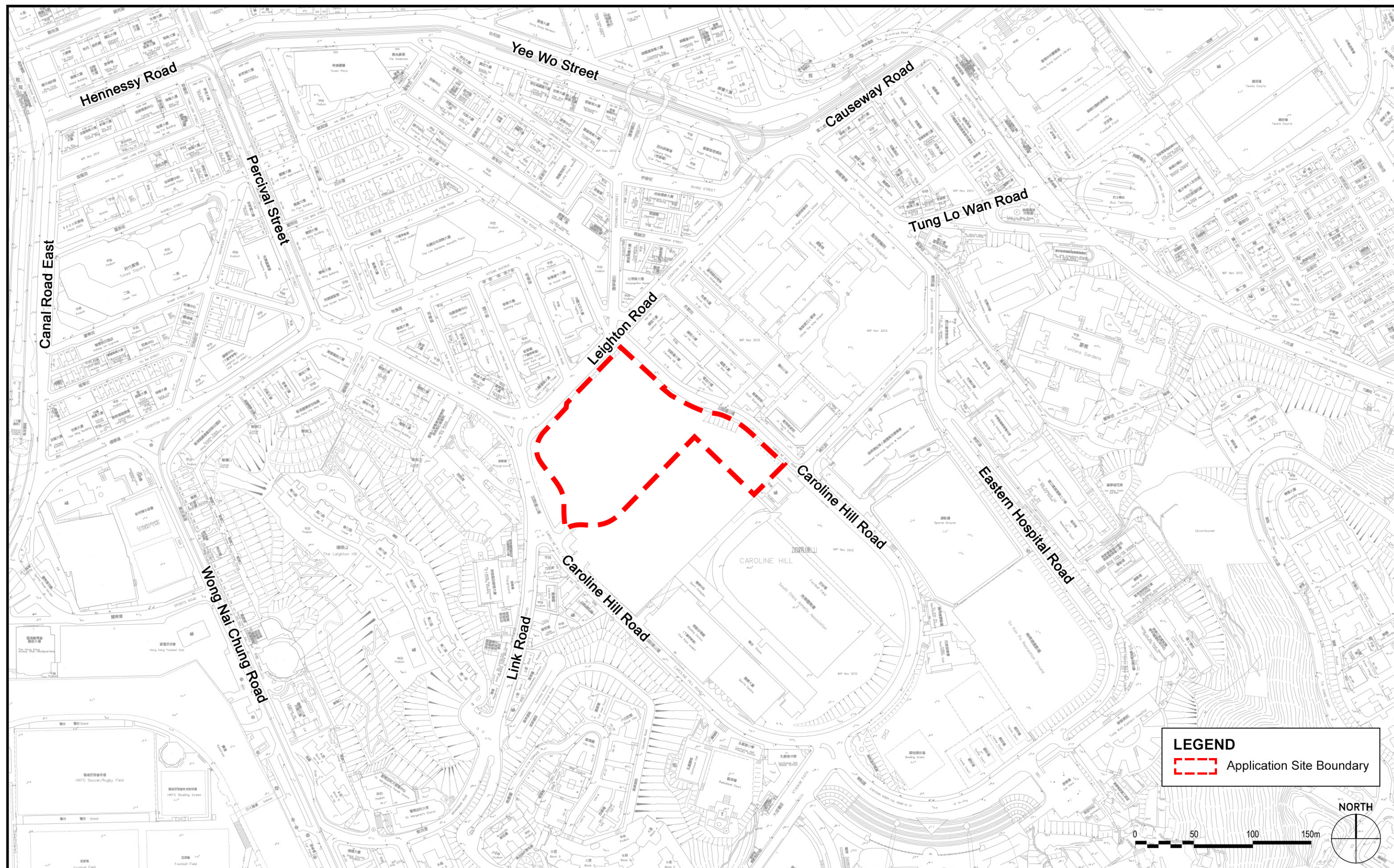
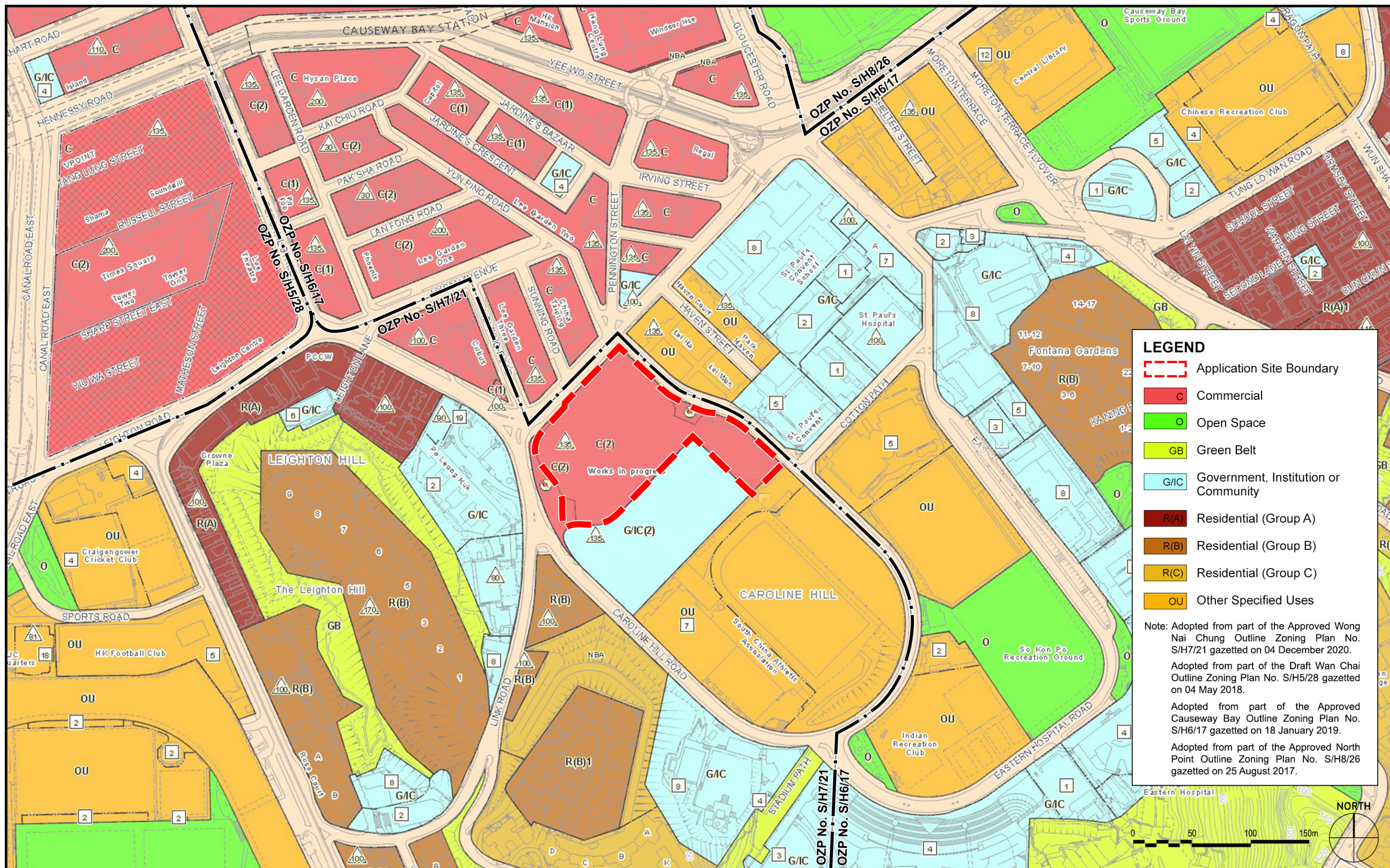


銅鑼灣

Causeway Bay

Figures



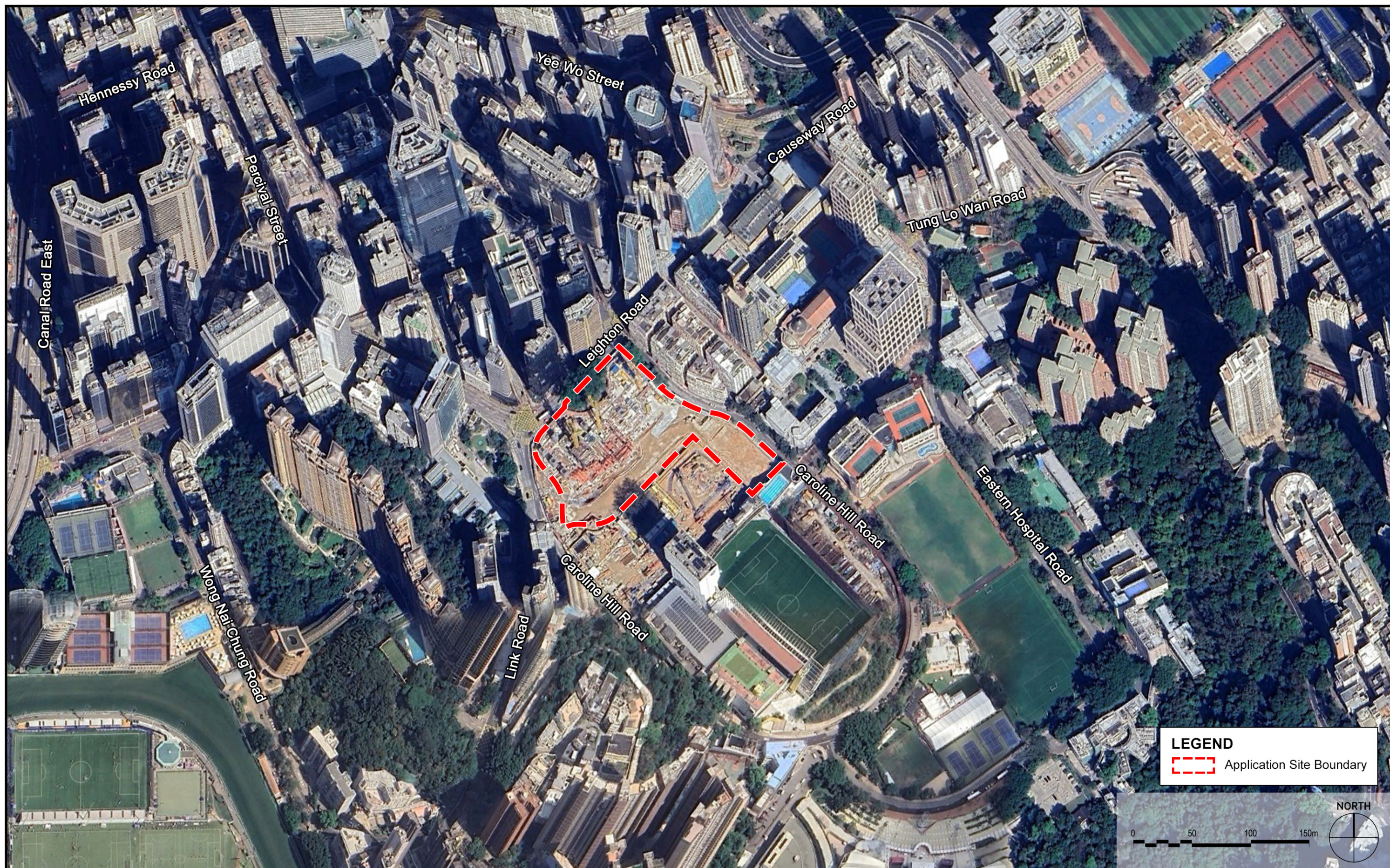


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Title Extract of the Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21		
Scale 1:3,000 @ A3	Date January 2024	Figure No. 1.2



LEGEND

Application Site Boundary

500m Catchment from Site

Land Use Zoning

Commercial

Government, Institution or Community

Open Space

Green Belt

Residential (Group A)

Residential (Group B)

Residential (Group C)

Other Specified Uses

Commercial

1

Lee Garden One

2

Lee Garden Two

3

Lee Garden Three

4

Lee Garden Five

5

Lee Garden Six

6

One Hysan Avenue

7

Hysan Place

8

Lee Theatre Plaza

9

Leighton Centre

10

McDonald's Building

11

Times Square

12

Plaza 2000

13

Causeway Bay Plaza 1

14

Causeway Bay Plaza 2

15

SOGO

16

Causeway Place

17

Hang Lung Centre

18

Causeway Bay Centre

19

Chinachem Leighton Plaza

20

Lippo Leighton Tower

21

China Taiping Tower

22

Hang Seng Causeway Bay Building

Residential (R)

1

The Leighton Hill

2

Rose Court

3

Winfield Building

4

Beverly Hill

5

Villa Rocha

6

Silverwood

7

Caroline Height

8

Caroline Garden

9

Jade Terrace

Government, Institution or Community Development (G/IC)

1

Hong Kong Ling Liang Church & Kindergarten

2

Zoroastrian Building

3

HKU Space PLK Community College

4

PLK Headquarters

5

PLK Kwok Law Kwai Chun Children Services Building

6

PLK Vicwood K.T. Chong Building

7

PLK Mok Hing Yiu Creche

8

PLK Gold & Silver Exchange Society Pershing Tsang School

9

The China Congregational Church

10

St. Paul's Kindergarten

11

St. Paul's Convent School

12

St. Paul's Hospital

13

St. Paul's Hospital

14

St. Paul Convent

15

Tung Wah Eastern Hospital

16

Hong Kong Stadium

17

Future District Court

Other Specified Uses

1

South China Athletic Association

2

Disciplined Services Sports and Recreation Club

3

Indian Recreation Club

Patchway Holdings (HK) Limited

Submission of Layout Plan and Application for Commercial Development on IL No. 8945 Causeway Bay, Hong Kong

雅邦

Urban Limited

Title

Surrounding Development Context

Scale

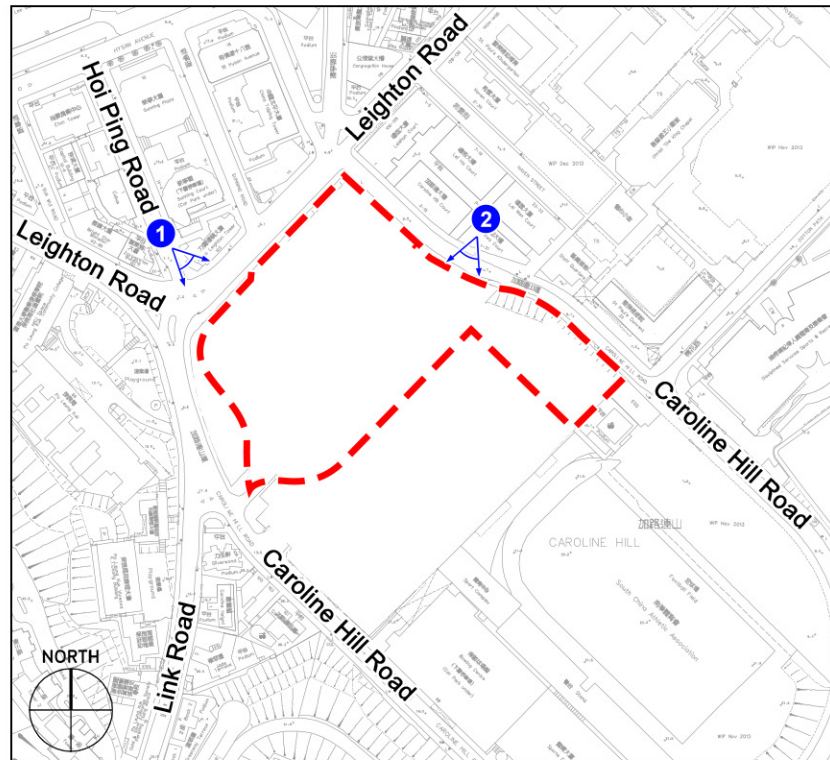
1:4,000 @ A3

Date

January 2024

Figure No.

2.2



KEY PLAN

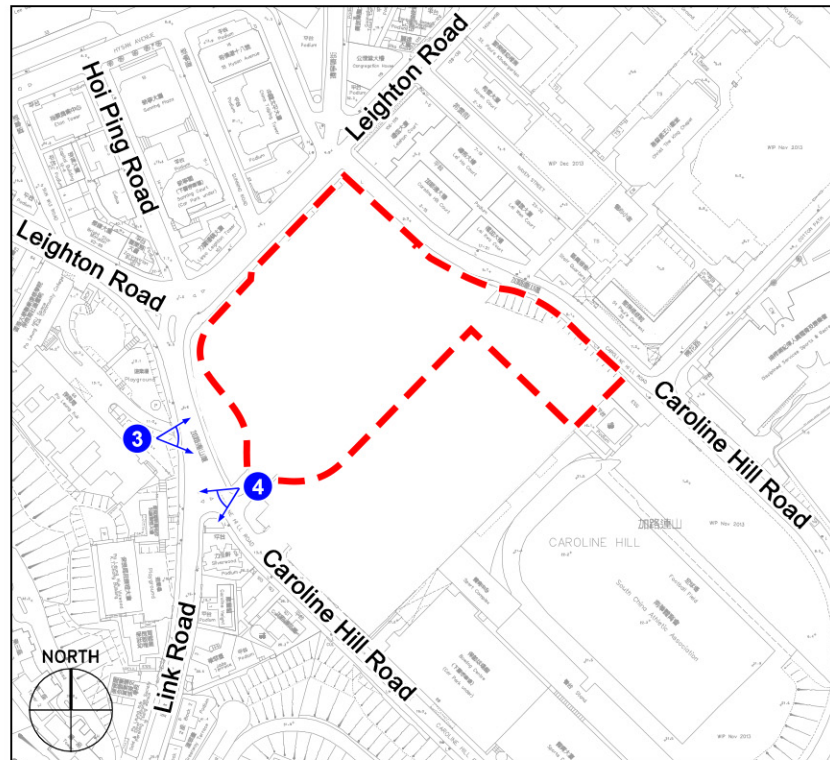


VP1 - Application Site (View from Leighton Road)



VP2 - Application Site (View from Caroline Hill Road (East) with Graded Portion of the Masonry Wall)

