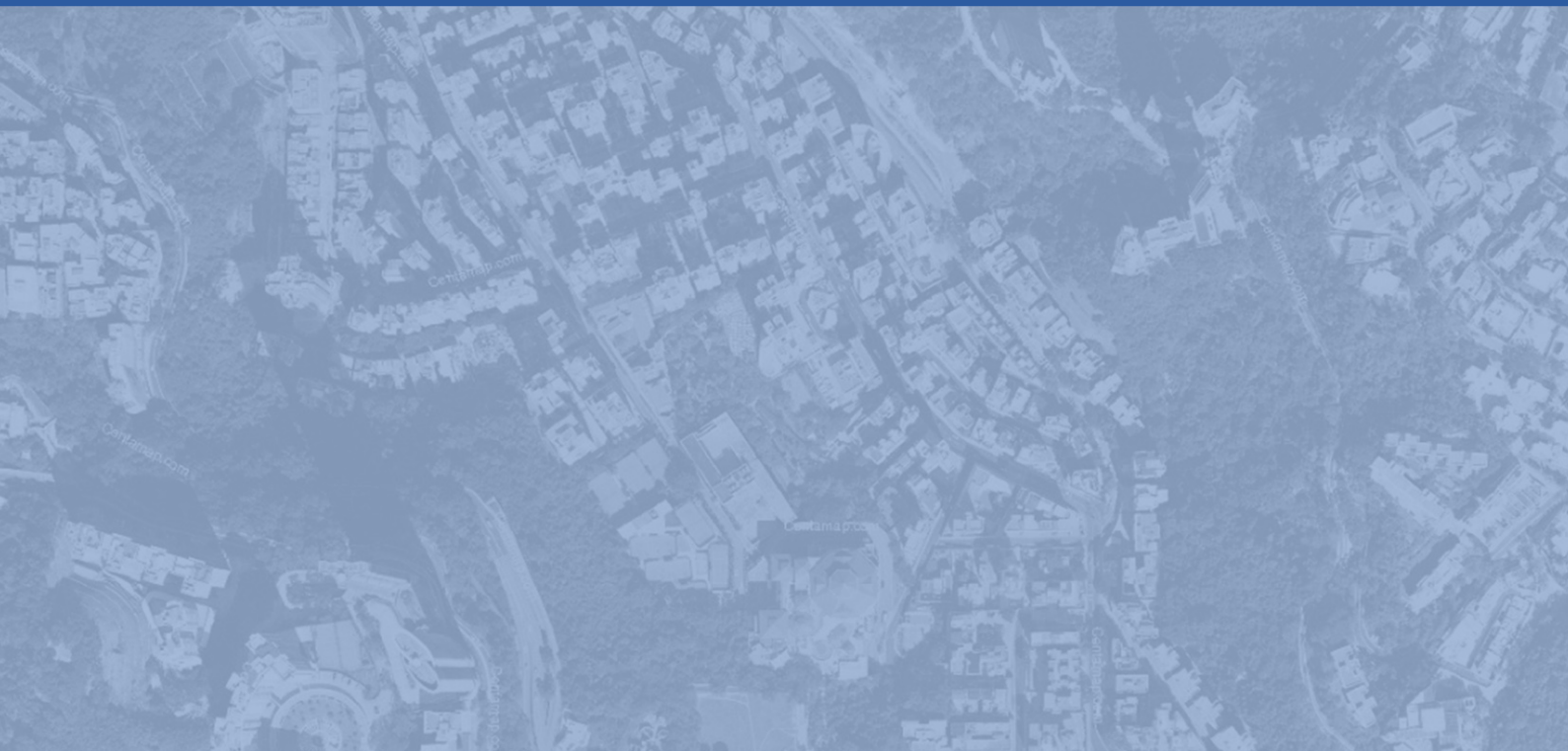
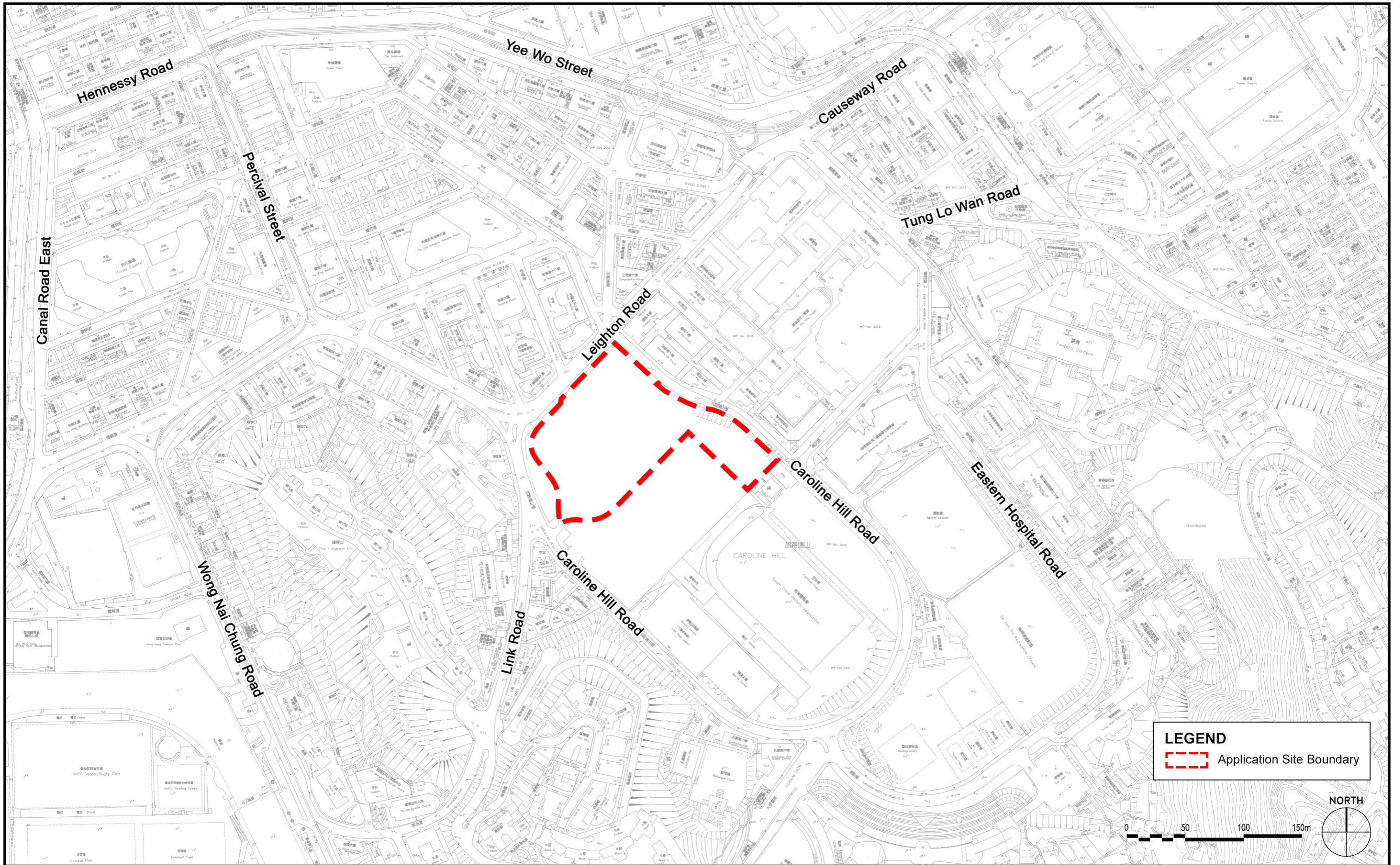


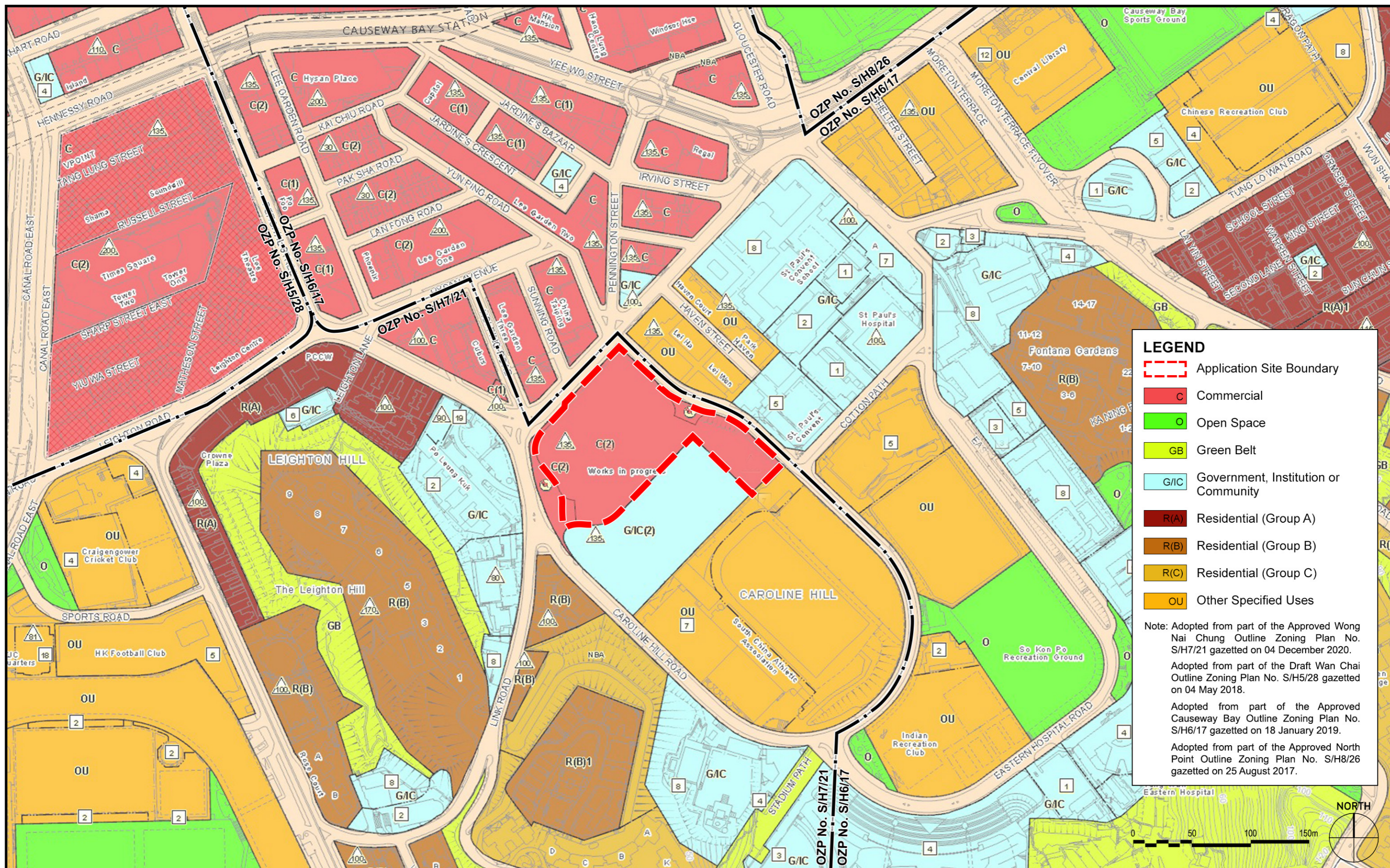
銅鑼灣

Causeway Bay

Figures







LEGEND

- Application Site Boundary
- C Commercial
- O Open Space
- GB Green Belt
- G/IC Government, Institution or Community
- R(A) Residential (Group A)
- R(B) Residential (Group B)
- R(C) Residential (Group C)
- OU Other Specified Uses

Note: Adopted from part of the Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21 gazetted on 04 December 2020.
 Adopted from part of the Draft Wan Chai Outline Zoning Plan No. S/H5/28 gazetted on 04 May 2018.
 Adopted from part of the Approved Causeway Bay Outline Zoning Plan No. S/H6/17 gazetted on 18 January 2019.
 Adopted from part of the Approved North Point Outline Zoning Plan No. S/H8/26 gazetted on 25 August 2017.


Patchway Holdings (HK) Limited


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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

0 50 100 150m 

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)

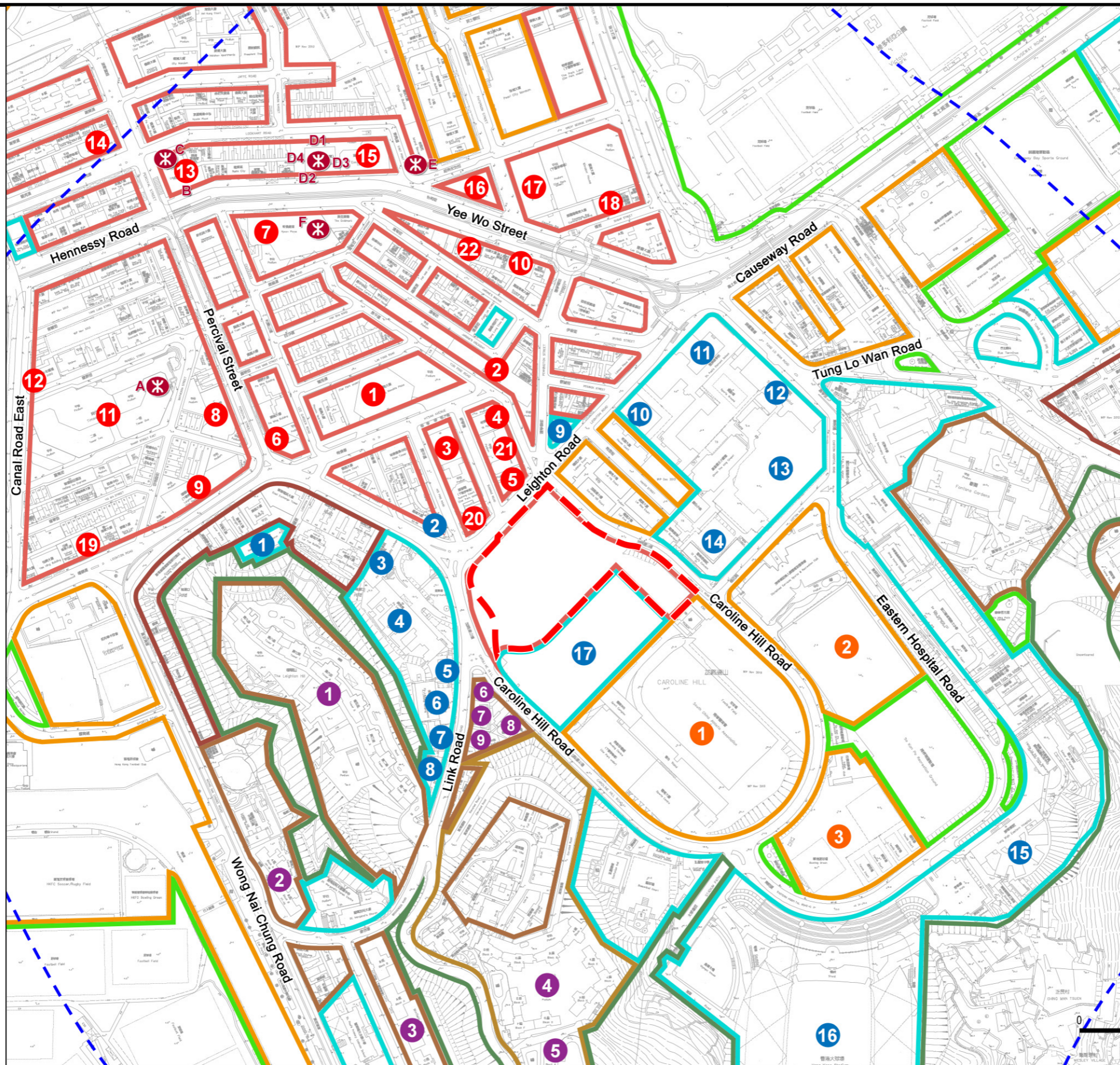
- 1 The Leighton Hill
- 2 Rose Court
- 3 Winfield Building
- 4 Beverly Hill
- 5 Villa Rocha
- 6 Silverwood
- 7 Caroline Height
- 8 Caroline Garden
- 9 Jade Terrace

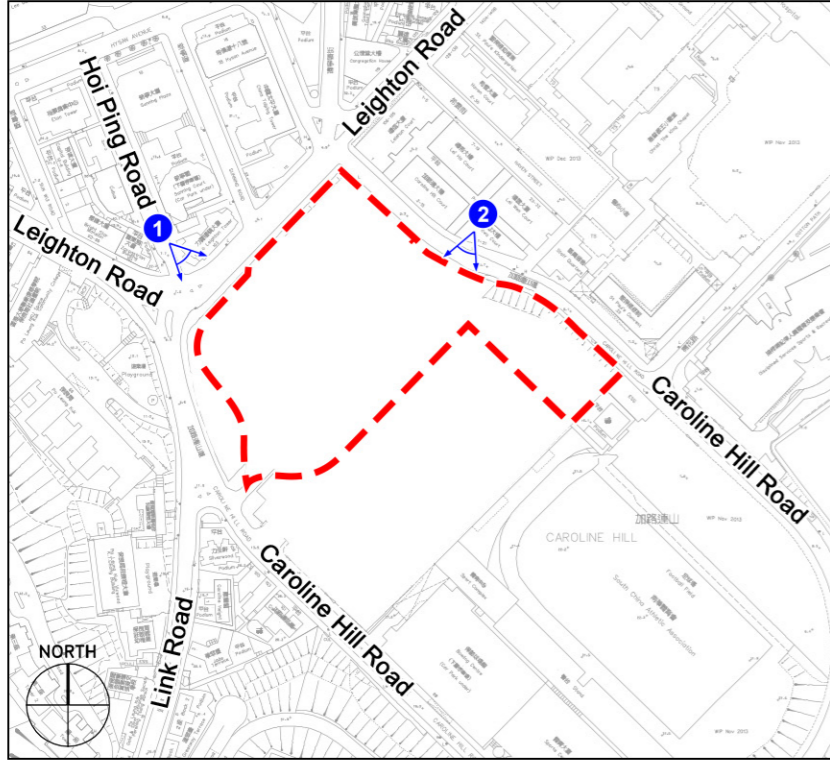
Government, Institution or Community Development (G/IC)

- 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





KEY PLAN

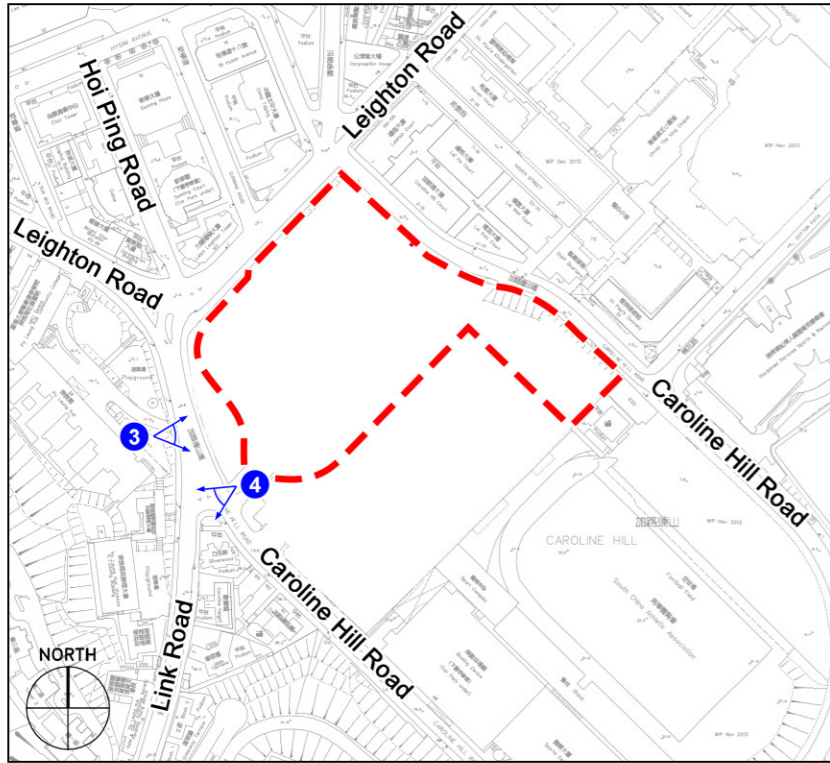


VP1 - Application Site (View from Leighton Road)



