

Lee Garden Two – Scheme 1

Setback:

- Whole building sets back from narrow street(s) by 15% of the site area

Separation:

- Site area < 20,000 sqm
- LP < 60m (the ground level of 6.67m is disregarded)
- No need to meet building separation & permeability requirements

Special Considerations under PNAP APP-152 is adopted. The approval is at BD's discretion.

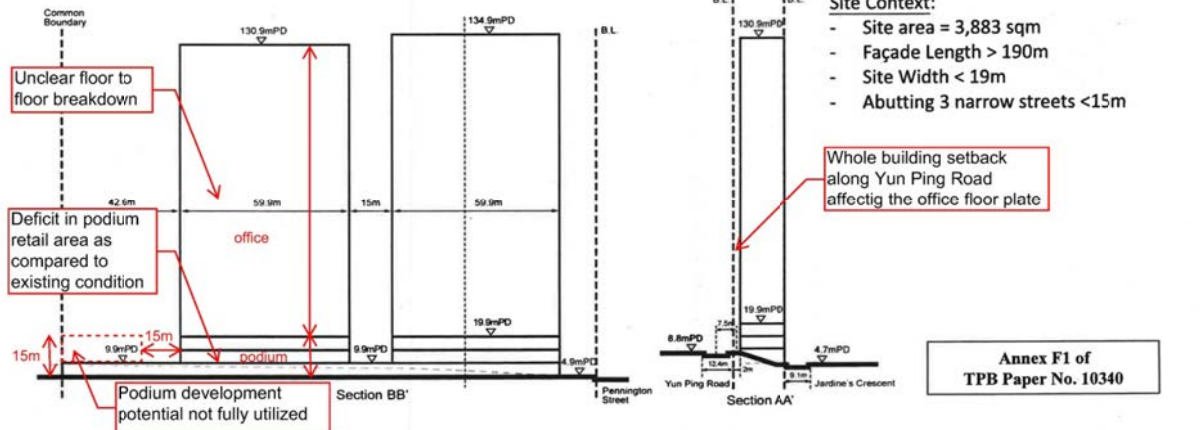


Figure 2: Annex F1 of TPB Paper No. 10340 with comments added from the Architect.

Lee Garden Two – Scheme 2

Setback:

- Whole building sets back from narrow street(s) by 15% of the site area

Separation:

- Site area < 20,000 sqm
- LP < 60m (the ground level of 6.67m is disregarded)
- No need to meet building separation & permeability requirements

Special Considerations under PNAP APP-152 is adopted. The approval is at BD's discretion.

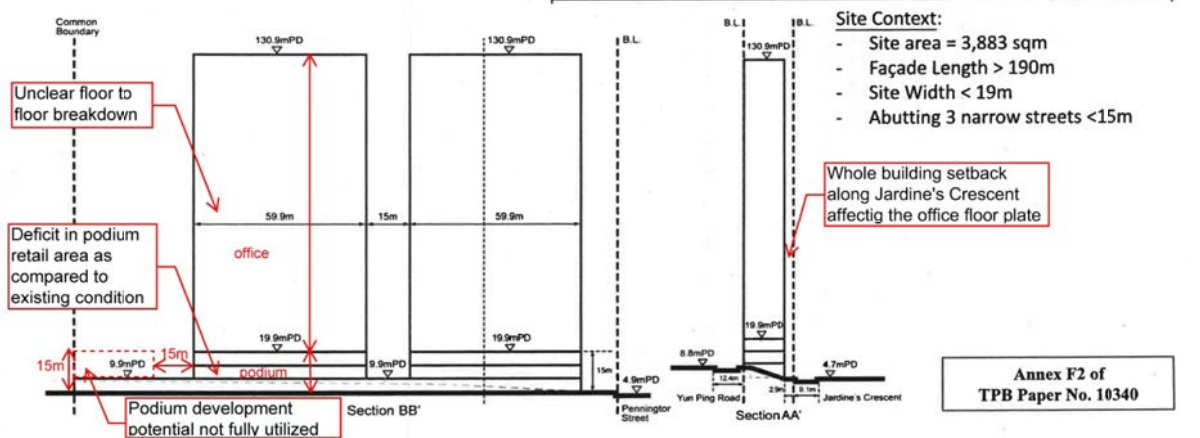


Figure 3: Annex F2 of TPB Paper No. 10340 with comments added from the Architect.

Lee Garden Two - 150mPD Scheme

Setback:

- No part of building up to 15m above street level within 7.5m from centreline of streets

Separation:

- Site area < 20,000sqm
- LP < 60m (the ground level of 6.67m is disregarded)

→ No need to meet building separation & permeability requirements

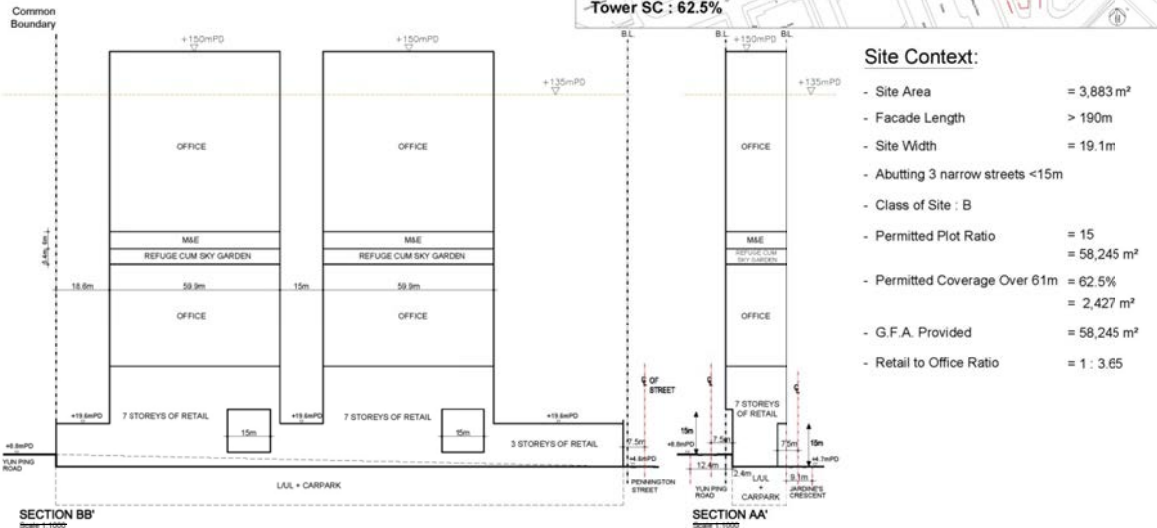


Figure 4 : Architects assessment of how the development would be designed to comply with the SBDG if the proposed BHR of 150mPD were to be adopted.

Lee Garden Two - 135mPD Scheme

Setback:

- No part of building up to 15m above street level within 7.5m from centreline of streets

Separation:

- Site area < 20,000sqm
- LP < 60m (the ground level of 6.67m is disregarded)

→ No need to meet building separation & permeability requirements

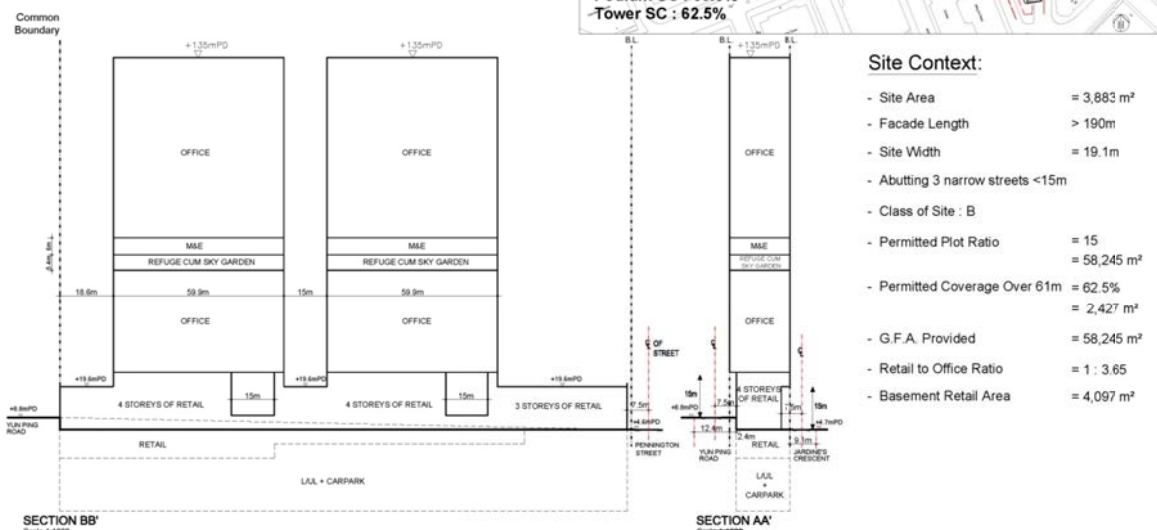
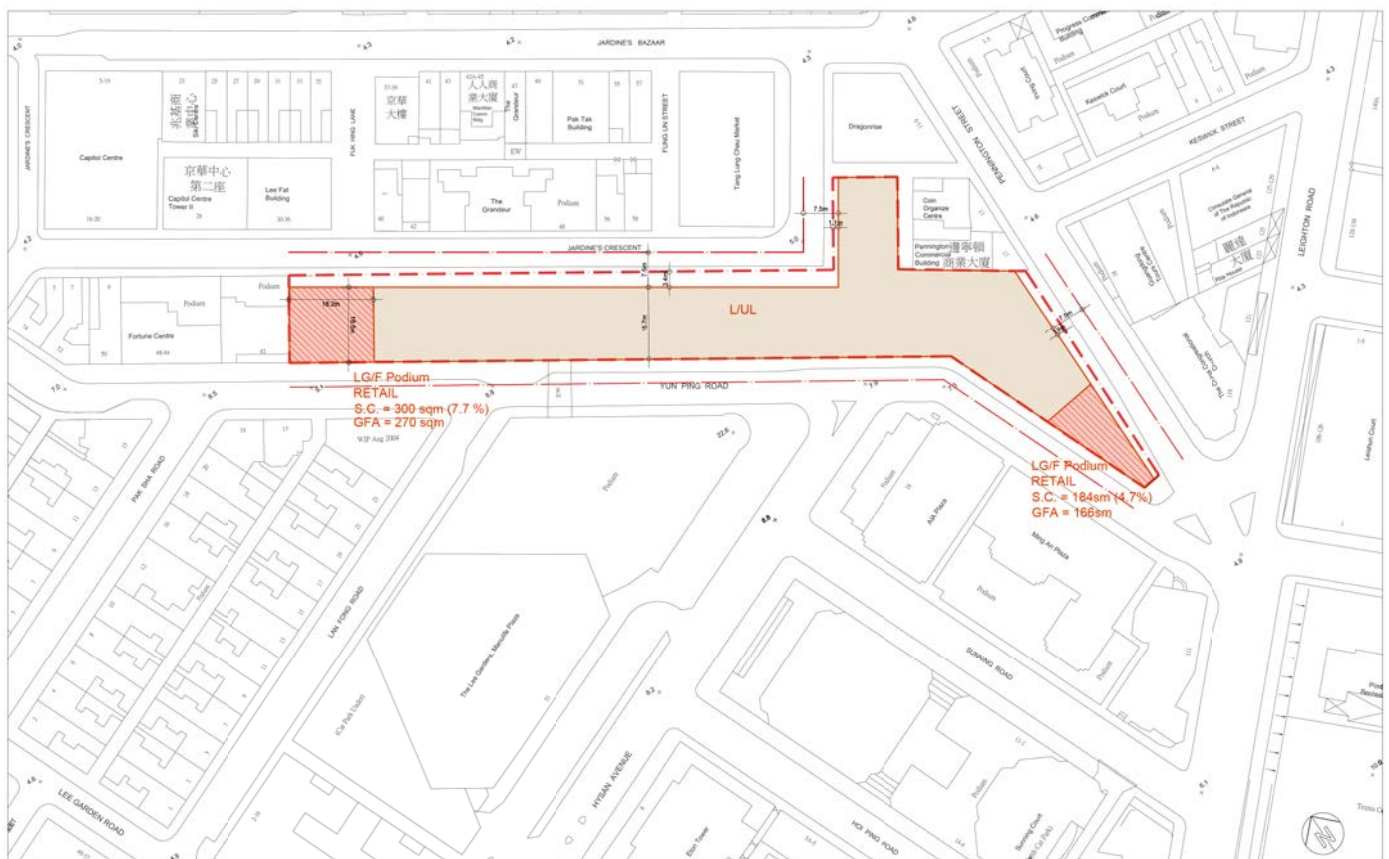
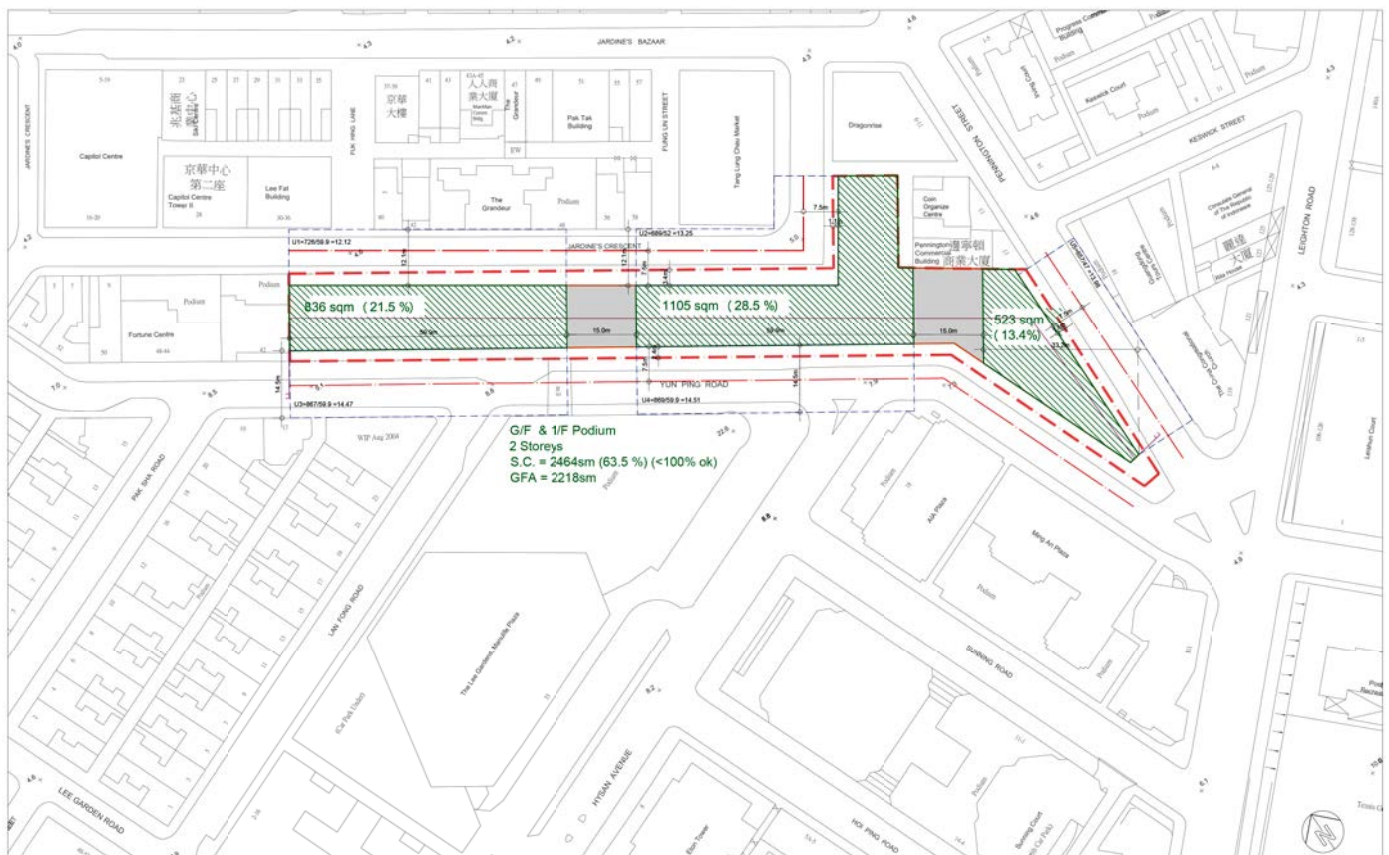


Figure 5 : Architects assessment of how the development would be designed to comply with the SBDG if the BHR of 135mPD were to remain.