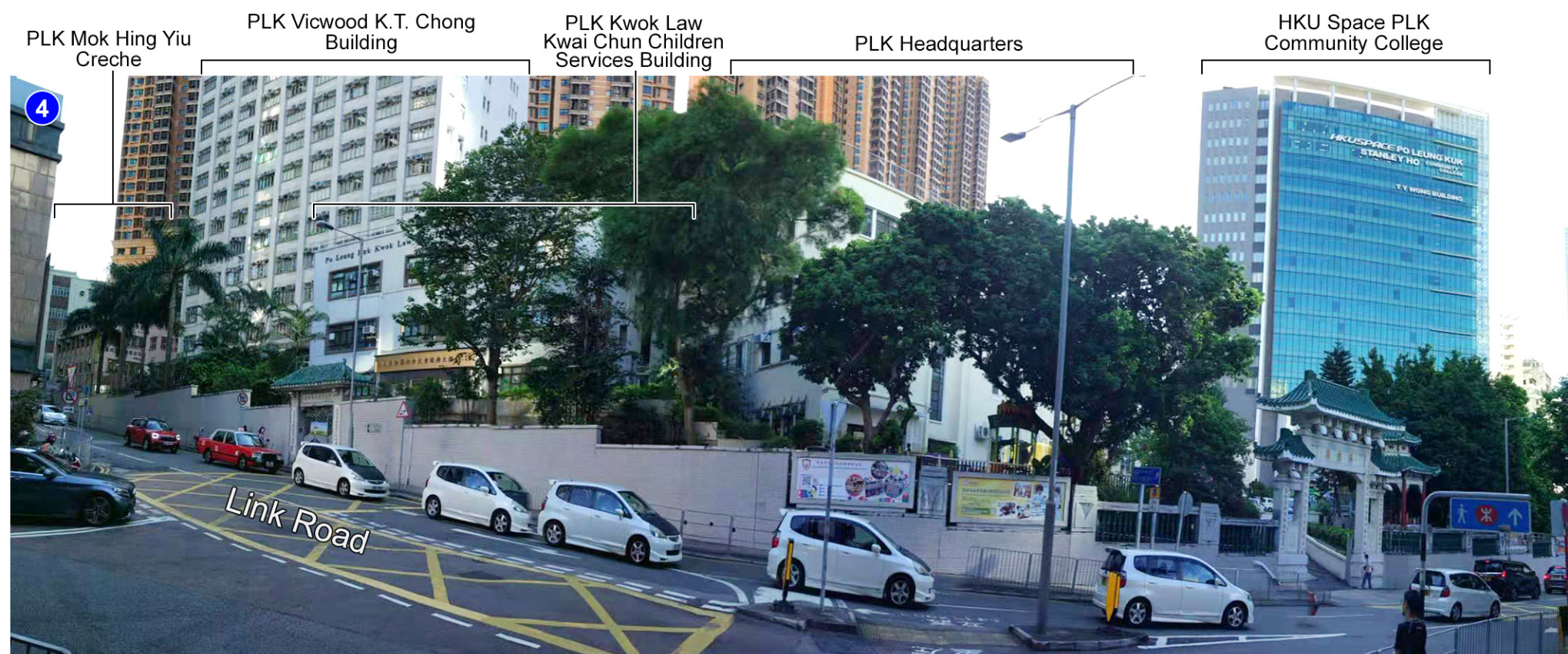




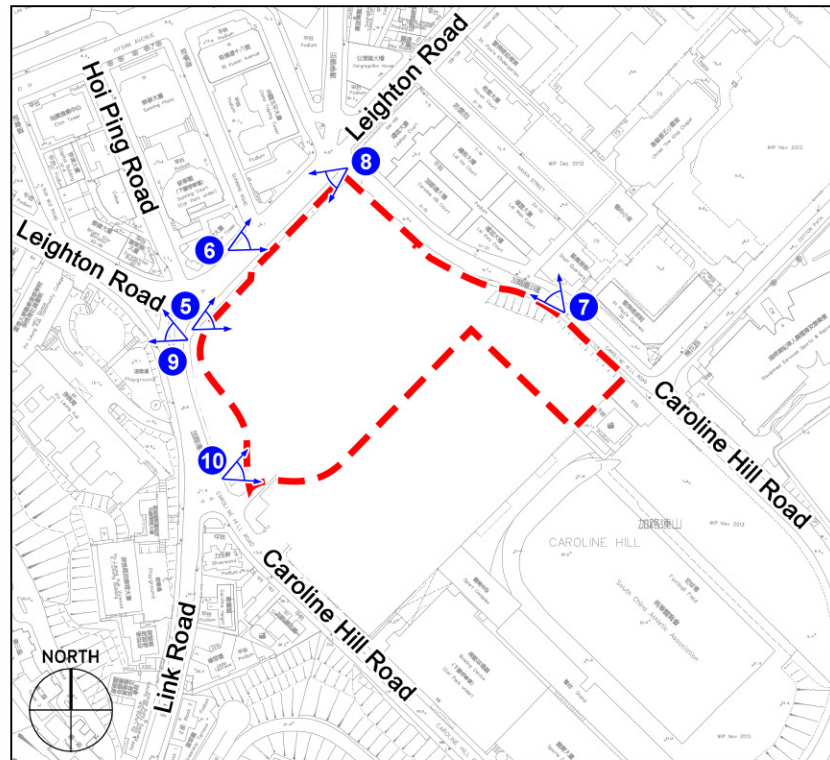
KEY PLAN



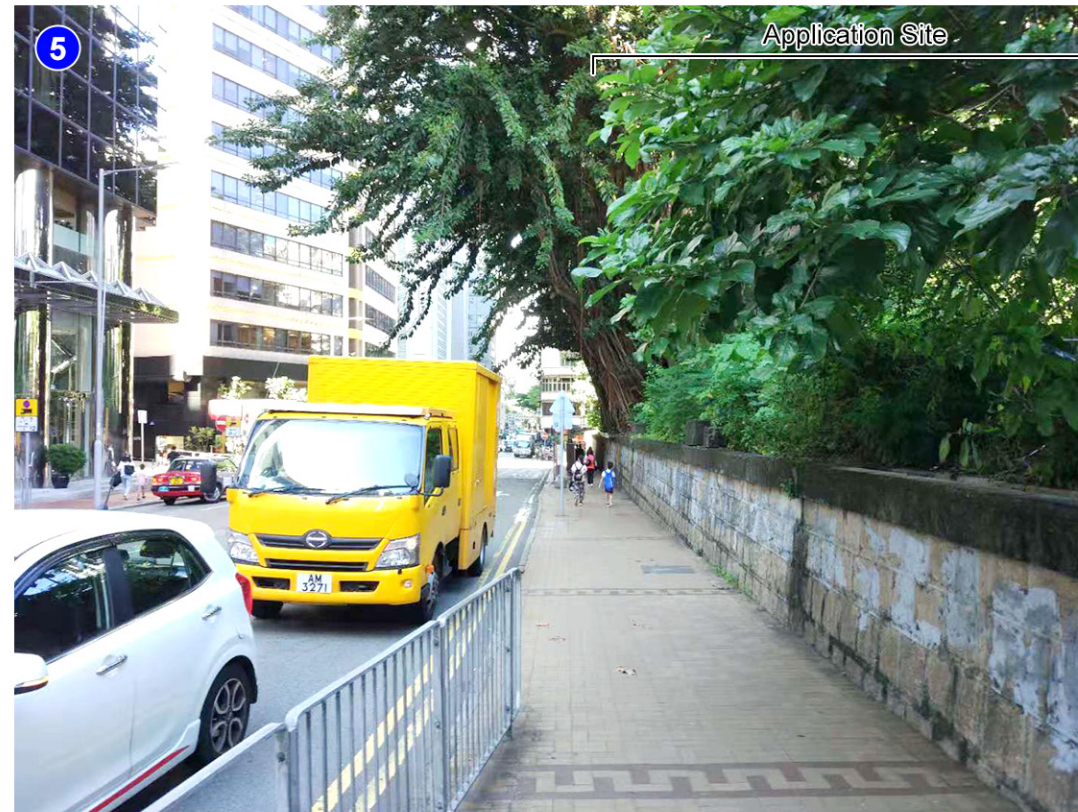
VP3 - Application Site (View from Caroline Hill Road (West))



VP4 - Surrounding Development on Link Road and Caroline Hill Road (West)



KEY PLAN



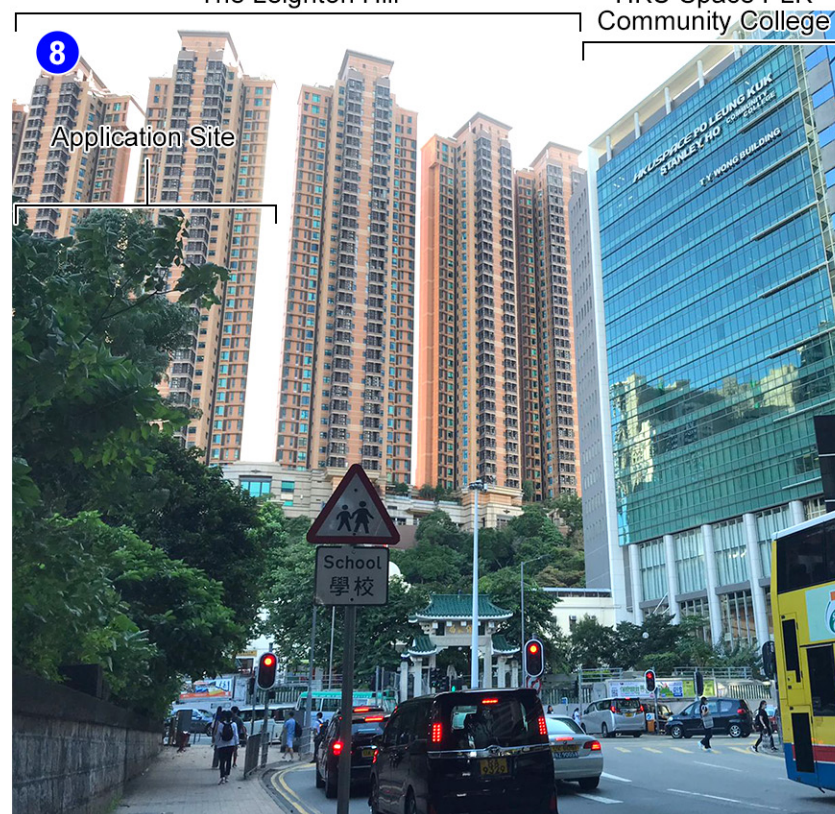
VP5 - Old and Valuable Tree (Registration No. LANDSD(LEASED) WCH/1)



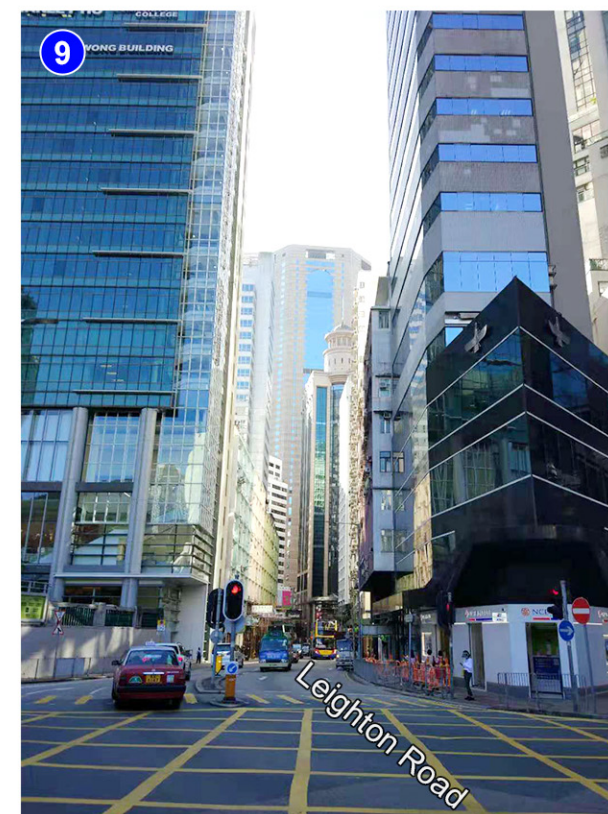
VP6 - Old and Valuable Tree (Registration No. LANDSD(LEASED) WCH/1)



VP7 - Residential Block on Caroline Hill Road (East) with workshops on Ground Floor



VP8 - Surrounding Context (View from Leighton Road)



VP9 - Surrounding Development at Junction of Leighton Road and Hoi Ping Road



VP10 - Application Site

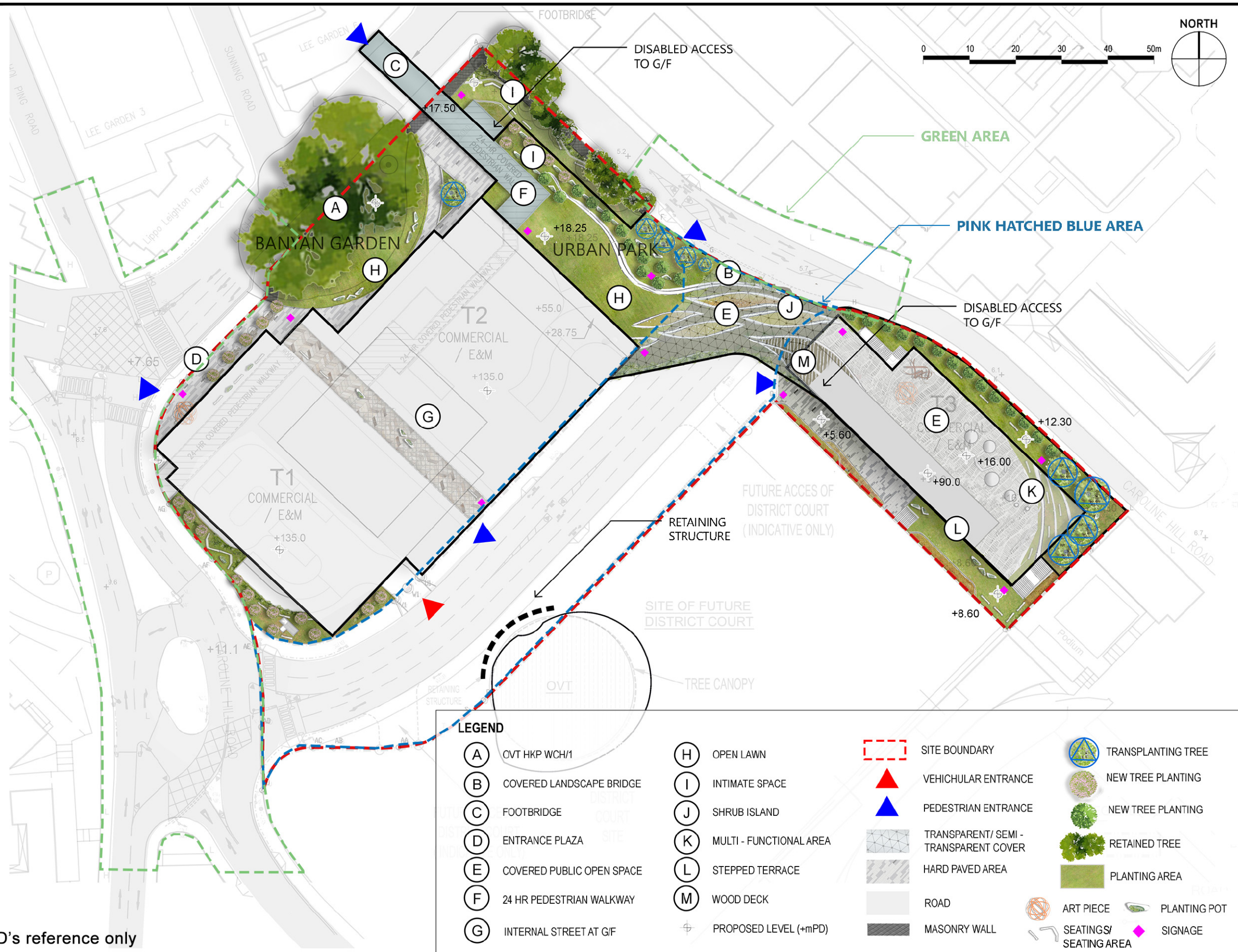
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(HK)
Limited

