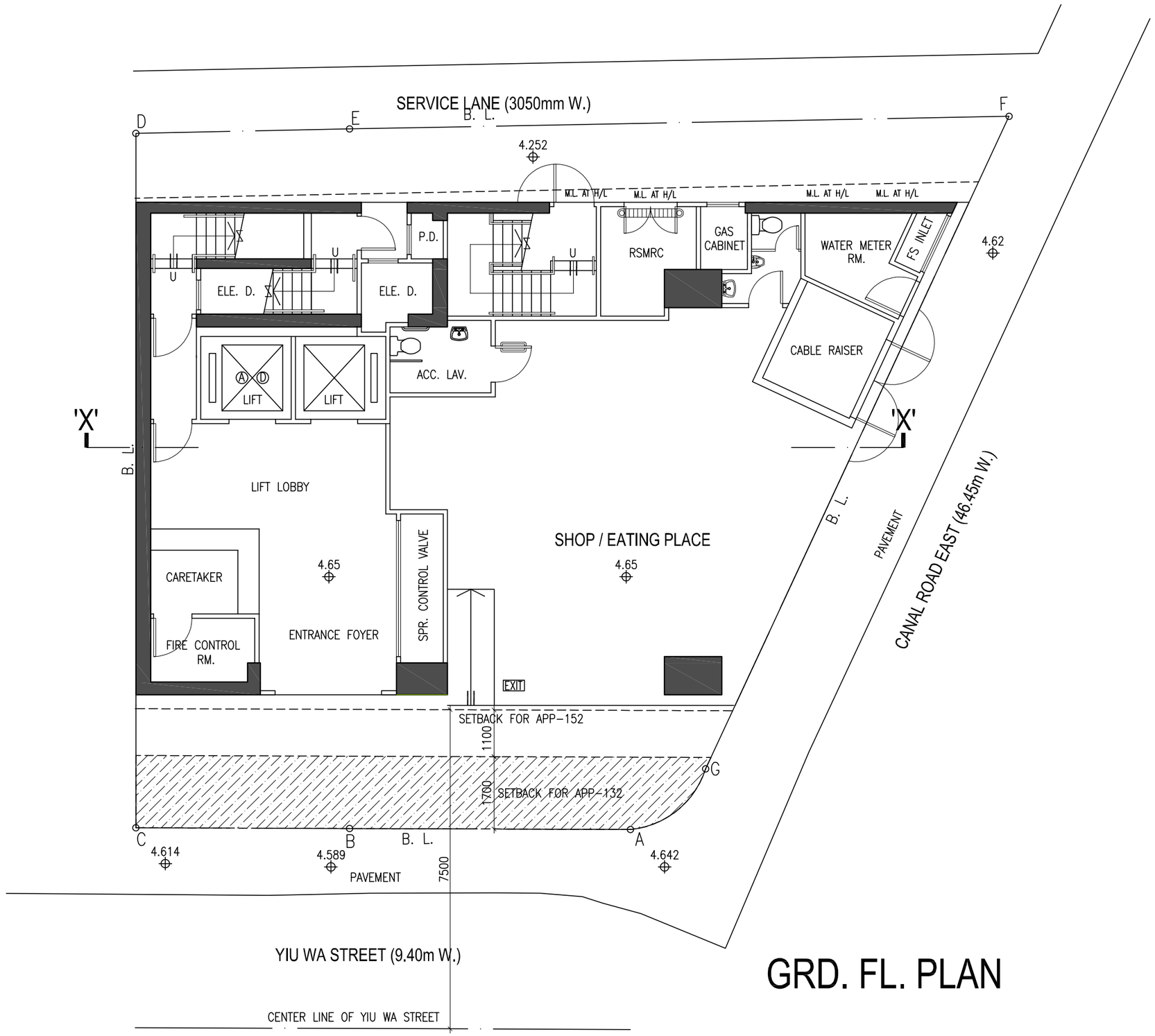
Appendix 1

Proposed Development Scheme



GRD. FL. PLAN

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

GRD. FL. PLAN

SCALE

1 : 100 (A3)
1 : 200 (A4)

