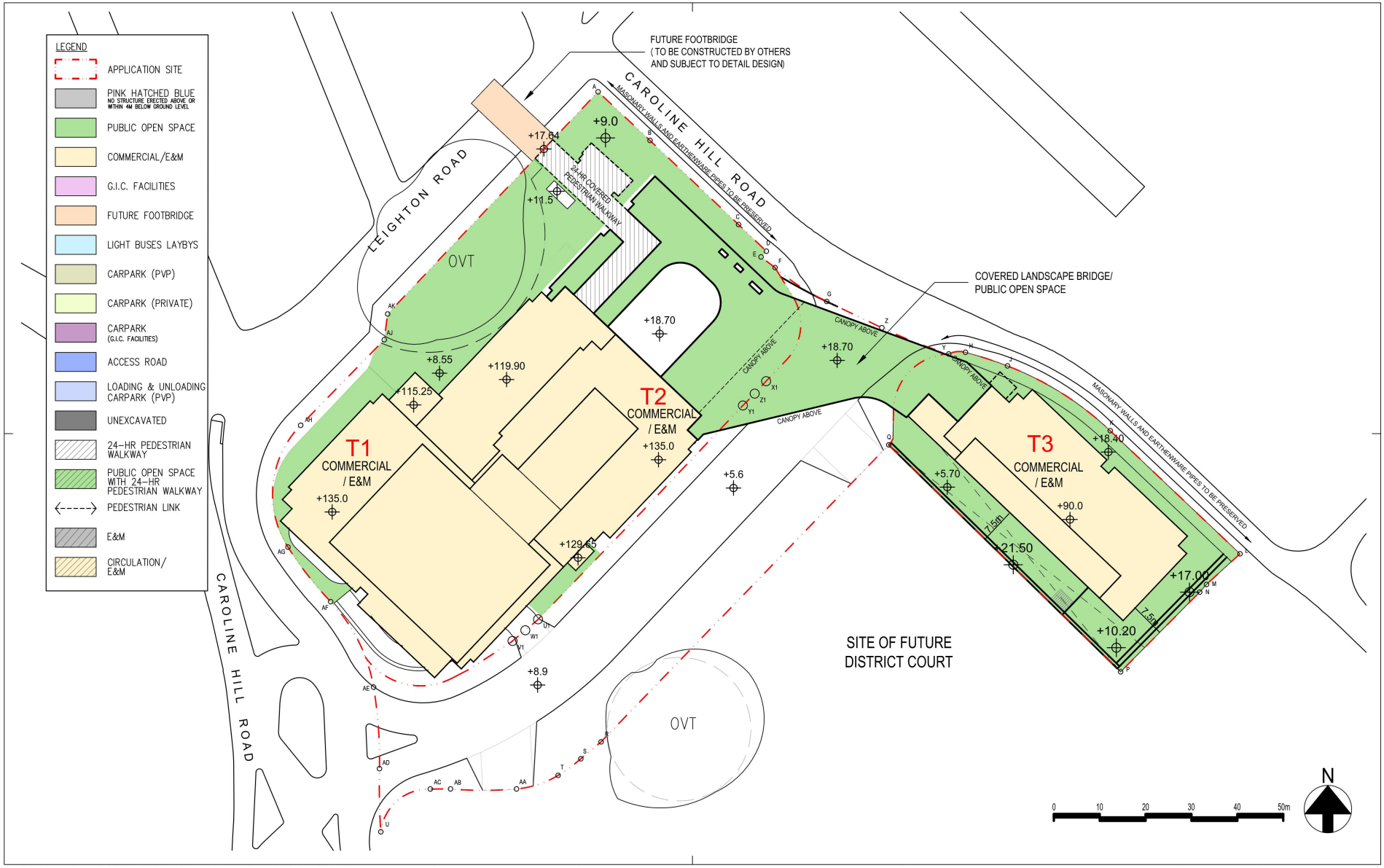

Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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F.S.D. Ref.
D.L.G. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

Drawing Title
LAYOUT PLAN (ALL LEVELS)

Project No. 21105HK
Scale ~~1:500 (A3)~~ Issue Date Sept 2024
Drawing No. MLP-001

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 1

Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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F.S.D. Ref.
D.L.O. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

Drawing Title
B4 & B5 FLOOR PLAN

Project No. 21105HK
Scale ~~1:100 (A3)~~
Issue Date Jan 2024
Drawing No. MLP-002

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 2

Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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B.D. Ref.
F.S.D. Ref.
D.L.O. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

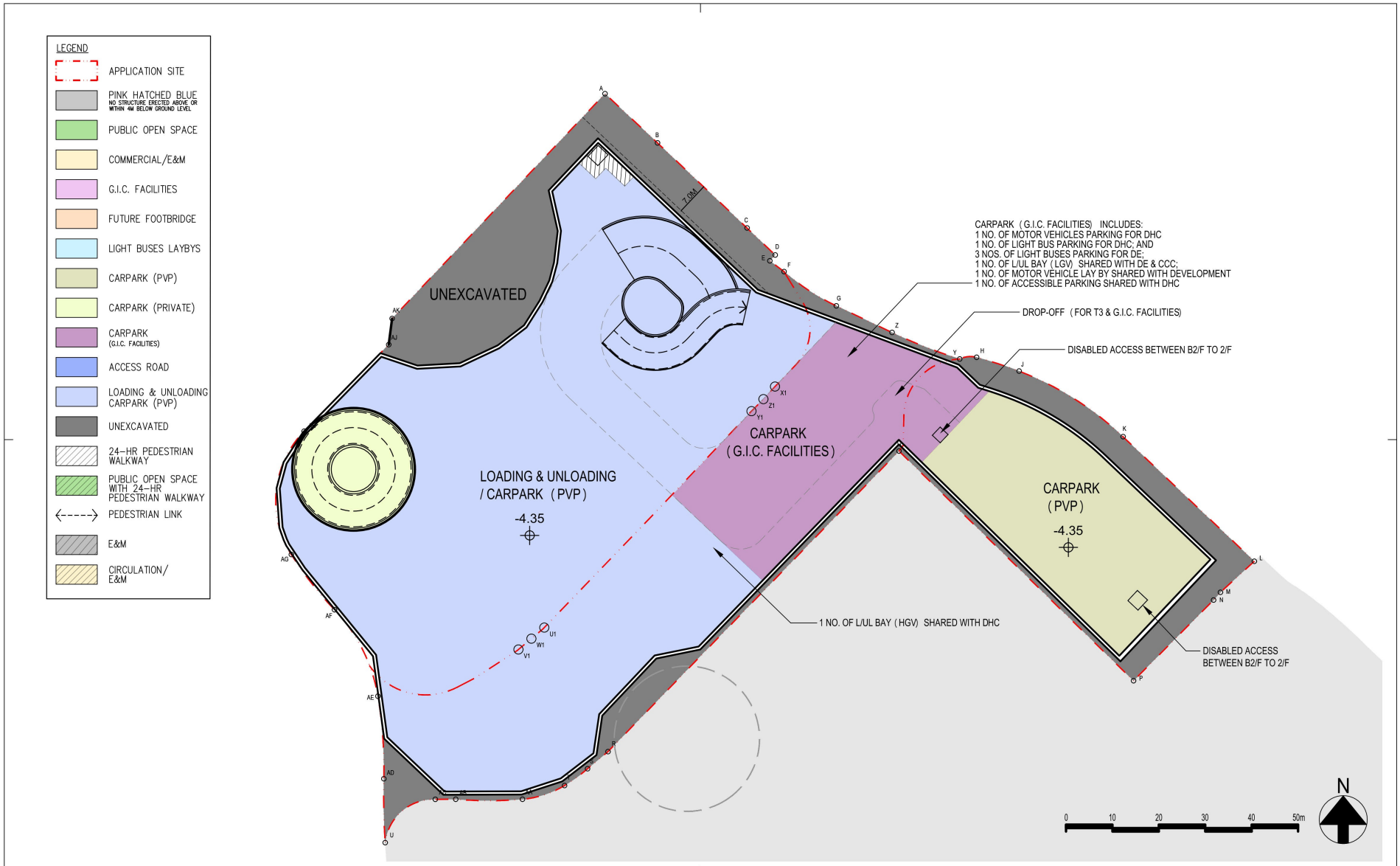
Drawing Title
B3 FLOOR PLAN

Project No. 21105HK
Scale ~~1:100 (A3)~~ Issue Date Jan 2024
Drawing No. MLP-003

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 3



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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B.D. Ref.
F.S.D. Ref.
D.L.O. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

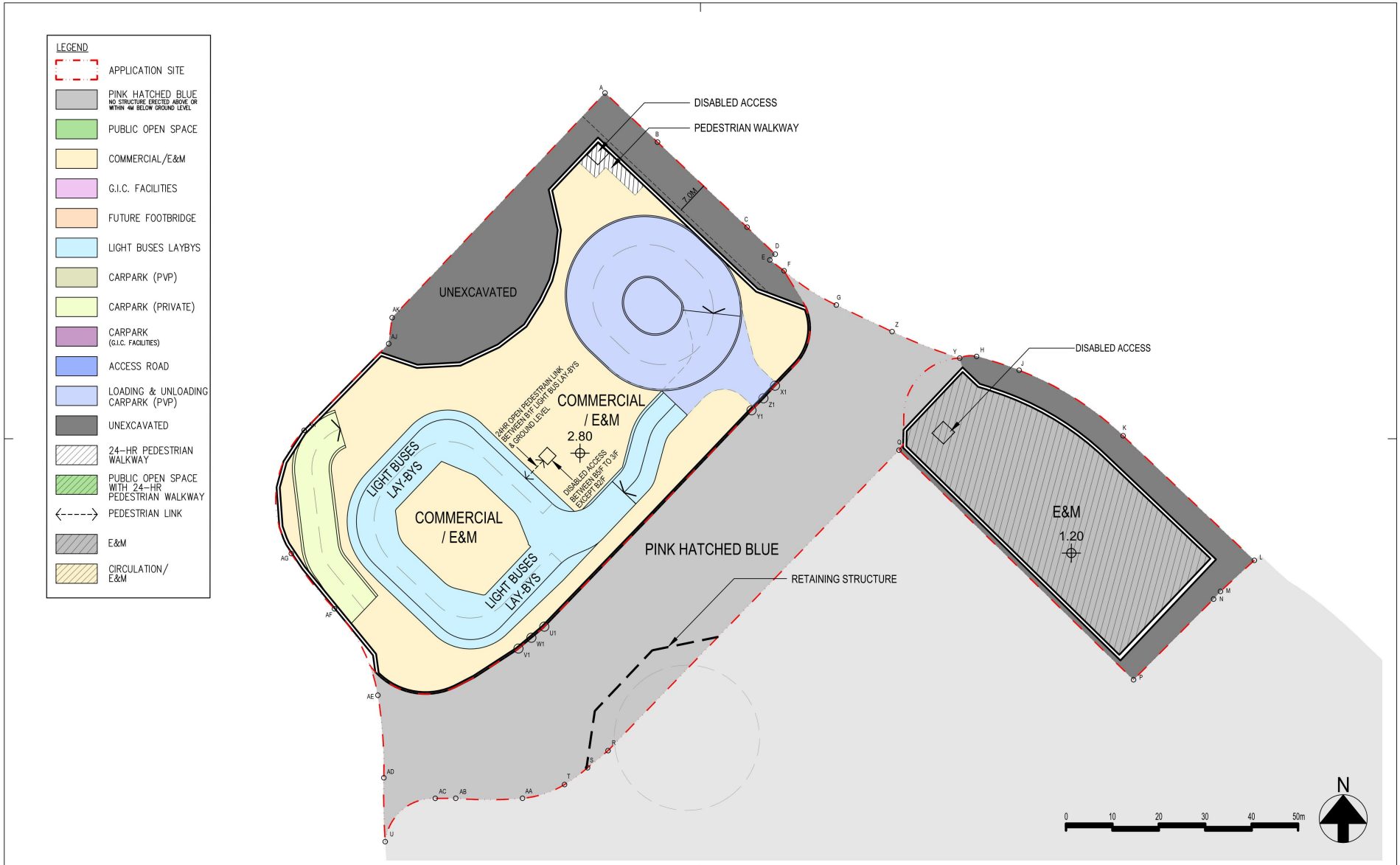
Drawing Title
B2 FLOOR PLAN

Project No. 21105HK
Scale ~~1:100 (A3)~~ Issue Date Sept 2024
Drawing No. MLP-004

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 4



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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B.D. Ref.
F.S.D. Ref.
D.L.G. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

Drawing Title
B1 FLOOR PLAN

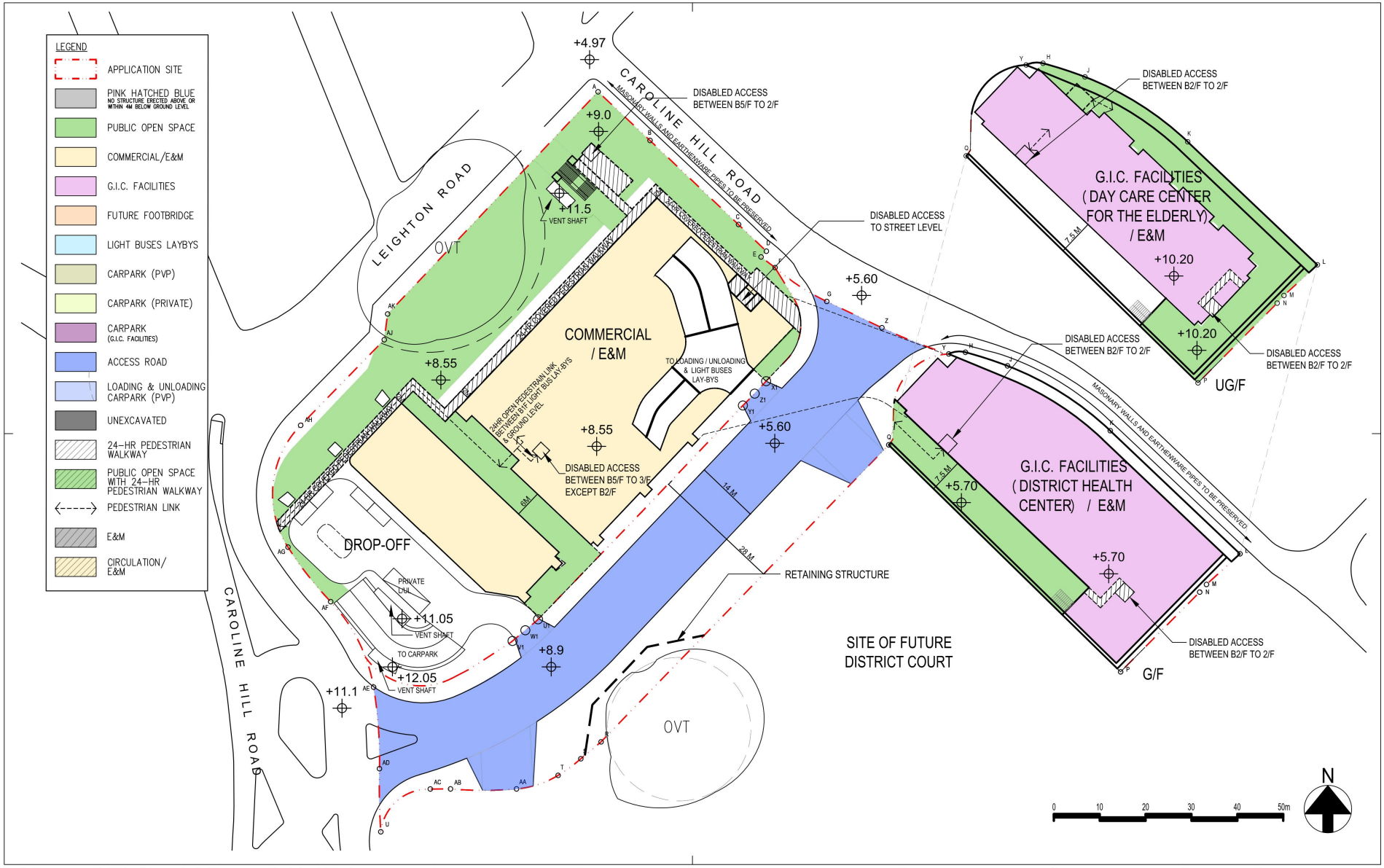
Project No. 21105HK
Scale ~~1:100 (A3)~~
Issue Date Sept 2024
Drawing No. MLP-005

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號
REFERENCE No.
A/H7/188

繪圖
DRAWING
A - 5



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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F.S.D. Ref.
D.L.O. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

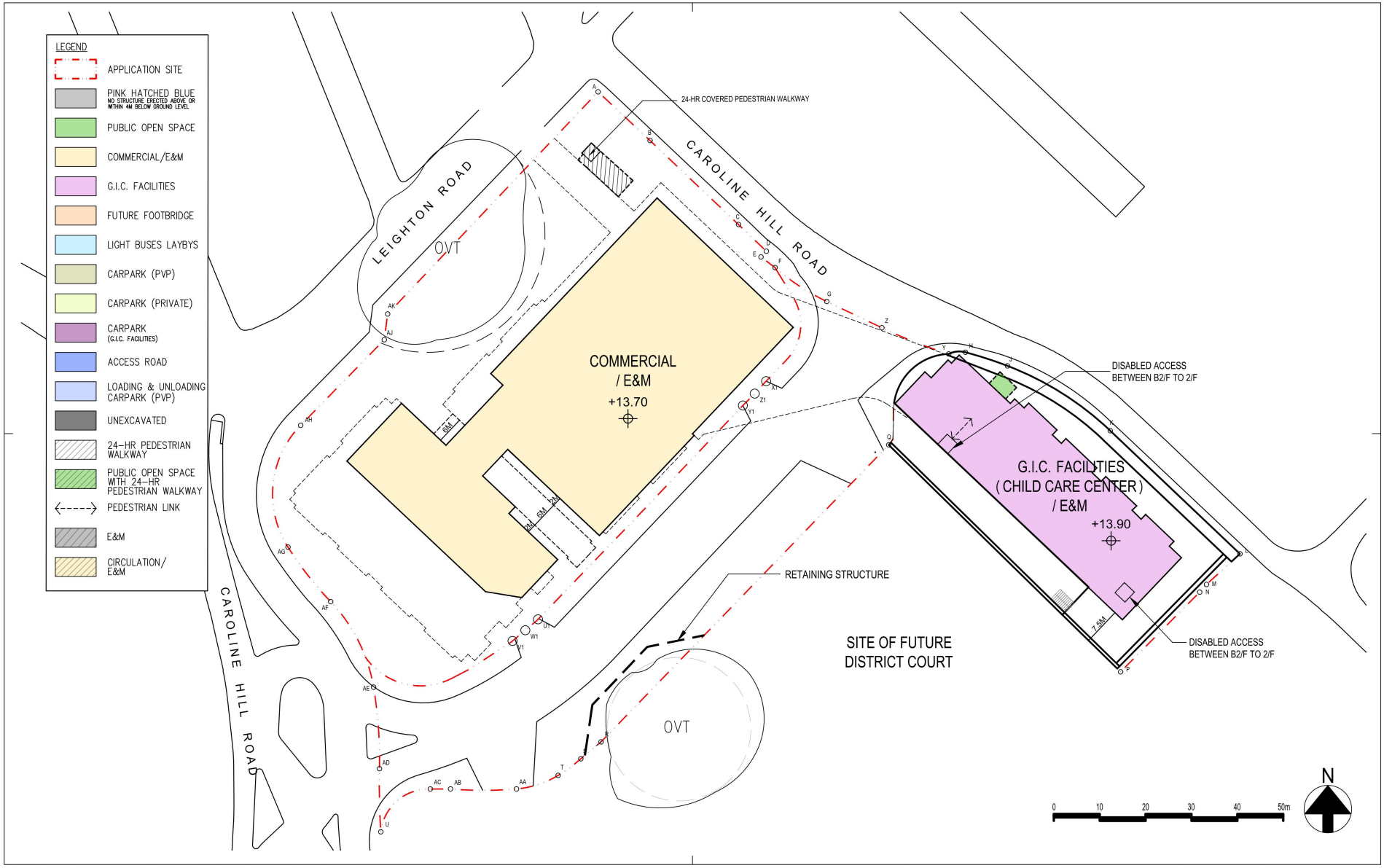
Drawing Title
GROUND FLOOR PLAN

Project No. 21105HK
Scale ~~1:500 (A3)~~ 1:500 (A1)
Issue Date Sept 2024
Drawing No. MLP-006

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 6



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

Rev.	Description	Drawn	Checked	Approved	Date

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D.L.G. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

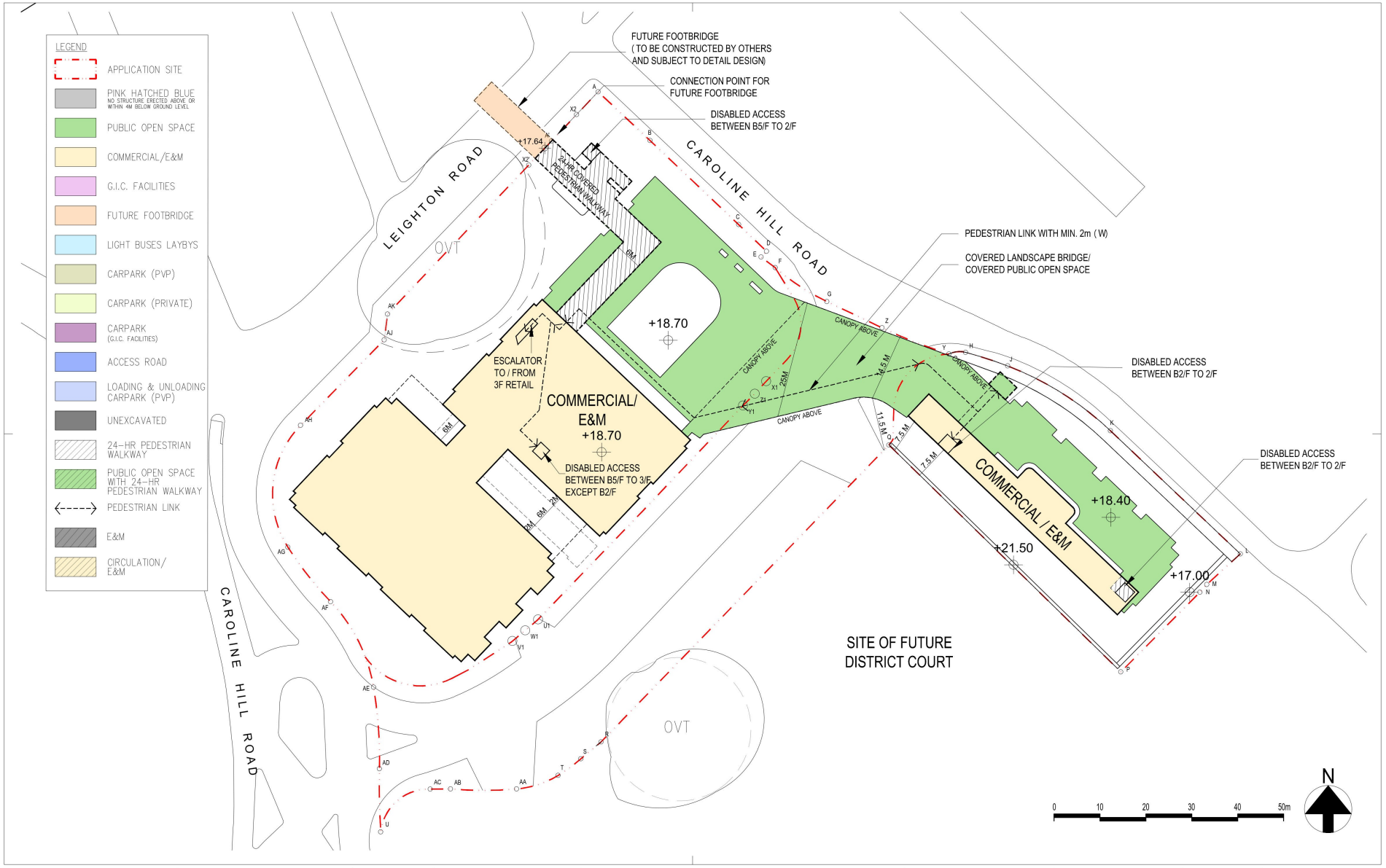
Drawing Title
FIRST FLOOR PLAN

Project No. 21105HK
Scale ~~1:500 (A3)~~ Issue Date Sept 2024
Drawing No. MLP-007

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 7



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3–2022
A	1st AMENDMENT				9–2023
B	2nd AMENDMENT				1–2024

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Drawn Date 1–2024
Checked Date 1–2024
Approved Date 1–2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

Drawing Title
SECOND FLOOR PLAN

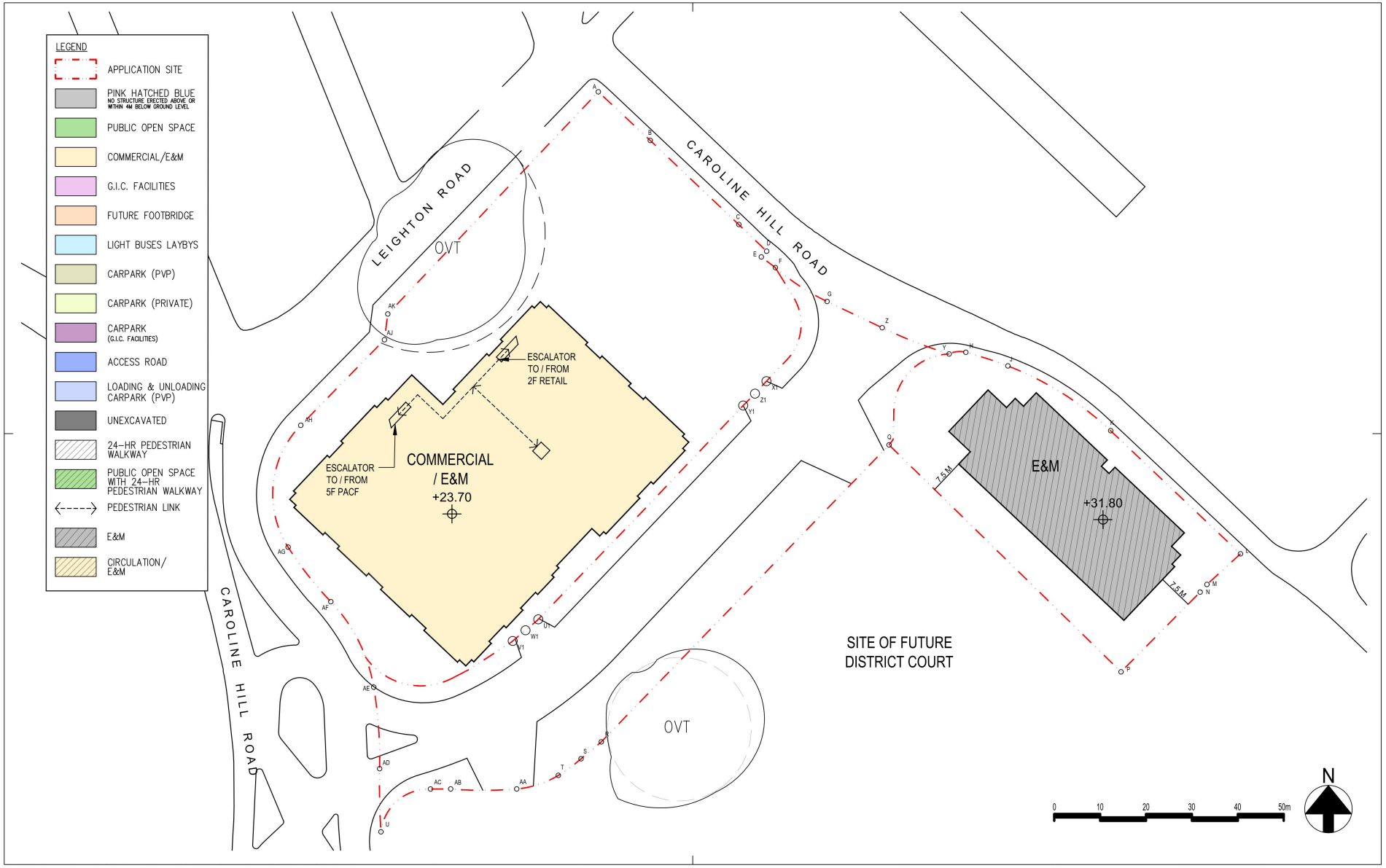
Project No. 21105HK
Scale ~~1:250 (A0)~~ Issue Date Sept 2024
Drawing No. MLP-008

Drawing Purpose

(資料來源：由申請人於2025年10月17日提交的進一步資料)
(Source: Further information submitted by the applicant on 17.10.2025)

參考編號
REFERENCE No.
A/H7/188

繪圖
DRAWING
A - 8



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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D.L.O. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

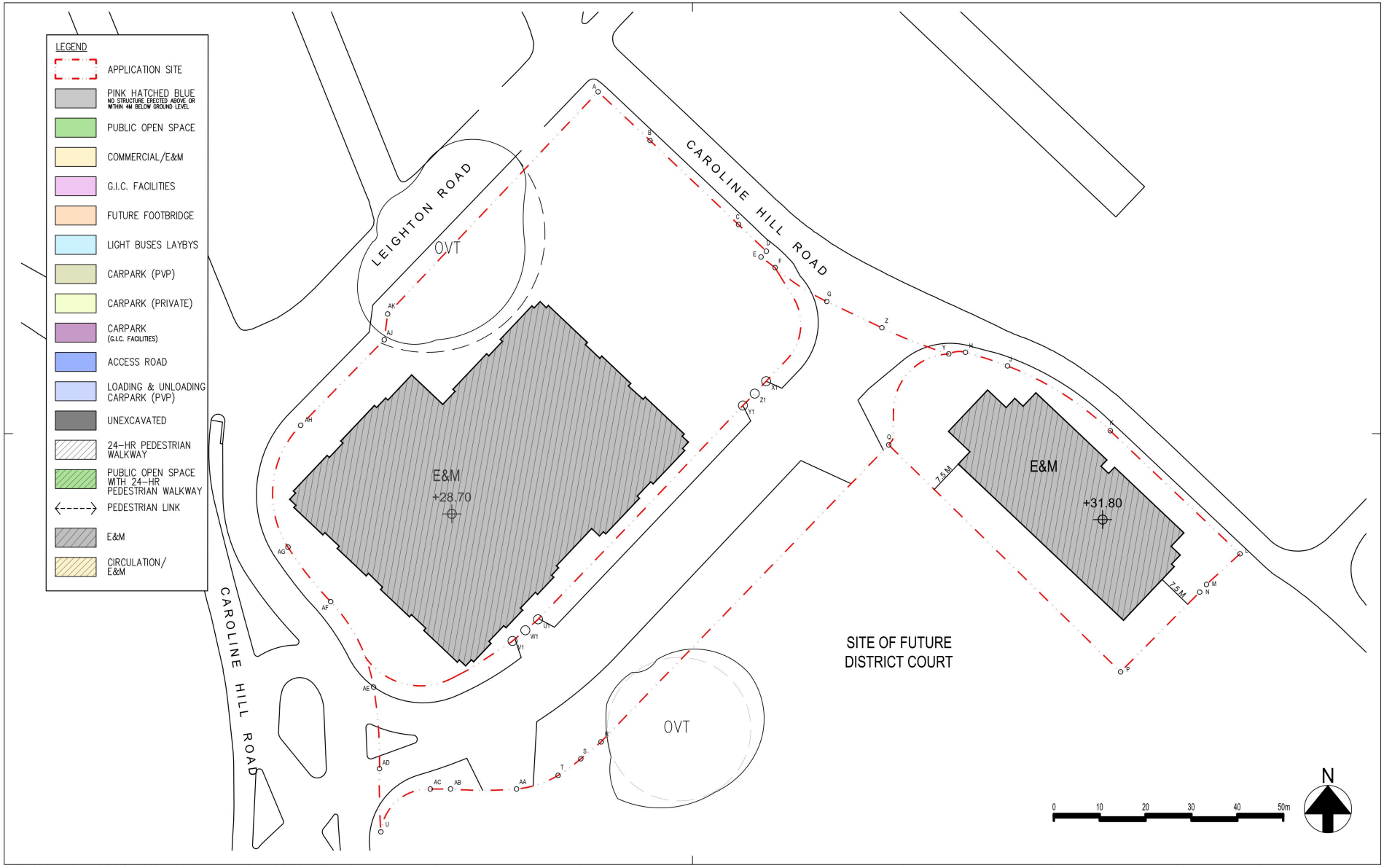
Drawing Title
THIRD FLOOR PLAN

Project No. 21105HK
Scale ~~1:500 (A3)~~ Issue Date Jan 2024
Drawing No. MLP-009

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 9



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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F.S.D. Ref.
D.L.G. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

Drawing Title
FORTH FLOOR PLAN

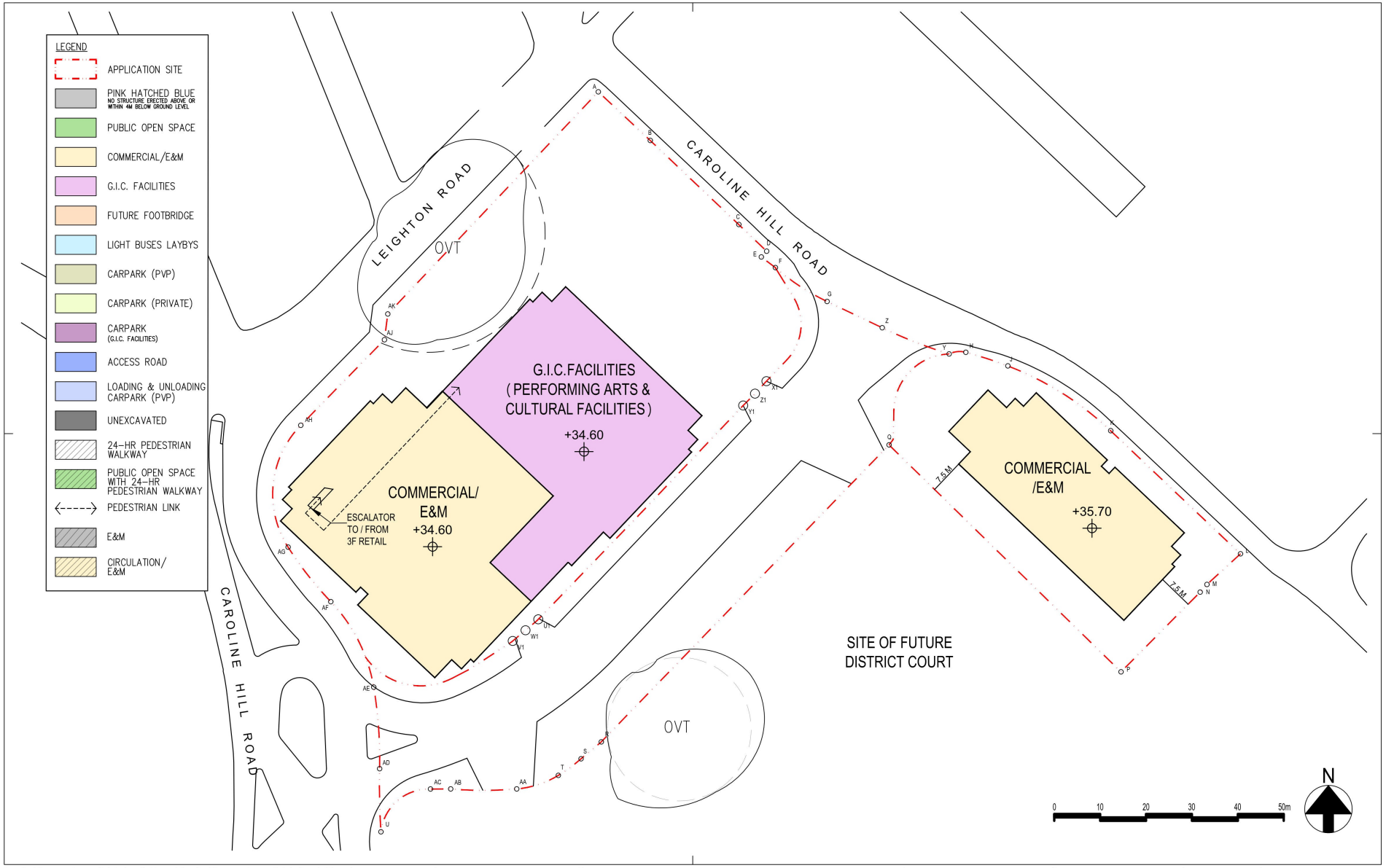
Project No. 21105HK
Scale ~~1:100 (A3)~~ Issue Date Sept 2024
Drawing No. MLP-009.1