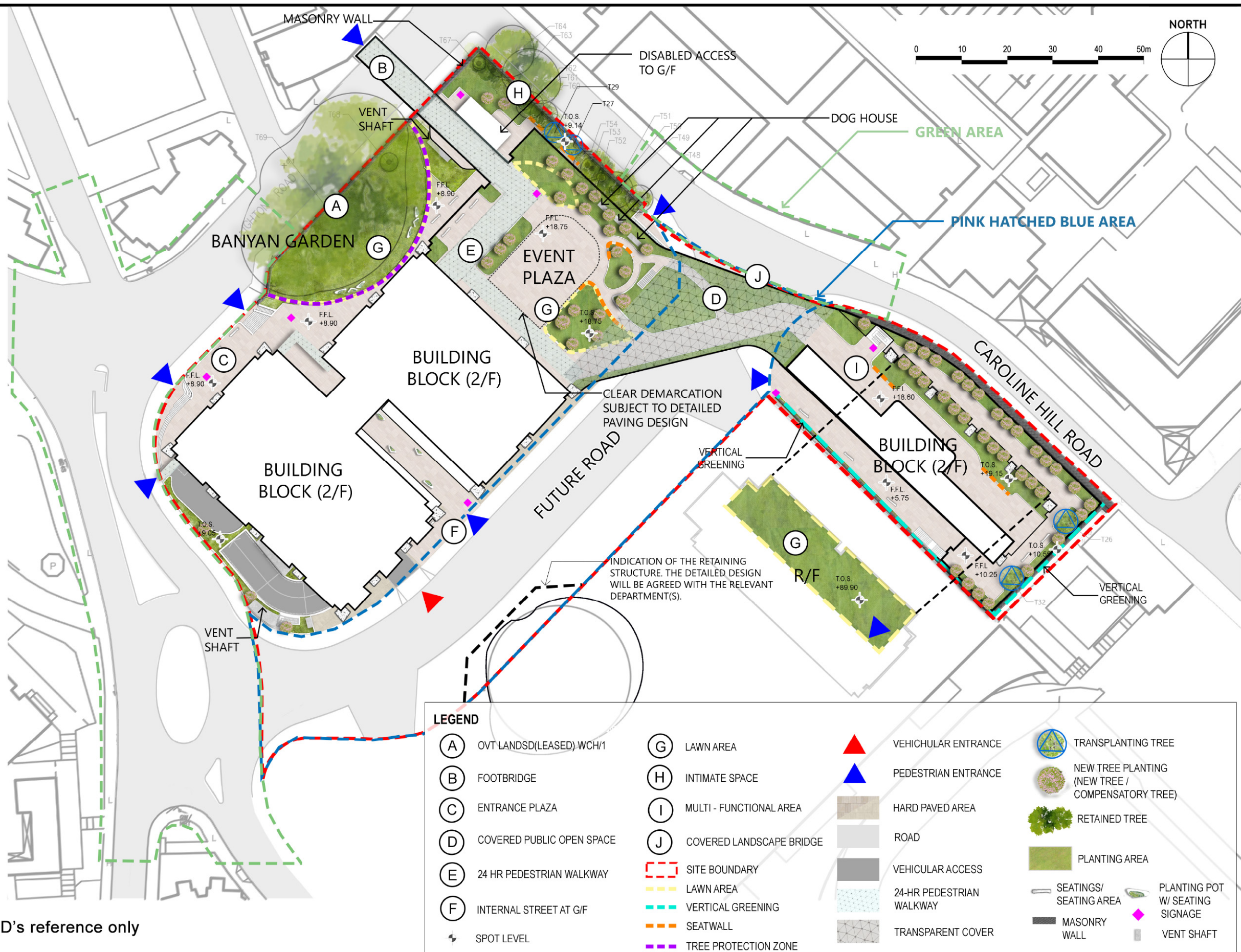


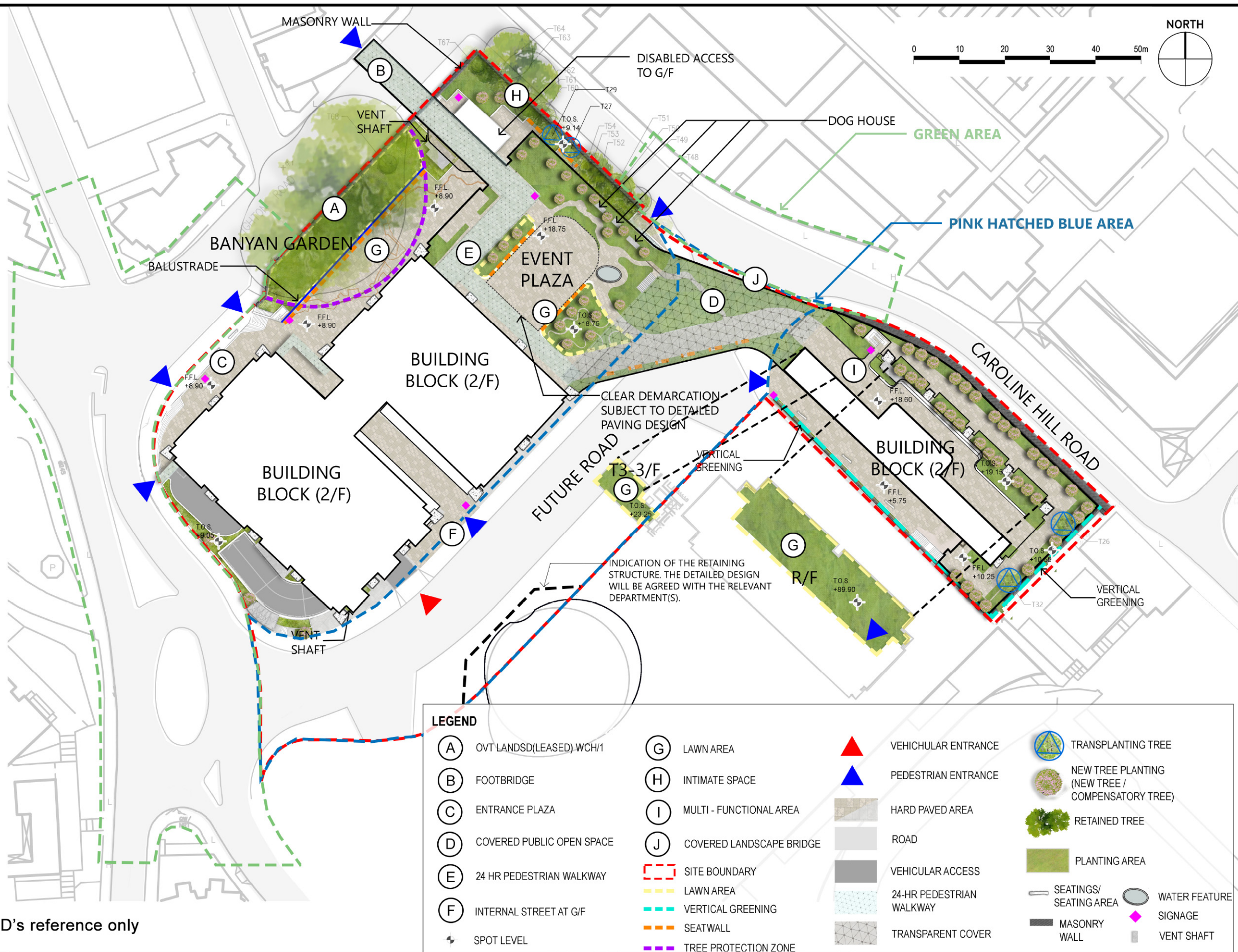
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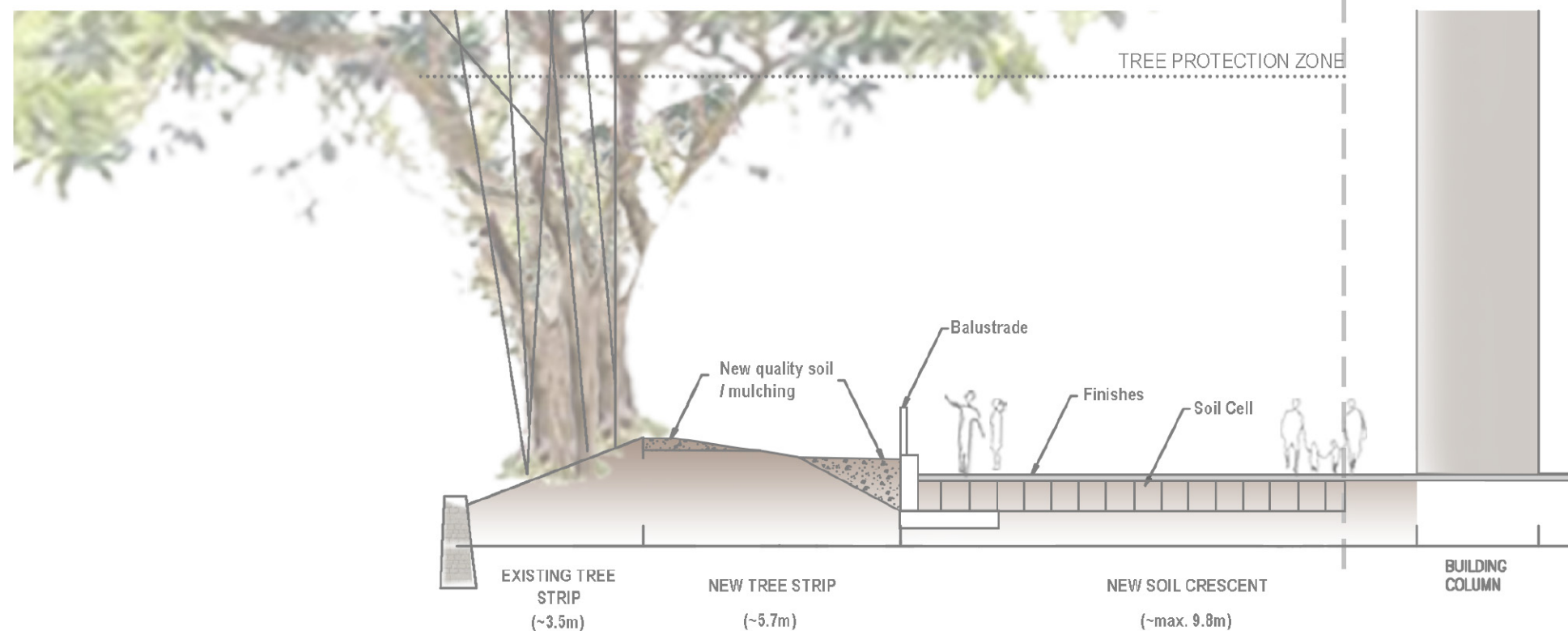
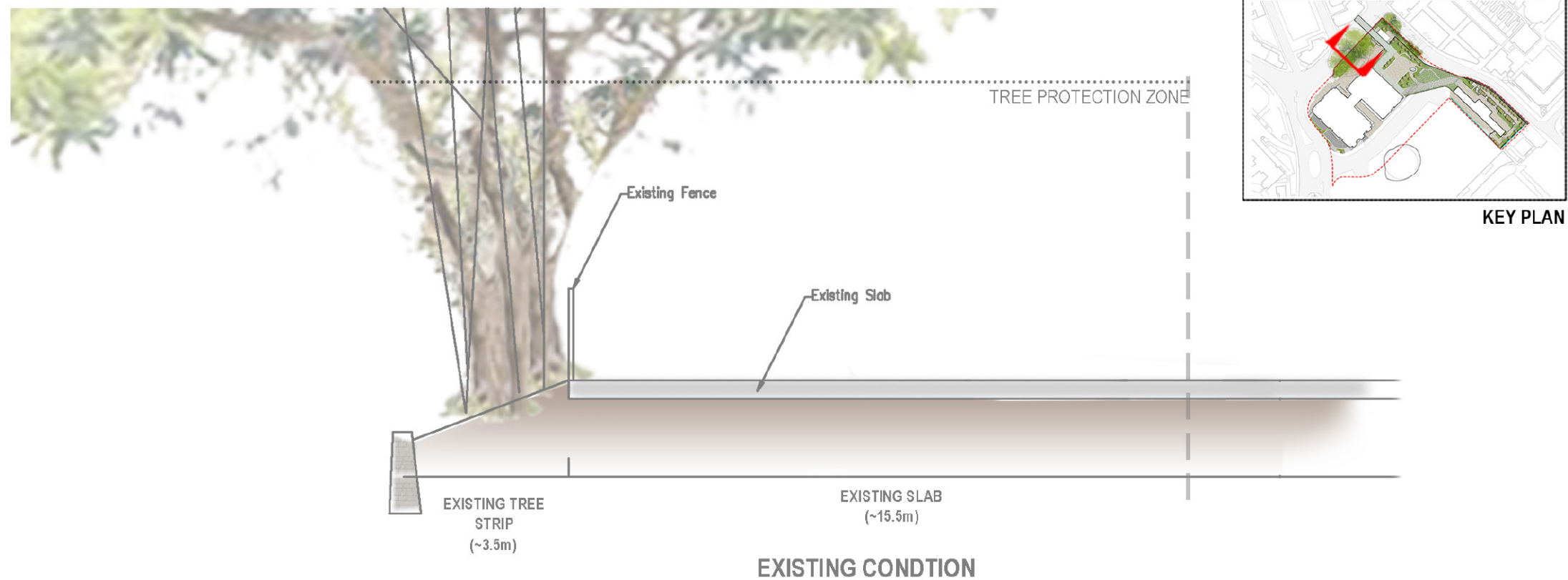


Title	Application Site and Surrounding Land Use Context		
Scale	N.T.S.	Date	January 2024
Figure No.	2.3c		





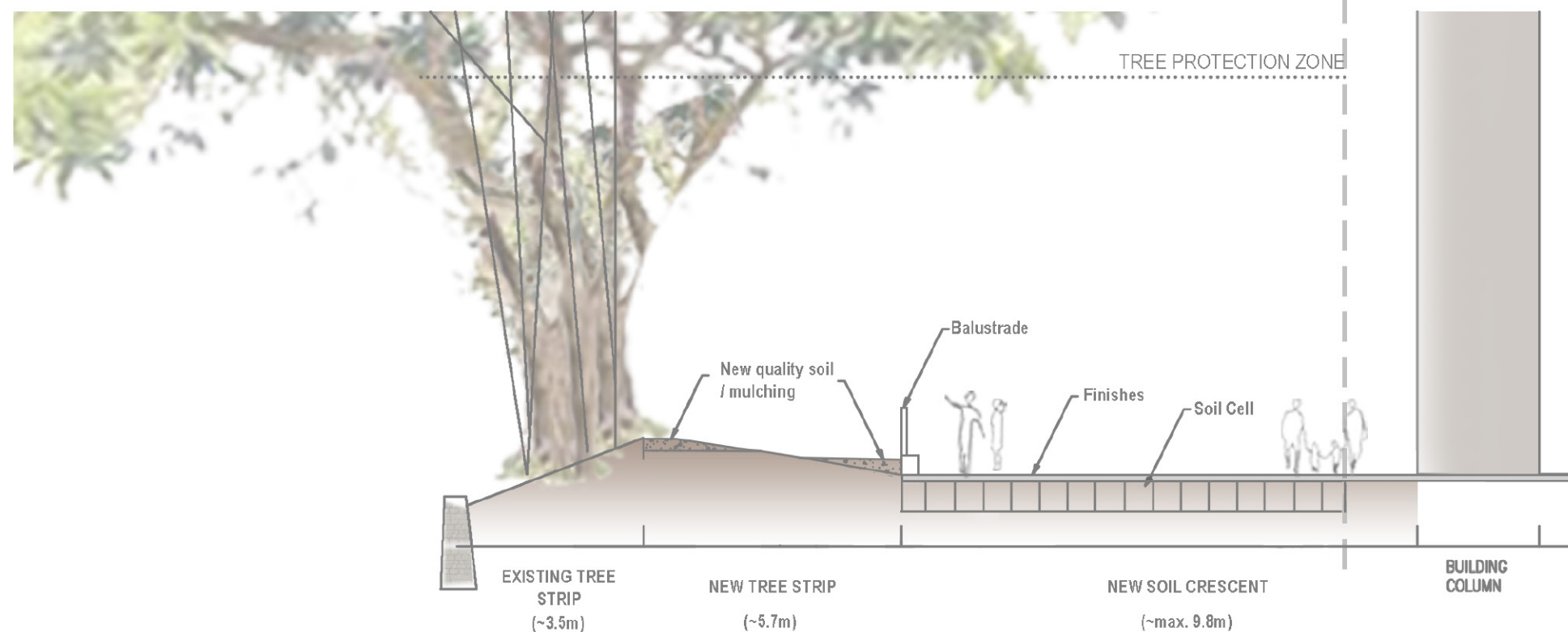
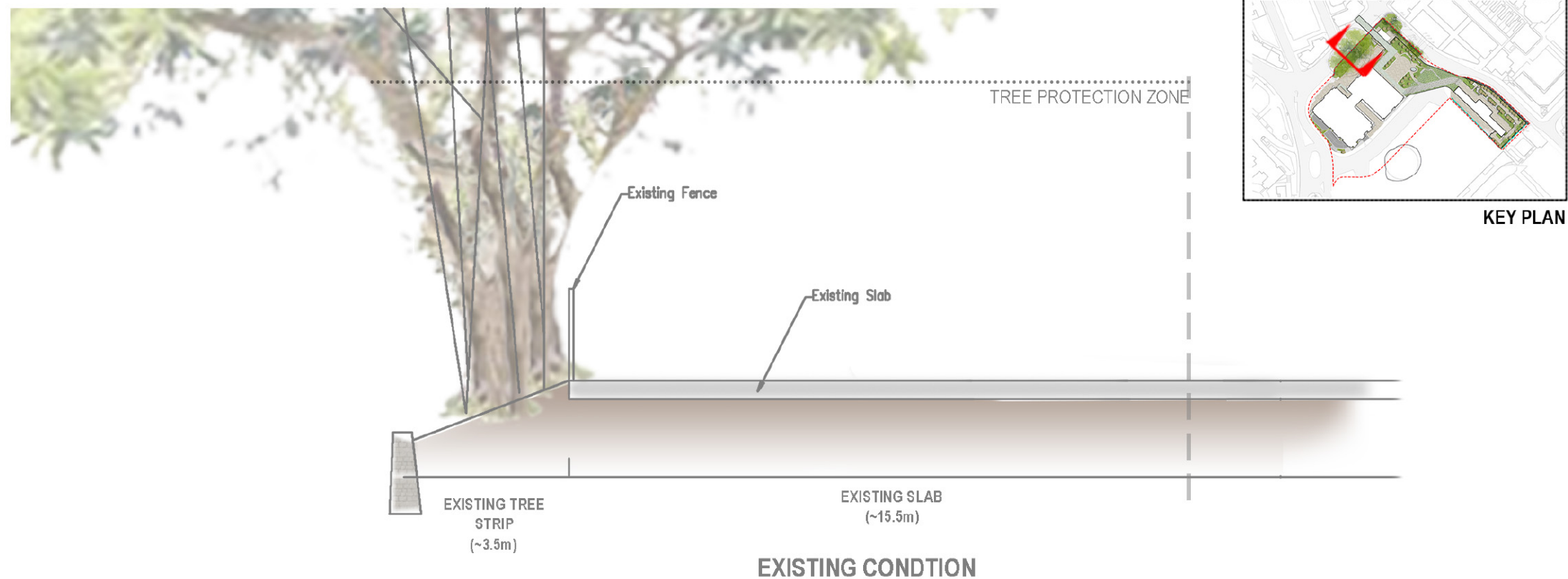




Noted: Details refer to Annex K Tree Protection Proposal for OVT; the detailed design will be further developed and submitted to the relevant government departments at the next stage.

PROPOSED SCHEME (at the balustrade footing position)



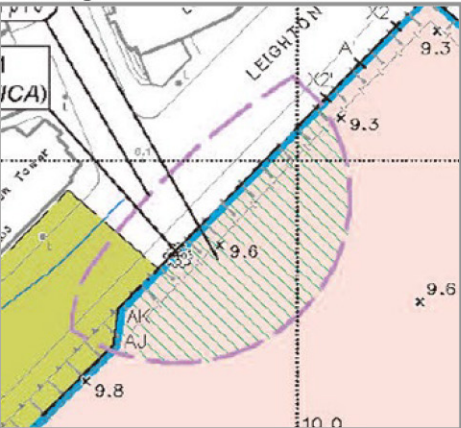


Noted: Details refer to Annex K Tree Protection Proposal for OVT; the detailed design will be further developed and submitted to the relevant government departments at the next stage.



Banyan Garden Scheme Comparison

Existing Condition



The whole area is an abandoned sport court and is covered by hard pavement with compacted soil.

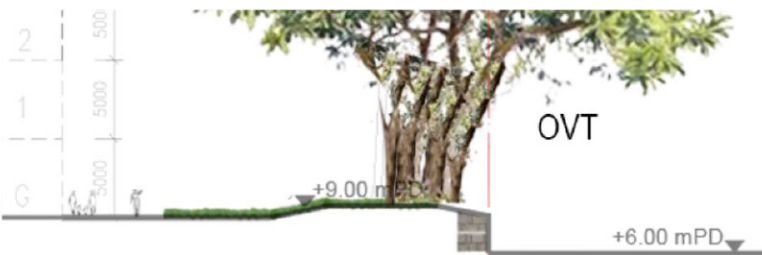


Full Compacted Soil Area
✓ Public Enjoyment

Approved Scheme

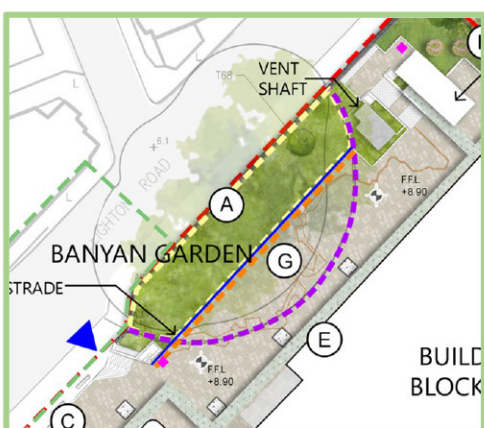


A Banyan Garden with a lawn area was proposed to form part of the POS at G/F. During the detailed design stage, to prevent potential spread of BRRD, it became evident that this scheme requires erecting the balustrade outside the lawn area to fully restrict public access to the lawn area.

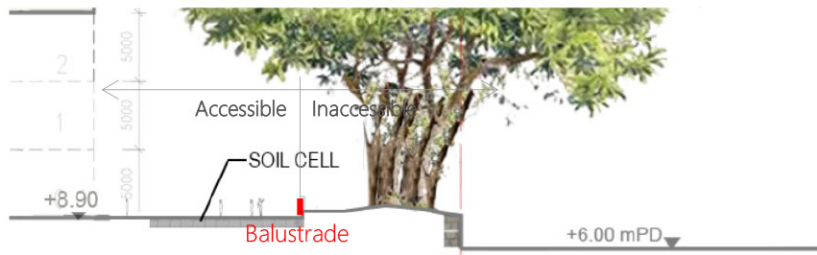


No Compacted Soil Area
X Public Enjoyment

Current Scheme



A balustrade will be erected along the planter expansion, whilst the subterranean soil cell systems will support a new civic plaza above which is publicly accessible.