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

PLANNER

DeSPACE (International) Limited

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

TRAFFIC CONSULTANT

CKM ASIA LIMITED

DESIGN CONSULTANT

LEO DESIGN LIMITED

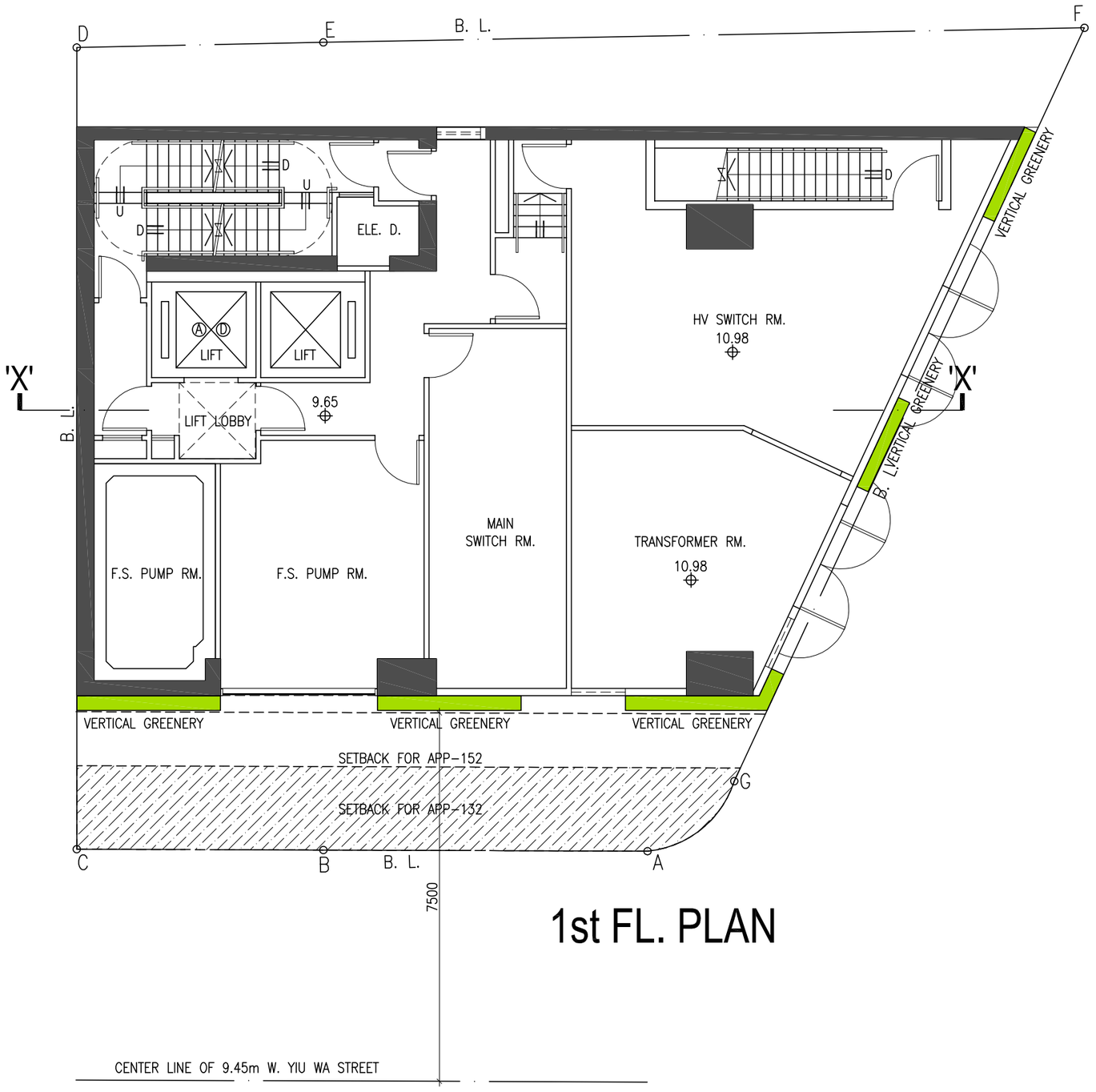
DRAWN

CHECKED

DRAWING NO.

FIG-02

DATE					
-		26/02/2026			
	A	05/03/2026	E		
	B	24/03/2026			
	C	10/04/2026			
	D				



1st FL. PLAN

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

1st FL. PLAN

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

LEO DESIGN LIMITED

[redacted]

