

關乎申請編號 A/H15/237 的擬議用途/發展的概括發展規範

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H15/237**

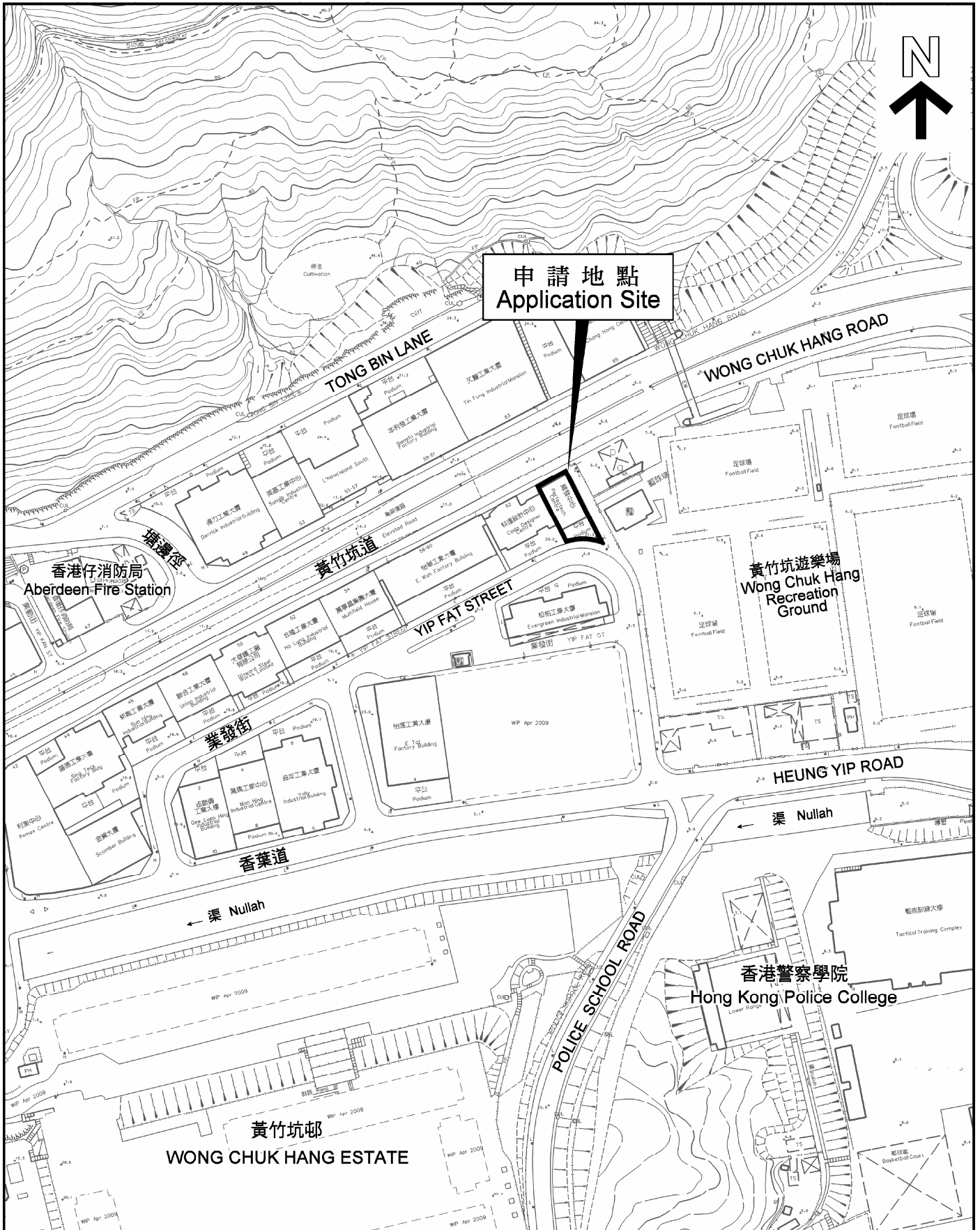
(a) 申請編號 Application no.	A/H15/237		
(b) 位置/地址 Location/Address	香港黃竹坑道 64 號 64 Wong Chuk Hang Road, Hong Kong		
(c) 地盤面積 Site area	約 About 479.60 平方米 m ²		
(d) 圖則 Plan	香港仔及鴨脷洲分區計劃大綱核准圖編號 S/H15/24 Approved Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/24		
(e) 地帶 Zoning	「其他指定用途」註明「商貿(1)」 "Other Specified Uses" annotated "Business(1)"		
(f) 申請用途/發展 Applied Use/ Development	擬議酒店 Proposed Hotel		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	約 About 7,553.70	約 About 15.00
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	1	
	綜合用途 Composite	-	
(i) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
	非住用 Non-domestic	- 米 m	
		不超過 Not Exceeding 88.12 米(主水平基準以上)mPD 25 層 storey(s)	
	綜合用途 Composite	- 米 m	
	- 米(主水平基準以上)mPD		
	- 層 storey(s)		
(j) 上蓋面積 Site coverage	約 About 60 %		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces	1	
	- 上落客貨車位 Loading/Unloading Spaces	1	
	- 私家車停車處 Car Lay-Bys	2	
	- 旅遊車停車處 Coach Lay-Bys	1	