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號
REFERENCE No.
A/H7/188

繪圖
DRAWING
A - 10



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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F.S.D. Ref.
D.L.O. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

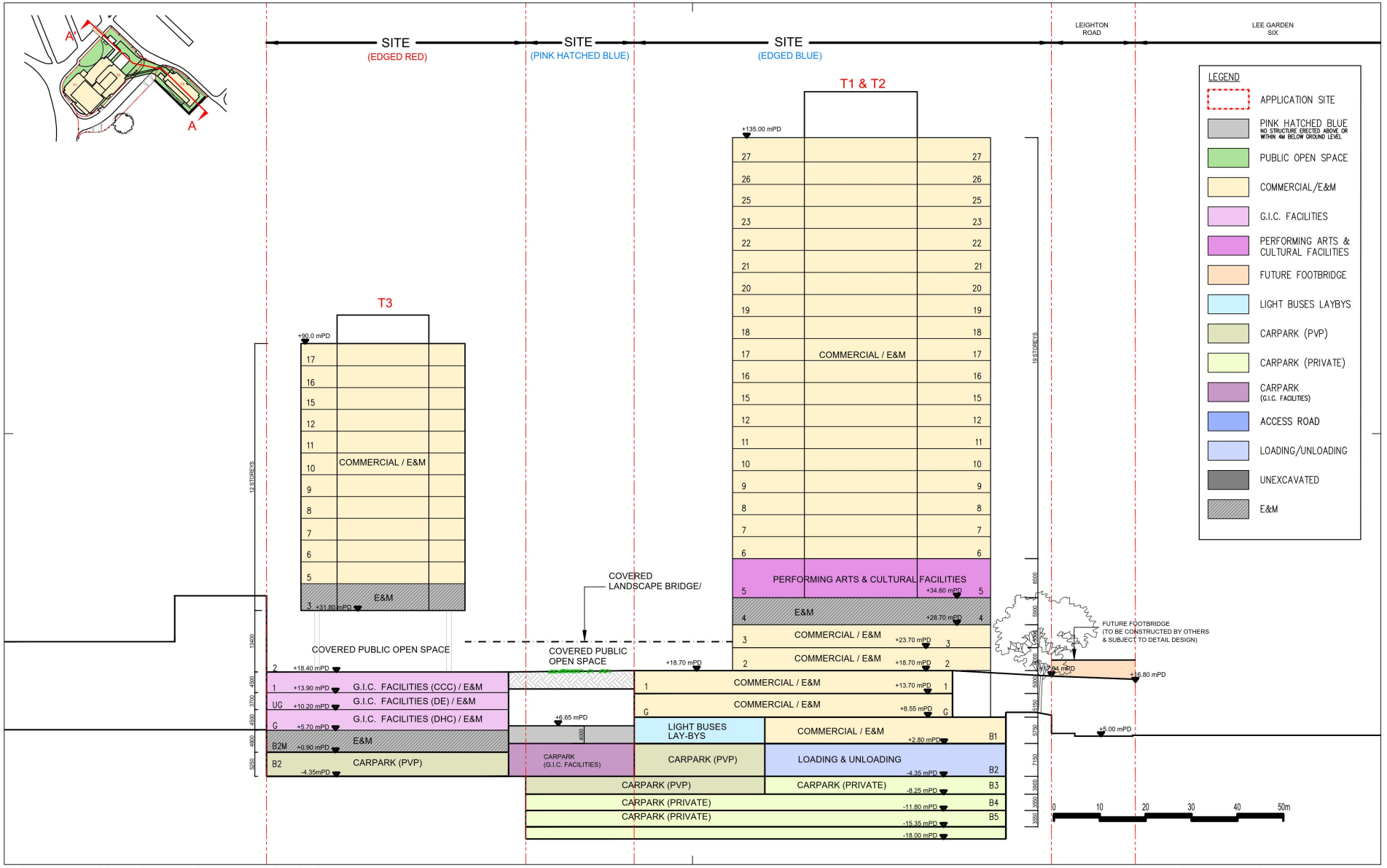
Drawing Title
FIFTH FLOOR PLAN

Project No. 21105HK
Scale ~~1:500 (A3)~~ Issue Date Sept 2024
Drawing No. MLP-010

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 11



Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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D.L.G. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

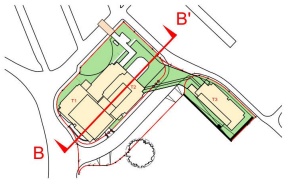
Drawing Title
SECTION AA'

Project No. 21105HK
Scale 1:100 (A1) Issue Date Sept 2024
Drawing No. MLP -012

Drawing Purpose

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 12



CAROLINE HILL ROAD (WEST)

SITE
(EDGED BLUE)

CAROLINE HILL ROAD (EAST)

T1

T2

+135.00 mPD

19 STOREYS

27
26
25
23
22
21
20
19
18
17
16
15
12
11
10
9
8
7
6

COMMERCIAL / E&M

5 COMMERCIAL / E&M | PERFORMING ARTS & CULTURAL FACILITIES +34.60 mPD

4 E&M +28.70 mPD

3 COMMERCIAL / E&M +23.70 mPD

2 COMMERCIAL / E&M +18.70 mPD

1 COMMERCIAL / E&M +13.70 mPD

G COMMERCIAL / E&M +8.55 mPD

6000 PEDESTRIAN WALKWAY (COVERED) POS

DROP-OFF

+18.35 mPD

+11.10 mPD

+5.60 mPD

B1 LIGHT BUSES LAY-BYS | COMMERCIAL / E&M +2.80 mPD

B2 LOADING / UNLOADING -4.35 mPD

B3 CARPARK (PRIVATE) | CARPARK (PVP) -8.25 mPD

B4 CARPARK (PRIVATE) -11.80 mPD

B5 CARPARK (PRIVATE) -15.35 mPD

-17.35 mPD

0 10 20 30 40 50m

LEGEND

- APPLICATION SITE
- PINK HATCHED BLUE — NO STRUCTURE ERECTED ABOVE OR WITHIN 4M BELOW GROUND LEVEL
- PUBLIC OPEN SPACE
- COMMERCIAL/E&M
- G.I.C. FACILITIES
- PERFORMING ARTS & CULTURAL FACILITIES
- FUTURE FOOTBRIDGE
- LIGHT BUSES LAYBYS
- CARPARK (PVP)
- CARPARK (PRIVATE)
- CARPARK (G.I.C. FACILITIES)
- ACCESS ROAD
- LOADING/UNLOADING
- UNEXCAVATED
- E&M

Rev.	Description	Drawn	Checked	Approved	Date
–	1st SUBMISSION				3-2022
A	1st AMENDMENT				9-2023
B	2nd AMENDMENT				1-2024

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F.S.D. Ref.
D.L.O. Ref.
Drawn Date 1-2024
Checked Date 1-2024
Approved Date 1-2024
Cad File No.

RONALD LU & PARTNERS
呂元祥建築師事務所

Project Title
PROPOSED COMMERCIAL DEVELOPMENT ON IL NO.8945 AT CAROLINE HILL ROAD, CAUSEWAY BAY, HONG KONG

Drawing Title
SECTION BB'

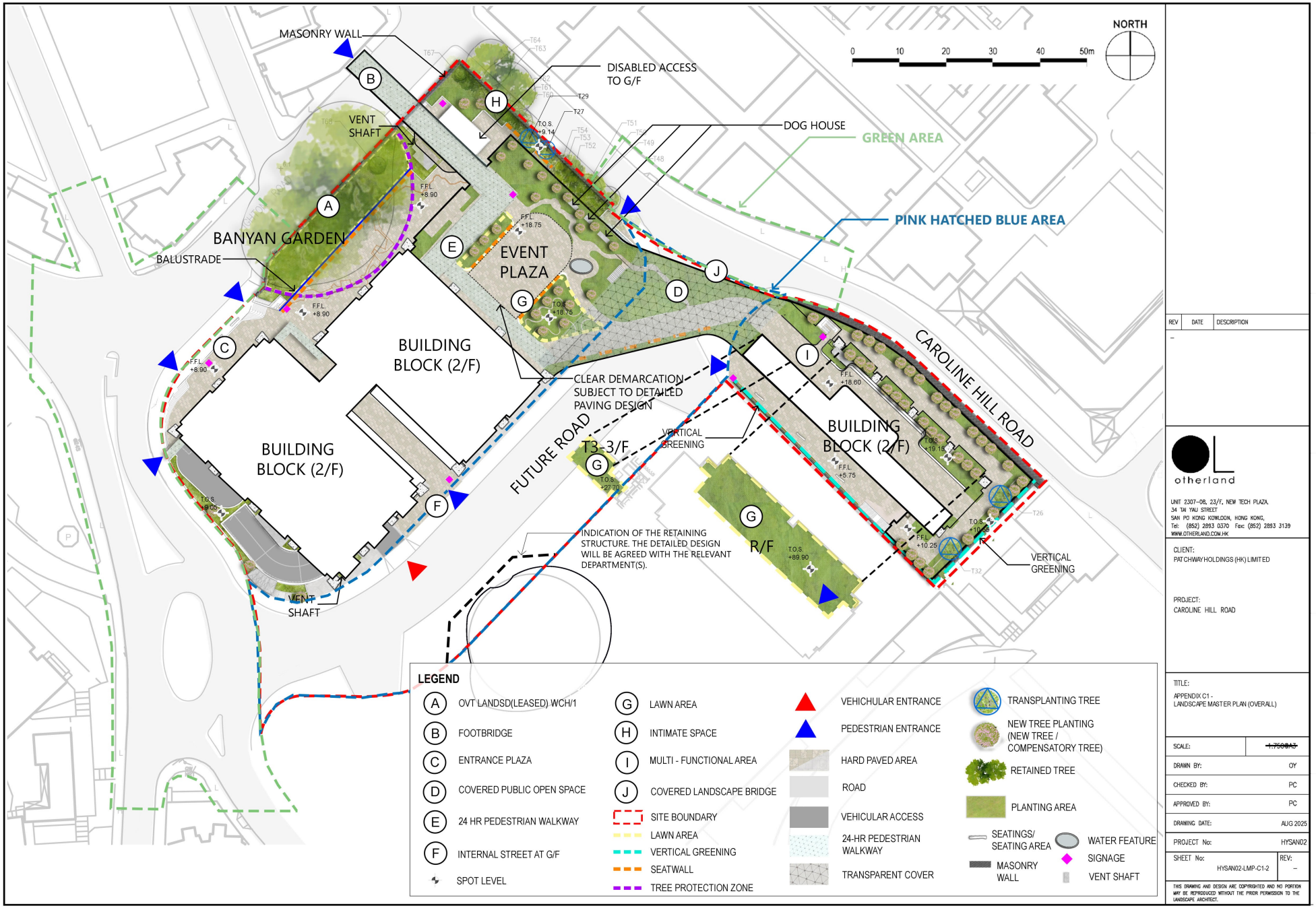
Project No. 21105HK
Scale ~~1:100 (A3)~~
Issue Date Sept 2024
Drawing No. MLP -013

Drawing Purpose

(資料來源：由申請人於2025年10月22日提交的進一步資料)
(Source: Further information submitted by the applicant on 22.10.2025)

參考編號
REFERENCE No.
A/H7/188

繪圖
DRAWING
A - 13



REV | DATE | DESCRIPTION
–

otherland
UNIT 2307-08, 23/F, NEW TECH PLAZA
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX C1 -
LANDSCAPE MASTER PLAN (OVERALL)

SCALE:	~~1:750@A3~~
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-C1-2
REV:	–

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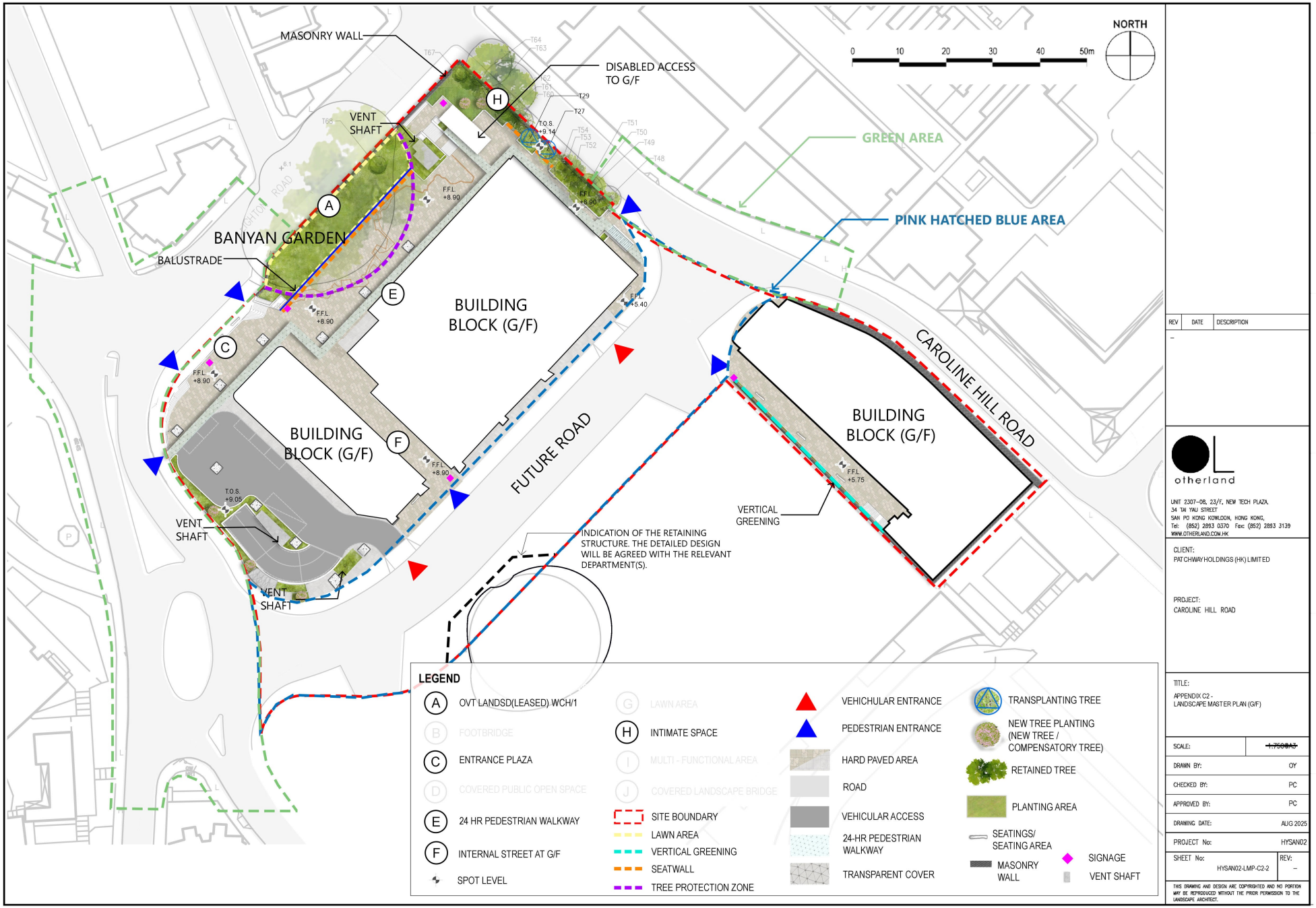
(資料來源：由申請人於2025年10月17日提交的進一步資料)
(Source: Further information submitted by the applicant on 17.10.2025)

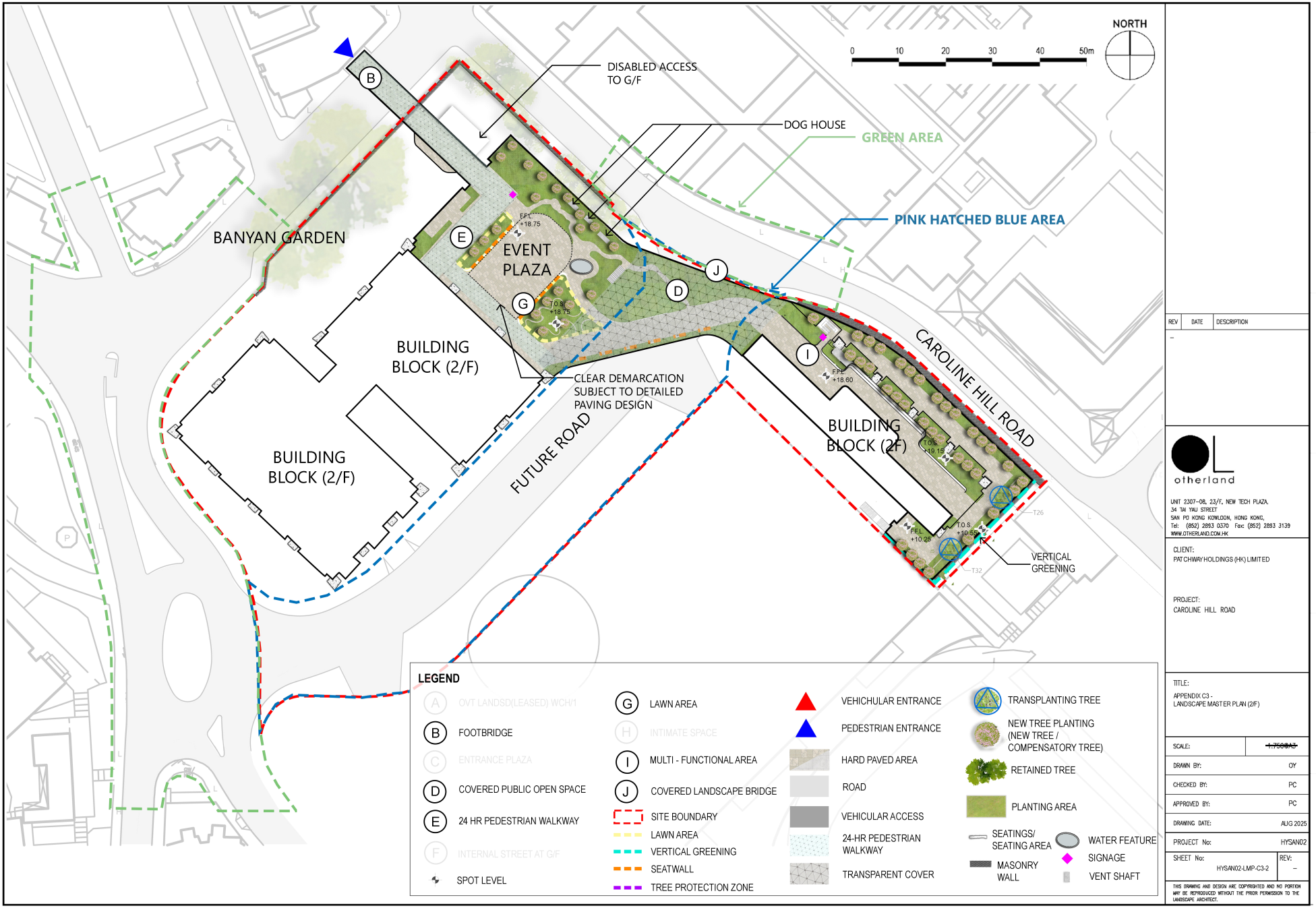
參考編號
REFERENCE No.
A/H7/188

繪圖
DRAWING
A - 14



(資料來源：由申請人於2025年10月17日提交的進一步資料)
(Source: Further information submitted by the applicant on 17.10.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 15



REV | DATE | DESCRIPTION
–

otherland
UNIT 2307-08, 23/F, NEW TECH PLAZA, 34 TAI YAU STREET SAN PO KONG KOWLOON, HONG KONG, Tel: (852) 2893 0370 Fax: (852) 2893 3139 WWW.OTHERLAND.COM.HK

CLIENT: PATCHWAY HOLDINGS (HK) LIMITED

PROJECT: CAROLINE HILL ROAD

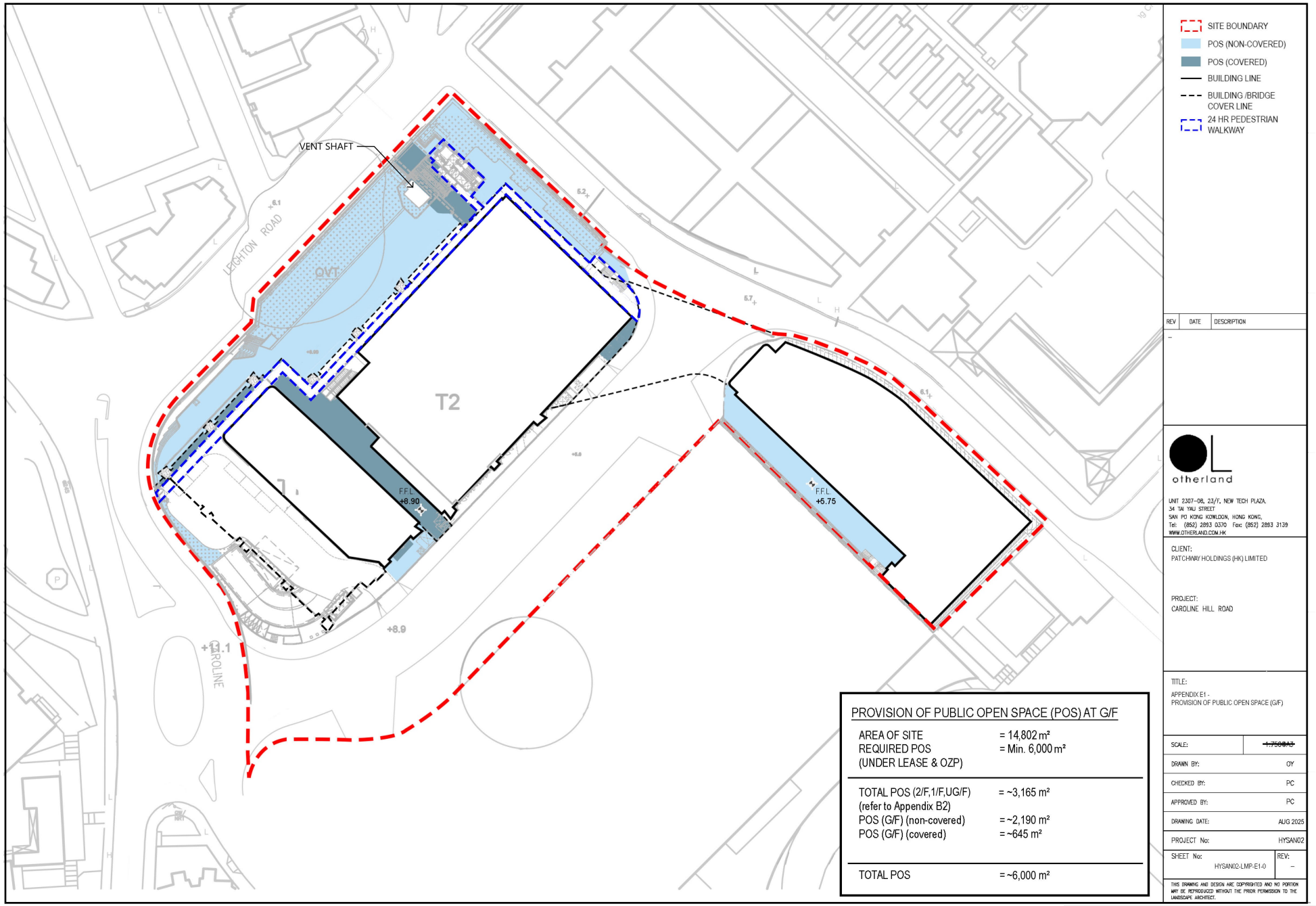
TITLE: APPENDIX C3 - LANDSCAPE MASTER PLAN (2/F)

SCALE:	~~1:750@A3~~
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-C3-2
REV:	–

THIS DRAWING AND DESIGN ARE COPYRIGHTED AND NO PORTION MAY BE REPRODUCED WITHOUT THE PRIOR PERMISSION TO THE LANDSCAPE ARCHITECT.

（資料來源：由申請人於2025年9月2日提交）
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 16



PROVISION OF PUBLIC OPEN SPACE (POS) AT G/F

AREA OF SITE	= 14,802 m²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m²
TOTAL POS (2/F,1/F,UG/F) (refer to Appendix B2)	= ~3,165 m²
POS (G/F) (non-covered)	= ~2,190 m²
POS (G/F) (covered)	= ~645 m²
TOTAL POS	= ~6,000 m²

REV	DATE	DESCRIPTION
–		

otherland
UNIT 2307–08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG.
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX E1 -
PROVISION OF PUBLIC OPEN SPACE (G/F)

SCALE:	~~1:750@A3~~
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-E1-0	REV: –

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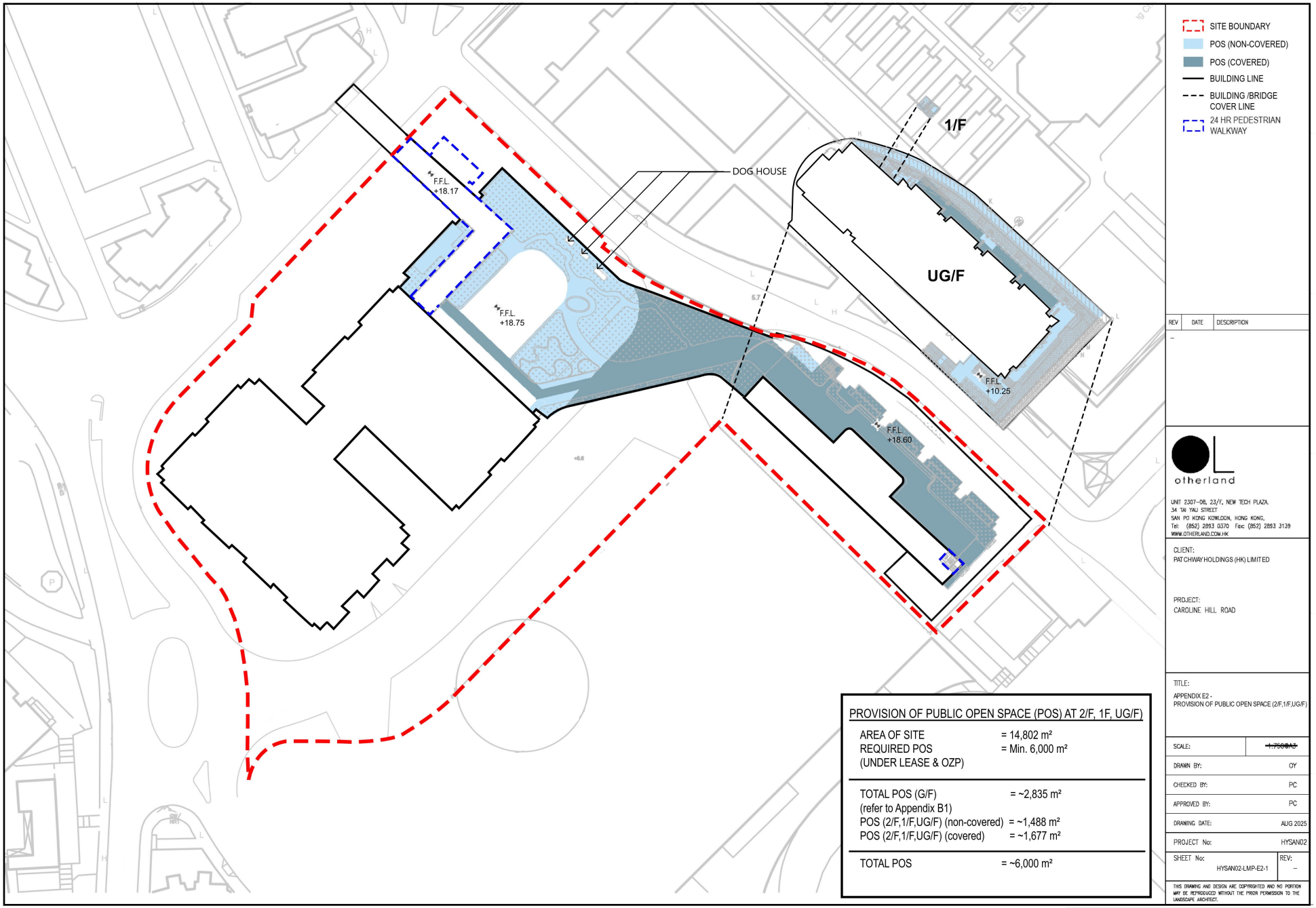
(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號
REFERENCE No.
A/H7/188

繪圖
DRAWING
A - 17



REV	DATE	DESCRIPTION
–		

PROVISION OF PUBLIC OPEN SPACE (POS) AT 2/F, 1F, UG/F)

AREA OF SITE	= 14,802 m²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m²
TOTAL POS (G/F) (refer to Appendix B1)	= ~2,835 m²
POS (2/F,1/F,UG/F) (non-covered)	= ~1,488 m²
POS (2/F,1/F,UG/F) (covered)	= ~1,677 m²
TOTAL POS	= ~6,000 m²

otherland
UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG.
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX E2 -
PROVISION OF PUBLIC OPEN SPACE (2/F,1/F,UG/F)

SCALE:	~~1:750@A3~~
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-E2-1	REV: –

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（資料來源：由申請人於2025年9月2日提交）
(Source: Submitted by the applicant on 2.9.2025)

參考編號
REFERENCE No.
A/H7/188

繪圖
DRAWING
A - 18

* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN

Patchway Holdings (HK) Limited

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

Ubis 雅邦 Limited

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

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 19

* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN

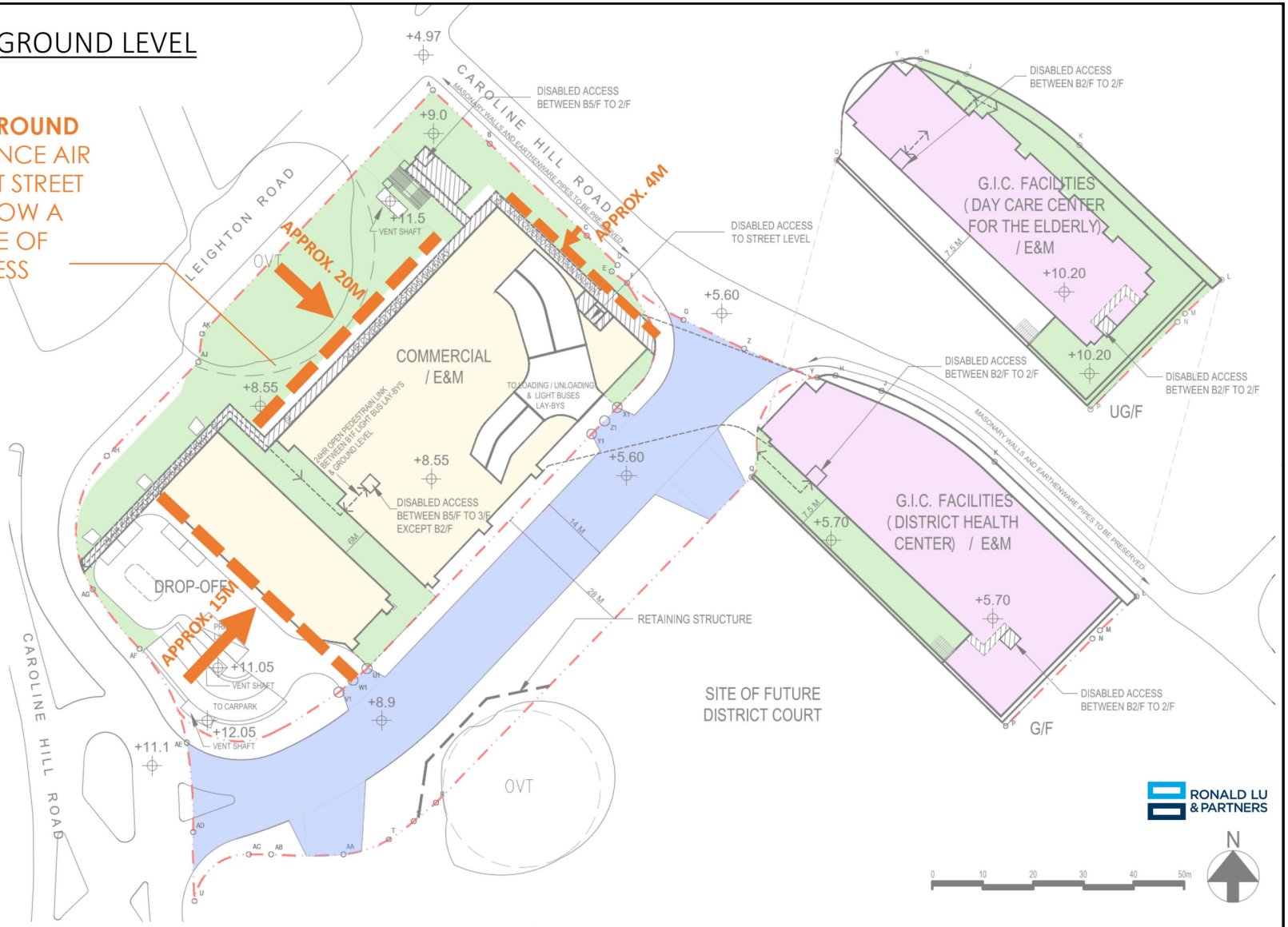
Patchway Holdings (HK) Limited	***Submission of Layout Plan and Application for Commercial Development on IL No. 8945 Causeway Bay, Hong Kong***	Urbis 雅邦 Limited	Title: Artist's Impression of Current Scheme Scale: N.T.S. | Date: August 2025 | Figure No.: **4.15b**