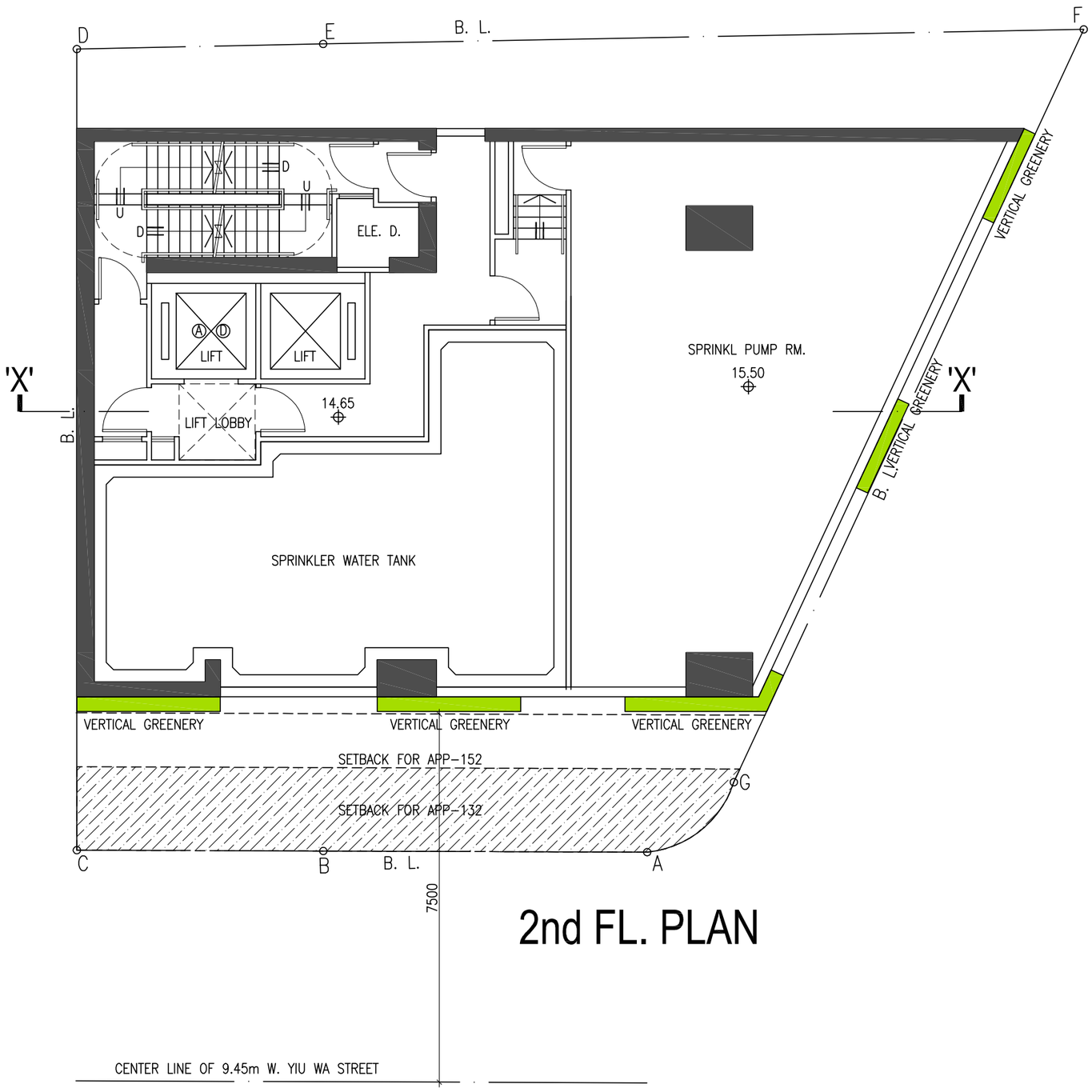
DRAWN

CHECKED

DRAWING NO.

FIG-03 -

DATE			
26/02/2026			
A 05/03/2026	E		
B 24/03/2026			
C 10/04/2026			
D			



2nd FL. PLAN

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

2nd FL. PLAN

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

LEO DESIGN LIMITED

[redacted]

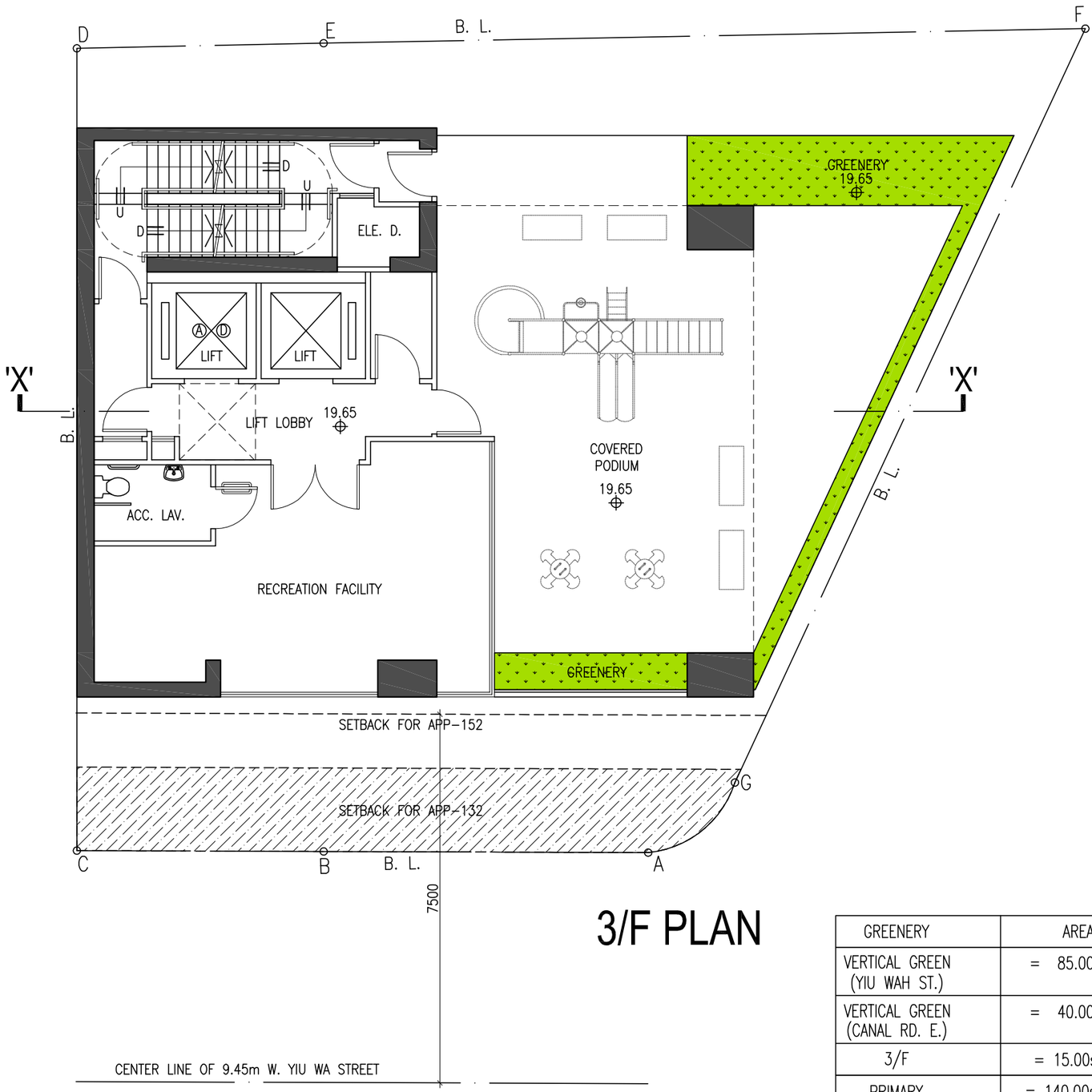
DRAWN

CHECKED

DRAWING NO.

