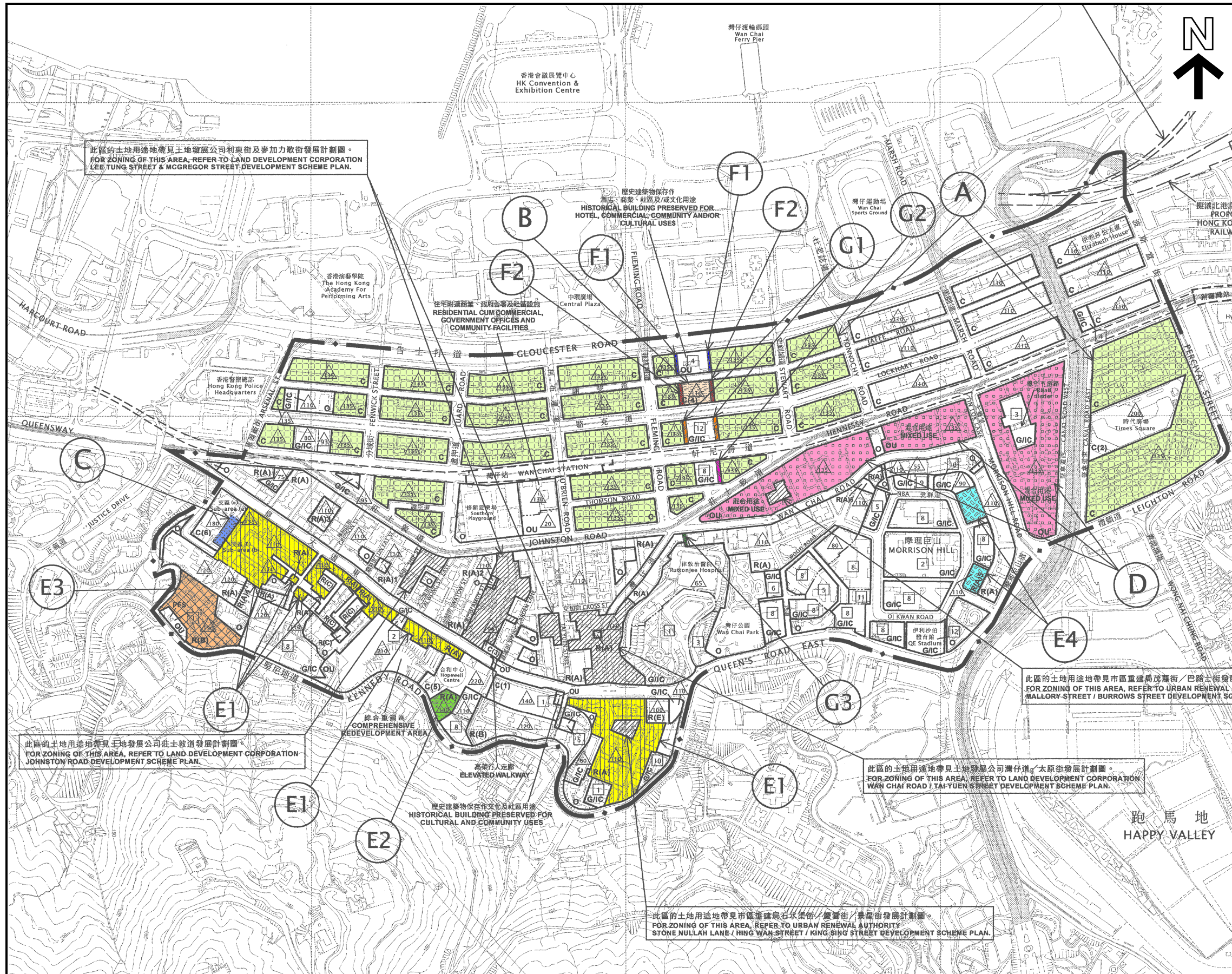


Figure 1 : Nature of Representation

資料來源：由申述人R4提供  
 SOURCE : SUBMITTED BY THE REPRESENTER R4

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/H5/28	H - 3





圖例 LEGEND

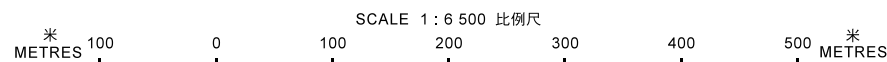
修訂項目 AMENDMENT ITEMS

- A** 把介乎莊士敦道以北和杜老誌道以西的「商業」地帶，及介乎軒尼詩道以南和波斯富街以西的「商業」地帶的建築物高度限制由主水平基準上130米修訂為主水平基準上135米。  
REVISION OF THE BUILDING HEIGHT RESTRICTION FOR THE "COMMERCIAL" ("C") ZONES BOUNDED BY JOHNSTON ROAD TO THE NORTH AND TONNOCHY ROAD TO THE WEST, AND THE "C" ZONE BOUNDED BY HENNESSY ROAD TO THE SOUTH AND PERCIVAL STREET TO THE WEST FROM 130mPD TO 135mPD.
- B** 把位於謝斐道/駱克道的「商業(4)」地帶的建築物高度限制由主水平基準上80米修訂為主水平基準上110米。  
REVISION OF THE BUILDING HEIGHT RESTRICTION FOR THE "C(4)" ZONE AT JAFFE ROAD/LOCKHART ROAD FROM 80mPD TO 110mPD.
- C** 把位於永豐街的「商業(6)」地帶內支區(b)的建築物高度限制由主水平基準上120米修訂為主水平基準上135米。  
REVISION OF THE BUILDING HEIGHT RESTRICTION FOR THE SUB-AREA (B) OF THE "C(6)" ZONE AT WING FUNG STREET FROM 120mPD TO 135mPD.
- D** 把介乎灣仔道、摩理臣山道、堅拿道西及軒尼詩道的「其他指定用途」註明「混合用途」地帶的建築物高度限制由主水平基準上110米修訂為主水平基準上135米。  
REVISION OF THE BUILDING HEIGHT RESTRICTION FOR THE "OTHER SPECIFIED USES" ANNOTATED "MIXED USE" ZONES BOUNDED BY WAN CHAI ROAD, MORRISON HILL ROAD, CANAL ROAD WEST AND HENNESSY ROAD FROM 110mPD TO 135mPD.
- E1** 把涵蓋皇后大道東以南的「住宅(甲類)」地帶的建築物高度限制由主水平基準上100米修訂為主水平基準上110米。  
REVISION OF THE BUILDING HEIGHT RESTRICTION FOR THE "RESIDENTIAL (GROUP A)" ("R(A)") ZONE TO THE SOUTH OF QUEEN'S ROAD EAST FROM 100mPD TO 110mPD.
- E2** 把位於堅尼地道21-23A號的「住宅(甲類)」地帶的建築物高度限制由主水平基準上120米修訂為主水平基準上140米。  
REVISION OF THE BUILDING HEIGHT RESTRICTION FOR THE "R(A)" ZONE AT 21-23A KENNEDY ROAD FROM 120mPD TO 140mPD.
- E3** 把位於萬茂臺的「住宅(乙類)」地帶的建築物高度限制由主水平基準上140米修訂為主水平基準上150米。  
REVISION OF THE BUILDING HEIGHT RESTRICTION FOR THE "RESIDENTIAL (GROUP B)" ZONE AT MONMOUTH TERRACE FROM 140mPD TO 150mPD.
- E4** 把位於愛群道的「住宅(甲類)」地帶及「住宅(甲類)5」地帶的建築物高度限制由主水平基準上90米修訂為主水平基準上110米。  
REVISION OF THE BUILDING HEIGHT RESTRICTION FOR THE "R(A)" ZONE AND "R(A)5" ZONE AT OI KWAN ROAD FROM 90mPD TO 110mPD.
- F1** 刪除位於告士打道/謝斐道的「其他指定用途」註明「歷史建築物保存作酒店、商業、社區及/或文化用途」地帶內兩邊的非建築用地要求，並訂定該部分土地的建築物高度限制為4層。  
DELETION OF THE NON-BUILDING AREA REQUIREMENT ON THE TWO SIDES OF THE "OTHER SPECIFIED USES" ANNOTATED "HISTORICAL BUILDING PRESERVED FOR HOTEL, COMMERCIAL, COMMUNITY AND/OR CULTURAL USES" ZONE AT GLOUCESTER ROAD/JAFFE ROAD AND STIPULATION OF BUILDING HEIGHT RESTRICTION OF 4 STOREYS FOR THE AREAS CONCERNED.
- F2** 刪除位於謝斐道/駱克道的「商業(4)」地帶內兩邊的非建築用地要求，並訂定該部分土地的建築物高度限制為主水平基準上110米。  
DELETION OF THE NON-BUILDING AREA REQUIREMENT ON THE TWO SIDES OF THE "C(4)" ZONE AT JAFFE ROAD/LOCKHART ROAD AND STIPULATION OF BUILDING HEIGHT RESTRICTION OF 110mPD FOR THE AREAS CONCERNED.
- G1** 刪除位於軒尼詩道225號駱克道市政大廈的「政府、機構或社區」地帶內兩邊的建築物間距規定，並把該部分土地的建築物高度限制由主水平基準上19米修訂為12層。  
DELETION OF THE BUILDING GAP REQUIREMENT ON THE TWO SIDES OF THE "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/I/C") ZONE OF LOCKHART ROAD MUNICIPAL SERVICES BUILDING AT 225 HENNESSY ROAD AND REVISION OF THE BUILDING HEIGHT RESTRICTION FROM 19mPD TO 12 STOREYS FOR THE AREAS CONCERNED.
- G2** 刪除位於譚臣道169號軒尼詩道官立小學的「政府、機構或社區」地帶內一邊的建築物間距規定，並把該部分土地的建築物高度限制由主水平基準上19米修訂為8層。  
DELETION OF THE BUILDING GAP REQUIREMENT ON THE SIDE OF THE "G/I/C" ZONE OF HENNESSY ROAD GOVERNMENT PRIMARY SCHOOL AT 169 THOMSON ROAD AND REVISION OF THE BUILDING HEIGHT RESTRICTION FROM 19mPD TO 8 STOREYS FOR THE AREA CONCERNED.
- G3** 刪除位於灣仔道93至99號與101號之間的「住宅(甲類)」地帶的建築物間距規定，並把該部分土地的建築物高度限制由主水平基準上19米修訂為主水平基準上110米。  
DELETION OF THE BUILDING GAP REQUIREMENT TO THE "R(A)" ZONE AT PARTS OF SITES AT 93-99 AND 101 WAN CHAI ROAD AND REVISION OF THE BUILDING HEIGHT RESTRICTION FROM 19mPD TO 110mPD FOR THE AREA CONCERNED.

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

納入分區計劃大綱草圖編號S/H5/28的修訂項目  
AMENDMENTS INCORPORATED IN DRAFT OUTLINE ZONING PLAN No. S/H5/28



本摘要圖於2018年11月22日擬備，  
所根據的資料為於2018年5月4日  
展示的分區計劃大綱圖編號S/H5/28  
EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON OUTLINE ZONING PLAN No.  
S/H5/28 EXHIBITED ON 4.5.2018

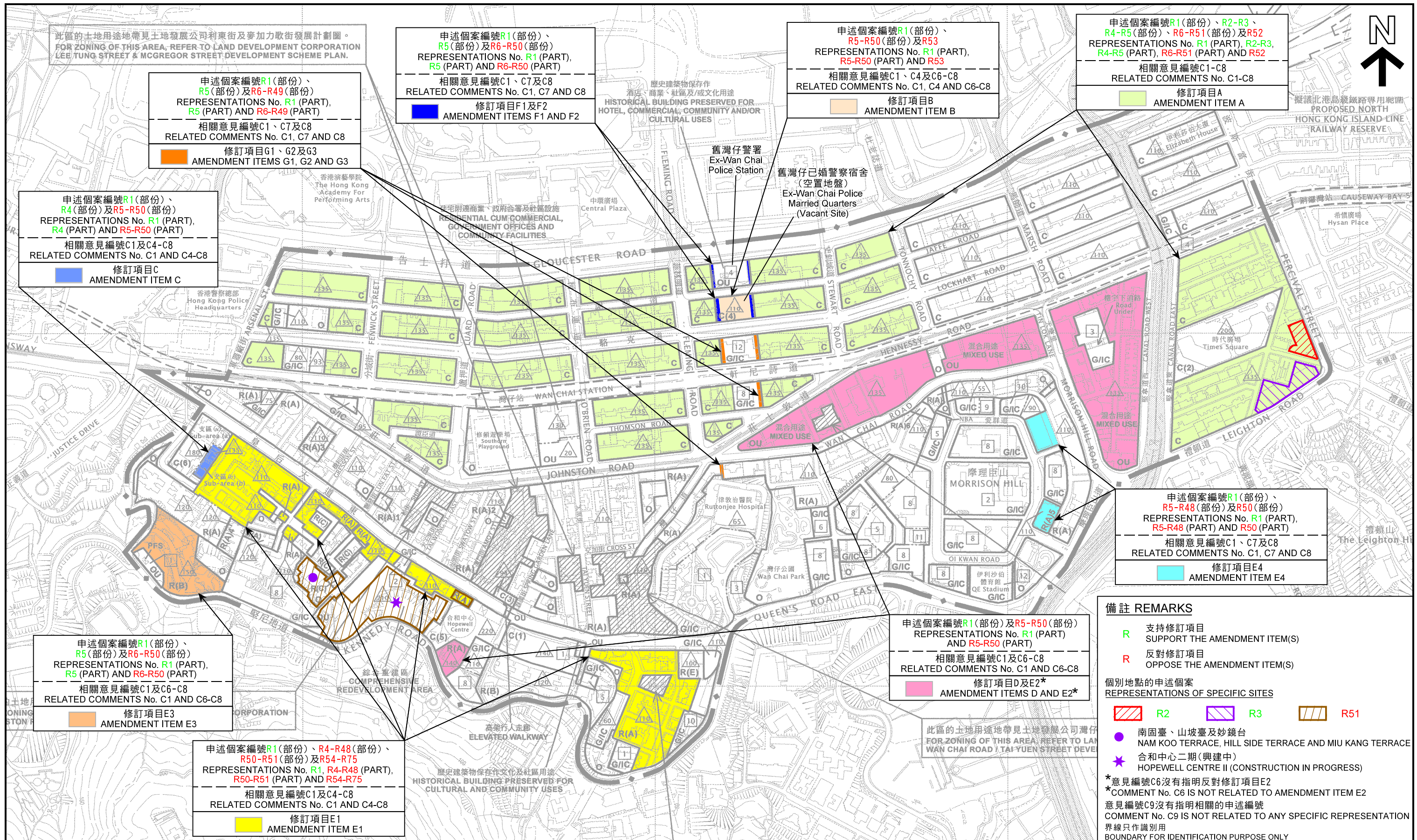
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

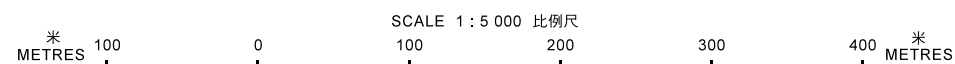
圖 PLAN  
H - 1





**位置圖 LOCATION PLAN**

就灣仔分區計劃大綱草圖編號S/H5/28提出的申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28



本摘要圖於2018年12月12日擬備，  
所根據的資料為於2018年5月4日  
展示的分區計劃大綱圖編號S/H5/28  
EXTRACT PLAN PREPARED ON 12.12.2018  
BASED ON OUTLINE ZONING PLAN No.  
S/H5/28 EXHIBITED ON 4.5.2018

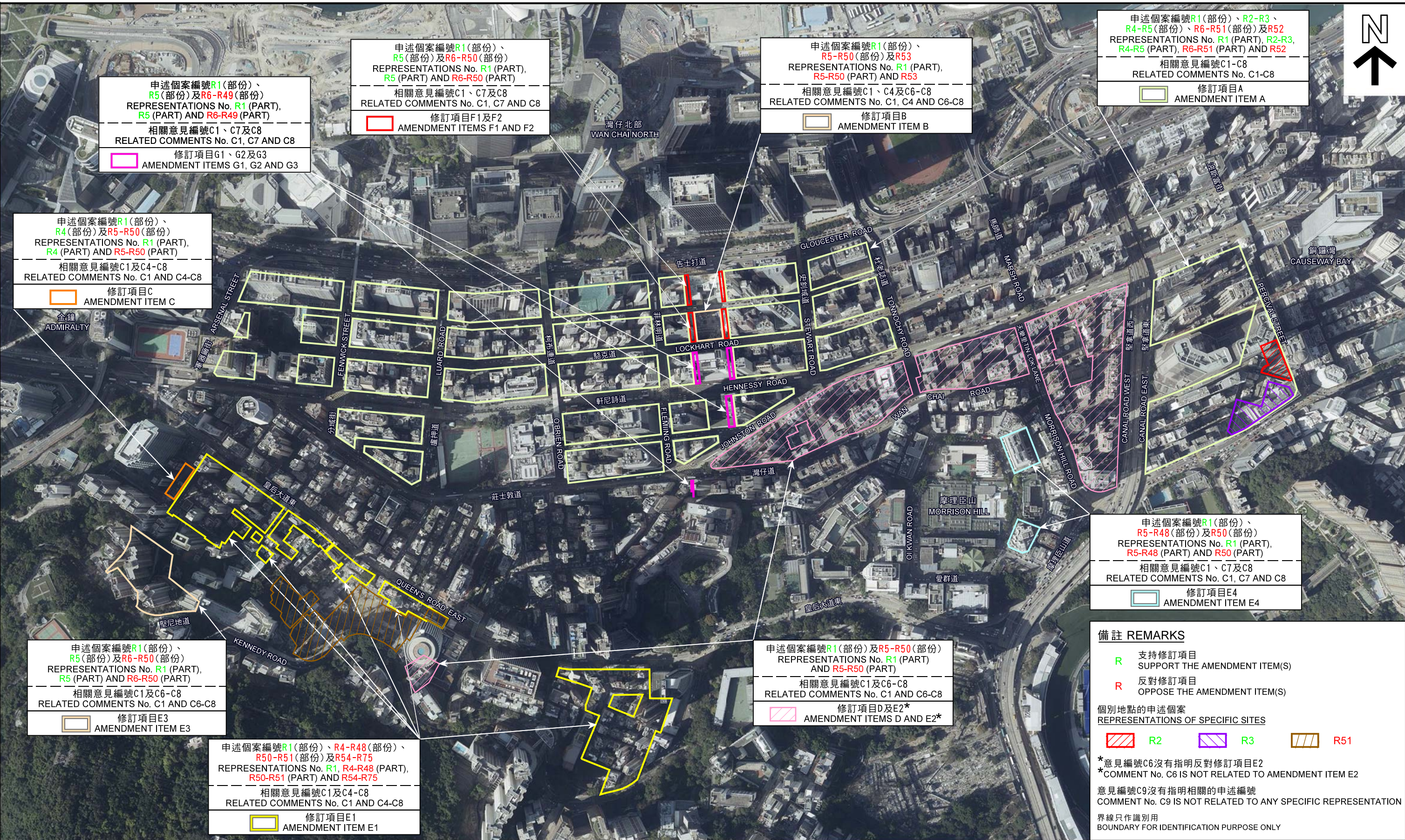
**規劃署  
PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
**R/S/H5/28**

**圖 PLAN  
H - 2**





航攝照片 AERIAL PHOTO

本圖於2018年11月22日擬備，所根據的資料為地政總署於2018年3月10日拍得的航攝照片編號E034322C及E034325C  
PLAN PREPARED ON 22.11.2018 BASED ON AERIAL PHOTOS No. E034322C AND E034325C TAKEN ON 10.3.2018 BY LANDS DEPARTMENT

就灣仔分區計劃大綱草圖編號S/H5/28提出的申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9 TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H - 2a