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 20

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



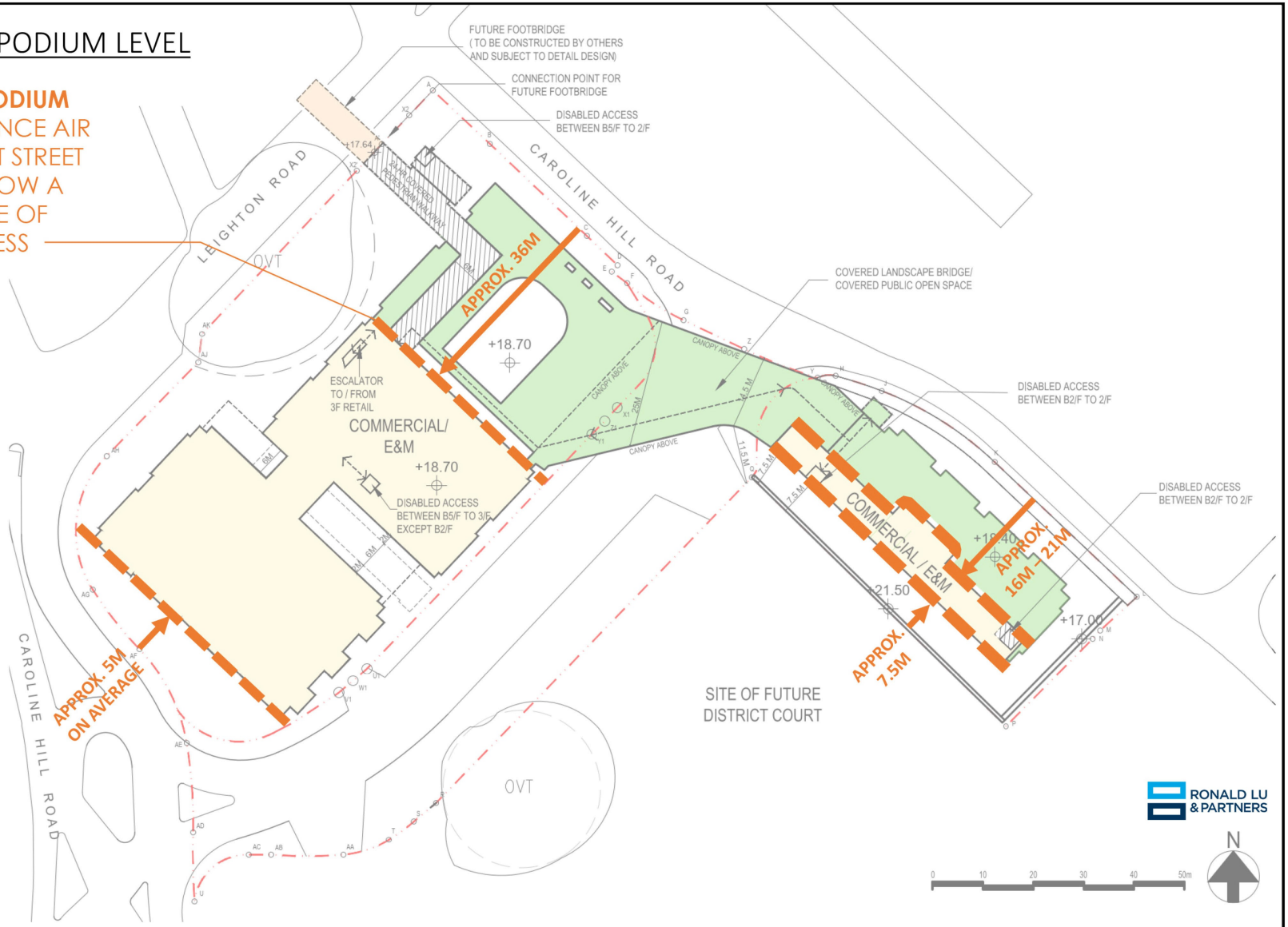
Patchway Holdings (HK) Limited	***Submission of Layout Plan and Application for Commercial Development on IL No. 8945 Causeway Bay, Hong Kong***	Title	Setback at G/F and 2/F Levels
		Scale ~~1:750 @ A3~~	Date July 2025 / Figure No. **4.19a**

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 21

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



Patchway Holdings (HK) Limited

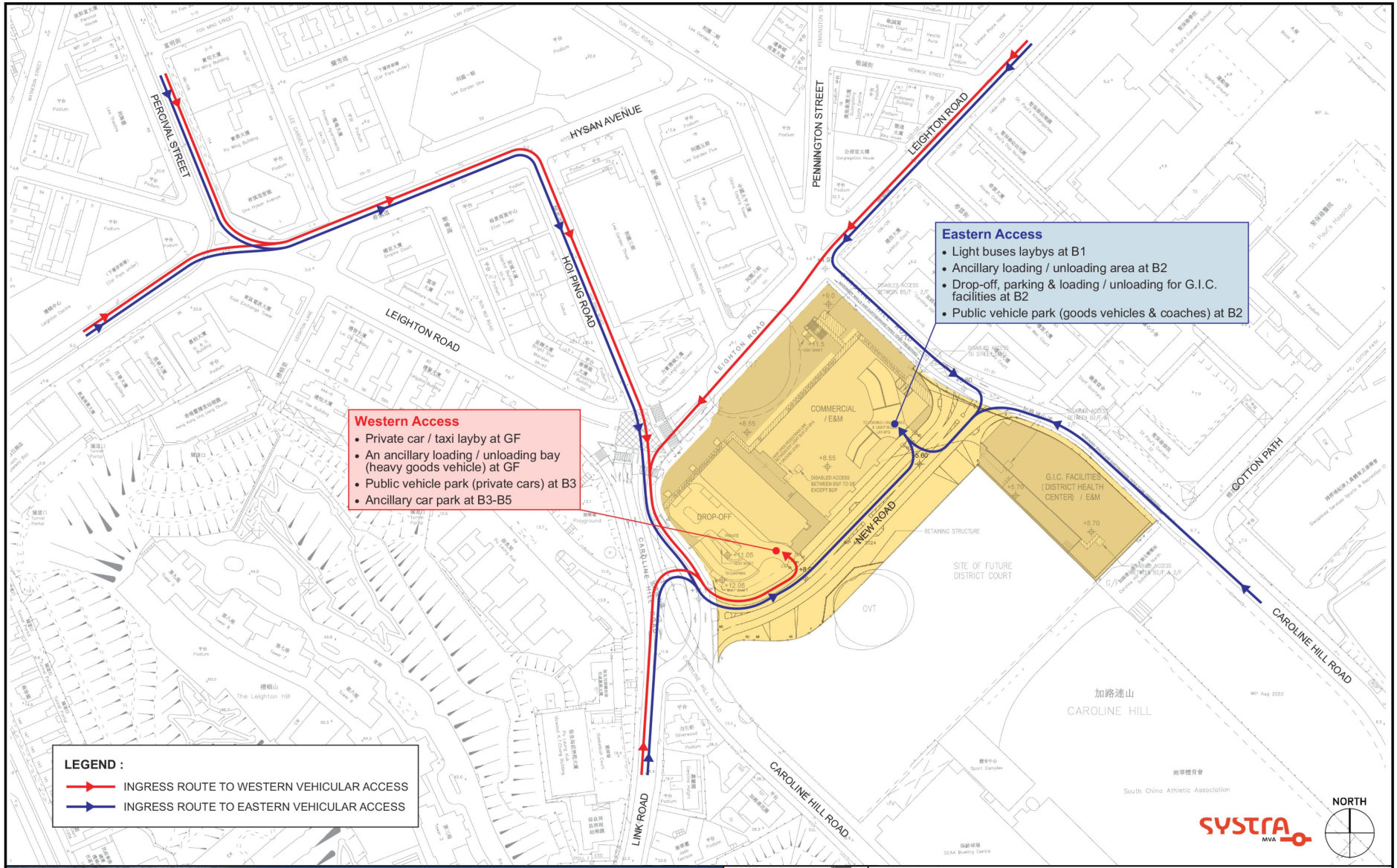
Submission of Layout Plan and Application for Commercial Development on IL No. 8945 Causeway Bay, Hong Kong

Title: Setback at G/F and 2/F Levels

Scale: ~~1:750 @ A3~~ | Date: July 2025 | Figure No.: **4.19b**

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 22



Patchway Holdings (HK) Limited

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

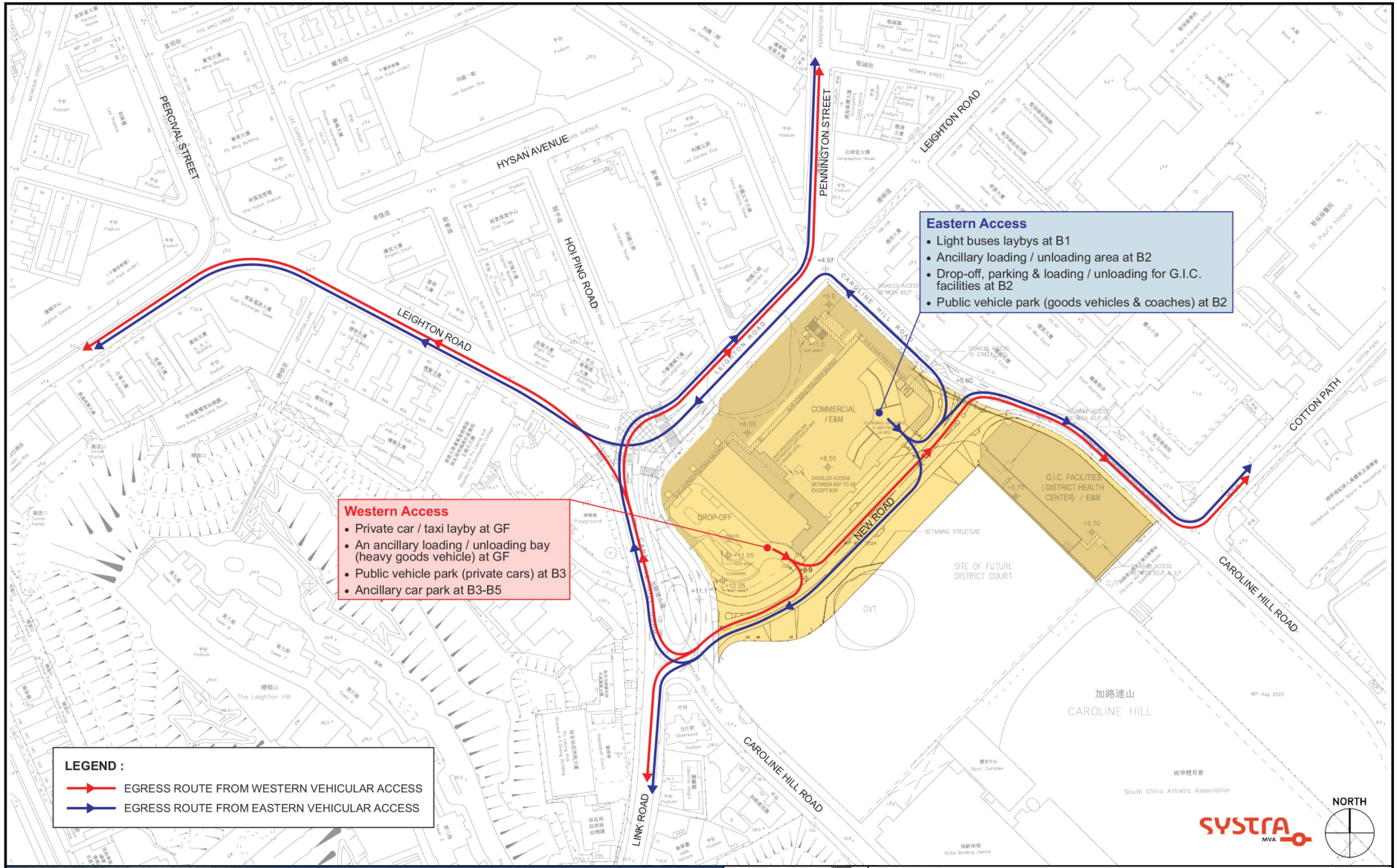
Urbis Limited 雅邦

Title: Vehicular Accessibility – Ingress Routes

Scale	Date	Figure No.
N.T.S.	July 2025	**4.21a**

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 23



Patchway Holdings (HK) Limited

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

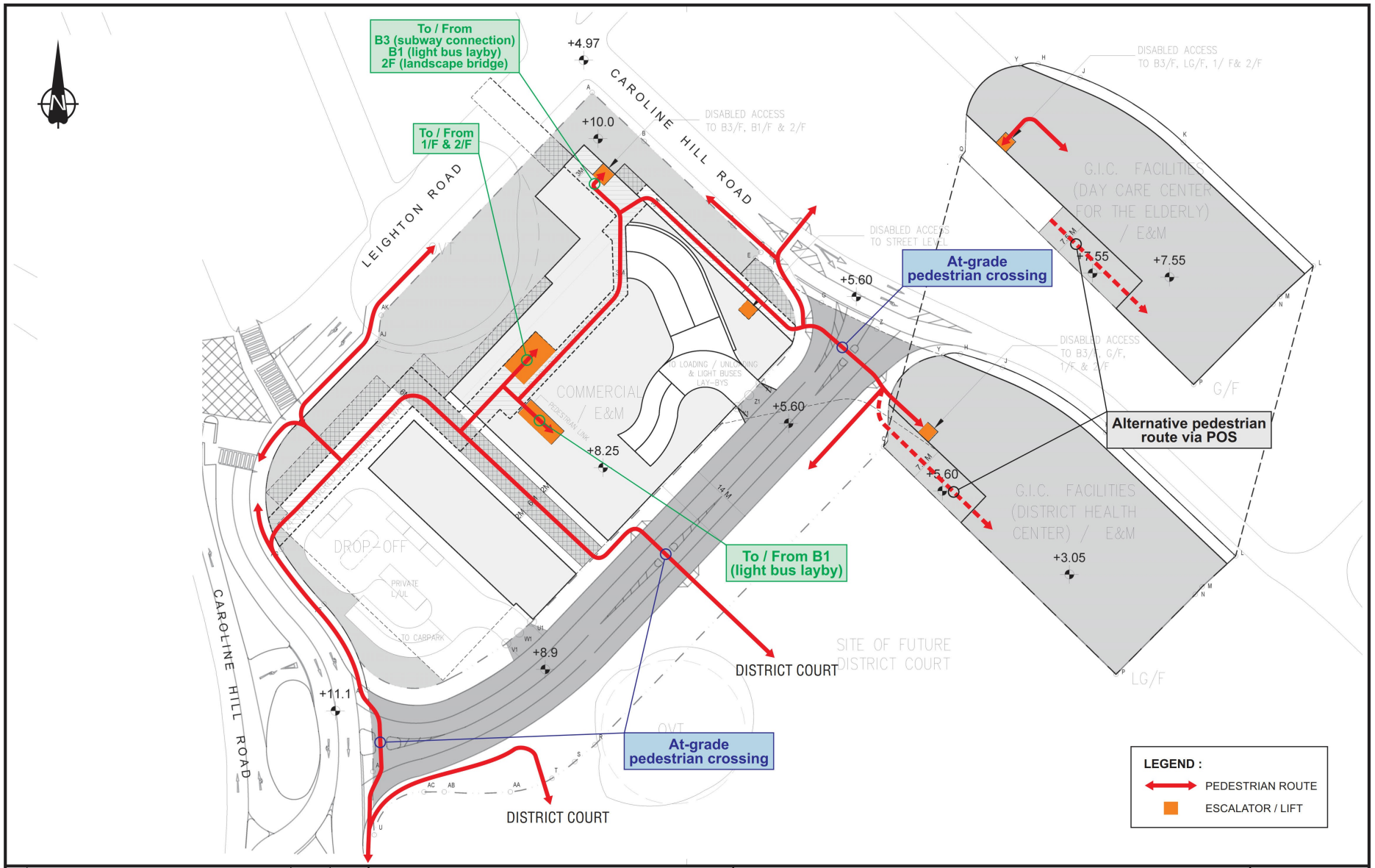
Urbis Limited 雅邦

Title: Vehicular Accessibility – Egress Routes

Scale	Date	Figure No.
N.T.S.	July 2025	**4.21b**

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 24



Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
A	MINOR AMENDMENT	CHC	13APR22

Project Title

PROPOSED COMMERCIAL DEVELOPMENT ON
INLAND LOT NO. 8945, CAUSEWAY BAY, HONG KONG
TRAFFIC REVIEW REPORT

Drawing Title

INTERNAL PEDESTRIAN CONNECTION (G/F)

Designed	Checked	Scale	Date	Drawing No.	Rev.
TCW	CHC	NTS	MAR 2022	7.2	A

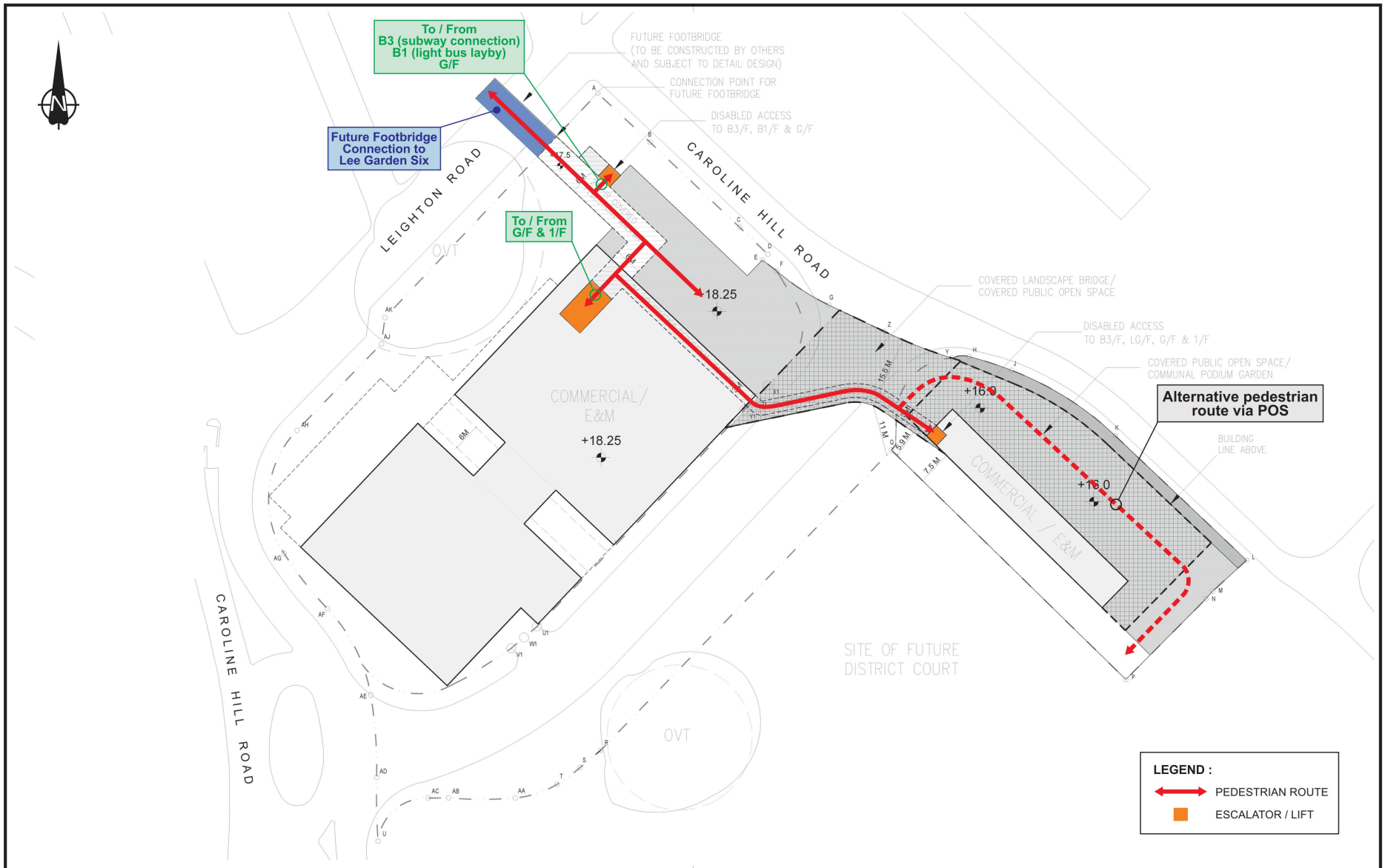
SYSTRA MVA

CHK50603110/TIA/F72-A.CDR/LLH/13APR22

Original Size : A3

（資料來源：由申請人於2025年9月2日提交）
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 25



Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
-	-	-	-
A	MINOR AMENDMENT	CHC	13APR22

Project Title

PROPOSED COMMERCIAL DEVELOPMENT ON
INLAND LOT NO. 8945, CAUSEWAY BAY, HONG KONG
TRAFFIC REVIEW REPORT

Drawing Title

INTERNAL PEDESTRIAN CONNECTION
(2/F – LANDSCAPE BRIDGE LEVEL)

Designed	Checked	Scale	Date	Drawing No.	Rev.
TCW	CHC	NTS	MAR 2022	7.3	A

SYSTRA MVA

CHK50603110/TIA/F73-A.CDR/LLH/13APR22

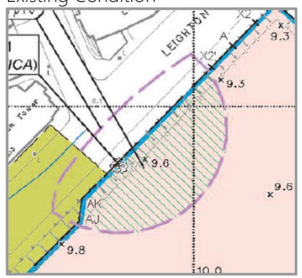
Original Size : A3

（資料來源：由申請人於2025年9月2日提交）
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 26

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

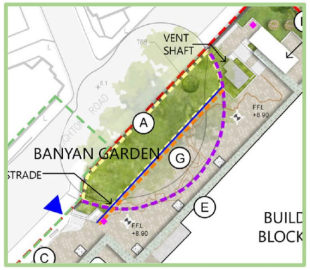
Approved Scheme

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.

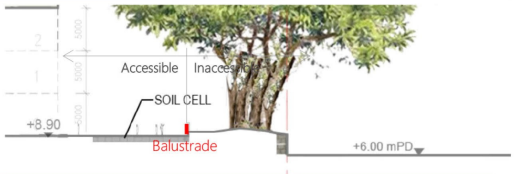
No Compacted Soil Area

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

Patchway Holdings (HK) Limited

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

Ubis 雅邦 Limited

Title	Banyan Garden Scheme Comparison
Scale	N.T.S.
Date	August 2025
Figure No.	4.5

（資料來源：由申請人於2025年9月2日提交）
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 27

* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN

Patchway Holdings (HK) Limited

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

Urbis 雅邦 Limited

Title: Artist's Impression of G/F Banyan Garden 1/2

Scale	Date	Figure No.
N.T.S.	October 2025	**4.6a**

(資料來源：由申請人於2025年10月17日提交的進一步資料)
(Source: Further information submitted by the applicant on 17.10.2025)

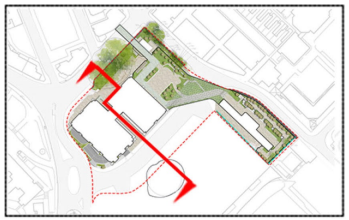
參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 28

* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN

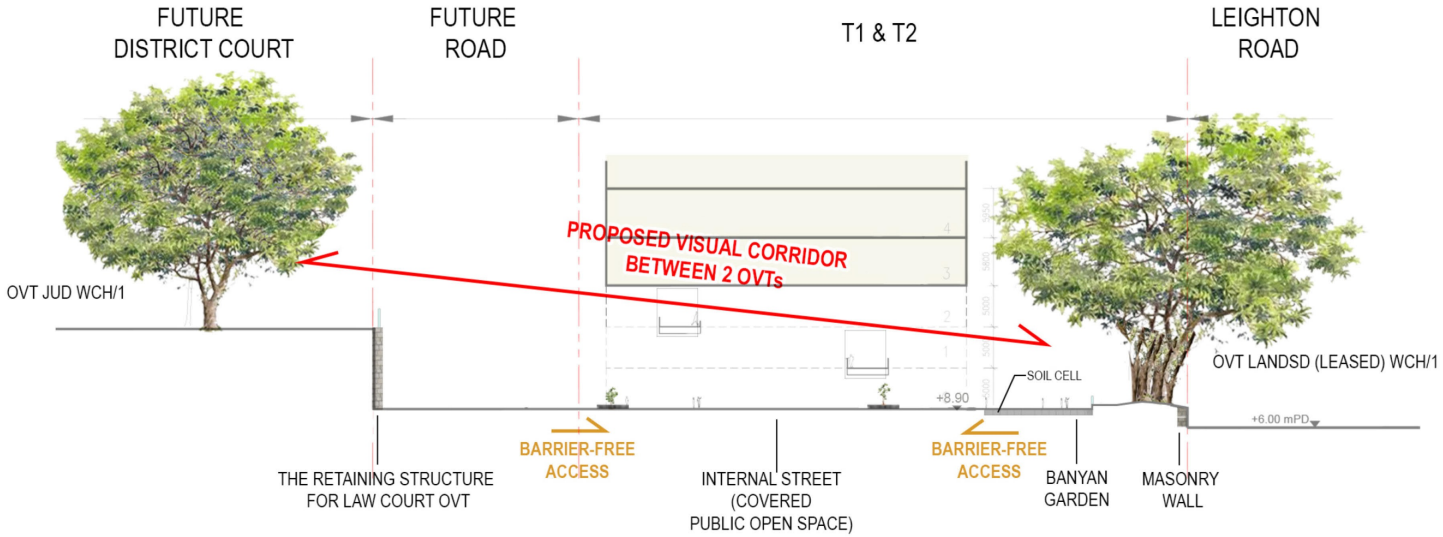
Patchway Holdings (HK) Limited	***Submission of Layout Plan and Application for Commercial Development on IL No. 8945 Causeway Bay, Hong Kong***	Urbis 雅邦 Limited	Title: Artist's Impression of G/F Banyan Garden 2/2
			Scale: N.T.S. / Date: October 2025 / Figure No.: **4.6b**

(資料來源：由申請人於2025年10月17日提交的進一步資料)
(Source: Further information submitted by the applicant on 17.10.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 29



KEY PLAN



otherland

Patchway Holdings (HK) Limited	*Submission of Layout Plan and Application for Commercial Development on IL No. 8945 Causeway Bay, Hong Kong*	Urbis 雅邦 Limited	Title: Visual Corridor between Two OVTs	
			Scale: N.T.S.	Date: August 2025
			Figure No.: **4.18a**	

(資料來源：由申請人於2025年9月2日提交)
(Source: Submitted by the applicant on 2.9.2025)

參考編號 REFERENCE No.	繪圖 DRAWING
A/H7/188	A - 30

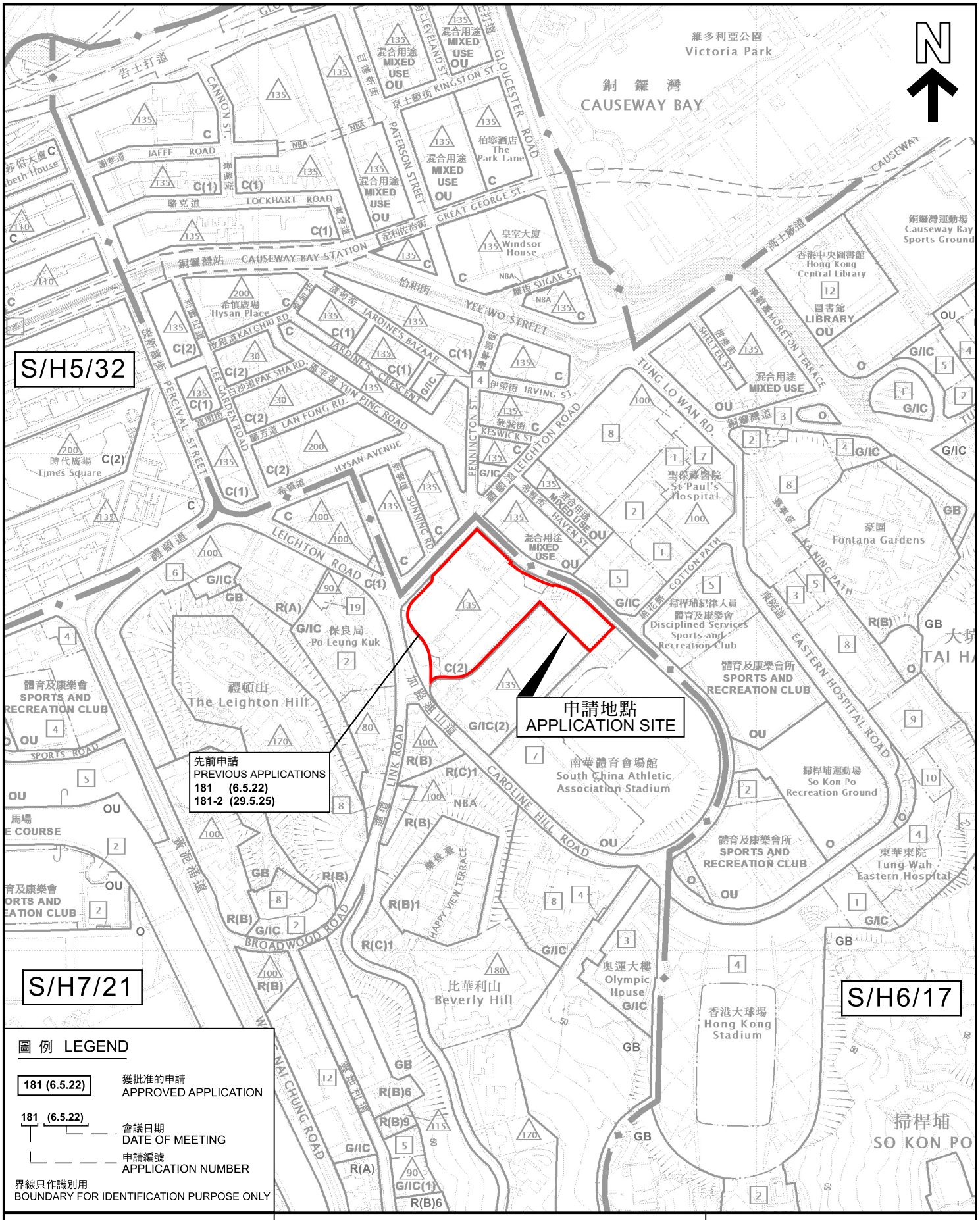


圖 例 LEGEND

181 (6.5.22)	獲批准的申請 APPROVED APPLICATION
181 (6.5.22)	會議日期 DATE OF MEETING
	申請編號 APPLICATION NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年9月30日擬備，所根據的資料為
於2025年6月27日展示的分區計劃大綱圖編號S/H5/32、
於2019年1月8日核准的分區計劃大綱圖編號S/H6/17及
於2020年11月24日核准的分區計劃大綱圖編號S/H7/21
EXTRACT PLAN PREPARED ON 30.9.2025
BASED ON OUTLINE ZONING PLANS No.
S/H5/32 EXHIBITED ON 27.6.2025,
S/H6/17 APPROVED ON 8.1.2019 AND
S/H7/21 APPROVED ON 24.11.2020

位置圖 LOCATION PLAN

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、商店及服務行業、康體文娛場所、政府診所、公共車輛總站或車站、公眾停車場(貨櫃車除外)及社會福利設施用途
銅鑼灣加路連山道內地段第8945號
SUBMISSION OF LAYOUT PLAN AND PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION FOR PERMITTED EATING PLACE, OFFICE, SHOP AND SERVICES, PLACE OF RECREATION, SPORTS OR CULTURE, PUBLIC CLINIC, PUBLIC TRANSPORT TERMINUS OR STATION, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SOCIAL WELFARE FACILITY USES
INLAND LOT No. 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 1

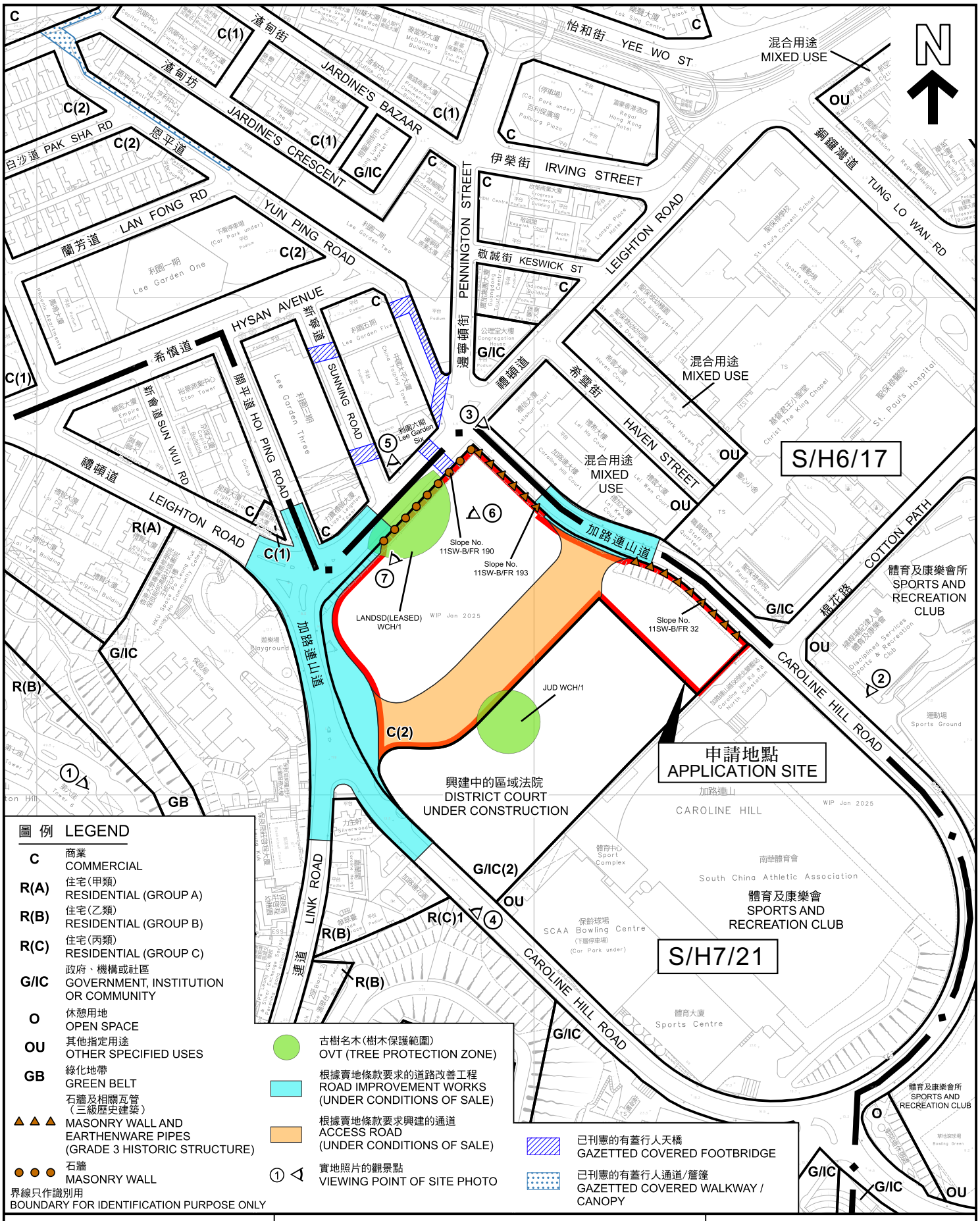


圖 例 LEGEND

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/IC	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
GB	綠化地帶 GREEN BELT
▲▲▲	石牆及相關瓦管（三級歷史建築） MASONRY WALL AND EARTHENWARE PIPES (GRADE 3 HISTORIC STRUCTURE)
●●●	石牆 MASONRY WALL

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BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

古樹名木(樹木保護範圍) OVT (TREE PROTECTION ZONE)

根據賣地條款要求的道路改善工程 ROAD IMPROVEMENT WORKS (UNDER CONDITIONS OF SALE)

根據賣地條款要求興建的通道 ACCESS ROAD (UNDER CONDITIONS OF SALE)

① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

已刊憲的有蓋行人天橋 GAZETTED COVERED FOOTBRIDGE

已刊憲的有蓋行人通道/簷篷 GAZETTED COVERED WALKWAY / CANOPY

本摘要圖於2025年10月15日擬備，
所根據的資料為測量圖編號
11-SW-10D和15B
EXTRACT PLAN PREPARED ON 15.10.2025
BASED ON SURVEY SHEETS No.
11-SW-10D AND 15B