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A/H15/237



EXECUTIVE SUMMARY

The Applicant, Power Concept Properties Limited, hereby submits this S16 Planning Application to the TOWN PLANNING BOARD ("TPB/BOARD") for an in-situ conversion of an industrial building into a Hotel ("Proposed Hotel/Proposed Use") at No. 64 Wong Chuk Hang Road, Wong Chuk Hang ("Application Site"/ the "Site").

The Application Site is located along Wong Chuk Hang Road at the eastern entrance to Wong Chuk Hang Business Area ("WCHBA") which serves as an important employment centre in the southern part of Hong Kong Island, catering for the growing business/service sectors in the Territory.

The Proposed Hotel will replace an obsolete industrial building, to contribute significantly and act as an impetus to the phasing out of obsolete industrial uses. A more compatible land use within the entire WCHBA can then be achieved in the long term to realize the Statutory Planning Intention.

The Proposed Hotel will have 25 storeys (including the G/F) and no more than 98 guest rooms. Ancillary facilities include, inter alia, restaurant, swimming pool, and outdoor landscaped area. Internal transport facilities will be provided for the Proposed Hotel with reference to the standards recommended in the Hong Kong Planning Standards and Guidelines.

The Site is in close proximity to major tourist attractions in the Southern District, for instance, Ocean Park, the Aberdeen Typhoon Shelter, and the Floating Restaurants in Aberdeen. The Southern District is also home to many other famous tourist attractions such as the Stanley Market and a number of beaches such as Repulse Bay. Indeed, Wong Chuk Hang is strategically located to provide ancillary support in the form of accommodation for the tourist facilities in the Area. The gradual transformation of Wong Chuk Hang into a tourism hub is evidenced in the 14 Approved Planning Applications for Hotel use in the WCHBA since 2003.

The Proposed Hotel will optimise on the use of a valuable land resource and will not cause any adverse impact on the infrastructural provision in the Area. The Traffic Impact Assessment in Appendix II has established that the Proposed Use will not bring about adverse traffic impact and being a Hotel use, will not generate significant traffic in the peak periods, unlike the current Industrial use. Moreover, the Environmental Impact Assessment in Appendix III shows that the Proposed Use will not bring about adverse environmental impact, rather it will bring about an improvement in the environmental conditions of the Area.