**備註 REMARKS**

**R** 支持修訂項目  
SUPPORT THE AMENDMENT ITEM(S)

**R** 反對修訂項目  
OPPOSE THE AMENDMENT ITEM(S)

個別地點的申述個案  
REPRESENTATIONS OF SPECIFIC SITES

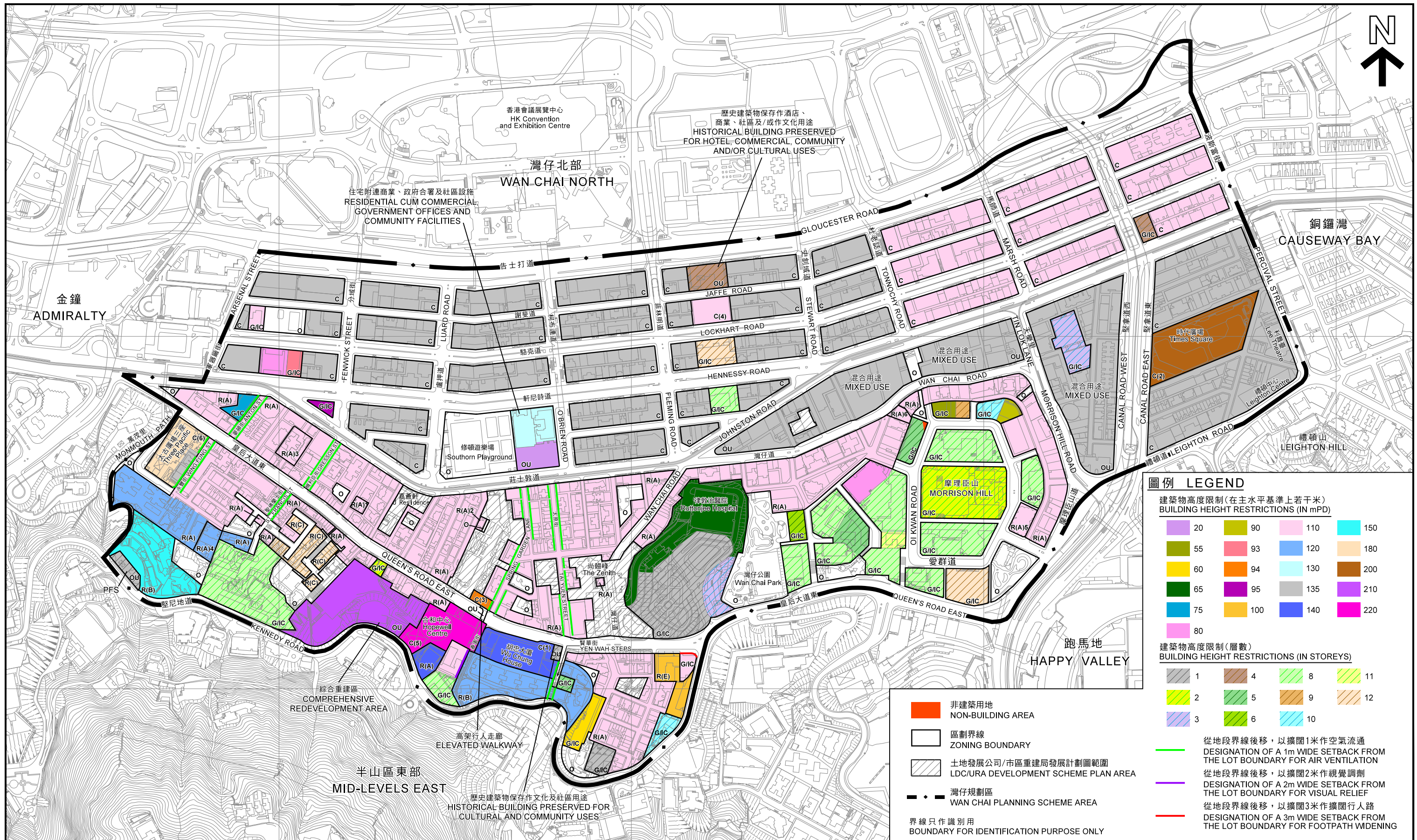
R2 R3 R51

\*意見編號C6沒有指明反對修訂項目E2  
\*COMMENT No. C6 IS NOT RELATED TO AMENDMENT ITEM E2

意見編號C9沒有指明相關的申述編號  
COMMENT No. C9 IS NOT RELATED TO ANY SPECIFIC REPRESENTATION

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

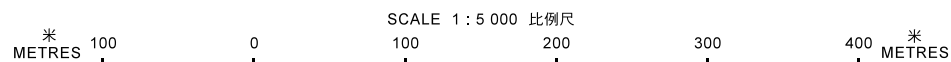




**現時灣仔區的建築物高度限制 EXISTING BUILDING HEIGHT PROFILE IN WAN CHAI AREA**

就灣仔分區計劃大綱草圖編號S/H5/28提出的申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9 TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

本摘要圖於2018年11月22日擬備，  
所根據的資料為測量圖編號11-SW-9C及D、11-SW-10C及D、11-SW-14A, B, C及D 和 11-SW-15A, B及C  
EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON SURVEY SHEETS No. 11-SW-9C&D, 11-SW-10C&D, 11-SW-14A, B, C&D AND 11-SW-15A, B&C



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H - 3

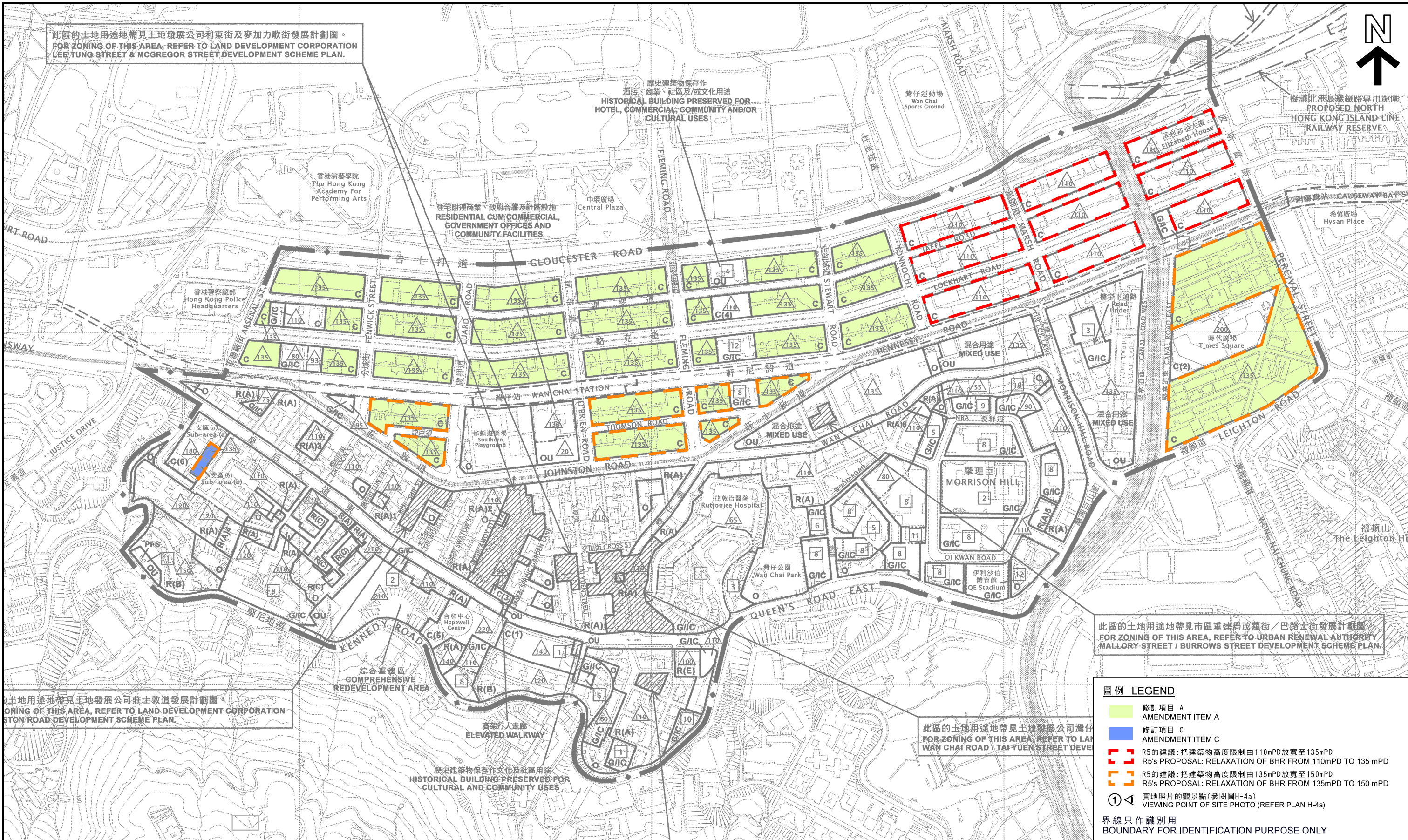


此區的土地用途地帶見土地發展公司利東街及麥加利街發展計劃圖。  
FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION  
LEE TUNG STREET & MCGREGOR STREET DEVELOPMENT SCHEME PLAN.

歷史建築物保存作  
酒店、商業、社區及/或文化用途  
HISTORICAL BUILDING PRESERVED FOR  
HOTEL, COMMERCIAL, COMMUNITY AND/OR  
CULTURAL USES

住宅附商業、政府合署及社區設施  
RESIDENTIAL CUM COMMERCIAL,  
GOVERNMENT OFFICES AND  
COMMUNITY FACILITIES.

擬議北港島綫鐵路專用範圍  
PROPOSED NORTH  
HONG KONG ISLAND LINE  
RAILWAY RESERVE



此區的土地用途地帶見市區重建局茂葉街/巴路士街發展計劃圖。  
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY  
MALLORY STREET / BURROWS STREET DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見土地發展公司莊士敦道發展計劃圖。  
FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION  
STON ROAD DEVELOPMENT SCHEME PLAN.

此區的土地用途地帶見土地發展公司灣仔  
FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION  
WAN CHAI ROAD / TAI YUEN STREET DEVELOPMENT SCHEME PLAN.

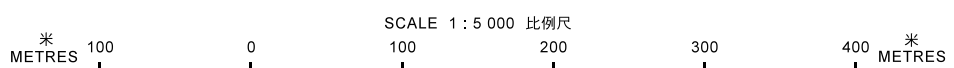
**圖例 LEGEND**

- 修訂項目 A  
AMENDMENT ITEM A
- 修訂項目 C  
AMENDMENT ITEM C
- R5的建議：把建築物高度限制由110mPD放寬至135mPD  
R5's PROPOSAL: RELAXATION OF BHR FROM 110mPD TO 135 mPD
- R5的建議：把建築物高度限制由135mPD放寬至150mPD  
R5's PROPOSAL: RELAXATION OF BHR FROM 135mPD TO 150 mPD
- 實地照片的觀景點(參閱圖H-4a)  
VIEWING POINT OF SITE PHOTO (REFER PLAN H-4a)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2018年12月12日擬備，  
所根據的資料為於2018年5月4日  
展示的分區計劃大綱圖編號S/H5/28  
EXTRACT PLAN PREPARED ON 12.12.2018  
BASED ON OUTLINE ZONING PLAN No.  
S/H5/28 EXHIBITED ON 4.5.2018

**修訂項目A及C的平面圖**  
**SITE PLAN OF AMENDMENT ITEMS A AND C**  
就灣仔分區計劃大綱草圖編號S/H5/28提出的申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

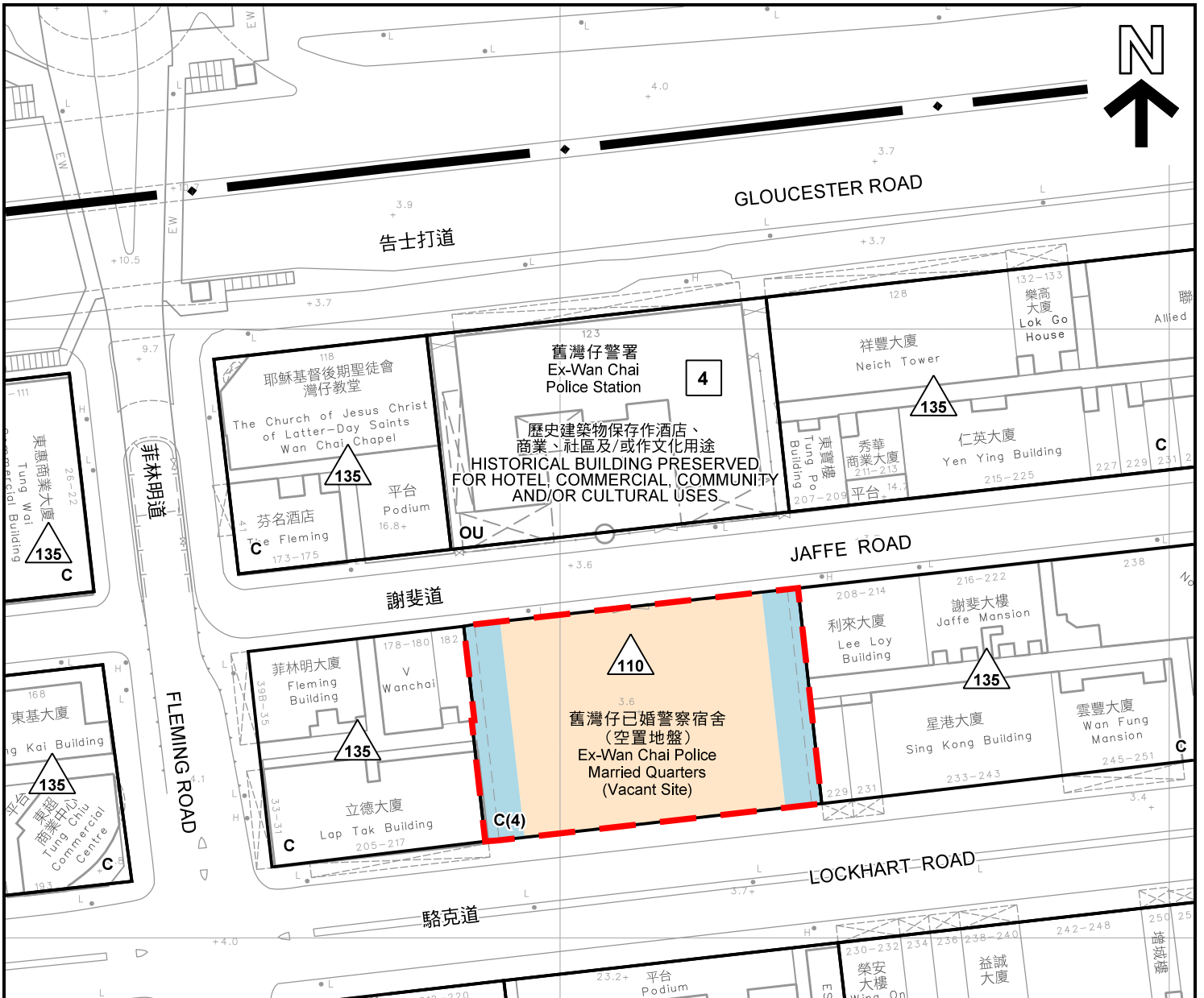


**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**R/S/H5/28**

圖 PLAN  
H - 4





**圖例 LEGEND**

- 修訂項目 B  
AMENDMENT ITEM B
- 修訂項目 F2  
AMENDMENT ITEM F2
- R5的建議: 把「商業(4)」地帶改劃為「休憩用地」地帶  
R5's PROPOSAL: REZONE FROM "C(4)" TO "O" ZONE
- C** 商業  
COMMERCIAL
- G/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- OU** 其他指定用途  
OTHER SPECIFIED USES
- 最高建築物高度 (在主要水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (IN MPD)
- 最高建築物高度 (樓層數目)  
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 實地照片的觀景點 (參閱圖H-5a)  
VIEWING POINT OF SITE PHOTO (REFER PLAN H-5a)
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**修訂項目B及F2的平面圖  
SITE PLAN OF AMENDMENT ITEMS B & F2**

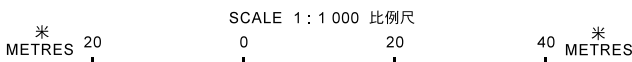
就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

**規劃署  
PLANNING  
DEPARTMENT**



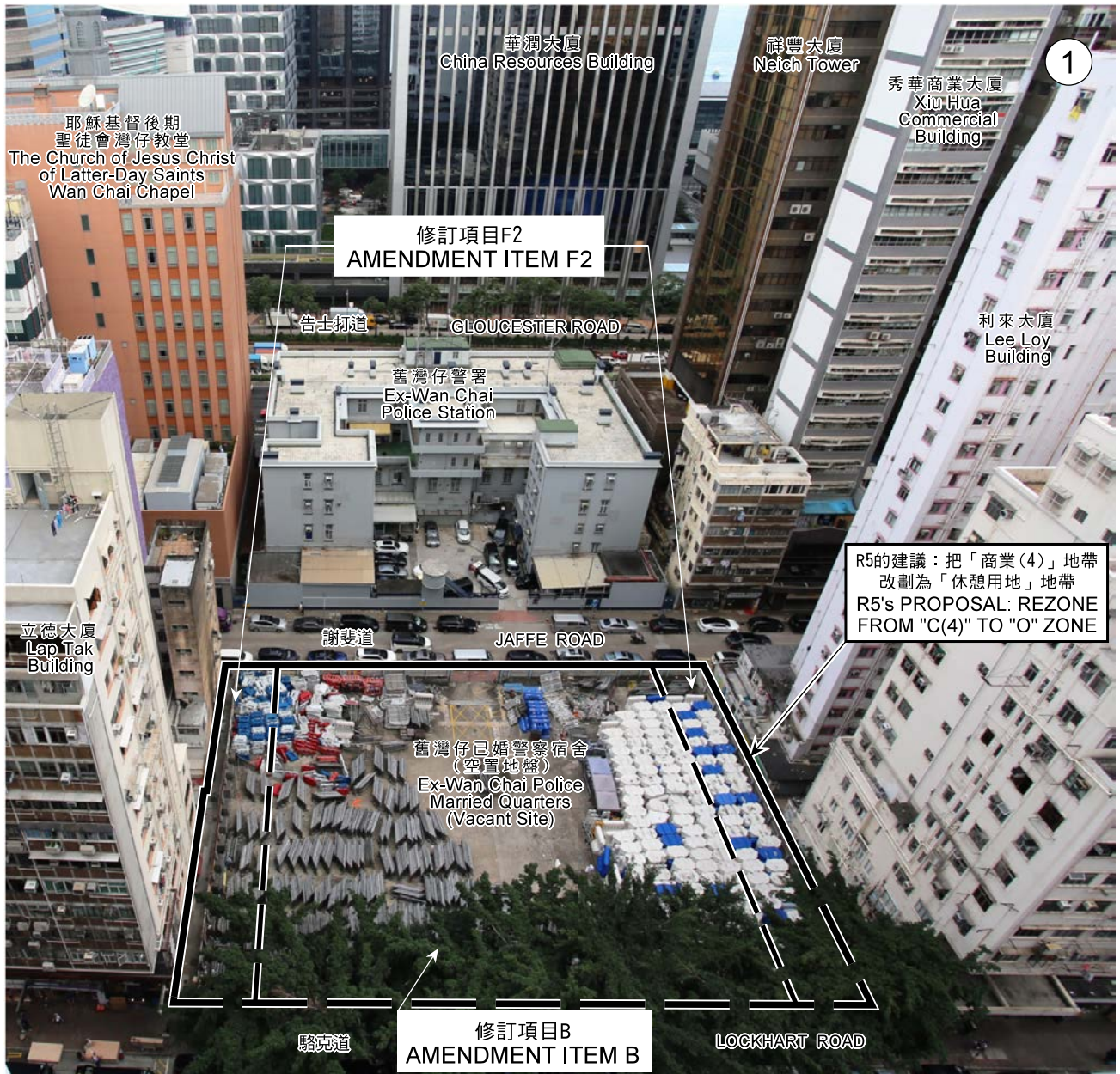
參考編號  
REFERENCE No.  
**R/S/H5/28**

圖 PLAN  
**H - 5**



本摘要圖於2018年12月12日擬備,  
所根據的資料為測量圖編號  
11-SW-10C及15A  
EXTRACT PLAN PREPARED ON 12.12.2018  
BASED ON SURVEY SHEETS No.  
11-SW-10C AND 15A