FIG-04 -

DATE				
26/02/2026				
A	05/03/2026	E		
B	24/03/2026			
C	10/04/2026			
D				



3/F PLAN

GREENERY	AREA	PRIMARY	OVERALL
VERTICAL GREEN (YIU WAH ST.)	= 85.00s.m.	✓	✓
VERTICAL GREEN (CANAL RD. E.)	= 40.00s.m.	✓	✓
3/F	= 15.00s.m.	✓	✓
PRIMARY	= 140.00s.m. / 274.20 = 51.06% > 10%		
OVERALL	= 140.00s.m. / 274.20 = 51.06% > 20%		

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

3rd FL. PLAN

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

LEO DESIGN LIMITED

[redacted]

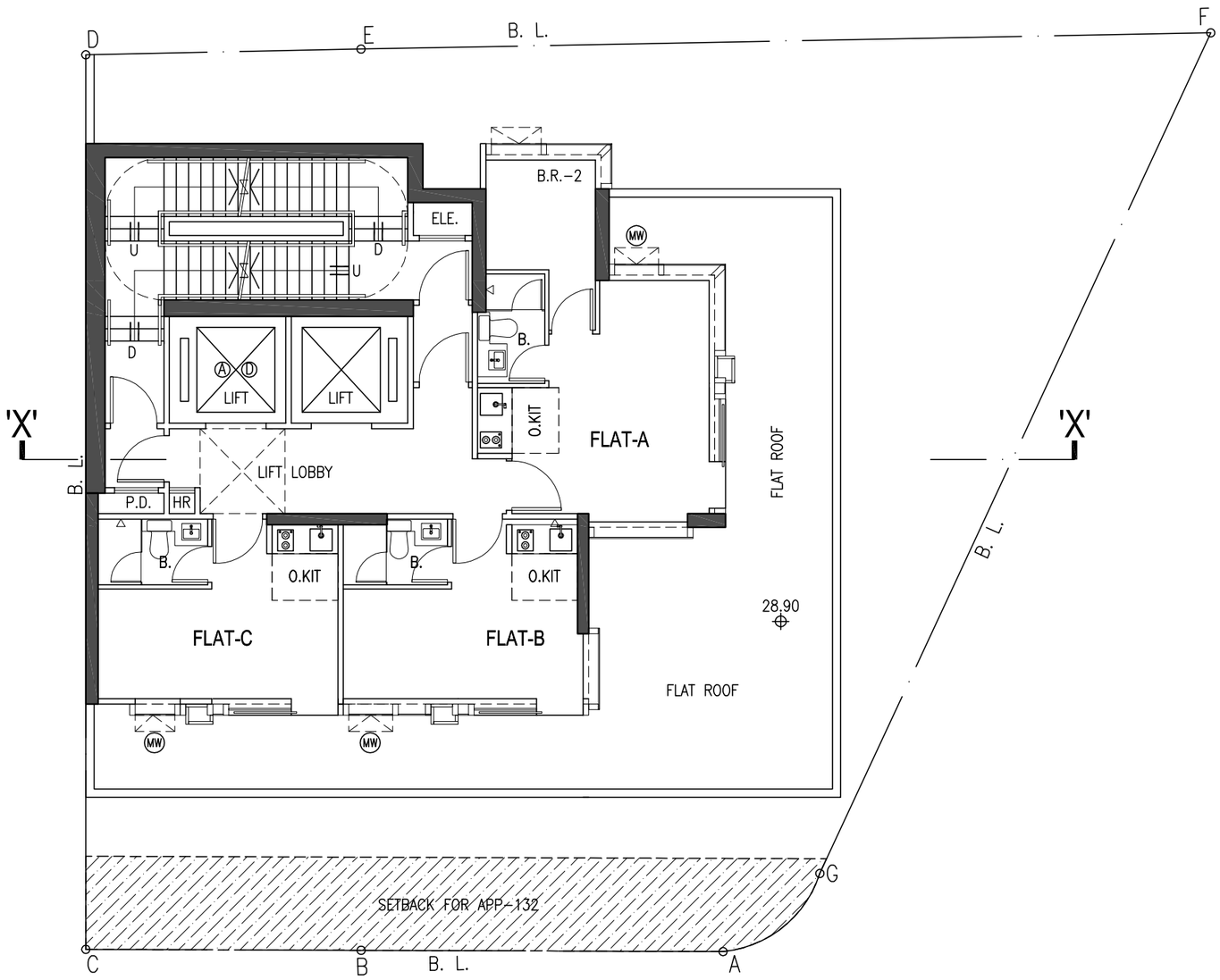
DRAWN

CHECKED

DRAWING NO.

FIG-05

DATE			
26/02/2026			
A	05/03/2026	E	
B	24/03/2026		
C	10/04/2026		
D			



5/F PLAN

(NO 4/F)