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

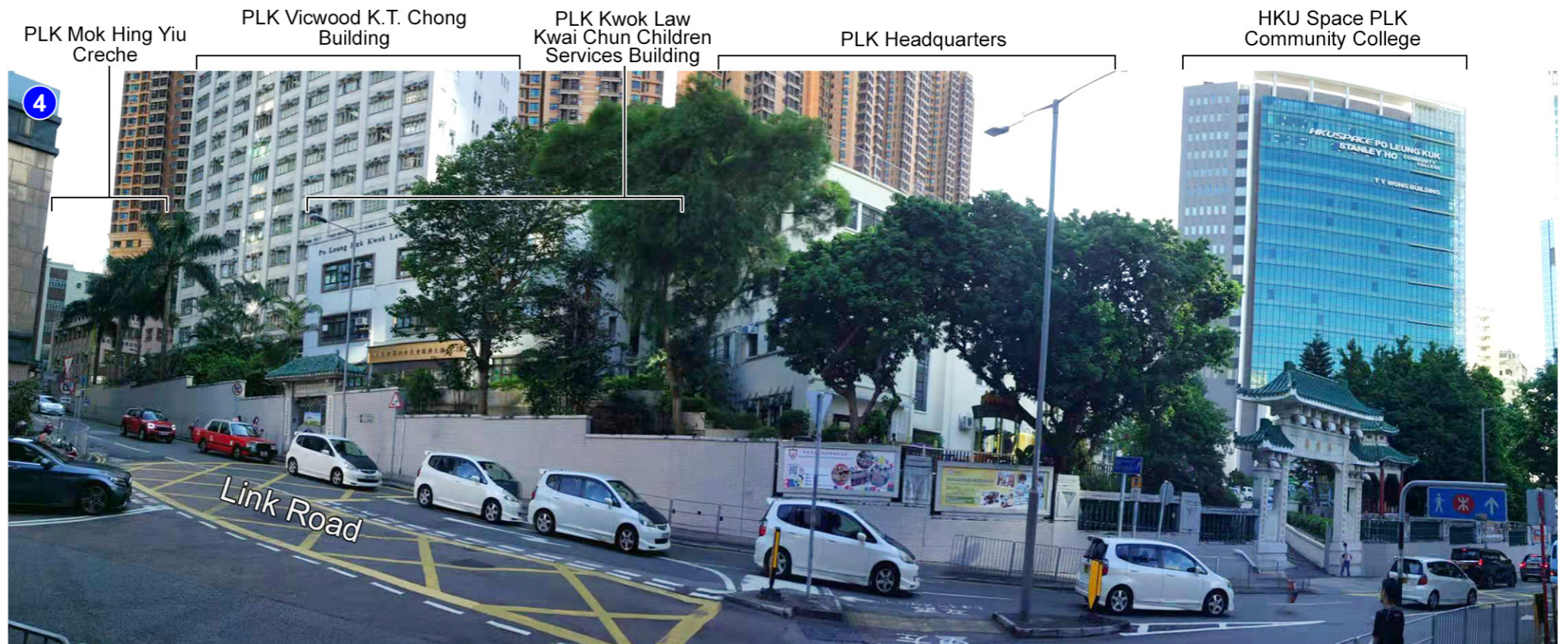




KEY PLAN

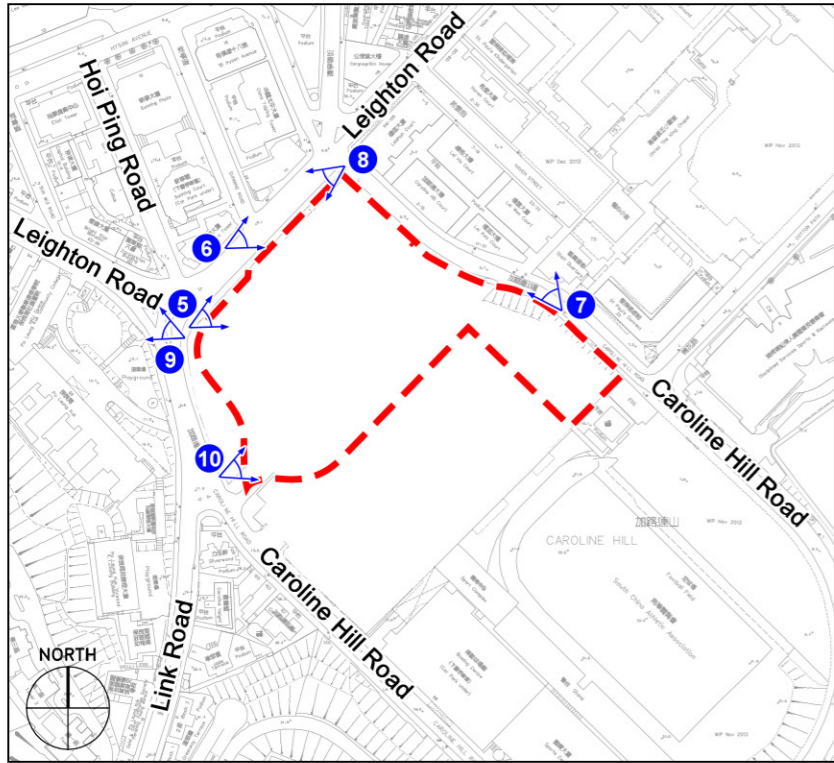


VP3 - Application Site (View from Caroline Hill Road (West))

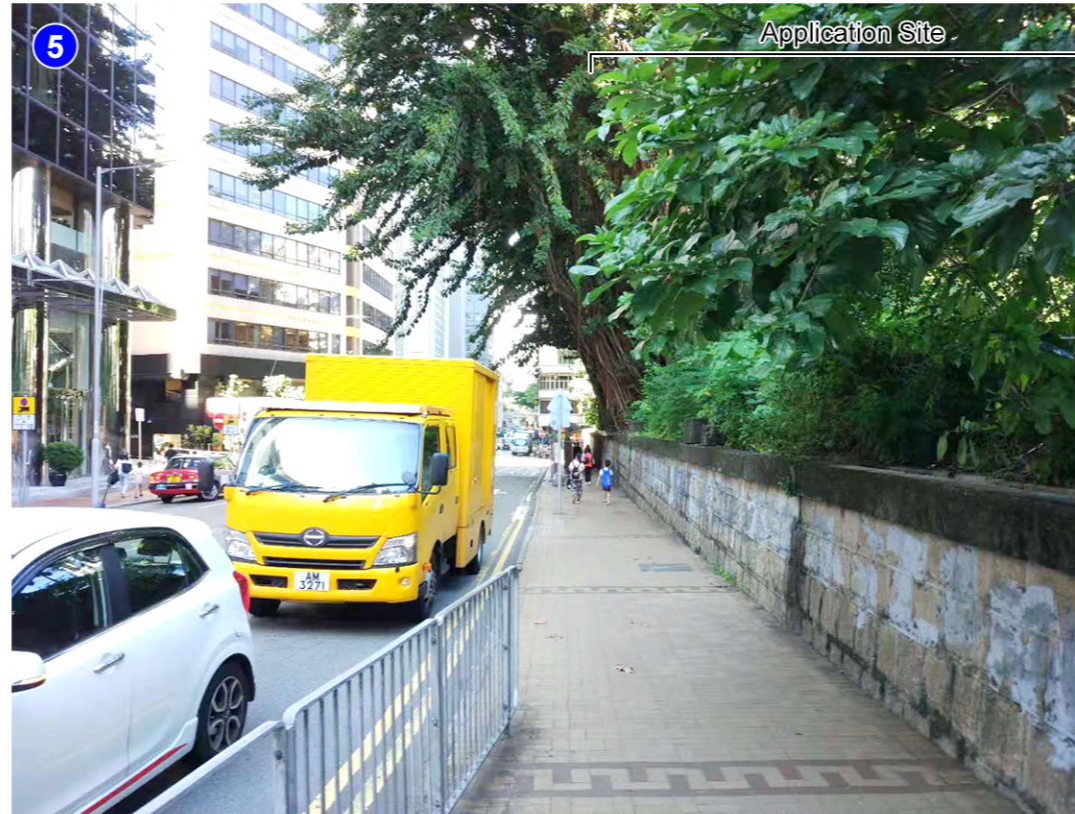


VP4 - Surrounding Development on Link Road and Caroline Hill Road (West)





KEY PLAN



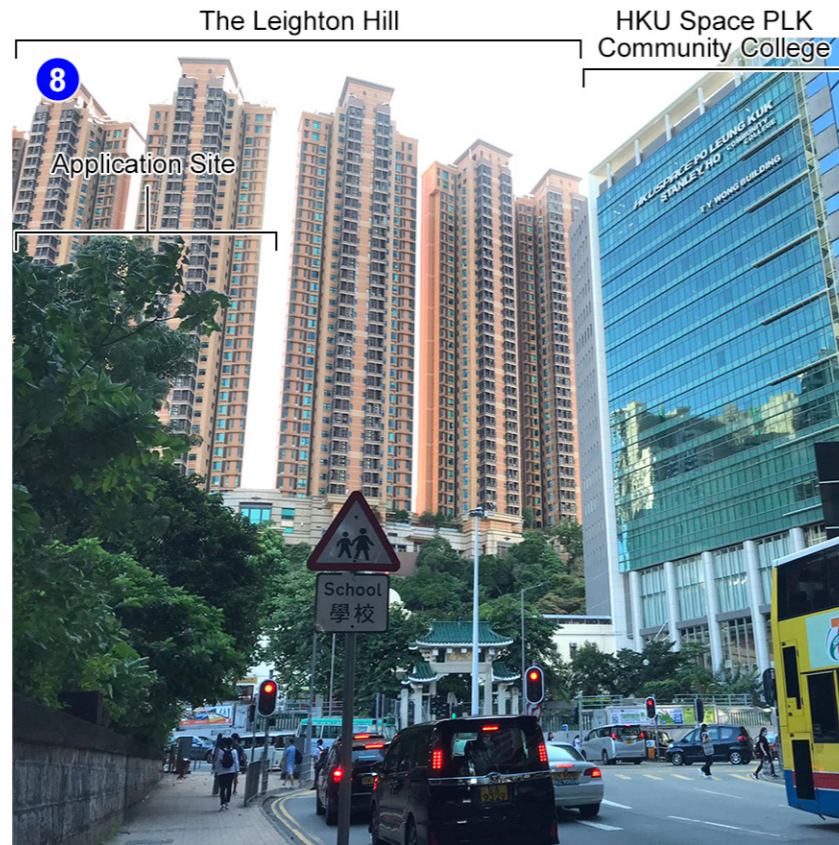
VP5 - Old and Valuable Tree (No. HKP WCH/1)



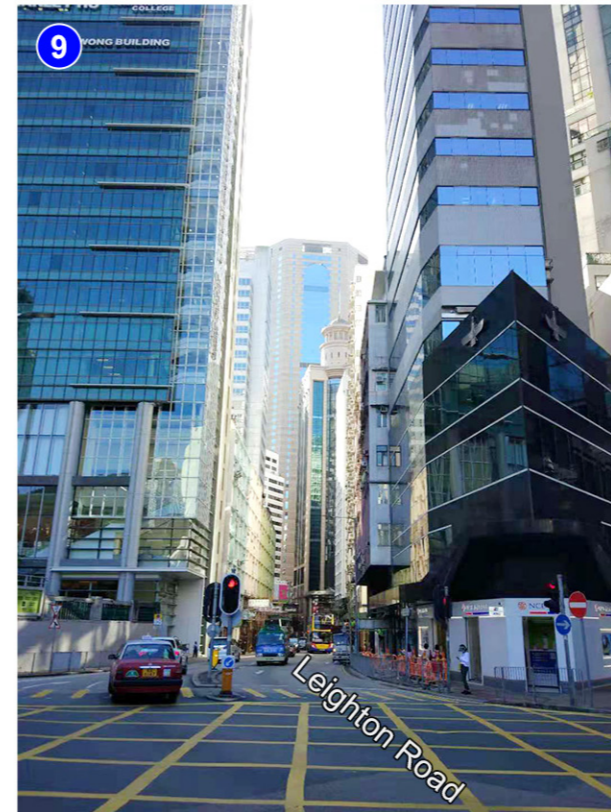
VP6 - Old and Valuable Tree (No. HKP WCH/1)



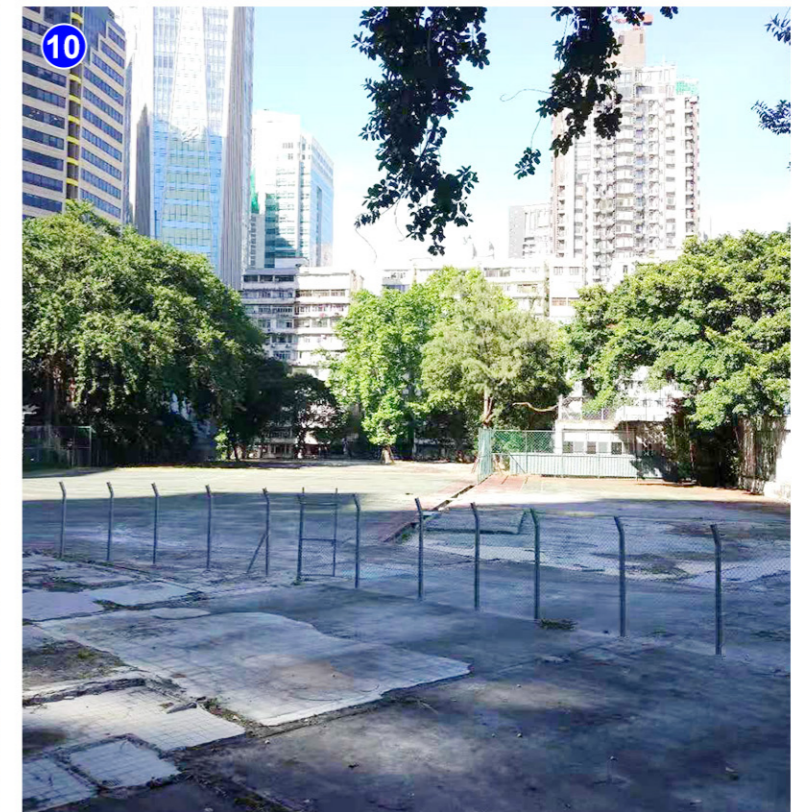
VP7 - Residential Block on Caroline Hill Road (East) with workshops on Ground Floor



VP8 - Surrounding Context (View from Leighton Road)