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

修訂項目B及F2的實地照片  
SITE PHOTO OF AMENDMENT ITEMS B & F2

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT

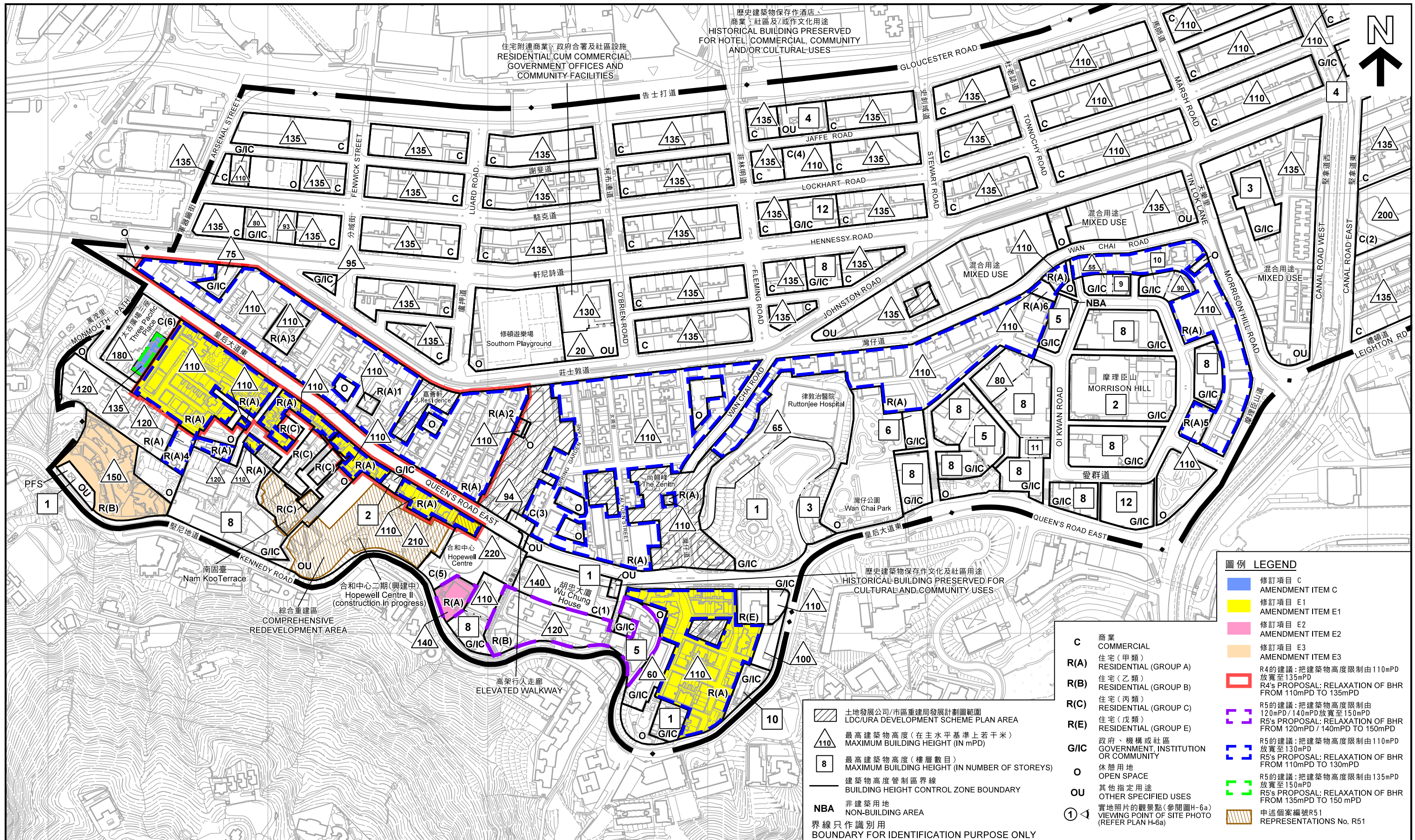


參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-5a

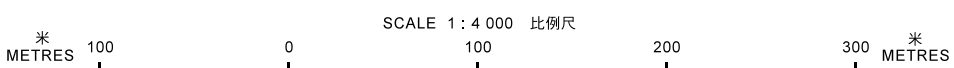
本圖於2018年12月12日擬備，  
所根據的資料為攝於  
2018年12月3日的實地照片  
PLAN PREPARED ON 12.12.2018  
BASED ON SITE PHOTO  
TAKEN ON 3.12.2018





修訂項目C、E1、E2及E3的平面圖  
 SITE PLAN OF AMENDMENT ITEMS C, E1, E2 AND E3

就灣仔分區計劃大綱草圖編號S/H5/28提出的申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
 CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9 TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28



本摘要圖於2018年12月12日擬備，  
 所根據的資料為測量圖編號  
 11-SW-9C及D、11-SW-10C及D、  
 11-SW-14A, B, C及D 和 11-SW-15A, B及C  
 EXTRACT PLAN PREPARED ON 12.12.2018  
 BASED ON SURVEY SHEETS No.  
 11-SW-9C&D, 11-SW-10C&D,  
 11-SW-14A, B, C&D AND 11-SW-15A, B&C

規劃署  
 PLANNING DEPARTMENT

參考編號  
 REFERENCE No.  
 R/S/H5/28

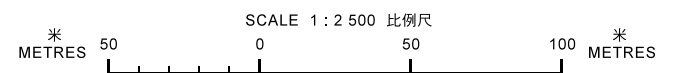
圖 PLAN  
 H - 6





本摘要圖於2018年12月12日擬備，  
所根據的資料為測量圖編號  
11-SW-15A及B  
EXTRACT PLAN PREPARED ON 12.12.2018  
BASED ON SURVEY SHEETS No.  
11-SW-15A & B

**修訂項目D及E4的平面圖**  
**SITE PLAN OF AMENDMENT ITEMS D AND E4**  
就灣仔分區計劃大綱草圖編號S/H5/28提出的申述個案編號R1-R75，  
以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28



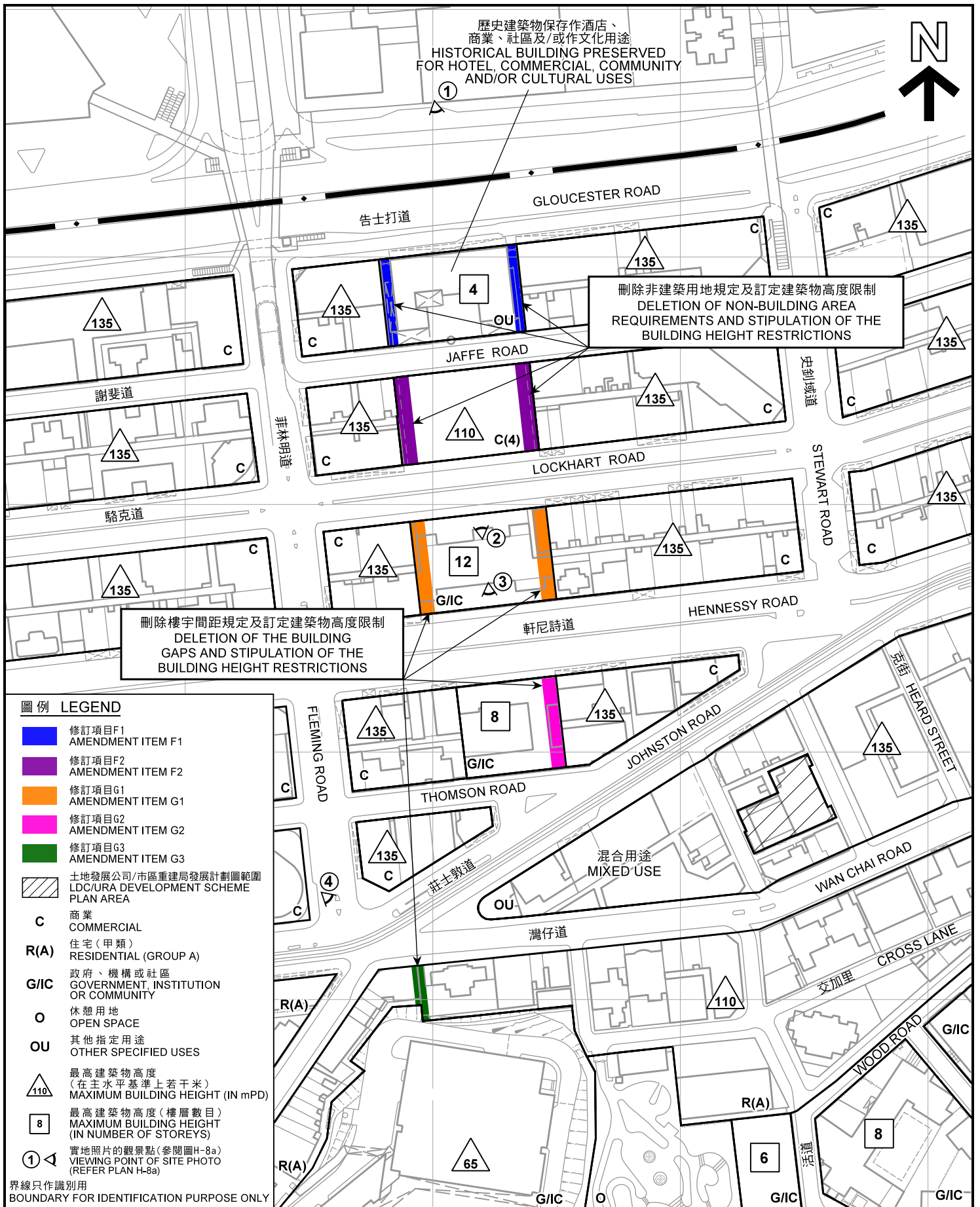
**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
**R/S/H5/28**

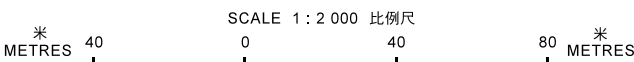
**圖 PLAN**  
**H - 7**





修訂項目F1, F2, G1, G2及G3的平面圖  
SITE PLAN OF AMENDMENT ITEMS F1, F2, G1, G2 AND G3

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H - 8

本摘要圖於2018年11月22日擬備,  
所根據的資料為測量圖編號  
11-SW-10C及15A  
EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON SURVEY SHEETS No.  
11-SW-10C AND 15A





告士打道  
GLOUCESTER ROAD



軒尼詩道  
HENNESSY ROAD



駱克道  
LOCKHART ROAD



灣仔道  
WAN CHAI ROAD

本圖於2018年11月22日擬備，  
所根據的資料為攝於  
2017年11月29日的實地照片  
PLAN PREPARED ON 22.11.2018  
BASED ON SITE PHOTOS  
TAKEN ON 29.11.2017

修訂項目F1, F2, G1, G2及G3的實地照片  
SITE PHOTOS OF AMENDMENT ITEMS F1, F2, G1, G2 & G3

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

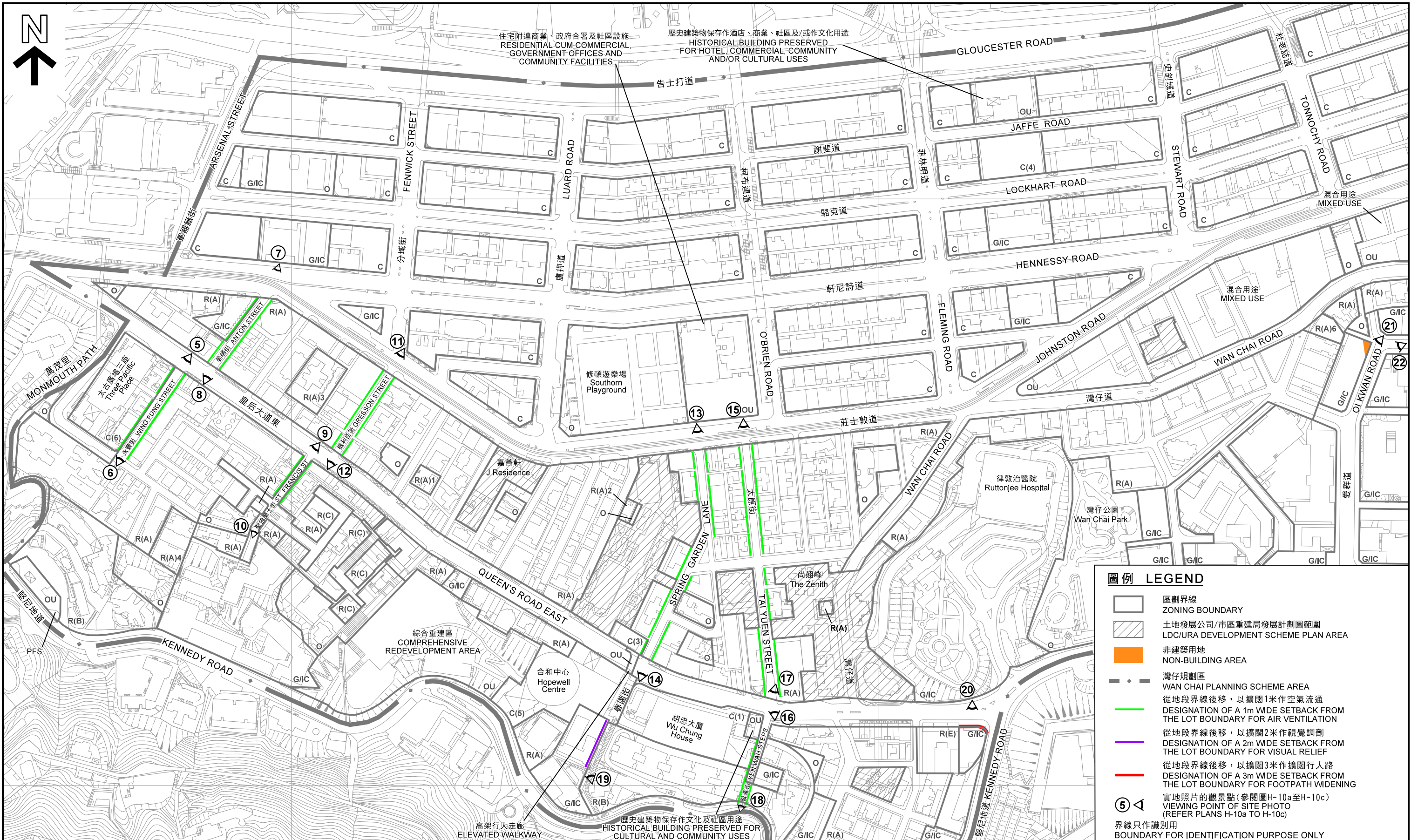
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H - 8a

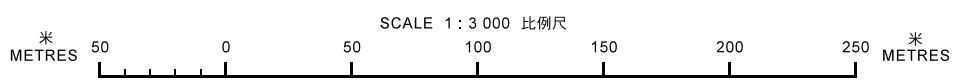




**圖例 LEGEND**


- 區劃界線  
ZONING BOUNDARY
- 土地發展公司/市區重建局發展計劃圖範圍  
LDC/URA DEVELOPMENT SCHEME PLAN AREA
- 非建築用地  
NON-BUILDING AREA
- 灣仔規劃區  
WAN CHAI PLANNING SCHEME AREA
- 從地段界線後移，以擴闊1米作空氣流通  
DESIGNATION OF A 1m WIDE SETBACK FROM THE LOT BOUNDARY FOR AIR VENTILATION
- 從地段界線後移，以擴闊2米作視覺調劑  
DESIGNATION OF A 2m WIDE SETBACK FROM THE LOT BOUNDARY FOR VISUAL RELIEF
- 從地段界線後移，以擴闊3米作擴闊行人路  
DESIGNATION OF A 3m WIDE SETBACK FROM THE LOT BOUNDARY FOR FOOTPATH WIDENING
- 實地照片的觀景點(參閱圖H-10a至H-10c)  
VIEWING POINT OF SITE PHOTO (REFER PLANS H-10a TO H-10c)
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**現時灣仔區的非建築用地及後移要求**  
**CURRENT NON-BUILDING AREA AND SETBACK REQUIREMENTS IN WAN CHAI AREA**  
 就灣仔分區計劃大綱草圖編號S/H5/28提出的申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
 CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
 TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28



本摘要圖於2018年11月22日擬備，  
 所根據的資料為測量圖編號11-SW-9D、11-SW-10C、  
 11-SW-14A、B、C及D和11-SW-15A及C  
 EXTRACT PLAN PREPARED ON 22.11.2018  
 BASED ON SURVEY SHEETS No. 11-SW-9D, 11-SW-10C,  
 11-SW-14A, B, C&D AND 11-SW-15A&C

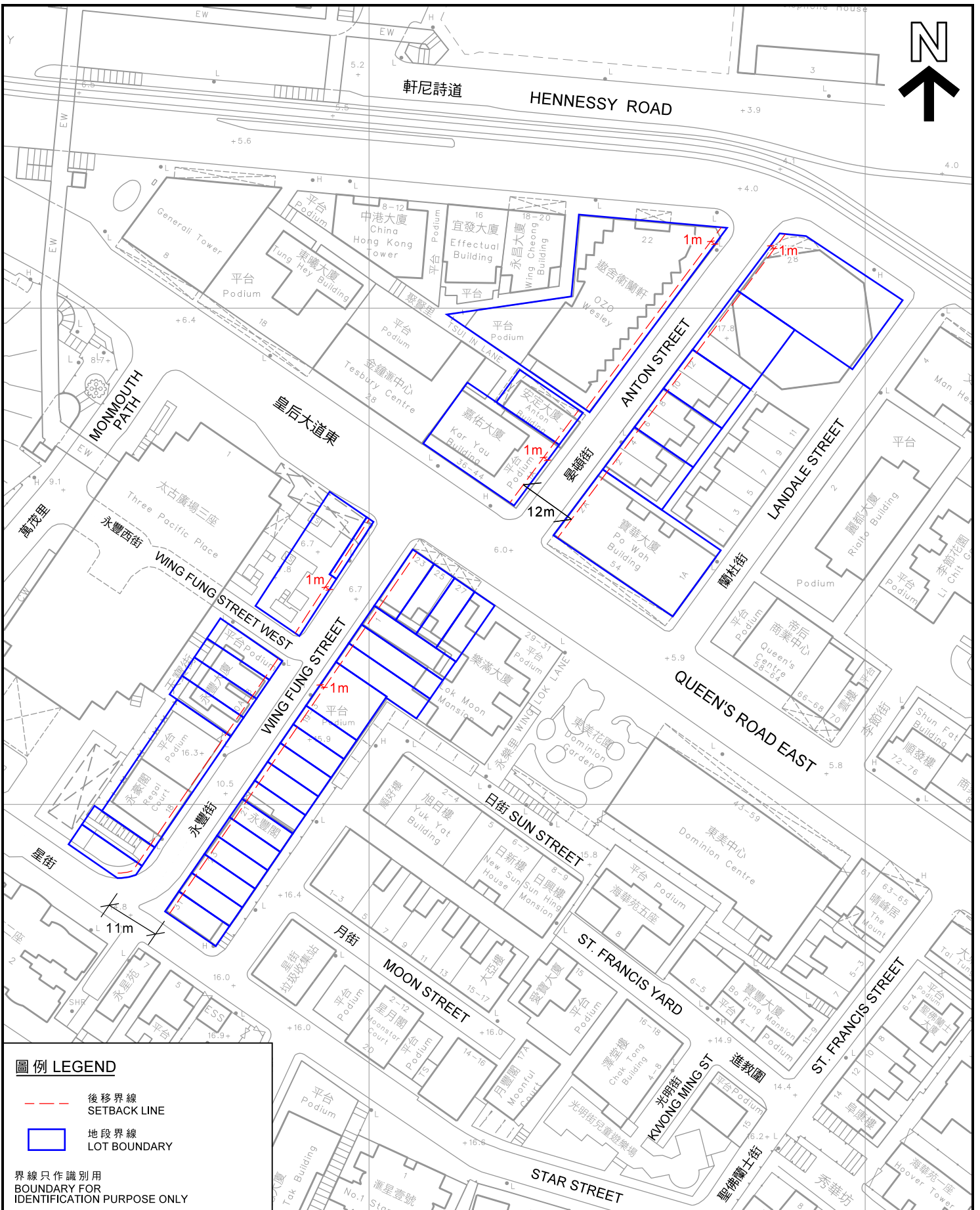
**規劃署**  
**PLANNING DEPARTMENT**



參考編號  
 REFERENCE No.  
**R/S/H5/28**

**圖 PLAN**  
**H - 9**





**圖例 LEGEND**

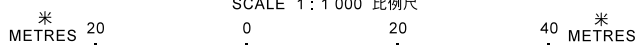
- 後移界線  
SETBACK LINE
- 地段界線  
LOT BOUNDARY