No Compacted Soil Area
✓ Public Enjoyment

IL 8945, Caroline Hill Road, Causeway Bay



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Title Artist's Impression of G/F Banyan Garden			
Scale	N.T.S.	Date	August 2025
Figure No.			4.6



Live Performances



Street Art Exhibitions

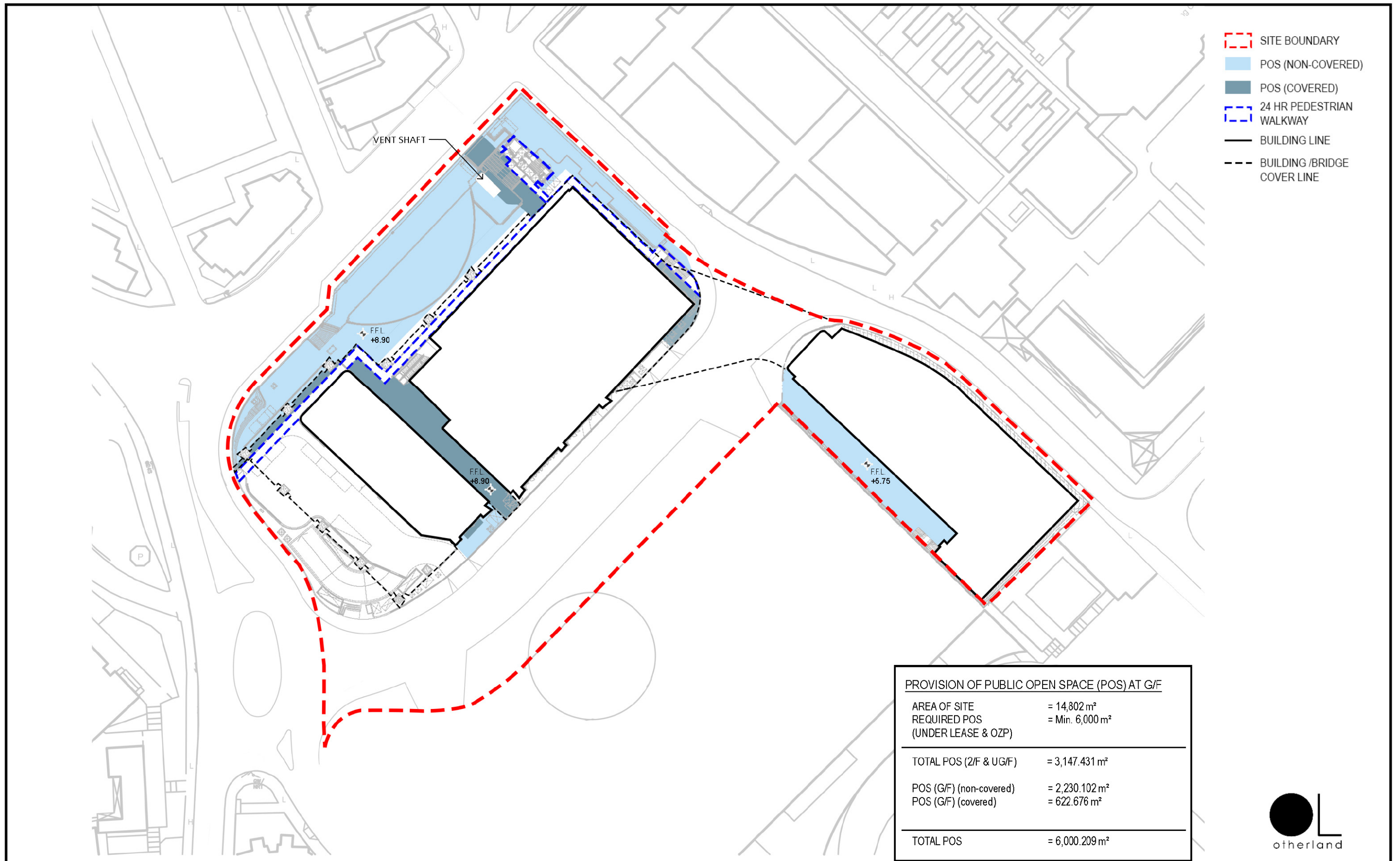


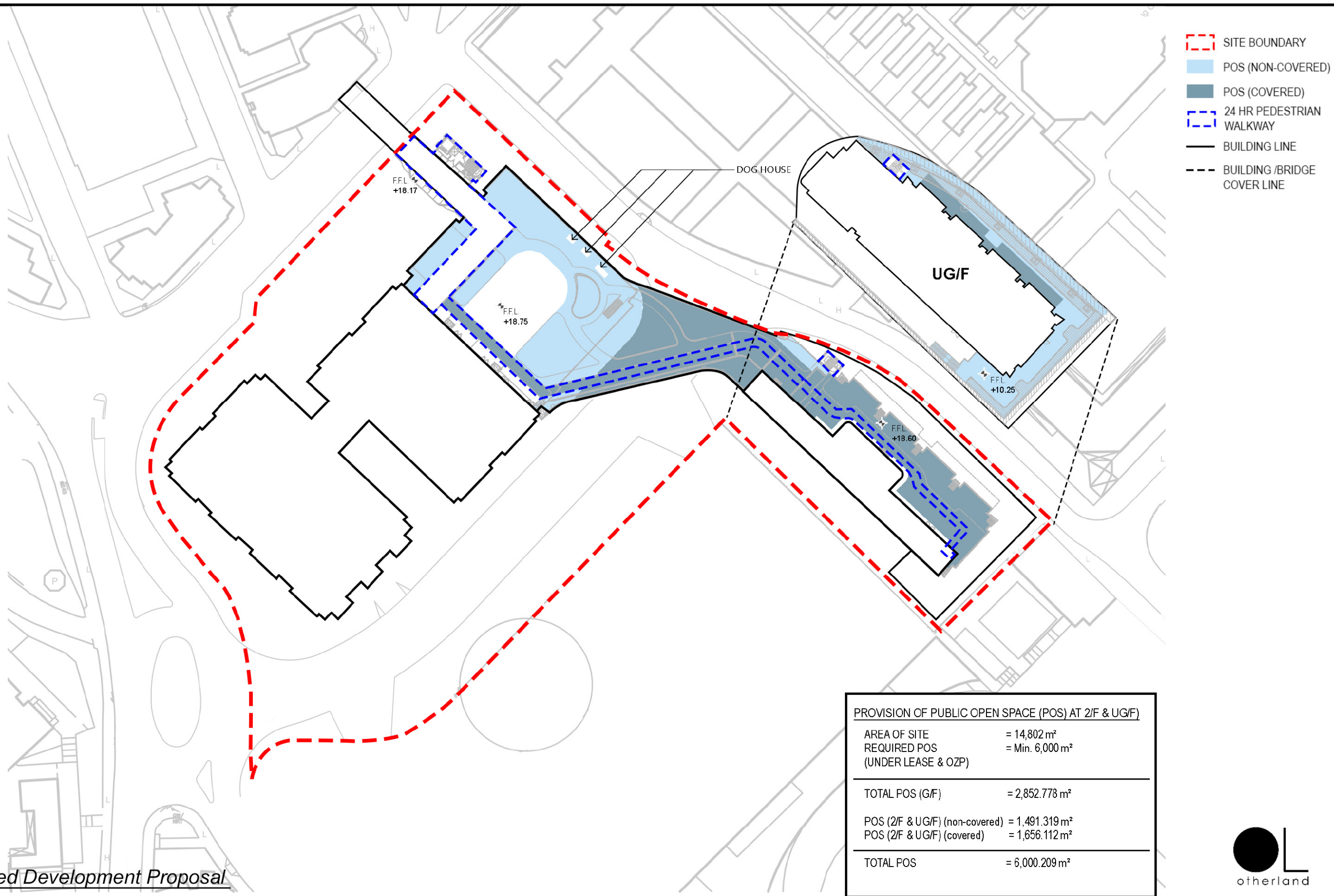
Cultural Festivals



Festive Light Shows







Approved Development Proposal

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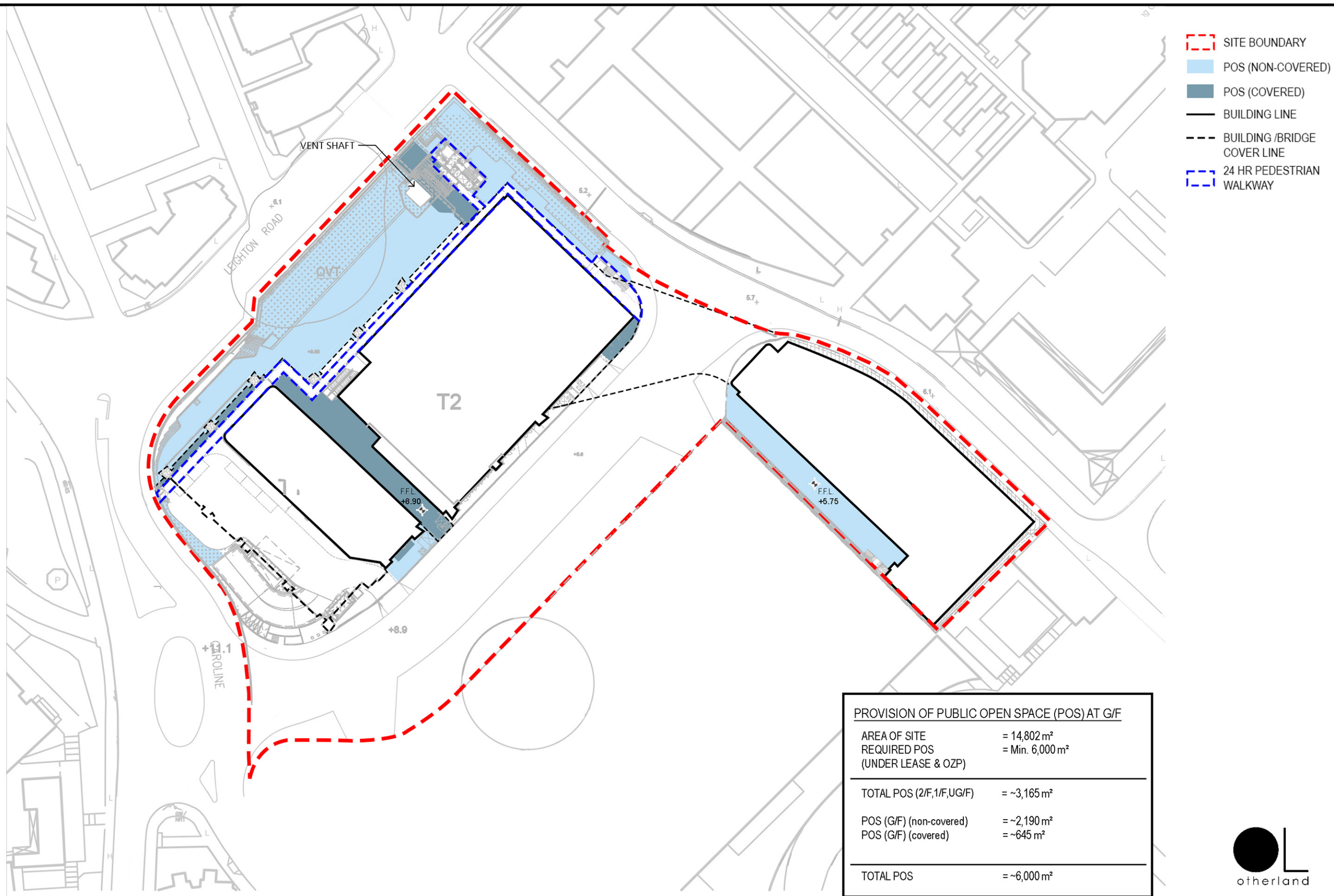
Title
Provision of Public Open Space – 2/F under Approved S16A Scheme
(No. A/H7/181-2)

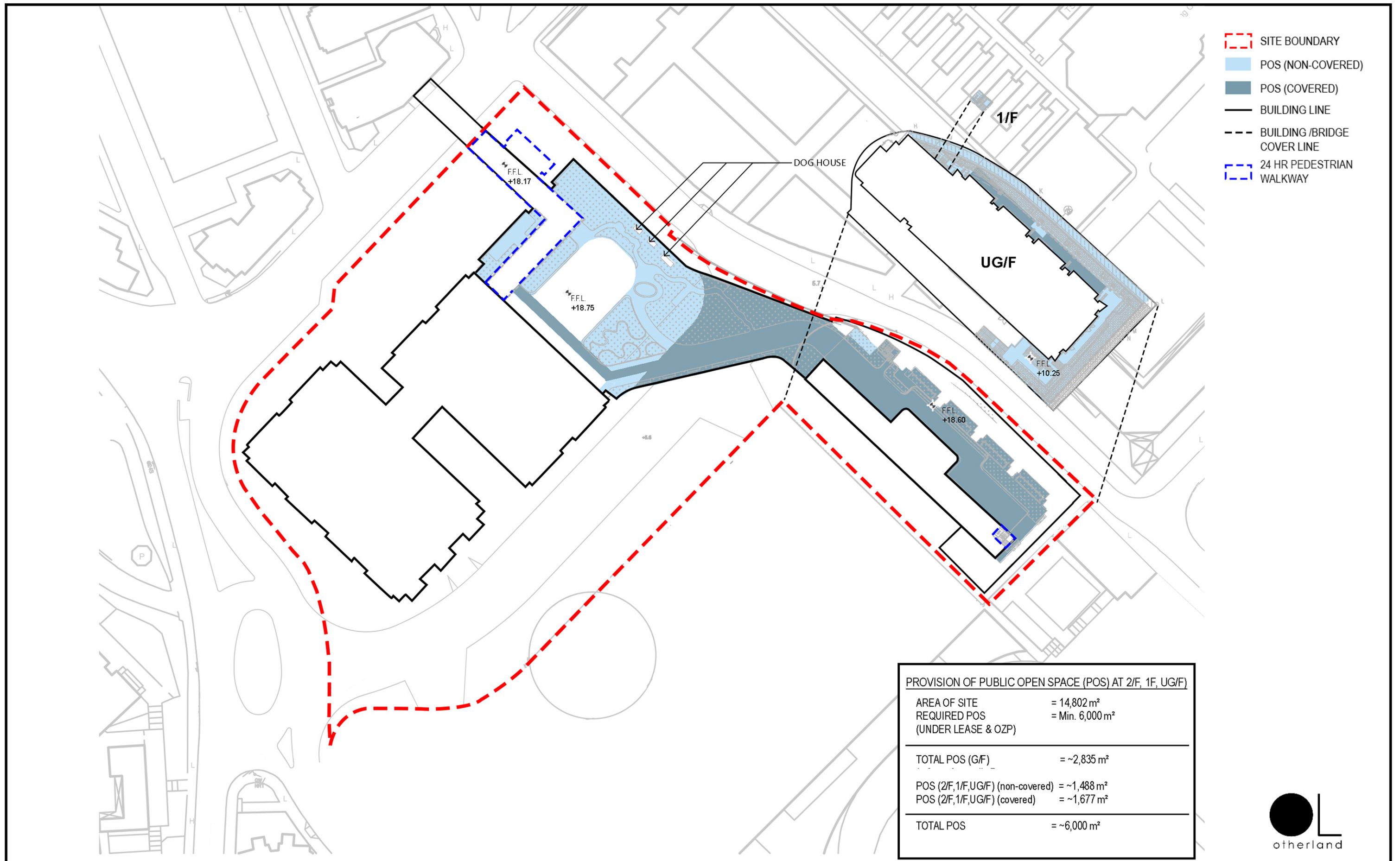
Scale
N.T.S.