平面圖 SITE PLAN

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、商店及服務行業、康體文娛場所、政府診所、公共車輛總站或車站、公眾停車場(貨櫃車除外)及社會福利設施用途
銅鑼灣加路連山道內地段第8945號
SUBMISSION OF LAYOUT PLAN AND PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION FOR PERMITTED EATING PLACE, OFFICE, SHOP AND SERVICES, PLACE OF RECREATION, SPORTS OR CULTURE, PUBLIC CLINIC, PUBLIC TRANSPORT TERMINUS OR STATION, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SOCIAL WELFARE FACILITY USES
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

SCALE 1 : 2 500 比例尺

米 METRES 50 0 50 100 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 2

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年9月30日擬備，
所根據的資料為地政總署於2024年8月7日
拍得的航攝照片編號 E226201C
EXTRACT PLAN PREPARED ON 30.9.2025
BASED ON AERIAL PHOTO No. E226201C
TAKEN ON 7.8.2024
BY LANDS DEPARTMENT

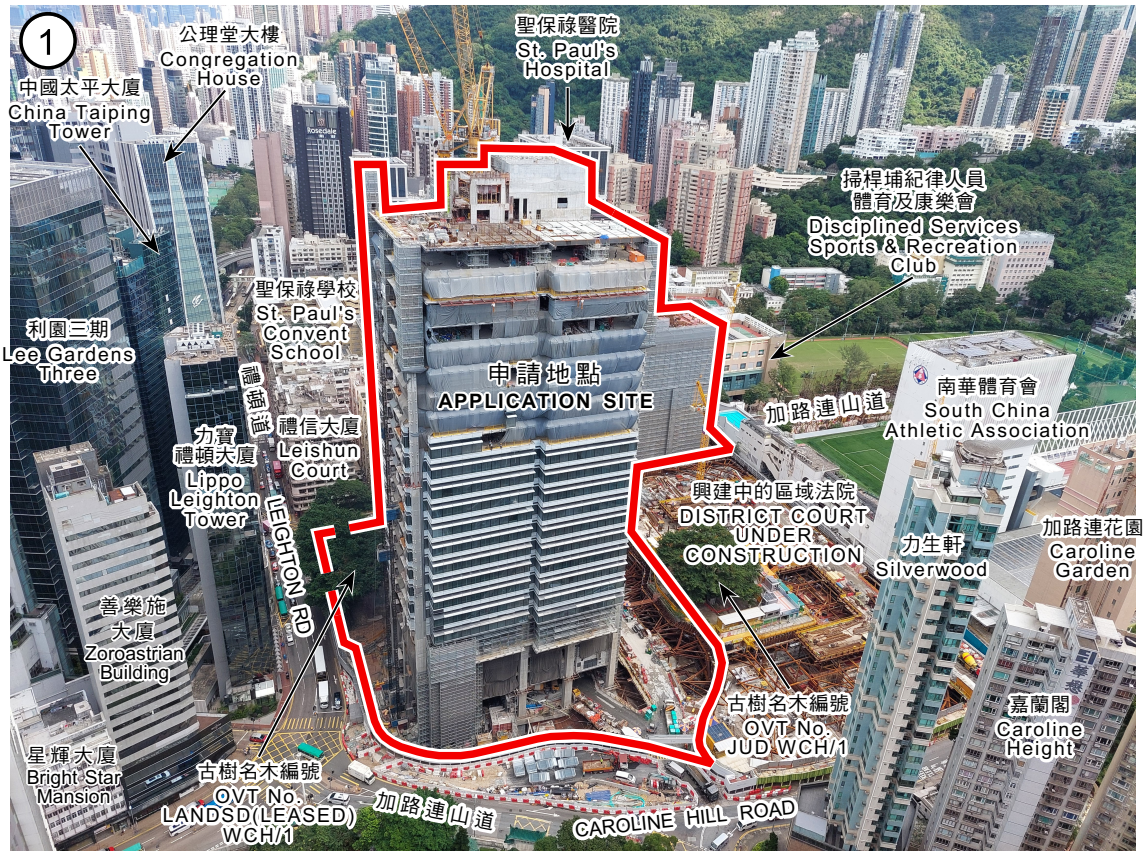
航攝照片 AERIAL PHOTO

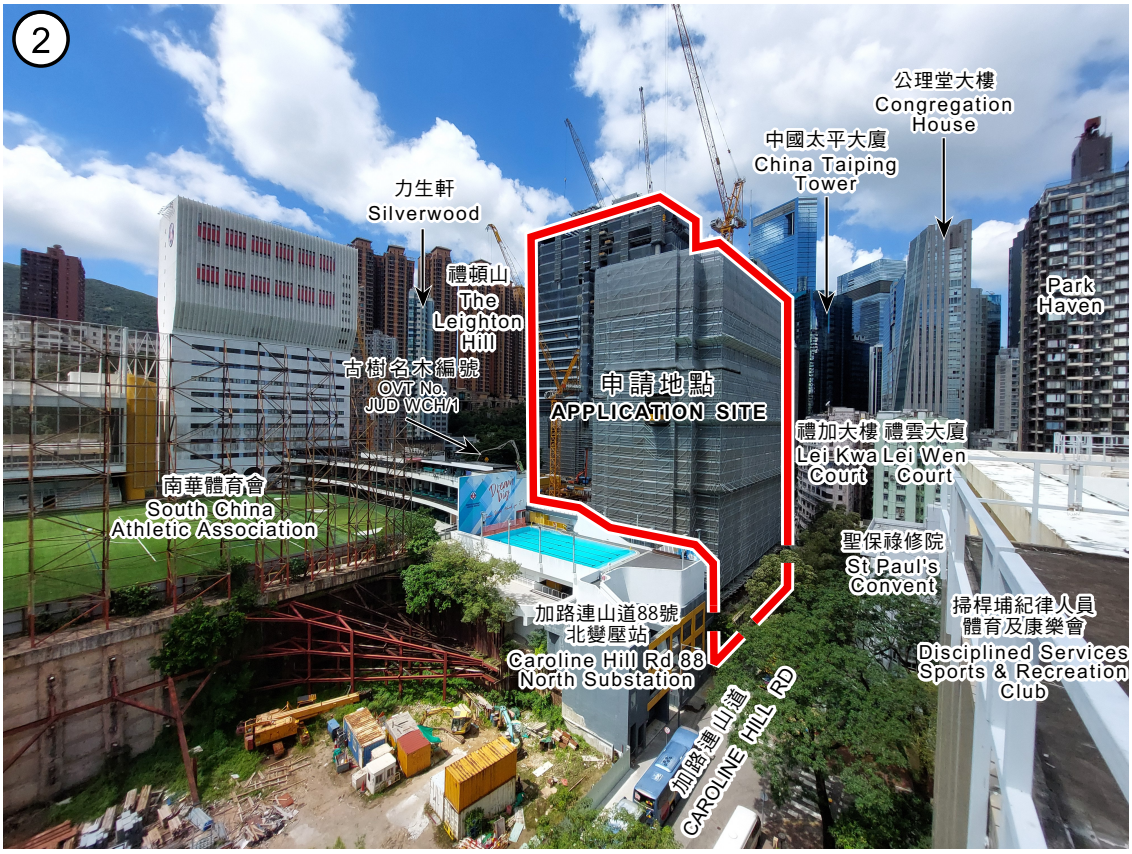
提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、商店及服務行業、康體文娛場所、政府診所、公共車輛總站或車站、公眾停車場(貨櫃車除外)及社會福利設施用途
銅鑼灣加路連山道內地段第8945號
SUBMISSION OF LAYOUT PLAN AND PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION FOR PERMITTED EATING PLACE, OFFICE, SHOP AND SERVICES, PLACE OF RECREATION, SPORTS OR CULTURE, PUBLIC CLINIC, PUBLIC TRANSPORT TERMINUS OR STATION, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SOCIAL WELFARE FACILITY USES
INLAND LOT No. 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 3





界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年10月3日擬備，
所根據的資料為攝於2025年10月3日
的實地照片
PLAN PREPARED ON 3.10.2025
BASED ON SITE PHOTOS
TAKEN ON 3.10.2025

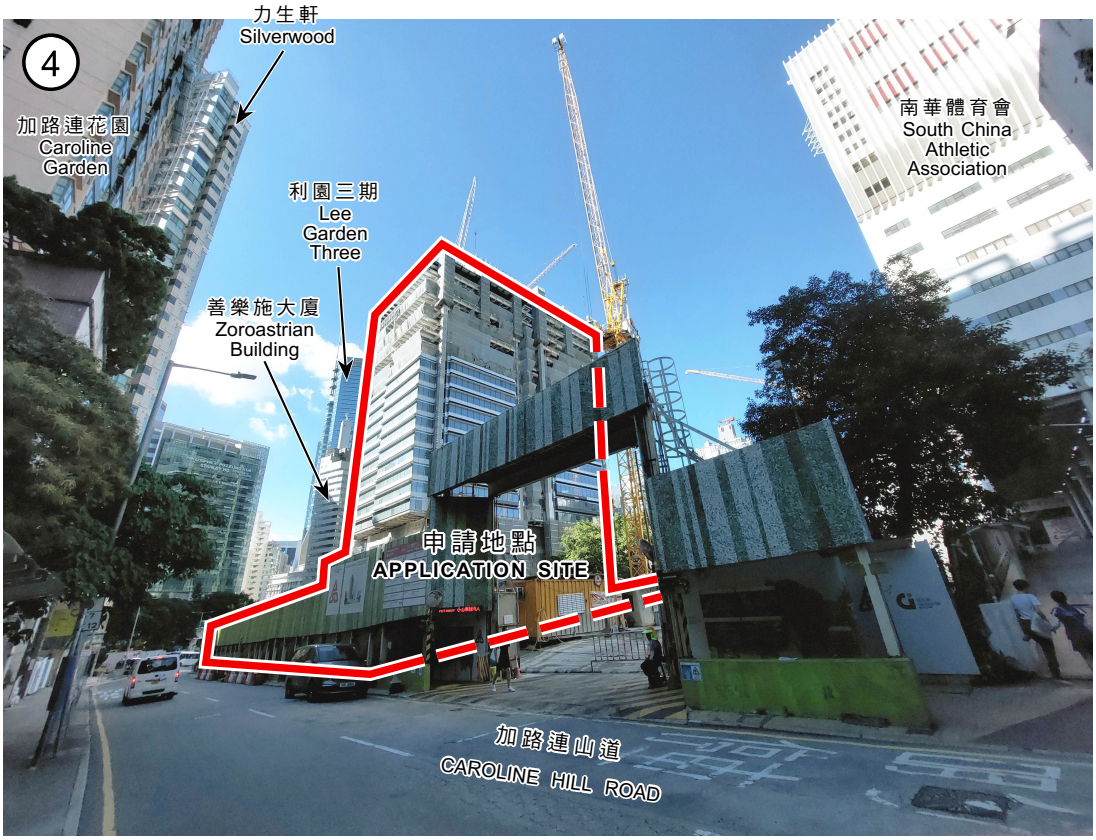
實地照片 SITE PHOTOS

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、商店及服務行業、康體文娛場所、政府診所、公共車輛總站或車站、公眾停車場(貨櫃車除外)及社會福利設施用途
銅鑼灣加路連山道內地段第8945號
SUBMISSION OF LAYOUT PLAN AND PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION FOR PERMITTED EATING PLACE, OFFICE, SHOP AND SERVICES, PLACE OF RECREATION, SPORTS OR CULTURE, PUBLIC CLINIC, PUBLIC TRANSPORT TERMINUS OR STATION, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SOCIAL WELFARE FACILITY USES
INLAND LOT No. 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年10月3日擬備，
所根據的資料為攝於2025年9月12日
的實地照片
PLAN PREPARED ON 3.10.2025
BASED ON SITE PHOTOS
TAKEN ON 12.9.2025

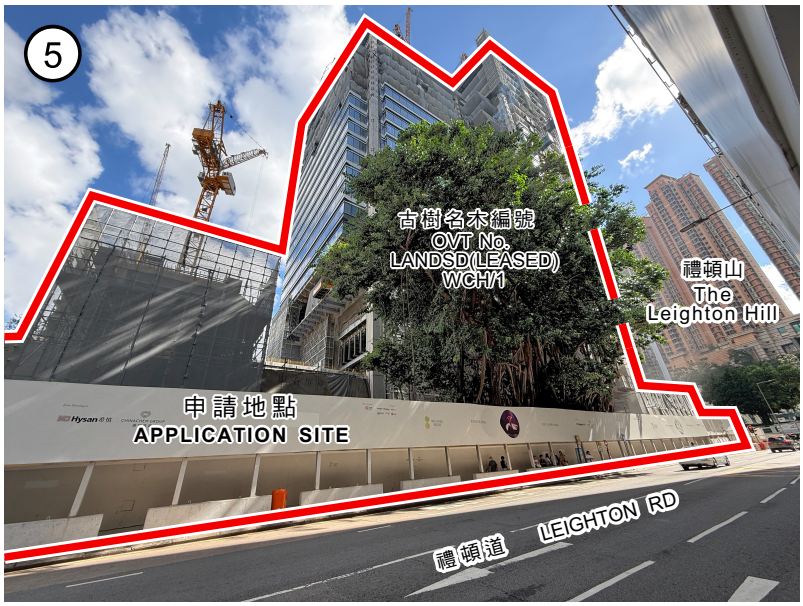
實地照片 SITE PHOTOS

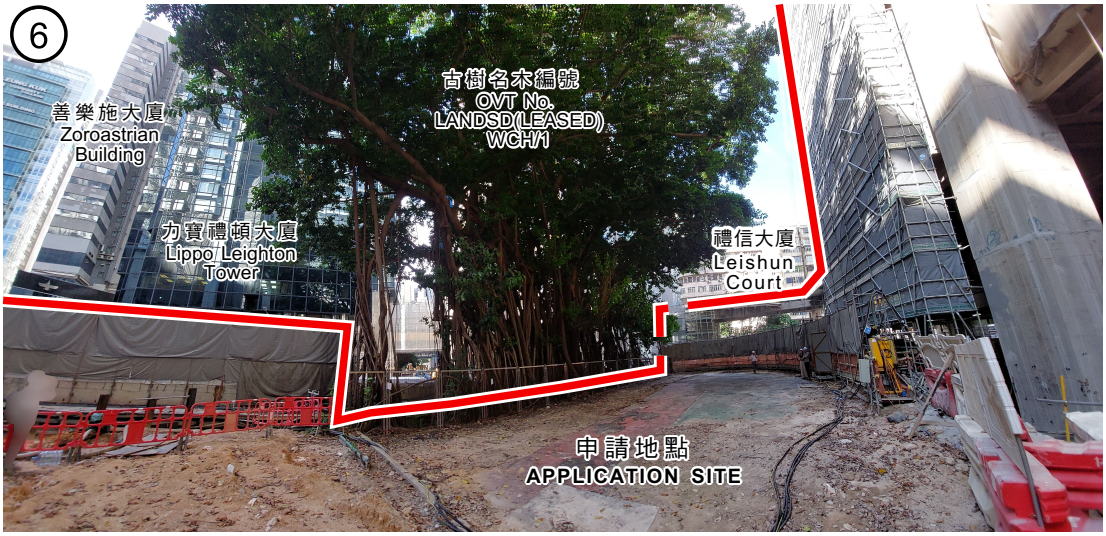
提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、商店及服務行業、康體文娛場所、政府診所、公共車輛總站或車站、公眾停車場（貨櫃車除外）及社會福利設施用途
銅鑼灣加路連山道內地段第8945號
SUBMISSION OF LAYOUT PLAN AND PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION FOR PERMITTED EATING PLACE, OFFICE, SHOP AND SERVICES, PLACE OF RECREATION, SPORTS OR CULTURE, PUBLIC CLINIC, PUBLIC TRANSPORT TERMINUS OR STATION, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SOCIAL WELFARE FACILITY USES
INLAND LOT No. 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 5





界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年10月15日擬備，
所根據的資料為攝於2025年9月16日
及2025年10月6日的實地照片
PLAN PREPARED ON 15.10.2025
BASED ON SITE PHOTOS
TAKEN ON 16.9.2025 AND 6.10.2025

實地照片 SITE PHOTOS

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、商店及服務行業、康體文娛場所、政府診所、公共車輛總站或車站、公眾停車場（貨櫃車除外）及社會福利設施用途
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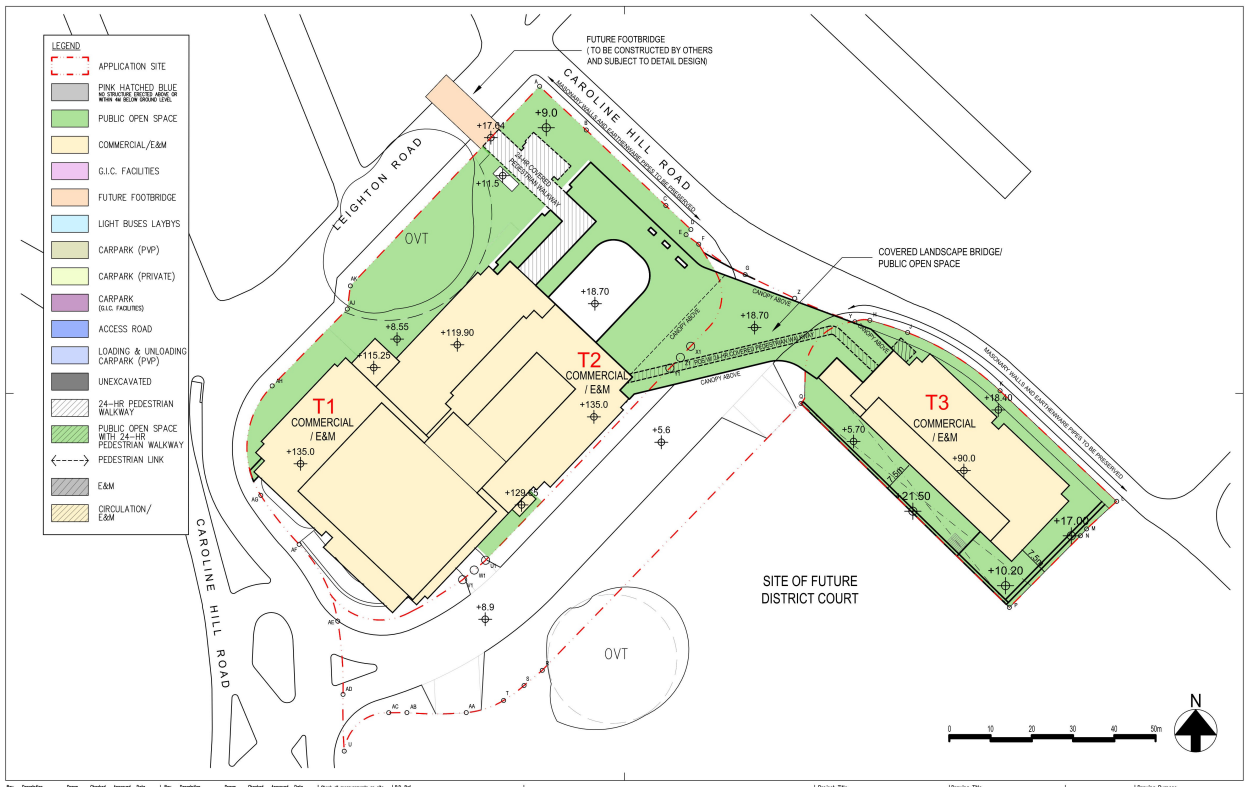
INLAND LOT No. 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

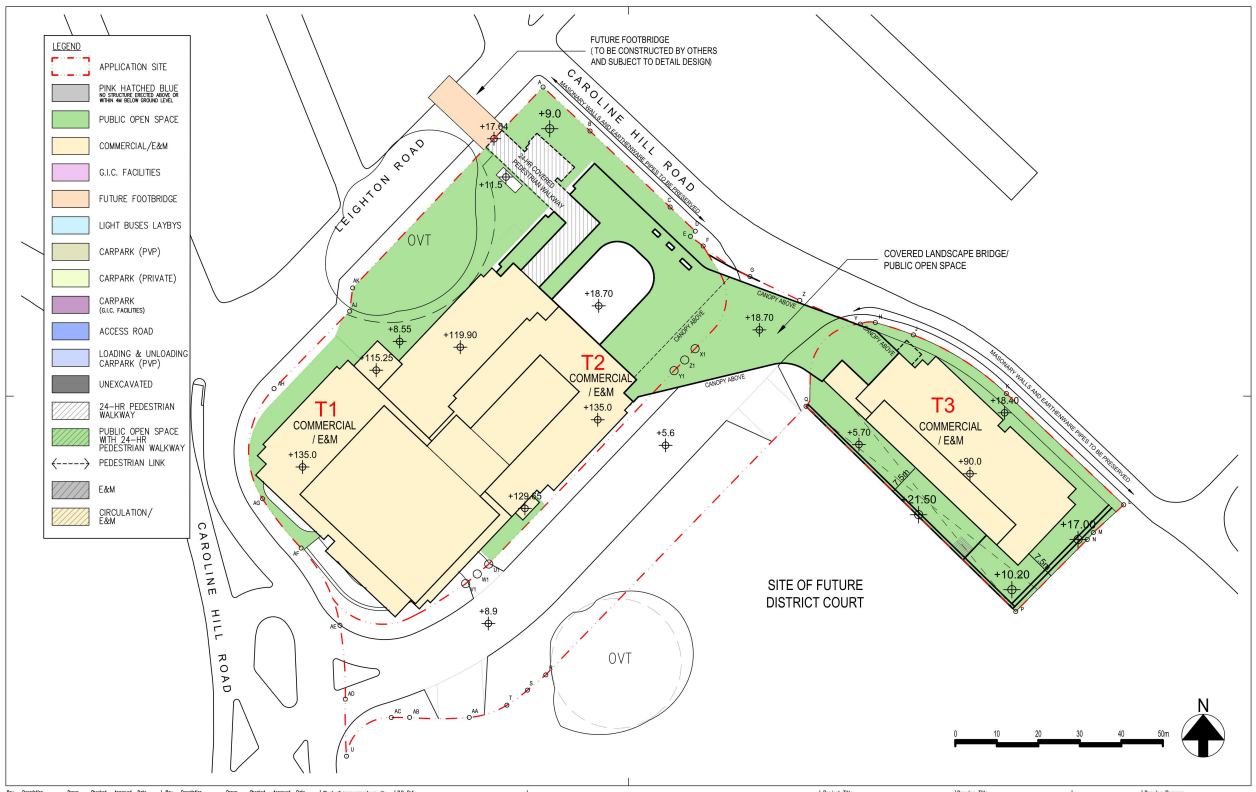
參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 6

2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月15日擬備
PLAN PREPARED ON 15.10.2025

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、
商店及服務行業、康體文娛場所、政府診所、公共車輛總站或車站、
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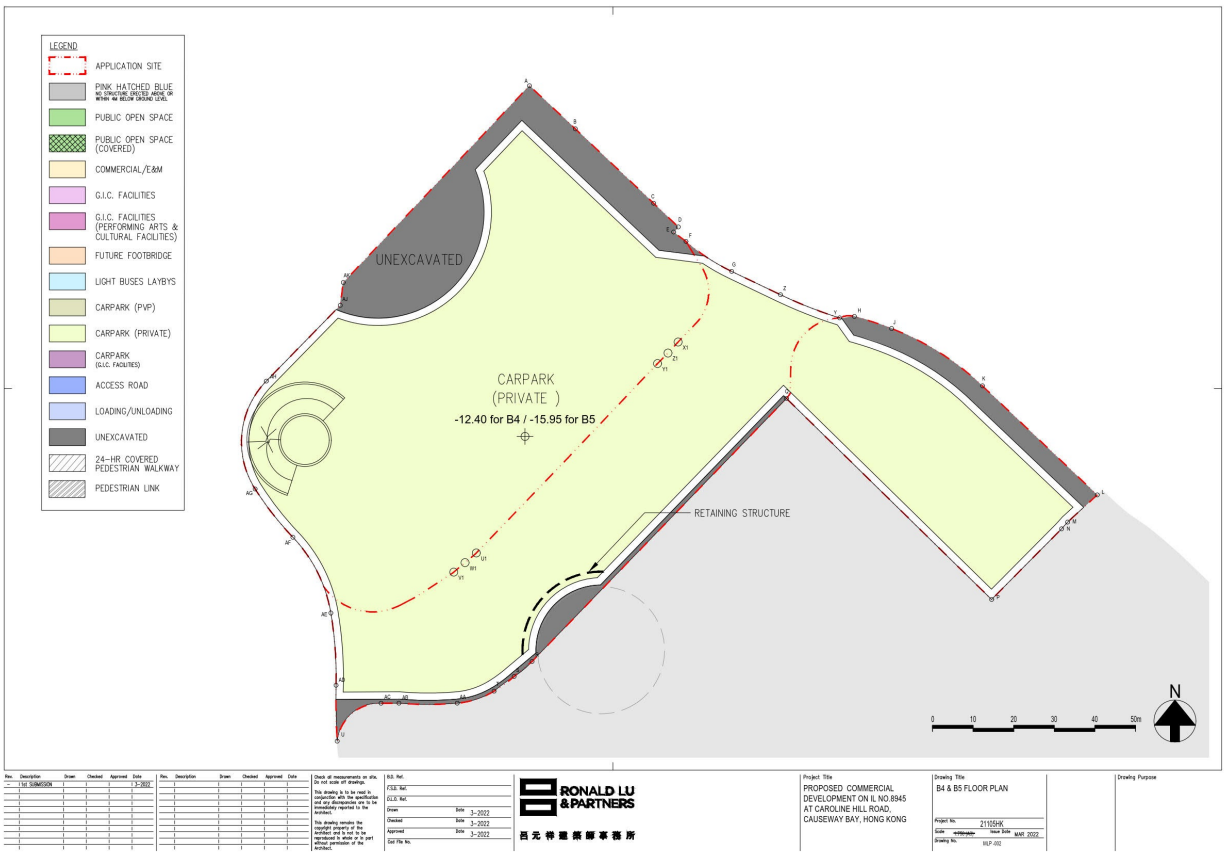
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 7



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)

2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)

現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月15日擬備
PLAN PREPARED ON 15.10.2025

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、
商店及服務行業、康體文娛場所、政府診所、公共車輛總站或車站、
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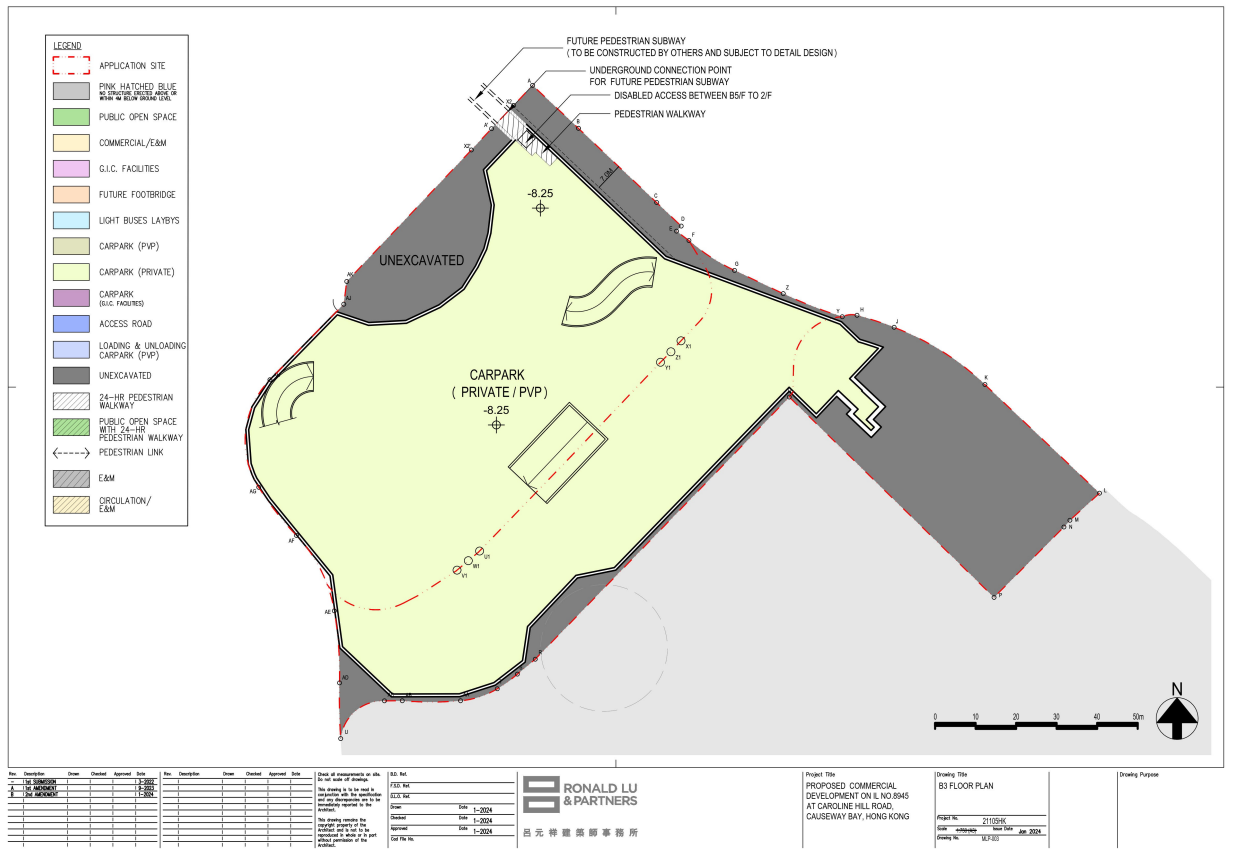
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 8

2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)

現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月15日擬備
PLAN PREPARED ON 15.10.2025

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、
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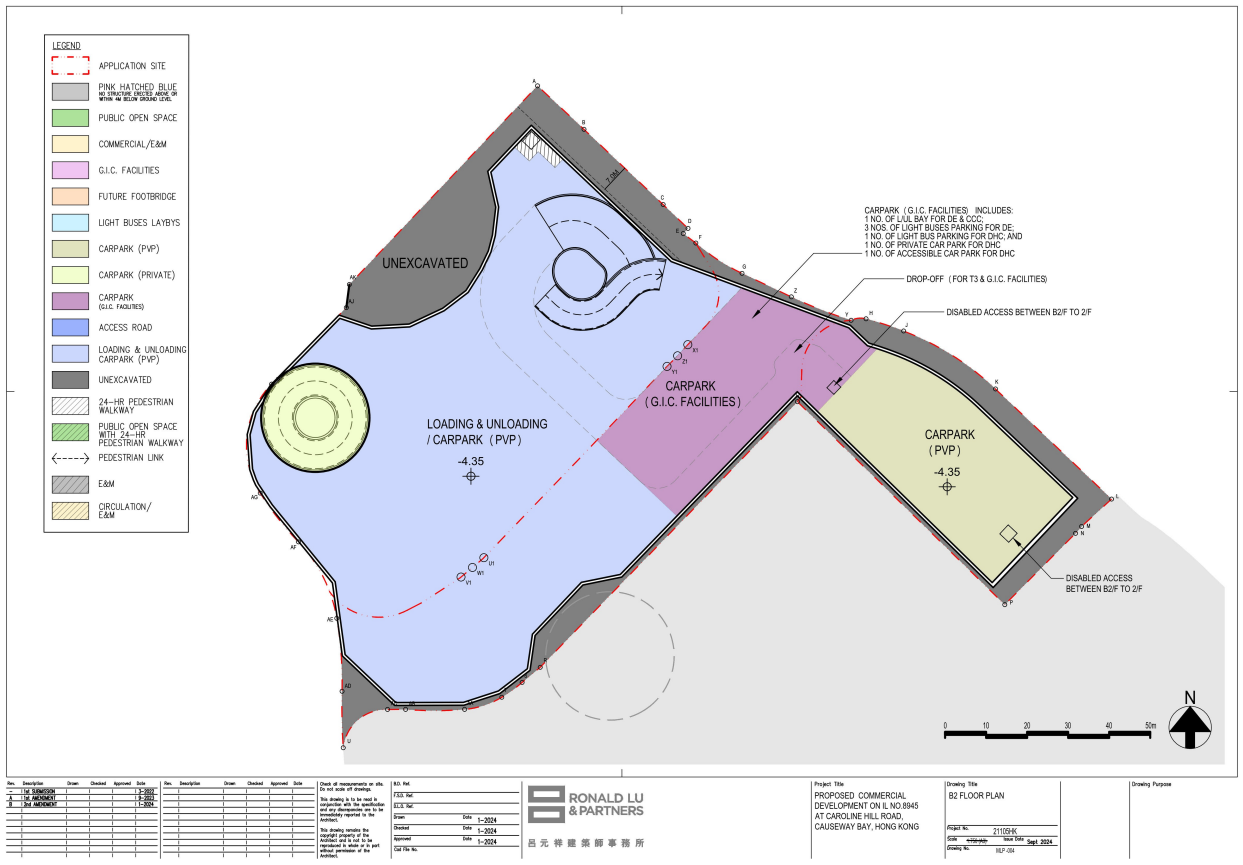
SUBMISSION OF LAYOUT PLAN AND PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION FOR PERMITTED EATING PLACE, OFFICE, SHOP AND SERVICES, PLACE OF RECREATION, SPORTS OR CULTURE, PUBLIC CLINIC, PUBLIC TRANSPORT TERMINUS OR STATION, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SOCIAL WELFARE FACILITY USES
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

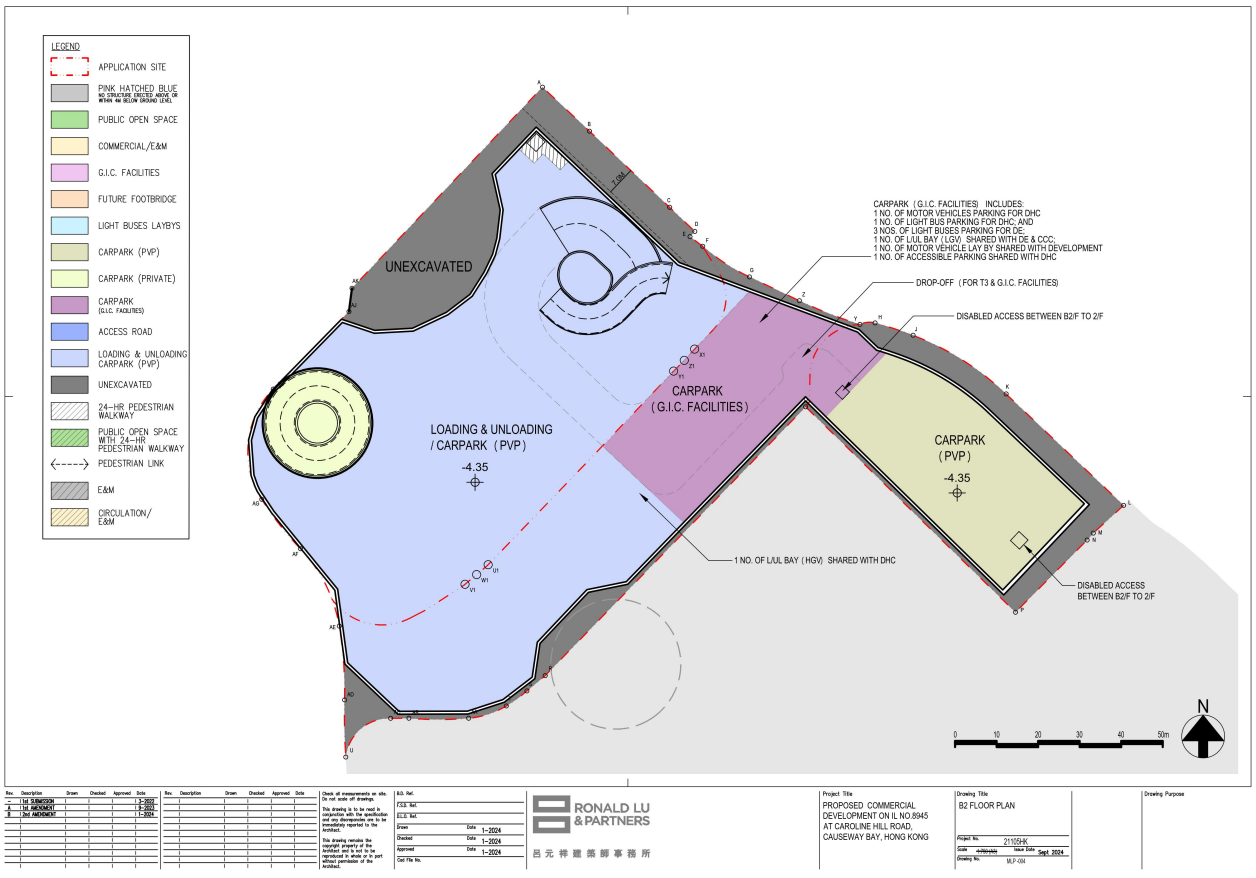
參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 9