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

**後移要求 (永豐街/晏頓街) 的平面圖  
SITE PLAN OF SETBACK REQUIREMENTS  
(WING FUNG STREET / ANTON STREET)**

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

SCALE 1:1 000 比例尺



**規劃署  
PLANNING  
DEPARTMENT**



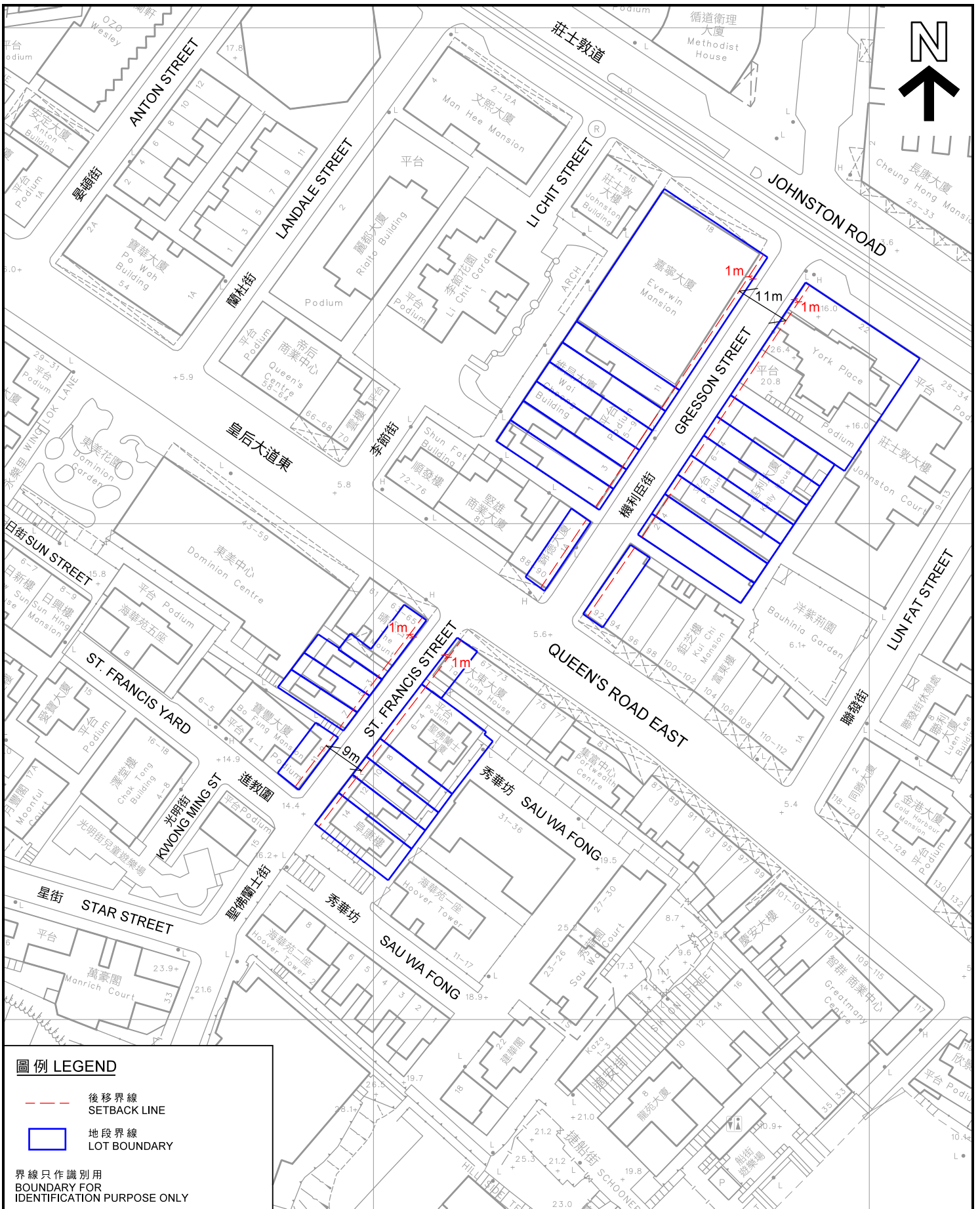
參考編號  
REFERENCE No.  
**R/S/H5/28**

**圖 PLAN**  
**H - 9a**

本摘要圖於2018年11月22日擬備，  
所根據的資料為測量圖編號  
11-SW-14B

EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON SURVEY SHEET No.  
11-SW-14B





**圖例 LEGEND**

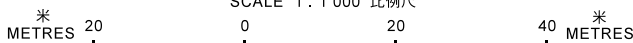
- - - 後移界線  
SETBACK LINE
- 地段界線  
LOT BOUNDARY

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

**後移要求 (聖佛蘭士街 / 機利臣街) 的平面圖  
SITE PLAN OF SETBACK REQUIREMENTS  
(ST. FRANCIS STREET / GRESSON STREET)**

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

SCALE 1 : 1 000 比例尺



**規劃署  
PLANNING  
DEPARTMENT**



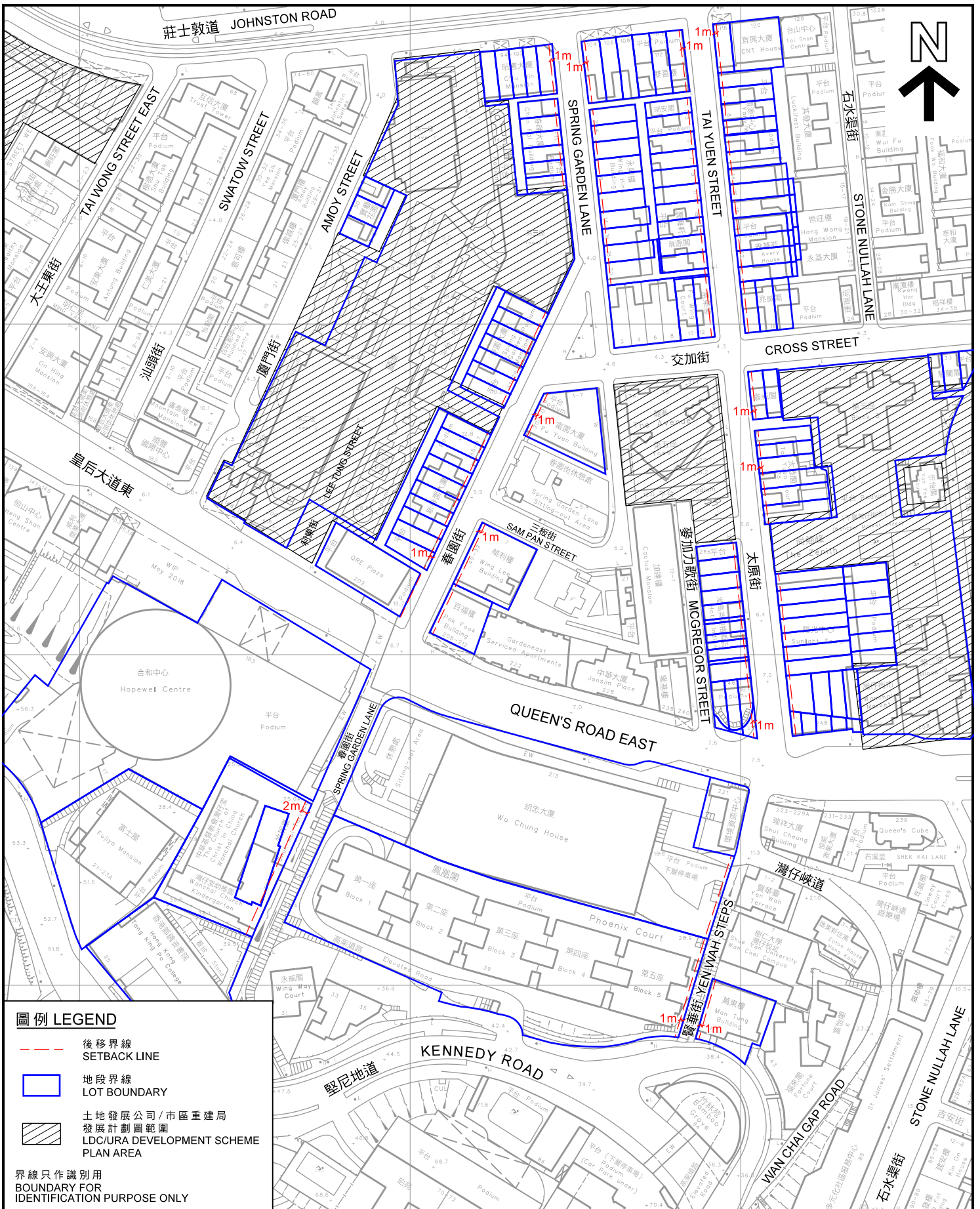
參考編號  
REFERENCE No.  
**R/S/H5/28**

**圖 PLAN**  
**H - 9b**

本摘要圖於2018年11月22日擬備，  
所根據的資料為測量圖編號  
11-SW-14B

EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON SURVEY SHEET No.  
11-SW-14B





**圖例 LEGEND**

- 後移界線  
SETBACK LINE
- 地段界線  
LOT BOUNDARY
- 土地發展公司/市區重建局  
發展計劃圖範圍  
LDC/URA DEVELOPMENT SCHEME  
PLAN AREA

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

**後移要求(春園街及太原街/賢華街/灣仔峽道)的平面圖  
SITE PLAN OF SETBACK REQUIREMENTS  
(SPRING GARDEN LANE AND TAI YUEN STREET /  
YEN WAH STEPS / WAN CHAI GAP ROAD)**

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

SCALE 1 : 1 500 比例尺

米 25 0 25 50 米  
METRES METRES

**規劃署  
PLANNING  
DEPARTMENT**



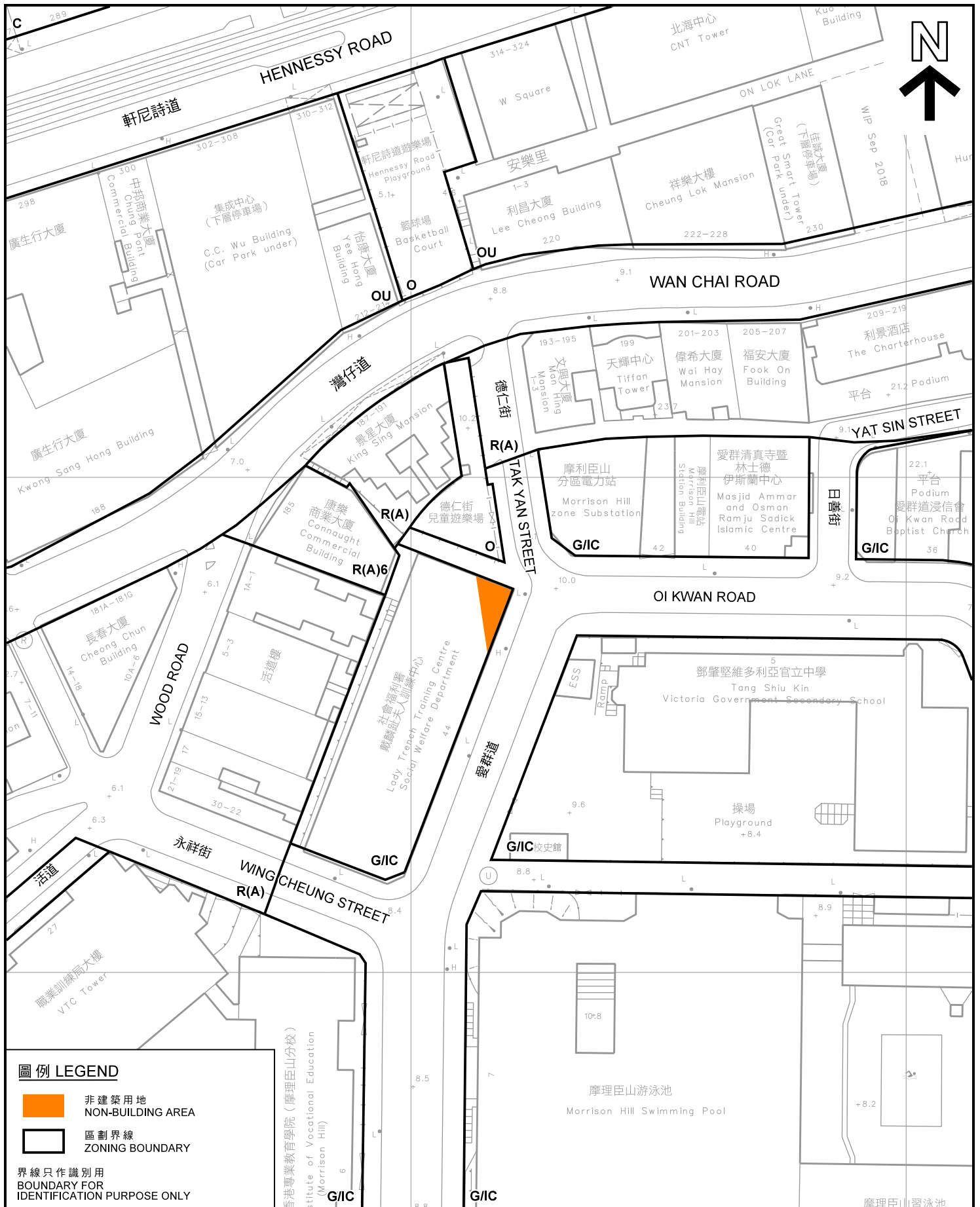
參考編號  
REFERENCE No.  
**R/S/H5/28**

**圖 PLAN**  
**H - 9c**

本摘要圖於2018年11月22日擬備,  
所根據的資料為測量圖編號  
11-SW-14B及D

EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON SURVEY SHEETS No.  
11-SW-14B&D





**圖例 LEGEND**

- 非建築用地  
NON-BUILDING AREA
- 區劃界線  
ZONING BOUNDARY

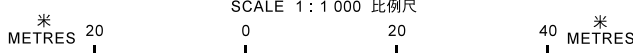
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2018年11月22日擬備，  
所根據的資料為測量圖編號  
11-SW-15A

EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON SURVEY SHEET No.  
11-SW-15A

**非建築用地(愛群道)的平面圖  
SITE PLAN OF NON-BUILDING AREA  
(OI KWAN ROAD)**

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28  
SCALE 1: 1 000 比例尺



**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**R/S/H5/28**

**圖 PLAN**  
H - 9d





永豐街  
WING FUNG STREET



晏頓街  
ANTON STREET



聖佛蘭士街  
ST. FRANCIS STREET



永豐街  
WING FUNG STREET



晏頓街  
ANTON STREET



聖佛蘭士街  
ST. FRANCIS STREET

本圖於2018年11月22日擬備，  
所根據的資料為攝於  
2017年12月5日的實地照片  
PLAN PREPARED ON 22.11.2018  
BASED ON SITE PHOTOS  
TAKEN ON 5.12.2017

現時後移要求的實地照片  
SITE PHOTOS OF CURRENT  
SETBACK REQUIREMENTS

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-10a





機利臣街  
GRESSON STREET



春園街  
SPRING GARDEN LANE



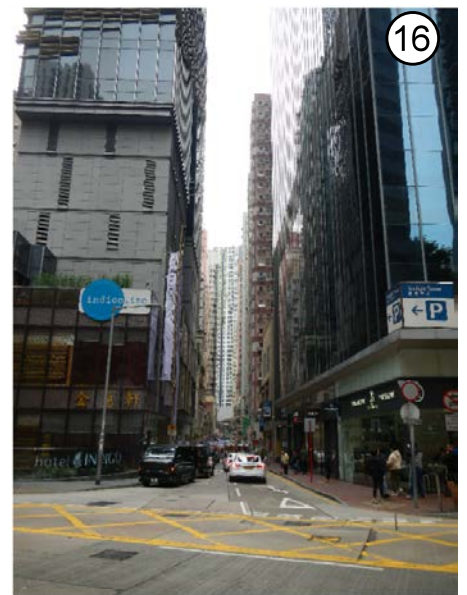
太原街  
TAI YUEN STREET



機利臣街  
GRESSON STREET



春園街  
SPRING GARDEN LANE



太原街  
TAI YUEN STREET

本圖於2018年11月22日擬備，  
所根據的資料為攝於  
2017年12月5日的實地照片  
PLAN PREPARED ON 22.11.2018  
BASED ON SITE PHOTOS  
TAKEN ON 5.12.2017

現時後移要求的實地照片  
SITE PHOTOS OF CURRENT  
SETBACK REQUIREMENTS

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-10b





賢華街  
YEN WAH STEPS



春園街  
SPRING GARDEN LANE



愛群道  
OI KWAN ROAD



賢華街  
YEN WAH STEPS



皇后大道東  
QUEEN'S ROAD EAST



愛群道  
OI KWAN ROAD

本圖於2018年11月22日擬備，  
所根據的資料為攝於  
2017年12月5日及  
2018年3月28日的實地照片  
PLAN PREPARED ON 22.11.2018  
BASED ON SITE PHOTOS  
TAKEN ON 5.12.2017  
AND 28.3.2018