MW MAINTENANCE WINDOW

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

5th FL. PLAN

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

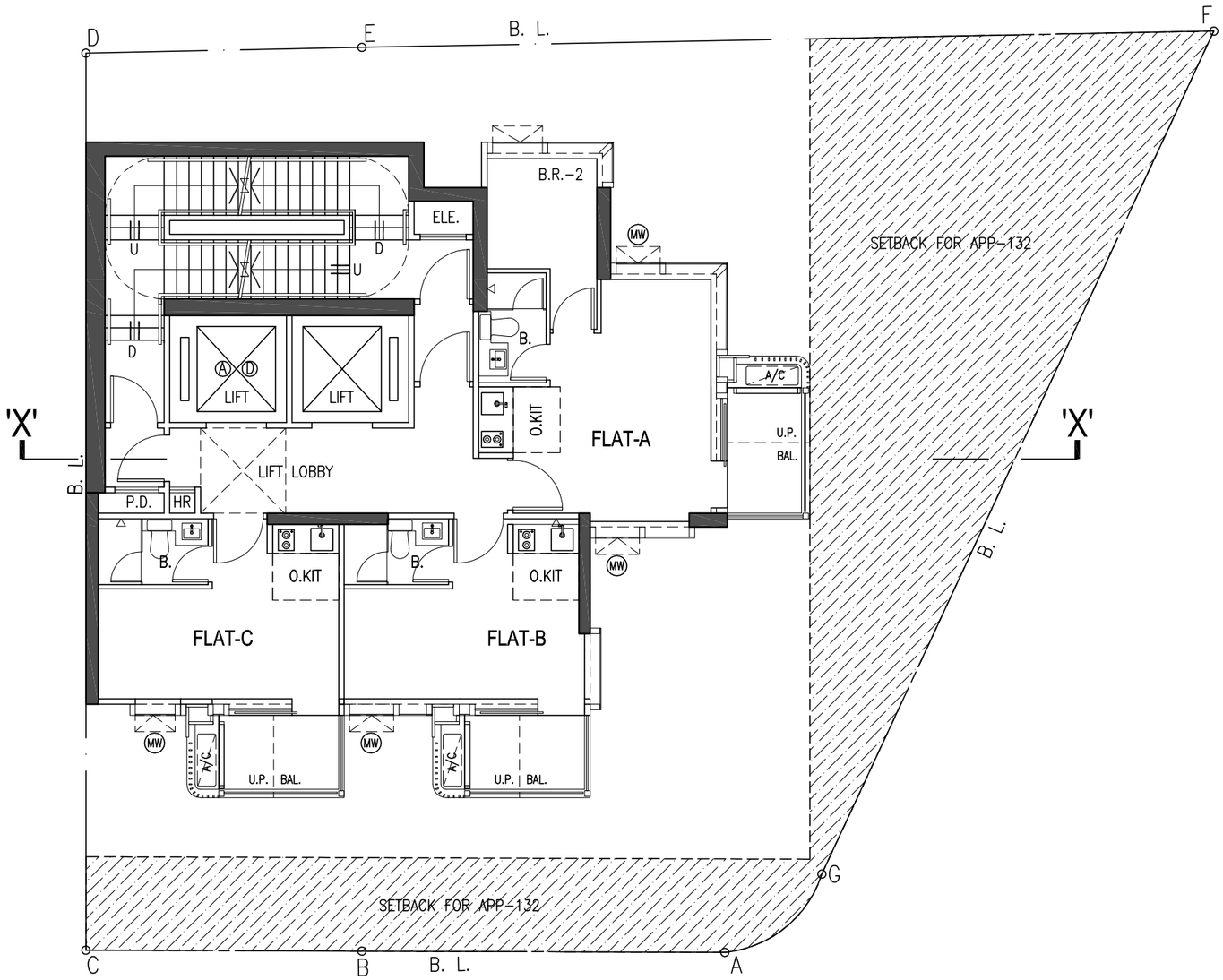
LEO DESIGN LIMITED

[redacted]

DRAWN CHECKED

DRAWING NO. FIG-06 -

DATE			
26/02/2026			
A	05/03/2026	E	
B	24/03/2026		
C	10/04/2026		
D			



6-29/F PLAN

(NO 13/F, 14/F & 24/F)

(MW) MAINTENANCE WINDOW

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

6th-29th FL. PLAN

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

LEO DESIGN LIMITED

[redacted]

DRAWN

CHECKED

DRAWING NO.