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

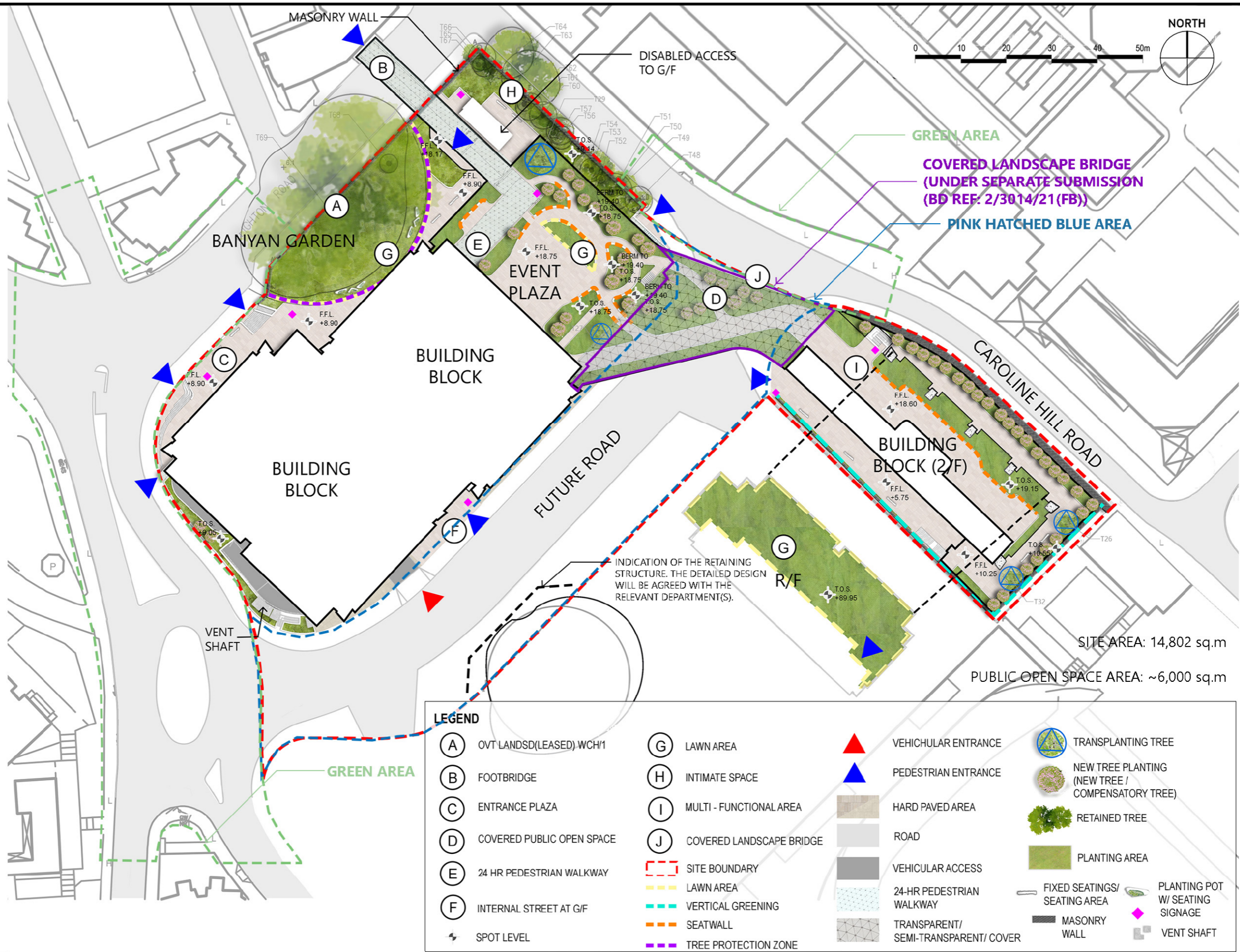


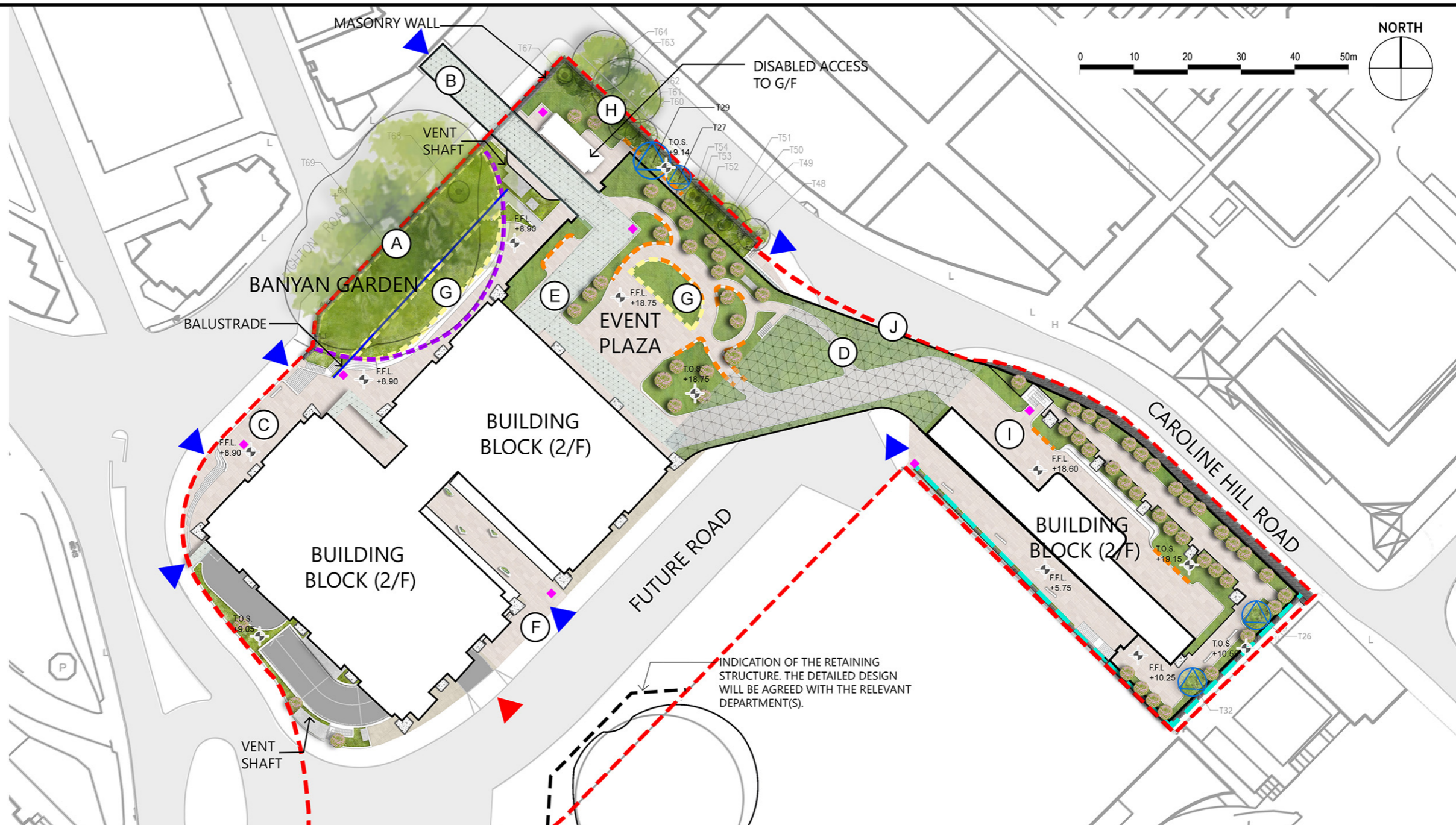
VP10 - Application Site





LEGEND		
(A) OVT HKP WCH/1	(H) OPEN LAWN	[Red dashed line] SITE BOUNDARY
(B) COVERED LANDSCAPE BRIDGE	(I) INTIMATE SPACE	[Red triangle] VEHICULAR ENTRANCE
(C) FOOTBRIDGE	(J) SHRUB ISLAND	[Blue triangle] PEDESTRIAN ENTRANCE
(D) ENTRANCE PLAZA	(K) MULTI - FUNCTIONAL AREA	[Grid pattern] TRANSPARENT/ SEMI - TRANSPARENT COVER
(E) COVERED PUBLIC OPEN SPACE	(L) STEPPED TERRACE	[Grey hatched] HARD PAVED AREA
(F) 24 HR PEDESTRIAN WALKWAY	(M) WOOD DECK	[Light grey] ROAD
(G) INTERNAL STREET AT G/F	[Cross symbol] PROPOSED LEVEL (+mPD)	[Dark grey hatched] MASONRY WALL
		[Green dashed line] TRANSPLANTING TREE
		[Green circle with dot] NEW TREE PLANTING
		[Green circle] NEW TREE PLANTING
		[Green circle with leaf] RETAINED TREE
		[Green square] PLANTING AREA
		[Orange circle] ART PIECE
		[Green oval] PLANTING POT
		[Blue line] SEATINGS/ SEATING AREA
		[Pink diamond] SIGNAGE

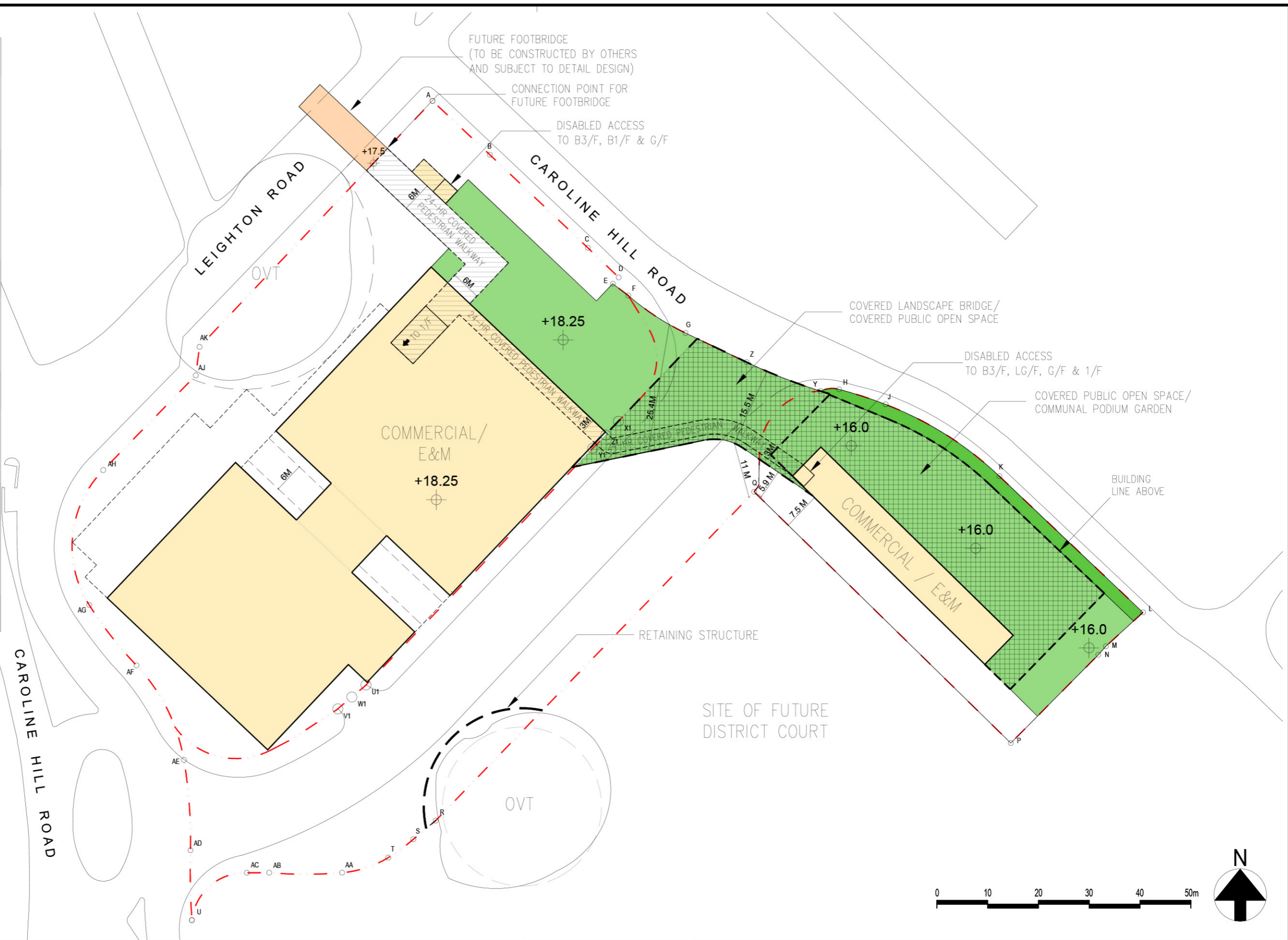




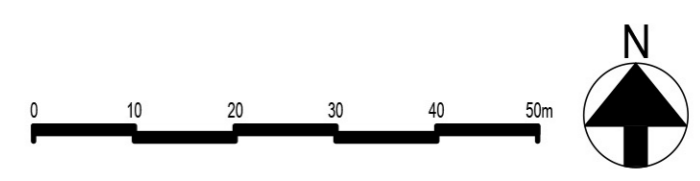
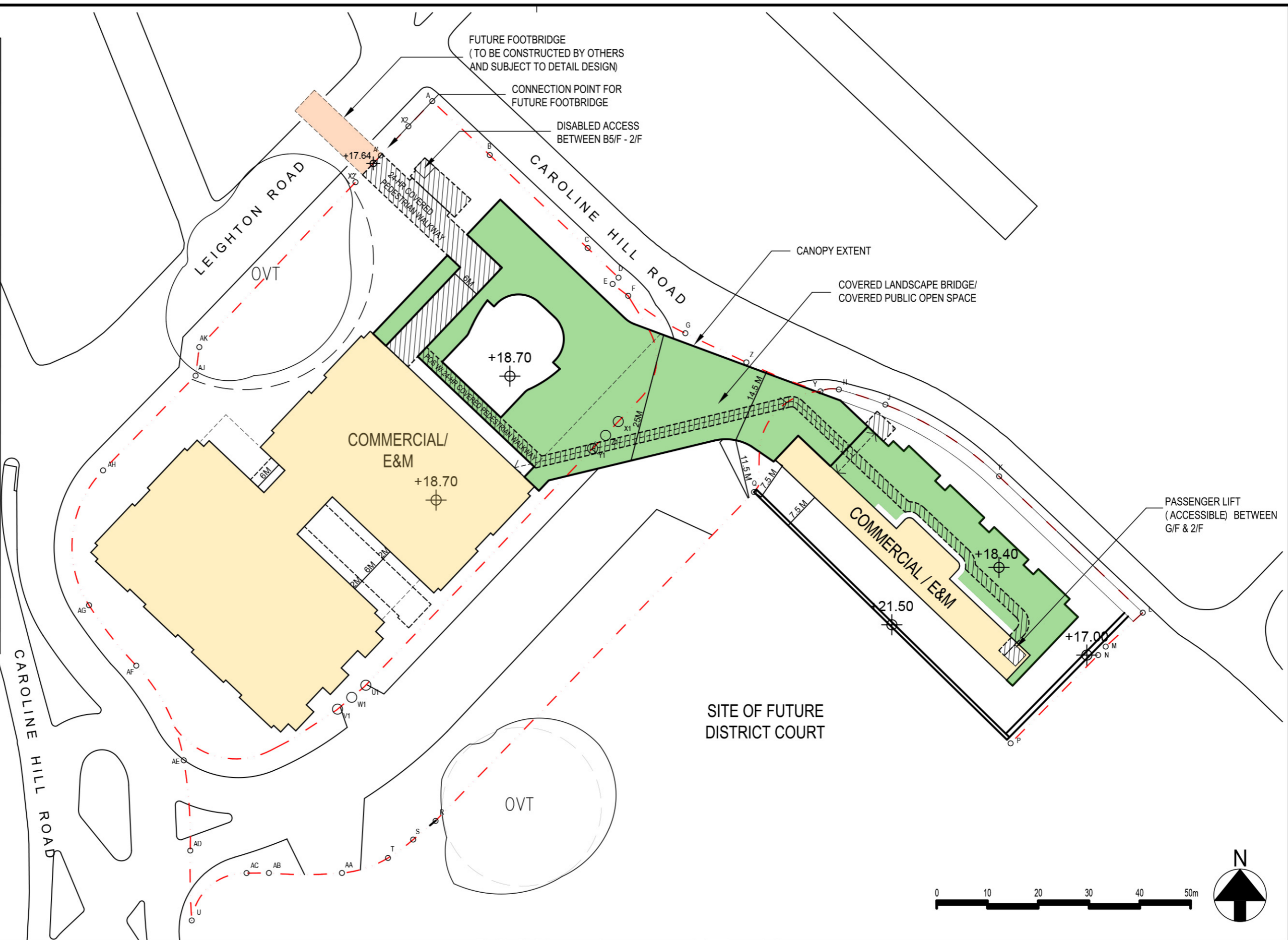
INDICATION OF THE RETAINING STRUCTURE. THE DETAILED DESIGN WILL BE AGREED WITH THE RELEVANT DEPARTMENT(S).

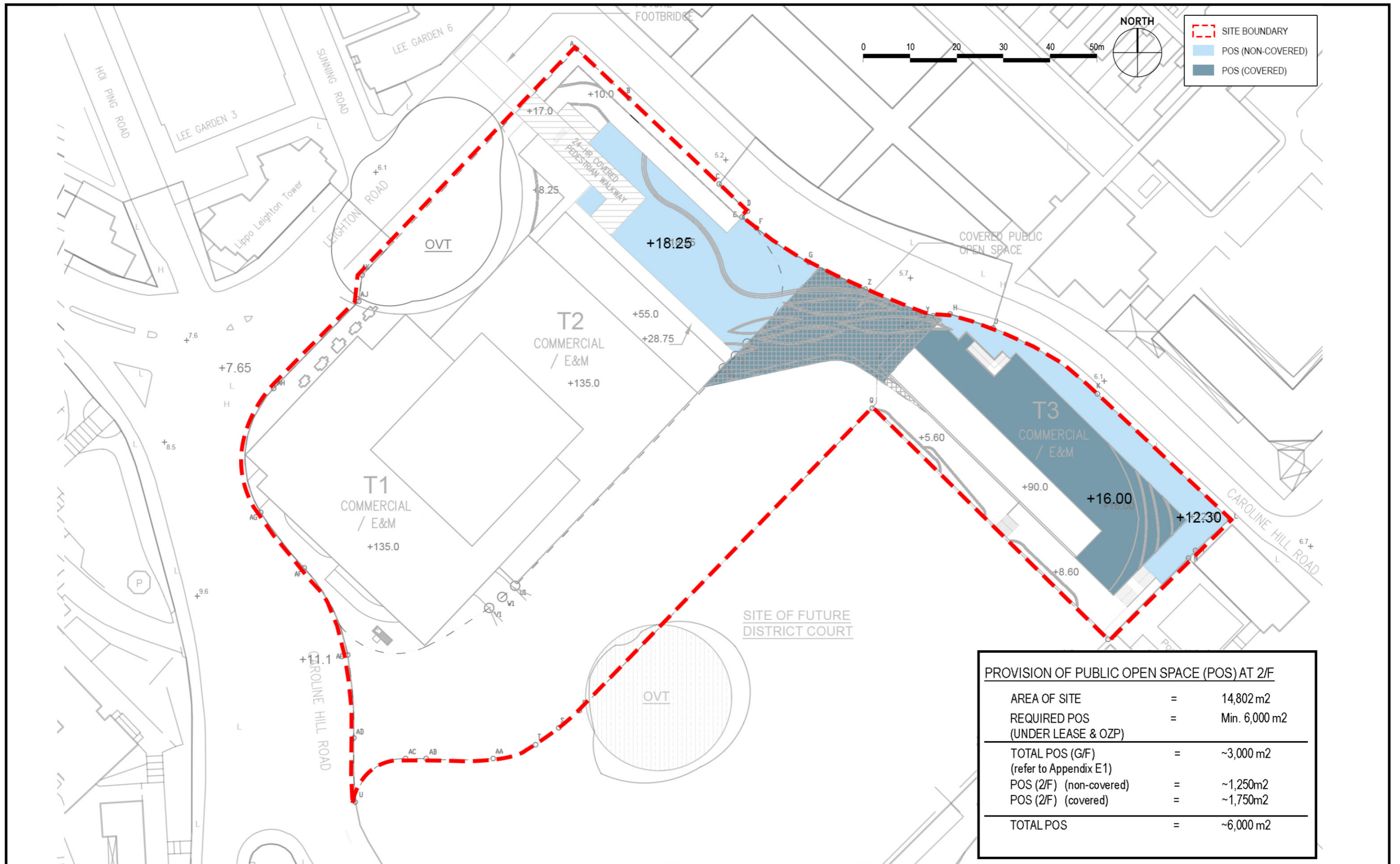
LEGEND			
(A)	OVT LANDSD(LEASED) WCH/1	(G)	LAWN AREA
(B)	FOOTBRIDGE	(H)	INTIMATE SPACE
(C)	ENTRANCE PLAZA	(I)	MULTI - FUNCTIONAL AREA
(D)	COVERED PUBLIC OPEN SPACE	(J)	COVERED LANDSCAPE BRIDGE
(E)	24 HR PEDESTRIAN WALKWAY	[Red dashed line]	SITE BOUNDARY
(F)	INTERNAL STREET AT G/F	[Green dashed line]	LAWN AREA
[Lightning bolt]	SPOT LEVEL	[Cyan dashed line]	VERTICAL GREENING
		[Orange dashed line]	SEATWALL
		[Purple dashed line]	TREE PROTECTION ZONE
[Red triangle]	VEHICULAR ENTRANCE	[Brown square]	HARD PAVED AREA
[Blue triangle]	PEDESTRIAN ENTRANCE	[Grey square]	ROAD
[Brown square]	VEHICULAR ACCESS	[Grey square]	TRANSPARENT/ SEMI-TRANSPARENT/ COVER
[Blue square]	24-HR PEDESTRIAN WALKWAY	[Green circle]	TRANSPLANTING TREE
[Green circle]	PLANTING AREA	[Green circle]	NEW TREE PLANTING (NEW TREE / COMPENSATORY TREE)
[Green circle]	SEATINGS/ SEATING AREA	[Green circle]	RETAINED TREE
[Grey square]	MASONRY WALL	[Green circle]	PLANTING POT W/ SEATING SIGNAGE
[Grey square]	VENT SHAFT	[Green circle]	

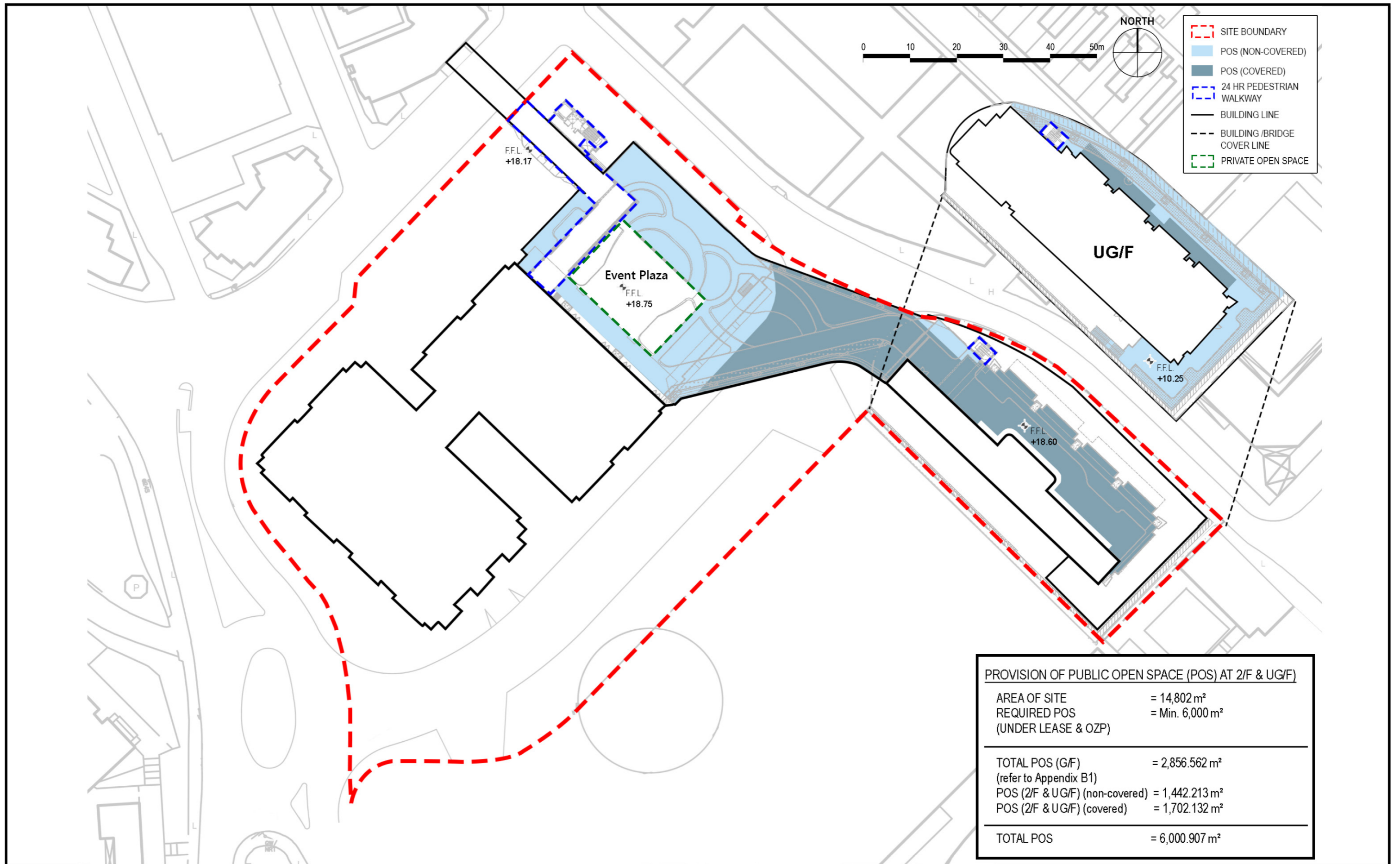
LEGEND	
	APPLICATION SITE
	PINK HATCHED BLUE NO STRUCTURE ERECTED ABOVE OR WITHIN 4M BELOW GROUND LEVEL
	PUBLIC OPEN SPACE
	PUBLIC OPEN SPACE (COVERED)
	COMMERCIAL/E&M
	G.I.C. FACILITIES
	G.I.C. FACILITIES (PERFORMING ARTS & CULTURAL FACILITIES)
	FUTURE FOOTBRIDGE
	LIGHT BUSES LAYBYS
	CARPARK (PVP)
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