現時後移要求的實地照片  
SITE PHOTOS OF CURRENT  
SETBACK REQUIREMENTS

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

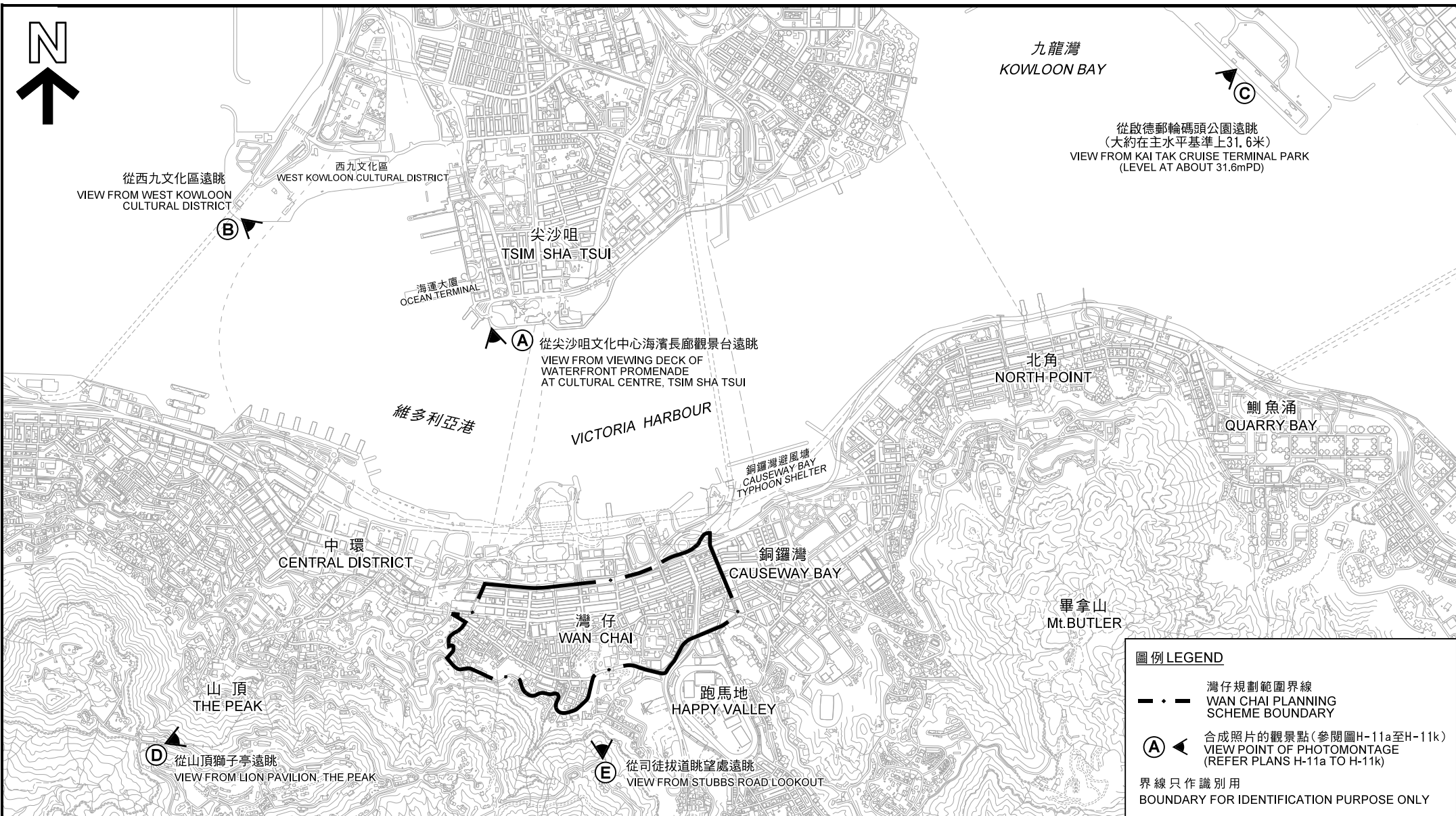
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

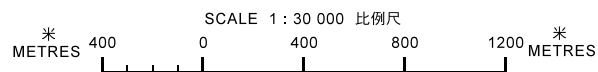
圖 PLAN  
H-10c





### 觀景點 VIEWING POINTS

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28



本摘要圖於2018年11月22日擬備,  
所根據的資料為地形圖編號HM20C  
EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON TOPOGRAPHIC MAP  
No. HM20C

規劃署  
PLANNING  
DEPARTMENT

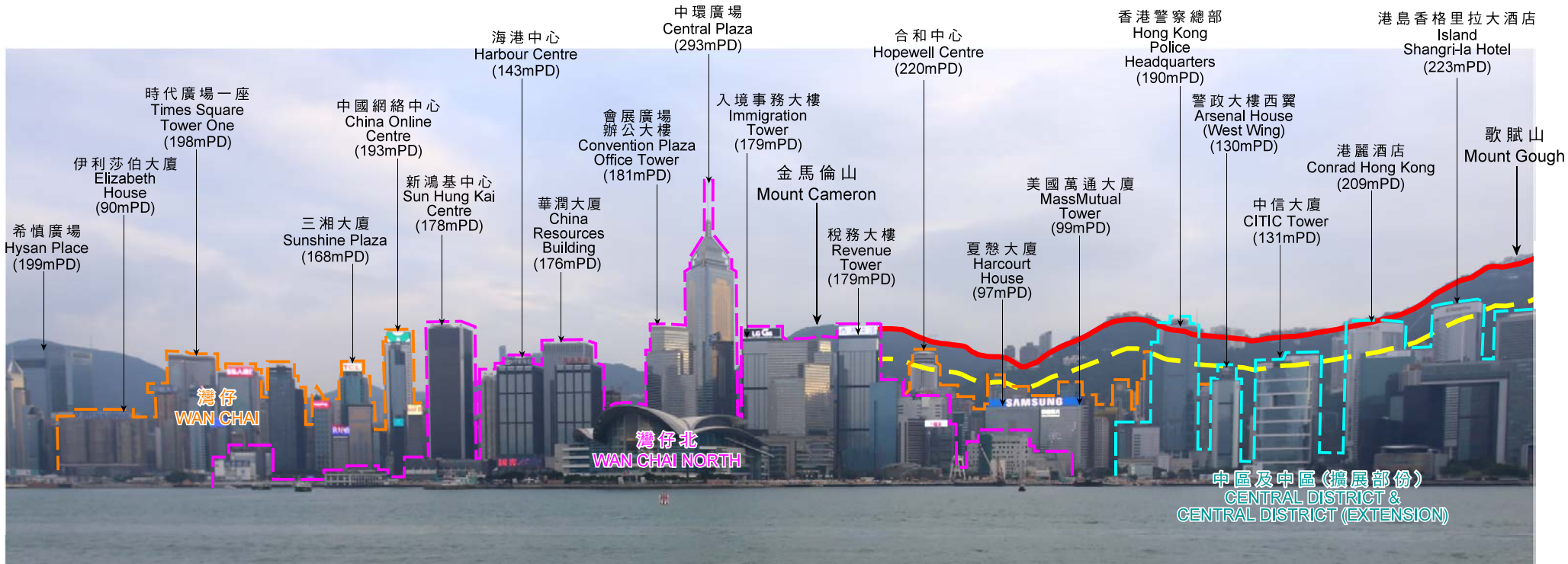


參考編號  
REFERENCE No.  
R/S/H5/28

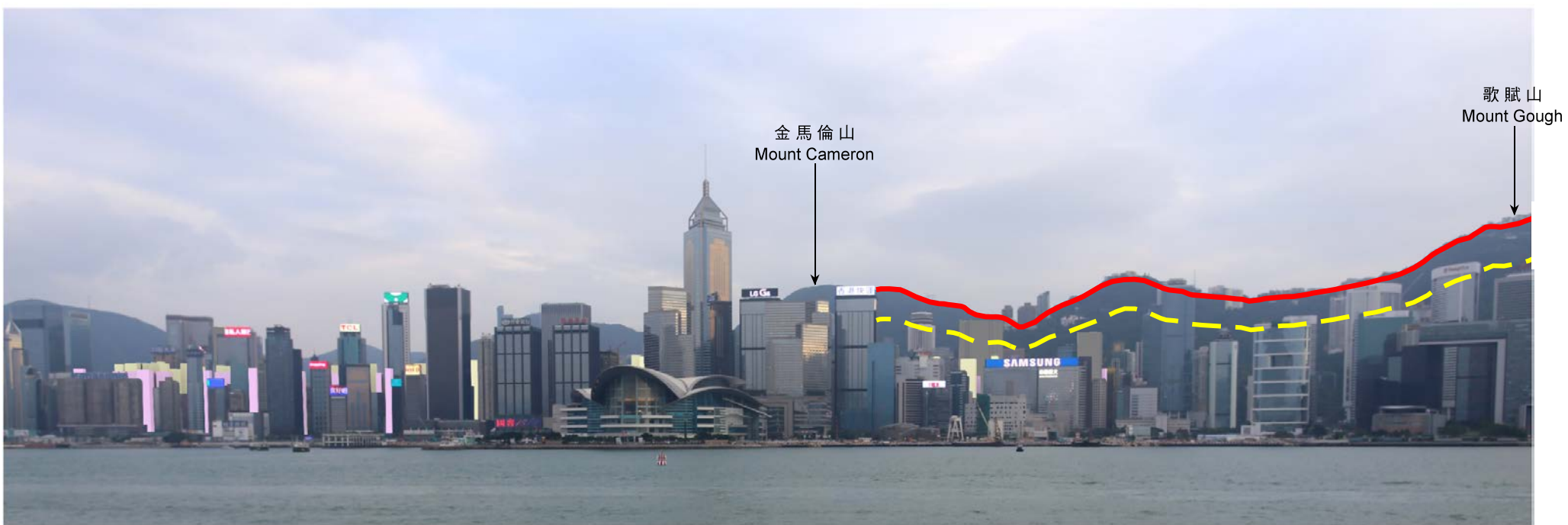
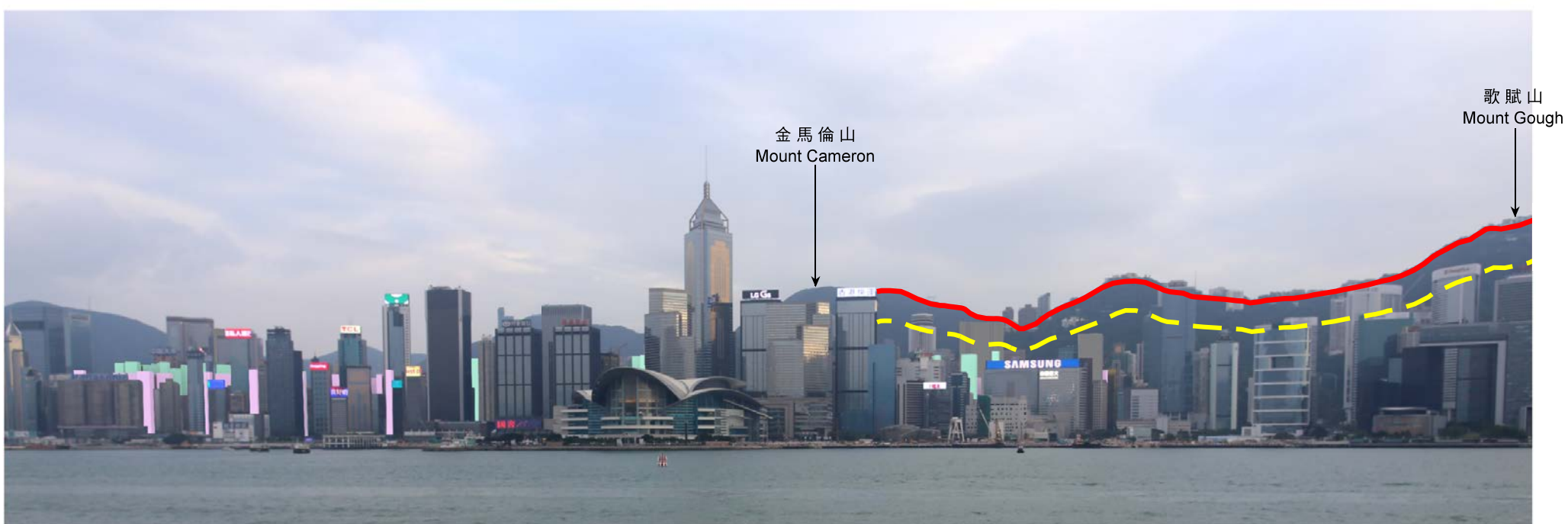
圖 PLAN  
H-11



觀景點 VIEWING POINT A



現有景觀 EXISTING VIEW



從尖沙咀(香港文化中心)遠眺  
VIEW FROM TSIM SHA TSUI (HONG KONG CULTURAL COMPLEX)

須保存的山脊線  
RIDGELINES TO BE PRESERVED

虛線以上為保留20%不受建築物遮擋地帶  
ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE

建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年11月22日擬備，所根據的資料為攝於2017年11月9日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON SITE PHOTO TAKEN ON 9.11.2017

灣仔區的建築物高度的合成照片  
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9 TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING DEPARTMENT

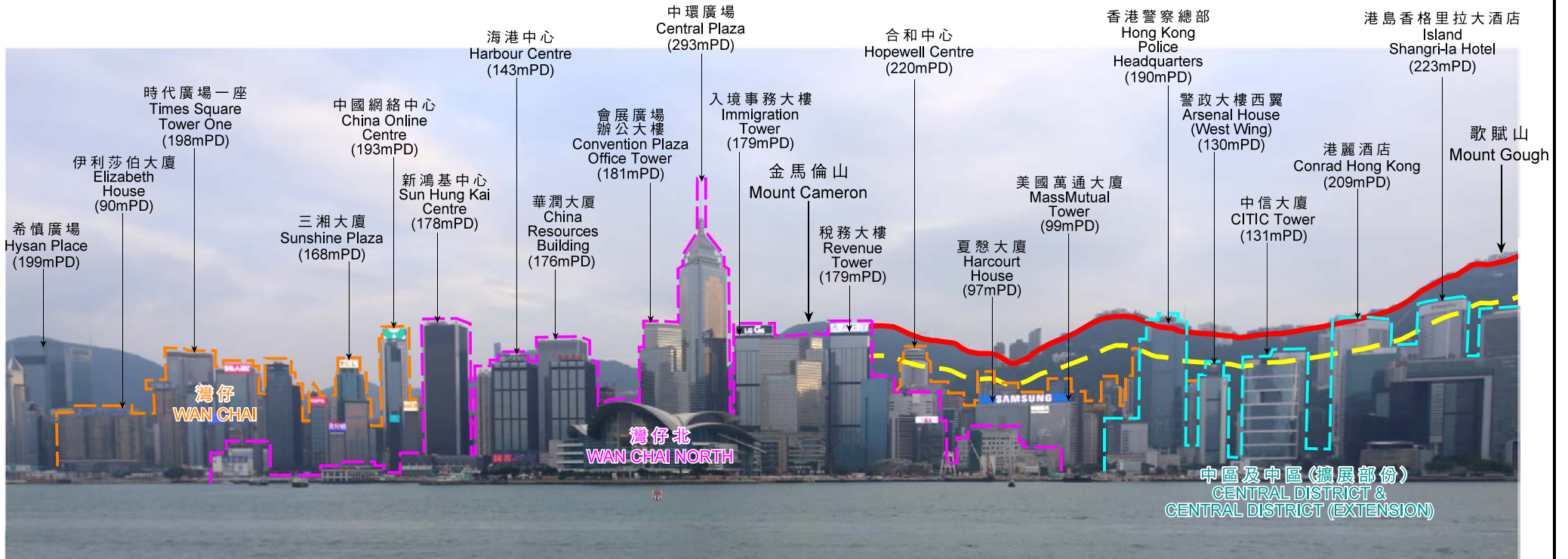


參考編號  
REFERENCE No.  
R/S/H5/28

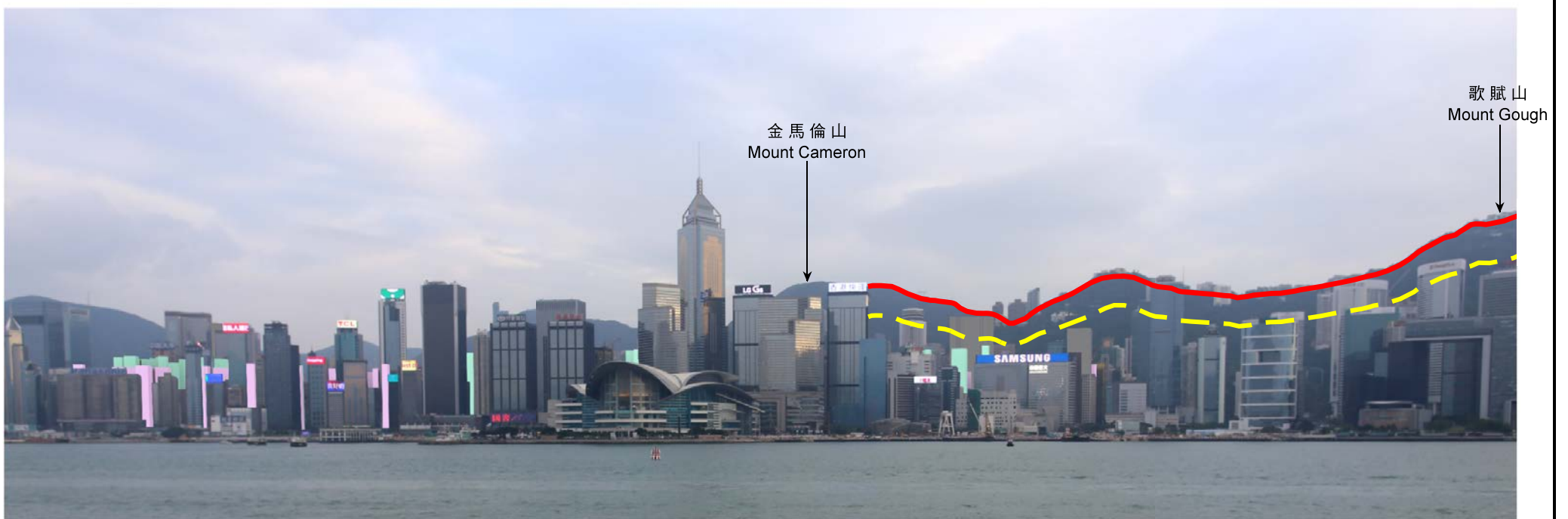
圖 PLAN  
H-11a



觀景點 VIEWING POINT A

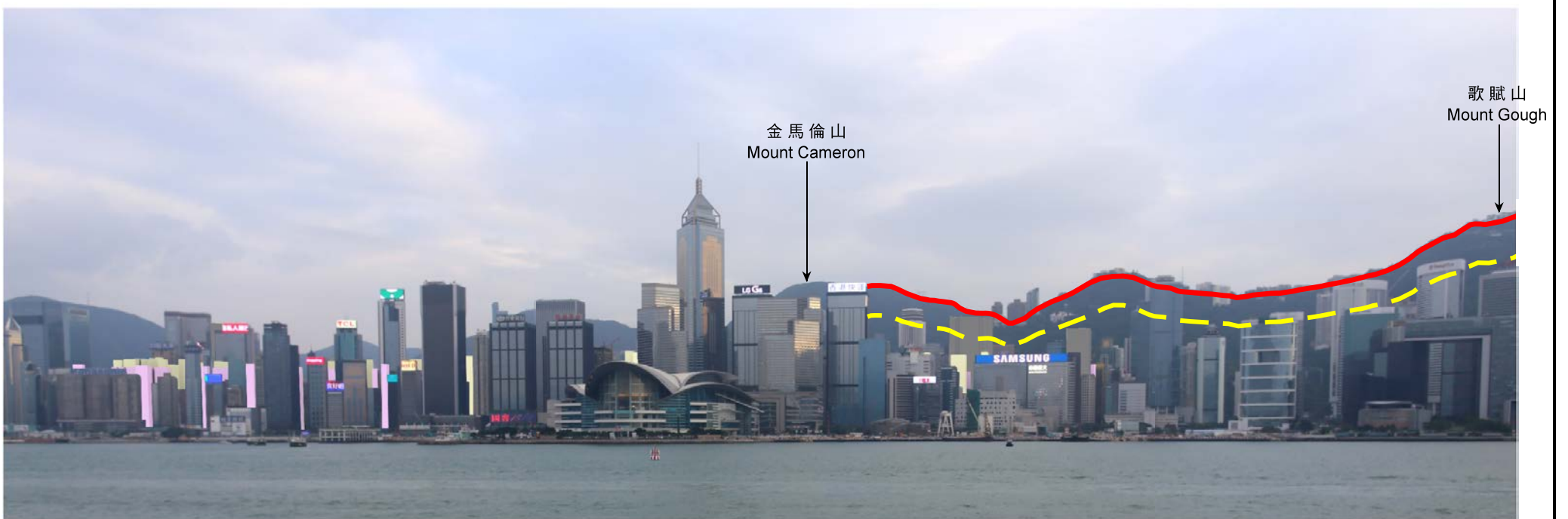


現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

110mPD 130mPD 已批准之發展 COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 已批准之發展 COMMITTED DEVELOPMENT