FIG-07

-

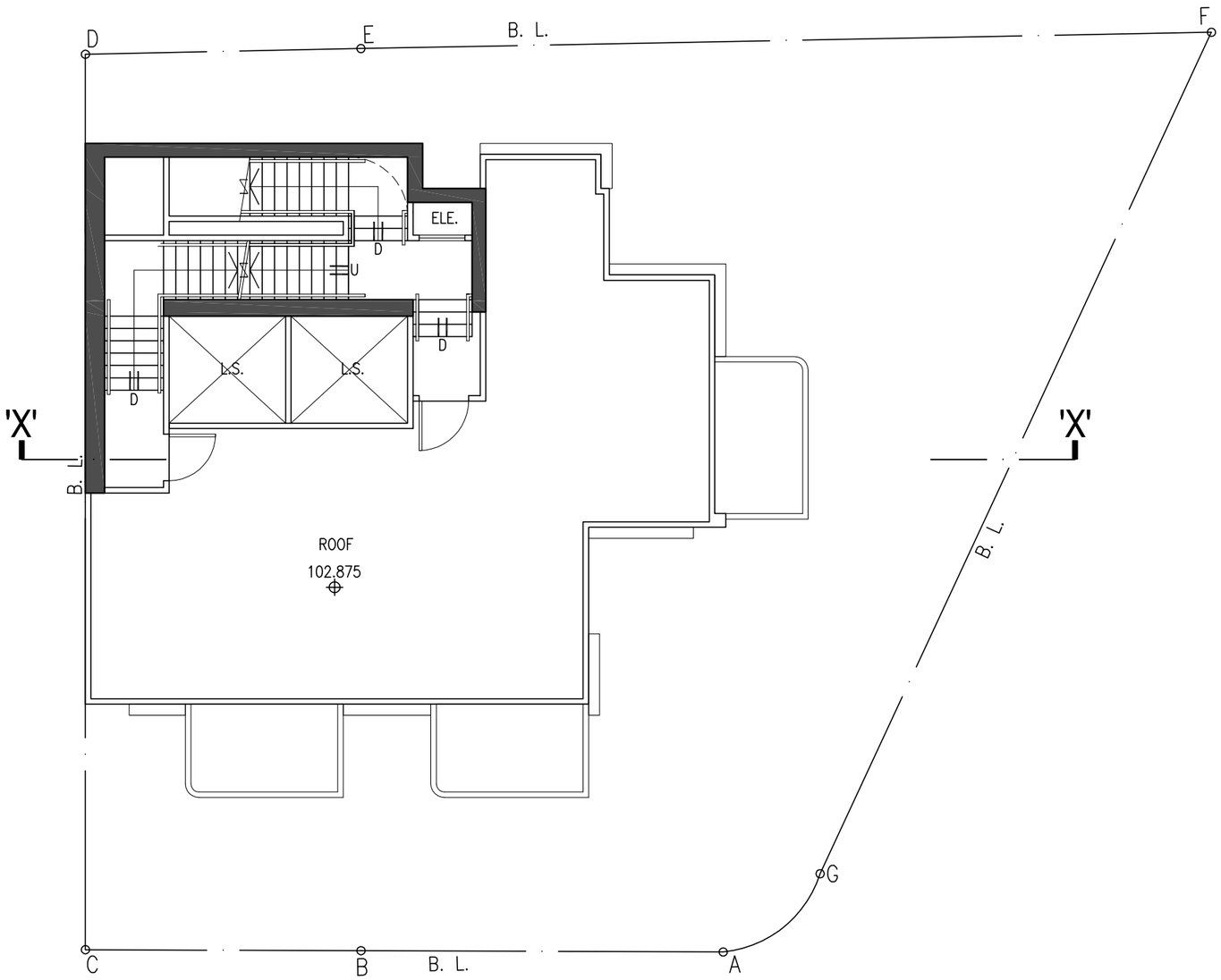
DATE				
26/02/2026				
A	05/03/2026	E		
B	24/03/2026			
C	10/04/2026			
D				

COVERED ROOF TOP STRUCTURAL
= 45.59 s.m.
45.59/103.87 = 43.89% < 50%

OPEN ROOF TOP AREA = 58.28s.m.
58.28/103.87 = 56.11% > 50%

ROOF TOP AREA DIAGRAM

ROOF TOP AREA = 103.87s.m.



ROOF PLAN

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

ROOF PLAN

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

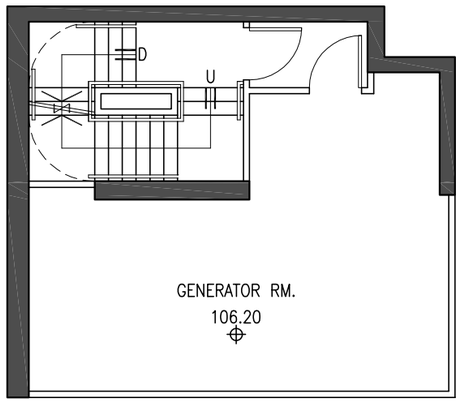
LEO DESIGN LIMITED

[redacted]

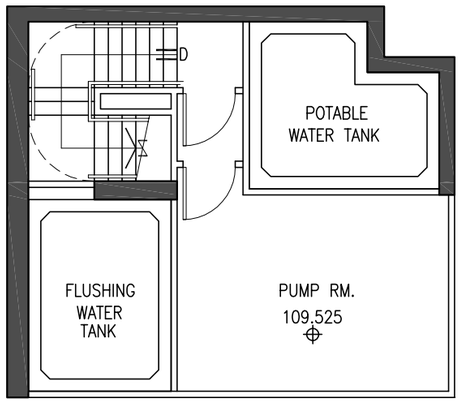
DRAWN CHECKED

DRAWING NO. FIG-08 -

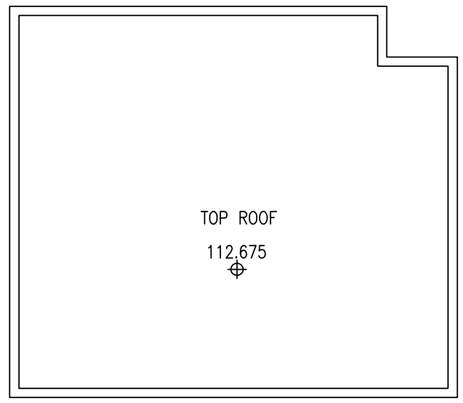
DATE				
		26/02/2026		
A	05/03/2026	E		
B	24/03/2026			
C	10/04/2026			
D				