Full SBD Compliant Twin Towers Scheme (150mPD)
Block Plan of LG/F

1:500



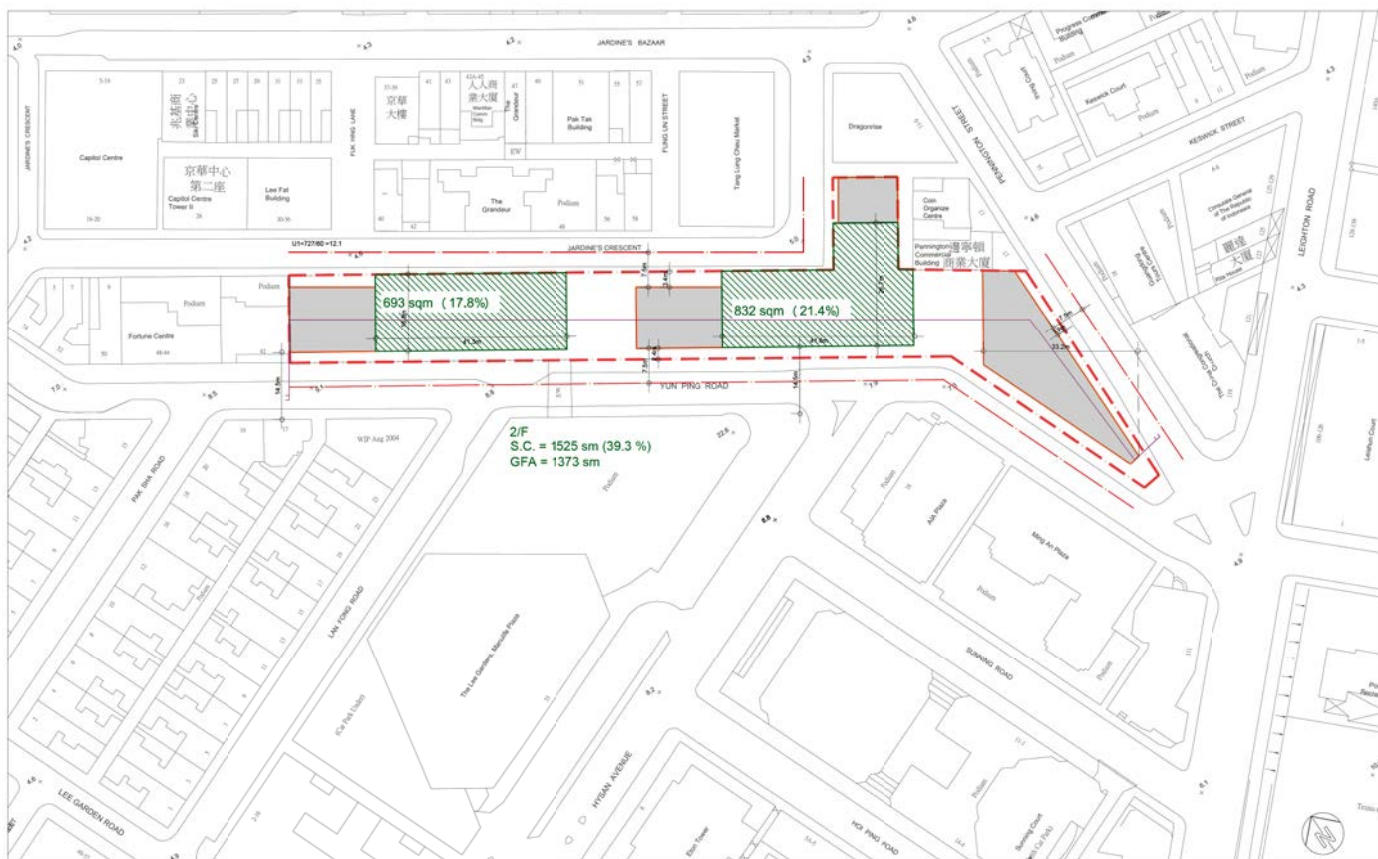
Full SBD Compliant Twin Towers Scheme (150mPD)
Block Plan of G/F to 1/F

1:500

資料來源：由申述人R103提供
SOURCE : SUBMITTED BY THE REPRESENTER R103

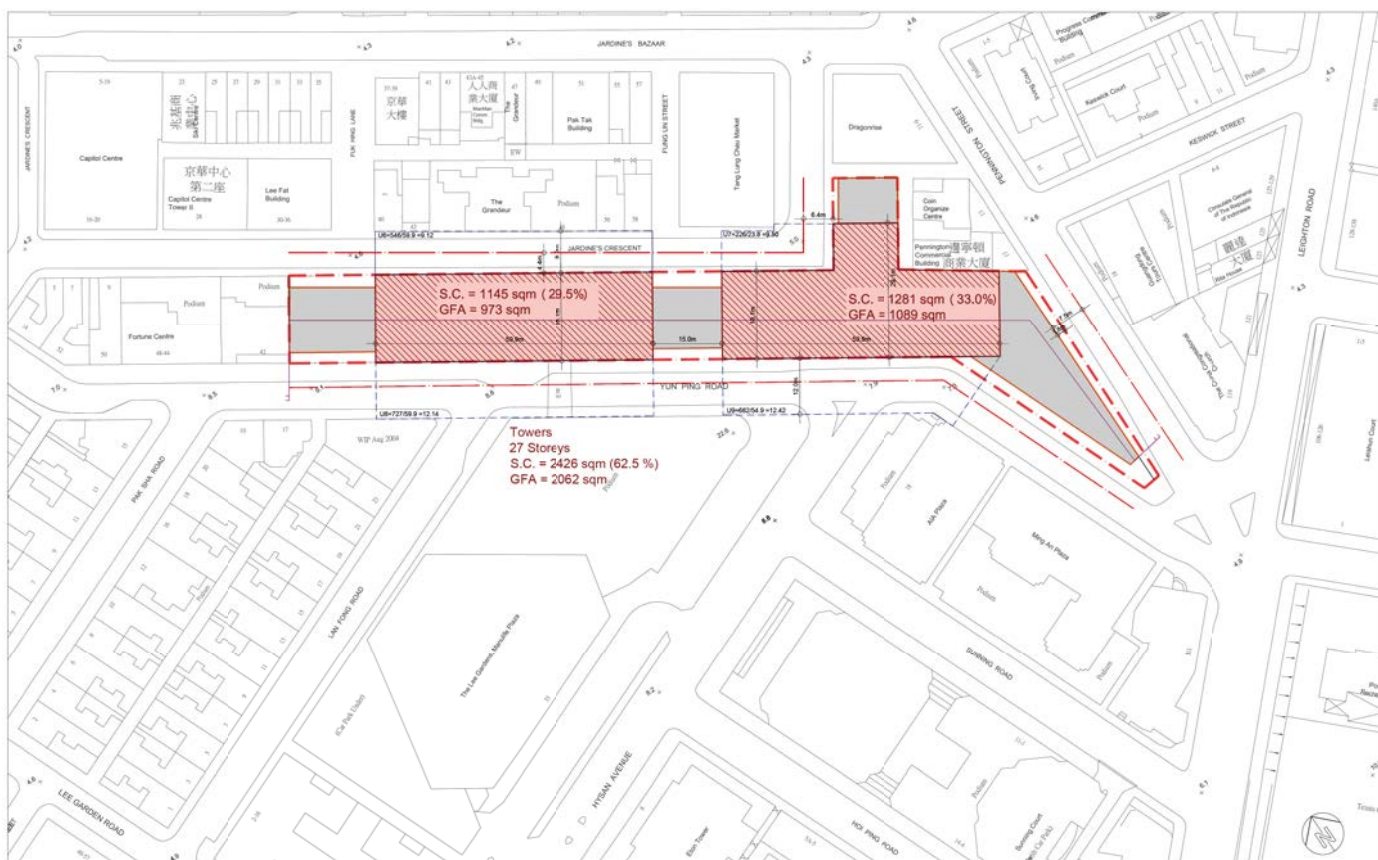
參考編號
REFERENCE No.
R/S/H6/16

繪圖
DRAWING
H - 1c



Full SBD Compliant Twin Towers Scheme (150mPD)
Block Plan of 2/F

1:500



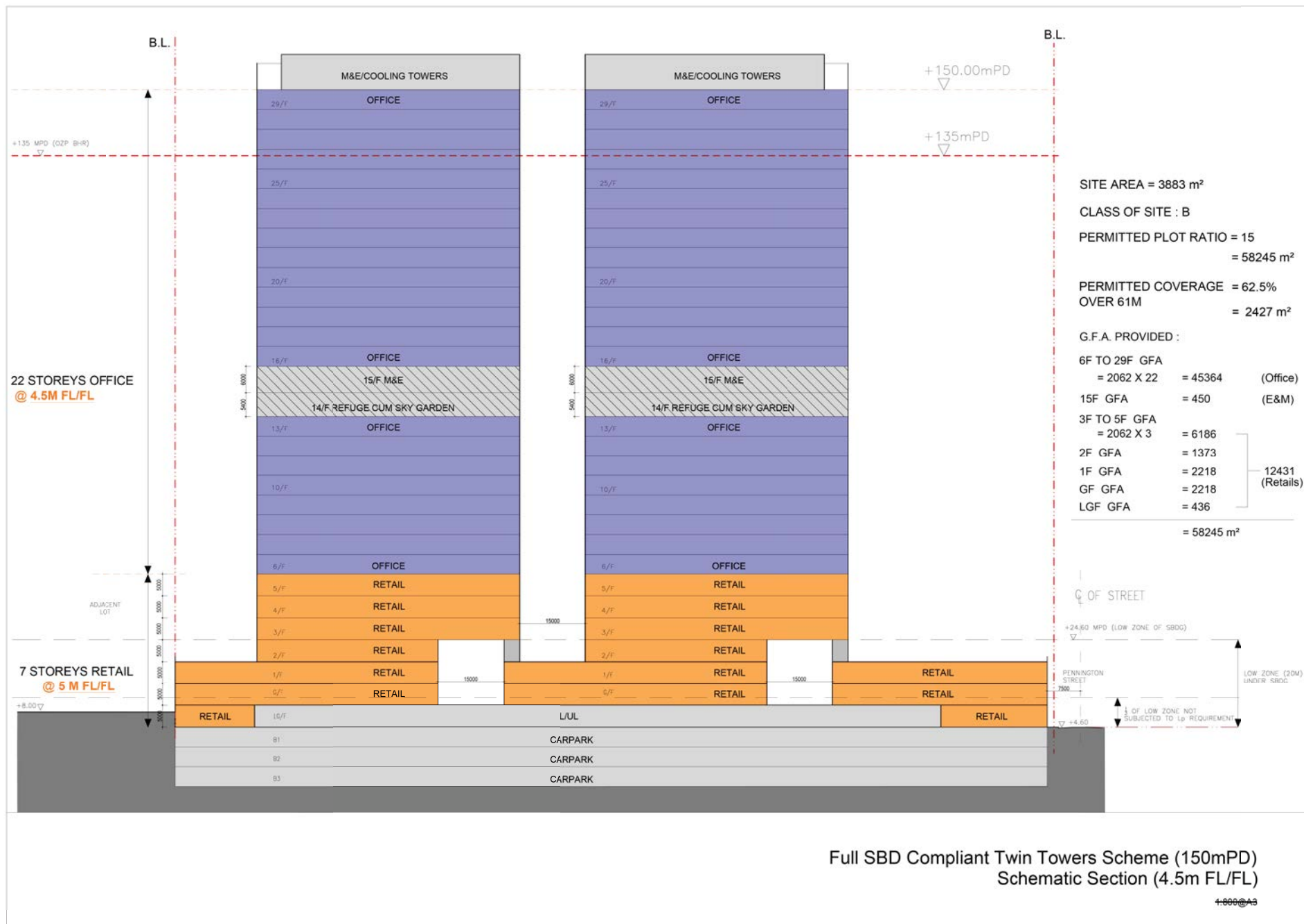
Full SBD Compliant Twin Towers Scheme (150mPD)
Block Plan of Towers