從尖沙咀(香港文化中心)遠眺  
VIEW FROM TSIM SHA TSUI (HONG KONG CULTURAL COMPLEX)

須保存的山脊線 RIDGELINES TO BE PRESERVED  
虛線以上為保留20%不受建築物遮擋地帶 ABOVE THE DOTTED LINE: THE 20% BUILDING FREE ZONE  
建築物高度在主水平基準上若干米 BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)  
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年11月22日擬備，所根據的資料為攝於2017年11月9日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON SITE PHOTO TAKEN ON 9.11.2017

灣仔區的建築物高度的合成照片  
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT

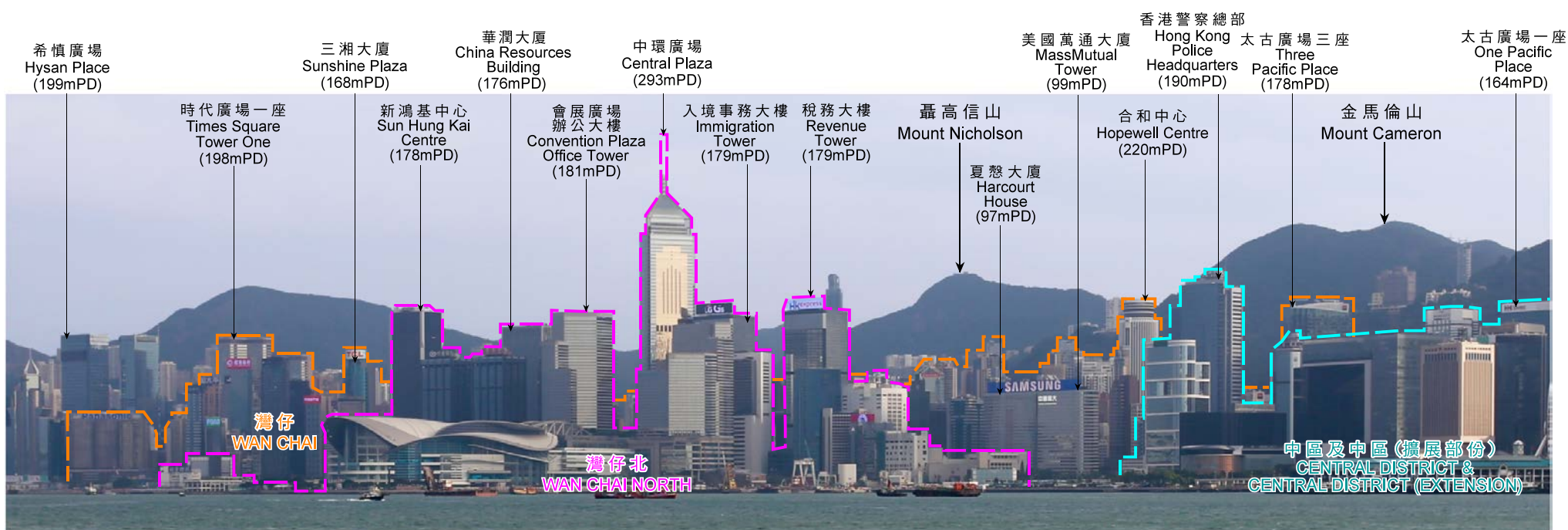


參考編號  
REFERENCE No.  
R/S/H5/28

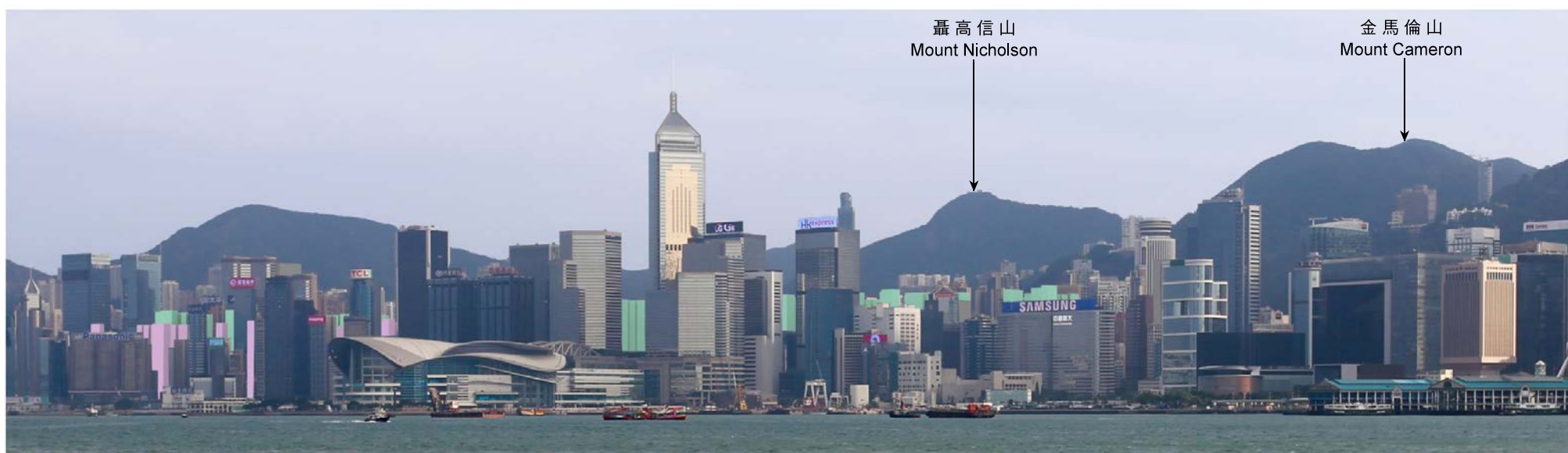
圖 PLAN  
H-11b



觀景點 VIEWING POINT B



現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

100mPD 110mPD 130mPD 已批准之發展  
COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 已批准之發展  
COMMITTED DEVELOPMENT

從西九文化區遠眺  
VIEW FROM WEST KOWLOON CULTURAL DISTRICT

建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL  
DATUM (mPD)  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年11月22日擬備，所根據的資料為攝於2017年11月9日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON  
SITE PHOTO TAKEN ON 9.11.2017

灣仔區的建築物高度的合成照片  
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT

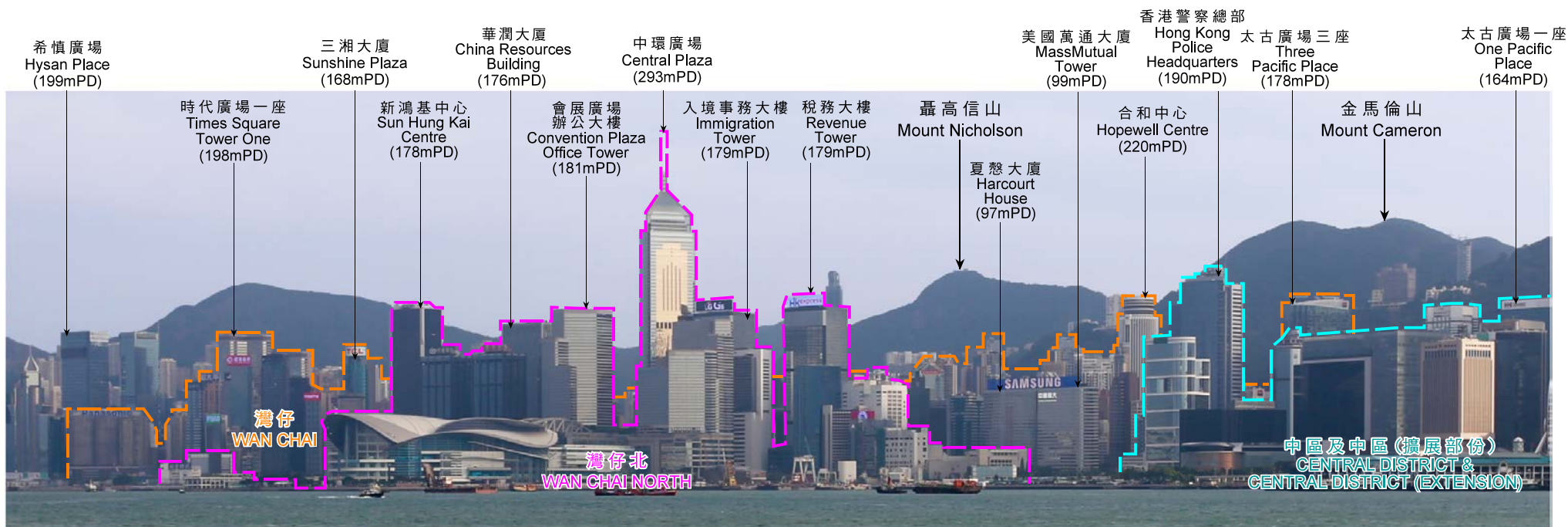


參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-11c



觀景點 VIEWING POINT B



現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

100mPD 110mPD 130mPD 已批准之發展  
COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 已批准之發展  
COMMITTED DEVELOPMENT

從西九文化區遠眺  
VIEW FROM WEST KOWLOON CULTURAL DISTRICT

建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL  
DATUM (mPD)  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年11月22日擬備，所根據的資料為攝於2017年11月9日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON  
SITE PHOTO TAKEN ON 9.11.2017

灣仔區的建築物高度的合成照片  
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT

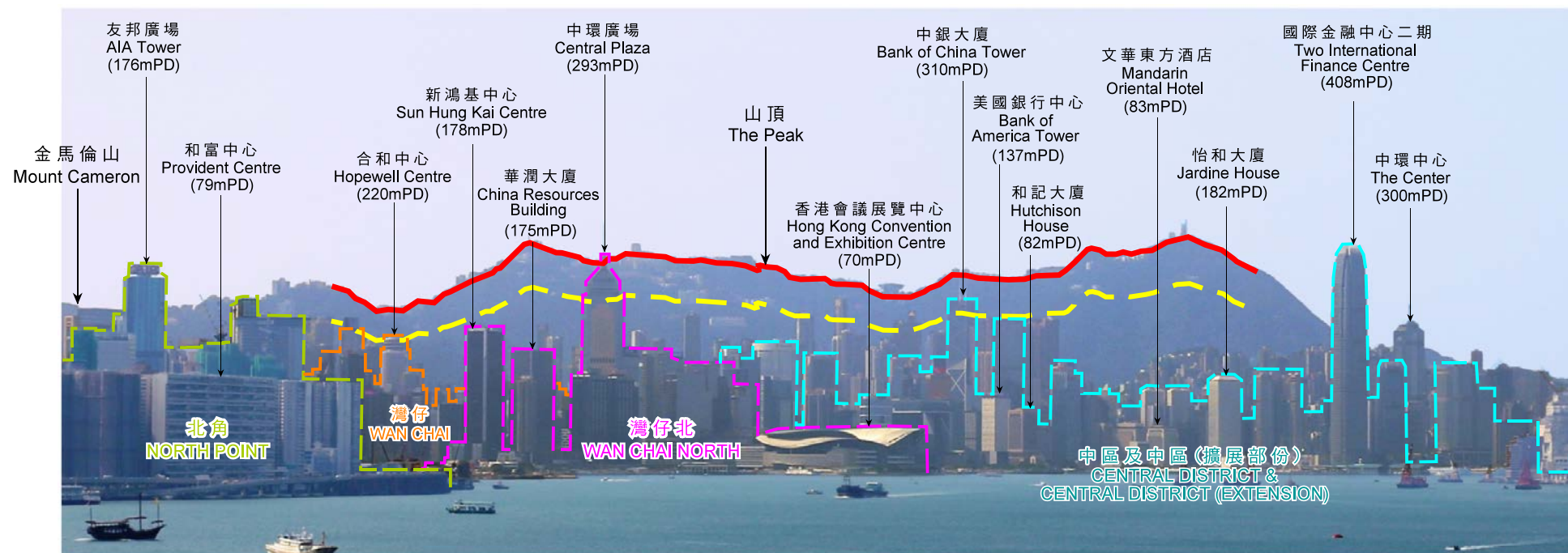


參考編號  
REFERENCE No.  
R/S/H5/28

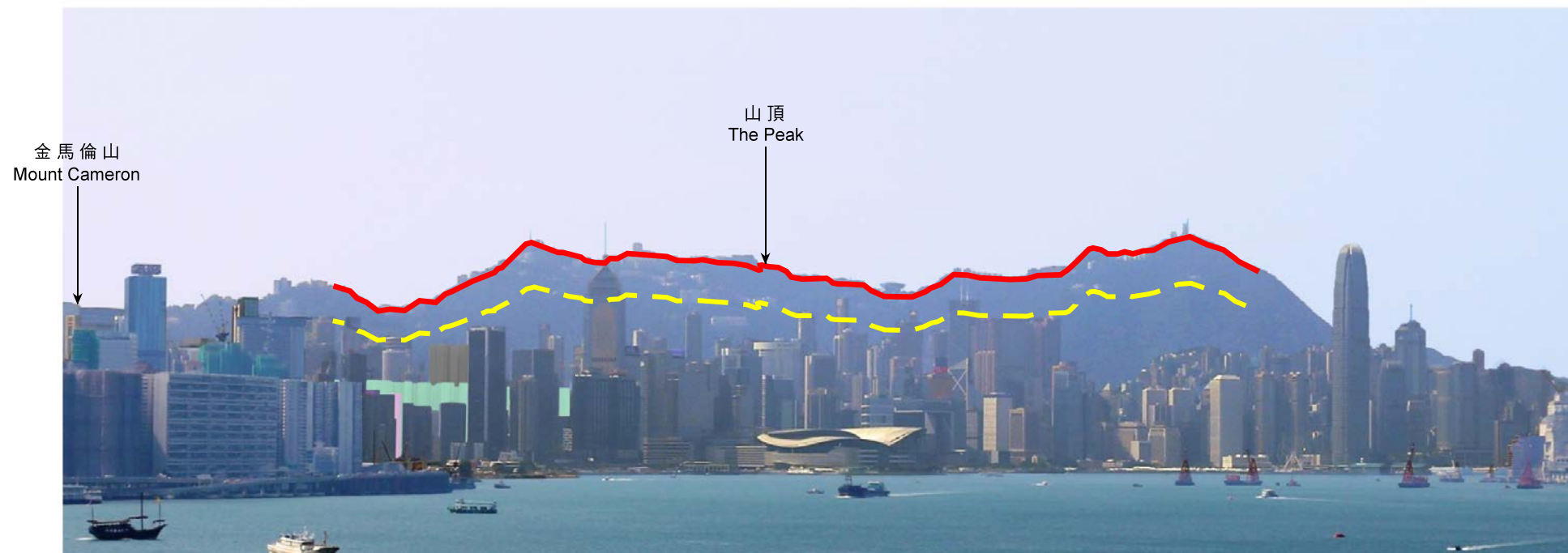
圖 PLAN  
H-11d



觀景點 VIEWING POINT C

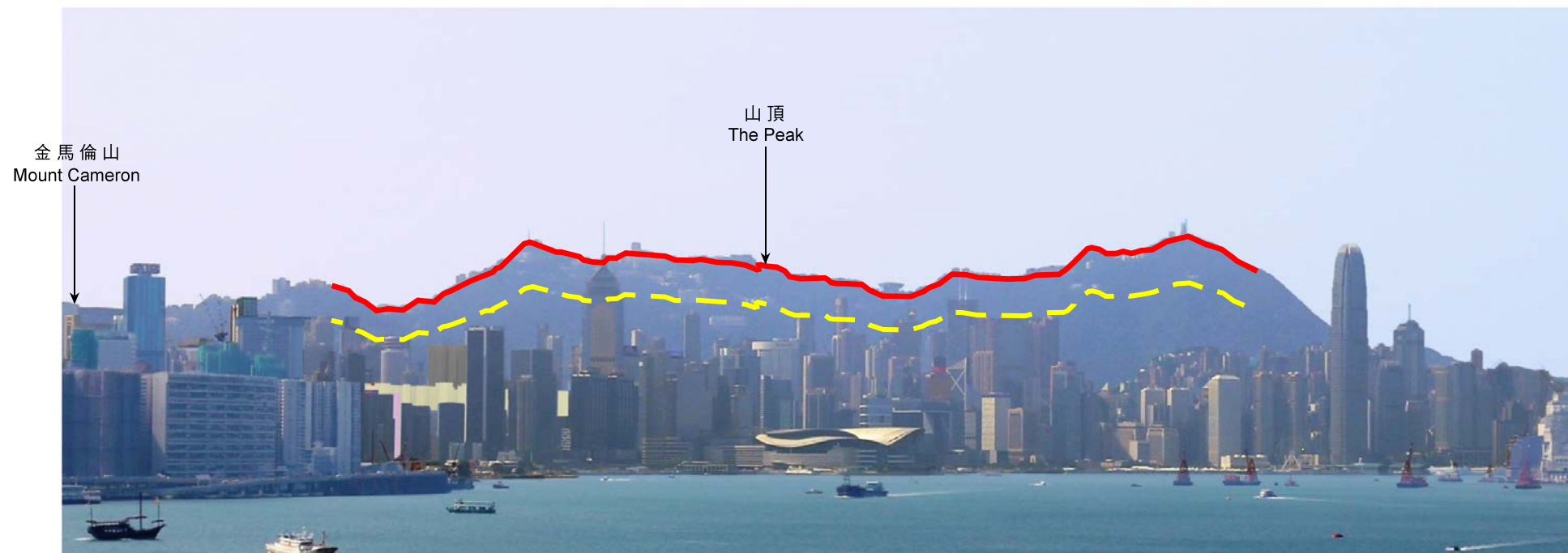


現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

110mPD 130mPD 已批准之發展  
COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 140mPD 已批准之發展  
COMMITTED DEVELOPMENT

從啟德郵輪碼頭公園遠眺(大約在主水平基準上31.6米)  
VIEW FROM KAI TAK CRUISE TERMINAL PARK (LEVEL AT ABOUT 31.6mPD)

須保存的山脊線  
RIDGELINES TO BE PRESERVED  
虛線以上為保留20%不受建築物遮擋地帶  
ABOVE THE DOTTED LINE:  
20% BUILDING FREE ZONE  
建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL  
DATUM (mPD)  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