2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月15日擬備
PLAN PREPARED ON 15.10.2025

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、
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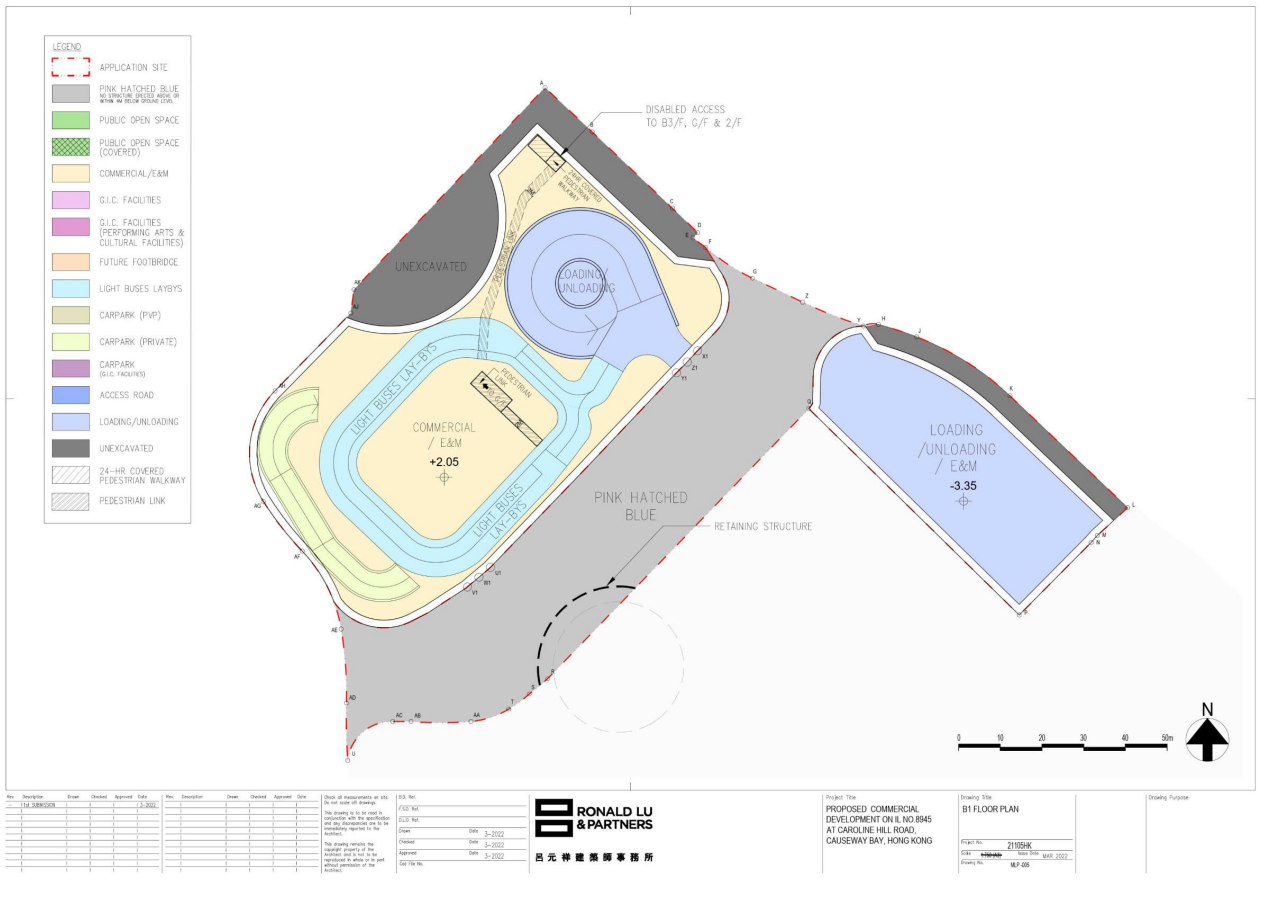
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

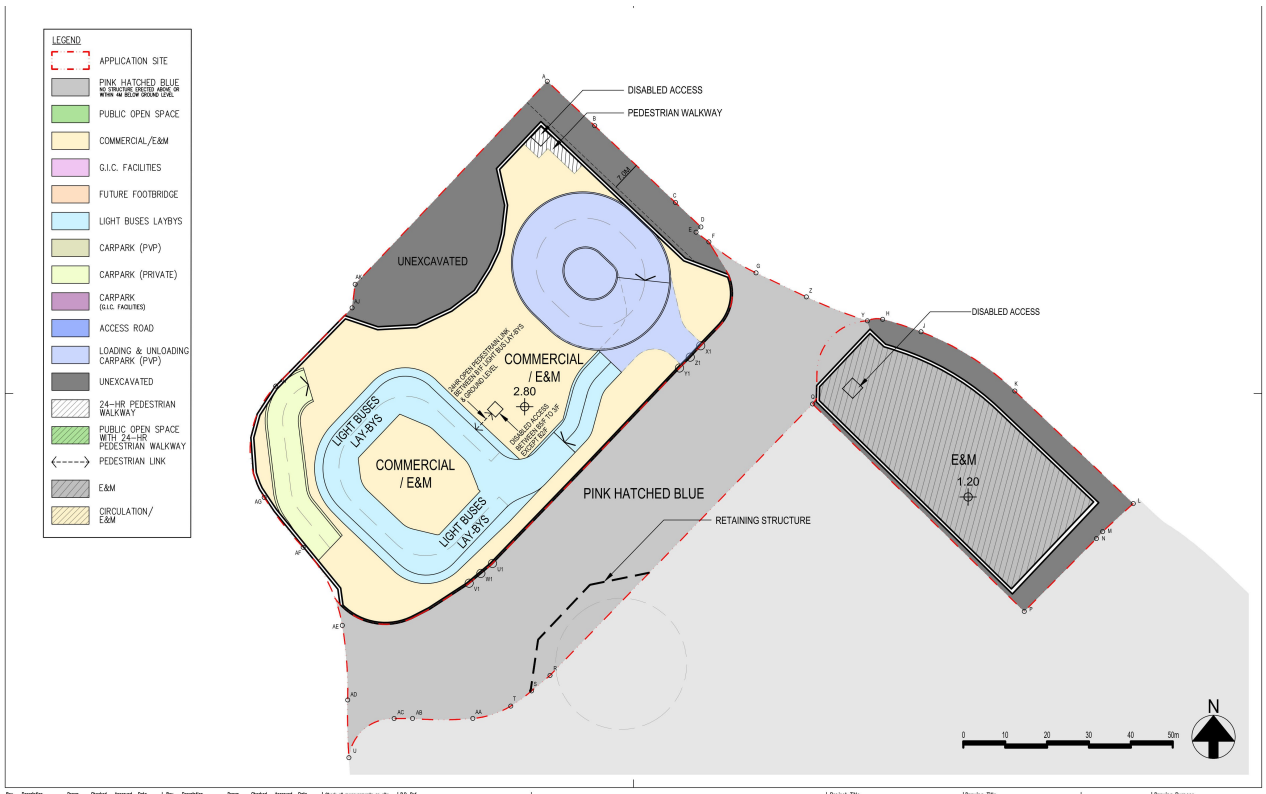
參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 10



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)

2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月15日擬備
PLAN PREPARED ON 15.10.2025

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、
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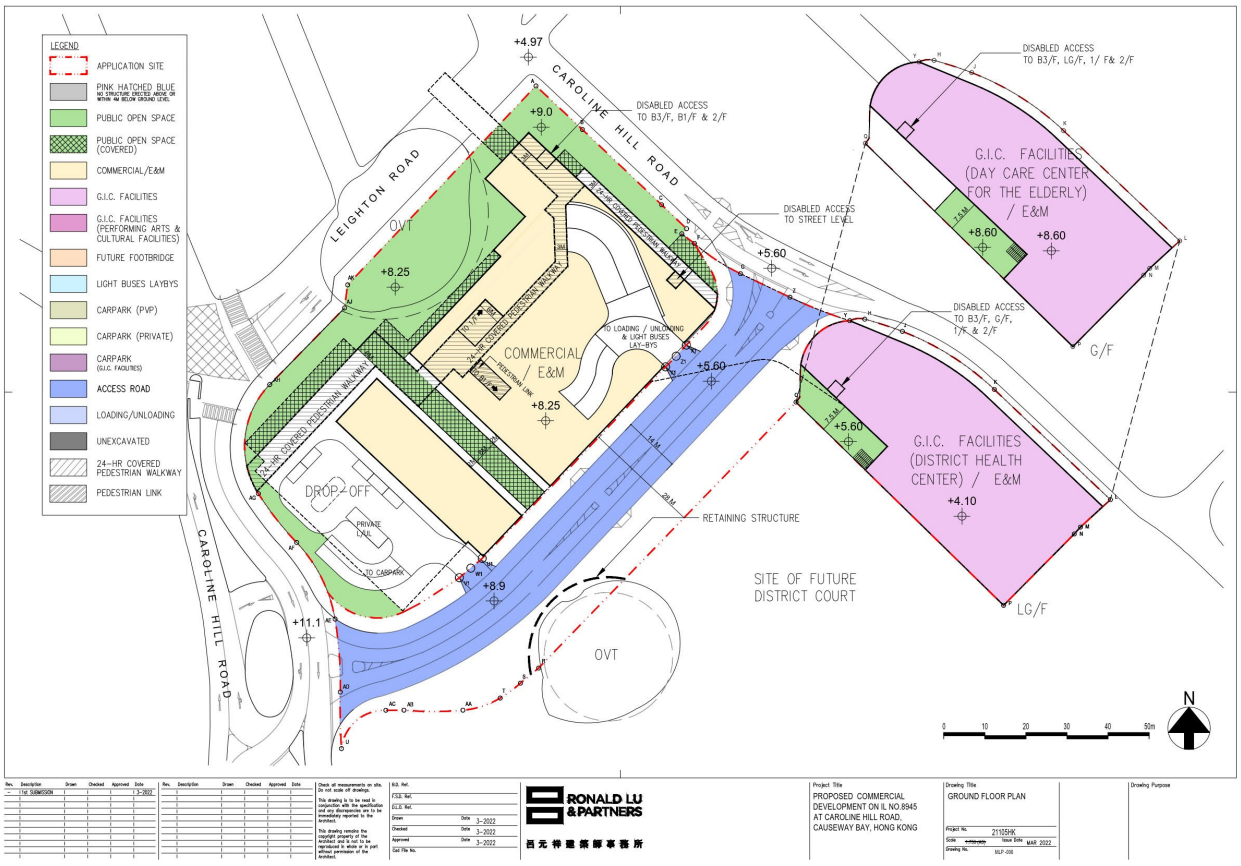
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

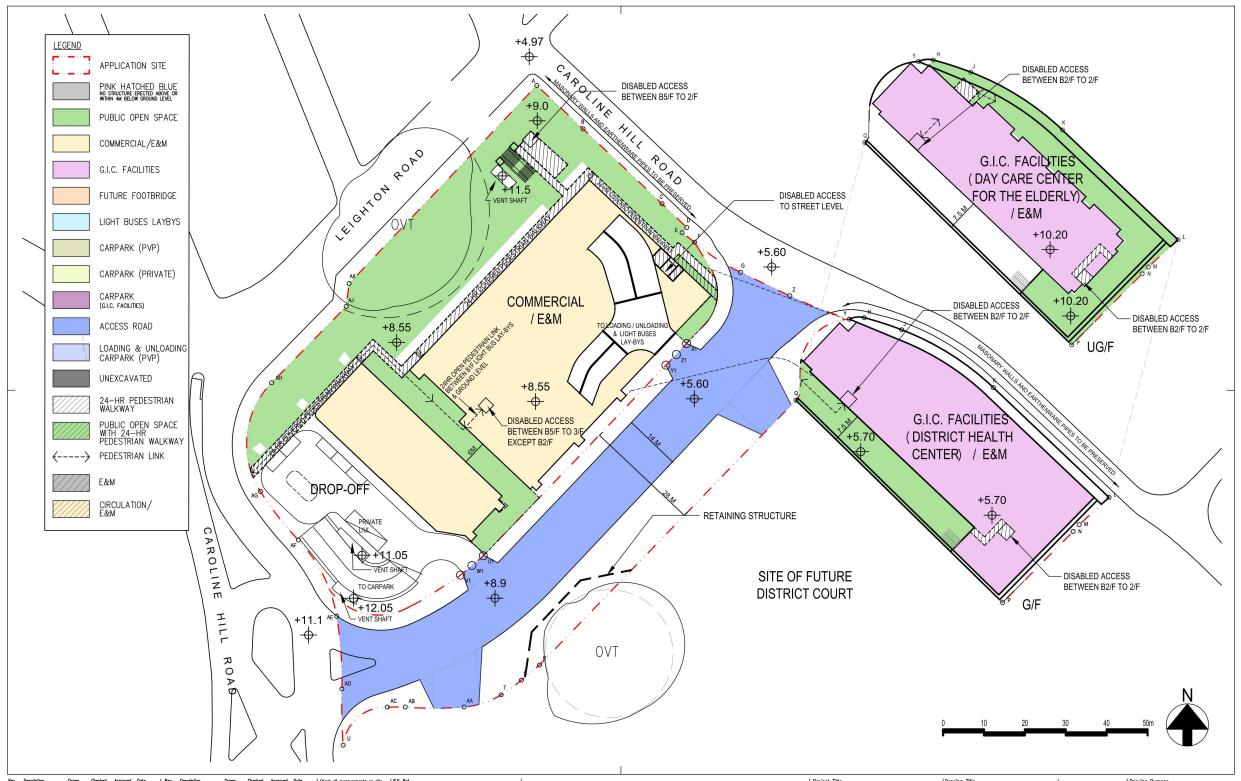
規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

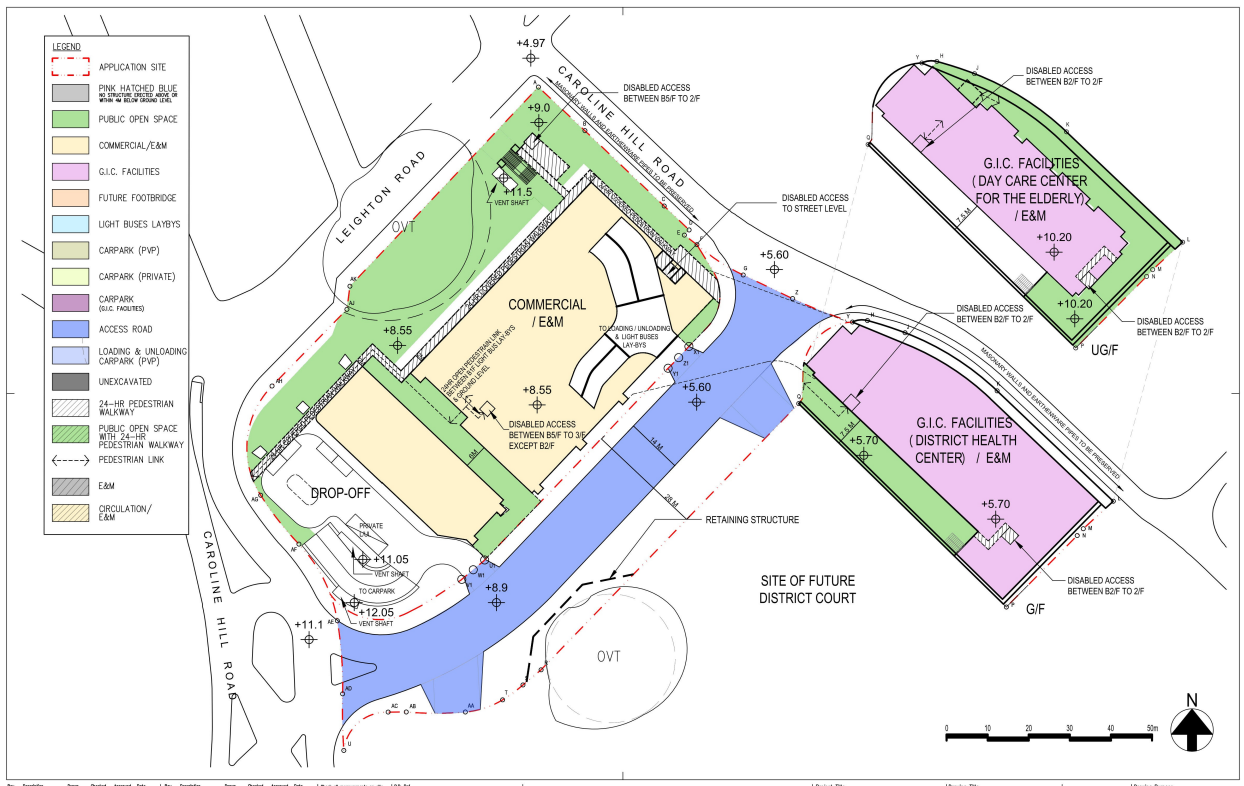
圖 PLAN
A - 11



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、
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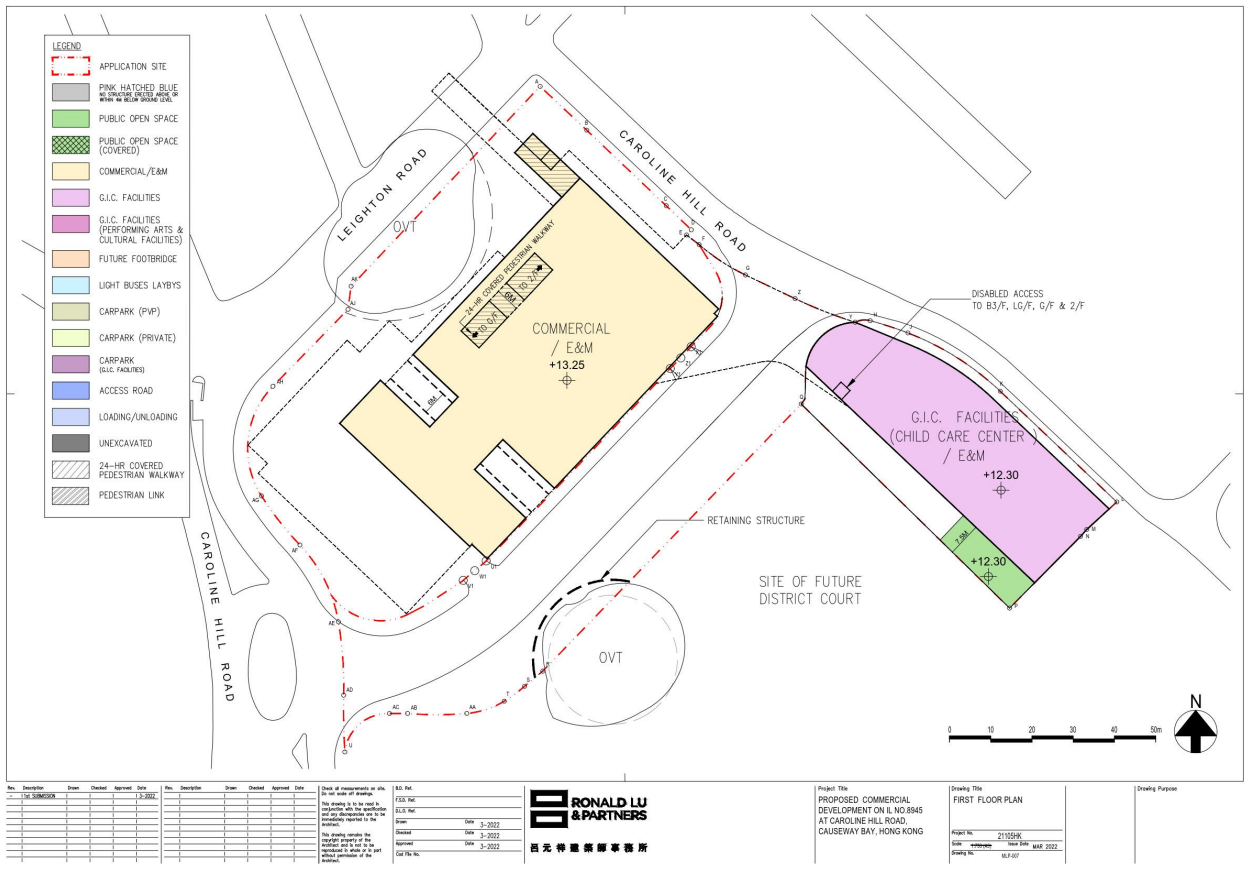
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

本圖於2025年10月15日擬備
PLAN PREPARED ON 15.10.2025

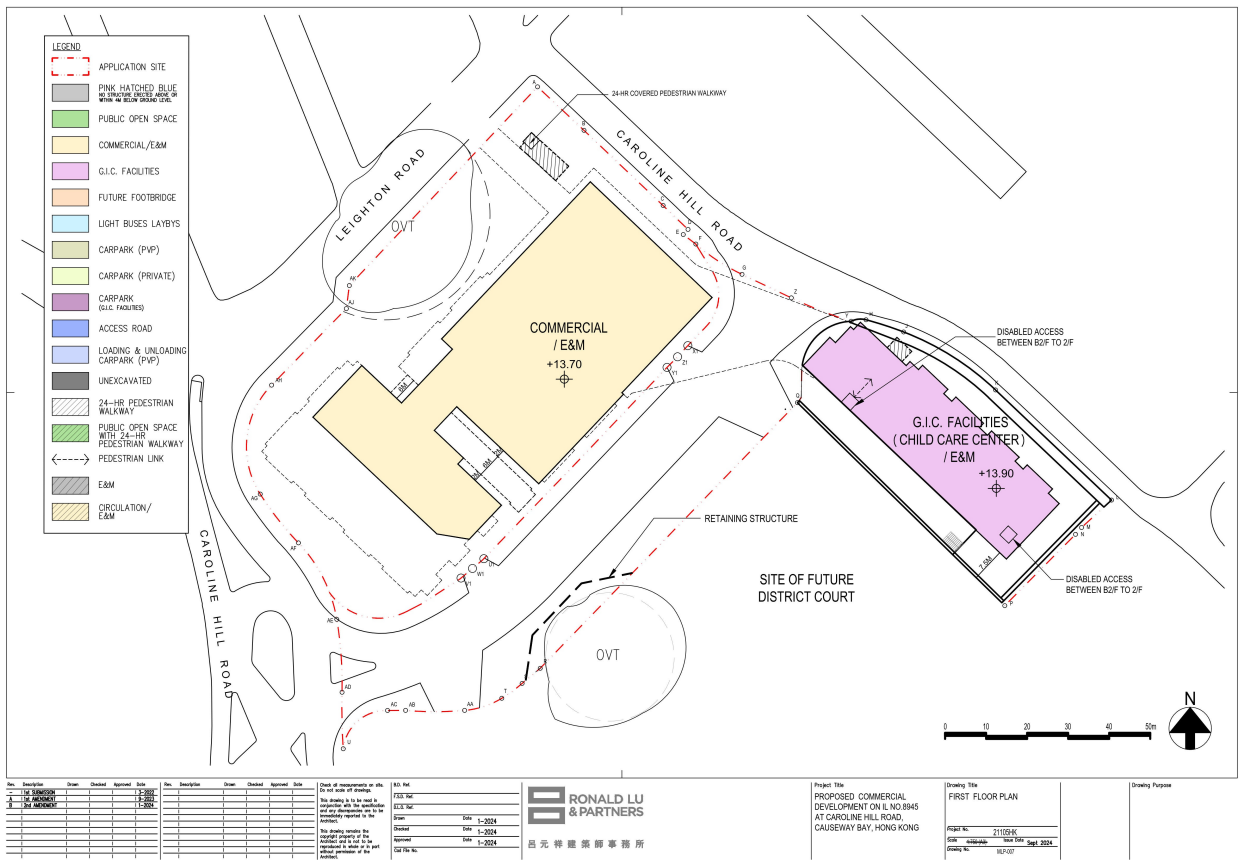
規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

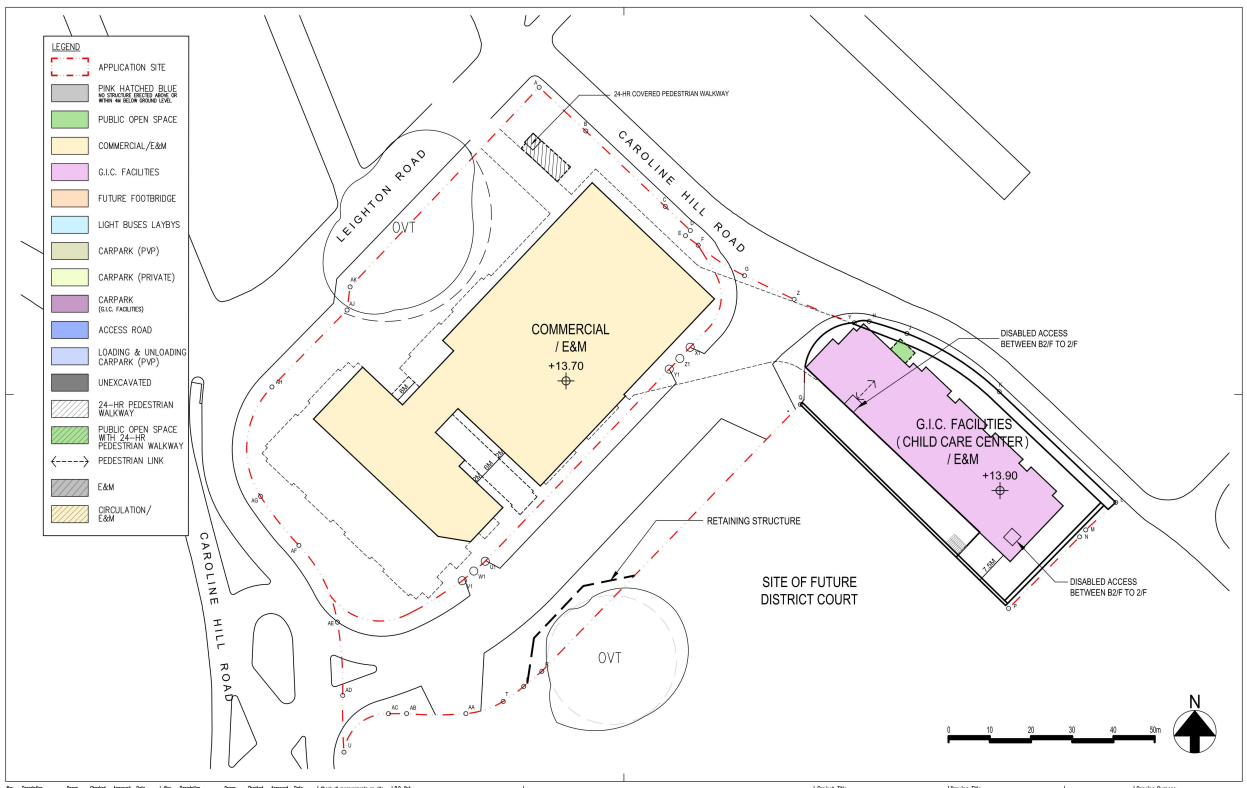
圖 PLAN
A - 12



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月15日擬備
PLAN PREPARED ON 15.10.2025

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、
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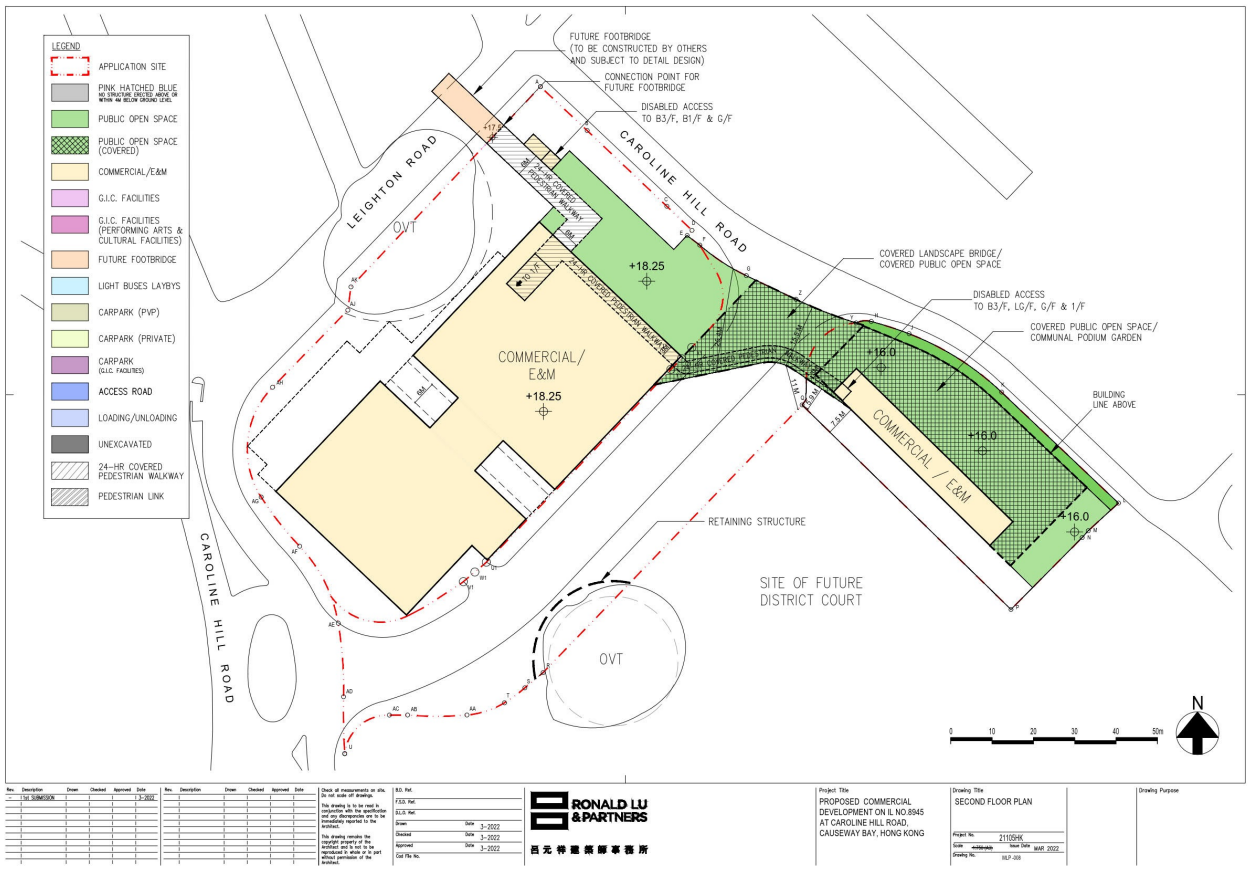
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

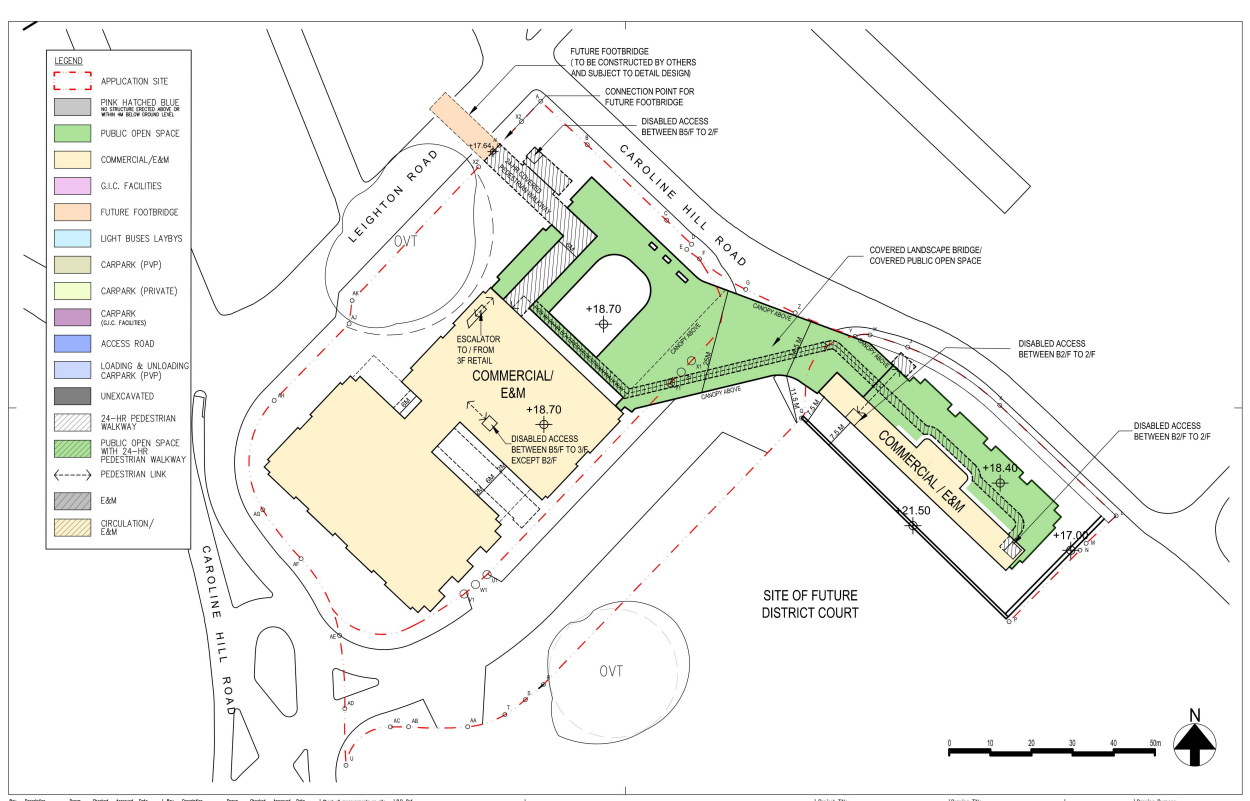
規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