1:500

資料來源：由申述人R103提供
SOURCE : SUBMITTED BY THE REPRESENTER R103

參考編號
REFERENCE No.
R/S/H6/16

繪圖
DRAWING
H - 1d



資料來源：由申述人R103提供
 SOURCE : SUBMITTED BY THE REPRESENTER R103

參考編號
 REFERENCE No.
R/S/H6/16

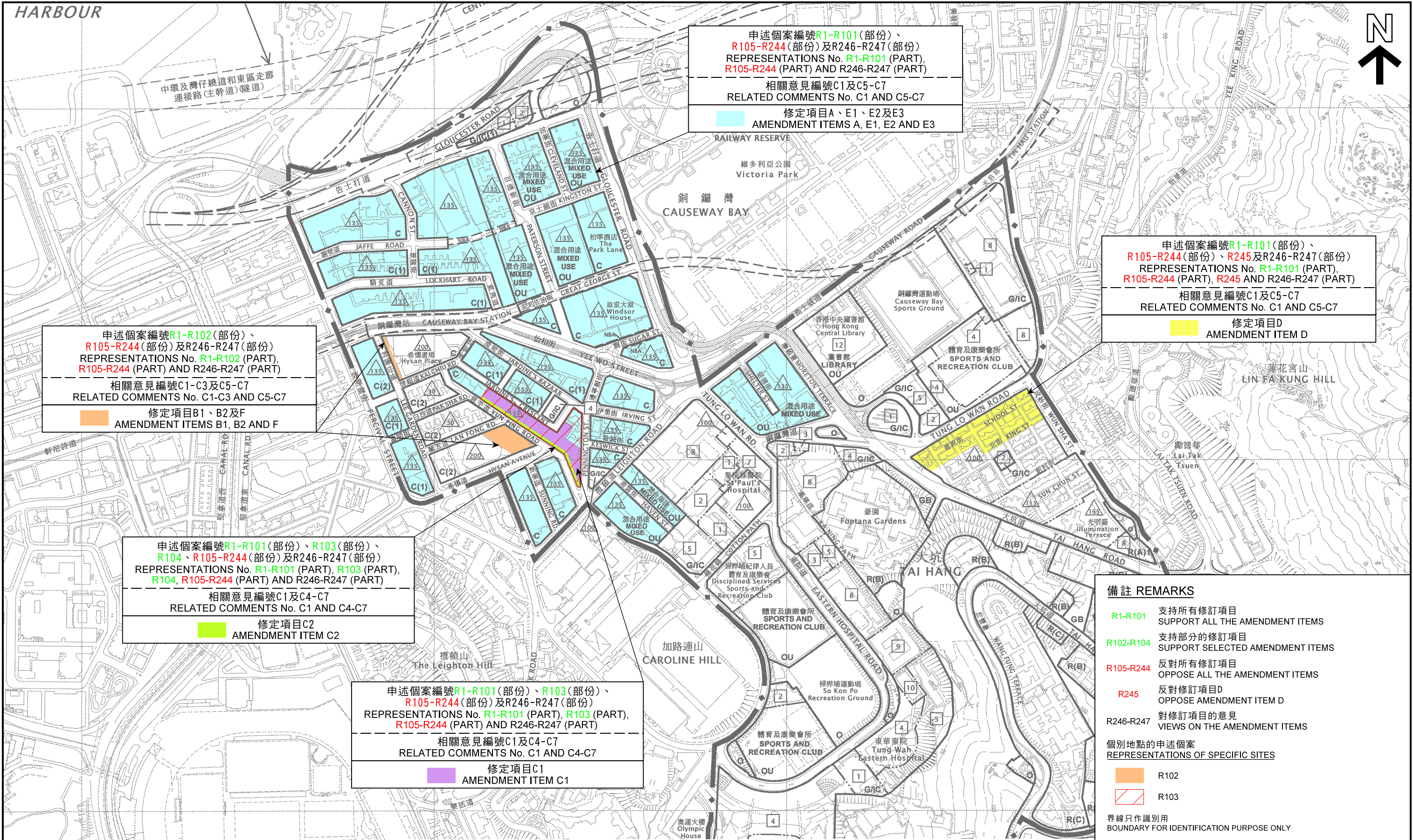
繪圖
 DRAWING
 H - 1e



Figure 6 : Photomontage for 150mPD Scheme for Lee Garden Two. Viewing Point 2 – View from Victoria Park showing that the 150mPD scheme appropriately fits into the context of the surrounding area.



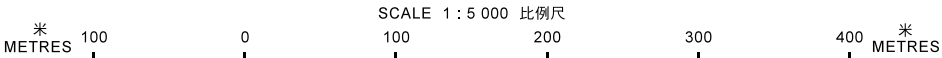
Figure 7 : Photomontage for 150mPD Scheme for Lee Garden Two. Viewing Point 7 – View from West Kowloon Cultural District shows that the building is relatively quite small in the context of Hong Kong Island, and is not visible from Kowloon side.



位置圖 LOCATION PLAN

本摘要圖於2018年8月3日擬備，
所根據的資料為於2018年1月26日
展示的分區計劃大綱圖編號S/H6/16
EXTRACT PLAN PREPARED ON 3.8.2018
BASED ON OUTLINE ZONING PLAN No.
S/H6/16 EXHIBITED ON 26.1.2018

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

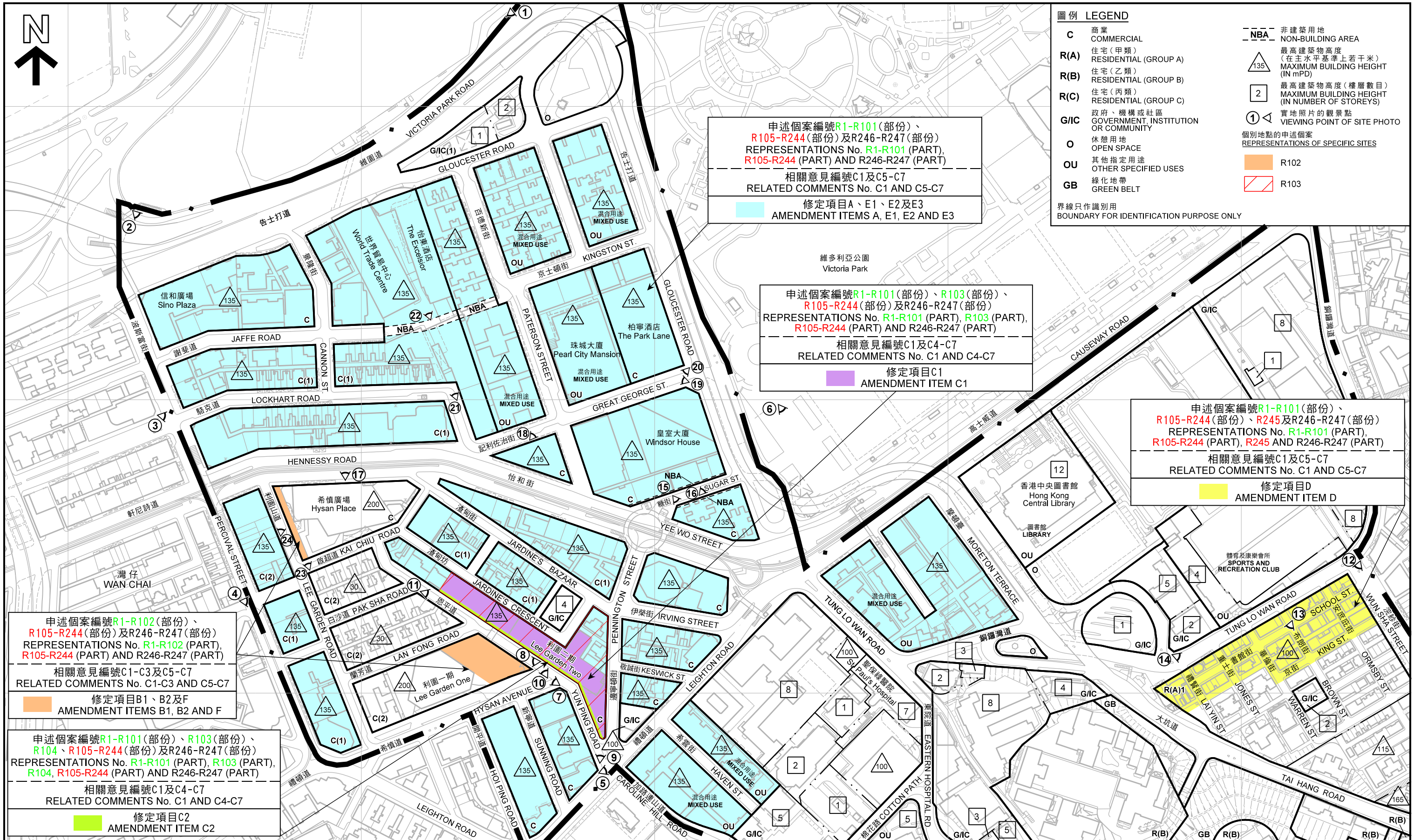


規劃署
PLANNING DEPARTMENT



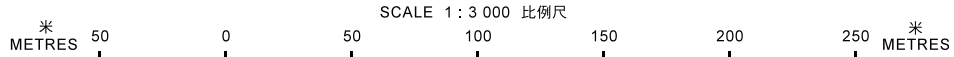
參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 1



本摘要圖於2018年8月31日擬備，
所根據的資料為測量圖編號11-SE-6C及11A和
11-SW-10C、D及15A、B
EXTRACT PLAN PREPARED ON 31.8.2018
BASED ON SURVEY SHEETS No. 11-SE-6C & 11A AND
11-SW-10C, D & 15A, B

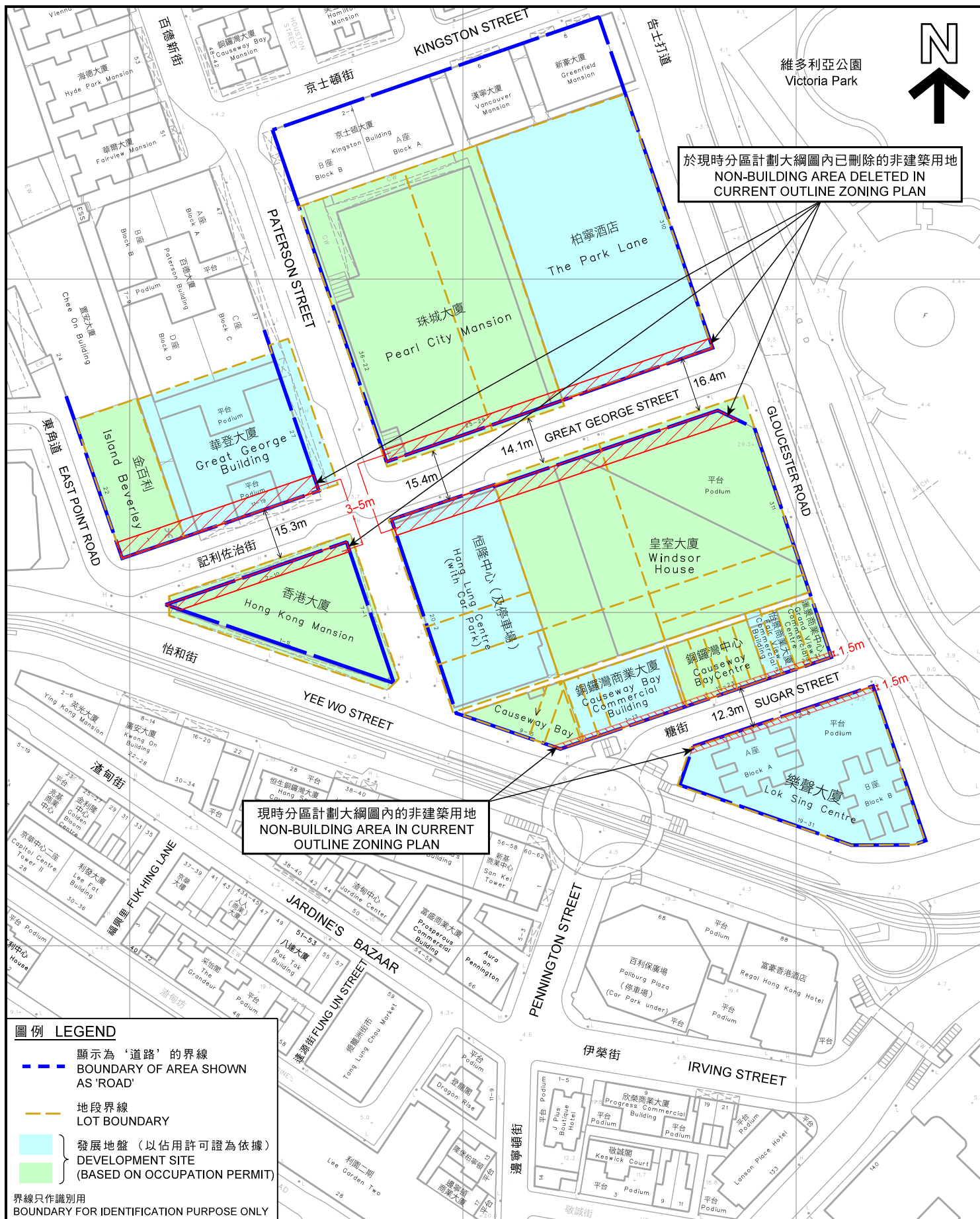
就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16