灣仔區的建築物高度的合成照片

PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT



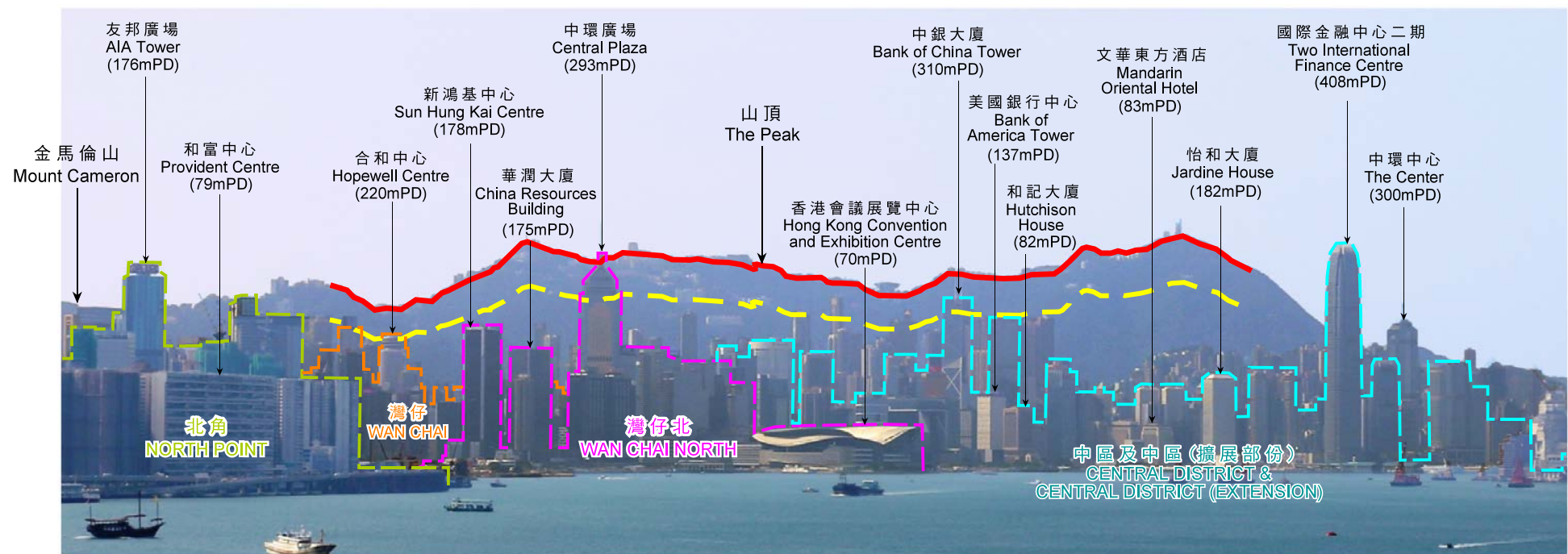
參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-11e

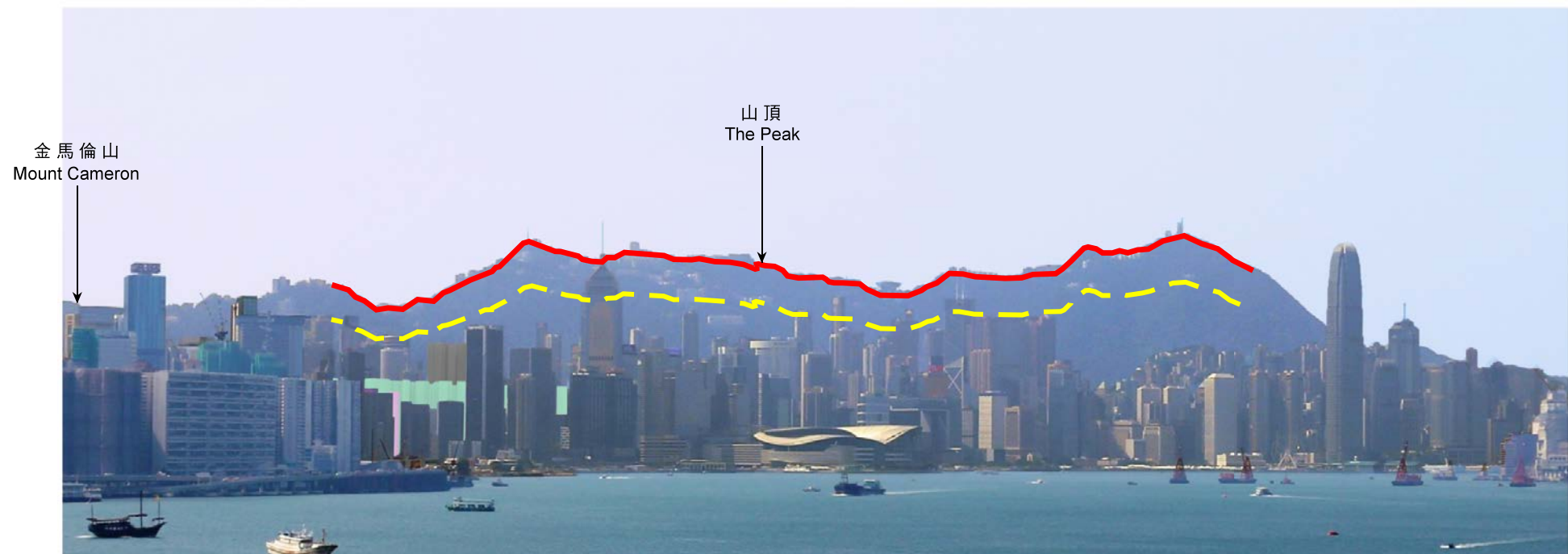
本圖於2018年11月22日擬備, 所根據的  
資料為攝於2017年10月30日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON  
SITE PHOTO TAKEN ON 30.10.2017



觀景點 VIEWING POINT C

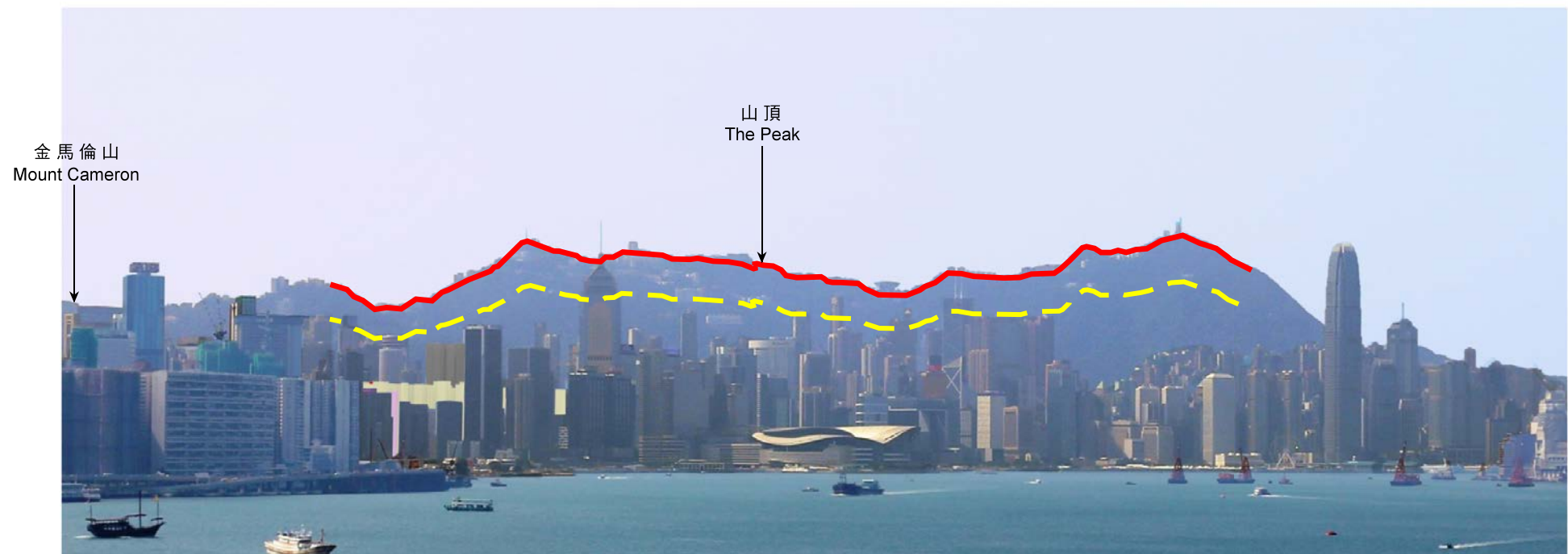


現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

110mPD 130mPD 已批准之發展  
COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 140mPD 已批准之發展  
COMMITTED DEVELOPMENT

從啟德郵輪碼頭公園遠眺(大約在主水平基準上31.6米)  
VIEW FROM KAI TAK CRUISE TERMINAL PARK (LEVEL AT ABOUT 31.6mPD)

須保存的山脊線  
RIDGELINES TO BE PRESERVED  
虛線以上為保留20%不受建築物遮擋地帶  
ABOVE THE DOTTED LINE:  
20% BUILDING FREE ZONE  
建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL  
DATUM (mPD)  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

灣仔區的建築物高度的合成照片

PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT



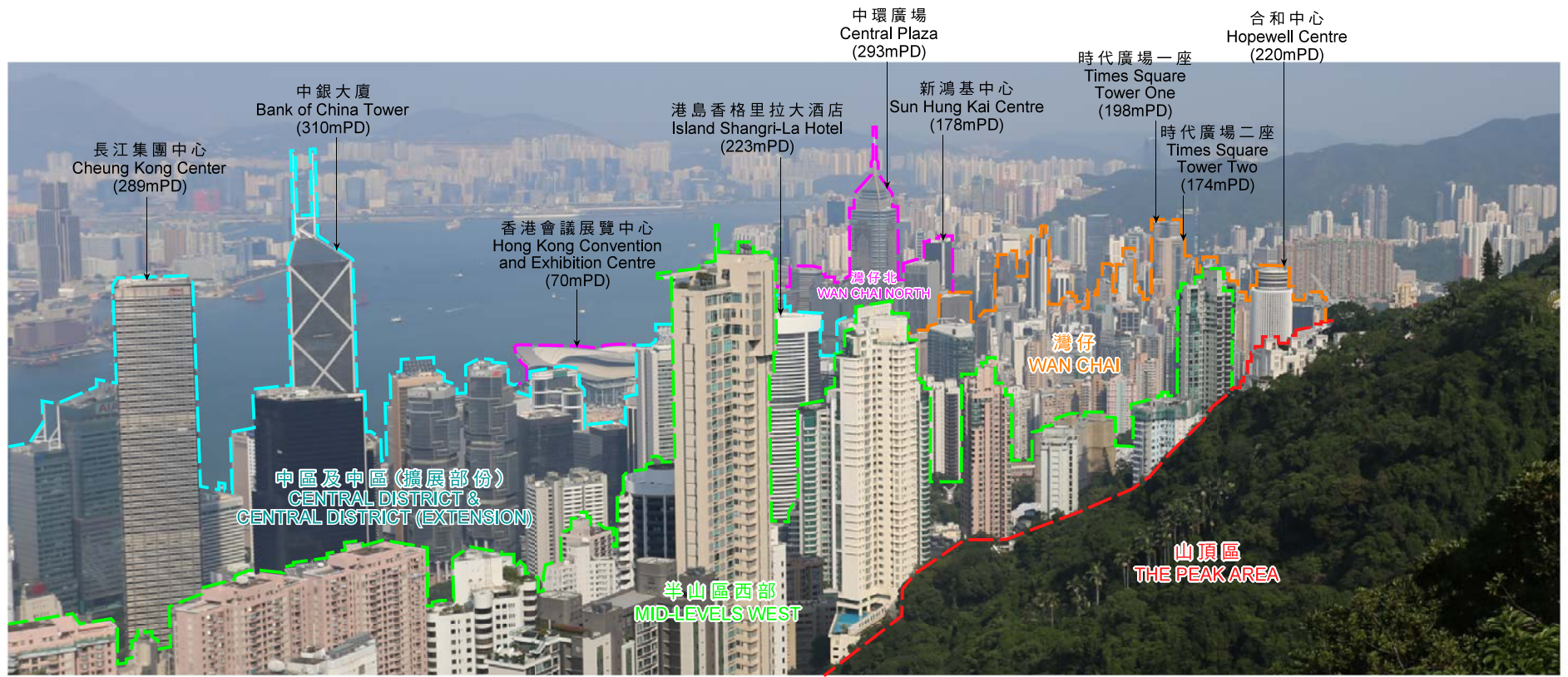
參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-11f

本圖於2018年11月22日擬備, 所根據的資料為攝於2017年10月30日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017



觀景點 VIEWING POINT D



現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

100mPD 110mPD 130mPD 140mPD 已批准之發展  
COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 150mPD 已批准之發展  
COMMITTED DEVELOPMENT

從山頂獅子亭遠眺  
VIEW FROM LION PAVILION, THE PEAK

建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL  
DATUM (mPD)  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年11月22日擬備，所根據的資料為攝於2017年10月30日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

灣仔區的建築物高度的合成照片  
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT

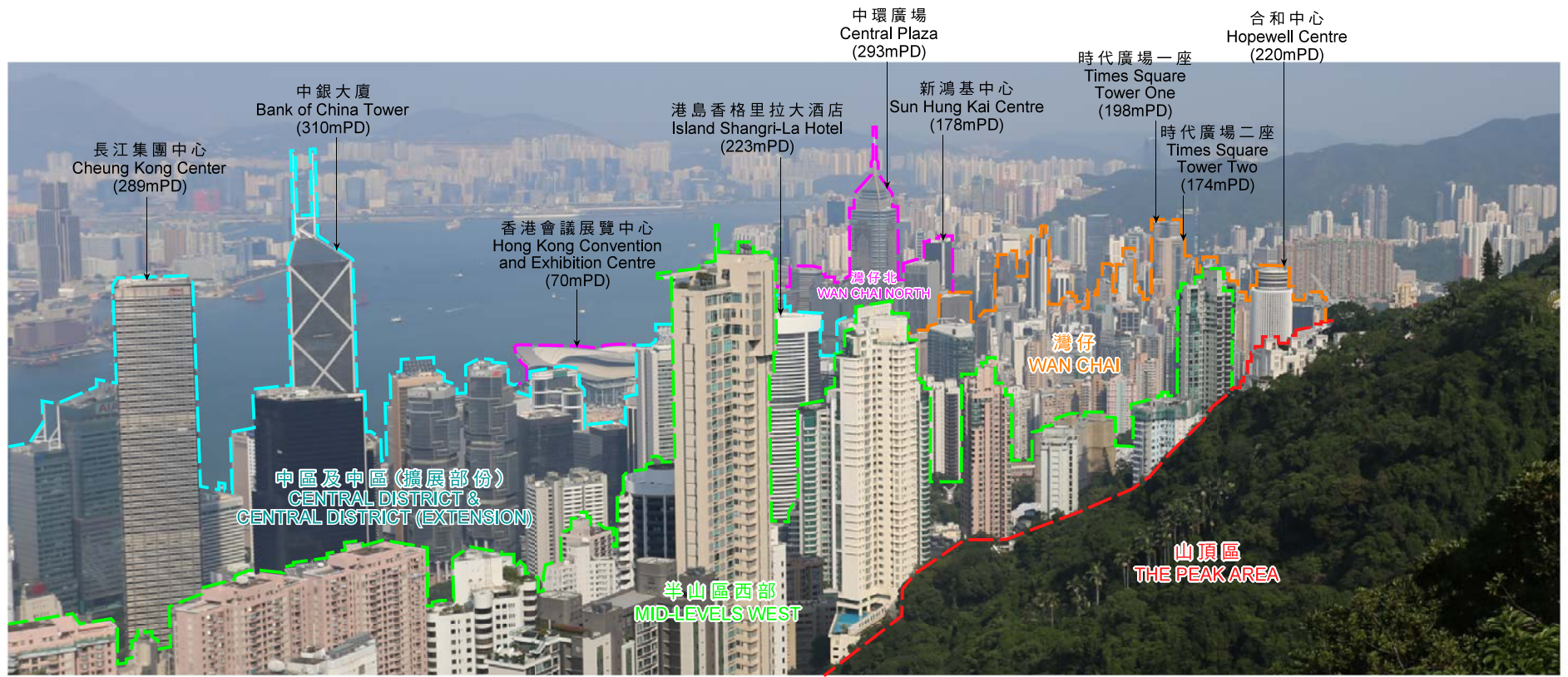


參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-11g



觀景點 VIEWING POINT D



現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

100mPD 110mPD 130mPD 140mPD 已批准之發展  
COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 150mPD 已批准之發展  
COMMITTED DEVELOPMENT

從山頂獅子亭遠眺

VIEW FROM LION PAVILION, THE PEAK

建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL  
DATUM (mPD)  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年11月22日擬備，所根據的資料為攝於2017年10月30日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

灣仔區的建築物高度的合成照片  
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING  
DEPARTMENT

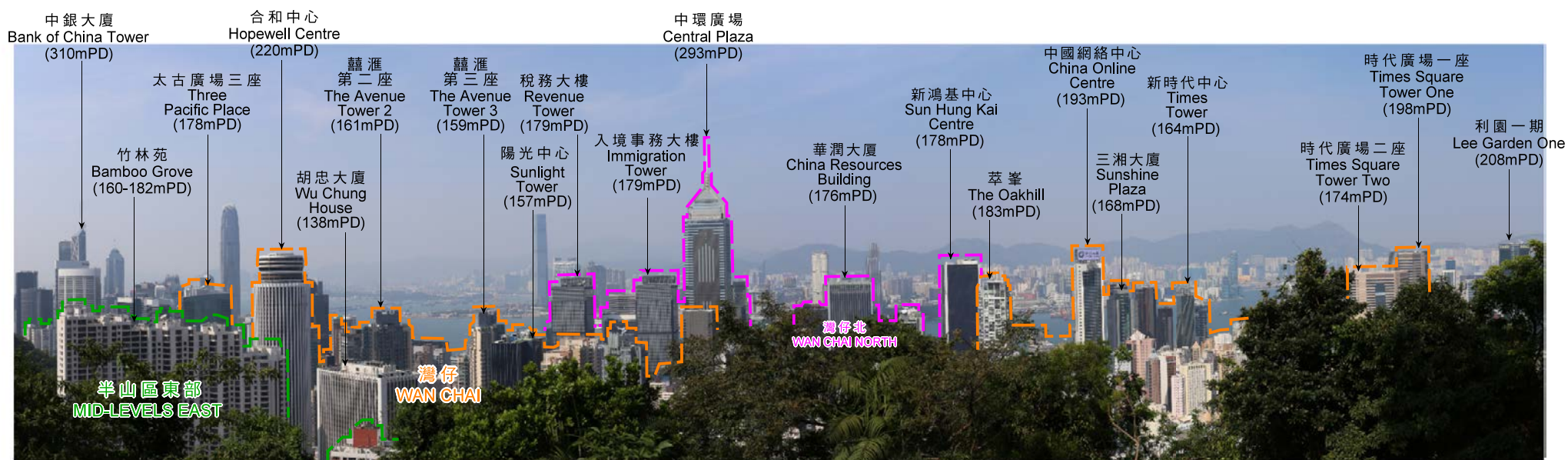


參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-11h



觀景點 VIEWING POINT E



現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

110mPD 130mPD 已批准之發展 COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 150mPD 已批准之發展 COMMITTED DEVELOPMENT

從司徒拔道眺望處遠眺  
VIEW FROM STUBBS ROAD LOOKOUT

建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

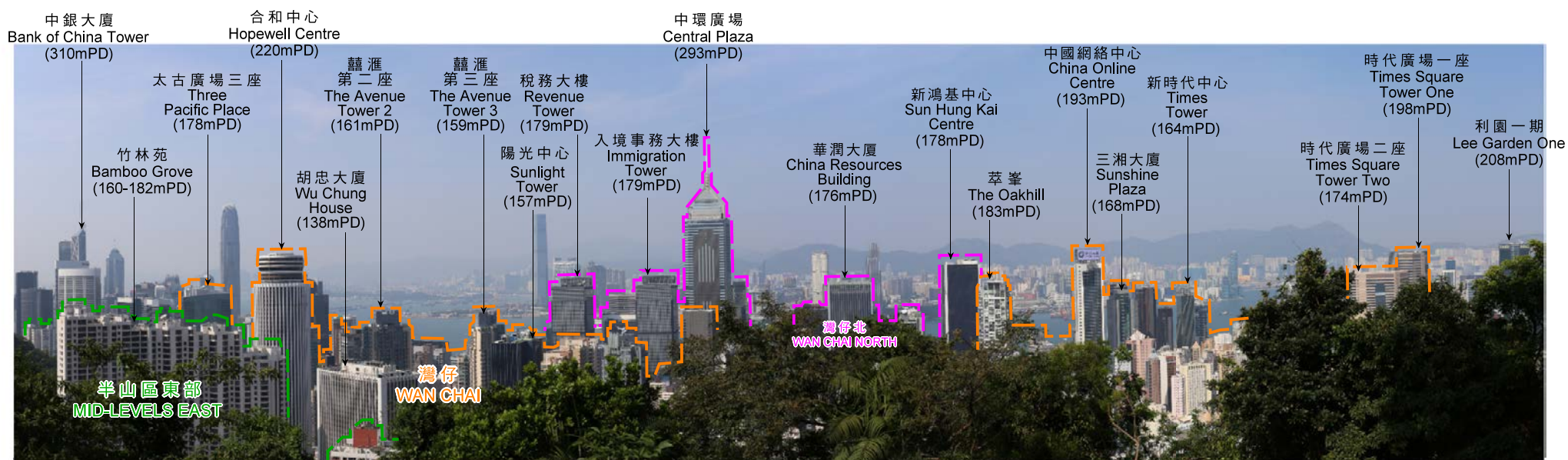
本圖於2018年11月22日擬備，所根據的資料為攝於2017年10月30日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON SITE PHOTO TAKEN ON 30.10.2017