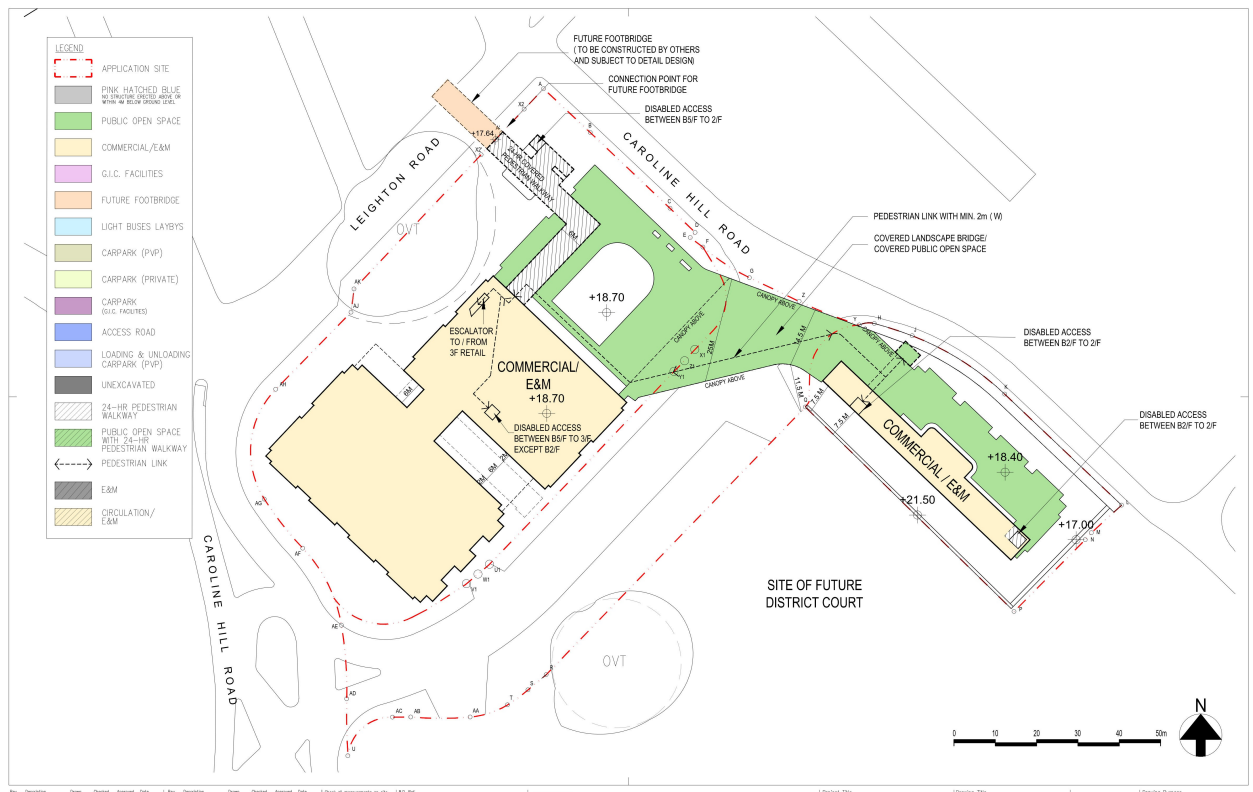
圖 PLAN
A - 13



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月20日擬備
PLAN PREPARED ON 20.10.2025

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

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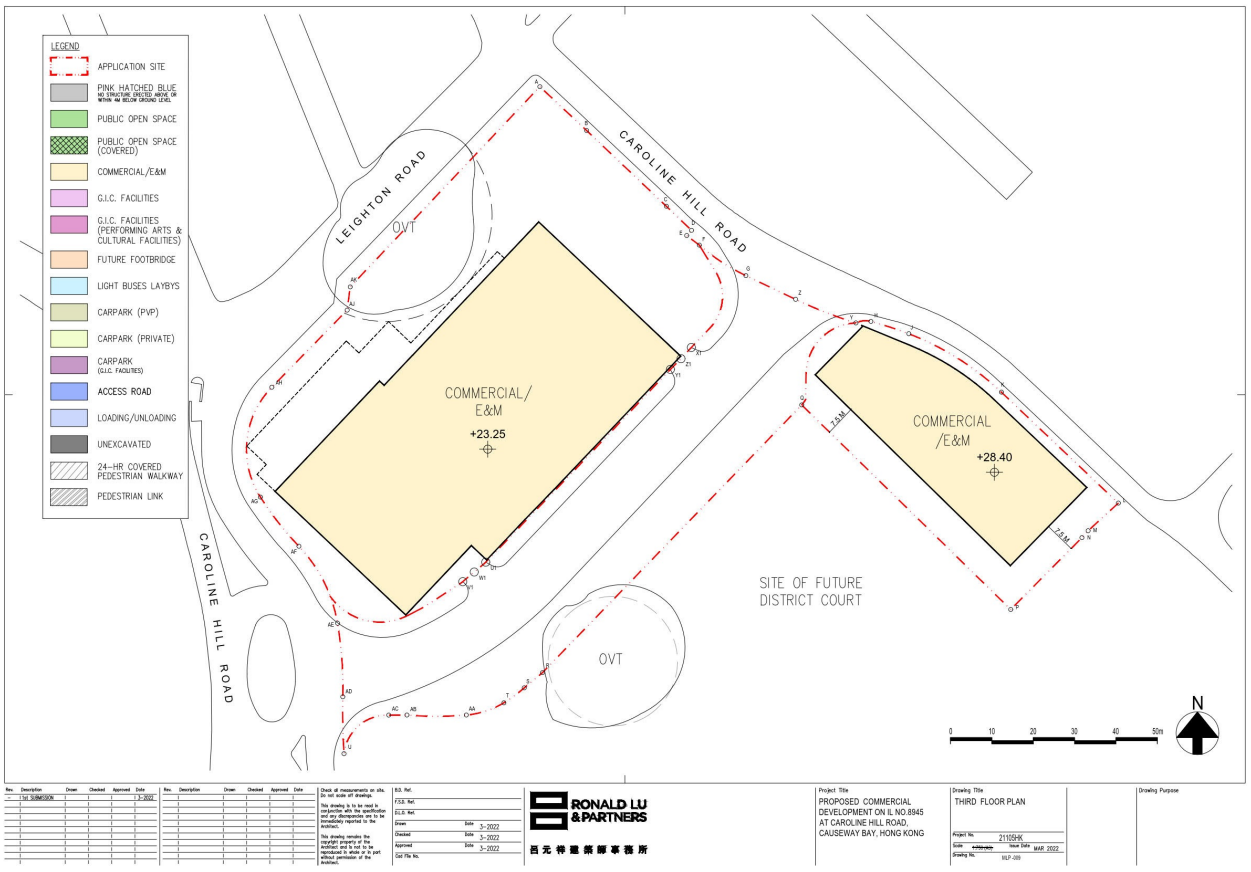
SUBMISSION OF LAYOUT PLAN AND PROPOSED MINOR RELAXATION OF GROSS FLOOR AREA RESTRICTION FOR PERMITTED EATING PLACE, OFFICE, SHOP AND SERVICES, PLACE OF RECREATION, SPORTS OR CULTURE, PUBLIC CLINIC, PUBLIC TRANSPORT TERMINUS OR STATION, PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND SOCIAL WELFARE FACILITY USES
INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

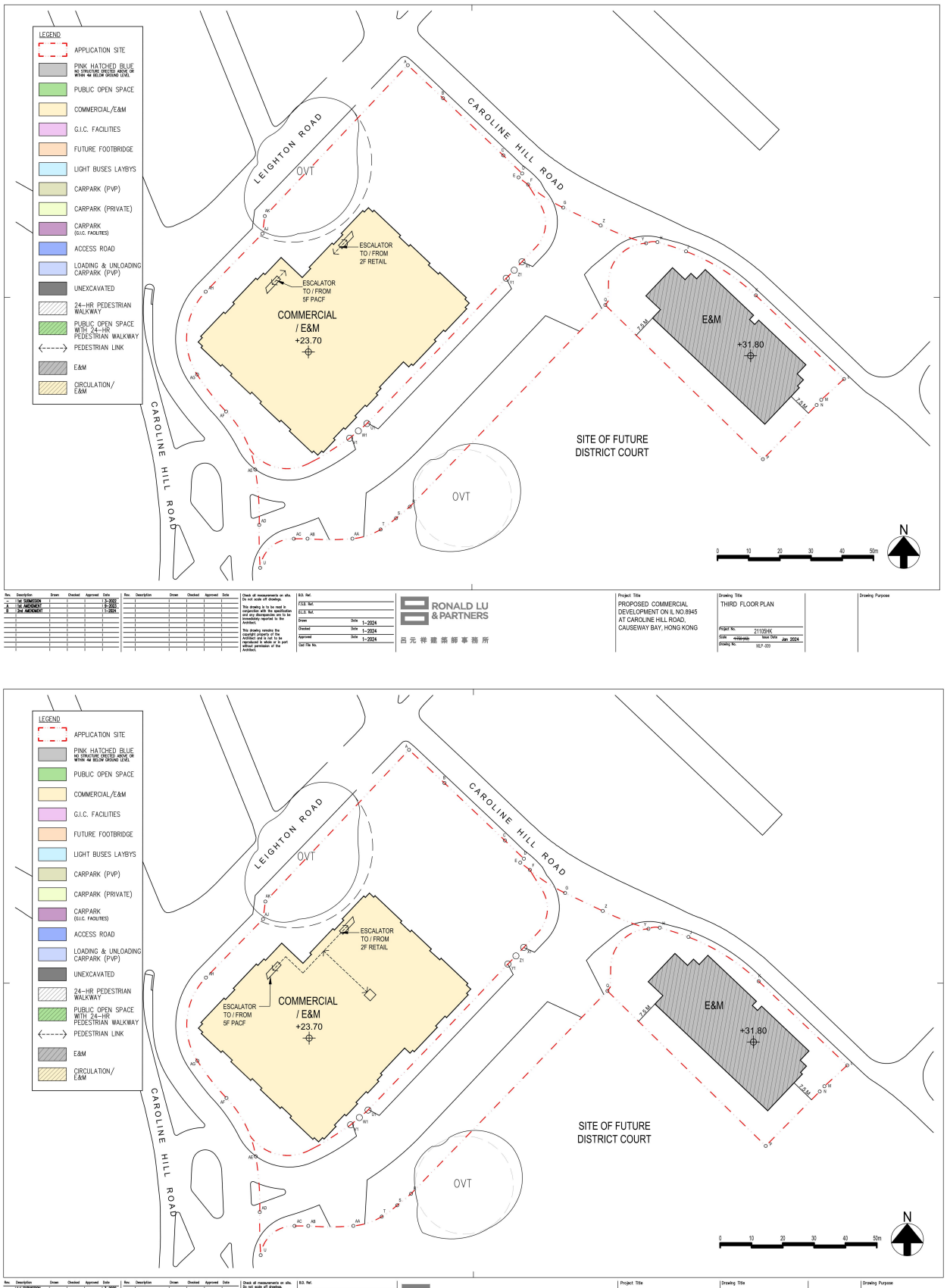
規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
A - 14



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)

現時計劃
CURRENT SCHEME
(A/H7/188)

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圖 PLAN
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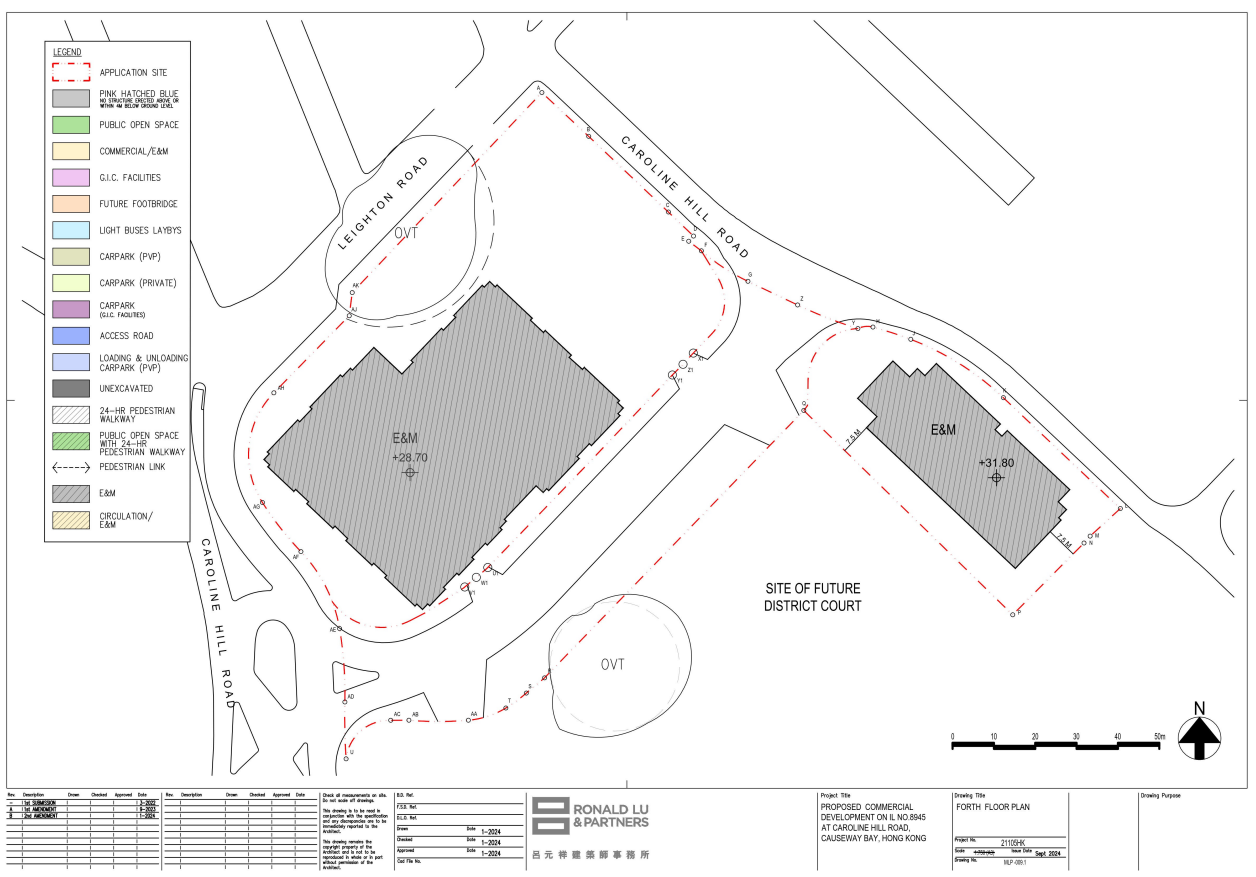
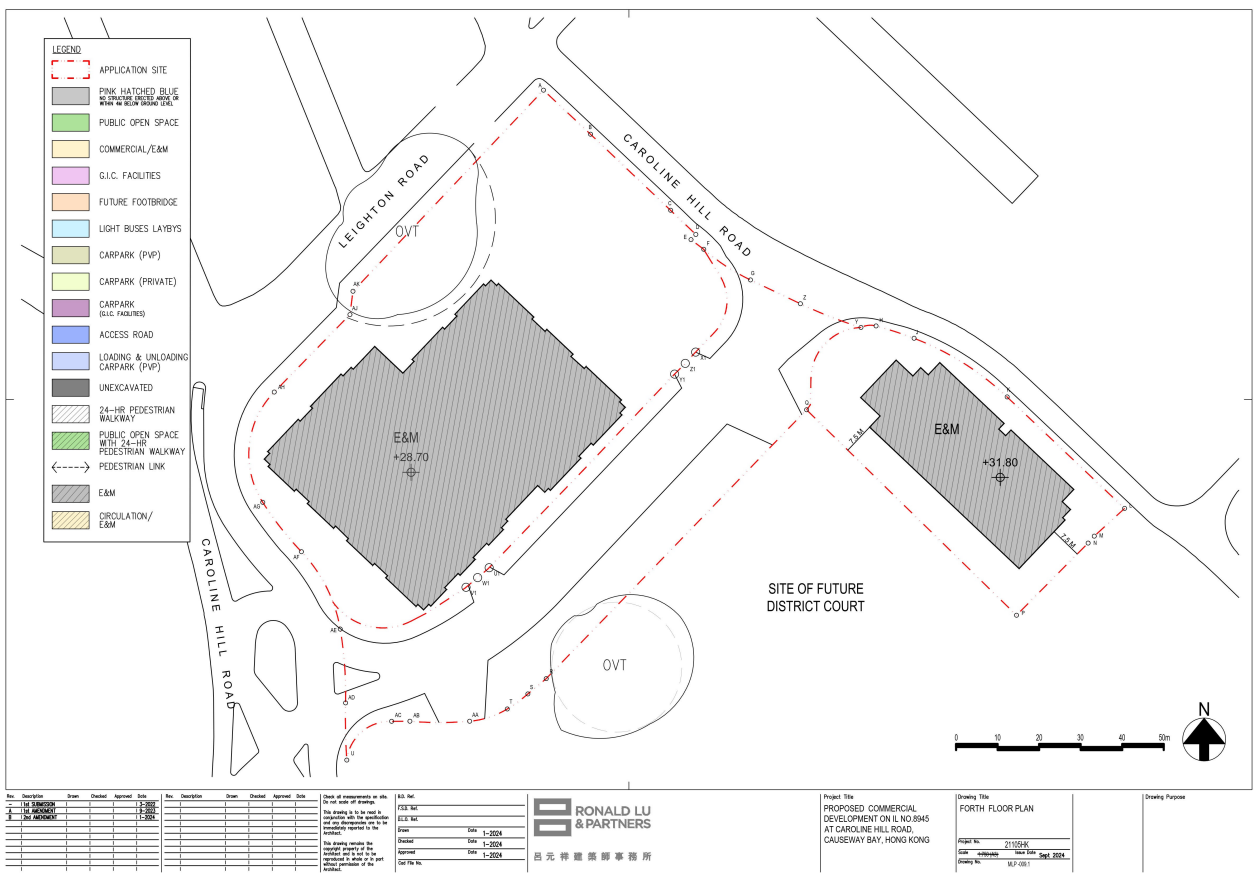
沒有相關部份
NO CORRESPONDING PART

2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

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Planning Department

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REFERENCE No.
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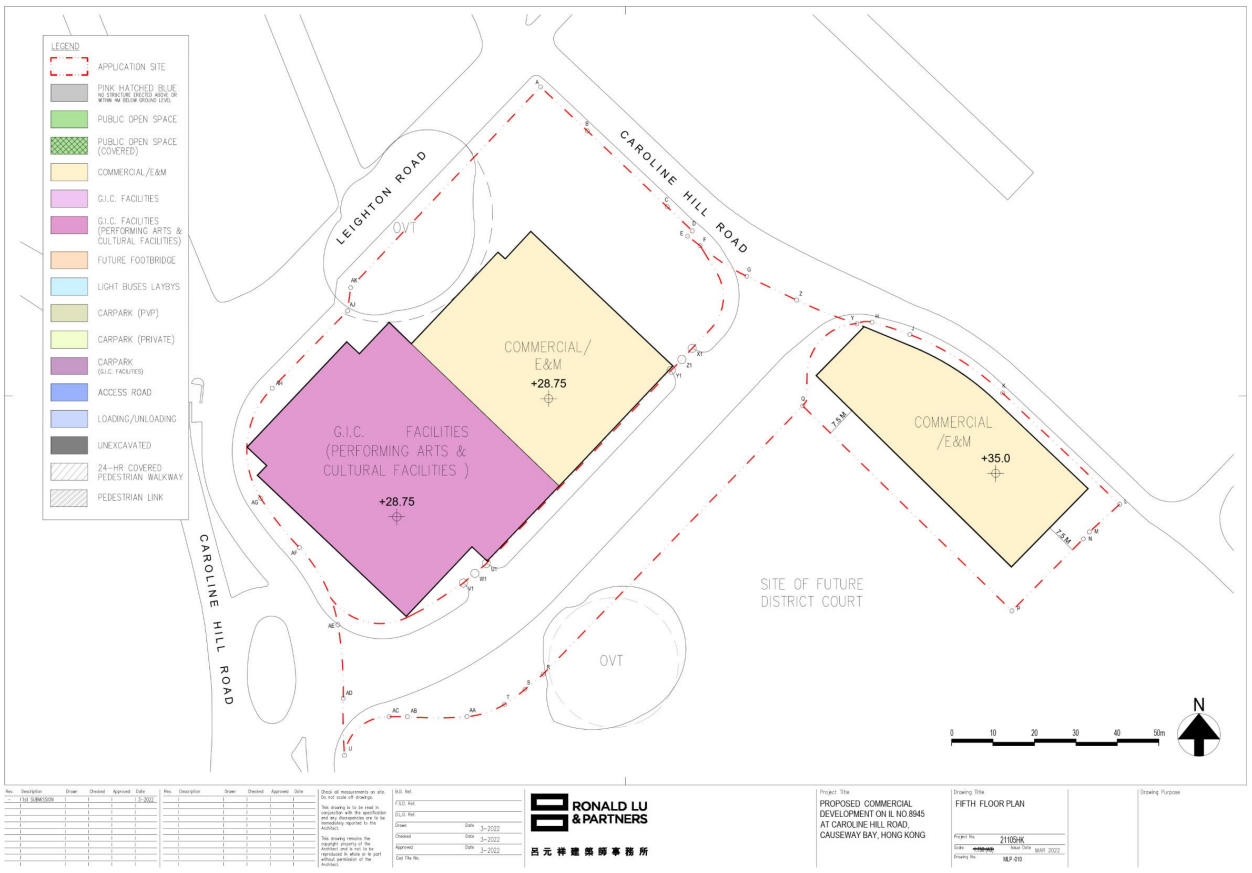
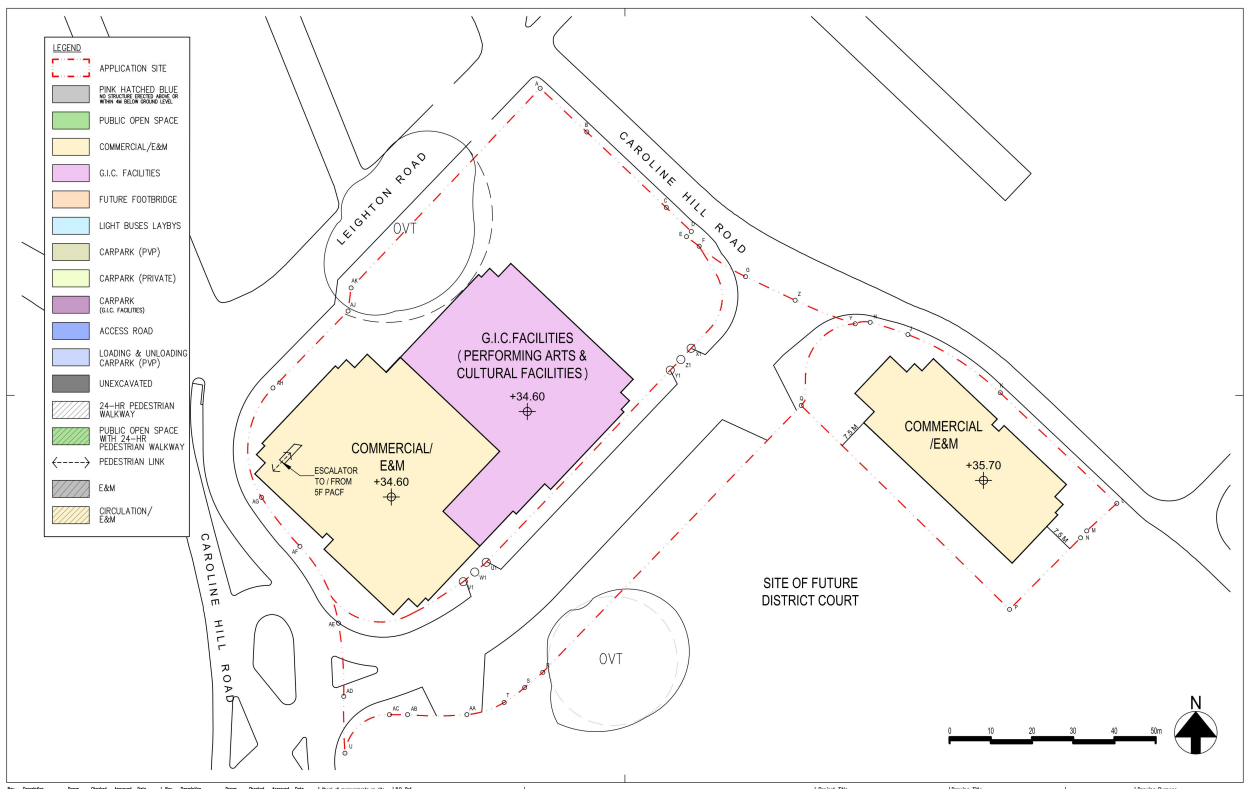
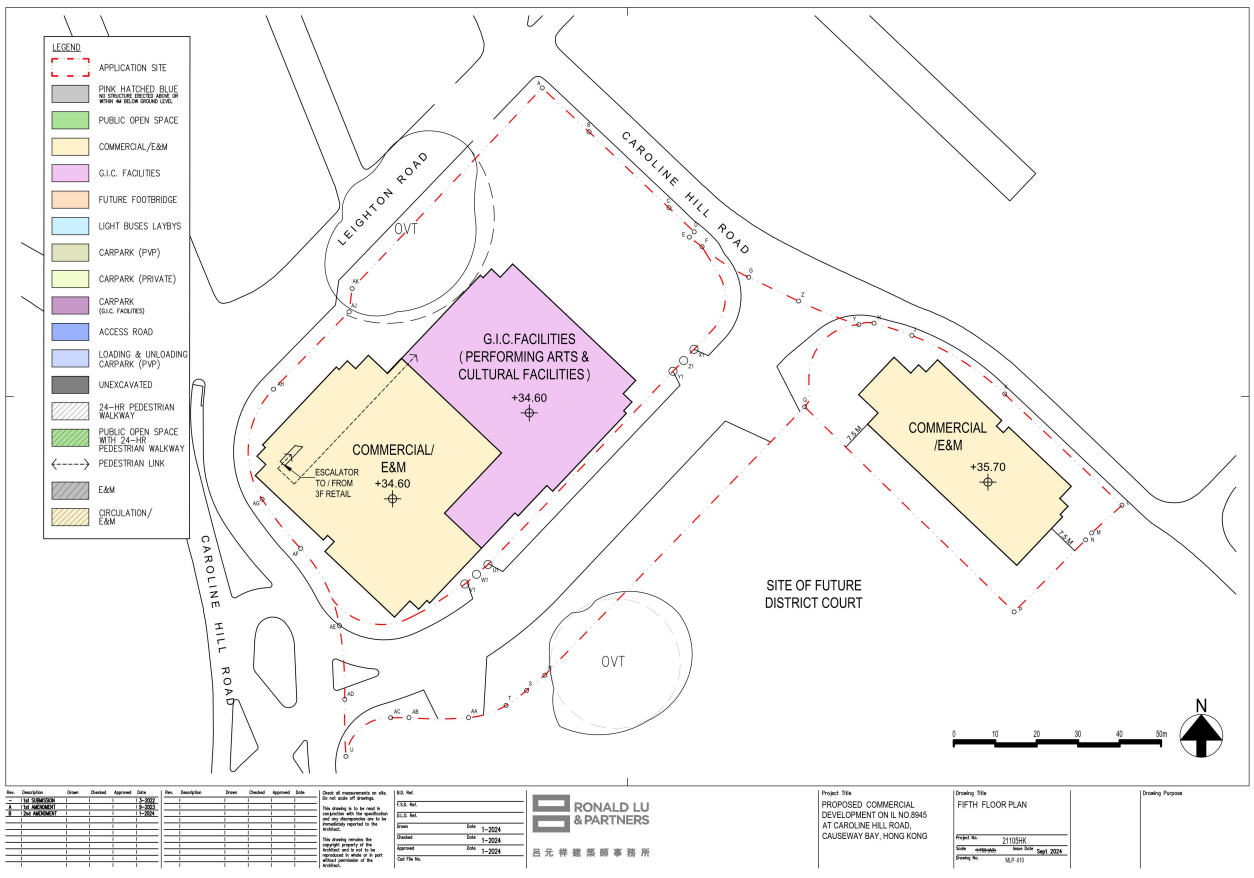
圖 PLAN
A - 16



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

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INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

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Planning Department

參考編號
REFERENCE No.
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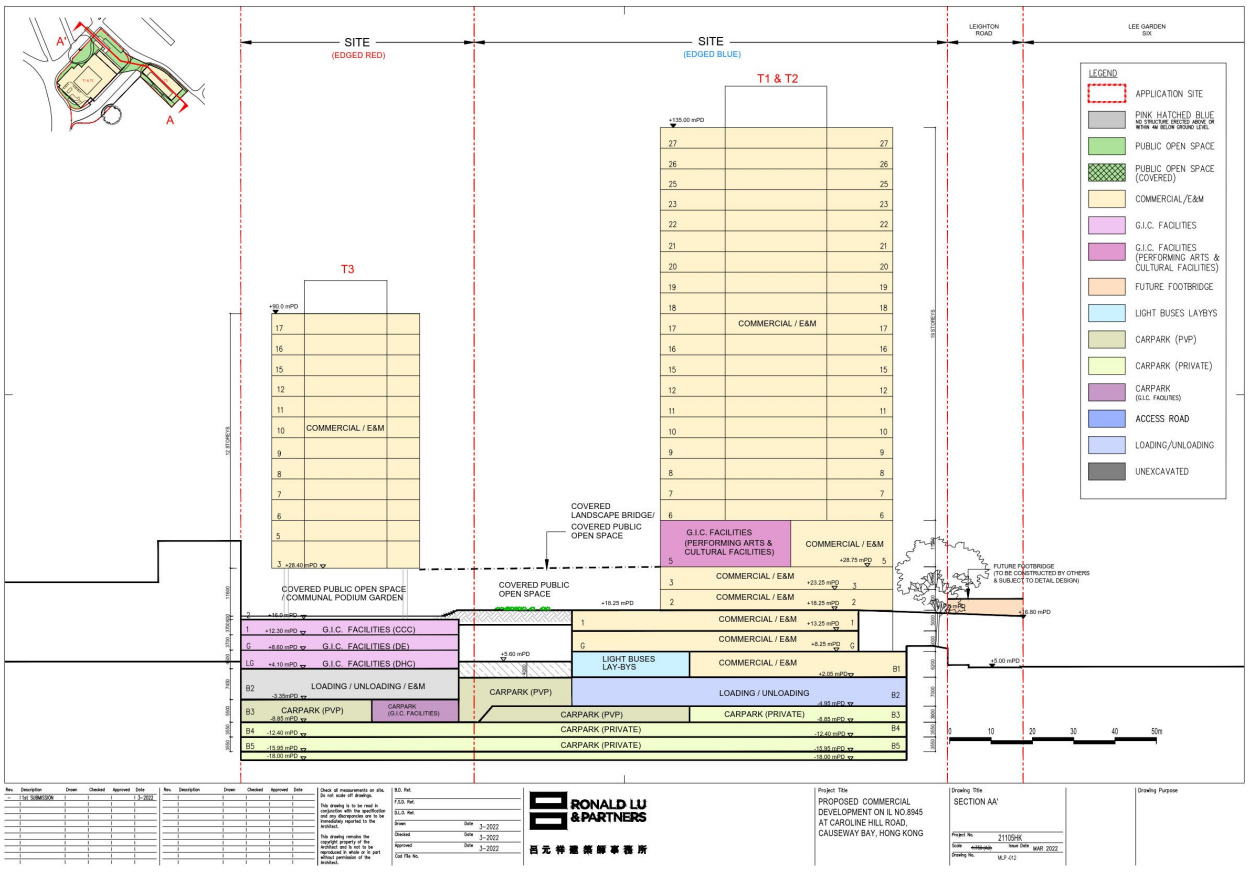
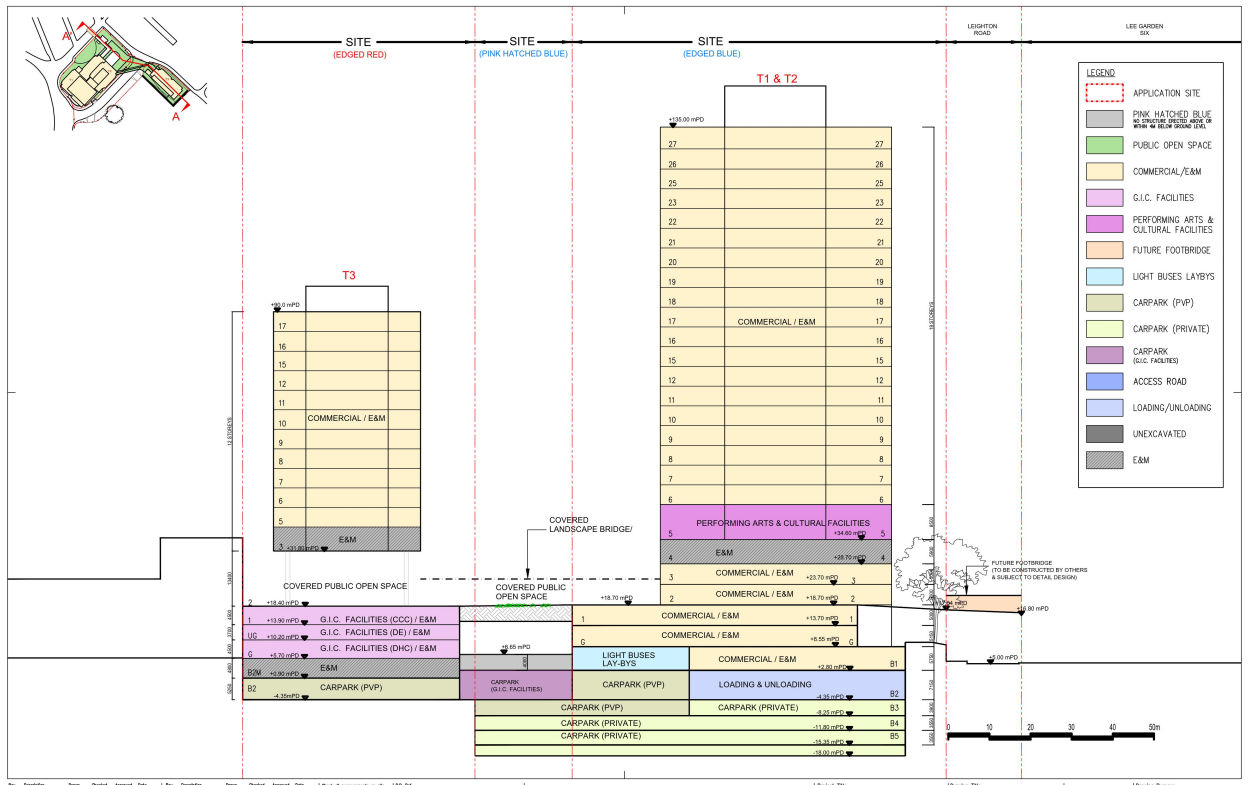
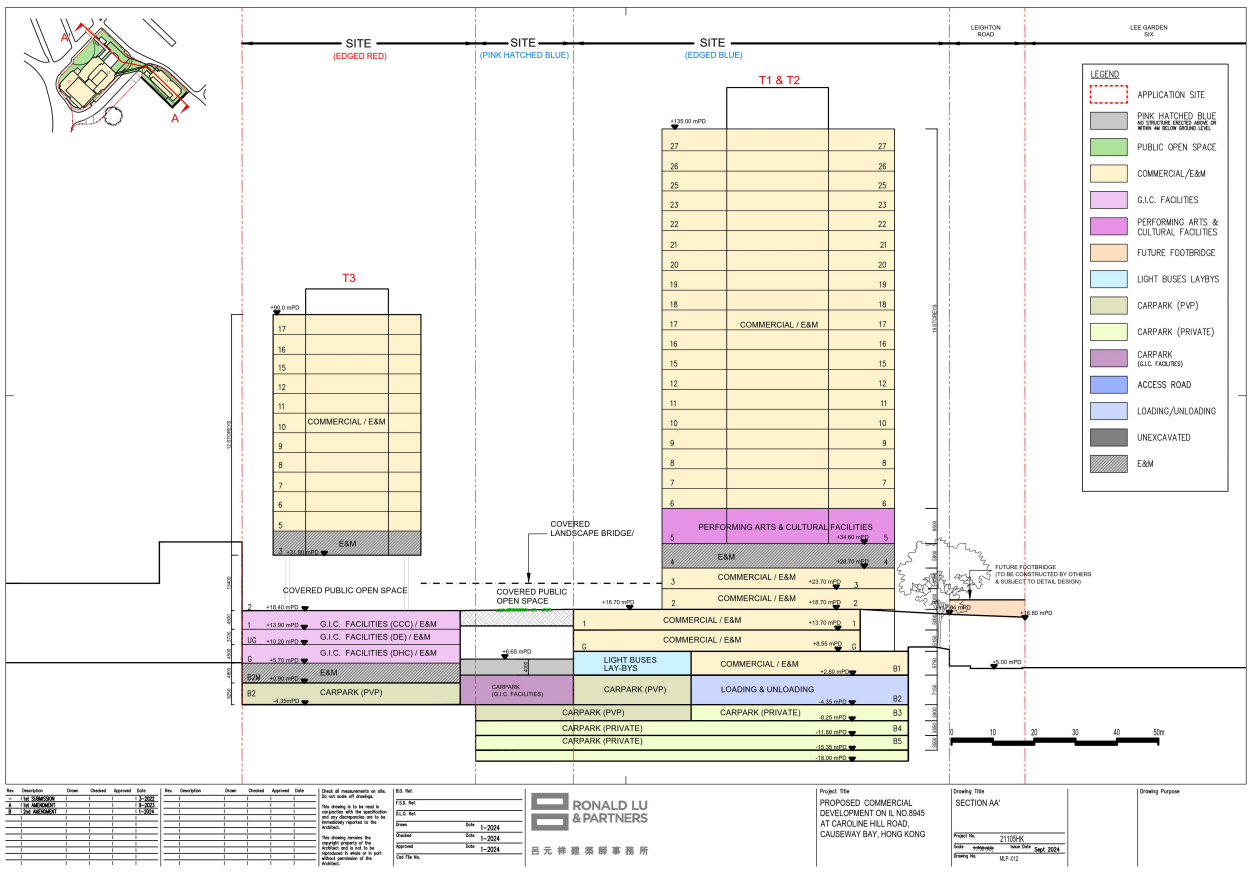
圖 PLAN
A - 17