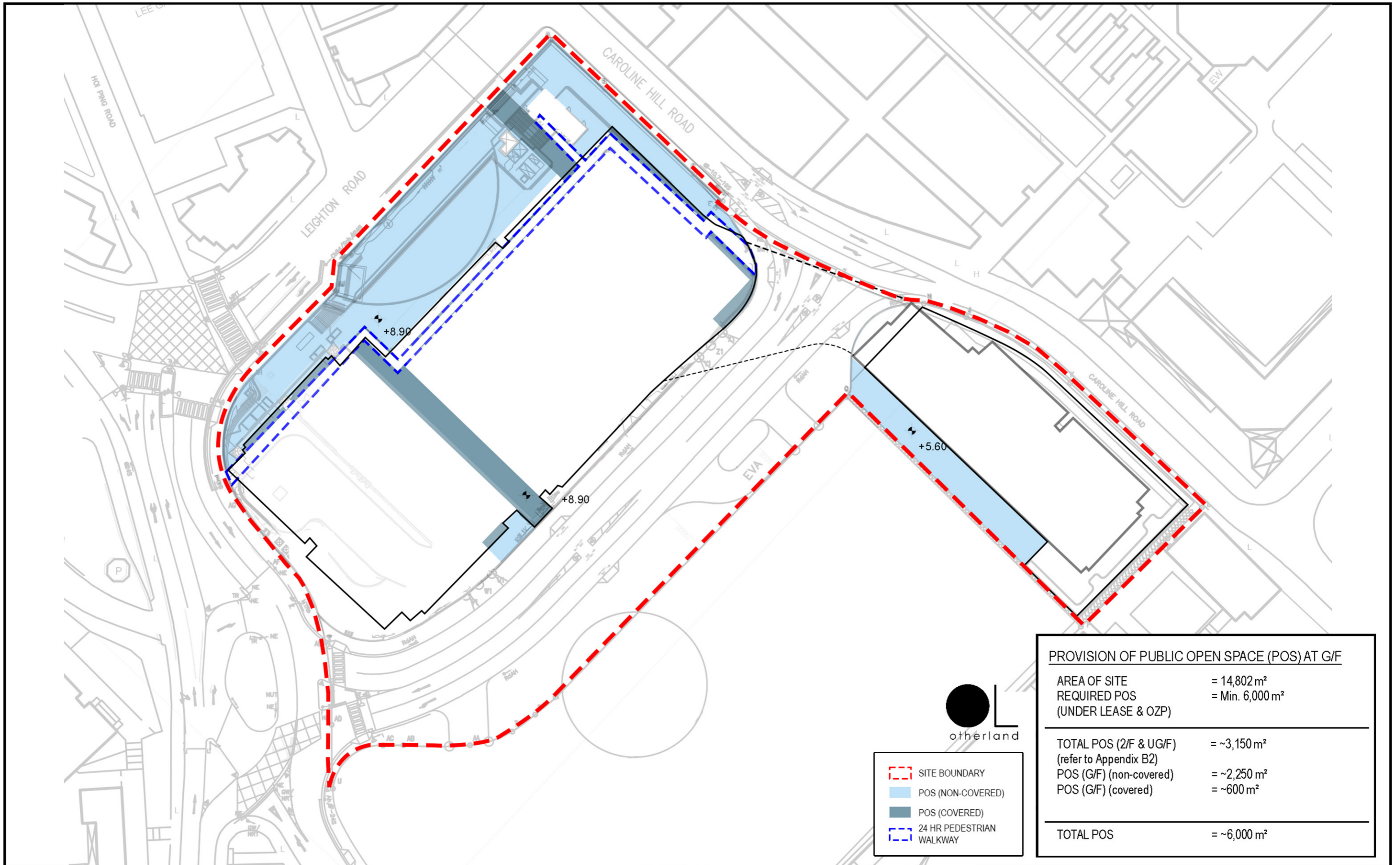
- LEGEND**
- APPLICATION SITE
 - PINK HATCHED BLUE
NO STRUCTURE ERECTED ABOVE OR
WITHIN 4M BELOW GROUND LEVEL
 - PUBLIC OPEN SPACE
 - COMMERCIAL/E&M
 - G.I.C. FACILITIES
 - FUTURE FOOTBRIDGE
 - LIGHT BUSES LAYBYS
 - CARPARK (PVP)
 - CARPARK (PRIVATE)
 - CARPARK
(G.I.C. FACILITIES)
 - ACCESS ROAD
 - LOADING & UNLOADING
CARPARK (PVP)
 - UNEXCAVATED
 - 24-HR PEDESTRIAN
WALKWAY
 - PUBLIC OPEN SPACE
WITH 24-HR
PEDESTRIAN WALKWAY
 - PEDESTRIAN LINK
 - E&M
 - CIRCULATION/
E&M

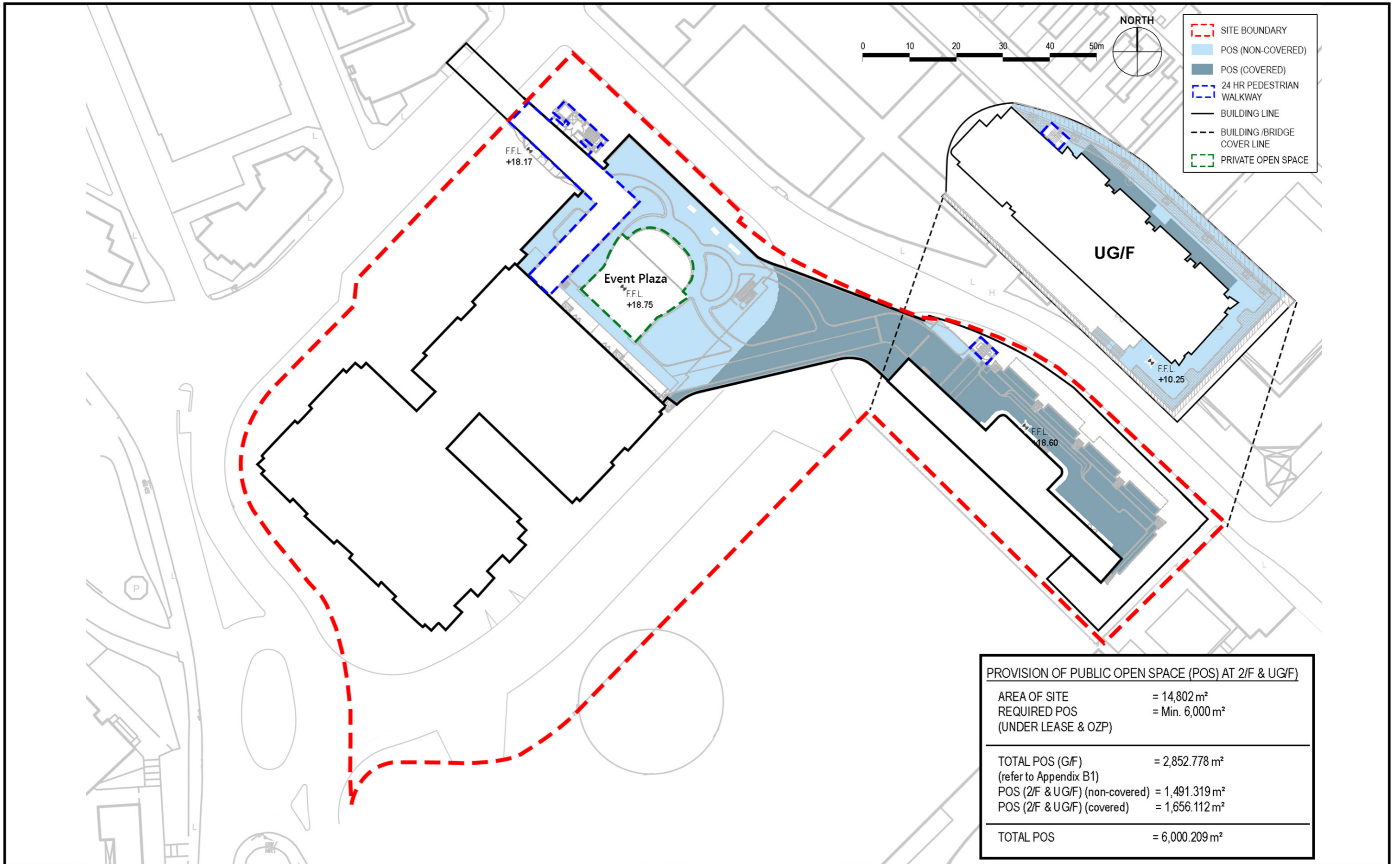




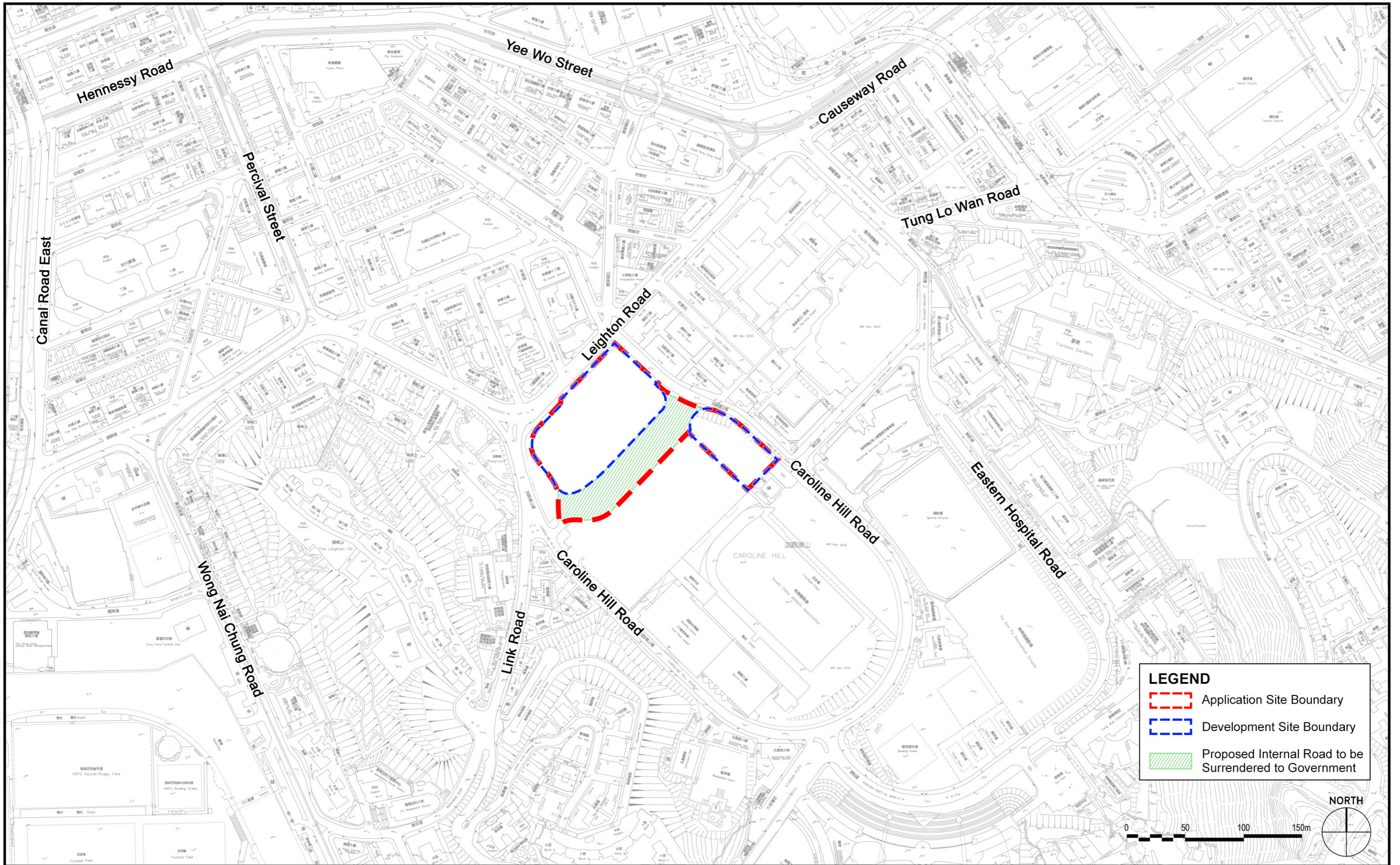


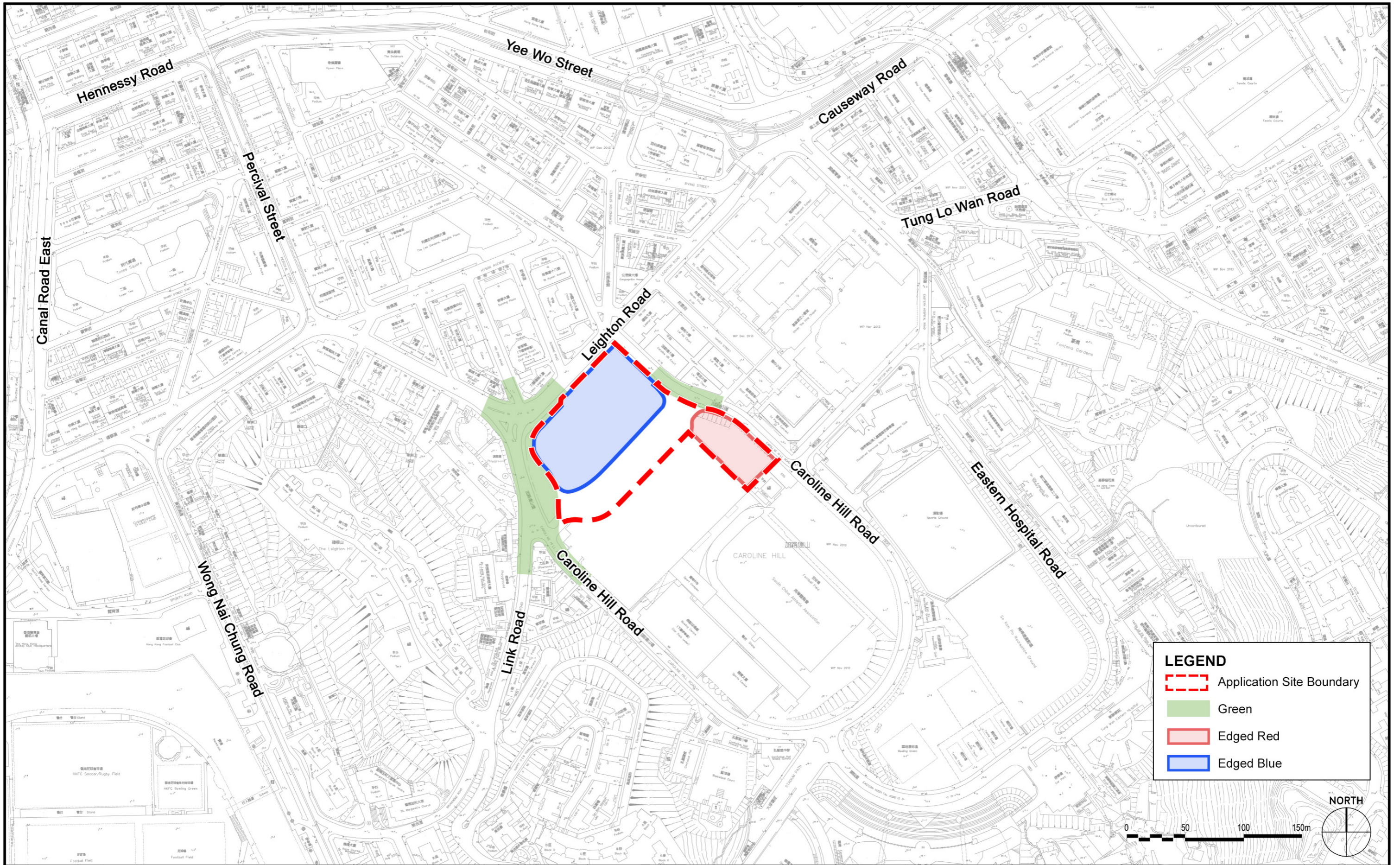
PROVISION OF PUBLIC OPEN SPACE (POS) AT 2/F & UG/F	
AREA OF SITE	= 14,802 m ²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m ²
<hr/>	
TOTAL POS (G/F) (refer to Appendix B1)	= 2,856.562 m ²
POS (2/F & UG/F) (non-covered)	= 1,442.213 m ²
POS (2/F & UG/F) (covered)	= 1,702.132 m ²
<hr/>	
TOTAL POS	= 6,000.907 m ²