規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 2a



平面圖 SITE PLAN

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

SCALE 1 : 1 500 比例尺
米 25 0 25 50 米
METRES

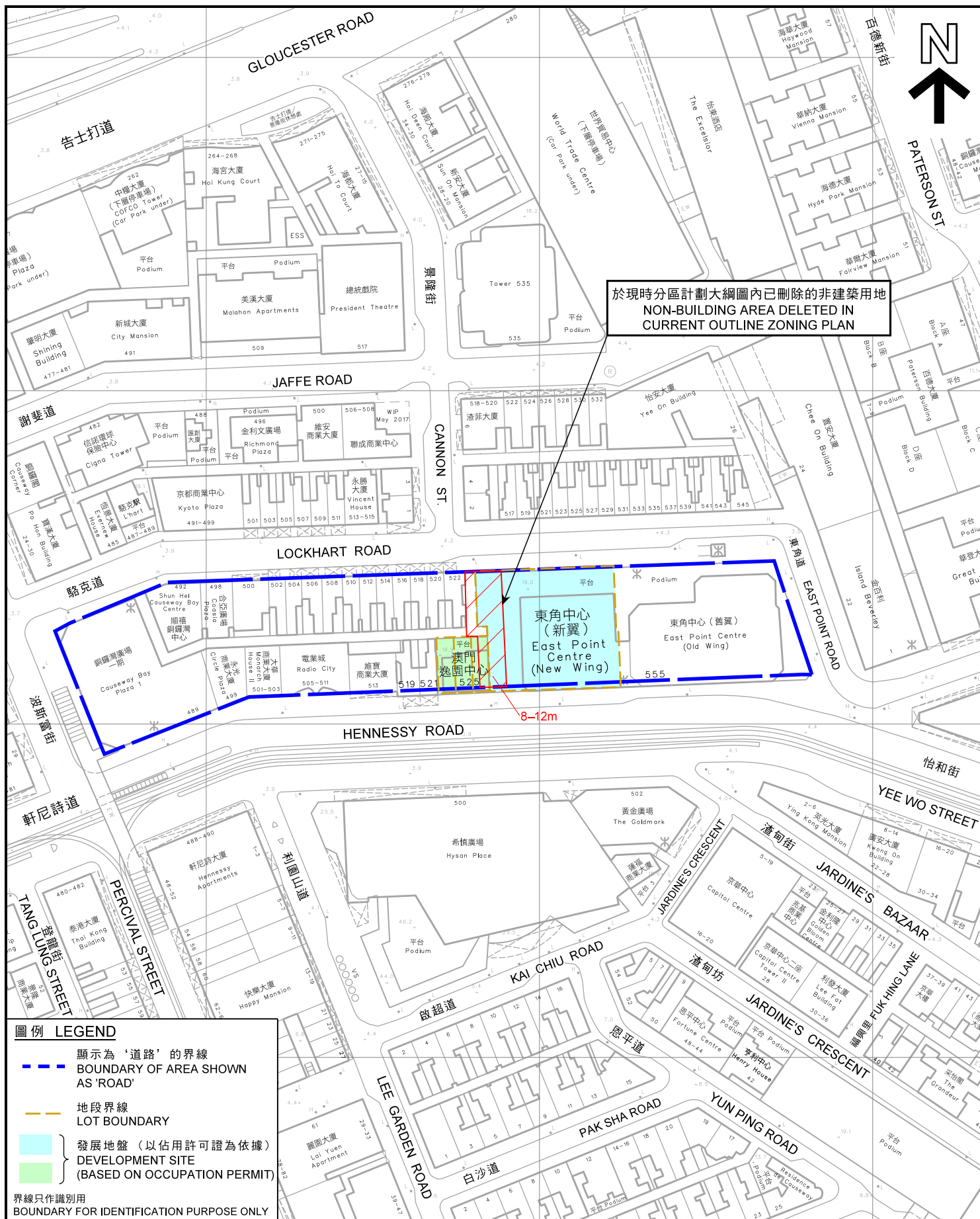
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 2b

本摘要圖於2018年8月31日擬備，
所根據的資料為測量圖編號
11-SW-10D及15B
EXTRACT PLAN PREPARED ON 31.8.2018
BASED ON SURVEY SHEETS No.
11-SW-10D & 15B



圖例 LEGEND

- 顯示為「道路」的界線
BOUNDARY OF AREA SHOWN AS 'ROAD'
- 地段界線
LOT BOUNDARY
- 發展地盤 (以佔用許可證為依據)
DEVELOPMENT SITE (BASED ON OCCUPATION PERMIT)
- 發展地盤 (以佔用許可證為依據)
DEVELOPMENT SITE (BASED ON OCCUPATION PERMIT)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2018年8月31日擬備，
所根據的資料為測量圖編號
11-SW-10D及15B

EXTRACT PLAN PREPARED ON 31.8.2018
BASED ON SURVEY SHEETS No.
11-SW-10D & 15B

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

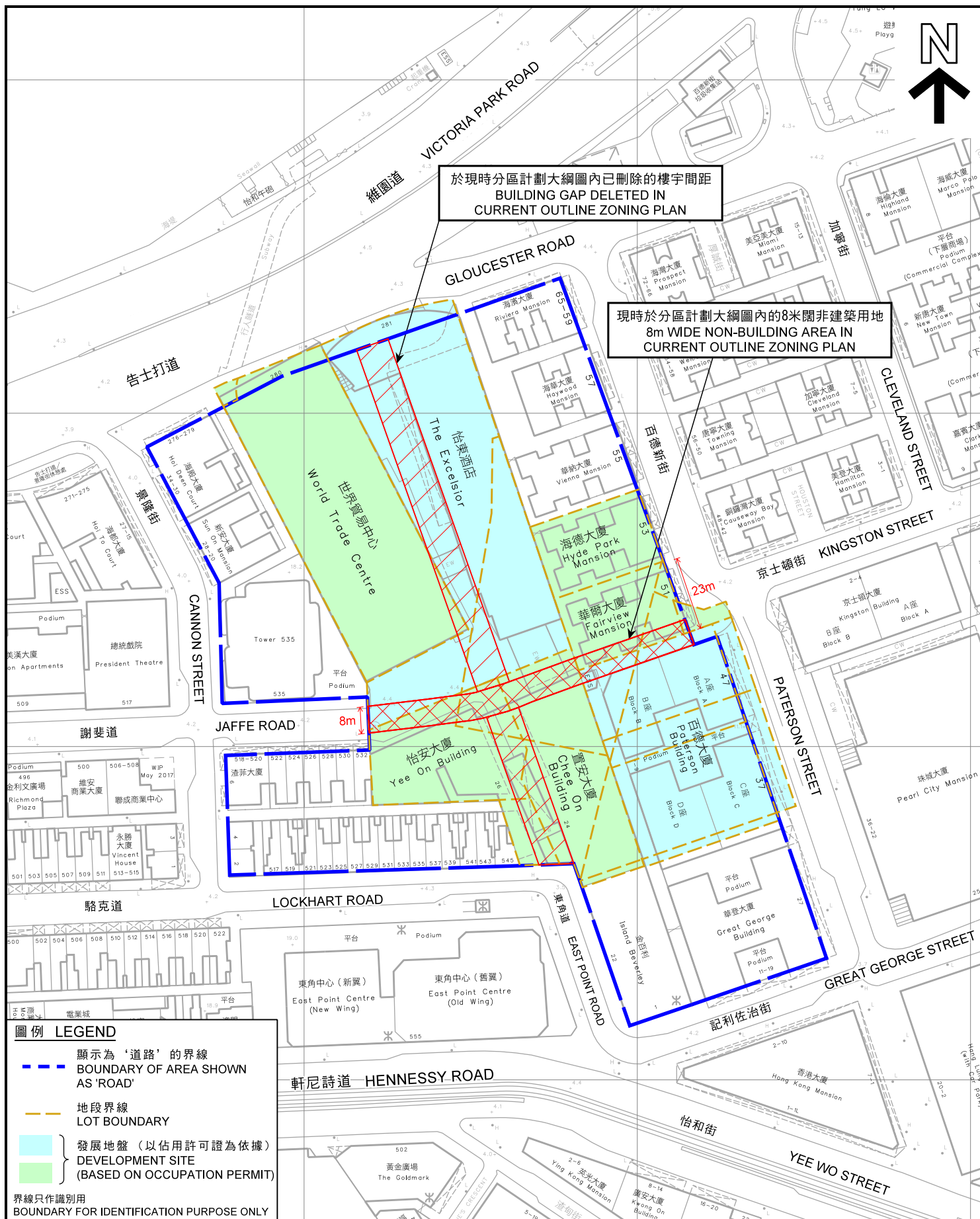
SCALE 1:1500 比例尺
米 25 0 25 50 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 2c



圖例 LEGEND

- 顯示為「道路」的界線
BOUNDARY OF AREA SHOWN AS 'ROAD'
- 地段界線
LOT BOUNDARY
- 發展地盤 (以佔用許可證為依據)
DEVELOPMENT SITE
(BASED ON OCCUPATION PERMIT)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247, 以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

SCALE 1:1 500 比例尺
米 25 0 25 50 米
METRES

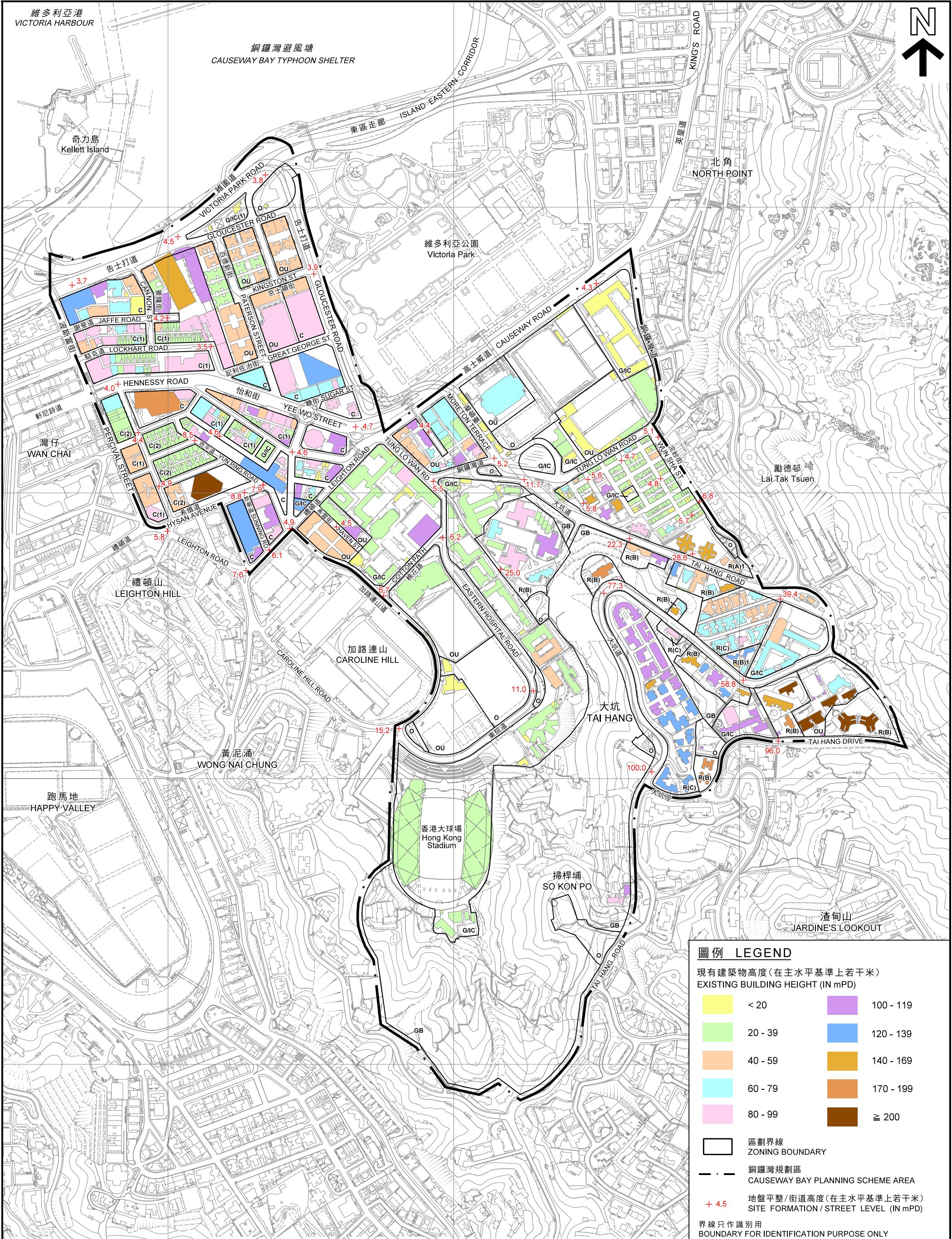
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 2d

本摘要圖於2018年8月31日擬備，
所根據的資料為測量圖編號
11-SW-10D
EXTRACT PLAN PREPARED ON 31.8.2018
BASED ON SURVEY SHEET No.
11-SW-10D



圖例 LEGEND

- 現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN mPD)
- | | | | |
|--|---------|--|-----------|
| | < 20 | | 100 - 119 |
| | 20 - 39 | | 120 - 139 |
| | 40 - 59 | | 140 - 169 |
| | 60 - 79 | | 170 - 199 |
| | 80 - 99 | | ≥ 200 |
- 區劃界線
ZONING BOUNDARY
- 銅鑼灣規劃區
CAUSEWAY BAY PLANNING SCHEME AREA
- + 4.5
地盤平整/街道高度 (在主水平基準上若干米)
SITE FORMATION / STREET LEVEL (IN mPD)
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2018年9月3日擬備，
所根據的資料為地形圖編號
11-SE-A及C和11-SW-B及D
EXTRACT PLAN PREPARED ON 3.9.2018
BASED ON TOPOGRAPHIC MAPS No.
11-SE-A & C AND 11-SW-B & D

銅鑼灣規劃區現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT PROFILE FOR CAUSEWAY BAY PLANNING SCHEME AREA
(IN METRES ABOVE PRINCIPAL DATUM)
就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16
SCALE 1 : 6 000 比例尺

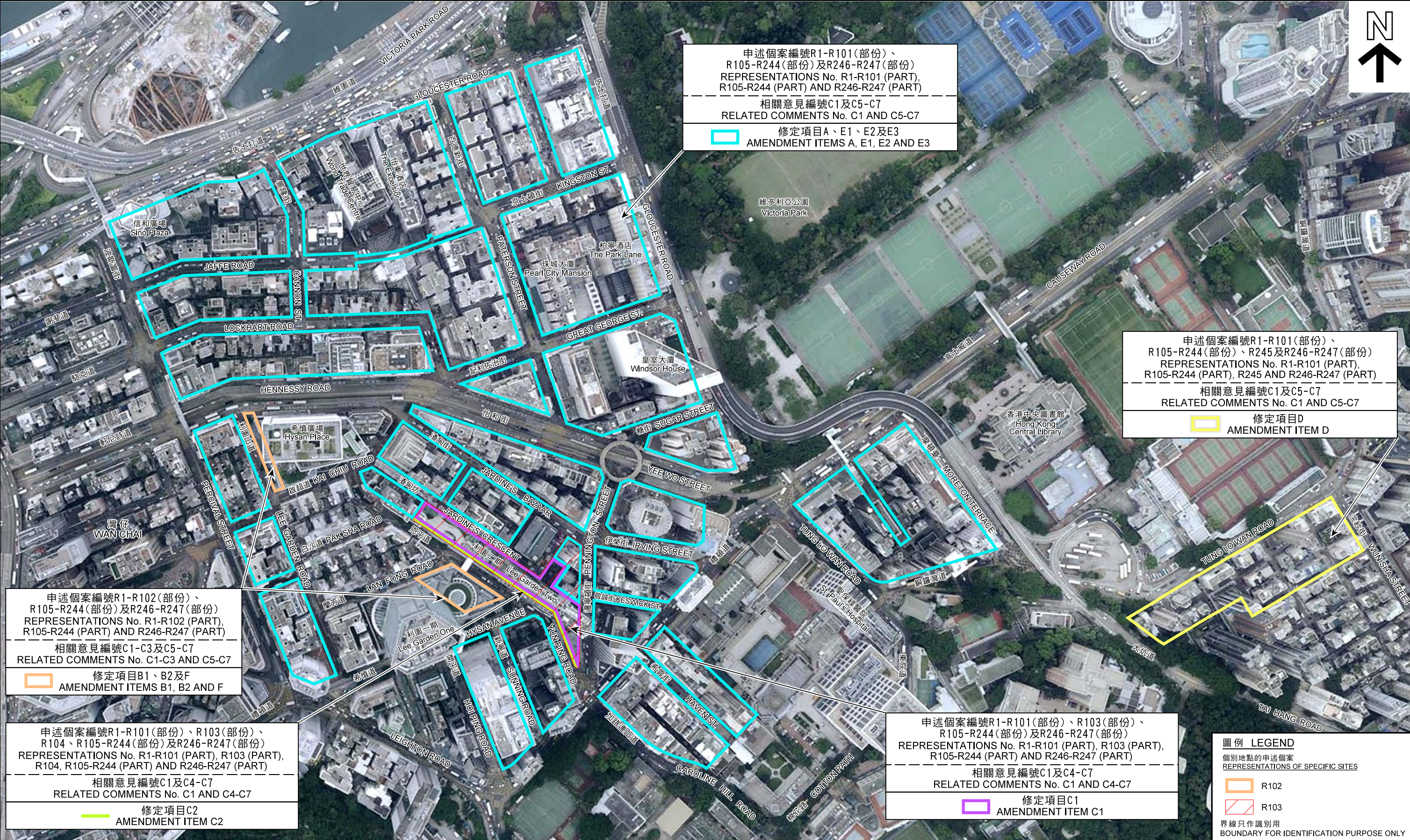
米 METRES 100 0 100 200 300 400 500 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 2e