Date
March 2025

Figure No.
4.8b

otherland

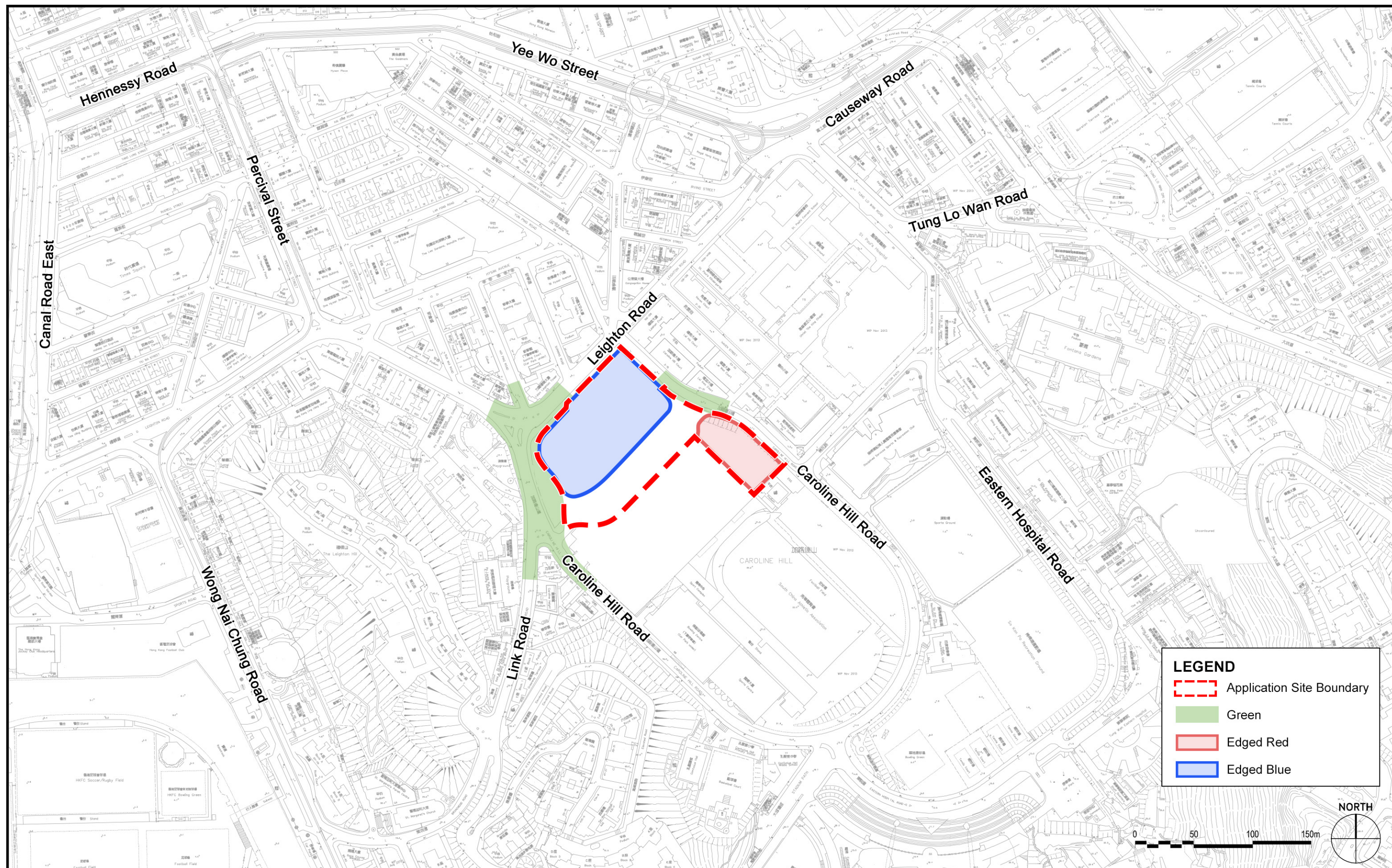


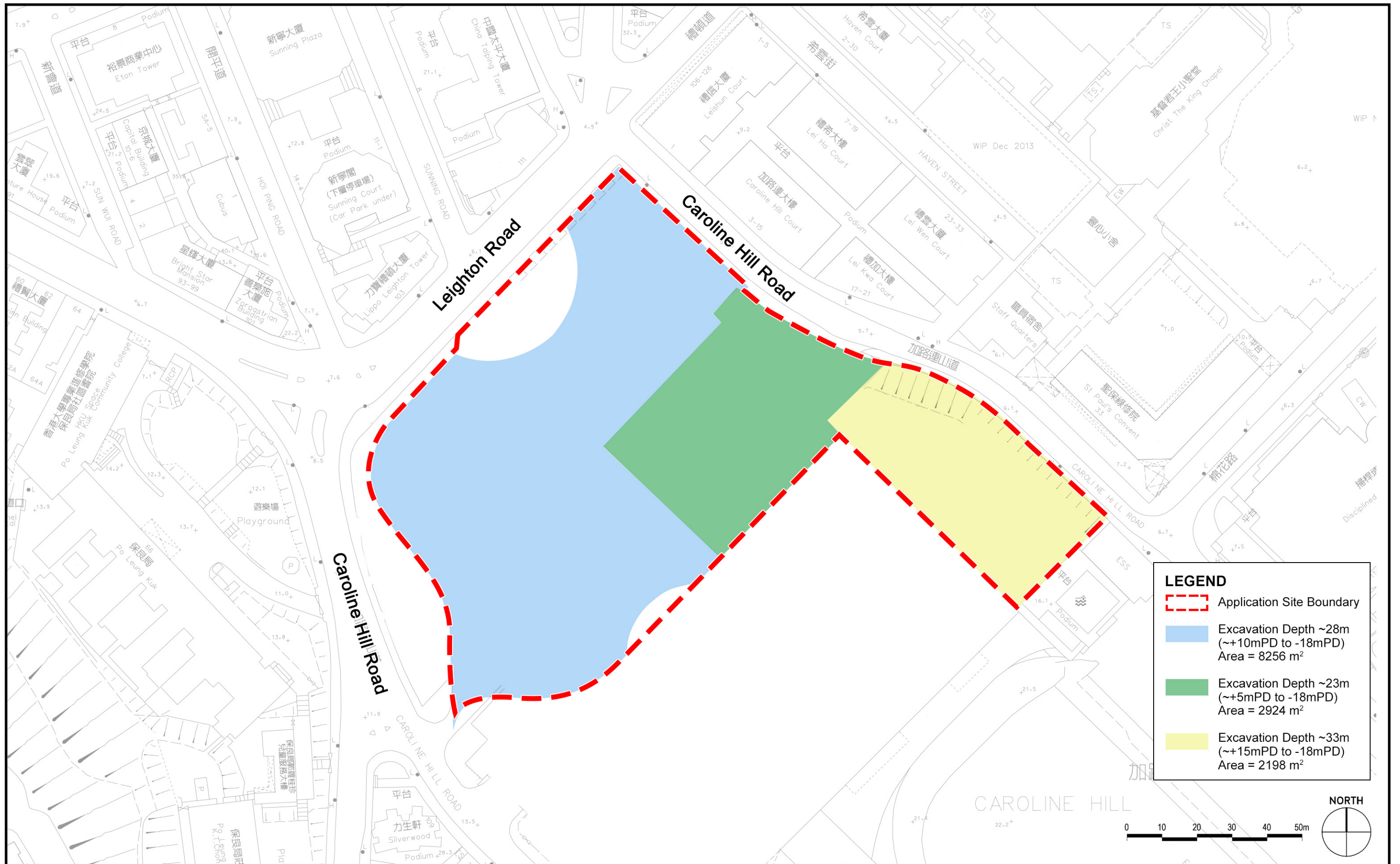




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Title Depth and Area of Excavation			
Scale	1:3,000 @ A3	Date	January 2024
Figure No.	4.12		

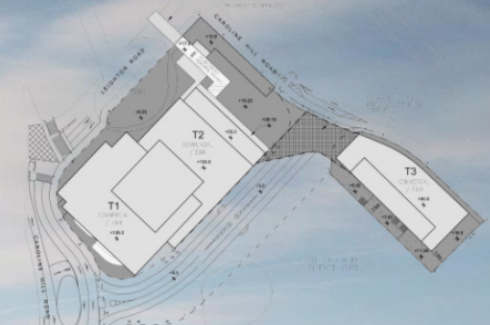
ORIGINAL SCHEME

2 towers located at the corners, leaving only residual open spaces along the periphery of the site as left-out spaces

2 towers located at the corners of the site will result in **NARROW AIR CORRIDOR** and **INCREASE VISUAL DOMINANCE OF BUILT FORMS** at street level

Greenery and open space as **RESIDUAL & LEFT-OUT SPACES** along the periphery of the site which is less enjoyable and welcoming

A VIEW
ANGLE



Remark: For PlanD's reference only

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Title

Artist's Impression of Planning Department Rezoning Conceptual Scheme

Scale

N.T.S.

Date

January 2024

Figure No.

4.13

APPROVED DEVELOPMENT PROPOSAL

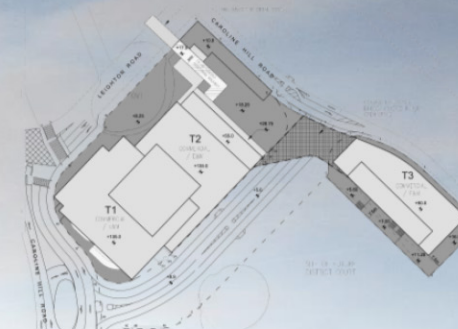
By combining the two towers and shifting to the NW corner in order to provide a large open space to the NE and a wider air corridor

By combining the 2 towers and shifting them to the NW corner, a **WIDER AIR CORRIDOR** could be provided which can help to facilitate air ventilation at street level

COVERED LANDSCAPE BRIDGE – A **BRIDGE CONNECTION** between Edged Blue and Edged Red Sites to **ENHANCE PEDESTRIAN CONNECTIVITY**, with **QUALITY LANDSCAPE & GREENERY**

Provision of a **LARGE & DESIGNATED OPEN SPACE** to the NE corner of the site with the provision of greenery and landscape for better enjoyment and **REDUCE VISUAL DOMINANCE OF BUILT FORMS** at street level

A VIEW ANGLE



Remark: For PlanD's reference only

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Submission of Layout Plan and Application for Commercial Development on IL No. 8945 Causeway Bay, Hong Kong



Title Artist's Impression of Approved Development Proposal			
Scale	N.T.S.	Date	January 2024
Figure No.			4.14



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Title		Artist's Impression of Current Scheme		
Scale	N.T.S.	Date	March 2025	Figure No. 4.15a



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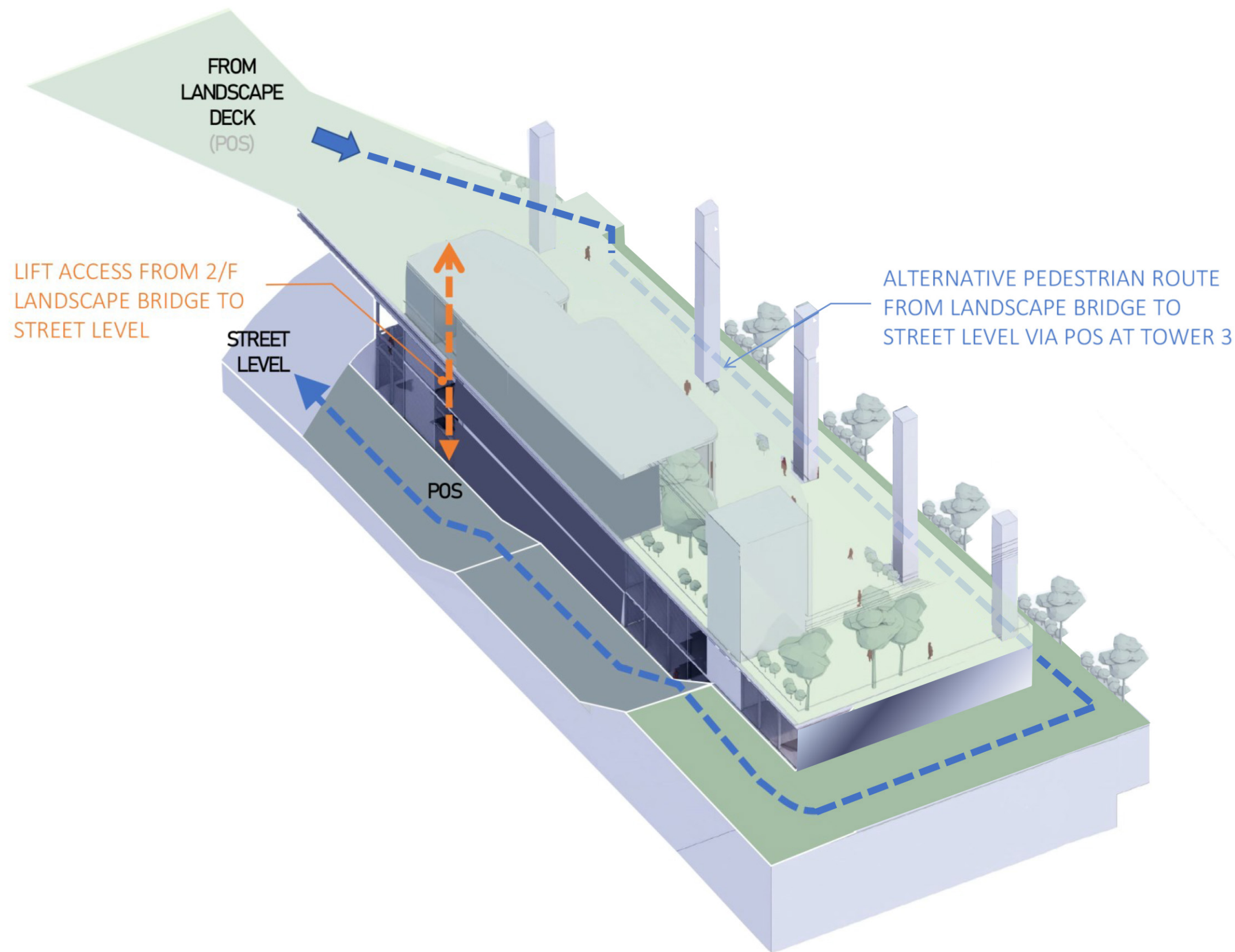


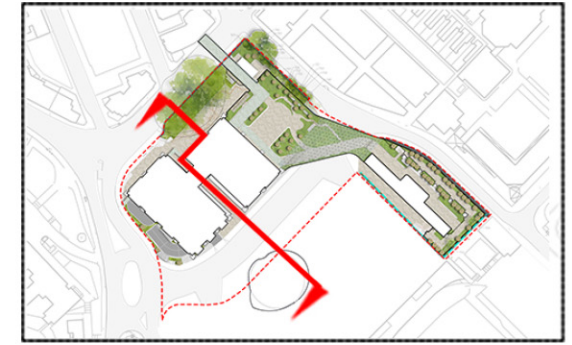
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Causeway Bay, Hong Kong**



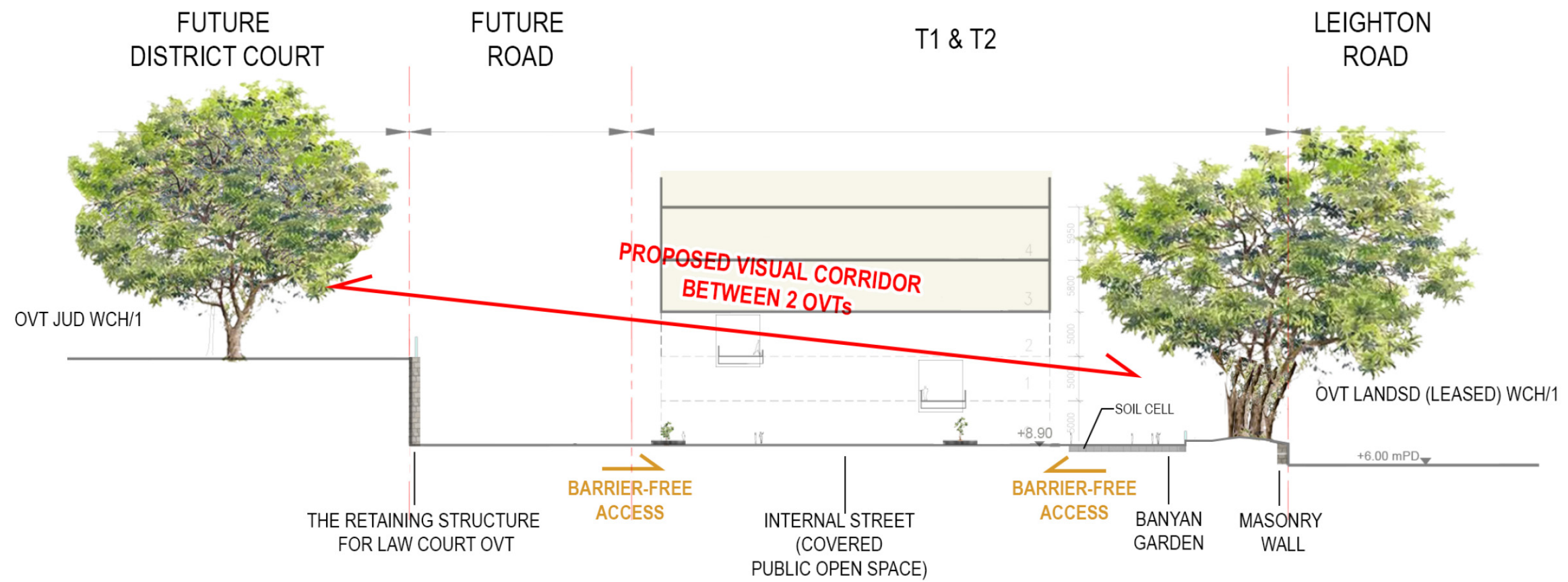
Title		Artist's Impression of Current Scheme		
Scale	N.T.S.	Date	August 2025	Figure No. 4.15b

PEDESTRIAN ACCESS FROM 2/F TO STREET LEVEL





KEY PLAN



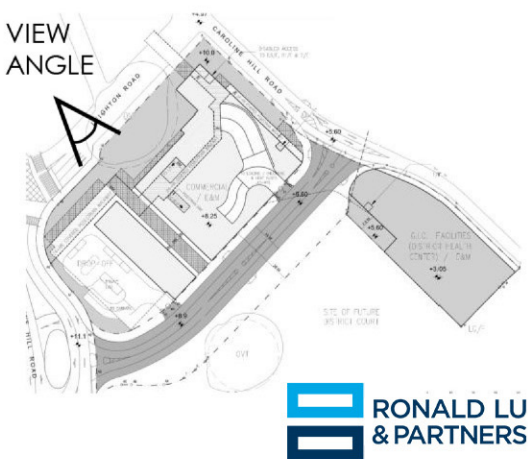
VISUAL CORRIDOR BETWEEN 2 OVTS



* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN

VISUAL CORRIDOR
BETWEEN 2 OVTS

A VISUAL CORRIDOR IS PROPOSED AT G/F TO ALLOW VISUALL CONNECTION BETWEEN 2 OVTS AT STREET LEVELS. IT ALSO SERVES AS A COVERED PUBLIC OPEN SPACE (POS) & PEDESTRIAN WALKWAY



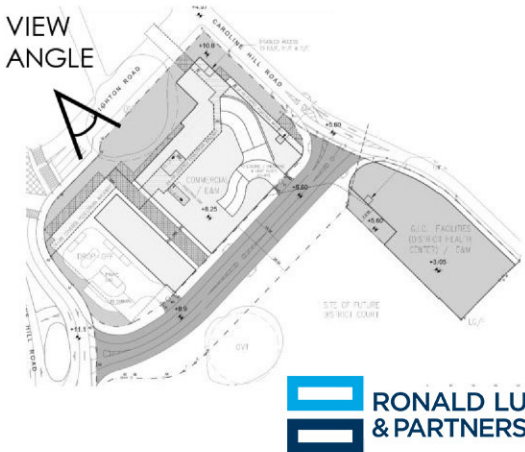
VISUAL CORRIDOR BETWEEN 2 OVTS



VISUAL CORRIDOR
BETWEEN 2 OVTS

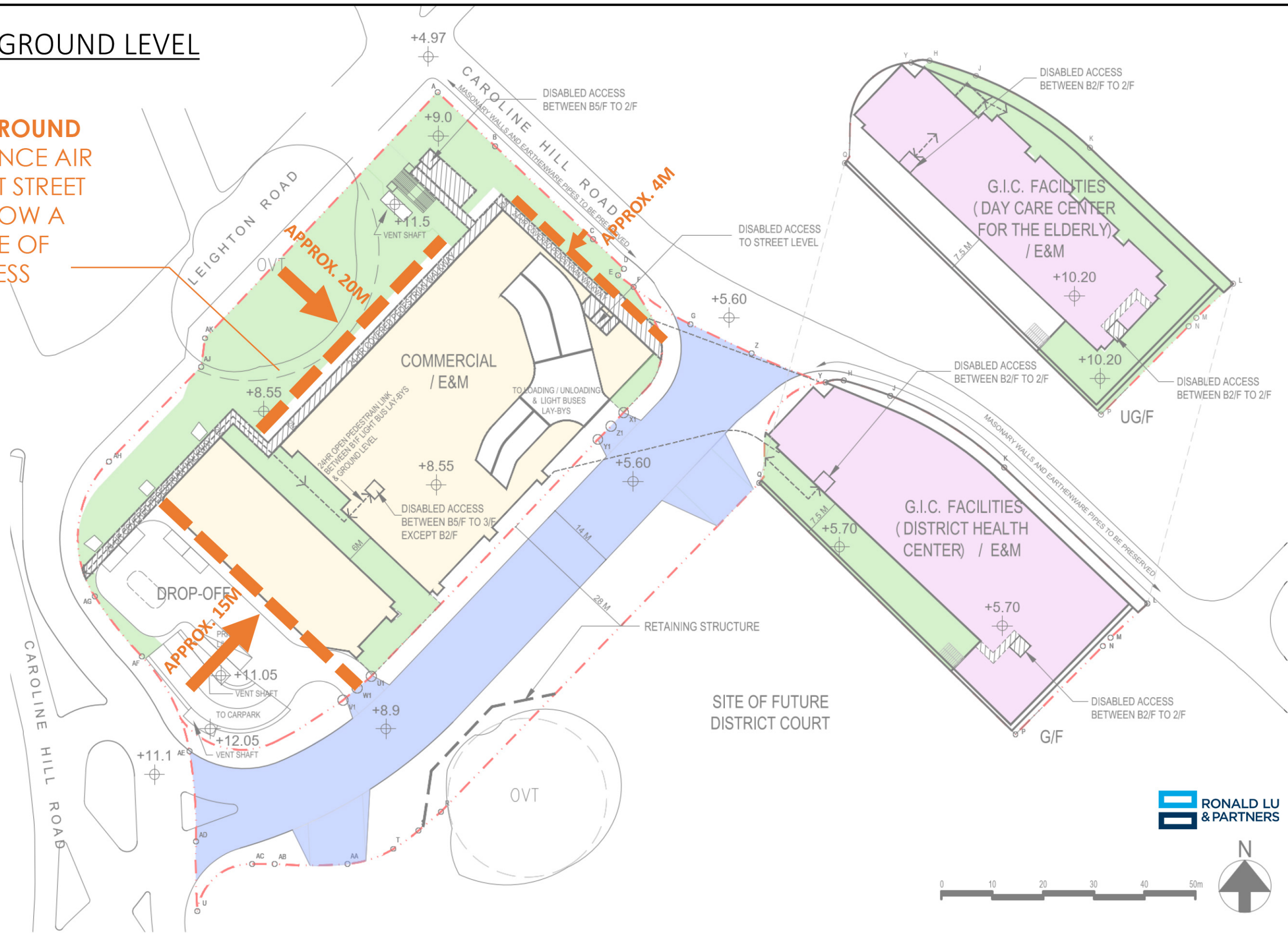
A VISUAL CORRIDOR IS
PROPOSED AT G/F TO ALLOW
VISUALL CONNECTION
BETWEEN 2 OVTS AT STREET
LEVELS. IT ALSO SERVES AS A
COVERED PUBLIC OPEN
SPACE (POS) & PEDESTRIAN
WALKWAY

* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN



SET-BACK AT GROUND LEVEL

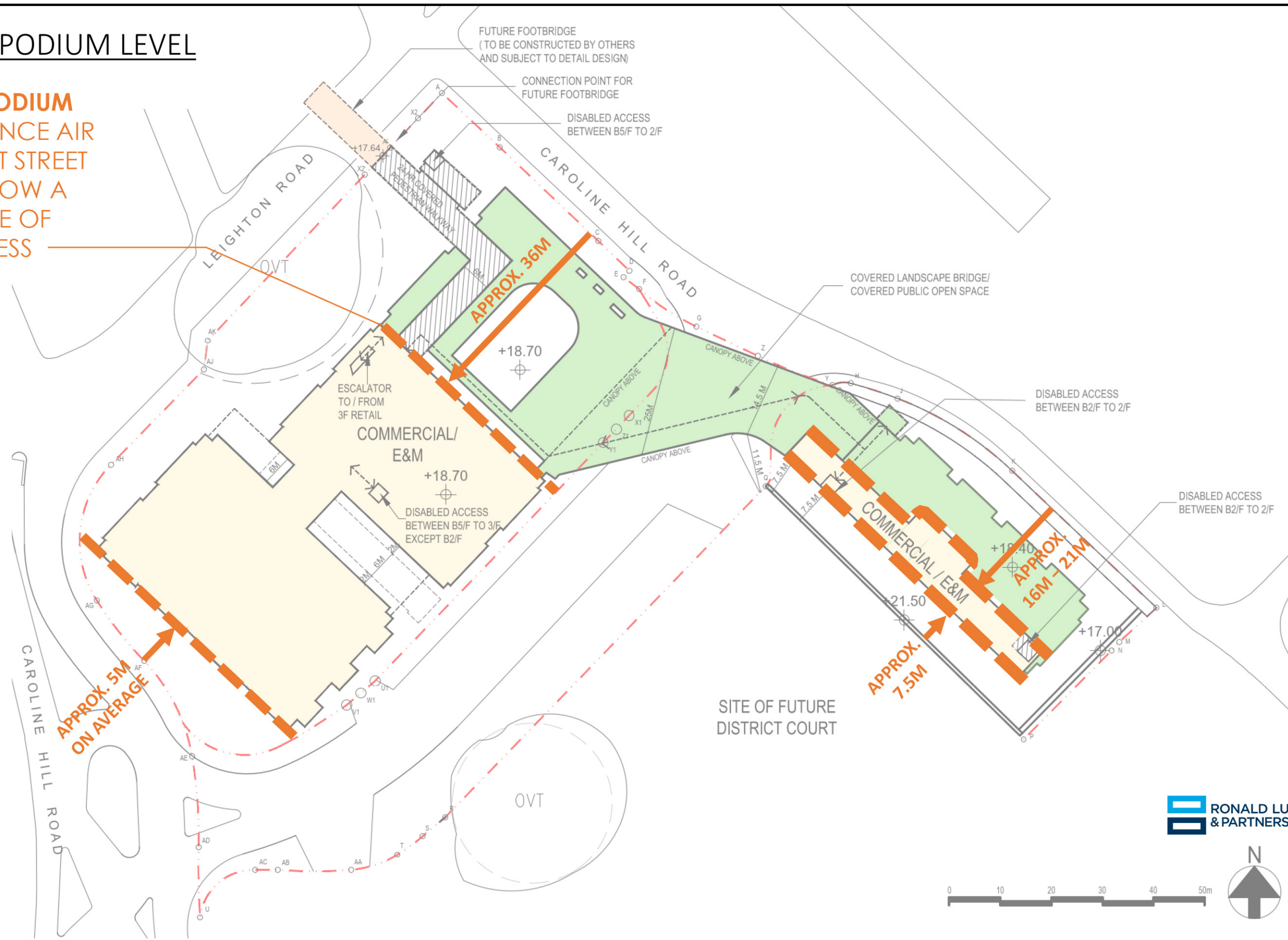
SET-BACK AT GROUND LEVEL TO ENHANCE AIR VENTILATION AT STREET LEVEL AND ALLOW A HIGHER DEGREE OF VISUAL OPENNESS



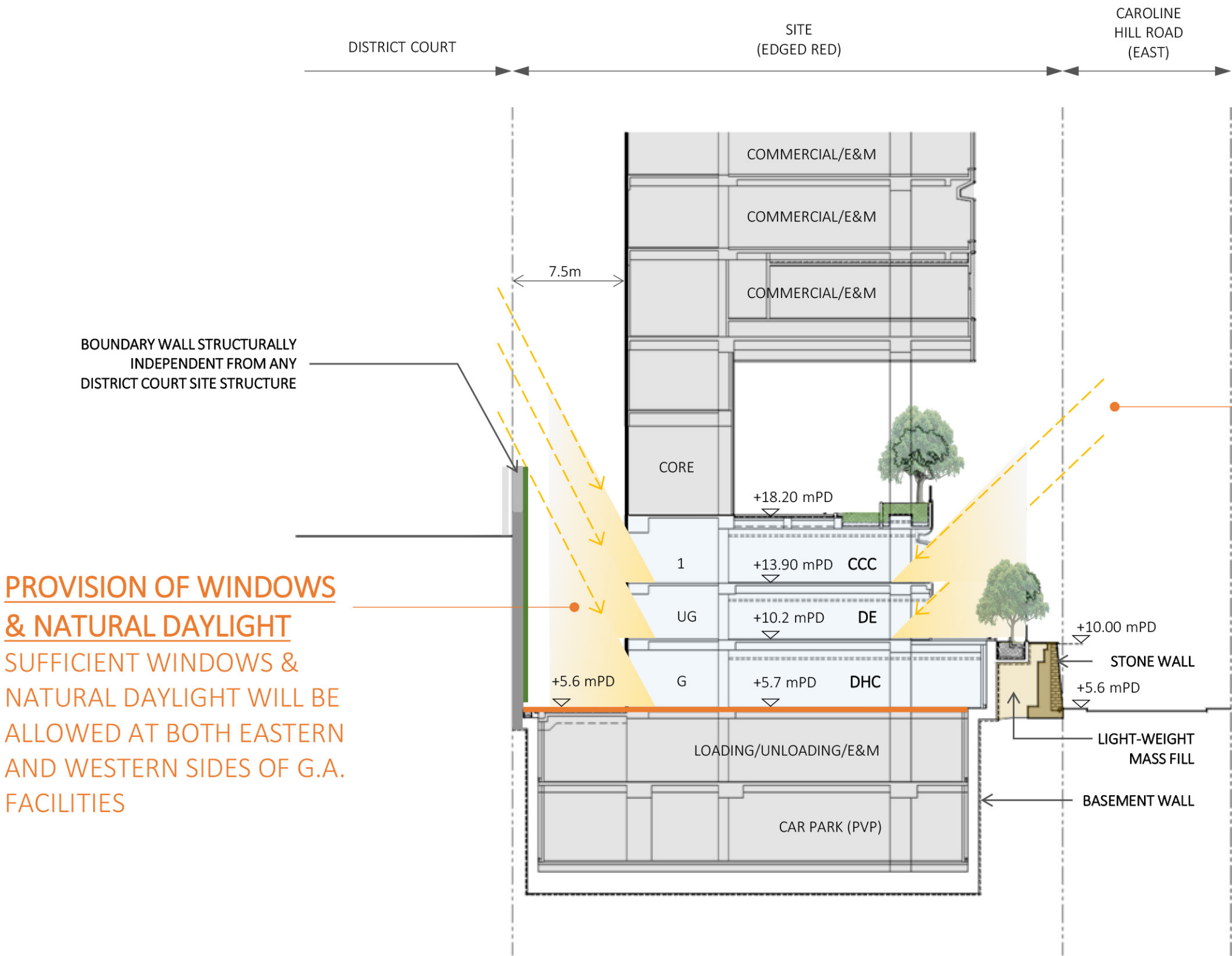
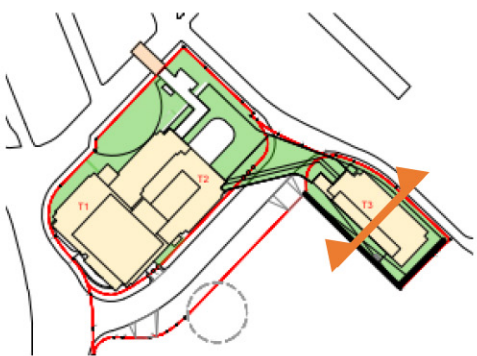
RONALD LU & PARTNERS

SET-BACK AT PODIUM LEVEL

SET-BACK AT PODIUM LEVEL TO ENHANCE AIR VENTILATION AT STREET LEVEL AND ALLOW A HIGHER DEGREE OF VISUAL OPENNESS



G.I.C. FACILITIES
WITH WINDOW FRONTAGE & NATURAL DAYLIGHT

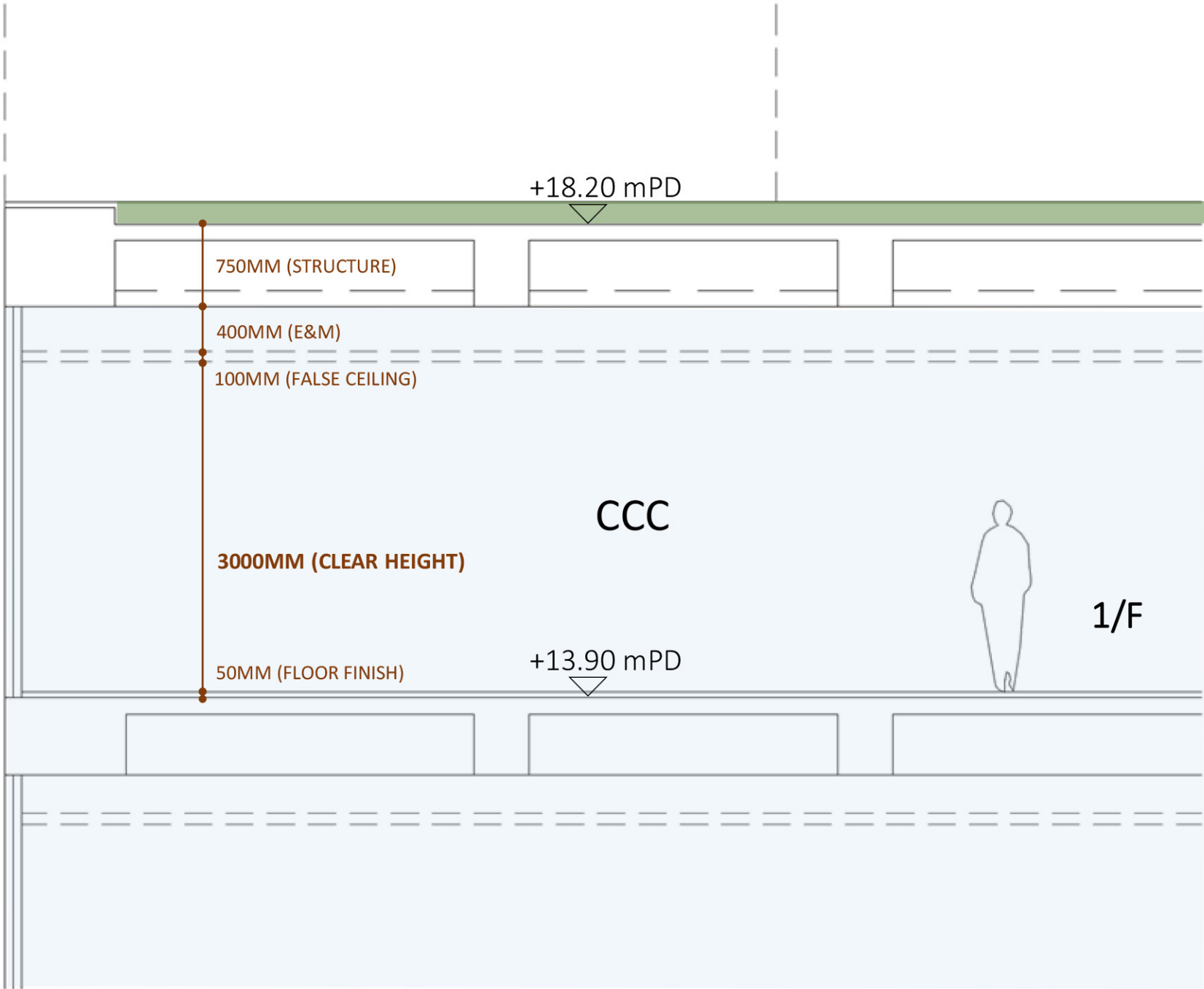


PROVISION OF WINDOWS & NATURAL DAYLIGHT
SUFFICIENT WINDOWS & NATURAL DAYLIGHT WILL BE ALLOWED AT BOTH EASTERN AND WESTERN SIDES OF G.A. FACILITIES

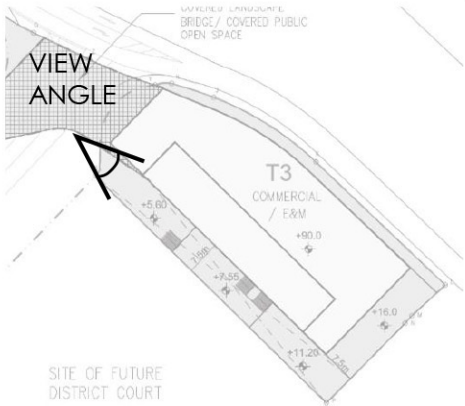
PROVISION OF WINDOWS & NATURAL DAYLIGHT
SUFFICIENT WINDOWS & NATURAL DAYLIGHT WILL BE ALLOWED AT BOTH EASTERN AND WESTERN SIDES OF G.A. FACILITIES



CLEAR HEIGHT OF CCC



GIC FACILITIES
WITH WINDOW FRONTAGE & NATURAL DAYLIGHT



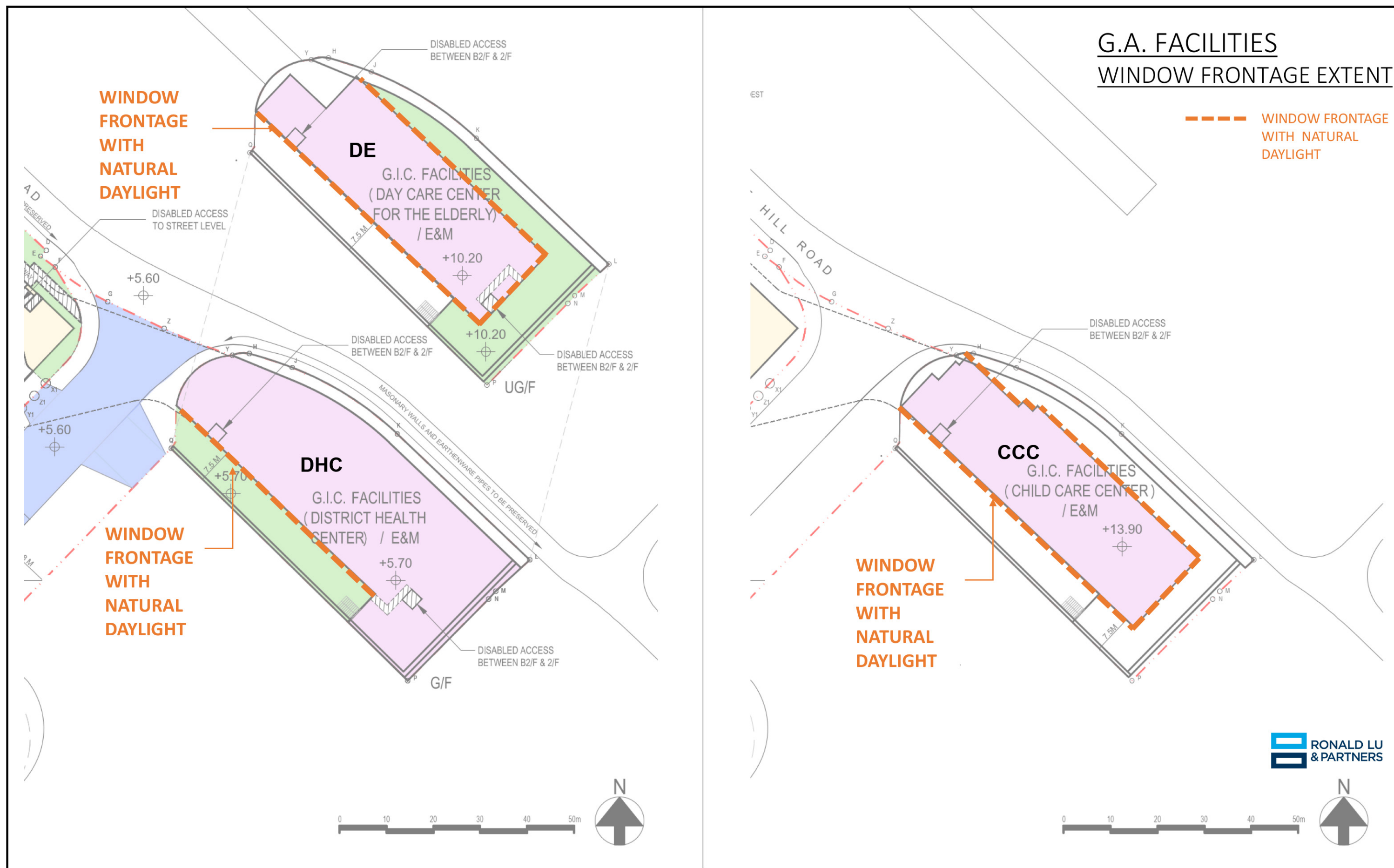
PUBLIC OPEN SPACE (POS)
WITH STEPPED TERRACE,
GREENERY & LANDSCAPE