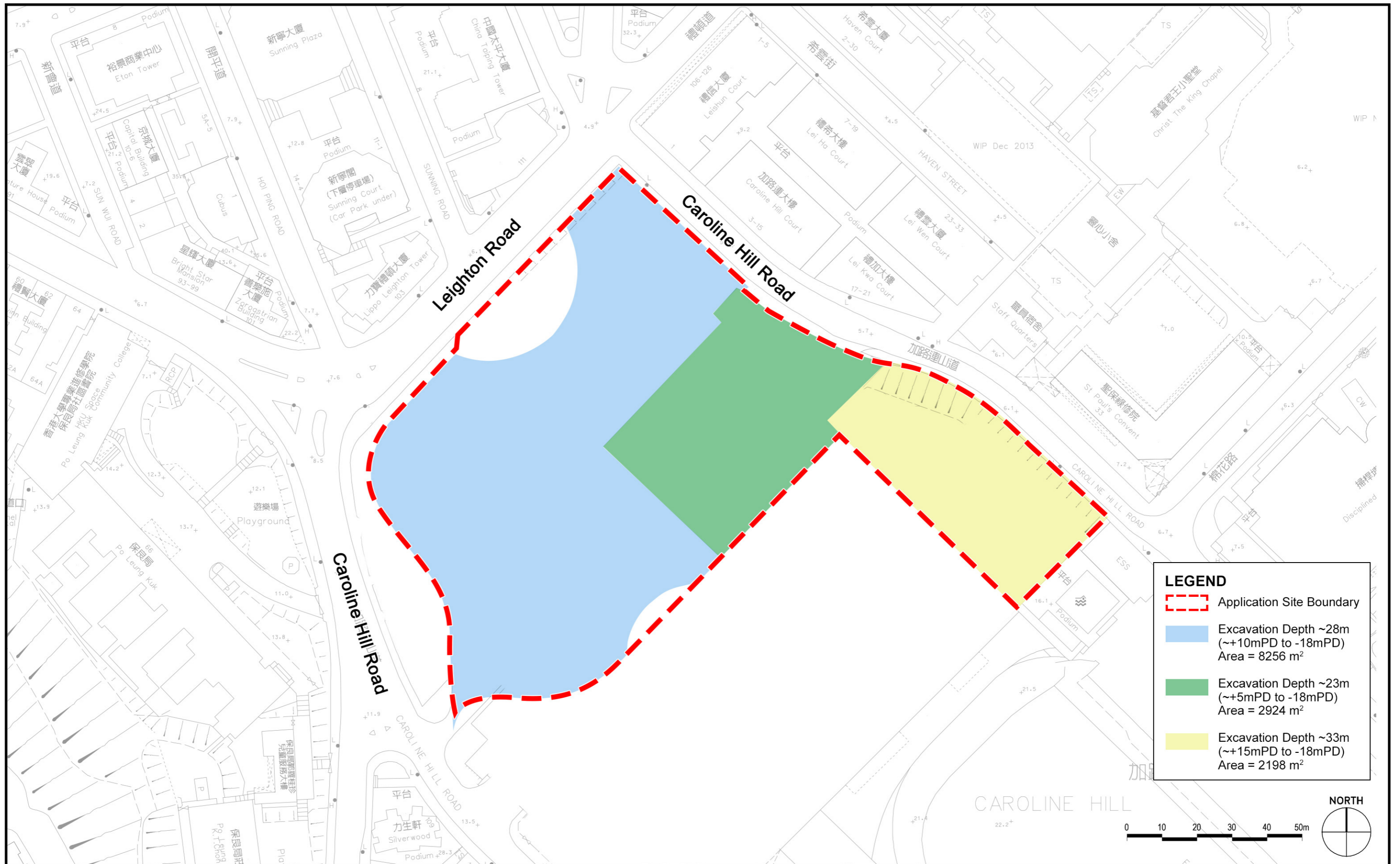




PROVISION OF PUBLIC OPEN SPACE (POS) AT 2/F & UG/F	
AREA OF SITE	= 14,802 m ²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m ²
<hr/>	
TOTAL POS (G/F) (refer to Appendix B1)	= 2,852.778 m ²
POS (2/F & UG/F) (non-covered)	= 1,491.319 m ²
POS (2/F & UG/F) (covered)	= 1,656.112 m ²
<hr/>	
TOTAL POS	= 6,000.209 m ²







Patchway Holdings (HK) Limited

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Title Depth and Area of Excavation		
Scale 1:3,000 @ A3	Date January 2024	Figure No. 4.6

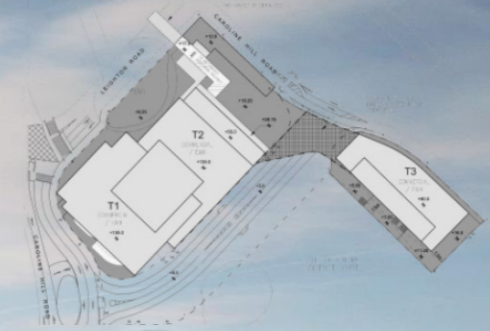
ORIGINAL SCHEME

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



APPROVED DEVELOPMENT PROPOSAL

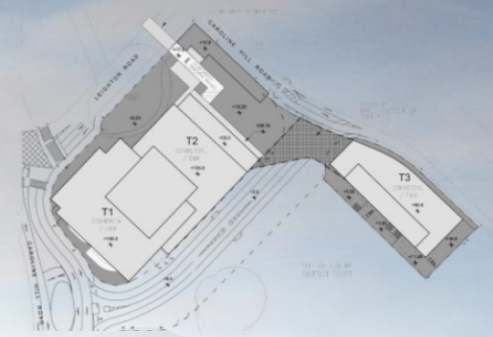
By combining the two towers and shifting to the NW corner in order to provide a large open space to the NE and a wider air corridor

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



Title		Artist's Impression of Approved Development Proposal	
Scale	N.T.S.	Date	January 2024
Figure No.			4.8



* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN



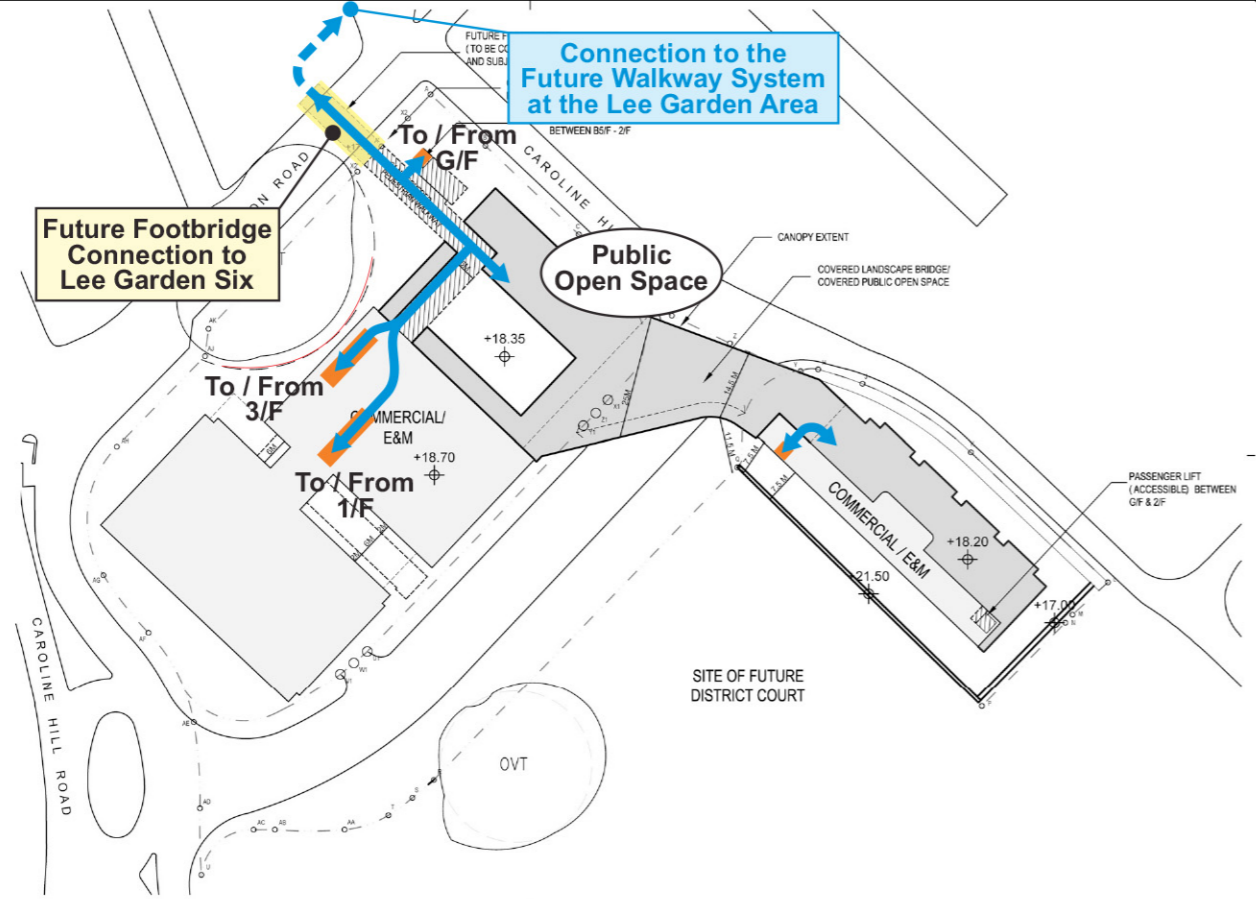
Title		Artist's Impression of Amended Scheme	
Scale	N.T.S.	Date	January 2024
Figure No.			4.9a



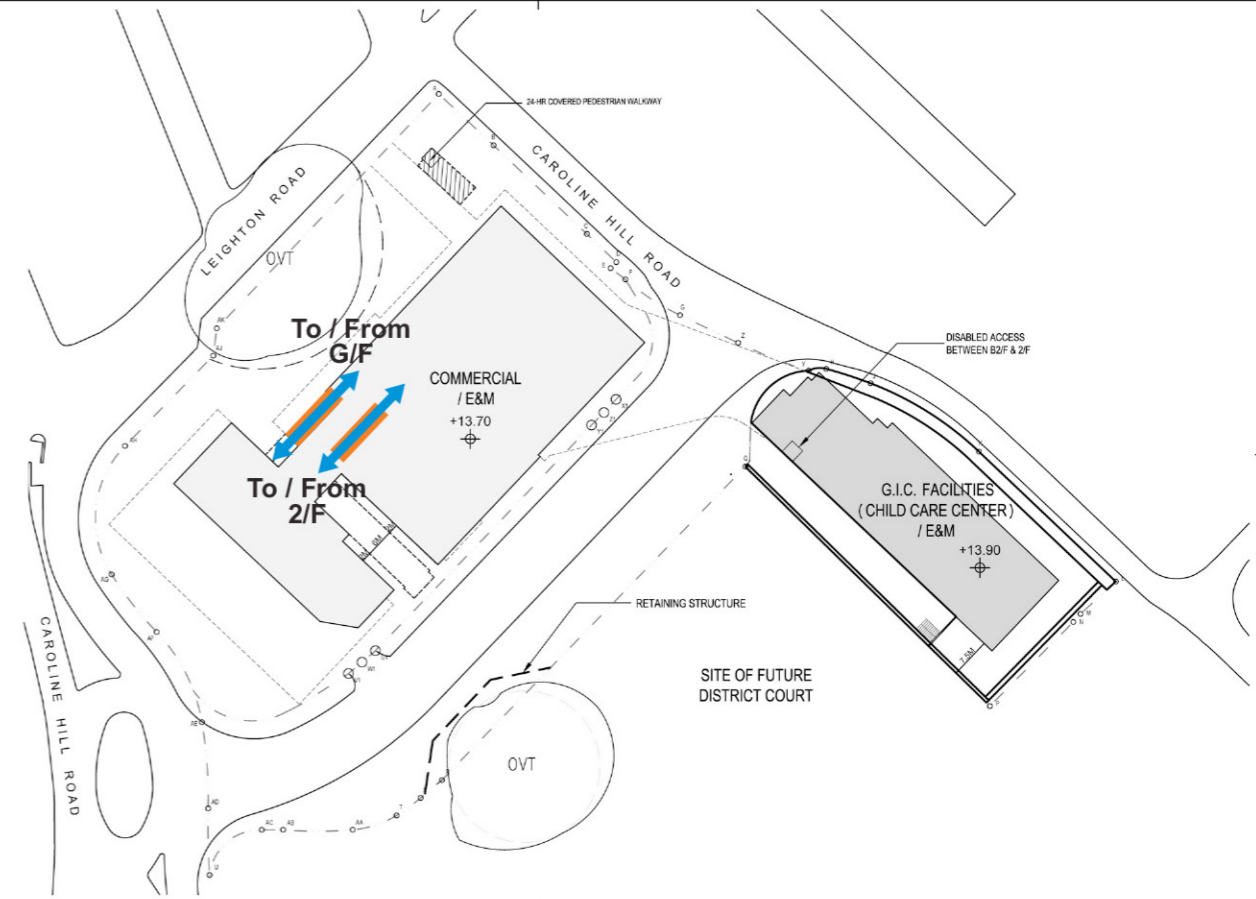
* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN



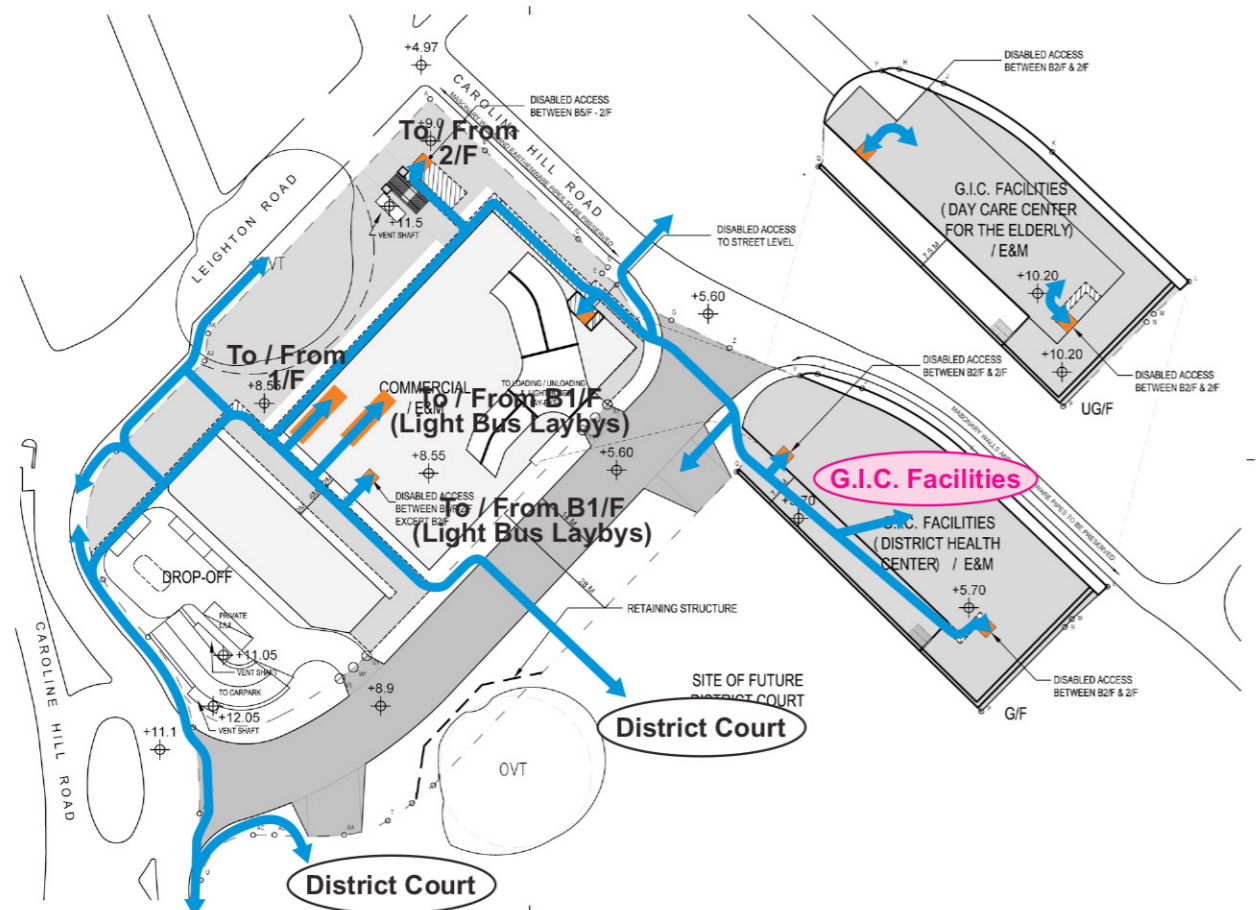
Title	Artist's Impression of Amended Scheme		
Scale	N.T.S.	Date	February 2025
Figure No.	4.9b		