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

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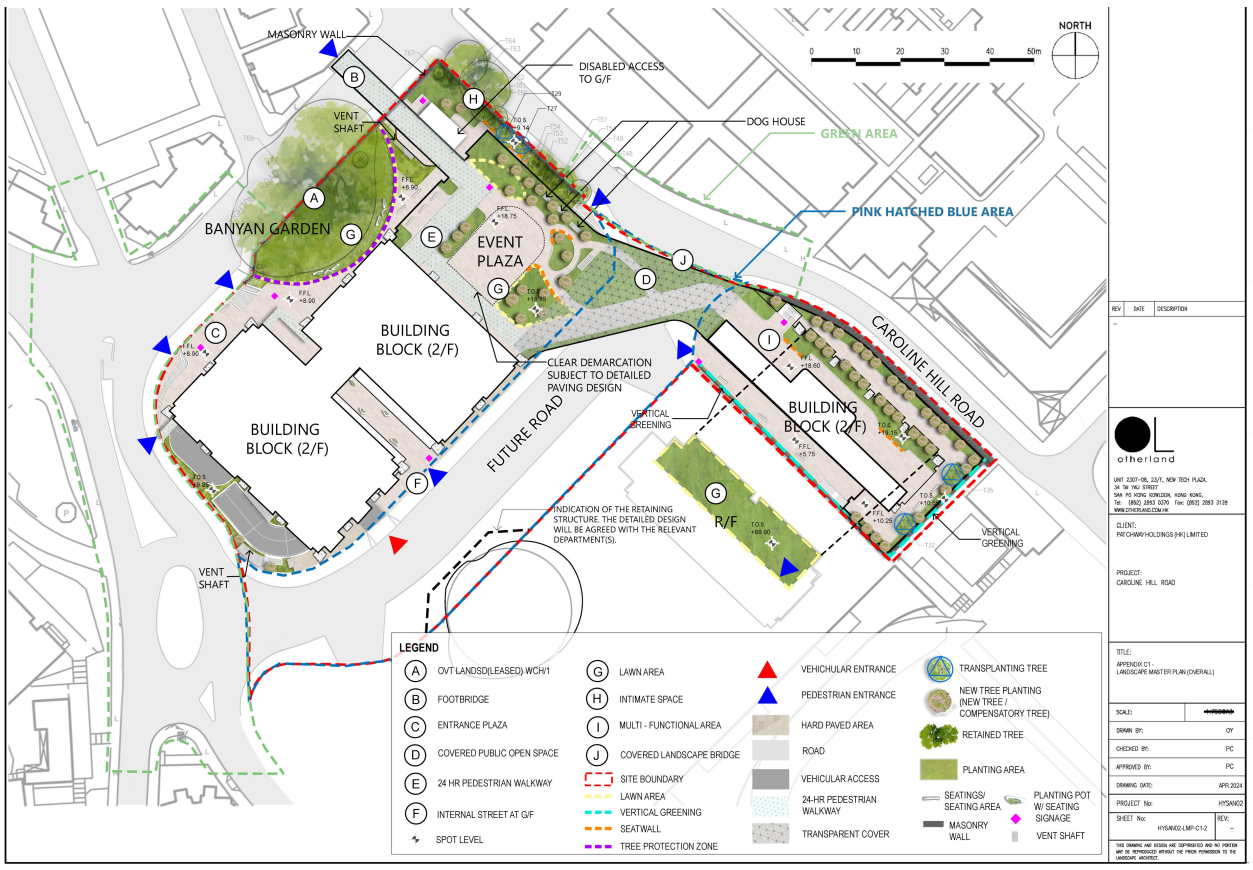
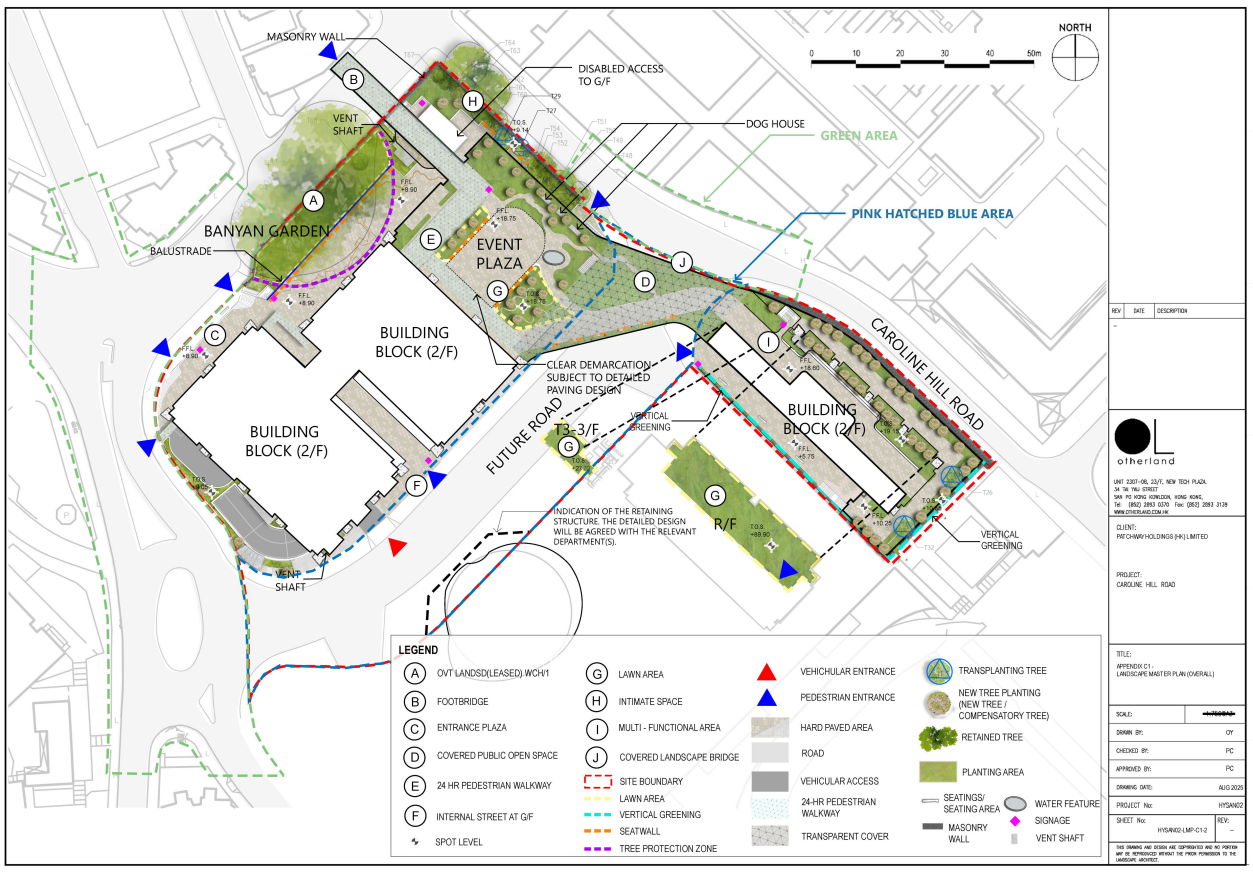
REFERENCE No.
A/H7/188

圖 PLAN
A - 18

2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月22日擬備
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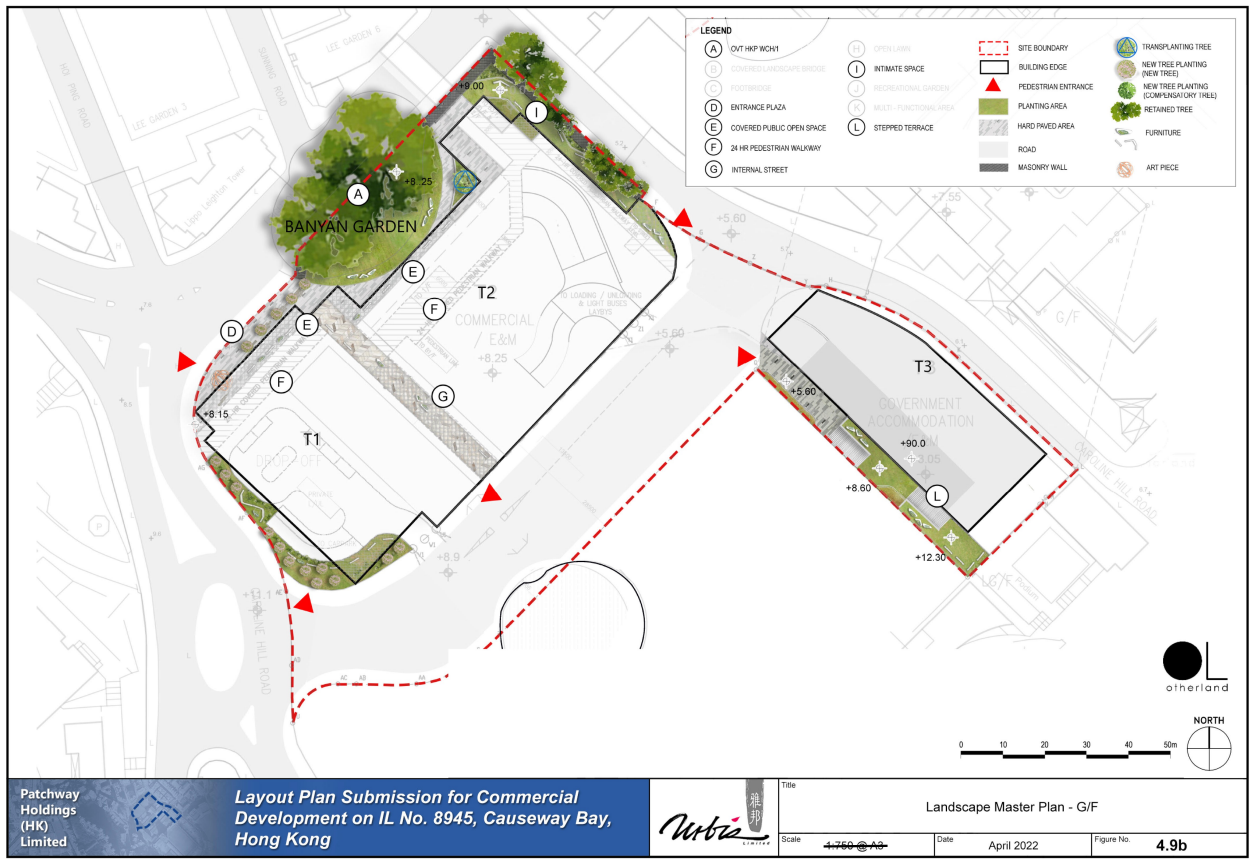
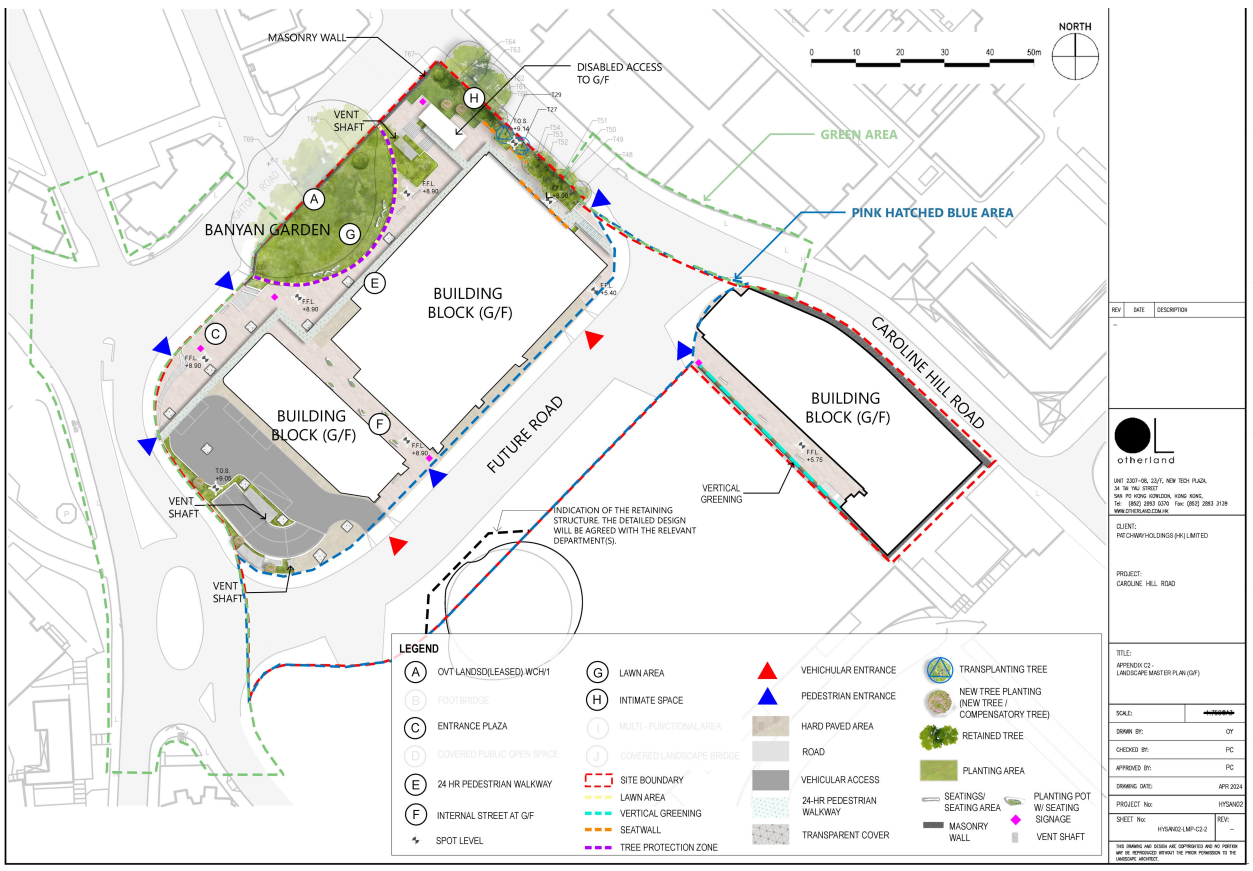
REFERENCE No.
A/H7/188

圖 PLAN
A - 19



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



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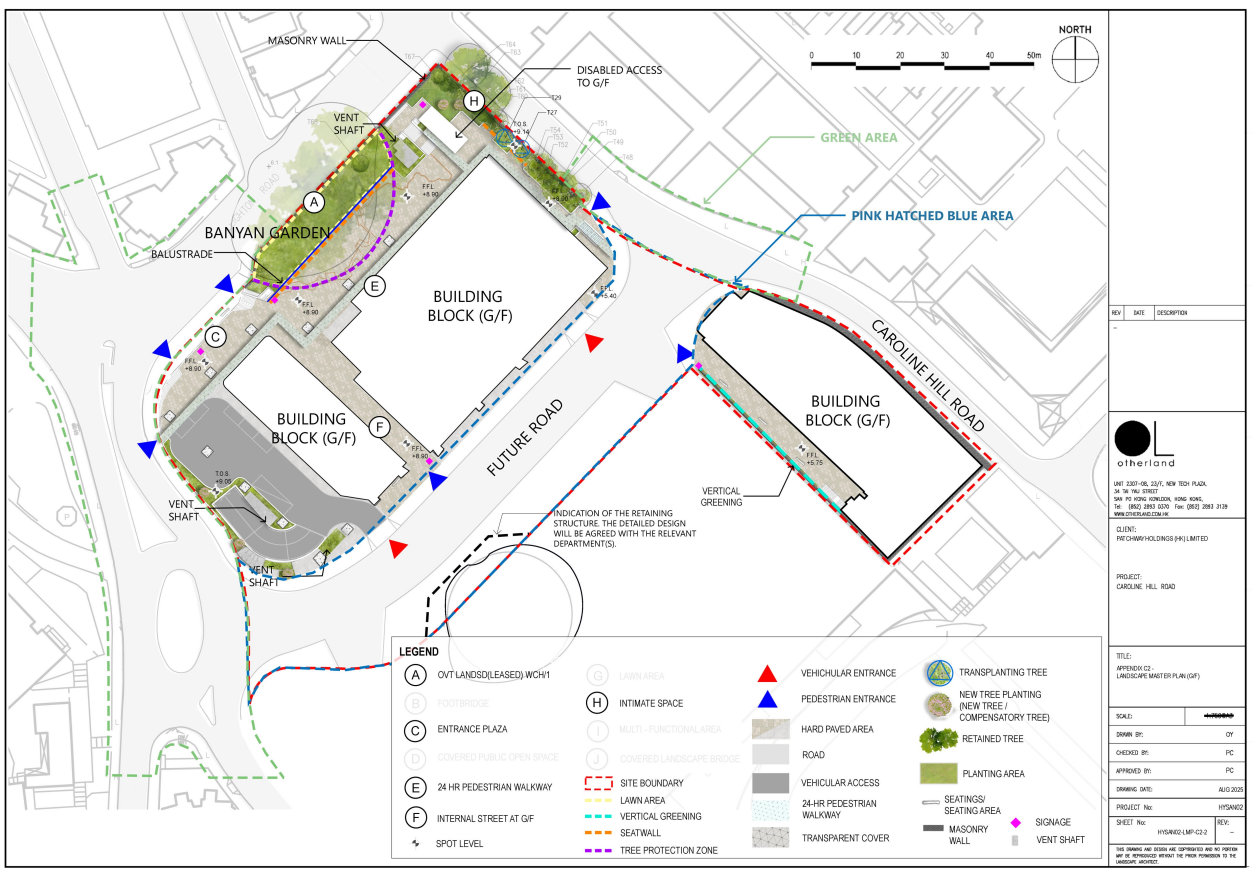
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

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A/H7/188

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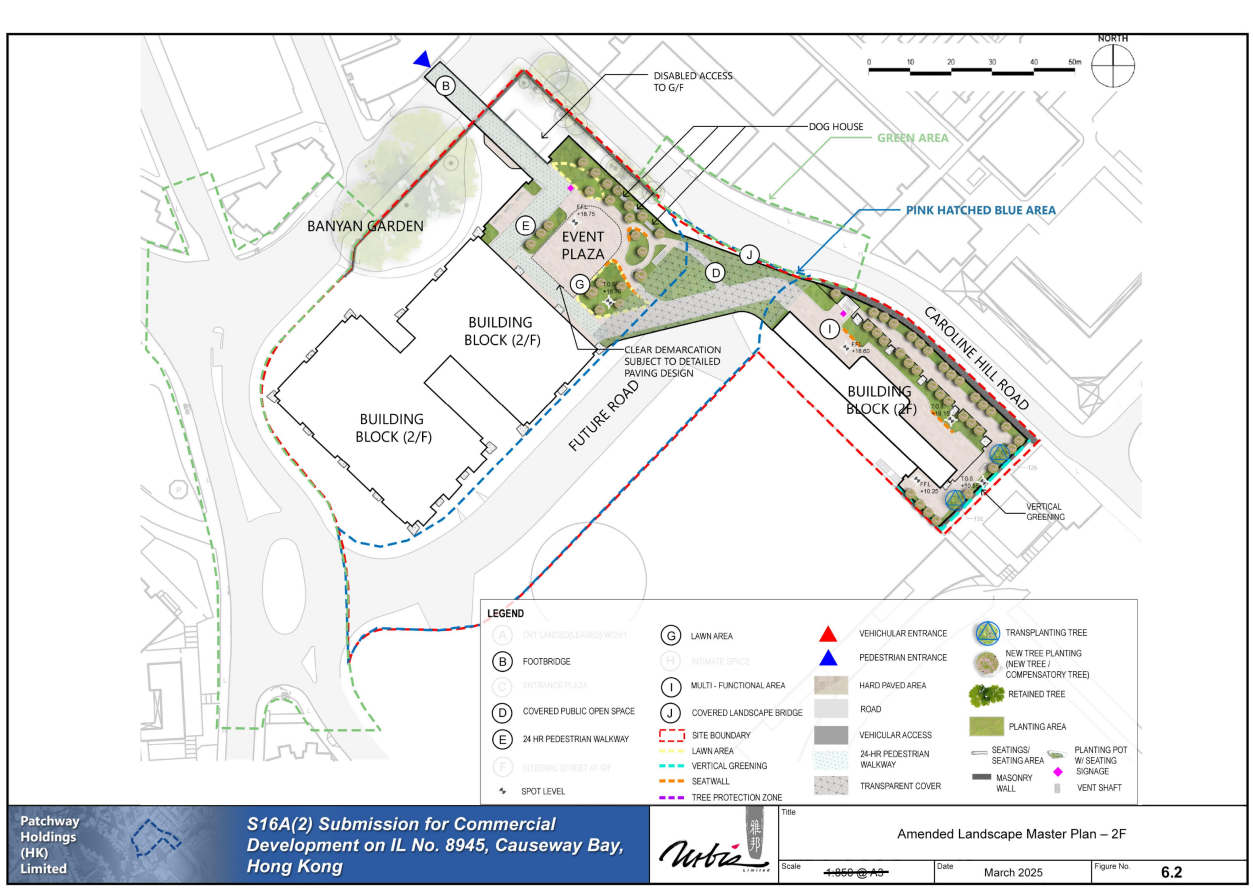
2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



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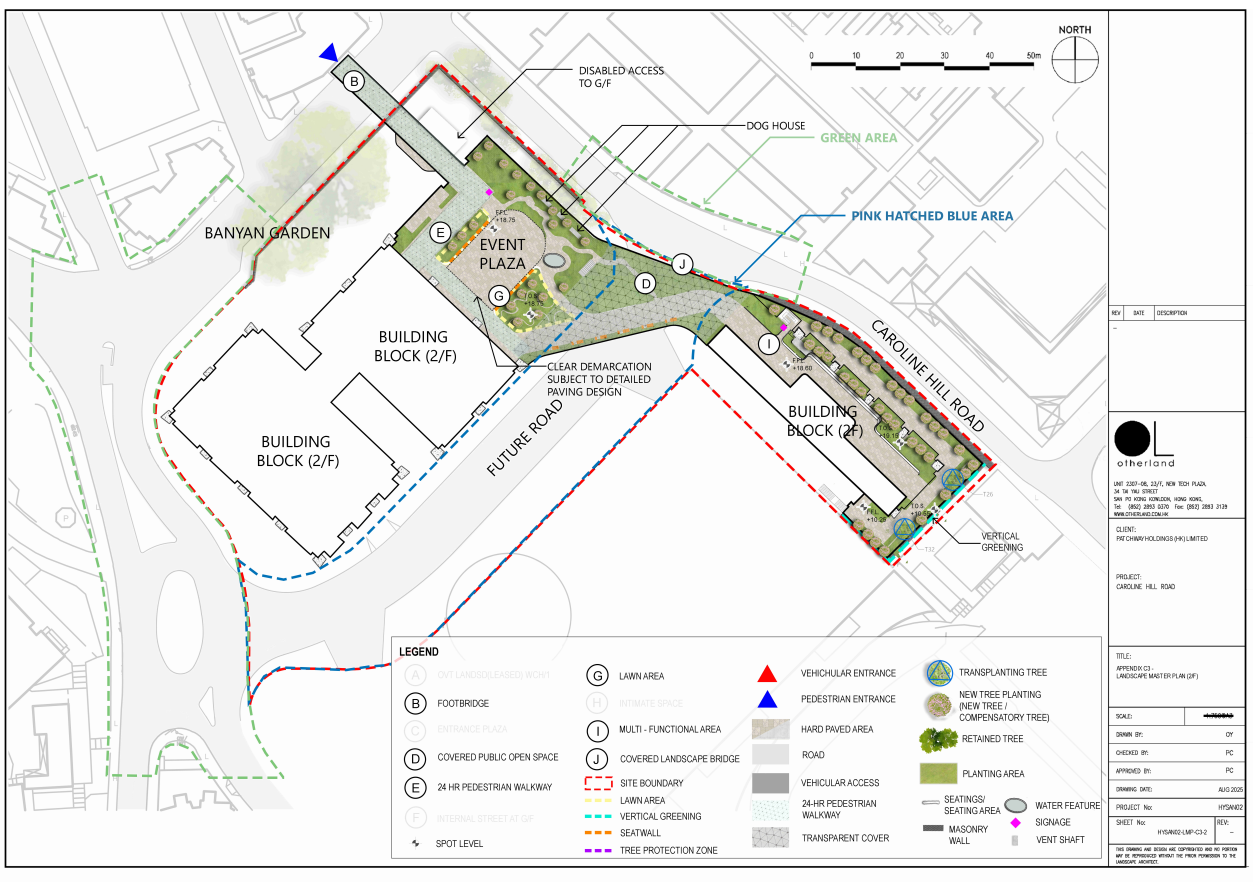
2025 APPROVED SCHEME
(A/H7/181-2)



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CURRENT SCHEME
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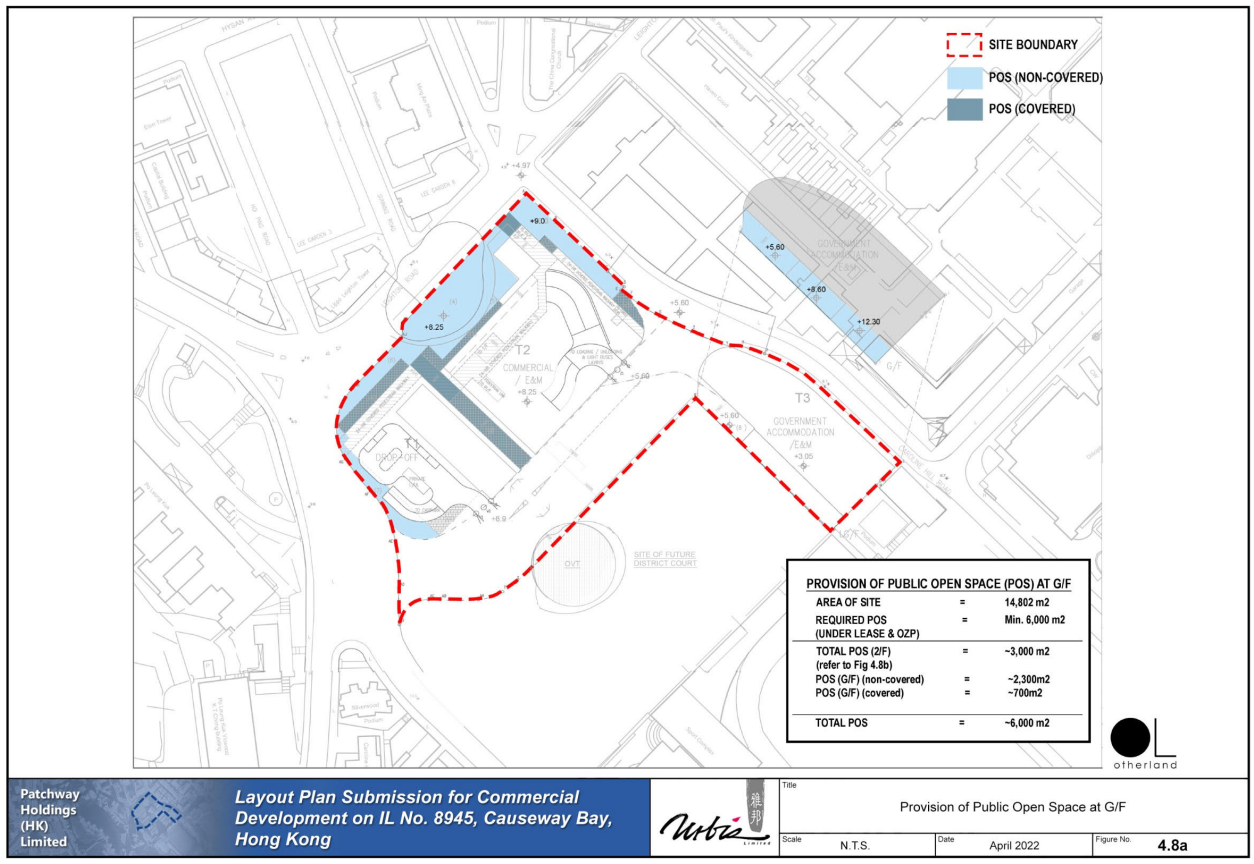
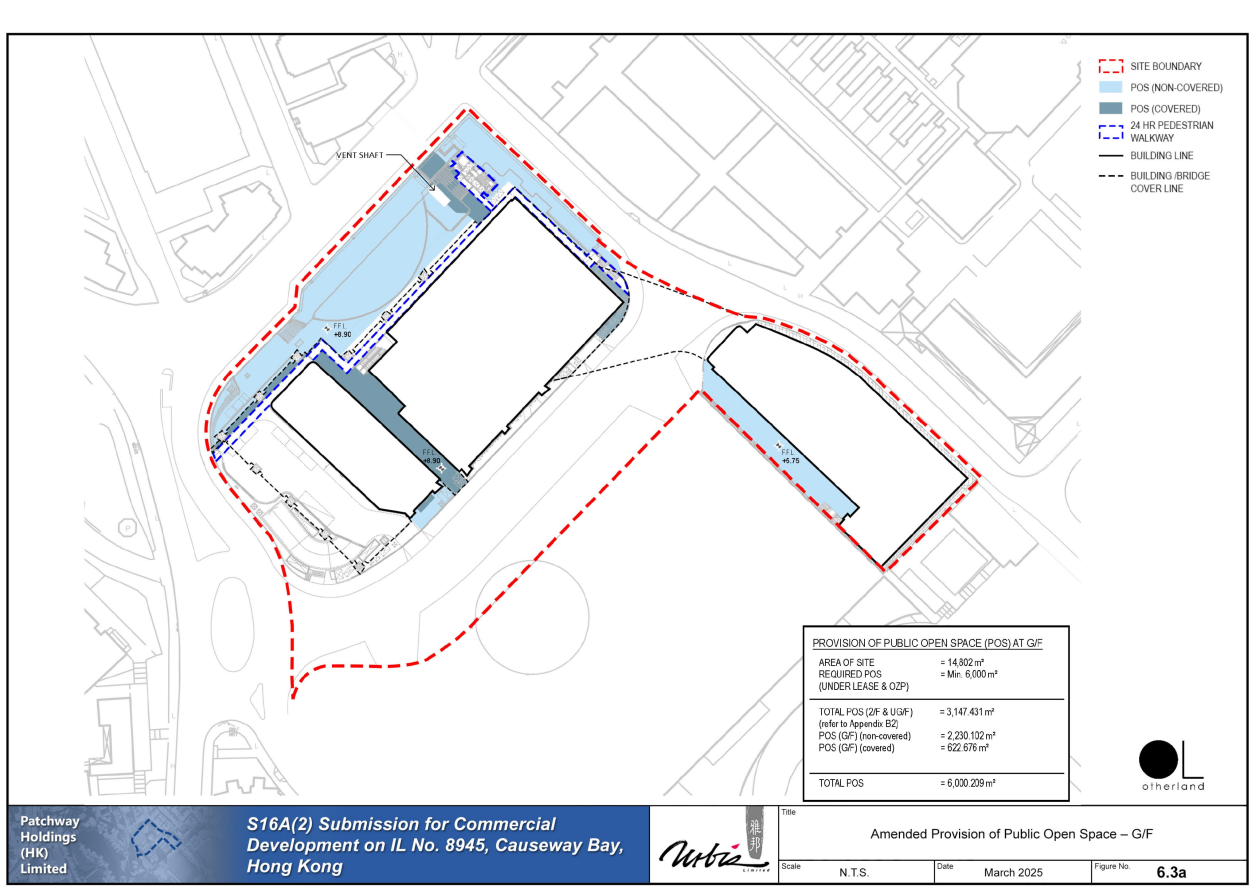
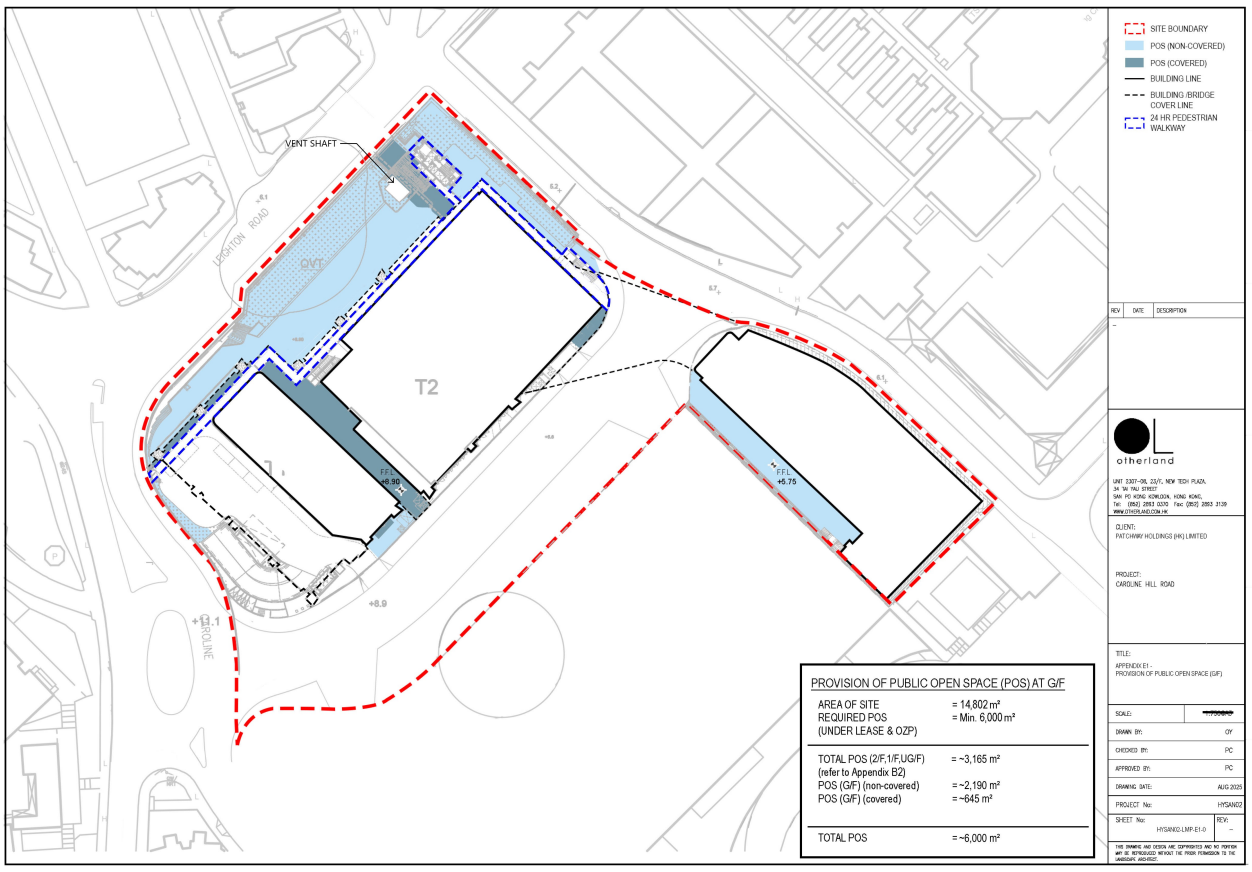
圖 PLAN
A - 21