GENERATOR RM. FL. PLAN



WATER TANK FL. PLAN



TOP ROOF PLAN

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

GENERATOR RM.
WATER TANK
TOP ROOF

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

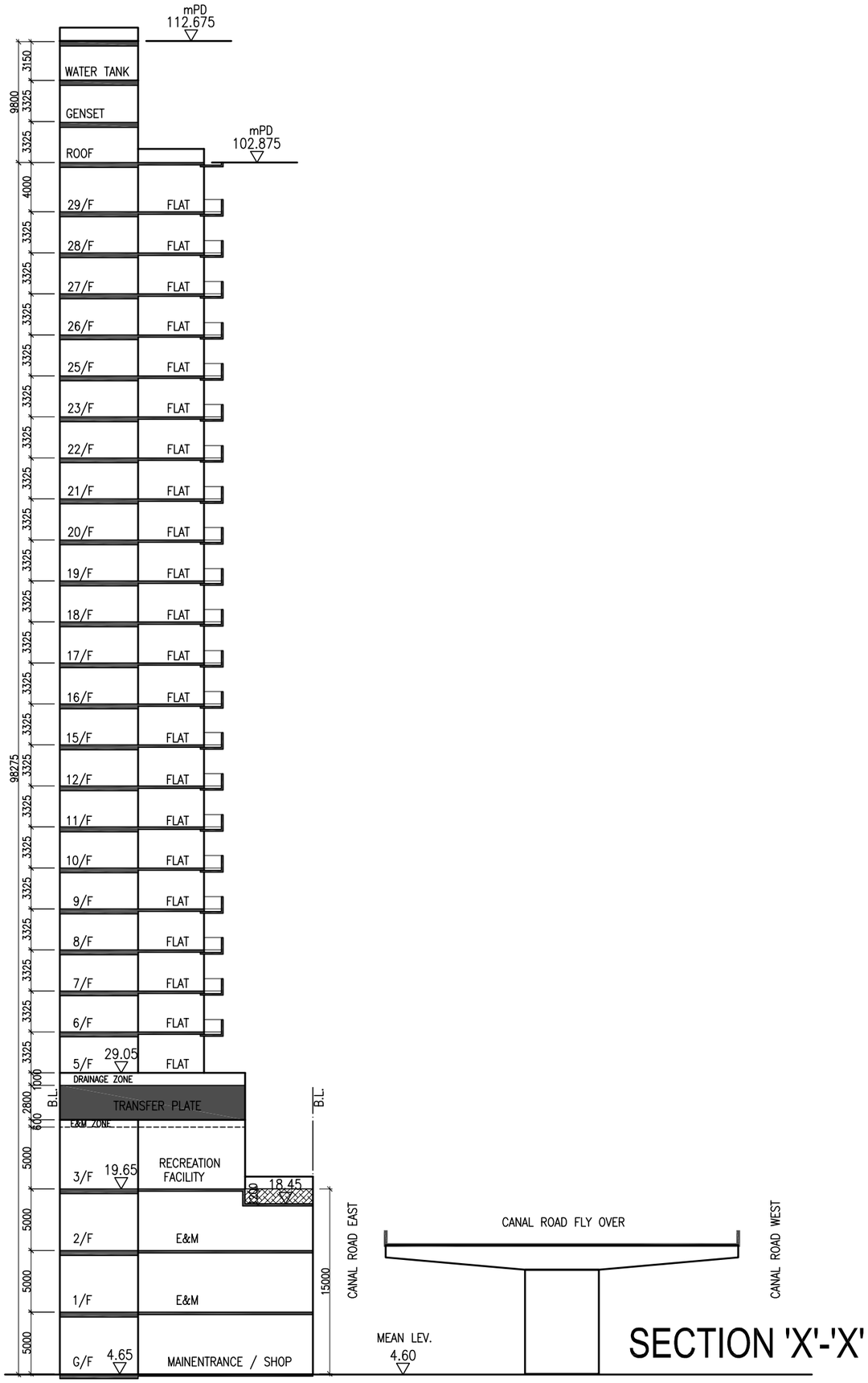
LEO DESIGN LIMITED

[redacted]

DRAWN CHECKED

DRAWING NO. FIG-09 -

DATE				
		26/02/2026		
	A	05/03/2026	E	
	B	24/03/2026		
	C	10/04/2026		
	D			



B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

SECTION

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

LEO DESIGN LIMITED

[redacted]