The Proposed Hotel is justified on grounds of:

- Conformity with the Statutory Planning Intention to phase out obsolete and polluting Industrial operations in the Wong Chuk Hang Area in favour of commercial (including Hotel) and clean industrial uses;
- Compatibility with the Surrounding Land Uses, in particular large areas of Open Space and G/IC uses, in terms of removing a residual Industrial operation;
- Supporting the Growing Tourism Industry in the Southern District and Meeting the Need for Quality Hospitality/ Accommodation in this key tourism hub and employment centre which is also frequented by business visitors;
- Bringing about Urban Renewal and Environmental Improvement through Private Sector initiatives;
- Enhancement of Visual Amenity and Townscape, being at the eastern Gateway to the WCHBA; and
- The numerous other Precedents already set for Hotel development under the same OU(B) zoning.

Based on the above justifications and as detailed in this Supplementary Planning Statement, MEMBERS of the TPB are sincerely requested to give favourable consideration to the Application.

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此頁摘自申請人提交的文件。

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行政撮要

(內文如有差異，應以英文版本為準)

申請人，裕力置業有限公司根據城市規劃條例第 16 條呈交規劃申請，向城市規劃委員會（「城規會」）申請，將黃竹坑道 64 號（即「申請地點」）由一座工業大廈轉為酒店（「擬議的酒店／擬議用途」）。

申請地點位於黃竹坑道、黃竹坑商貿區的東面入口。黃竹坑商貿區正是香港島南部其中一個重要的就業中心，支援香港不斷增長的商業及服務業。

擬議酒店將取代現有殘舊的工業大廈，協助淘汰黃竹坑商貿區殘舊的工業用途，並使該區達致一個更加兼容的土地用途，從而實現黃竹坑區的規劃意向。

擬議酒店將有 25 層（包括 G/F）和不超過 98 間客房。附屬設施包括有餐廳、游泳池、室外園林區等。擬議酒店的內部交通設施將參照香港規劃標準與準則中的建議。

申請地點鄰近南區主要的多個旅遊景點，例如海洋公園、香港仔避風塘和香港仔海鮮舫。南區還擁許多其他著名的旅遊景點，例如赤柱市場和淺水灣等。黃竹坑位於一個策略性的位置，可提供住宿設施予遊客租住。事實上，自 2003 年以來，城規會已批准 14 個在黃竹坑商貿區擬作酒店用途的規劃申請，確切地反映黃竹坑正在逐步演變成南區的旅遊中心。

擬議酒店將有效地使用寶貴的土地資源，同時不會為該地區的基礎設施造成任何影響。交通影響評估（見附錄二）顯示，擬議酒店不會為該地區帶來負面的交通影響更不會像現時的工業用途加重交通高峰期的路面負擔。此外，環境影響評估（見附錄三）顯示，擬議酒店不會帶來負面的環境影響，反之可改善該區的環境狀況。

擬議酒店：

- 符合法定的規劃意向，利用非污染之商貿用途逐步淘汰黃竹坑區內殘舊和污染性的工業；
- 透過淘汰工業用途使申請地點與鄰近地區如休憩用地及政府／團體／社區用地設施的用途更加協調；
- 作為旅遊中心及就業中心，滿足商務旅客優質住宿之需求及支持南區不斷增長的旅遊業；
- 透過私營機構的參與達到市區重建和改善環境的效果；
- 為黃竹坑商貿區的東面入口改善地區及整個市區景觀；
- 過往已有在同一“其他指定用途（商貿）”地帶作酒店用途的規劃申請先例。