航攝照片 AERIAL PHOTO

本圖於2018年8月22日擬備，
所根據的資料為地政總署於2017年9月14日
拍得的航攝照片編號E030084C及E030085C
PLAN PREPARED ON 22.8.2018
BASED ON AERIAL PHOTOS No. E030084C
AND E030085C TAKEN ON 14.9.2017
BY LANDS DEPARTMENT

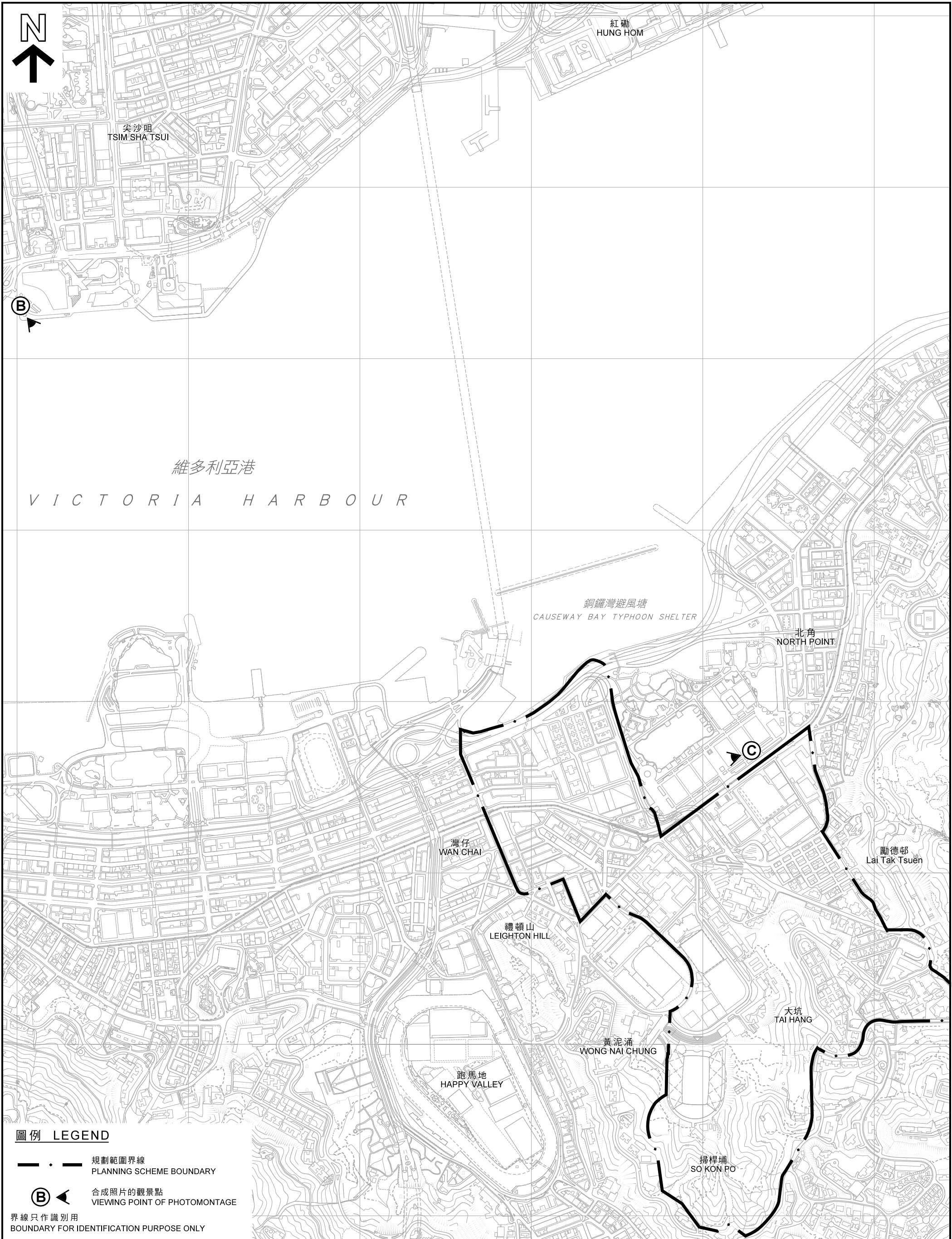
就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 3a



圖例 LEGEND

- . — 規劃範圍界線
PLANNING SCHEME BOUNDARY
- Ⓑ ◀ 合成照片的觀景點
VIEWING POINT OF PHOTOMONTAGE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

觀景點 VIEWING POINTS

本摘要圖於2018年8月3日擬備，
所根據的資料為地形圖編號11-NE-C、
11-NW-D、11-SE-A及C和11-SW-B及D
EXTRACT PLAN PREPARED ON 3.8.2018
BASED ON TOPOGRAPHIC MAPS No. 11-NE-C,
11-NW-D, 11-SE-A&C AND 11-SW-B&D

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

SCALE 1 : 10 000 比例尺
米 METRES 100 0 100 200 300 400 500 600 700 800 900 1 000 米 METRES

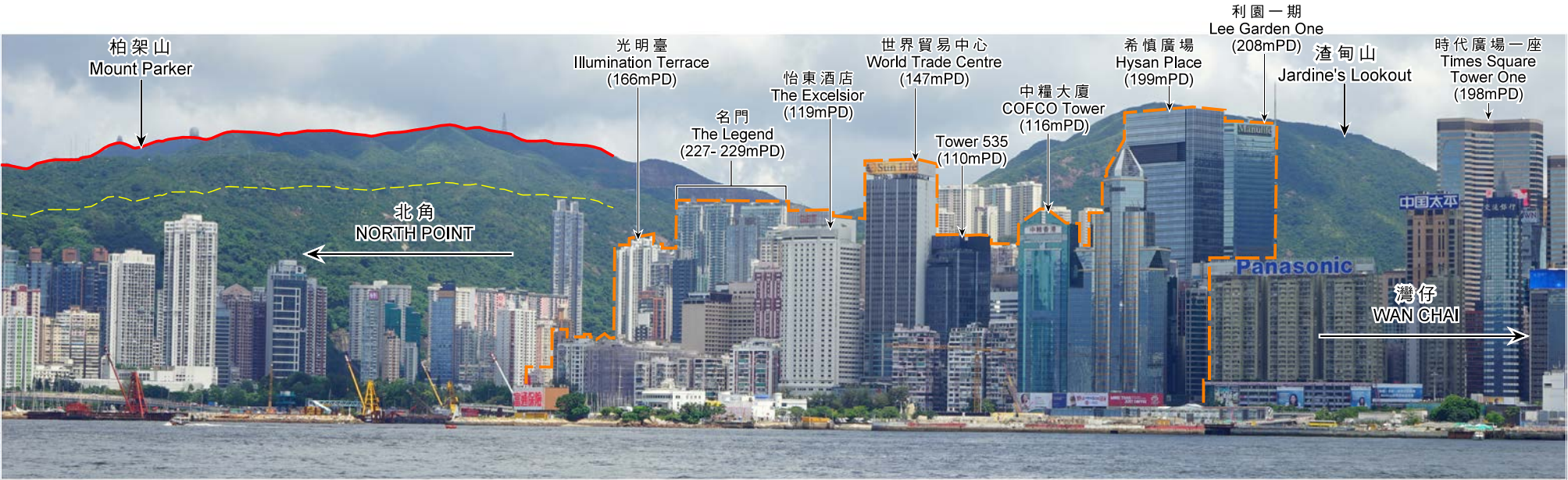
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 4a

觀景點 VIEWING POINT B



現有景觀 EXISTING VIEW

銅鑼灣規劃區
CAUSEWAY BAY PLANNING SCHEME AREA



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

85mPD 100mPD 110mPD 115mPD 130mPD
已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

100mPD 以內 WITHIN 100mPD 135mPD 以內 WITHIN 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:
20% BUILDING FREE ZONE
建築物高度在主水平基準上若干米/層數
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL
DATUM (mPD) / STOREYS
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年8月24日擬備，所根據的資料為攝於2017年7月9日的實地照片
PLAN PREPARED ON 24.8.2018 BASED ON SITE PHOTO TAKEN ON 9.7.2017

銅鑼灣區建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN CAUSEWAY BAY AREA
就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

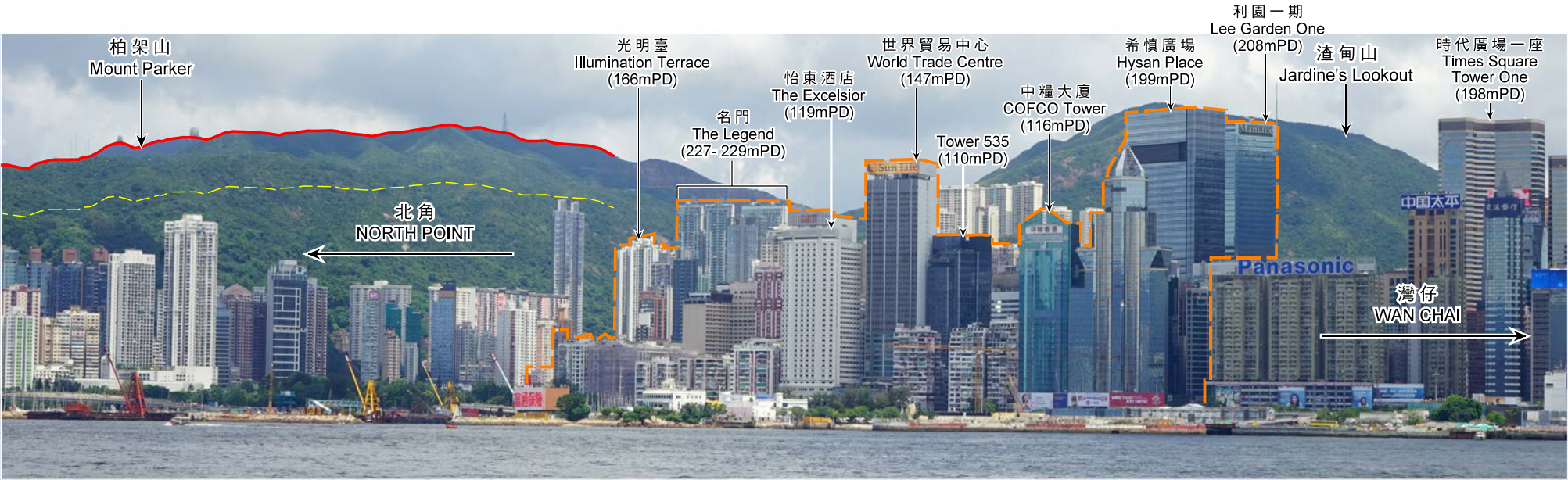
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 4b

觀景點 VIEWING POINT B



現有景觀 EXISTING VIEW

銅鑼灣規劃區
CAUSEWAY BAY PLANNING SCHEME AREA



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

85mPD 100mPD 110mPD 115mPD 130mPD
已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

100mPD 以內
WITHIN 100mPD 135mPD 以內
WITHIN 135mPD 30 STOREYS
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:
20% BUILDING FREE ZONE
建築物高度在主水平基準上若干米/層數
BUILDING HEIGHT IN METRES ABOVE PRINCIPAL
DATUM (mPD) / STOREYS
界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