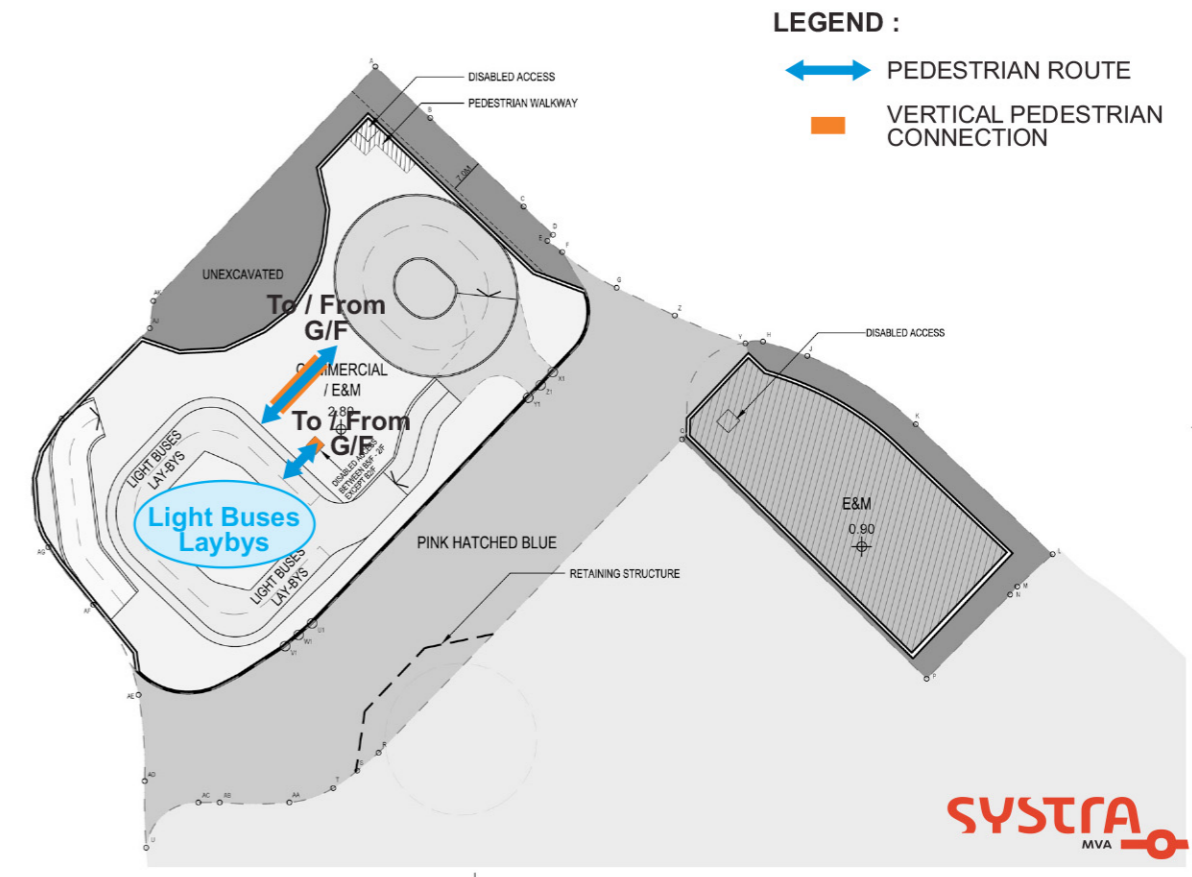
2/F



1/F



G/F



B1/F

- LEGEND :**
- PEDESTRIAN ROUTE
 - VERTICAL PEDESTRIAN CONNECTION



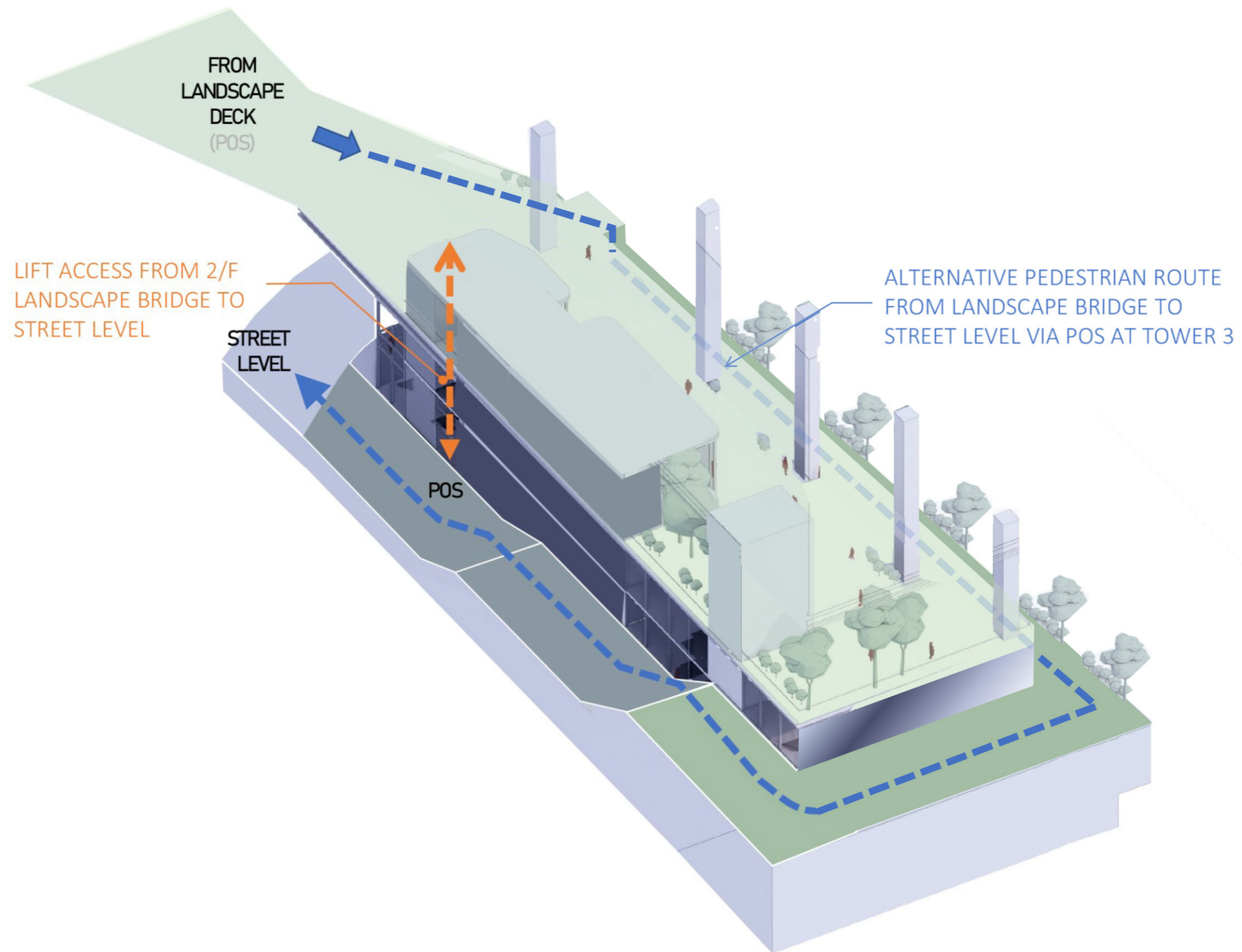
Patchway Holdings (HK) Limited

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



Title	Pedestrian Circulation		
Scale	N.T.S.	Date	April 2024
		Figure No.	4.10

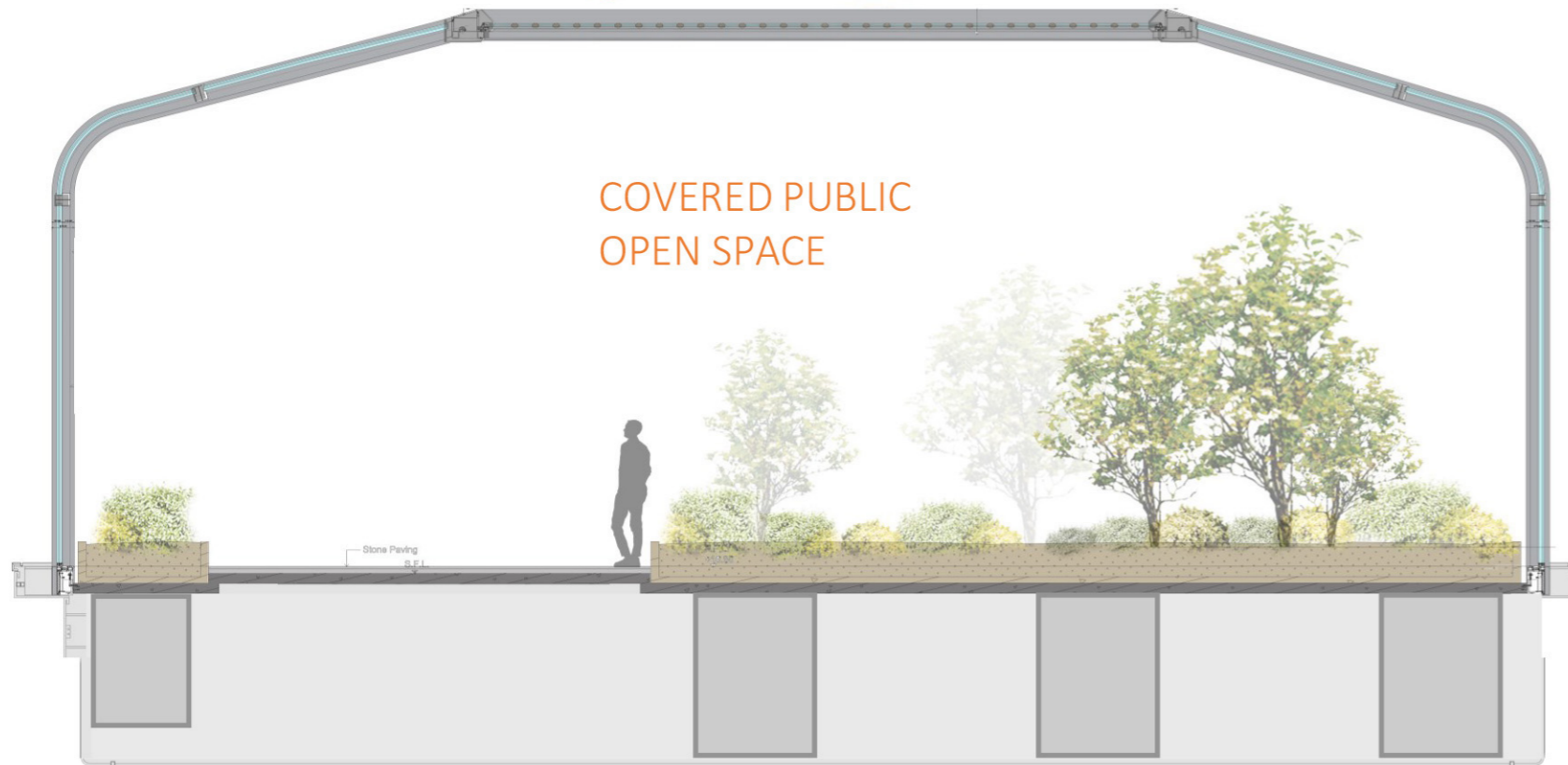
PEDESTRIAN ACCESS FROM 2/F TO STREET LEVEL



COVERED LANDSCAPE BRIDGE



ENCLOSED LANDSCAPE BRIDGE
 A BRIDGE CONNECTION BETWEEN EDGED BLUE AND EDGED RED SITES TO ENHANCE PEDESTRIAN CONNECTIVITY WHICH IS FULLY ENCLOSED WITH QUALITY LANDSCAPE & GREENERY



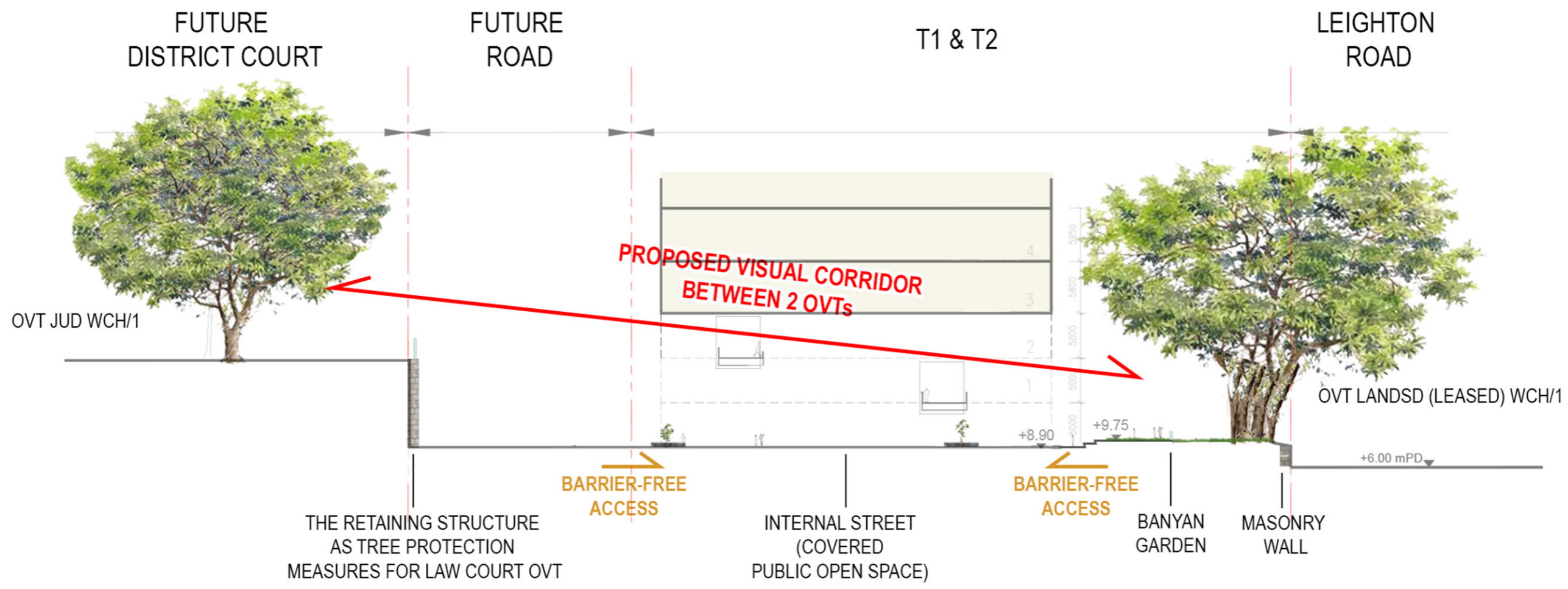
IMAGES FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN



Title	Covered Landscape Bridge		
Scale	N.T.S.	Date	January 2024
Figure No.	4.12		



KEY PLAN



Title			Visual Corridor between Two OVTs		
Scale	N.T.S.	Date	February 2025	Figure No.	4.13a

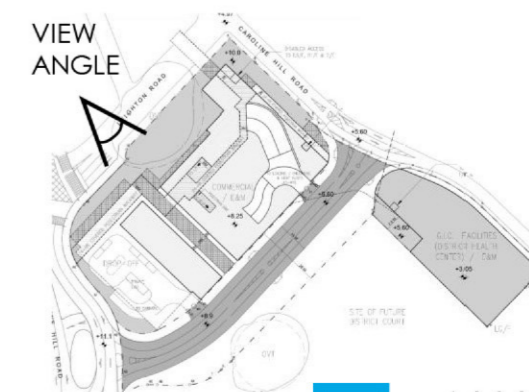
VISUAL CORRIDOR BETWEEN 2 OVTS



* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN

VISUAL CORRIDOR BETWEEN 2 OVTS

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



RONALD LU & PARTNERS



Title	Visual Corridor between Two OVTS		
Scale	N.T.S.	Date	January 2024
Figure No.	4.13b		