灣仔區的建築物高度的合成照片  
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA  
就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

規劃署  
PLANNING DEPARTMENT  
參考編號  
REFERENCE No.  
R/S/H5/28  
圖 PLAN  
H-11j



觀景點 VIEWING POINT E

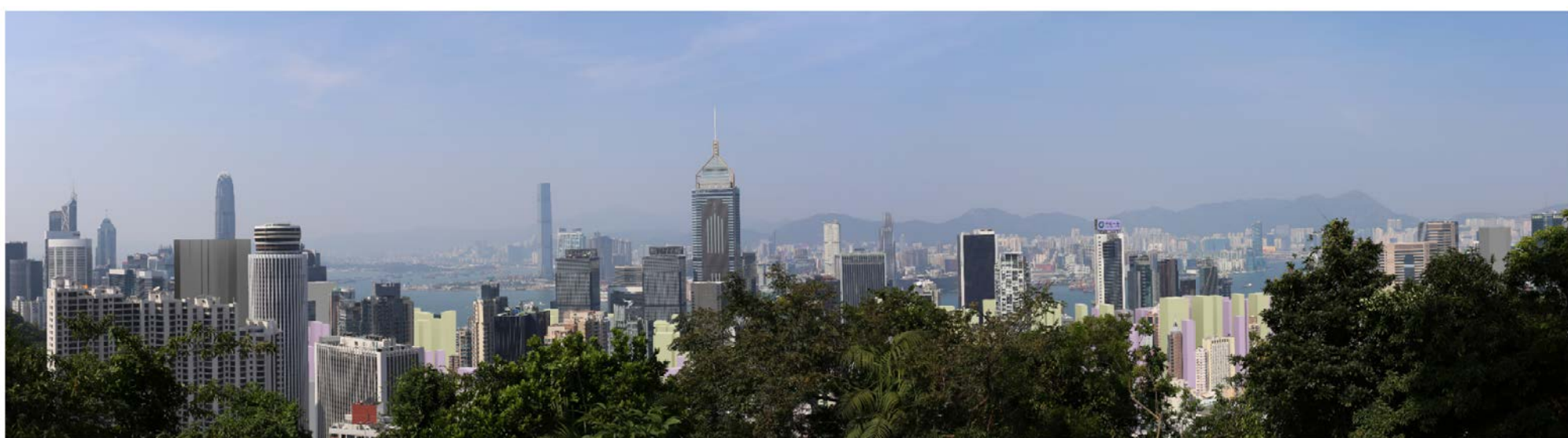


現有景觀 EXISTING VIEW



在灣仔分區計劃大綱草圖編號S/H5/27的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/27

110mPD 130mPD 已批准之發展 COMMITTED DEVELOPMENT



現時在灣仔分區計劃大綱草圖編號S/H5/28的建築物高度限制  
CURRENT BUILDING HEIGHT RESTRICTIONS IN THE DRAFT  
WAN CHAI OZP No. S/H5/28

110mPD 135mPD 150mPD 已批准之發展 COMMITTED DEVELOPMENT

從司徒拔道眺望處遠眺  
VIEW FROM STUBBS ROAD LOOKOUT

建築物高度在主水平基準上若干米  
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL  
DATUM (mPD)  
界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年11月22日擬備，所根據的資料為攝於2017年10月30日的實地照片  
PLAN PREPARED ON 22.11.2018 BASED ON  
SITE PHOTO TAKEN ON 30.10.2017

灣仔區的建築物高度的合成照片  
**PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN WAN CHAI AREA**  
就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75 AND RELATED COMMENTS No. C1-C9  
TO THE DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

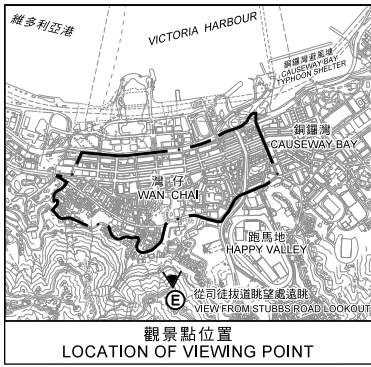
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-11k





商業 (在主水平基準上110米)  
COMMERCIAL (110mPD)

其他指定用途 (混合用途) (在主水平基準上135米)  
OTHER SPECIFIED USES (MIXED USE) (135mPD)



商業 (在主水平基準上135米)  
COMMERCIAL (135mPD)

其他指定用途 (混合用途) (在主水平基準上135米)  
OTHER SPECIFIED USES (MIXED USE) (135mPD)

本圖於2018年11月22日擬備，  
所根據的資料為攝於  
2017年10月30日的實地照片  
PLAN PREPARED ON 22.11.2018  
BASED ON SITE PHOTO  
TAKEN ON 30.10.2017

「商業」地帶及「其他指定用途(混合用途)」地帶的合成照片  
建築物高度限制在主水平基準上110米及135米的比較  
PHOTOMONTAGES OF "C" AND "OU (MIXED USE)" SITES  
COMPARISON OF BUILDING HEIGHT RESTRICTION OF 110mPD AND 135mPD

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

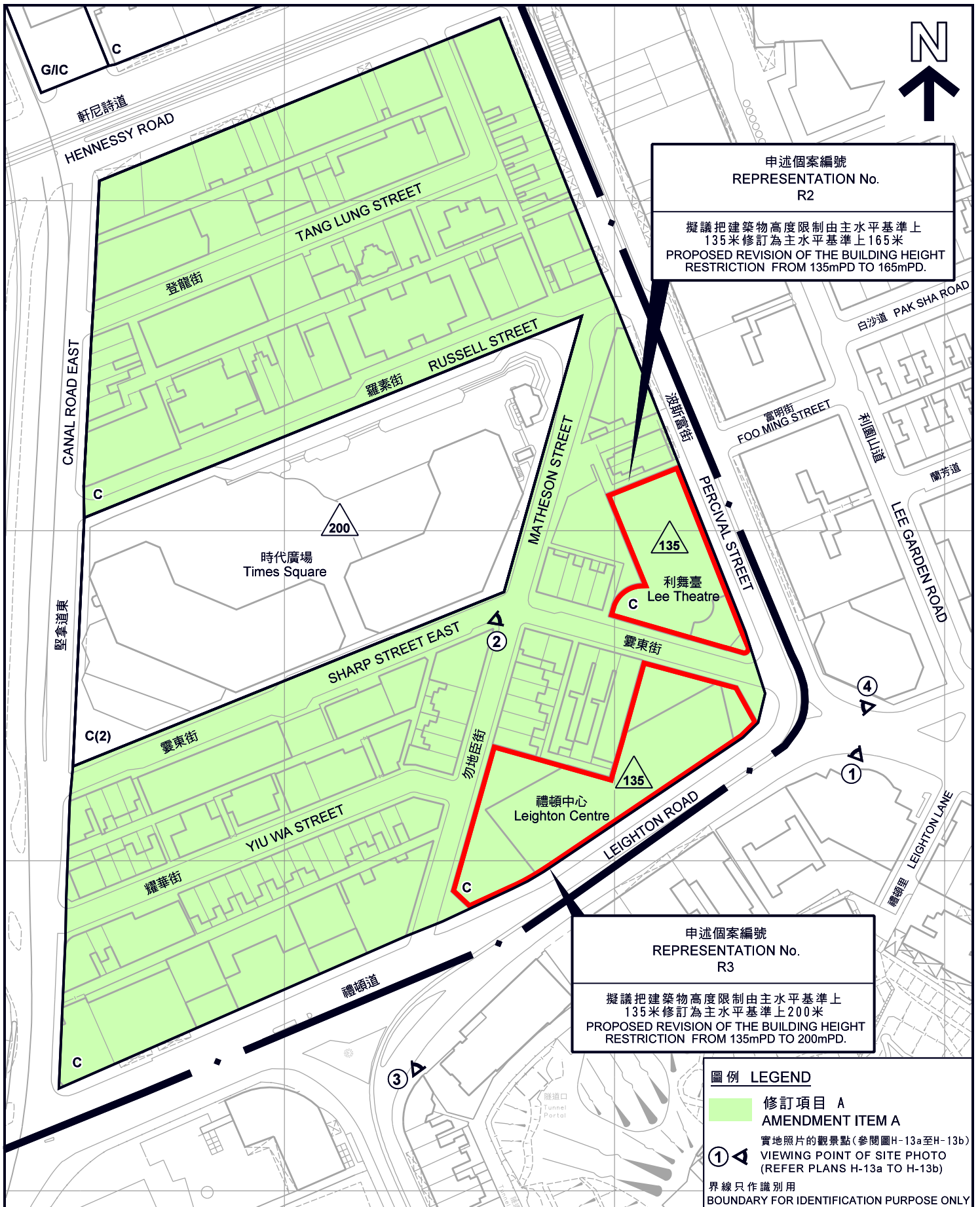
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-12





申述個案編號  
REPRESENTATION No.  
R2

擬議把建築物高度限制由主水平基準上  
135米修訂為主水平基準上165米  
PROPOSED REVISION OF THE BUILDING HEIGHT  
RESTRICTION FROM 135mPD TO 165mPD.

申述個案編號  
REPRESENTATION No.  
R3

擬議把建築物高度限制由主水平基準上  
135米修訂為主水平基準上200米  
PROPOSED REVISION OF THE BUILDING HEIGHT  
RESTRICTION FROM 135mPD TO 200mPD.

**圖例 LEGEND**

■ 修訂項目 A  
AMENDMENT ITEM A

① 實地照片的觀景點 (參閱圖H-13a至H-13b)  
VIEWING POINT OF SITE PHOTO  
(REFER PLANS H-13a TO H-13b)

--- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**平面圖 SITE PLAN**

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28



本摘要圖於2018年11月22日擬備，  
所根據的資料為測量圖編號  
11-SW-10C及D和11-SW-15A及B  
EXTRACT PLAN PREPARED ON 22.11.2018  
BASED ON SURVEY SHEETS No.  
11-SW-10C & D AND 11-SW-15A & B

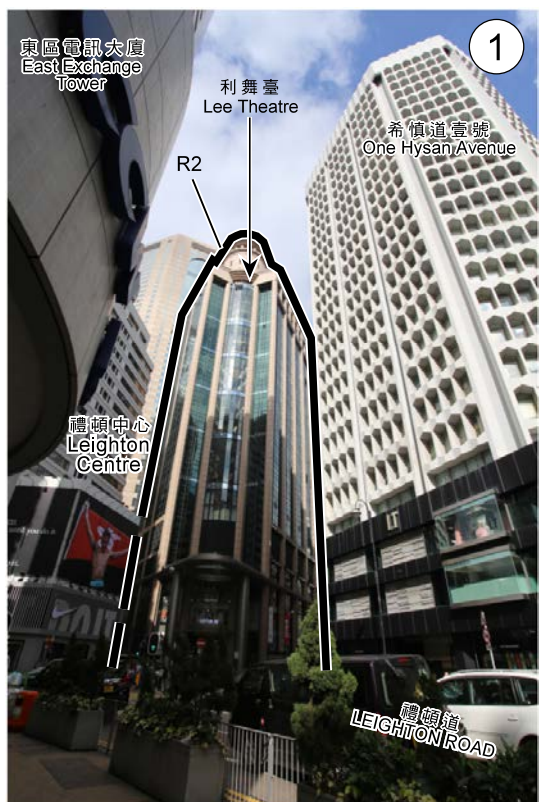
**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
**R/S/H5/28**

**圖 PLAN**  
**H-13**





霎東街  
SHARP STREET EAST

利舞臺  
LEE THEATRE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTO**

本圖於2018年12月12日擬備，  
所根據的資料為攝於  
2018年12月3日的實地照片  
PLAN PREPARED ON 12.12.2018  
BASED ON SITE PHOTOS  
TAKEN ON 3.12.2018

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

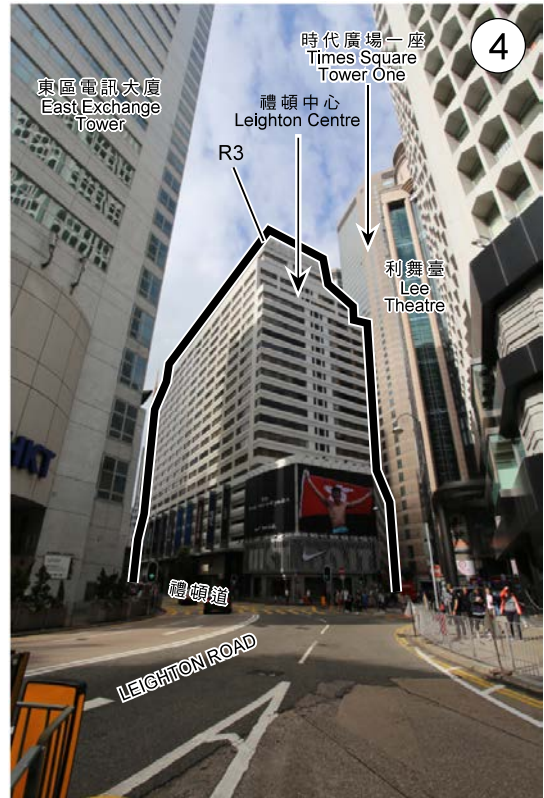
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-13a





禮頓中心  
LEIGHTON CENTRE

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTO**

本圖於2018年12月12日擬備，  
所根據的資料為攝於  
2018年12月3日的實地照片  
PLAN PREPARED ON 12.12.2018  
BASED ON SITE PHOTOS  
TAKEN ON 3.12.2018

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
申述個案編號R1-R75，以及相關意見編號C1-C9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1-R75  
AND RELATED COMMENTS No. C1-C9 TO THE  
DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28

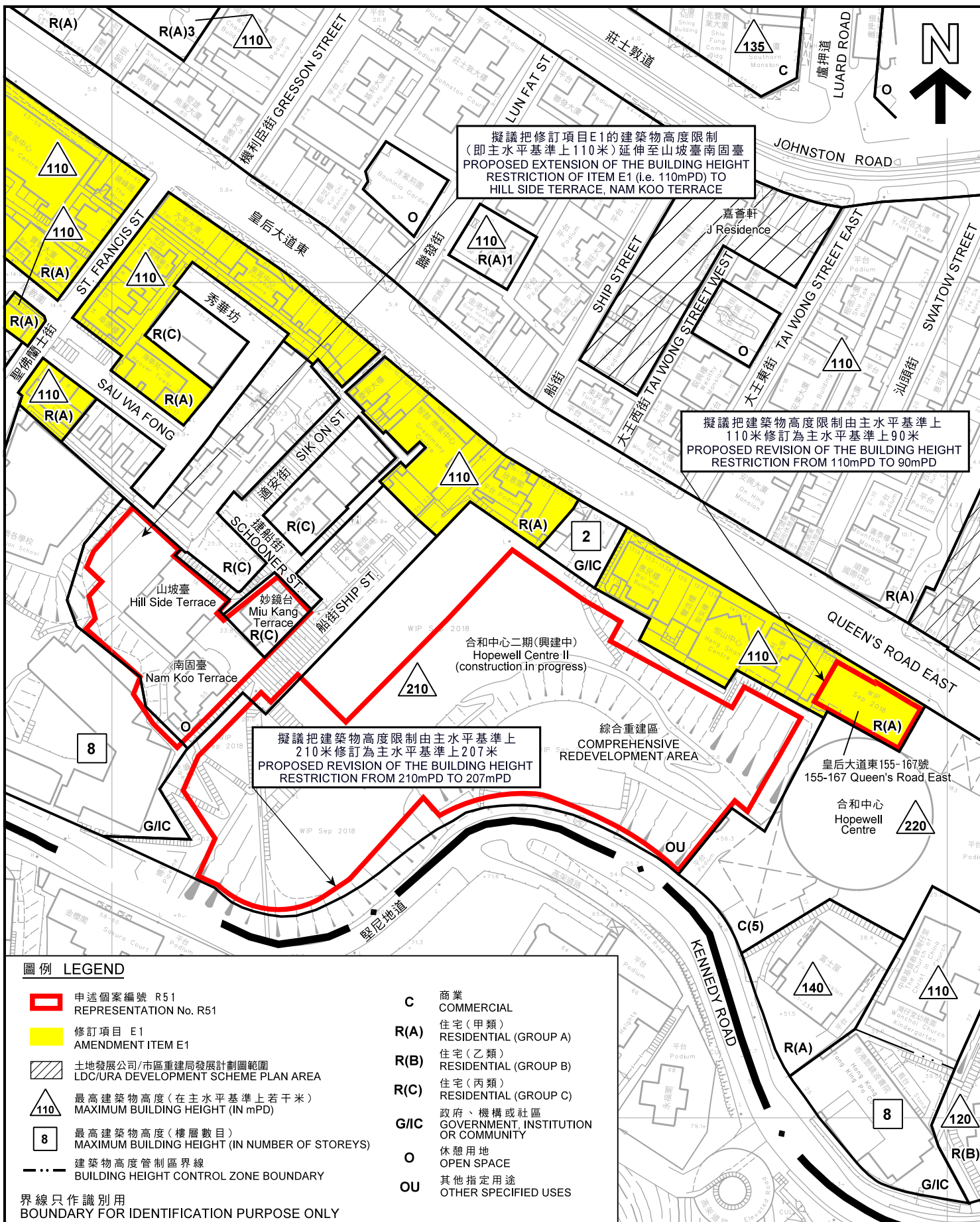
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
R/S/H5/28

圖 PLAN  
H-13b





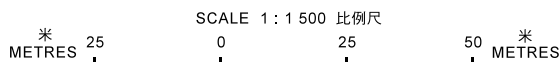
**圖例 LEGEND**

- 申述個案編號 R51  
REPRESENTATION No. R51
- 修訂項目 E1  
AMENDMENT ITEM E1
- 土地發展公司/市區重建局發展計劃圖範圍  
LDC/URA DEVELOPMENT SCHEME PLAN AREA
- 110 最高建築物高度 (在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (IN mPD)
- 8 最高建築物高度 (樓層數目)  
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 建築物高度管制區界線  
BUILDING HEIGHT CONTROL ZONE BOUNDARY
- C** 商業  
COMMERCIAL
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**平面圖 SITE PLAN**

就灣仔分區計劃大綱草圖編號S/H5/28提出的  
 申述個案編號R1-R75, 以及相關意見編號C1-C9作出考慮  
 CONSIDERATION OF REPRESENTATIONS No. R1-R75  
 AND RELATED COMMENTS No. C1-C9 TO THE  
 DRAFT WAN CHAI OUTLINE ZONING PLAN No. S/H5/28



**規劃署**  
**PLANNING**  
**DEPARTMENT**



參考編號  
REFERENCE No.  
**R/S/H5/28**

**圖 PLAN**  
**H-14**

本摘要圖於2018年12月12日擬備,  
 所根據的資料為測量圖編號  
 11-SW-14B及D  
 EXTRACT PLAN PREPARED ON 12.12.2018  
 BASED ON SURVEY SHEETS No.  
 11-SW-14B&D