基於上述理據及補充規劃文件內的仔細說明，希望城規會的委員對是項申請作出正面的考慮。

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EXISTING CONDITION



PROPOSED HOTEL DEVELOPMENT

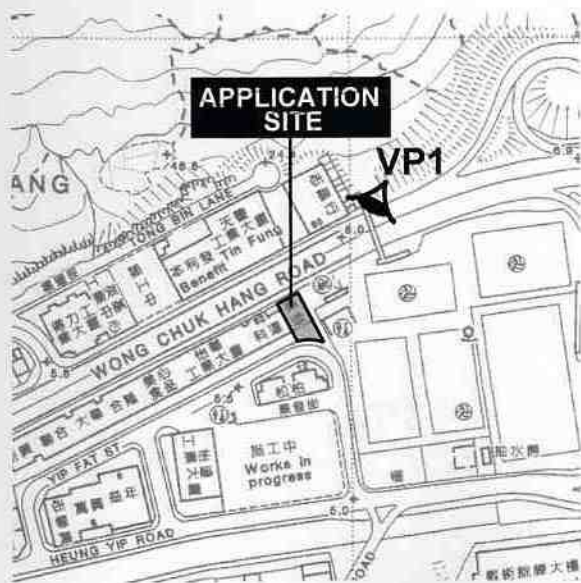


FIGURE 4.2 VIEWPOINT 1 : VIEW OF THE APPLICATION SITE AT WONG CHUK HANG ROAD

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EXISTING CONDITION

APPLICATION SITE



PROPOSED HOTEL DEVELOPMENT

APPLICATION SITE

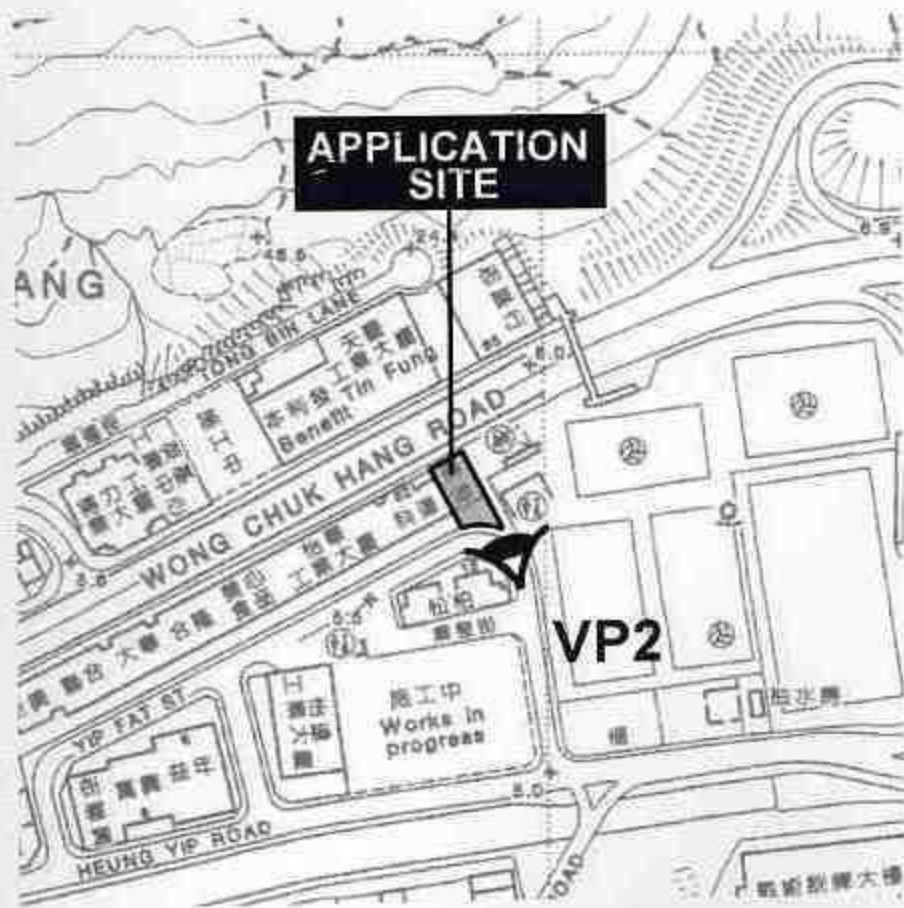


FIGURE 4.3 VIEWPOINT 2 : VIEW OF THE APPLICATION SITE AT YIP FAT STREET

WCHRS

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EXISTING CONDITION



PROPOSED HOTEL DEVELOPMENT



FIGURE 4.4 VIEWPOINT 3 : VIEW OF THE APPLICATION SITE FROM WONG CHUK HANG RECREATION GROUND

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與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil 沒有		

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

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

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

報告書 Reports

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

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