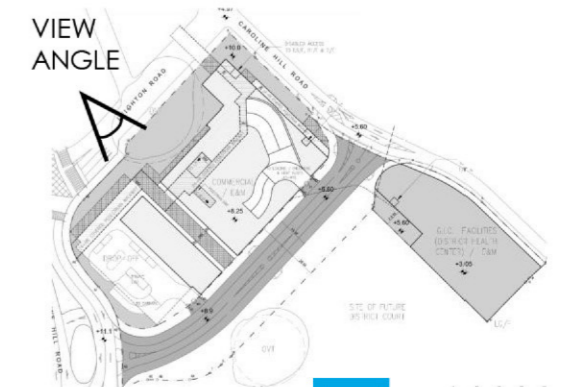
VISUAL CORRIDOR BETWEEN 2 OVTS



* 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

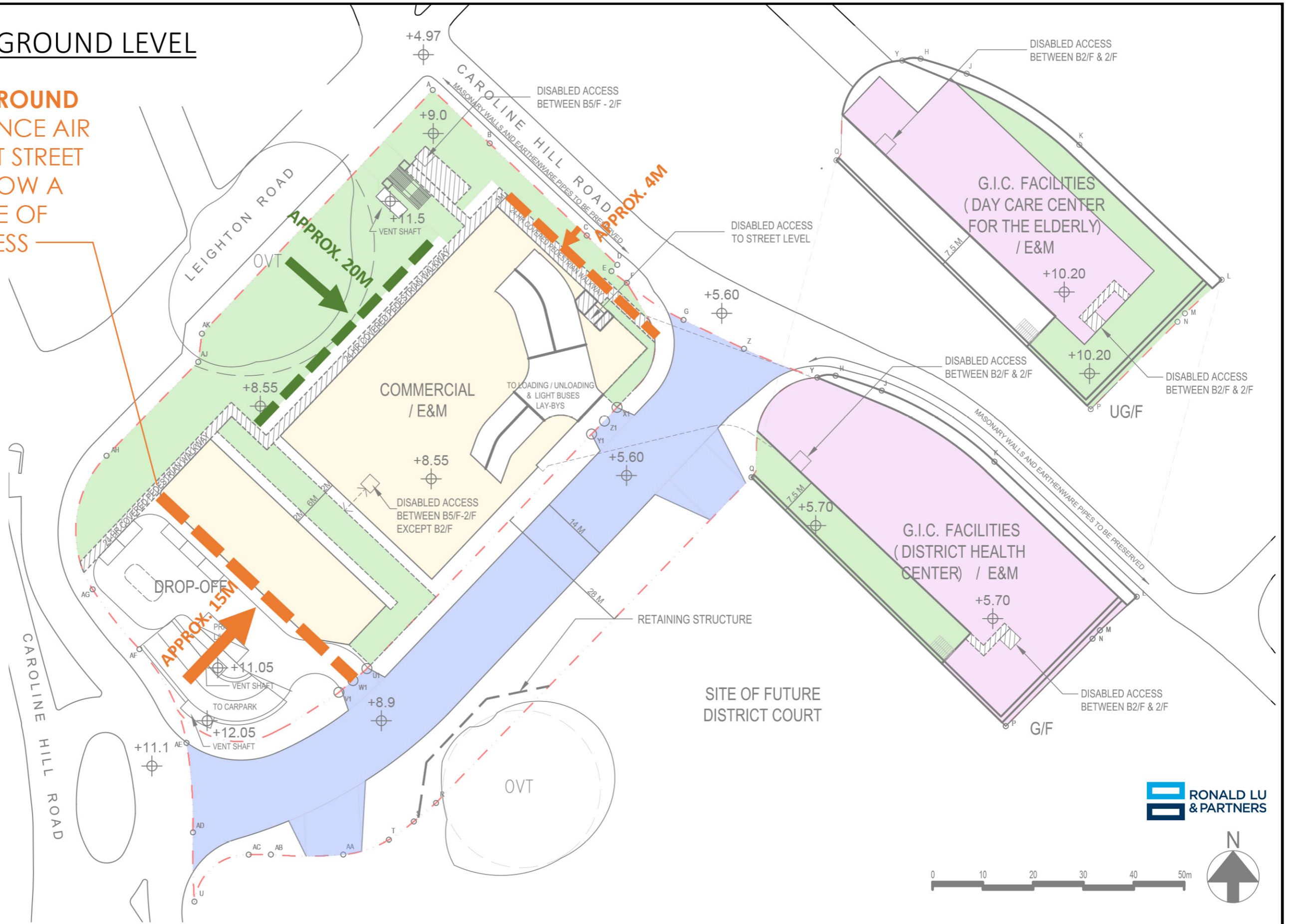


RONALD LU & PARTNERS

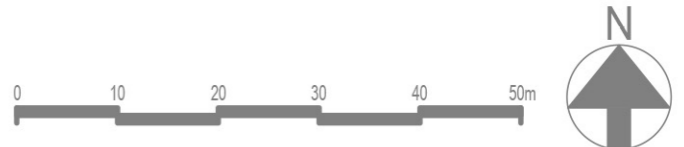


SET-BACK AT GROUND LEVEL

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

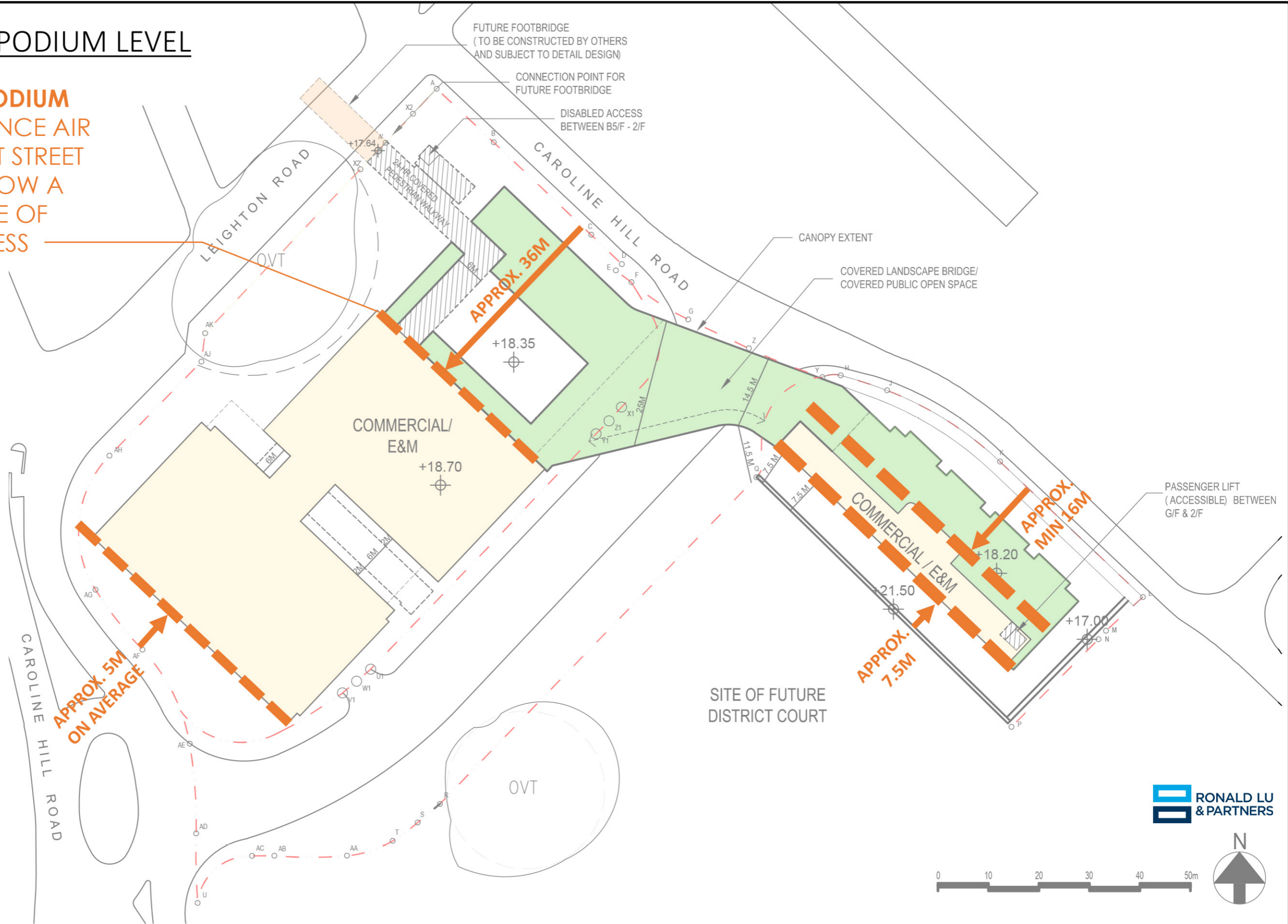


RONALD LU & PARTNERS

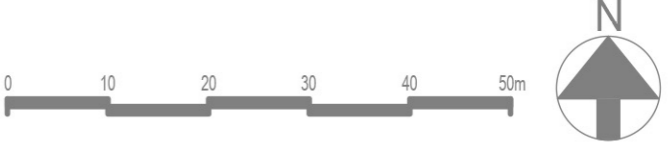


SET-BACK AT PODIUM LEVEL

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

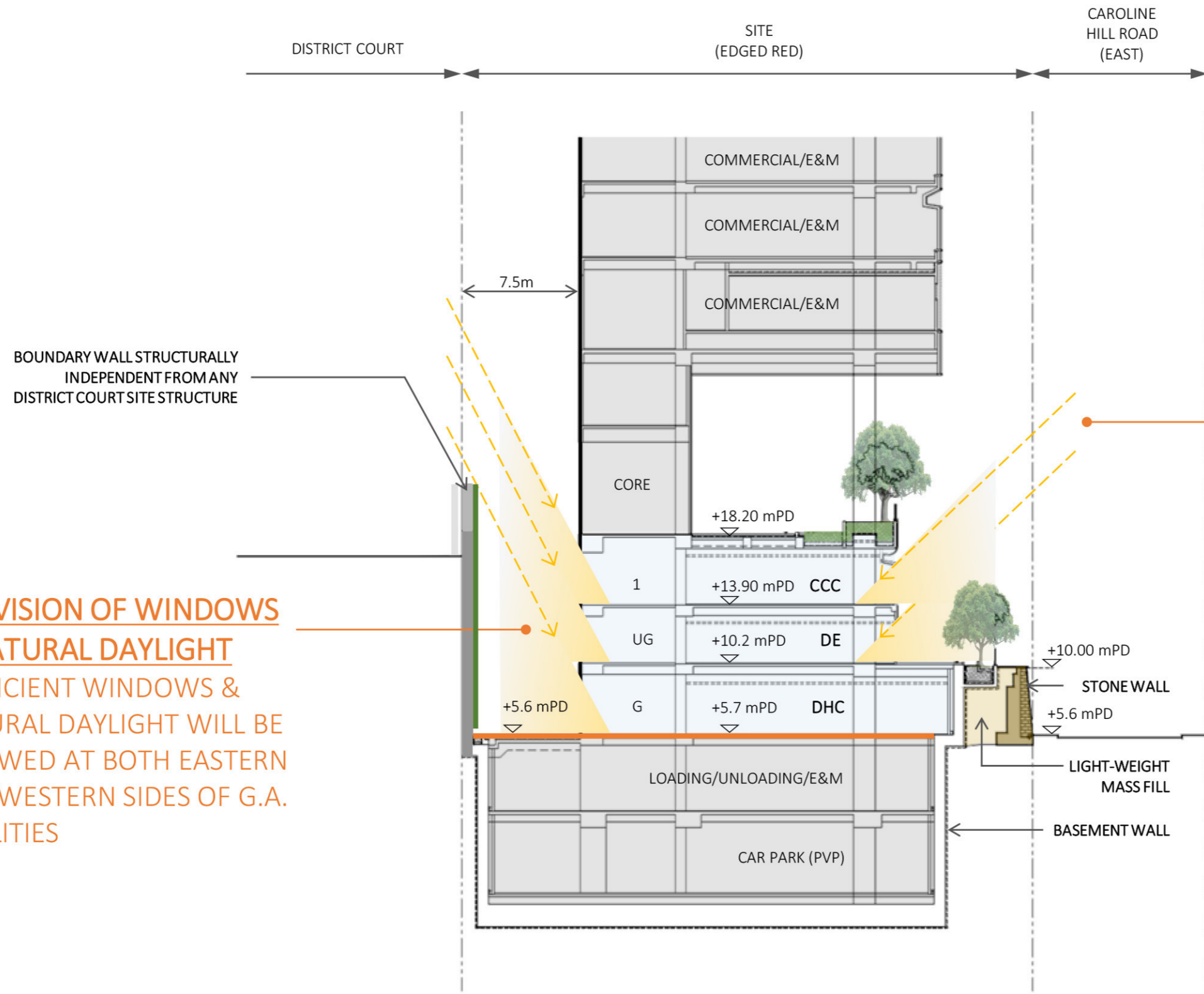


RONALD LU & PARTNERS



G.I.C. FACILITIES

WITH WINDOW FRONTAGE & NATURAL DAYLIGHT

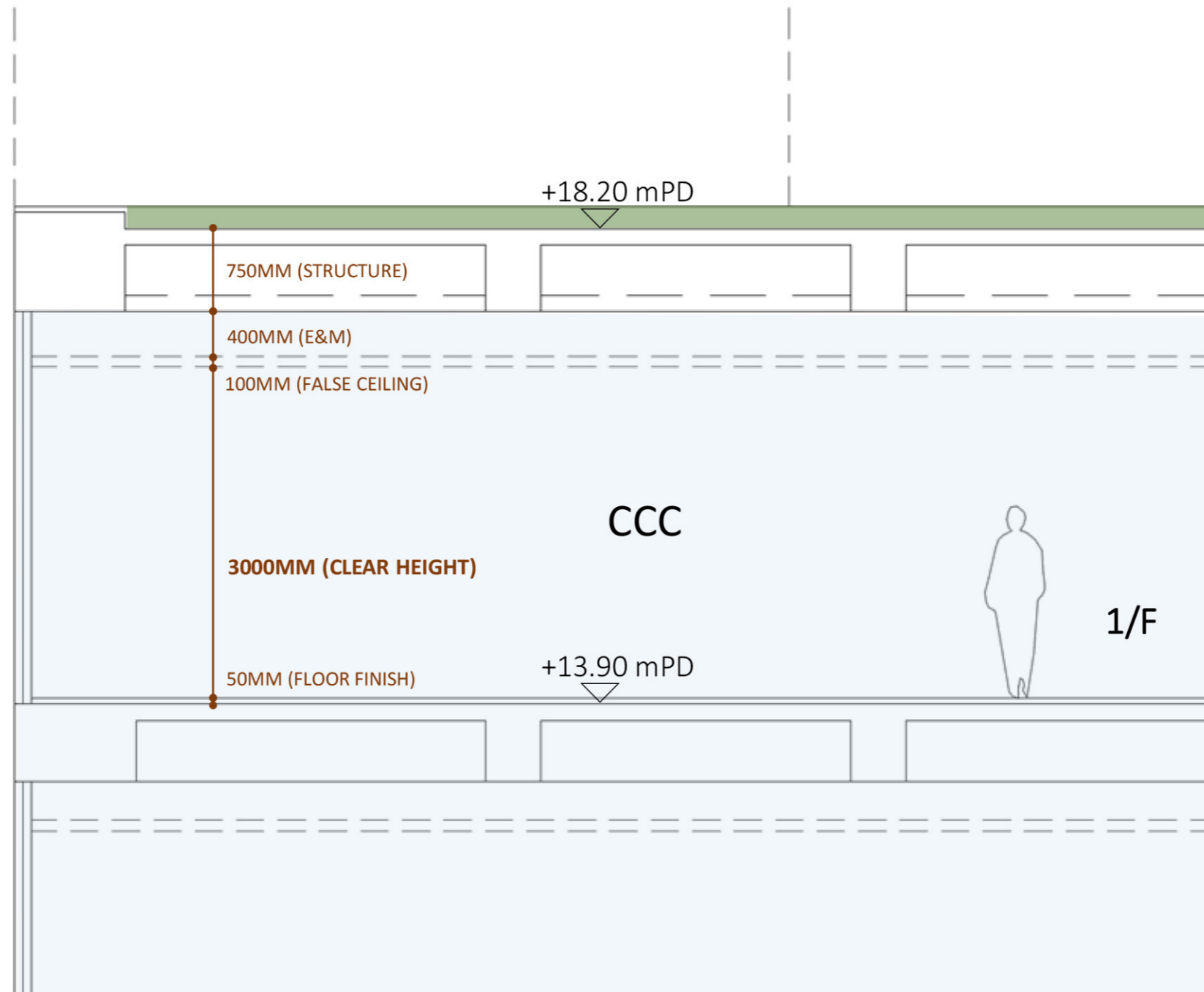


PROVISION OF WINDOWS & NATURAL DAYLIGHT
SUFFICIENT WINDOWS & NATURAL DAYLIGHT WILL BE ALLOWED AT BOTH EASTERN AND WESTERN SIDES OF G.A. FACILITIES

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

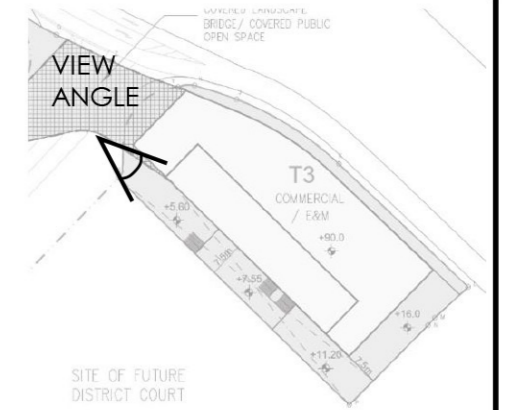


CLEAR HEIGHT OF CCC



GIC FACILITIES

WITH WINDOW FRONTAGE & NATURAL DAYLIGHT



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

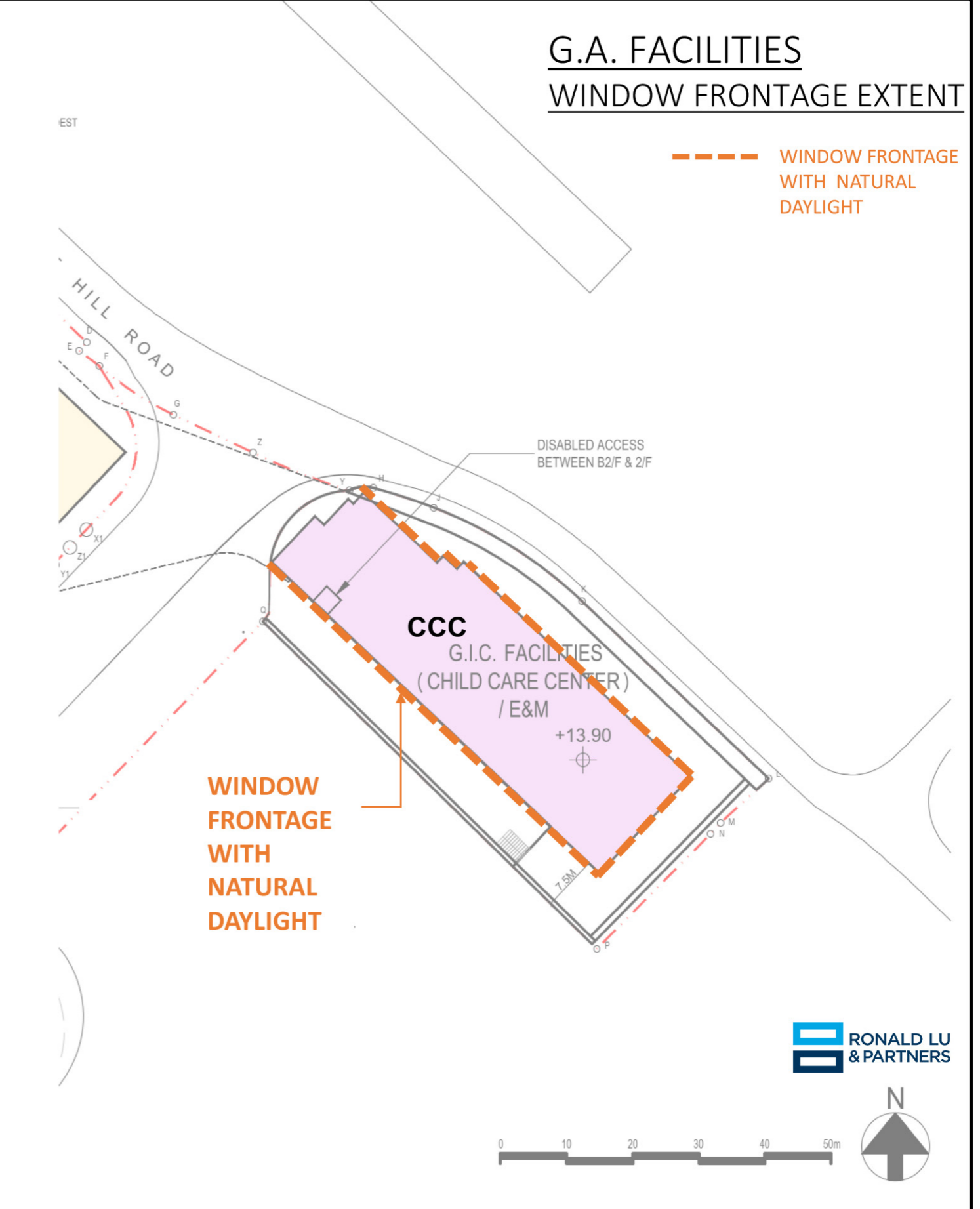
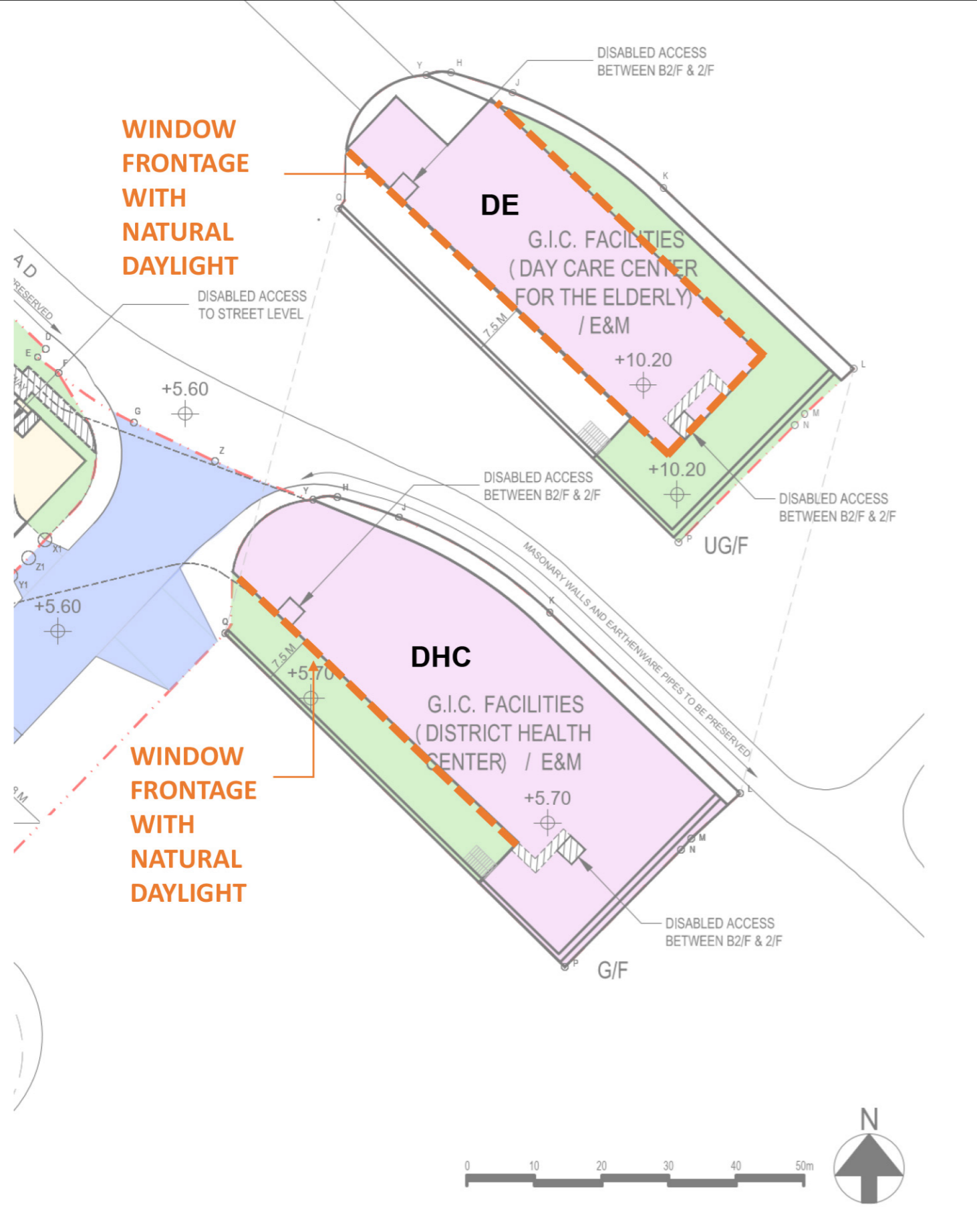
GIC FACILITIES OPENING UP TO PUBLIC OPEN SPACE WITH NATURAL DAYLIGHT & GREEN LANDSCAPE

ON-GRADE LANDSCAPE

7.5M SETBACK



Title	GIC Facilities with Window Frontage and Natural Daylight		
Scale	N.T.S.	Date	January 2024
Figure No.	4.15c		

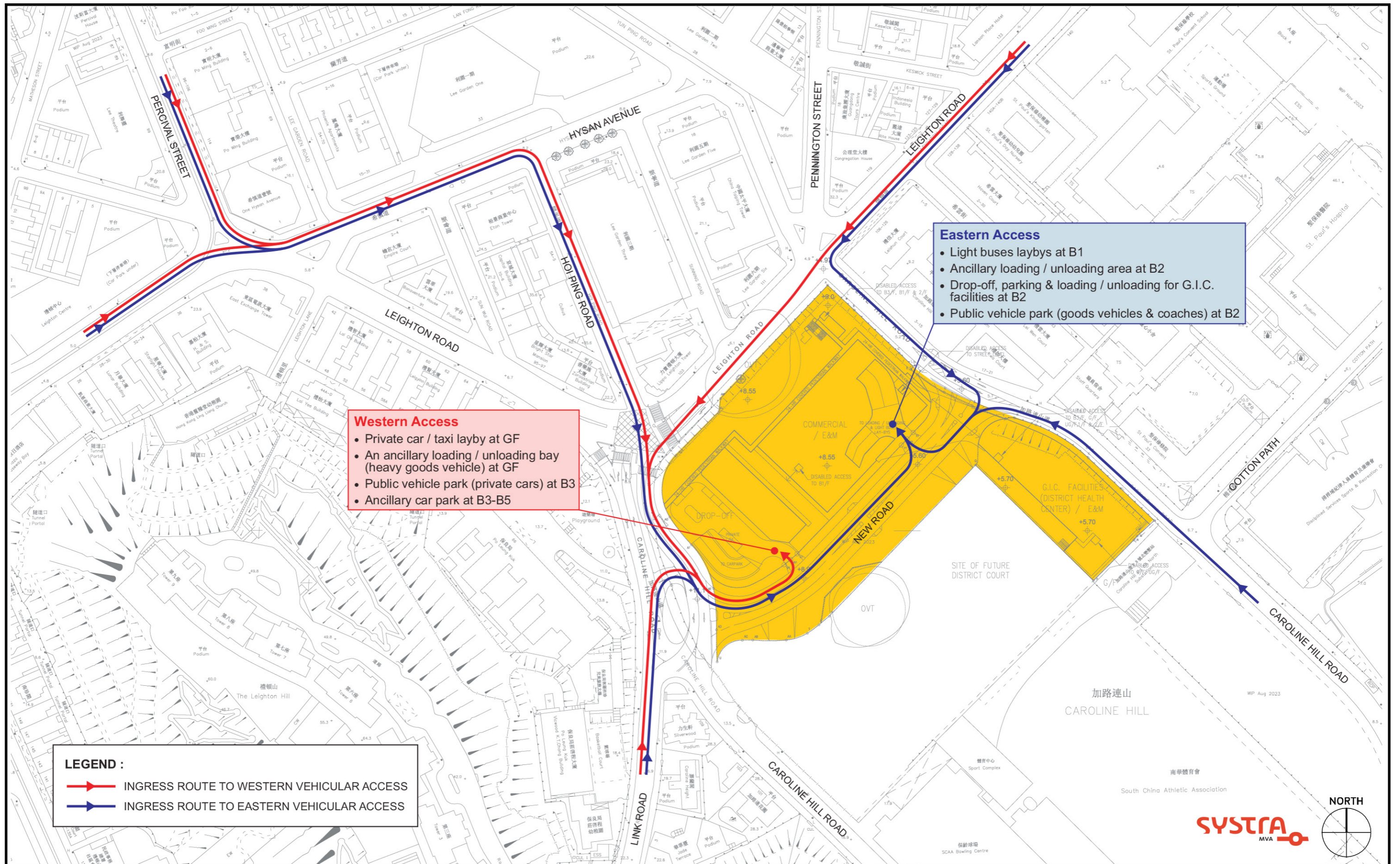


G.A. FACILITIES
WINDOW FRONTAGE EXTENT

--- WINDOW FRONTAGE WITH NATURAL DAYLIGHT



Title GIC Facilities with Window Frontage and Natural Daylight		
Scale N.T.S.	Date April 2024	Figure No. 4.15d