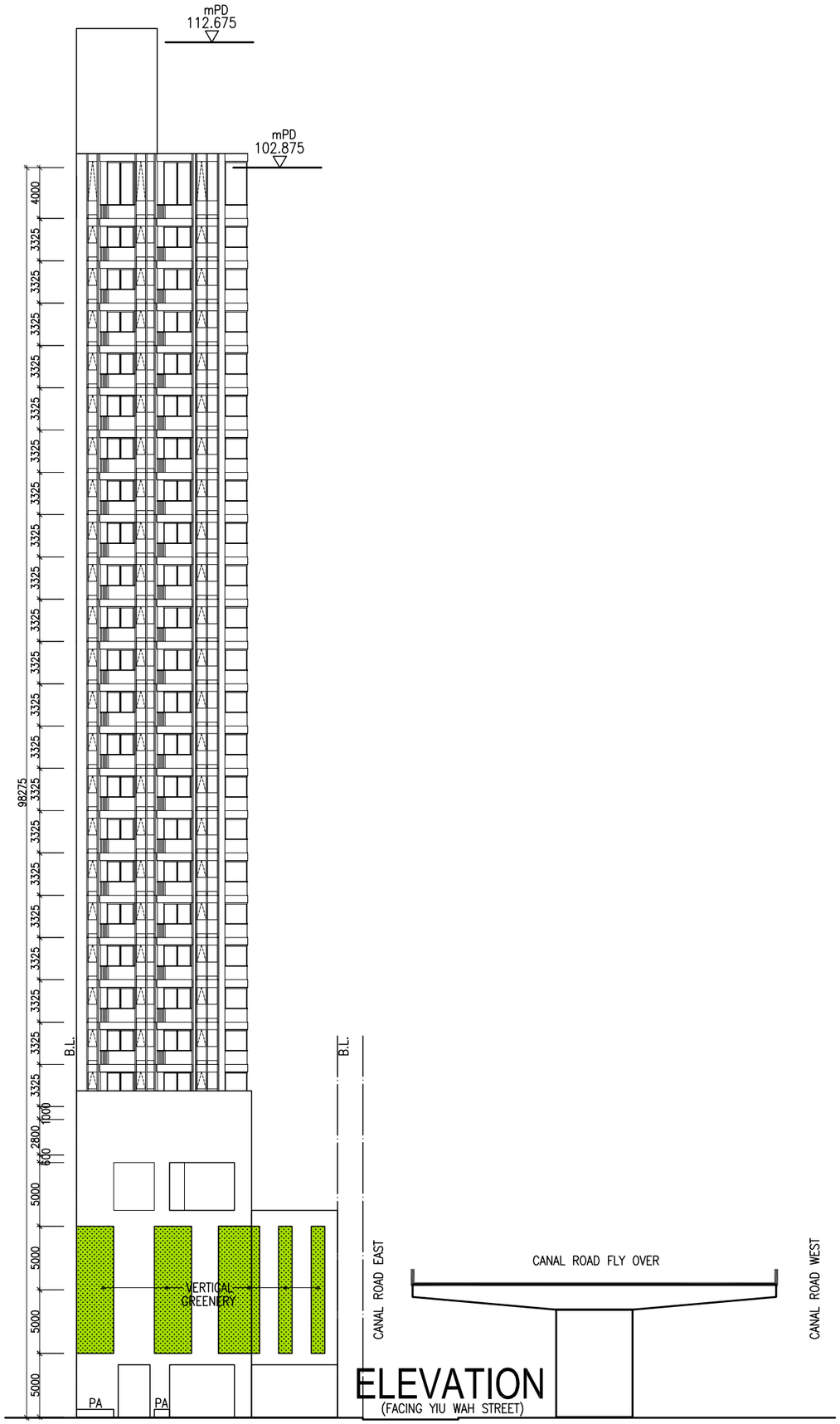
DRAWN

CHECKED

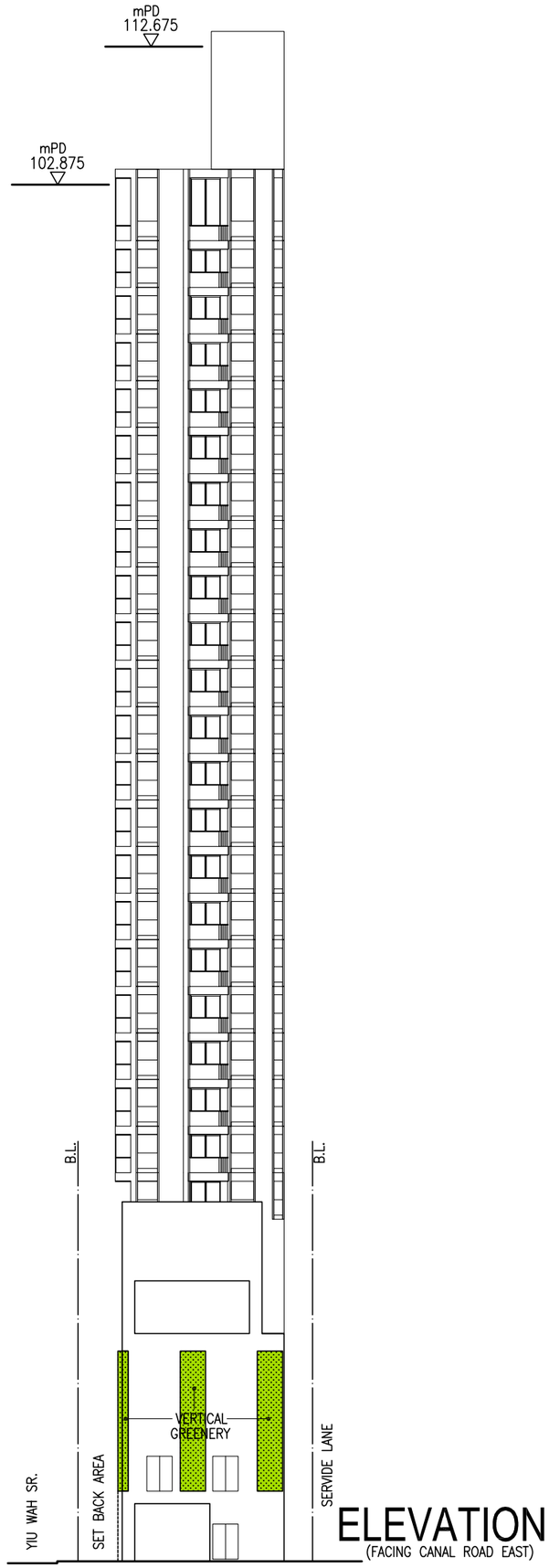
DRAWING NO.

FIG-10

	DATE	
-	26/02/2026	
A	05/03/2026	E
B	24/03/2026	
C	10/04/2026	
D		



ELEVATION
(FACING YIU WAH STREET)



ELEVATION
(FACING CANAL ROAD EAST)

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

ELEVATION

SCALE

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

[redacted]

PLANNER

DeSPACE (International) Limited

[redacted]

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

[redacted]

TRAFFIC CONSULTANT

CKM ASIA LIMITED

[redacted]

DESIGN CONSULTANT

LEO DESIGN LIMITED

[redacted]

DRAWN CHECKED

DRAWING NO. FIG-11 -

	DATE	
A	05/03/2026	E
B	24/03/2026	
C	10/04/2026	
D		

26/02/2026