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

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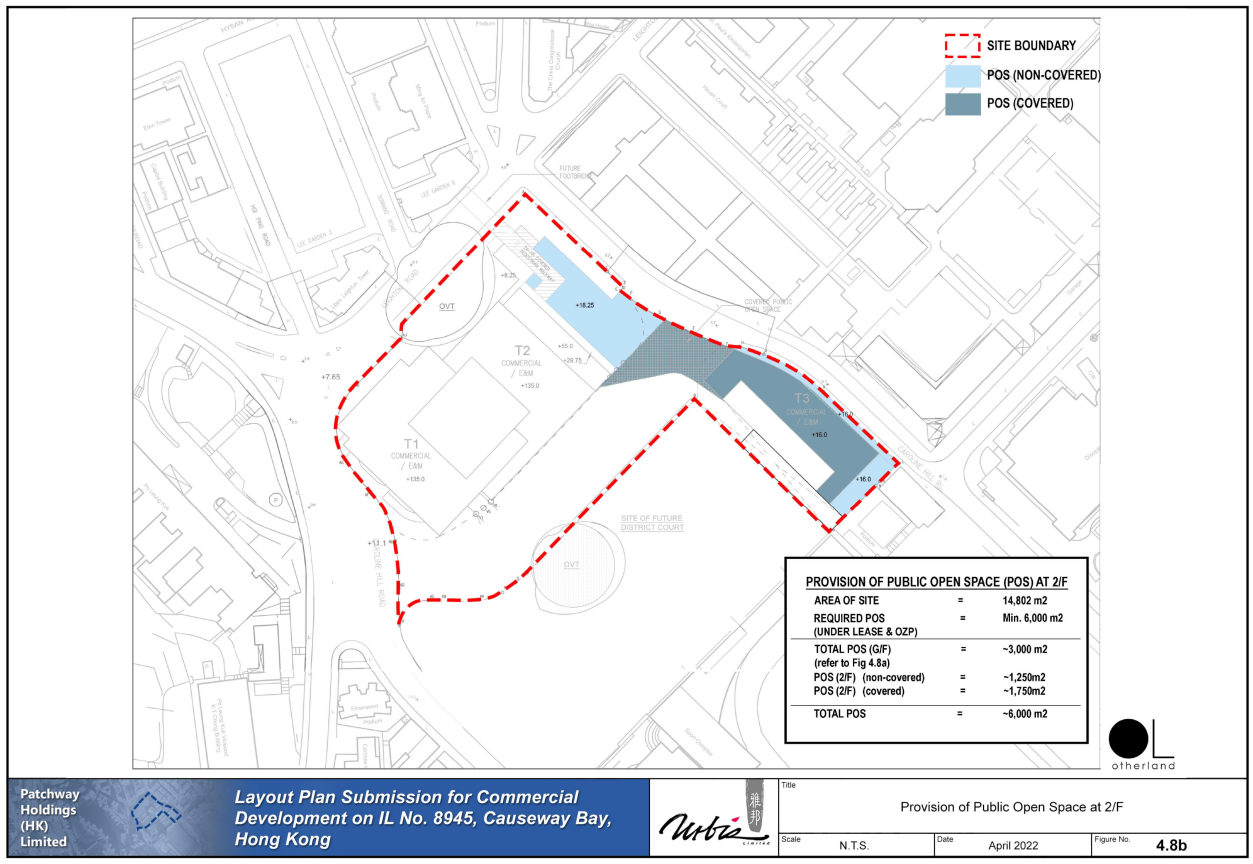
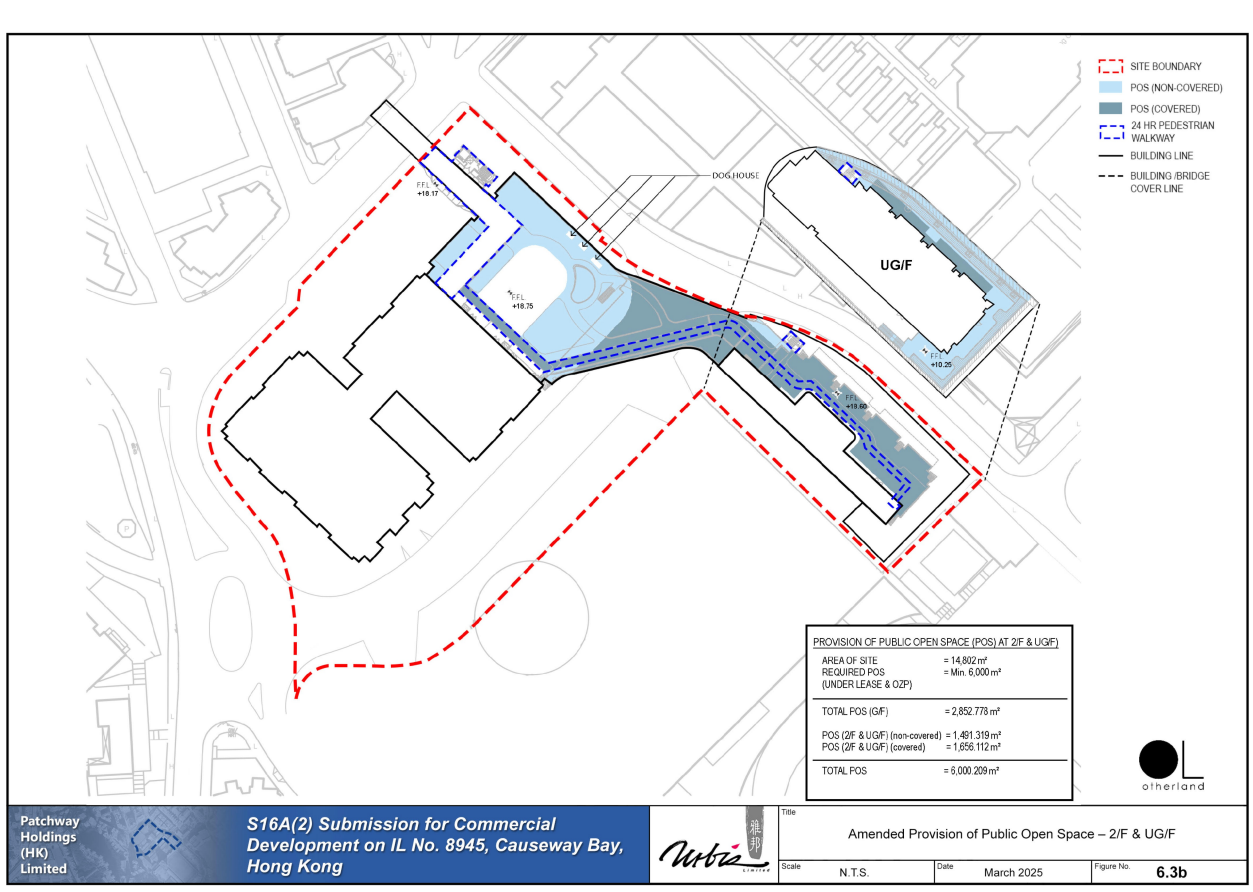
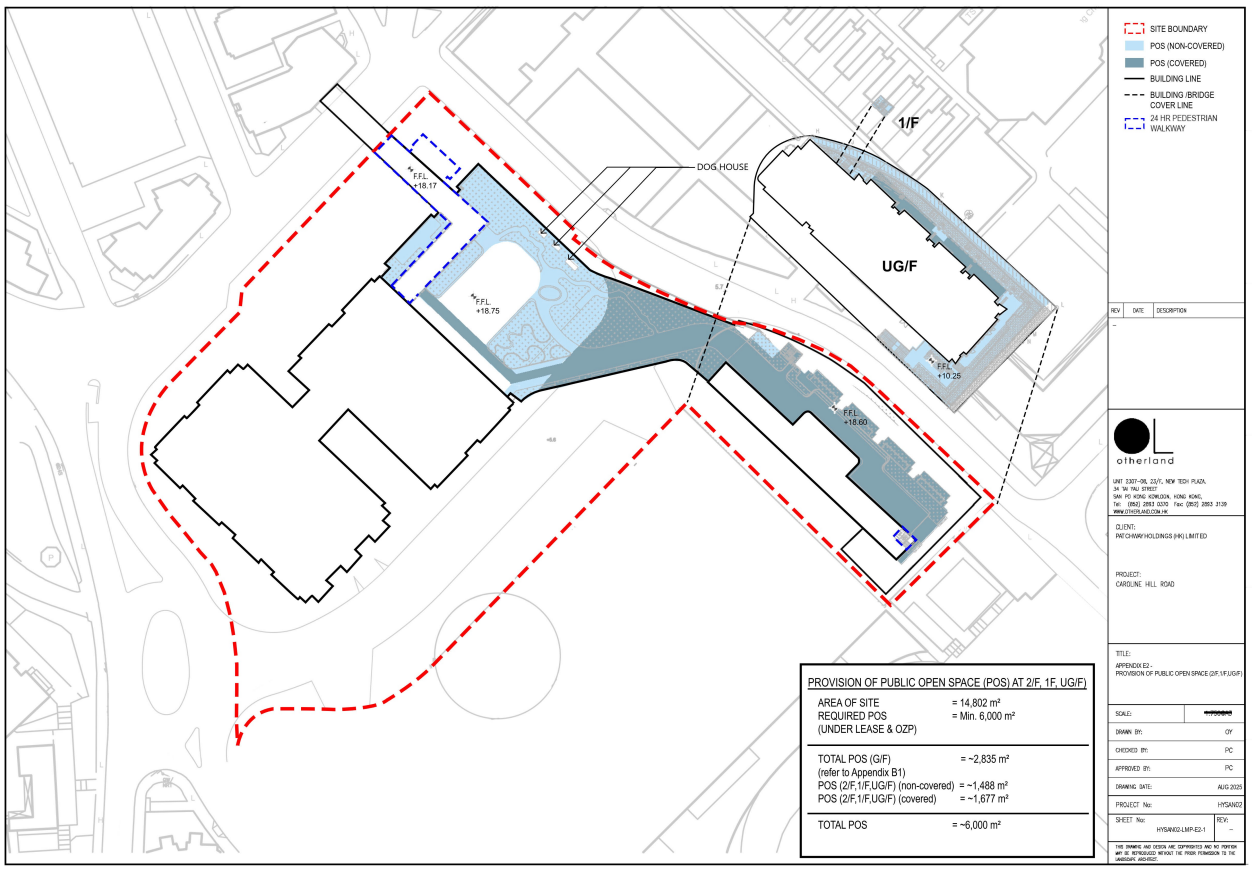
圖 PLAN
A - 22



2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



現時計劃
CURRENT SCHEME
(A/H7/188)

本圖於2025年10月22日擬備
PLAN PREPARED ON 22.10.2025

已批准方案與現行方案之比較
COMPARISON OF APPROVED AND CURRENT SCHEMES

提交發展藍圖及擬議略為放寬總樓面面積限制，以作准許的食肆、辦公室、
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INLAND LOT 8945, CAROLINE HILL ROAD, CAUSEWAY BAY

規劃署
Planning Department

參考編號
REFERENCE No.
A/H7/188

圖 PLAN
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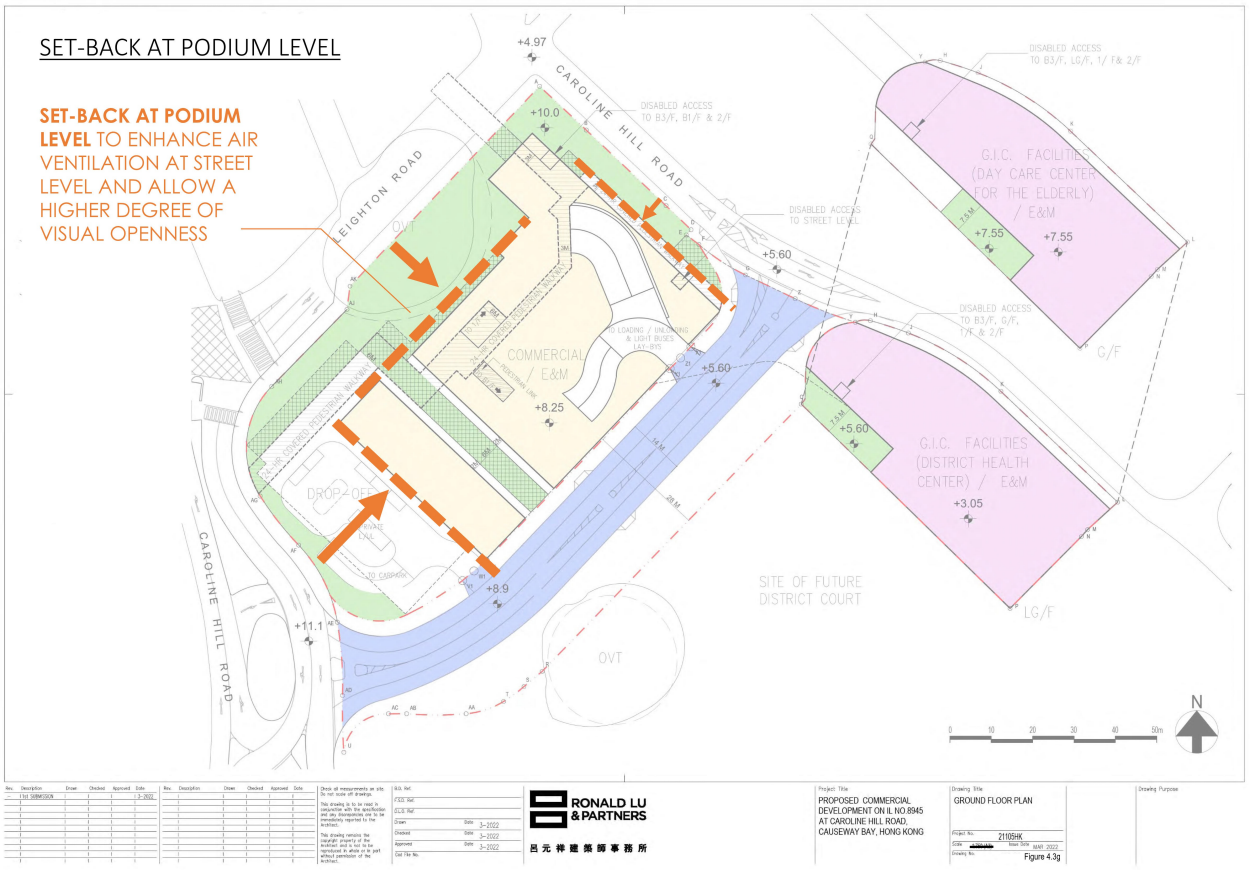
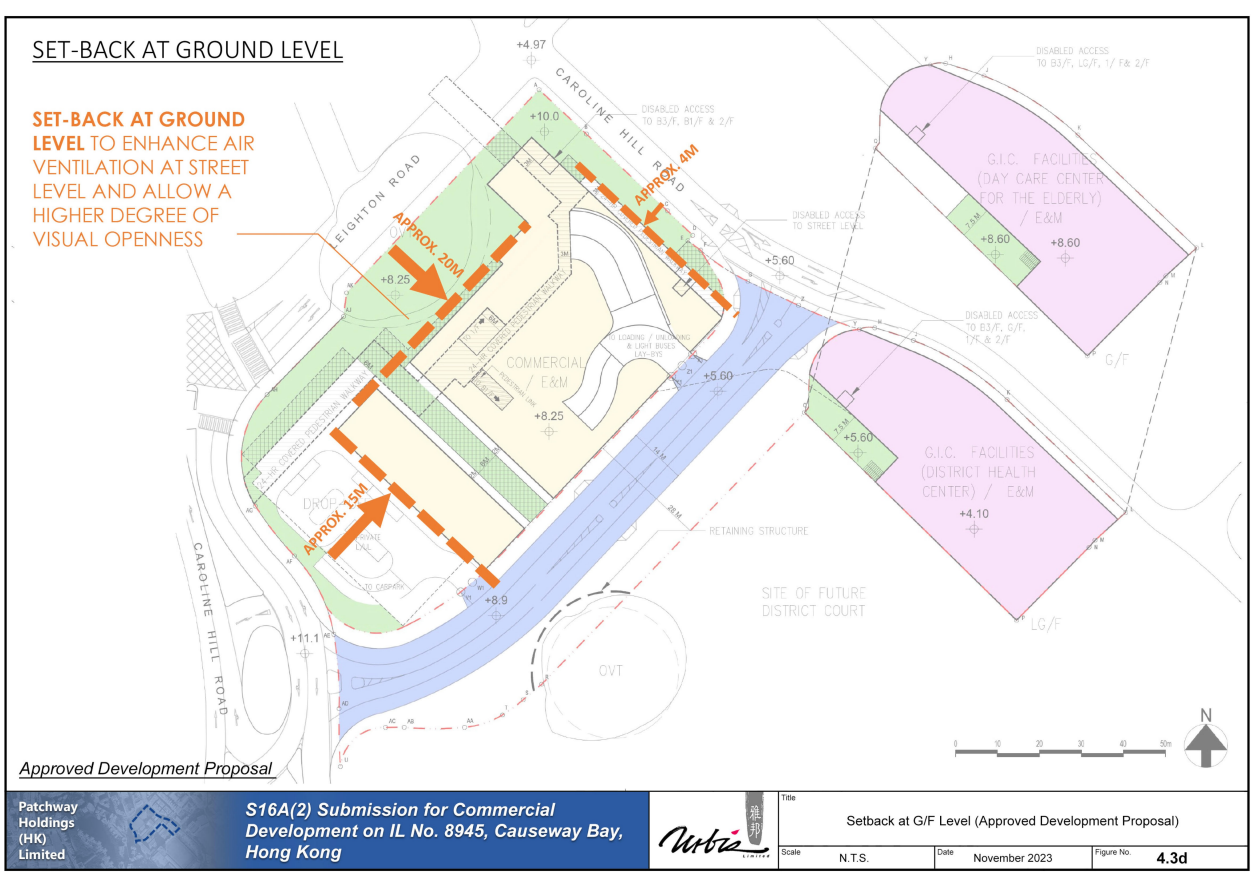
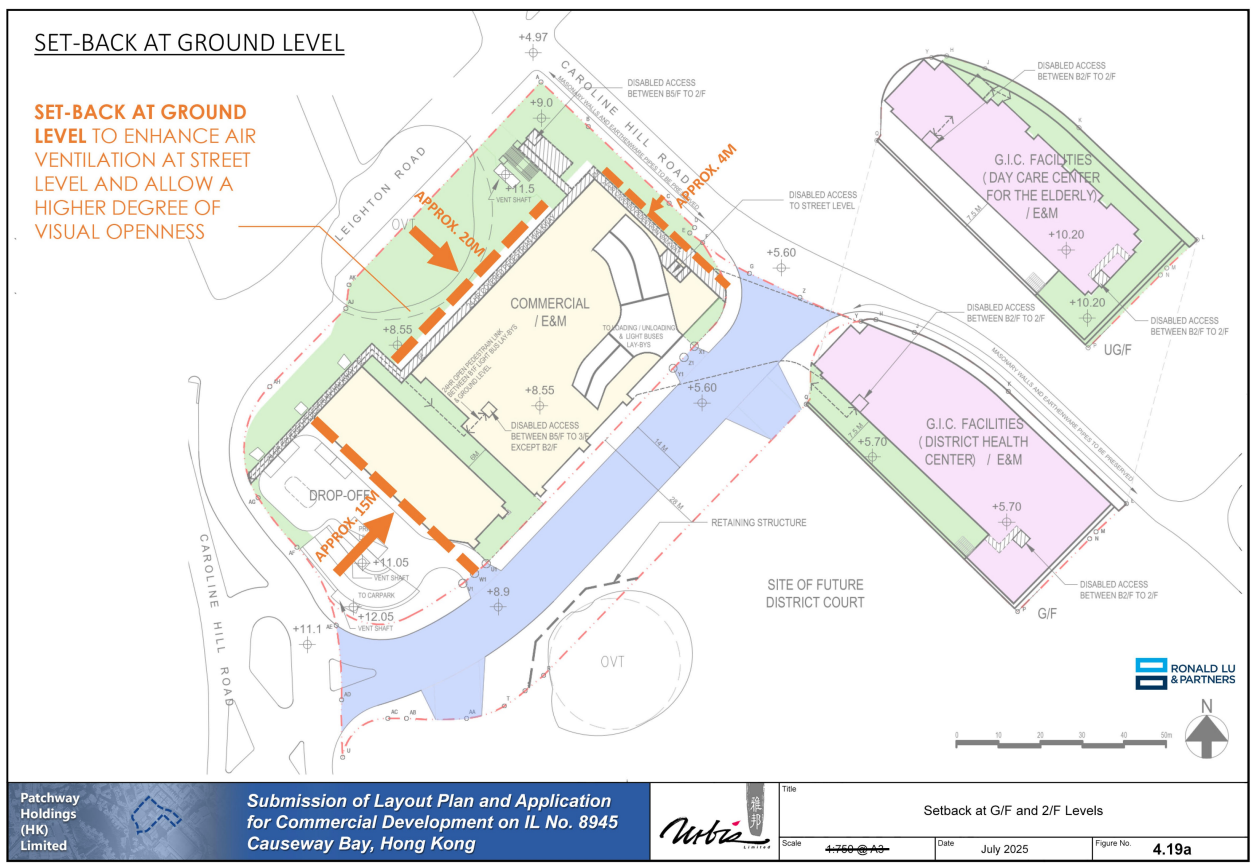


2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)



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CURRENT SCHEME
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圖 PLAN
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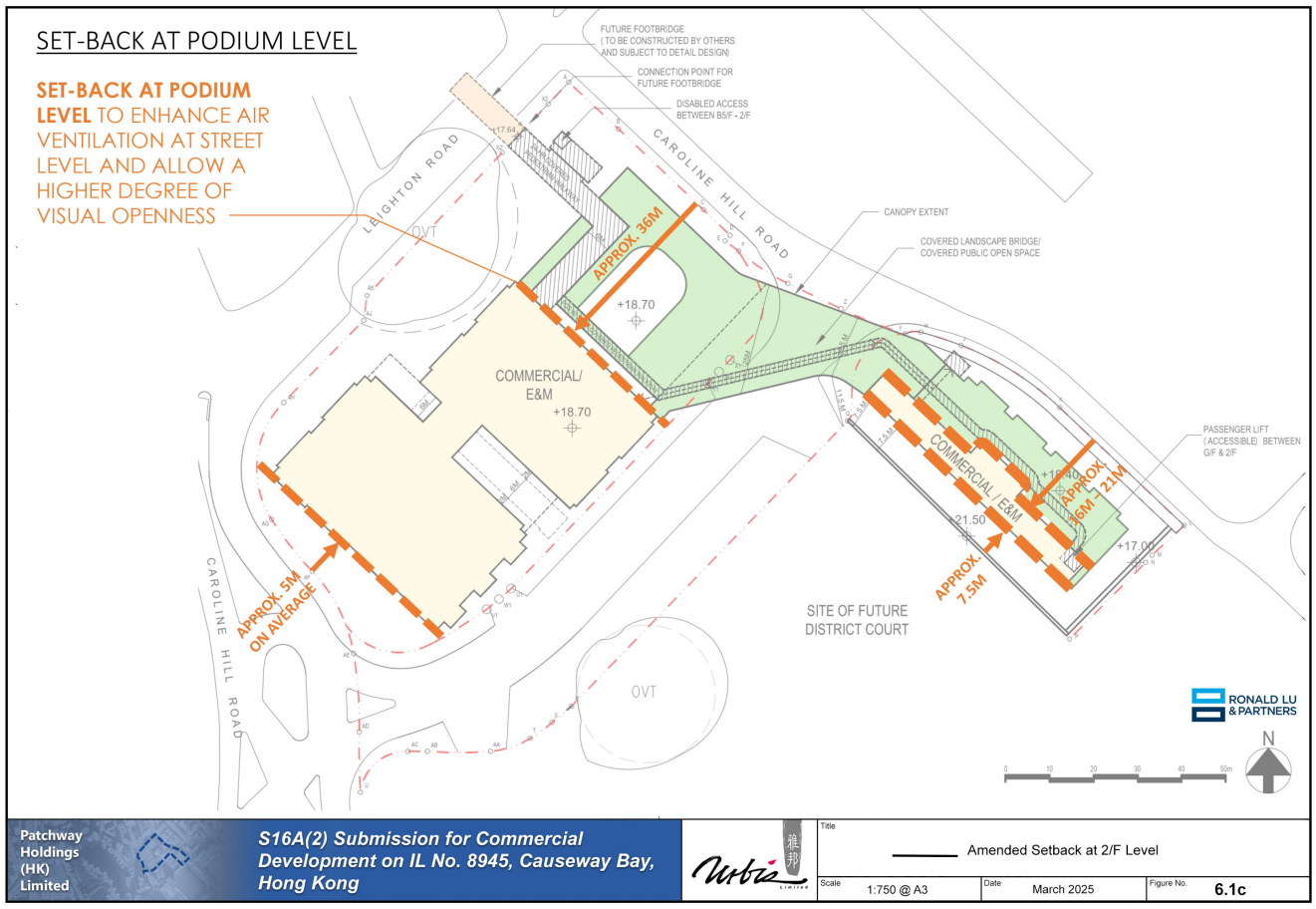
沒有相關部份
NO CORRESPONDING PART

2022 核准計劃
2022 APPROVED SCHEME
(A/H7/181)



2025 核准計劃
2025 APPROVED SCHEME
(A/H7/181-2)

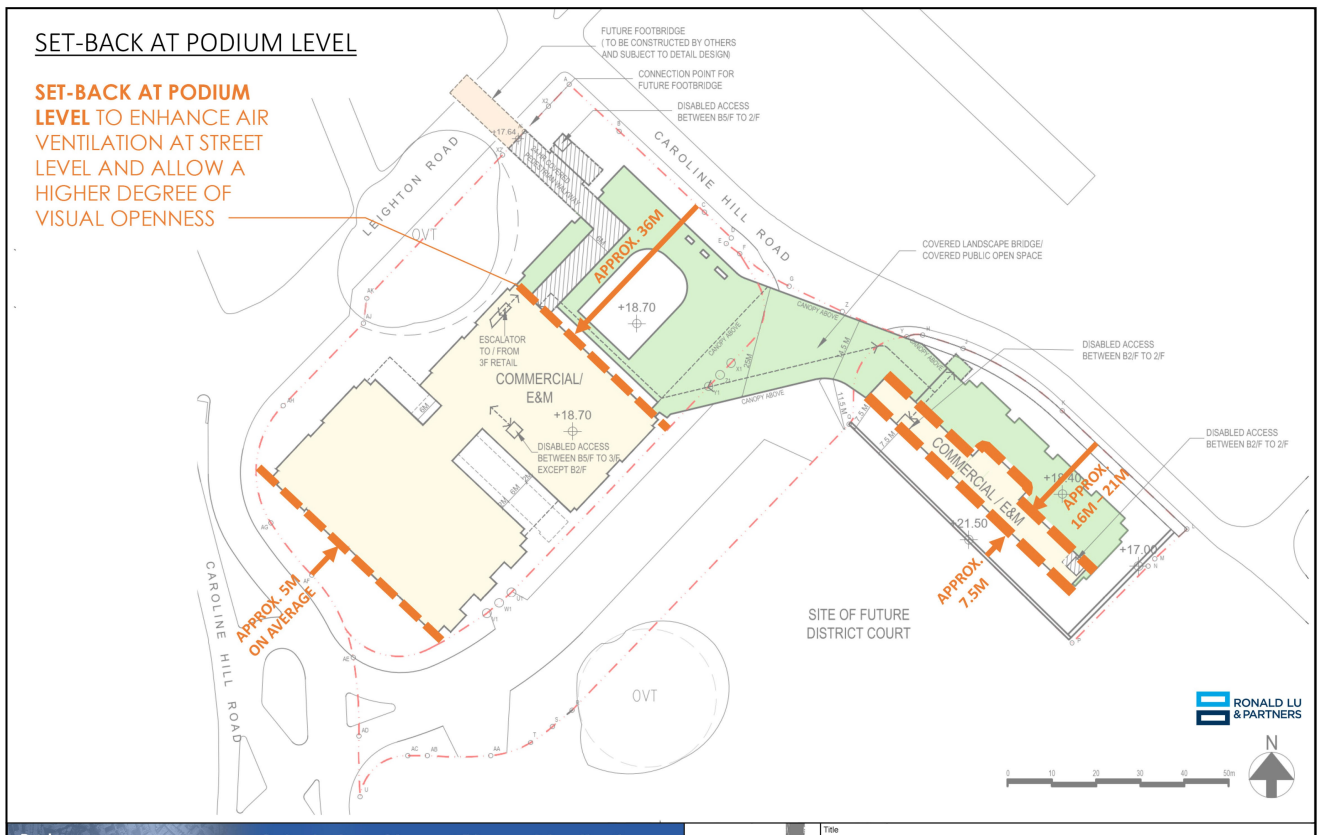


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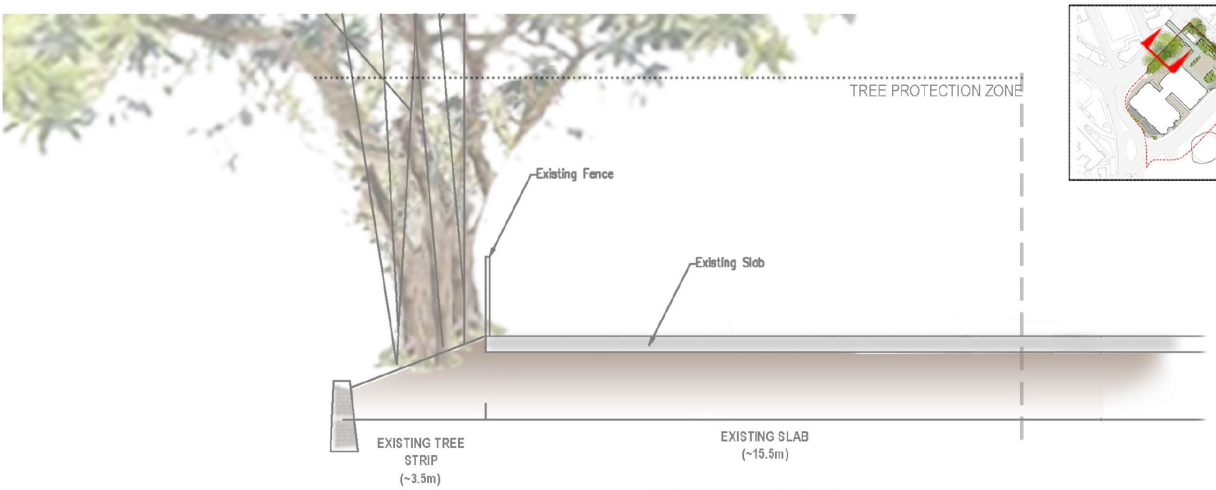
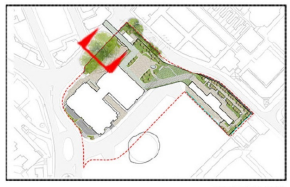
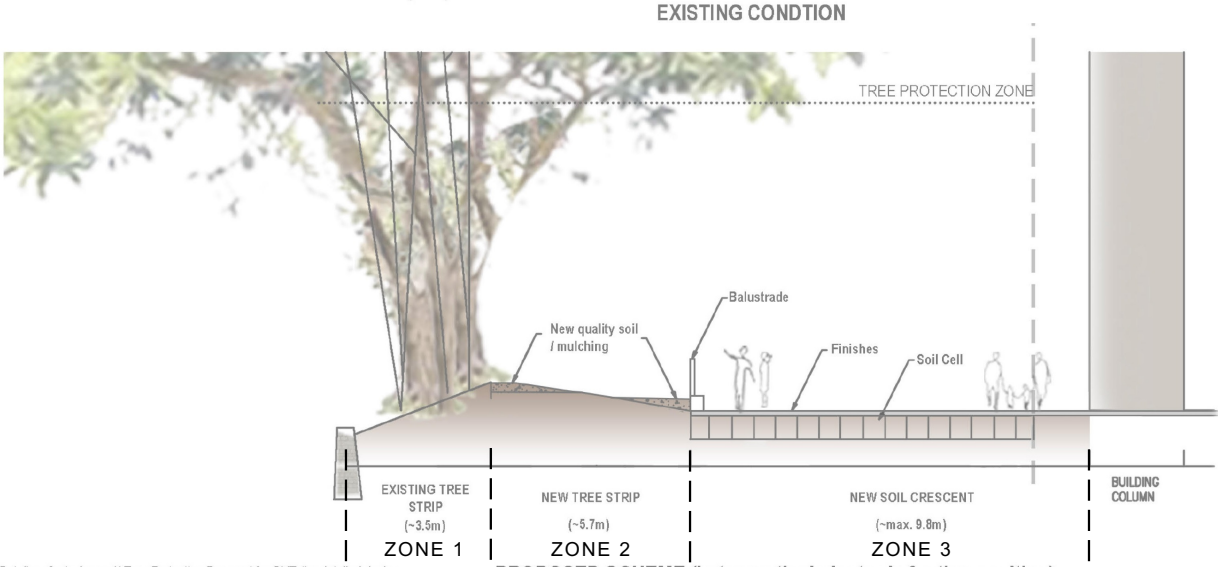
圖 PLAN
A - 25



EXISTING CONDTION





PROPOSED SCHEME (between 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.

本圖於2025年10月22日擬備
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地下「榕樹花園」的園景截視圖
LANDSCAPE SECTIONS OF G/F BANYAN GARDEN

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圖 PLAN
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