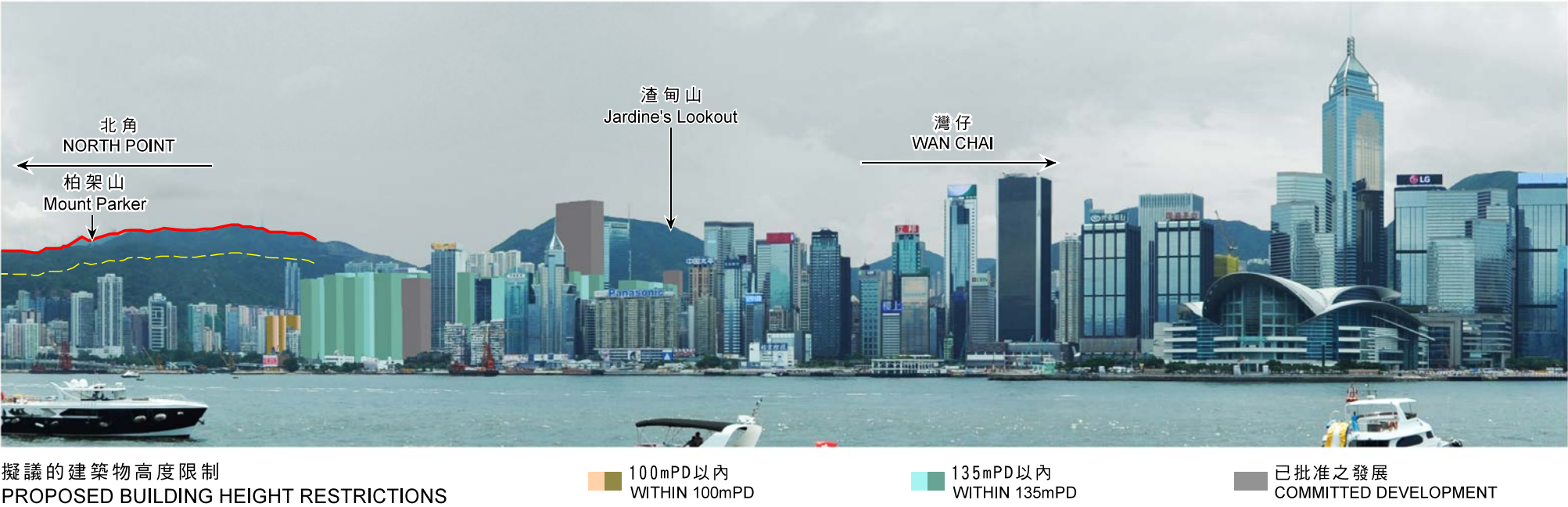
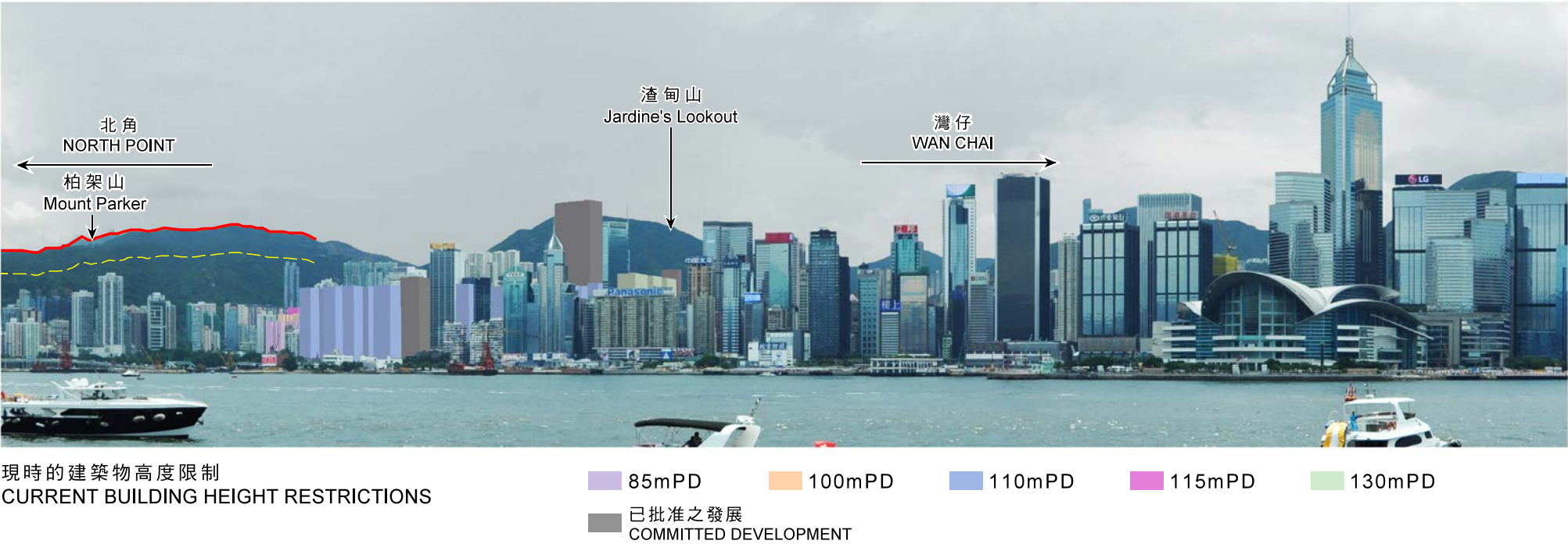
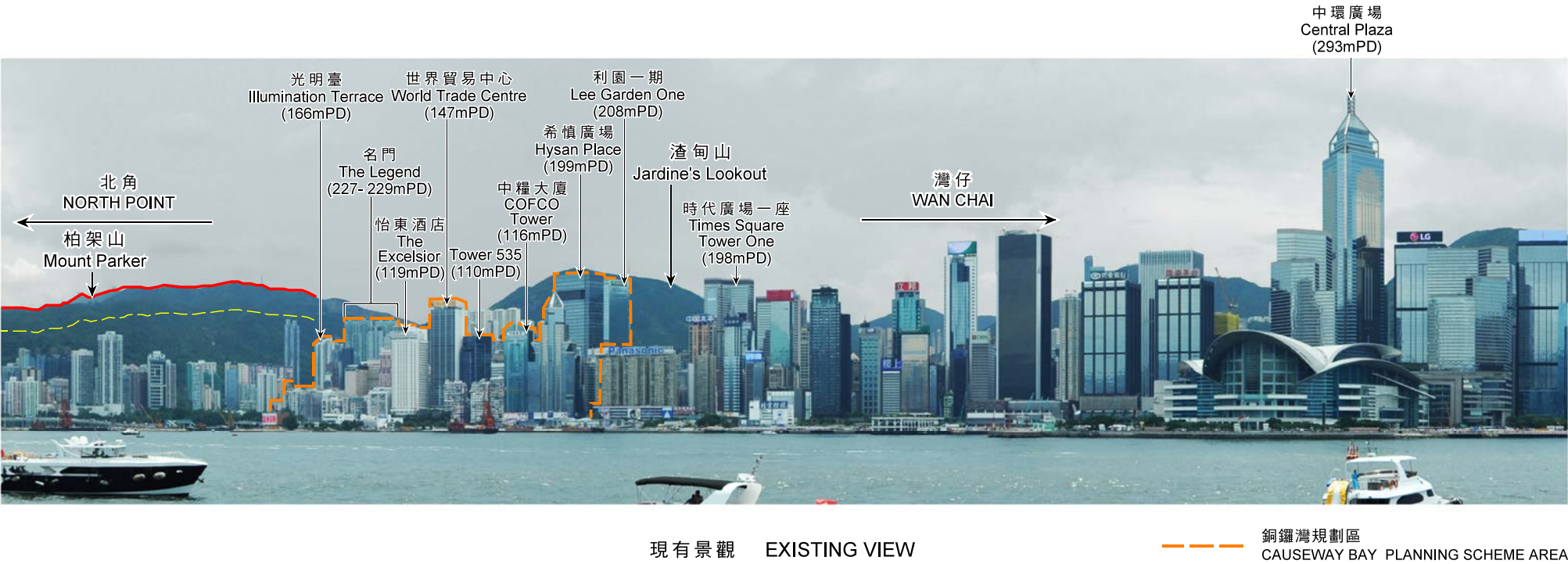
本圖於2018年8月24日擬備，所根據的資料為攝於2017年7月9日的實地照片
PLAN PREPARED ON 24.8.2018 BASED ON SITE PHOTO TAKEN ON 9.7.2017

銅鑼灣區建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN CAUSEWAY BAY AREA
就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/H6/16
圖 PLAN
H - 4c

觀景點 VIEWING POINT B



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:
20% BUILDING FREE ZONE

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

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年9月3日擬備，所根據的資料為攝於2017年8月16日的實地照片
PLAN PREPARED ON 3.9.2018 BASED ON SITE PHOTO TAKEN ON 16.8.2017

銅鑼灣區建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN CAUSEWAY BAY AREA

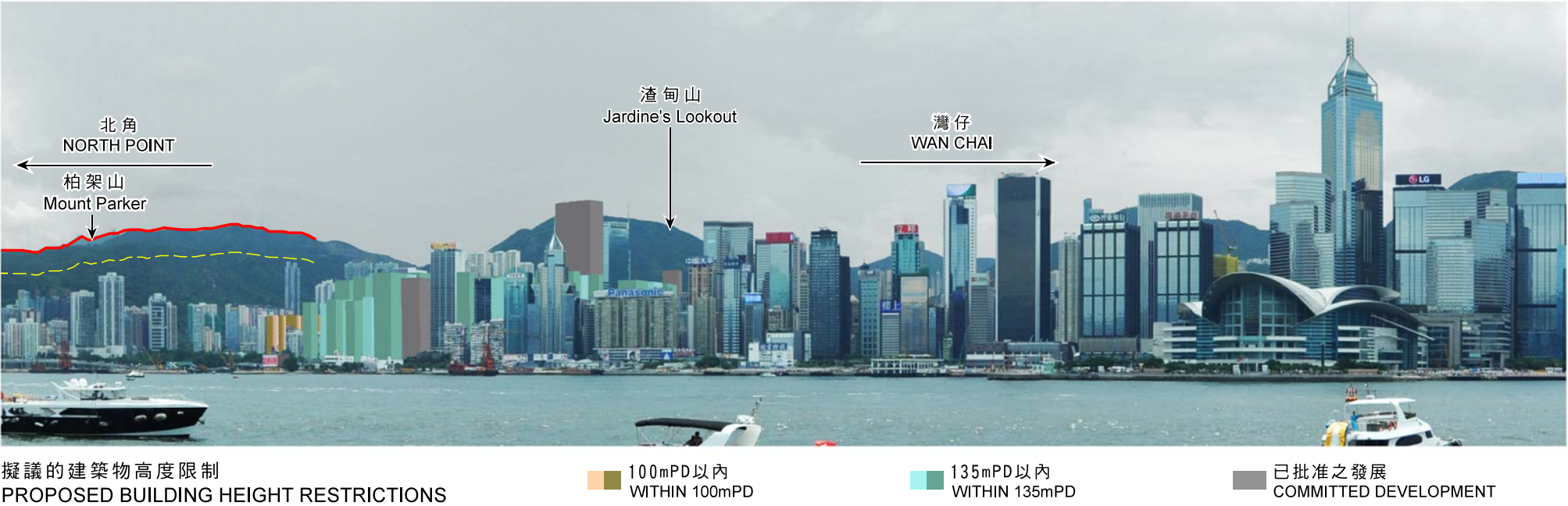
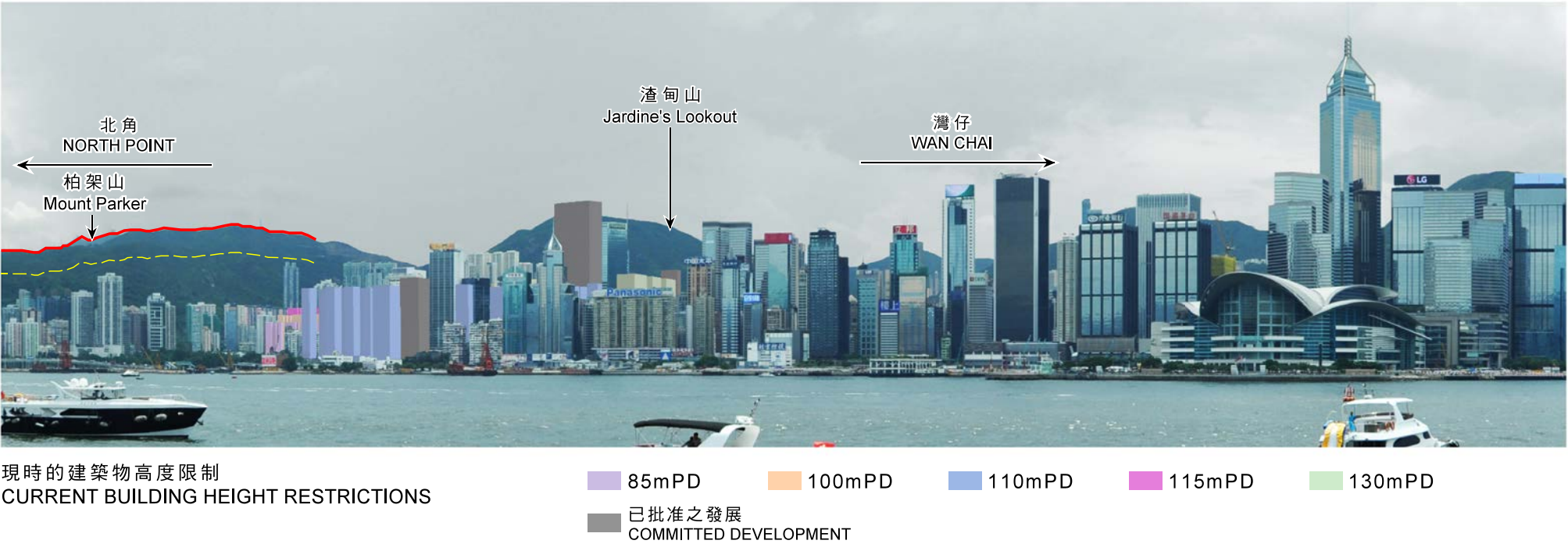
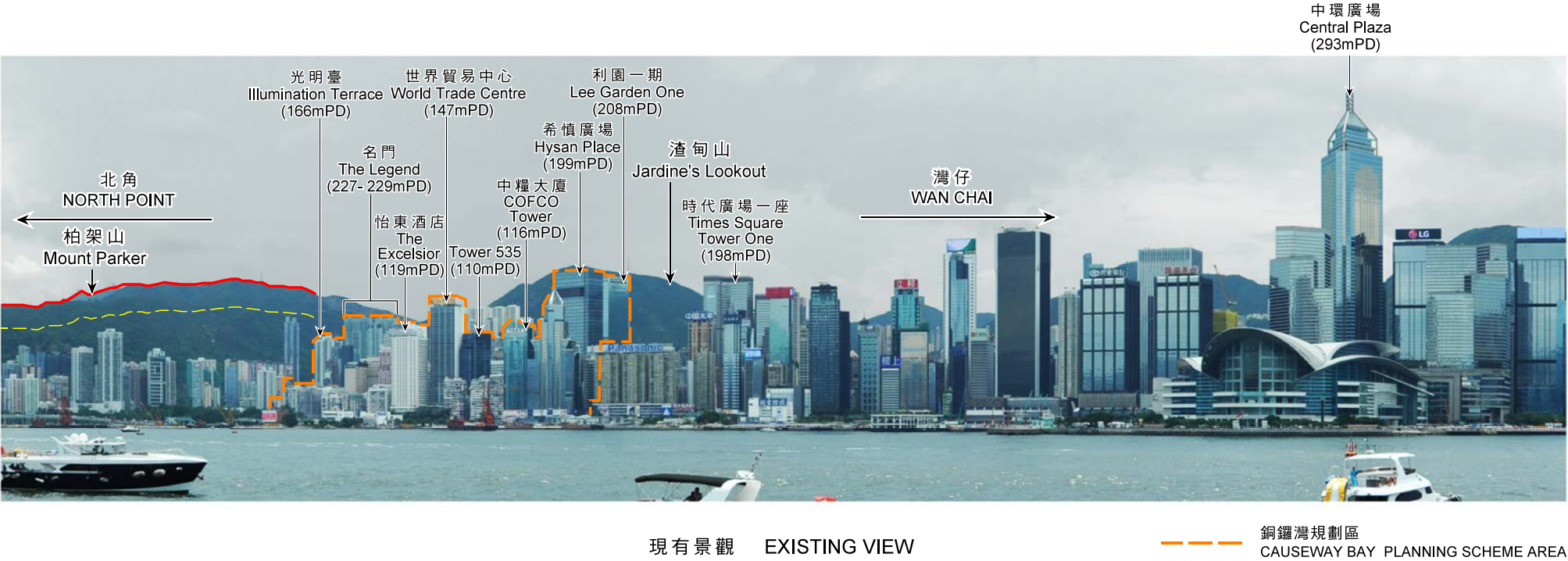
就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 4d