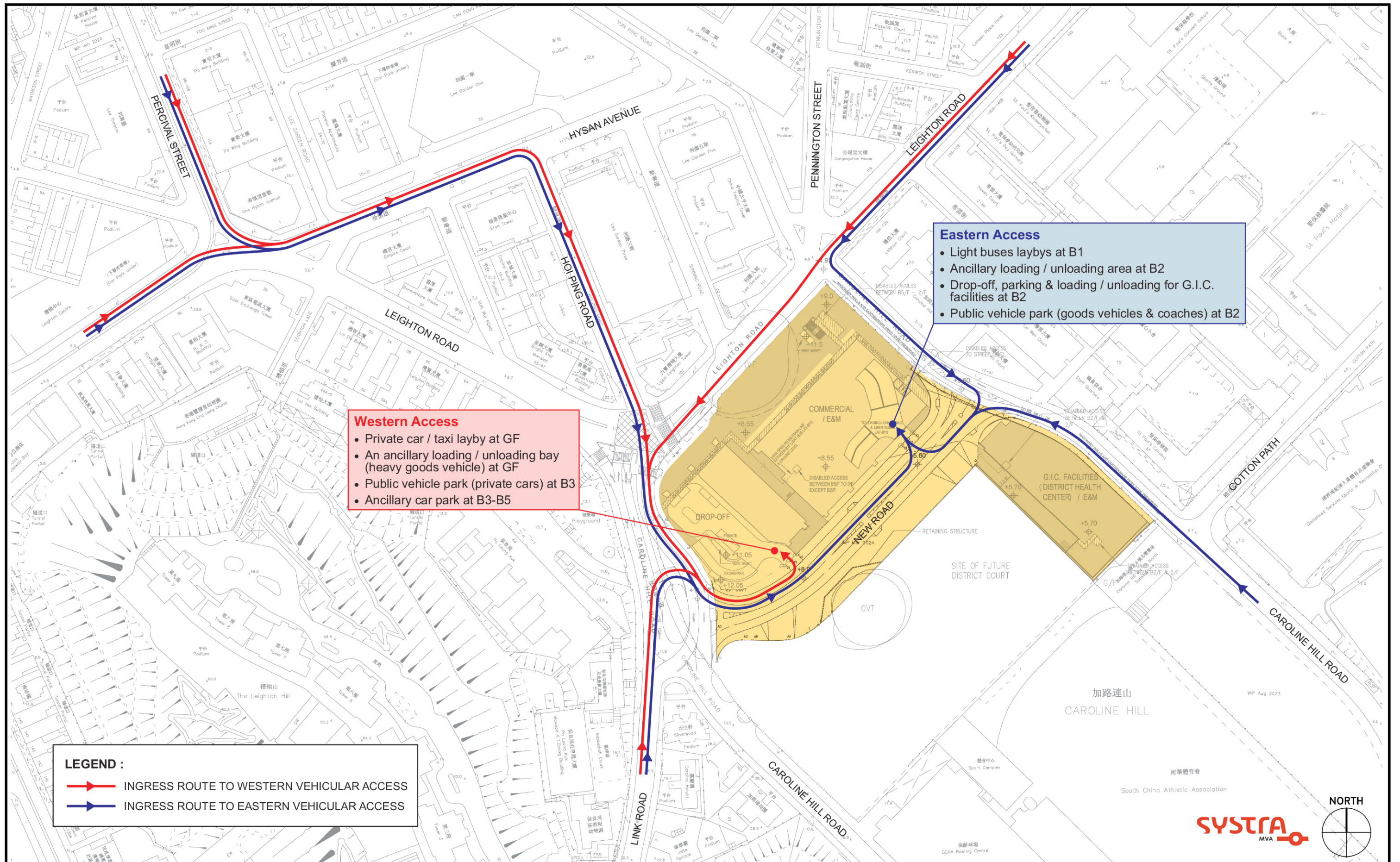
GIC FACILITIES OPENING UP
TO PUBLIC OPEN SPACE
WITH NATURAL DAYLIGHT &
GREEN LANDSCAPE

ON-GRADE LANDSCAPE

7.5M SETBACK







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Title

Vehicular Accessibility – Ingress Routes

Scale

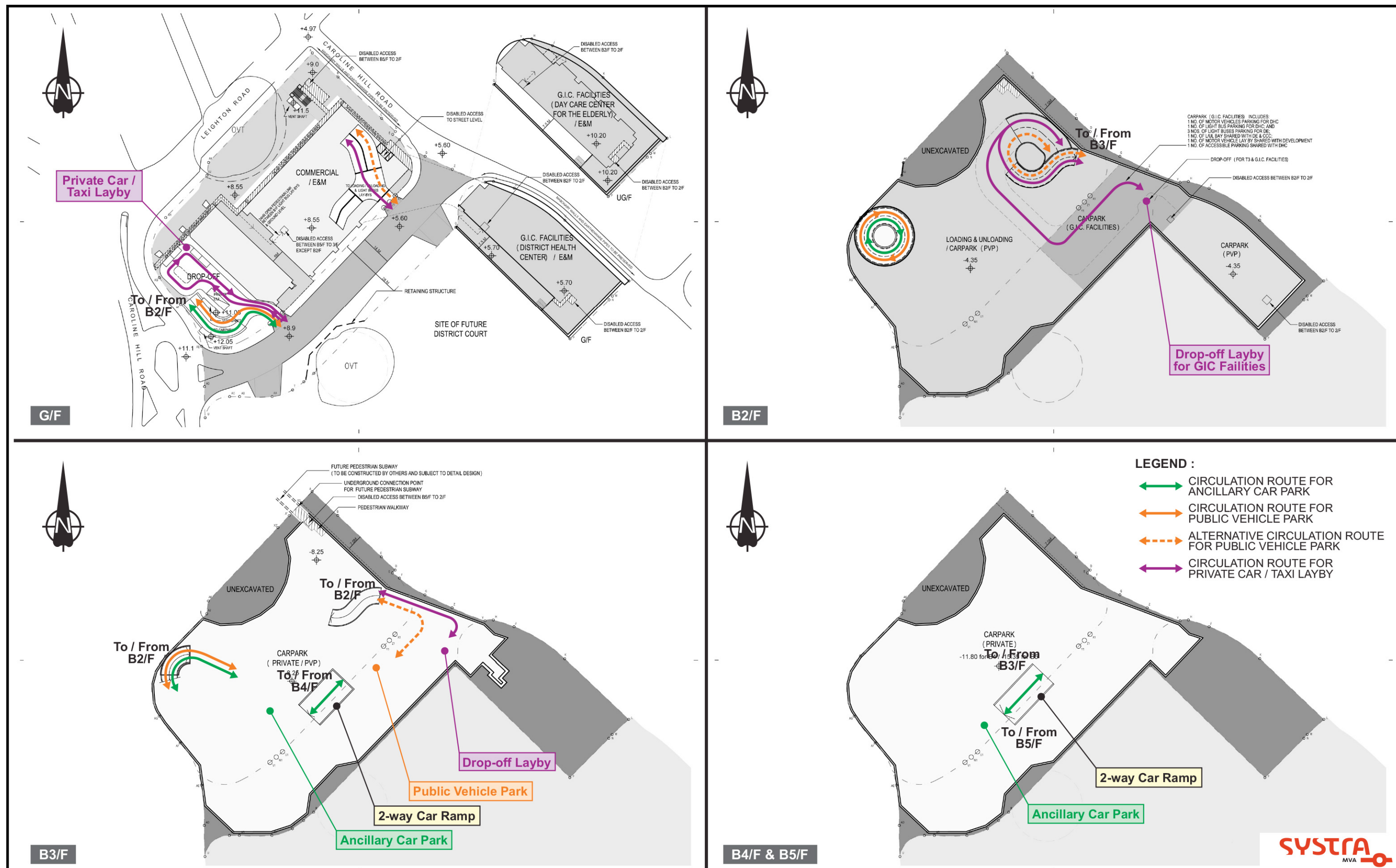
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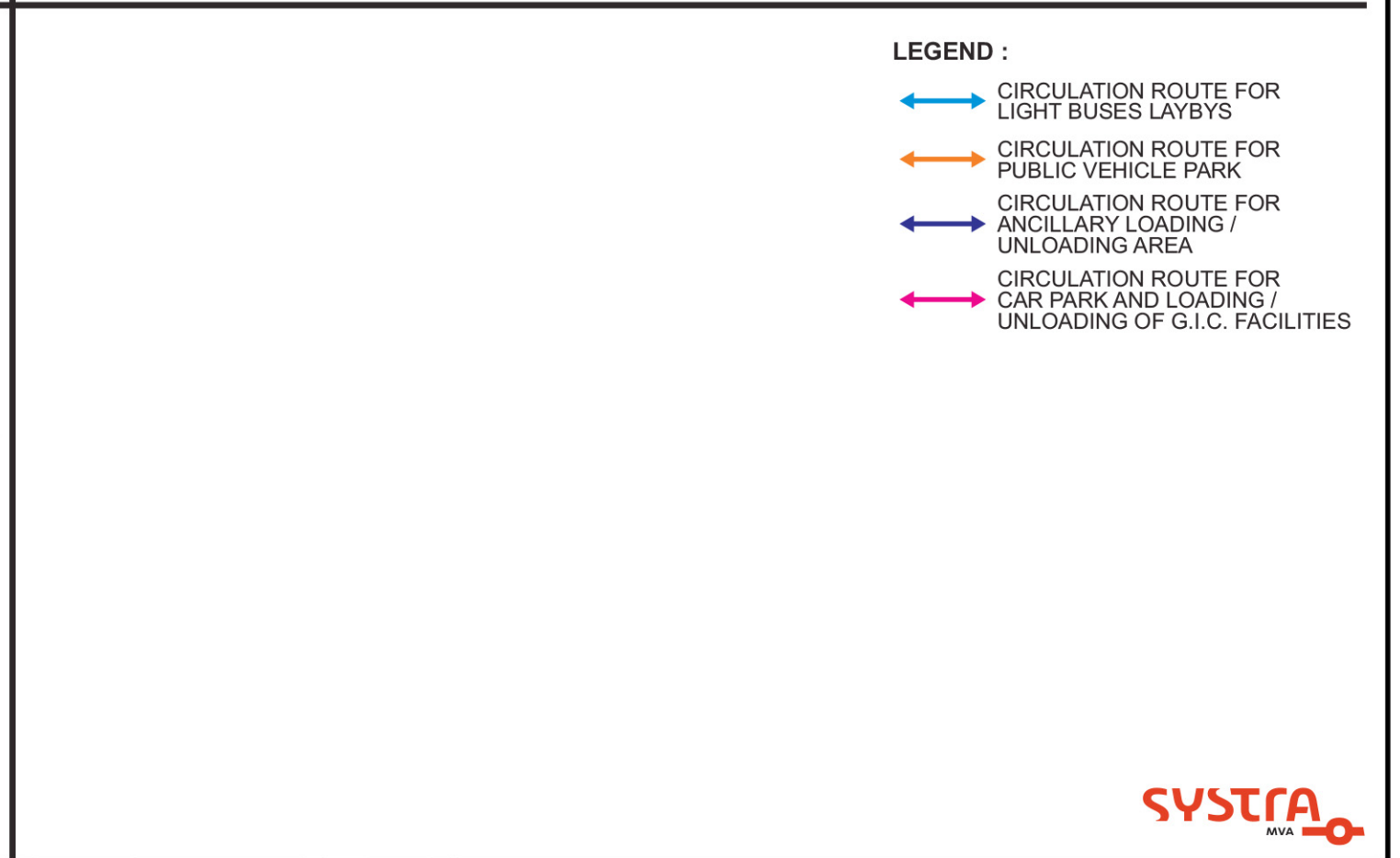
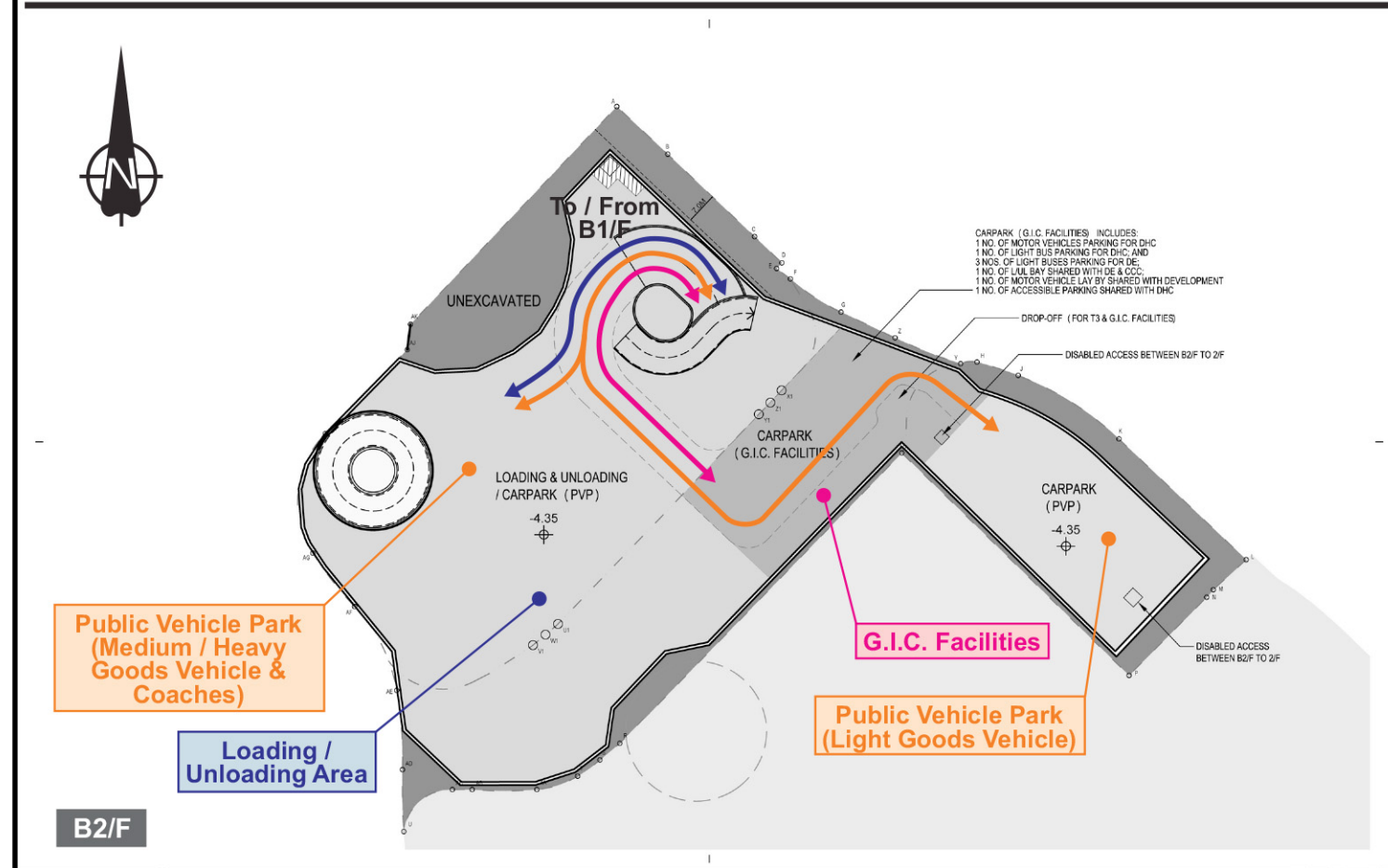
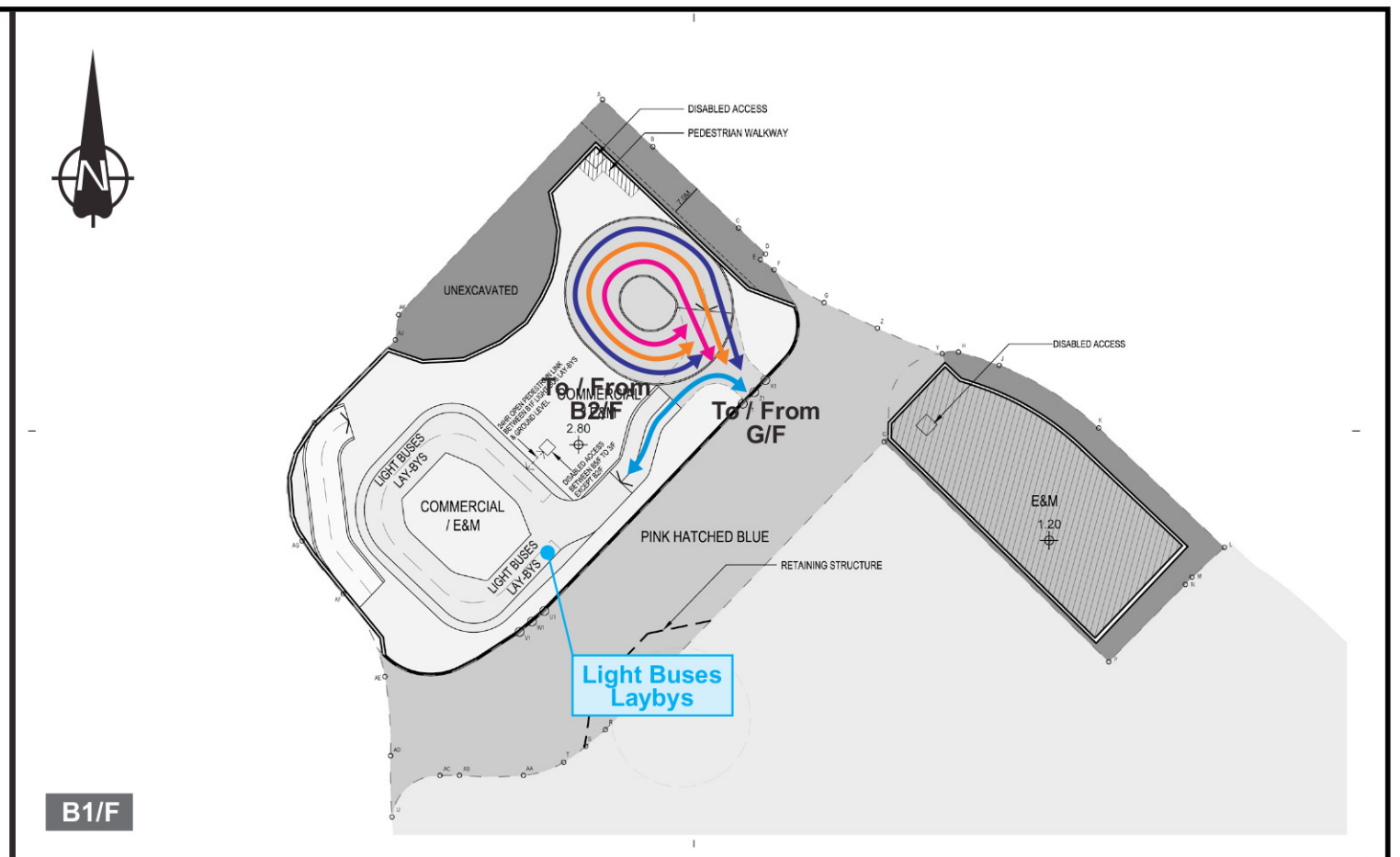
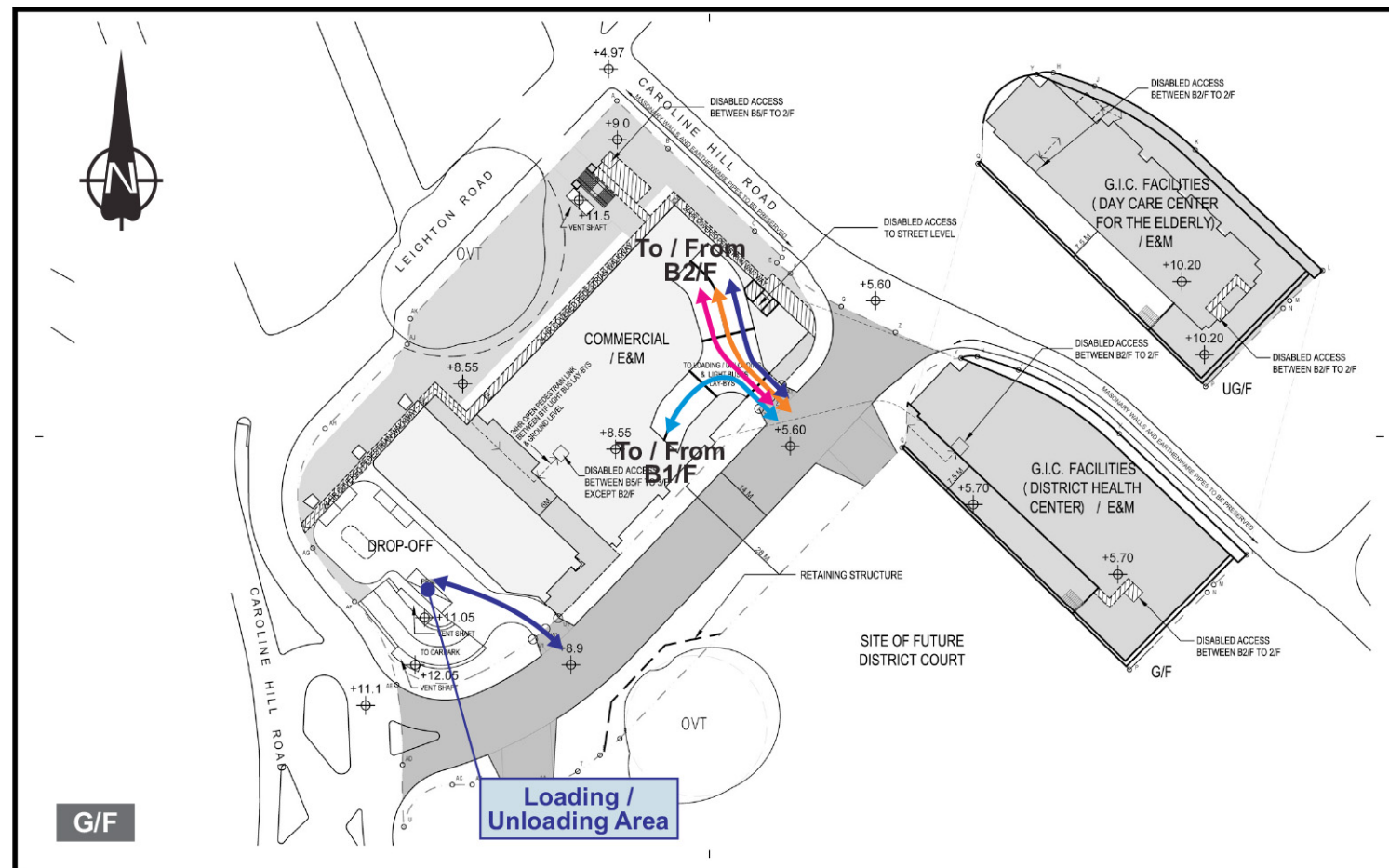
Date

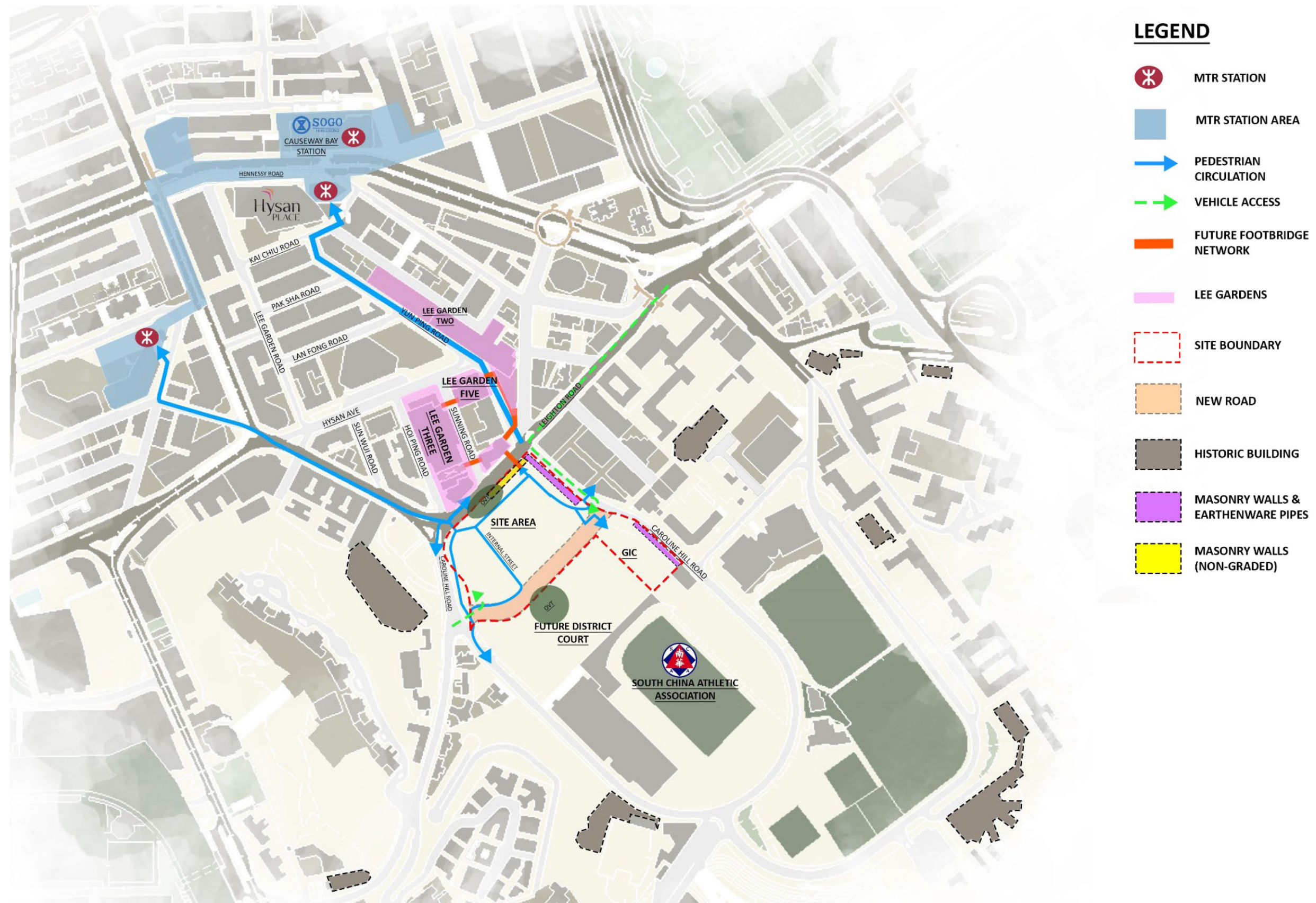
July 2025

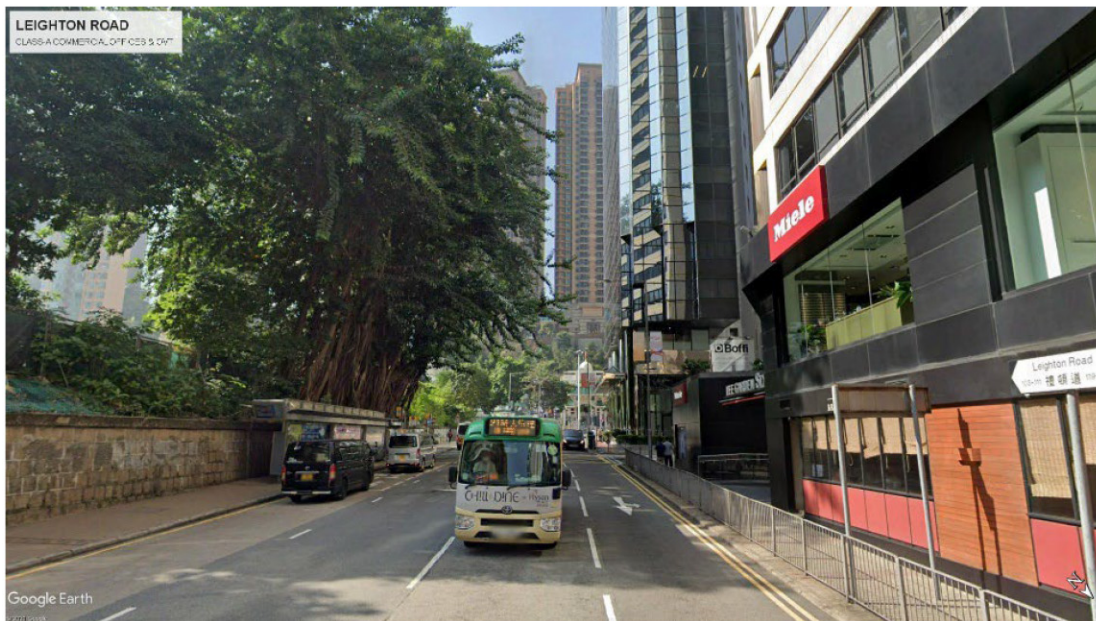
Figure No.

4.21a

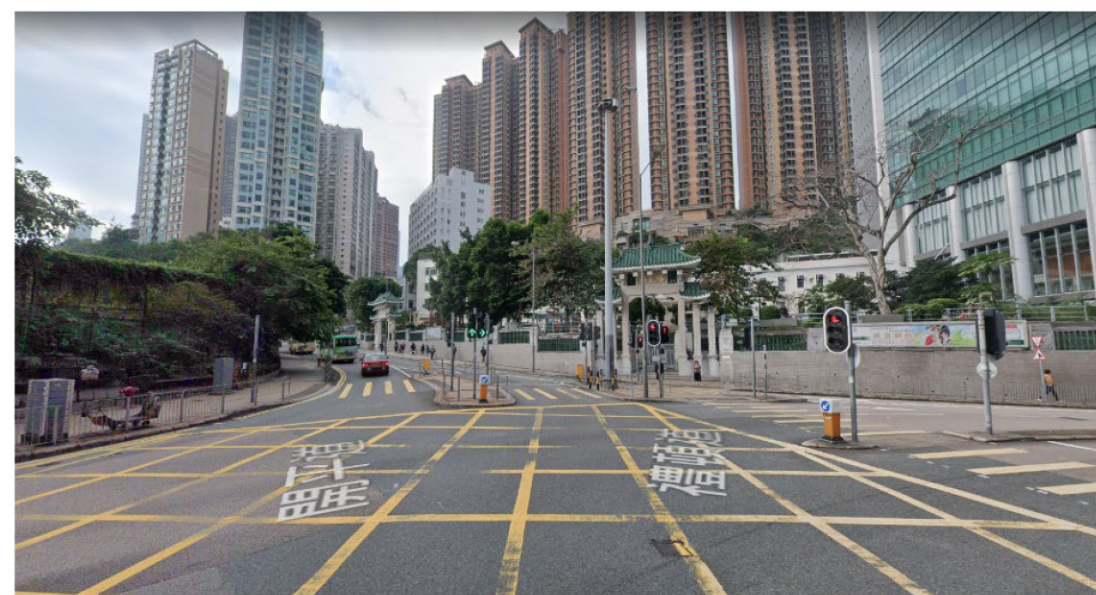




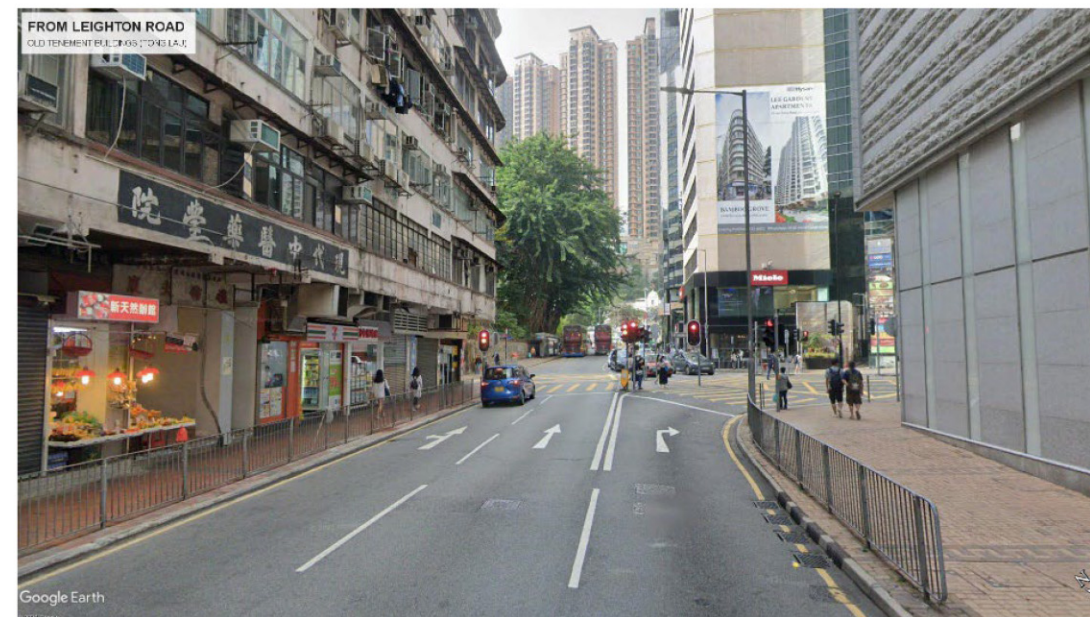




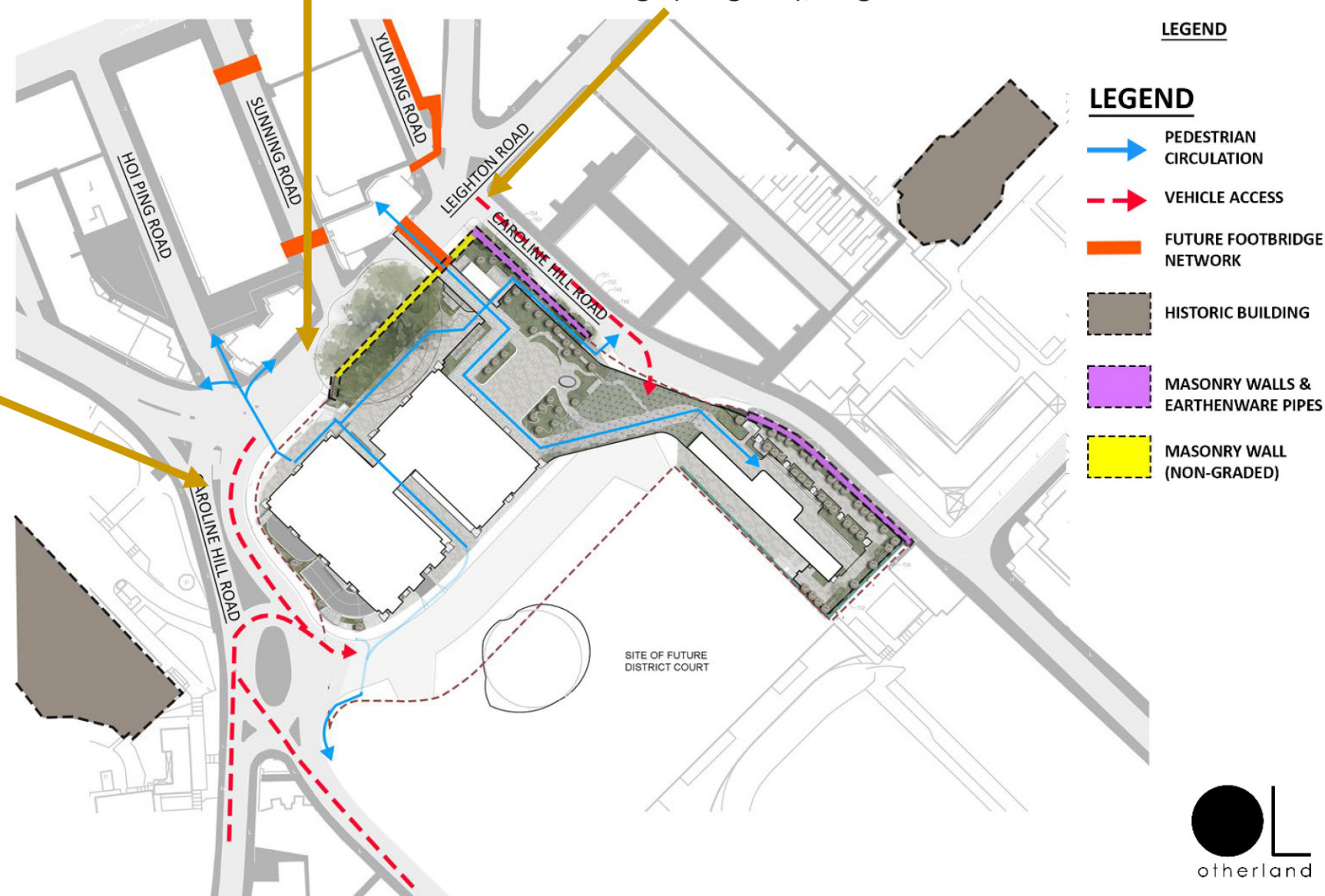
OVT & Grade A Commercial Offices, Leighton Road



Heritage: Po Leung Kuk, Main Building, Leighton Road



Old Tenement Buildings (Tong Lau), Leighton Road



Images reference from: Google Maps