觀景點 VIEWING POINT B



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:
20% BUILDING FREE ZONE

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

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2018年9月3日擬備，所根據的資料為攝於2017年8月16日的實地照片
PLAN PREPARED ON 3.9.2018 BASED ON SITE PHOTO TAKEN ON 16.8.2017

銅鑼灣區建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN CAUSEWAY BAY AREA

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 4e

觀景點 VIEWING POINT C



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

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



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

■ 135mPD以內
WITHIN 135mPD ■ 已批准之發展
COMMITTED DEVELOPMENT

從維多利亞公園遠眺
VIEW FROM VICTORIA PARK

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

本圖於2018年9月3日擬備，所根據的資料為攝於2017年7月10日的實地照片
PLAN PREPARED ON 3.9.2018 BASED ON SITE PHOTO TAKEN ON 10.7.2017

銅鑼灣區建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN CAUSEWAY BAY AREA

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 4f

觀景點 VIEWING POINT C



現有景觀 EXISTING VIEW



現時的建築物高度限制
CURRENT BUILDING HEIGHT RESTRICTIONS

110mPD 130mPD 已批准之發展
COMMITTED DEVELOPMENT



擬議的建築物高度限制
PROPOSED BUILDING HEIGHT RESTRICTIONS

135mPD以內
WITHIN 135mPD 已批准之發展
COMMITTED DEVELOPMENT

從維多利亞公園遠眺
VIEW FROM VICTORIA PARK

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

本圖於2018年9月3日擬備，所根據的資料為攝於2017年7月10日的實地照片
PLAN PREPARED ON 3.9.2018 BASED ON SITE PHOTO TAKEN ON 10.7.2017

銅鑼灣區建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE IN CAUSEWAY BAY AREA

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247 AND RELATED COMMENTS No. C1-C7
TO THE DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 4g



申述個案編號R1-R101(部份)、
R105-R244(部份)及R246-R247(部份)
REPRESENTATIONS No. R1-R101 (PART),
R105-R244 (PART) AND R246-R247 (PART)
相關意見編號C1及C5-C7
RELATED COMMENTS No. C1 AND C5-C7
修定項目A
AMENDMENT ITEM A



實地照片 SITE PHOTO

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247, 以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

修定項目A
AMENDMENT ITEM A

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 5a

本圖於2018年9月4日擬備，
所根據的資料為攝於2017年12月17日
及2018年8月2日的實地照片
PLAN PREPARED ON 4.9.2018
BASED ON SITE PHOTOS
TAKEN ON 17.12.2017 AND 2.8.2018



申述個案編號R1-R102(部份)、
R105-R244(部份)及R246-R247(部份)
REPRESENTATIONS No. R1-R102 (PART),
R105-R244 (PART) AND R246-R247 (PART)

相關意見編號C1-C3及C5-C7
RELATED COMMENTS No. C1-C3 AND C5-C7

修定項目B1及B2
AMENDMENT ITEMS B1 AND B2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTO

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

修定項目B1及B2
AMENDMENT ITEMS B1 AND B2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 5b

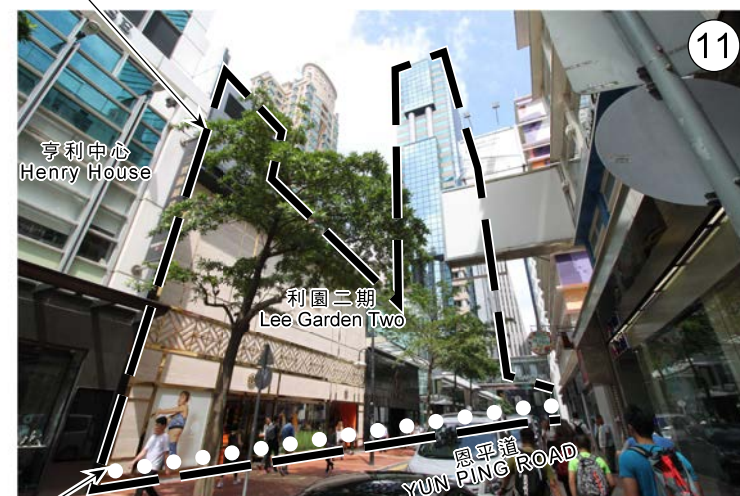
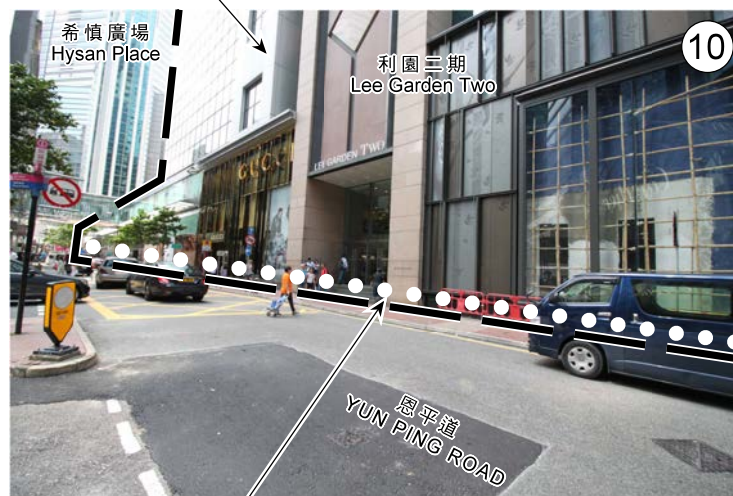
本圖於2018年8月23日擬備，
所根據的資料為攝於
2018年7月25日的實地照片
PLAN PREPARED ON 23.8.2018
BASED ON SITE PHOTOS
TAKEN ON 25.7.2018



申述個案編號R1-R101(部份)、R103(部份)、
R105-R244(部份)及R246-R247(部份)
REPRESENTATIONS No. R1-R101 (PART), R103 (PART),
R105-R244 (PART) AND R246-R247 (PART)

相關意見編號C1及C4-C7
RELATED COMMENTS No. C1 AND C4-C7

修定項目C1及C2
AMENDMENT ITEMS C1 AND C2



申述個案編號R104
REPRESENTATIONS No. R104

相關意見編號C1及C4-C7
RELATED COMMENTS No. C1 AND C4-C7

修定項目C2
AMENDMENT ITEM C2

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

本圖於2018年8月23日擬備，
所根據的資料為攝於
2018年7月25日的實地照片
PLAN PREPARED ON 23.8.2018
BASED ON SITE PHOTOS
TAKEN ON 25.7.2018

實地照片 SITE PHOTO

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

修定項目C1及C2
AMENDMENT ITEMS C1 AND C2

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 5c



12



13

申述個案編號R1-R101(部份)、
R105-R244(部份)、R245及R246-R247(部份)
REPRESENTATIONS No. R1-R101 (PART),
R105-R244 (PART), R245 AND R246-R247 (PART)

相關意見編號C1及C5-C7
RELATED COMMENTS No. C1 AND C5-C7

修定項目D
AMENDMENT ITEM D



14

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTO

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

修定項目D
AMENDMENT ITEM D

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 5d

本圖於2018年8月23日擬備，
所根據的資料為攝於
2018年7月25日的實地照片
PLAN PREPARED ON 23.8.2018
BASED ON SITE PHOTOS
TAKEN ON 25.7.2018



申述個案編號R1-R101(部份)、
R105-R244(部份)及R246-R247(部份)
REPRESENTATIONS No. R1-R101 (PART),
R105-R244 (PART) AND R246-R247 (PART)

相關意見編號C1及C5-C7
RELATED COMMENTS No. C1 AND C5-C7

修定項目E1
AMENDMENT ITEM E1



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTO

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

修定項目E1
AMENDMENT ITEM E1

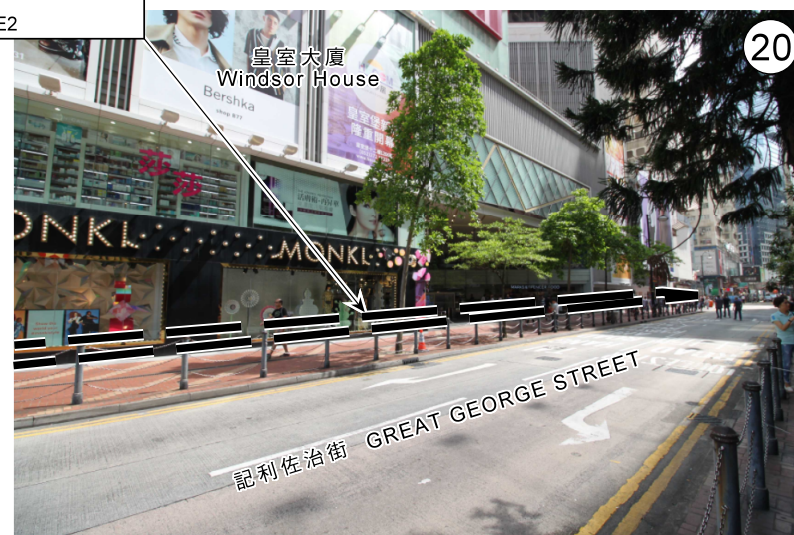
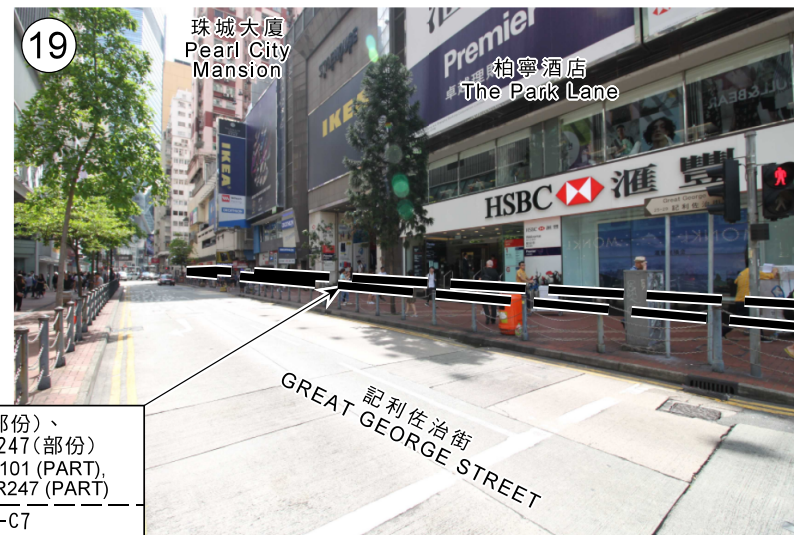
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 5e

本圖於2018年8月23日擬備，
所根據的資料為攝於
2018年7月25日的實地照片
PLAN PREPARED ON 23.8.2018
BASED ON SITE PHOTOS
TAKEN ON 25.7.2018



申述個案編號R1-R101(部份)、
R105-R244(部份)及R246-R247(部份)
REPRESENTATIONS No. R1-R101 (PART),
R105-R244 (PART) AND R246-R247 (PART)
相關意見編號C1及C5-C7
RELATED COMMENTS No. C1 AND C5-C7
修定項目E2
AMENDMENT ITEM E2

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTO

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

修定項目E2
AMENDMENT ITEM E2

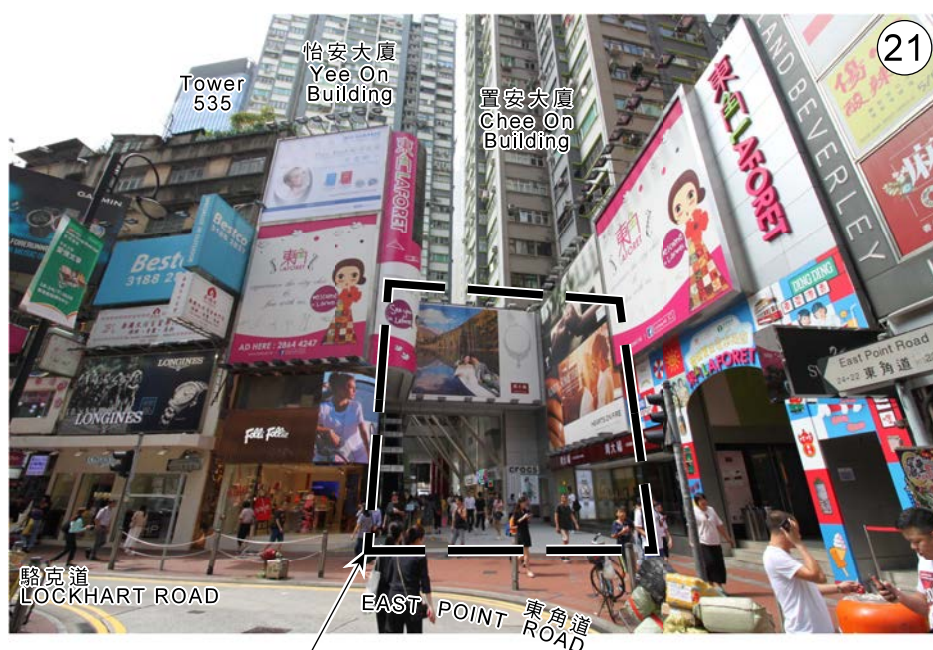
本圖於2018年8月31日擬備，
所根據的資料為攝於
2018年7月25日的實地照片
PLAN PREPARED ON 31.8.2018
BASED ON SITE PHOTOS
TAKEN ON 25.7.2018

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 5f



申述個案編號R1-R101(部份)、
R105-R244(部份)及R246-R247(部份)
REPRESENTATIONS No. R1-R101 (PART),
R105-R244 (PART) AND R246-R247 (PART)

相關意見編號C1及C5-C7
RELATED COMMENTS No. C1 AND C5-C7

修定項目E3
AMENDMENT ITEM E3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTO

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

修定項目E3
AMENDMENT ITEM E3

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 5g

本圖於2018年8月31日擬備，
所根據的資料為攝於
2018年7月25日的實地照片
PLAN PREPARED ON 31.8.2018
BASED ON SITE PHOTOS
TAKEN ON 25.7.2018



申述個案編號R1-R102(部份)、
R105-R244(部份)及R246-R247(部份)
REPRESENTATIONS No. R1-R102 (PART),
R105-R244 (PART) AND R246-R247 (PART)

相關意見編號C1-C3及C5-C7
RELATED COMMENTS No. C1-C3 AND C5-C7

修定項目F
AMENDMENT ITEM F



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTO

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

修定項目F
AMENDMENT ITEM F

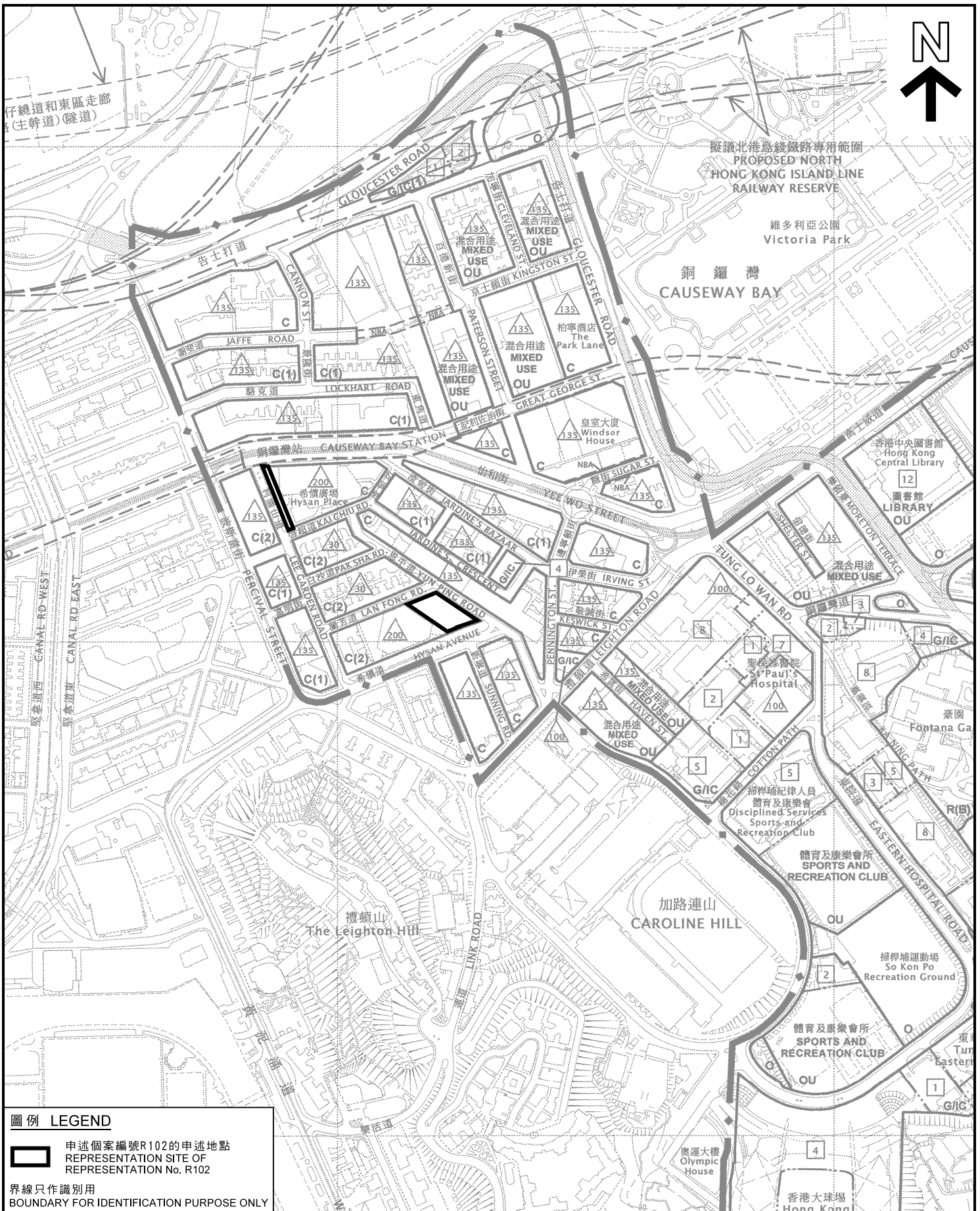
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 5h

本圖於2018年8月31日擬備，
所根據的資料為攝於
2018年7月25日的實地照片
PLAN PREPARED ON 31.8.2018
BASED ON SITE PHOTOS
TAKEN ON 25.7.2018



 申述個案編號R102的申述地點
REPRESENTATION SITE OF
REPRESENTATION No. R102

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

SCALE 1 : 5 000 比例尺

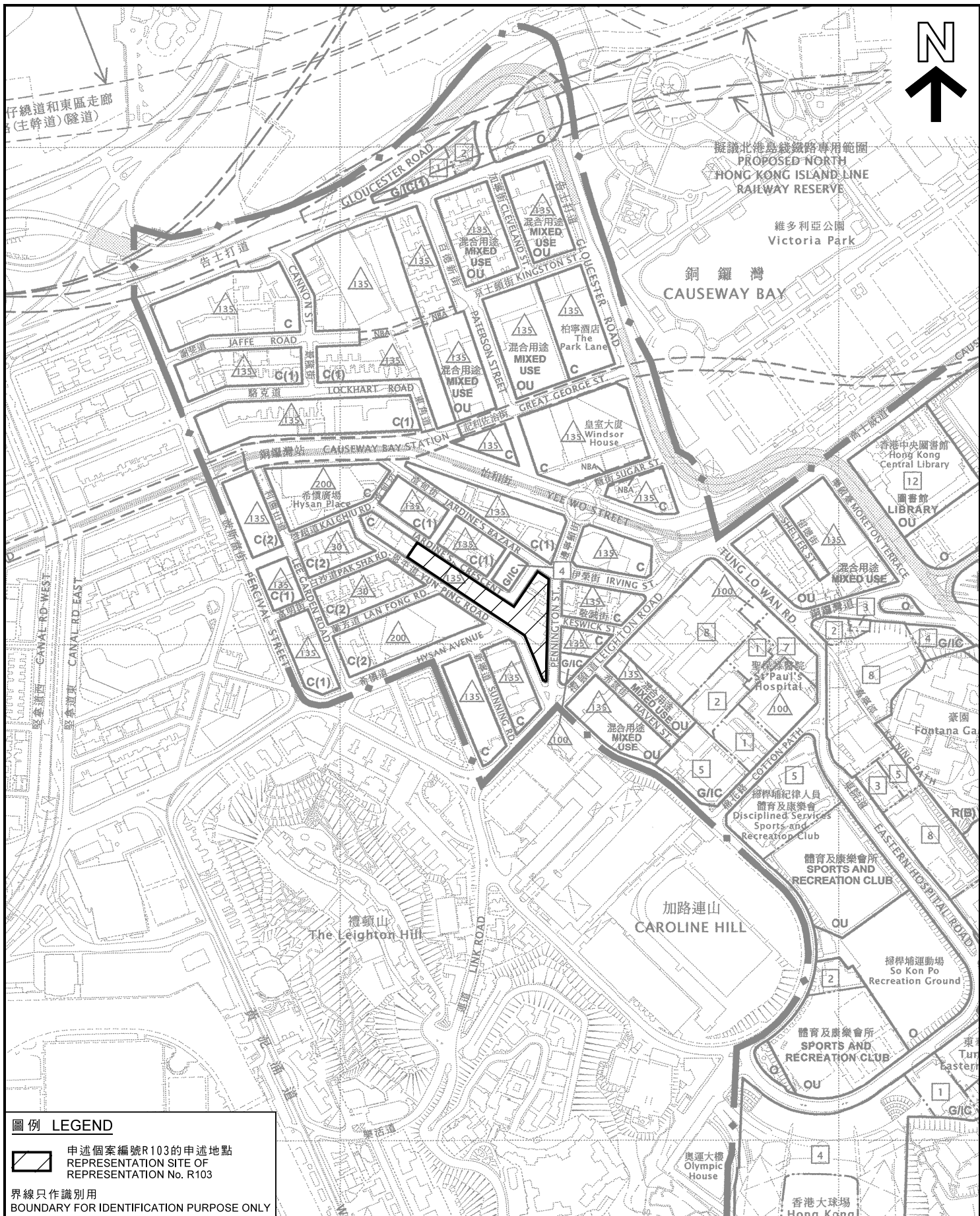
SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES METRES



PLAN

H - 6



圖例 LEGEND

 申述個案編號R103的申述地點
REPRESENTATION SITE OF
REPRESENTATION No. R103

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

申述個案編號R103
REPRESENTATION No. R103

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 7

本摘要圖於2018年8月3日擬備，
所根據的資料為於2018年1月26日
展示的分區計劃大綱圖編號S/H6/16

EXTRACT PLAN PREPARED ON 3.8.2018
BASED ON OUTLINE ZONING PLAN No.
S/H6/16 EXHIBITED ON 26.1.2018

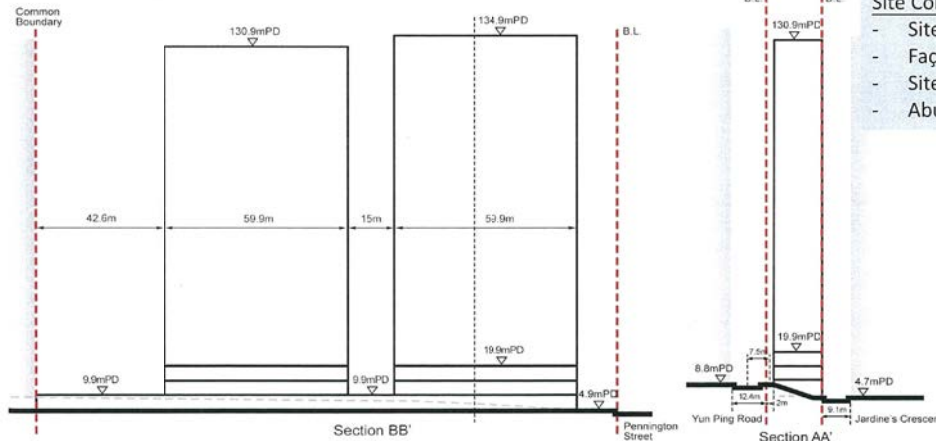
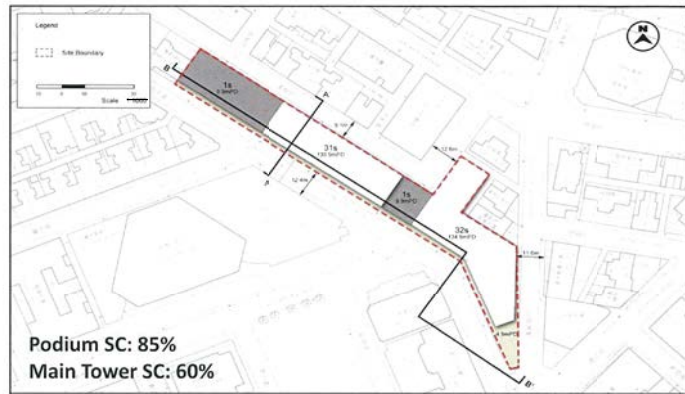
Lee Garden Two – Scheme 1

Setback:

- **Whole building** sets back from narrow street(s) by **15%** of the site area

Separation:

- Site area < 20,000 sqm
- LP < 60m (the ground level of 6.67m is disregarded)
- **No need to meet** building separation & permeability requirements



Annex F1 of
TPB Paper No. 10340

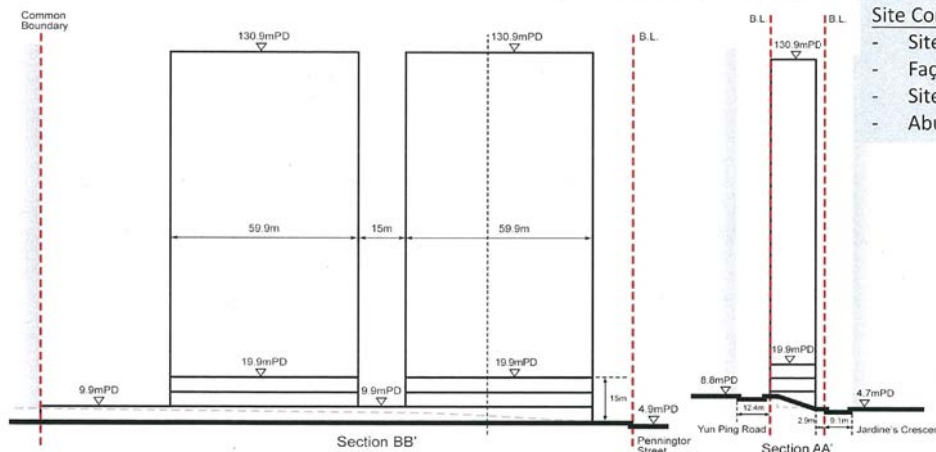
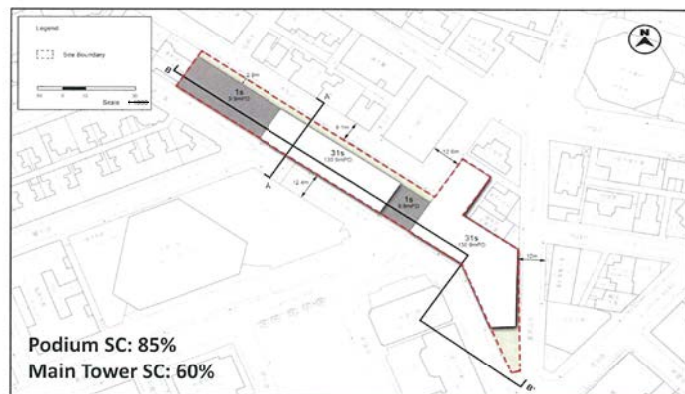
Lee Garden Two – Scheme 2

Setback:

- **Whole building** sets back from narrow street(s) by **15%** of the site area

Separation:

- Site area < 20,000 sqm
- LP < 60m (the ground level of 6.67m is disregarded)
- **No need to meet** building separation & permeability requirements



Annex F2 of
TPB Paper No. 10340

本圖於2018年8月3日擬備
PLAN PREPARED ON 3.8.2018

就銅鑼灣分區計劃大綱草圖編號S/H6/16提出的
申述個案編號R1-R247，以及相關意見編號C1-C7作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R247
AND RELATED COMMENTS No. C1-C7 TO THE
DRAFT CAUSEWAY BAY OUTLINE ZONING PLAN No. S/H6/16

利園二期用地的概念計劃
NOTIONAL SCHEMES FOR THE LEE GARDEN TWO SITE

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H6/16

圖 PLAN
H - 8