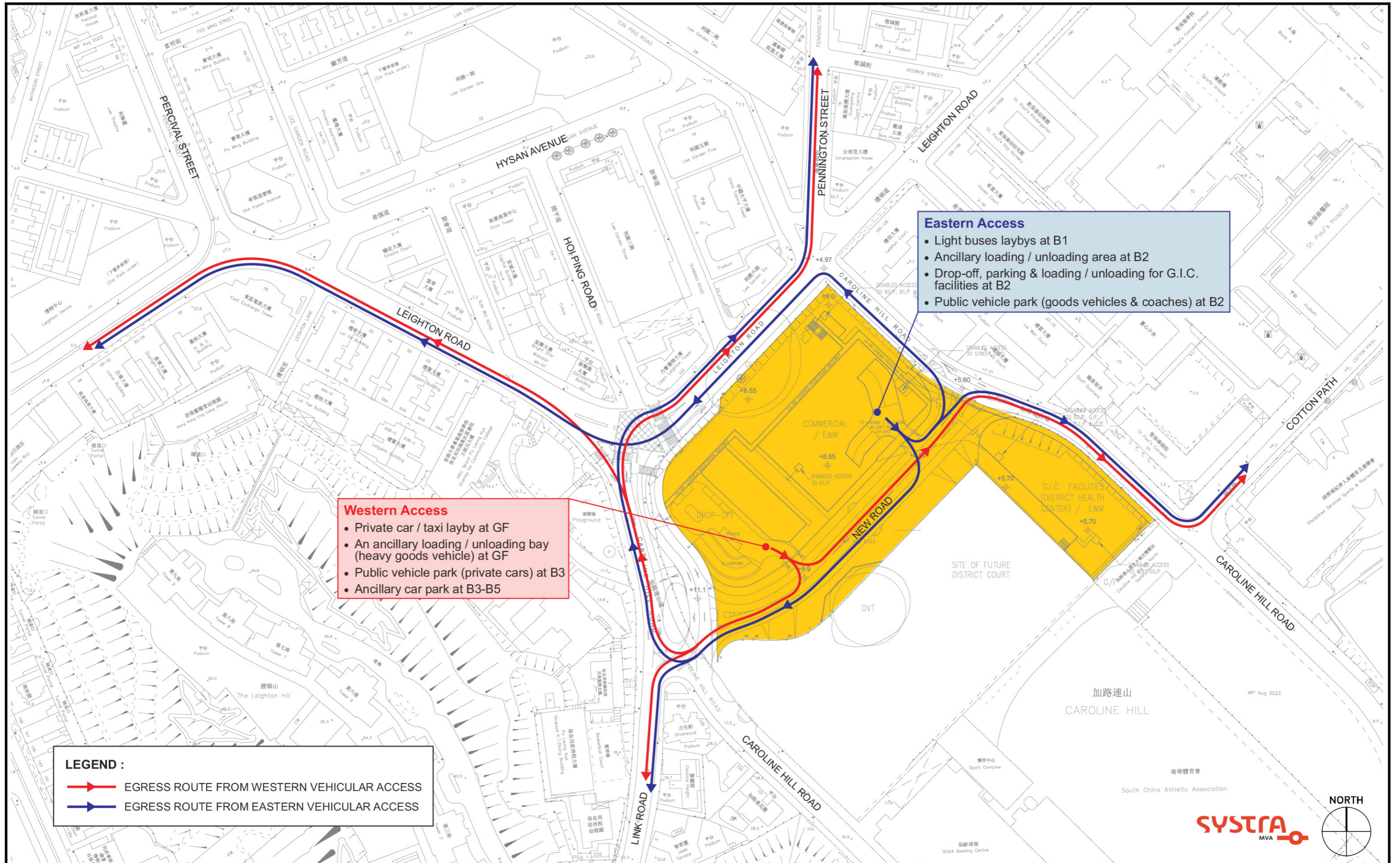
LEGEND :
 → INGRESS ROUTE TO WESTERN VEHICULAR ACCESS
 → INGRESS ROUTE TO EASTERN VEHICULAR ACCESS

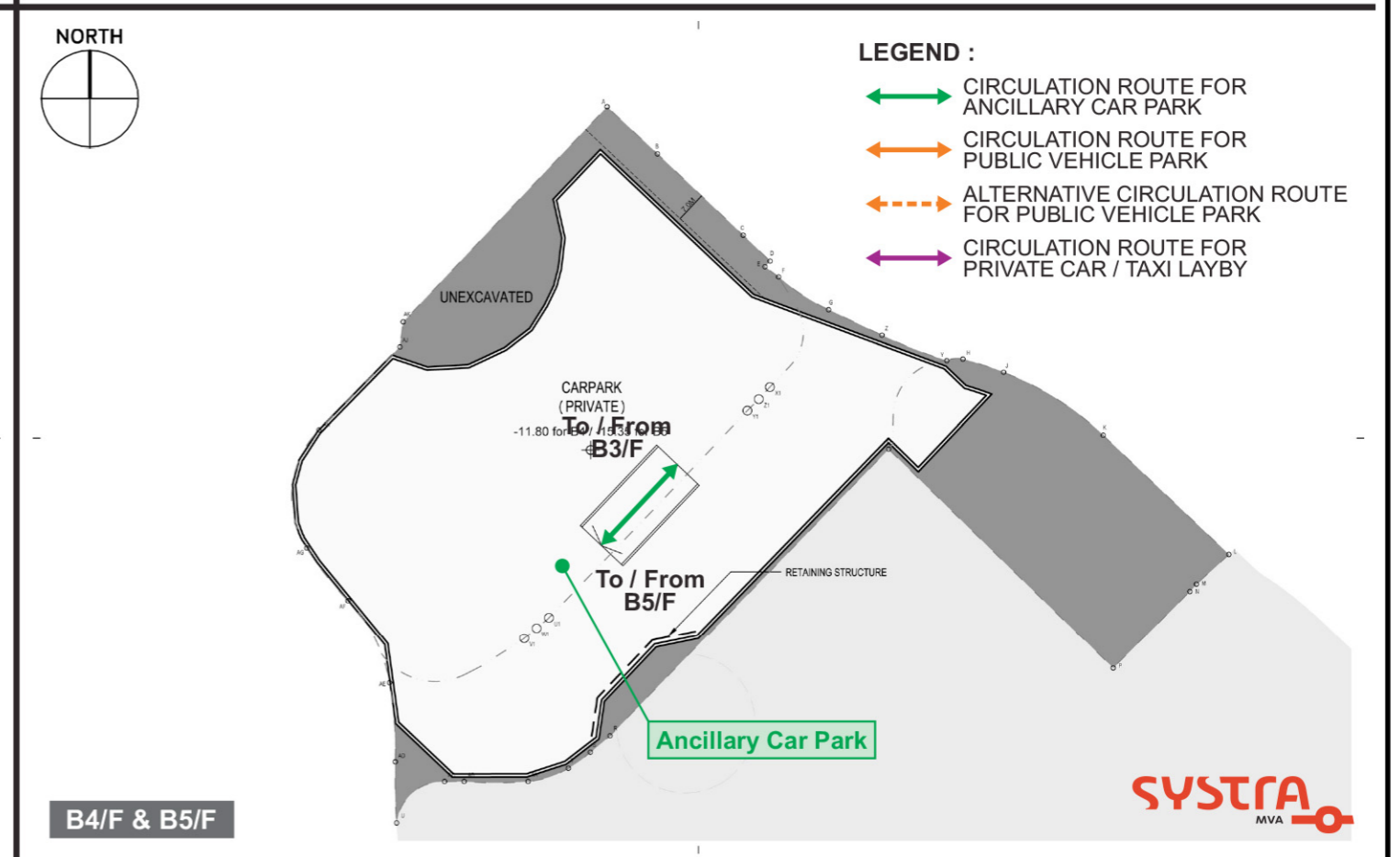
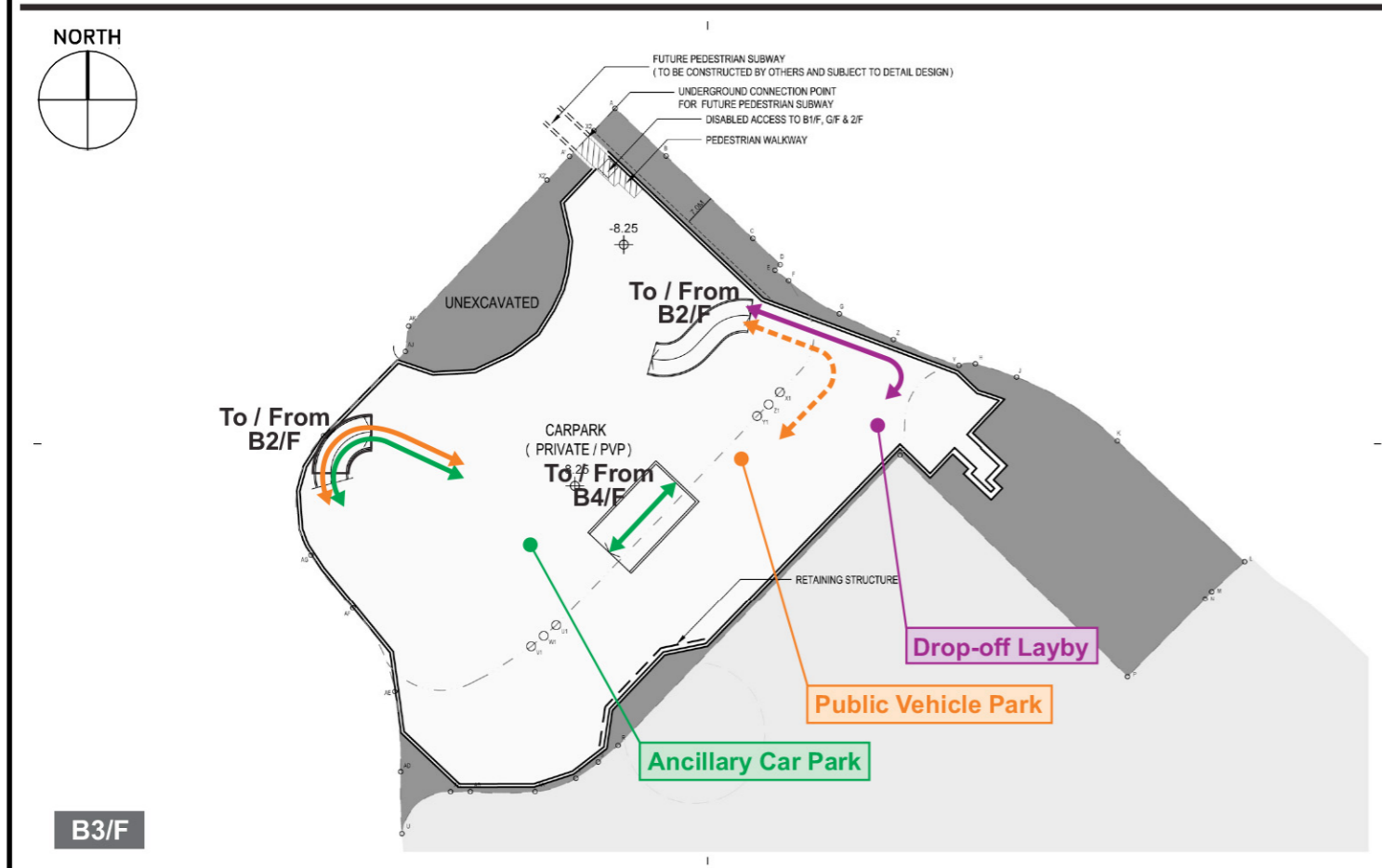
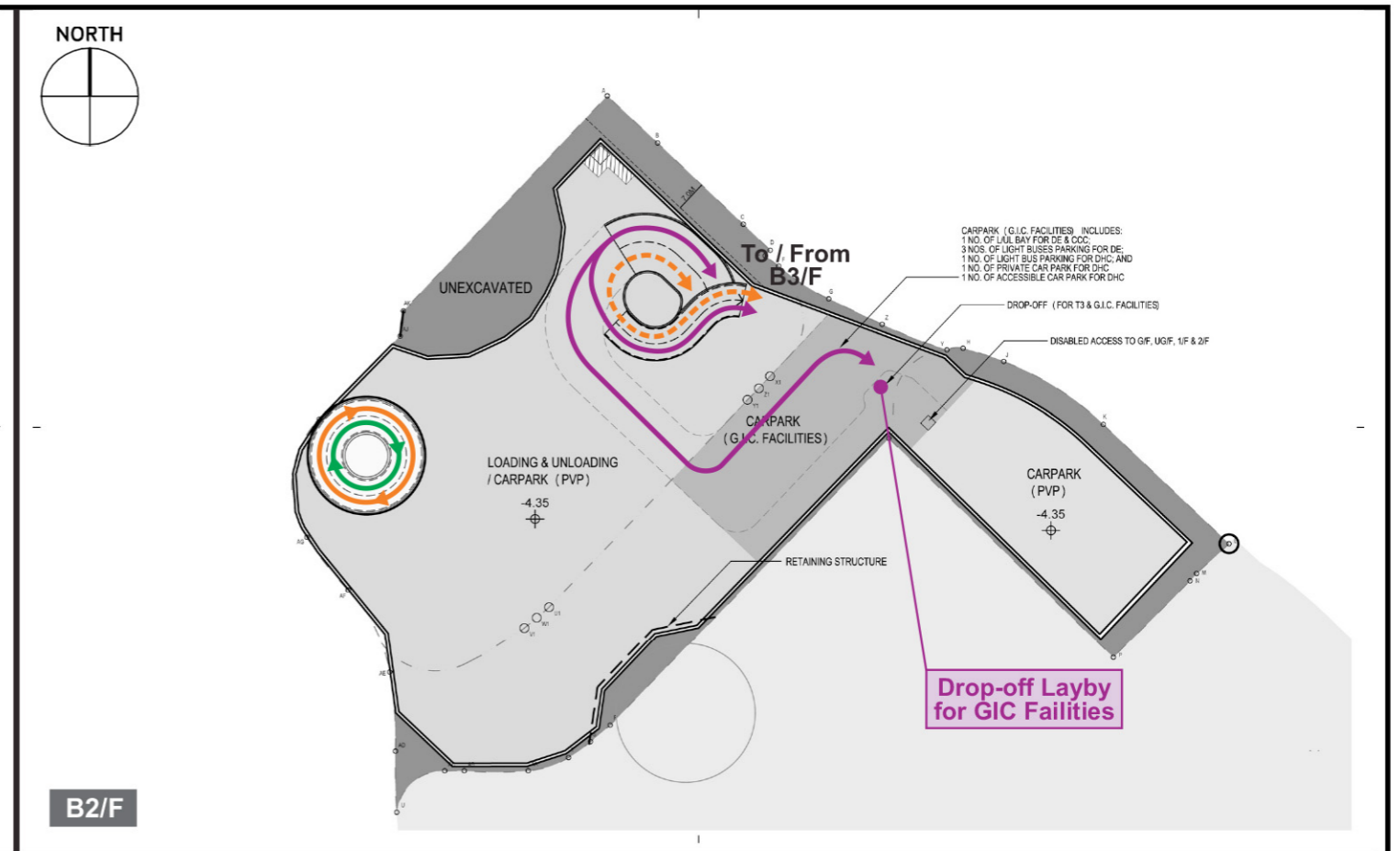
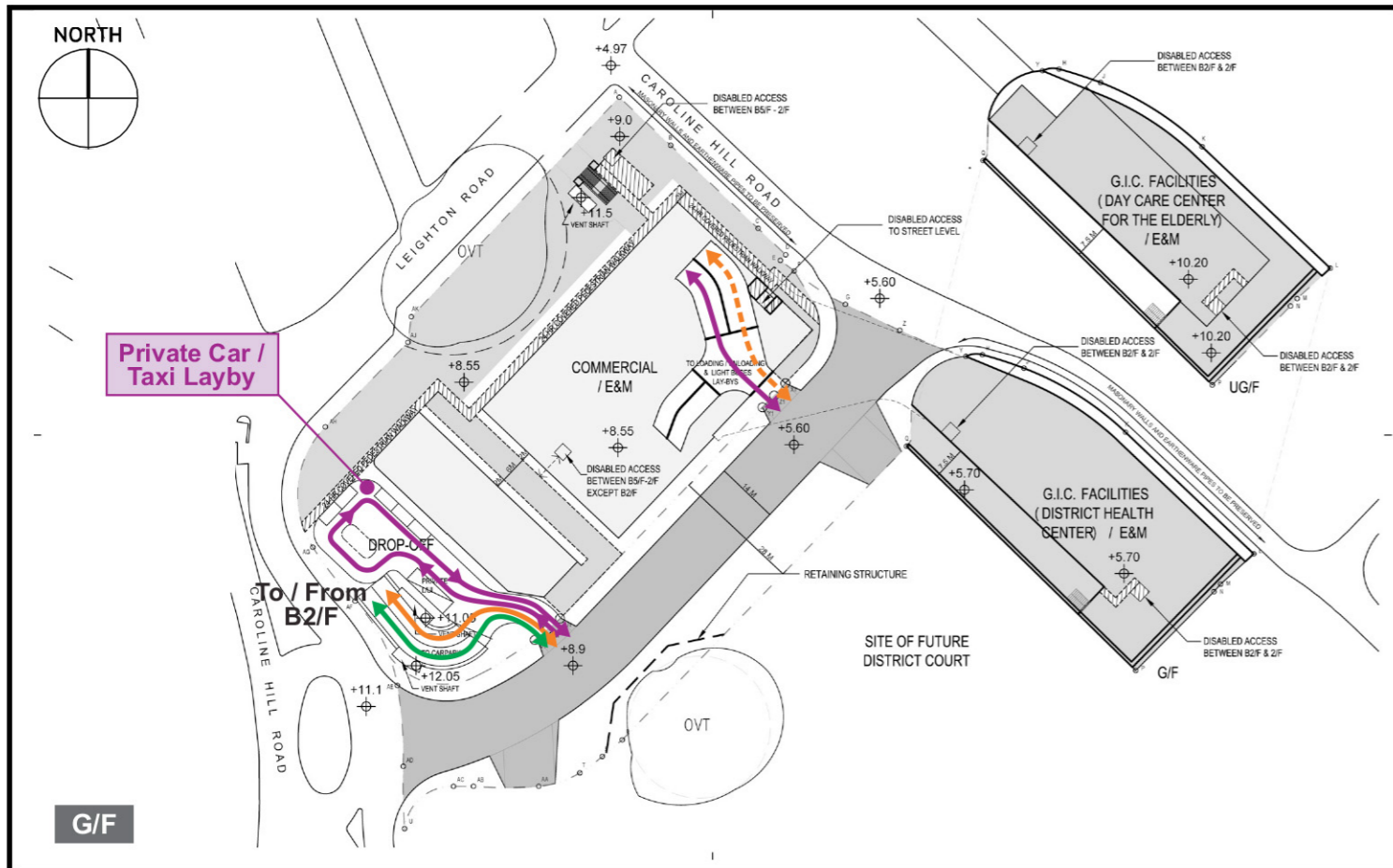
Western Access

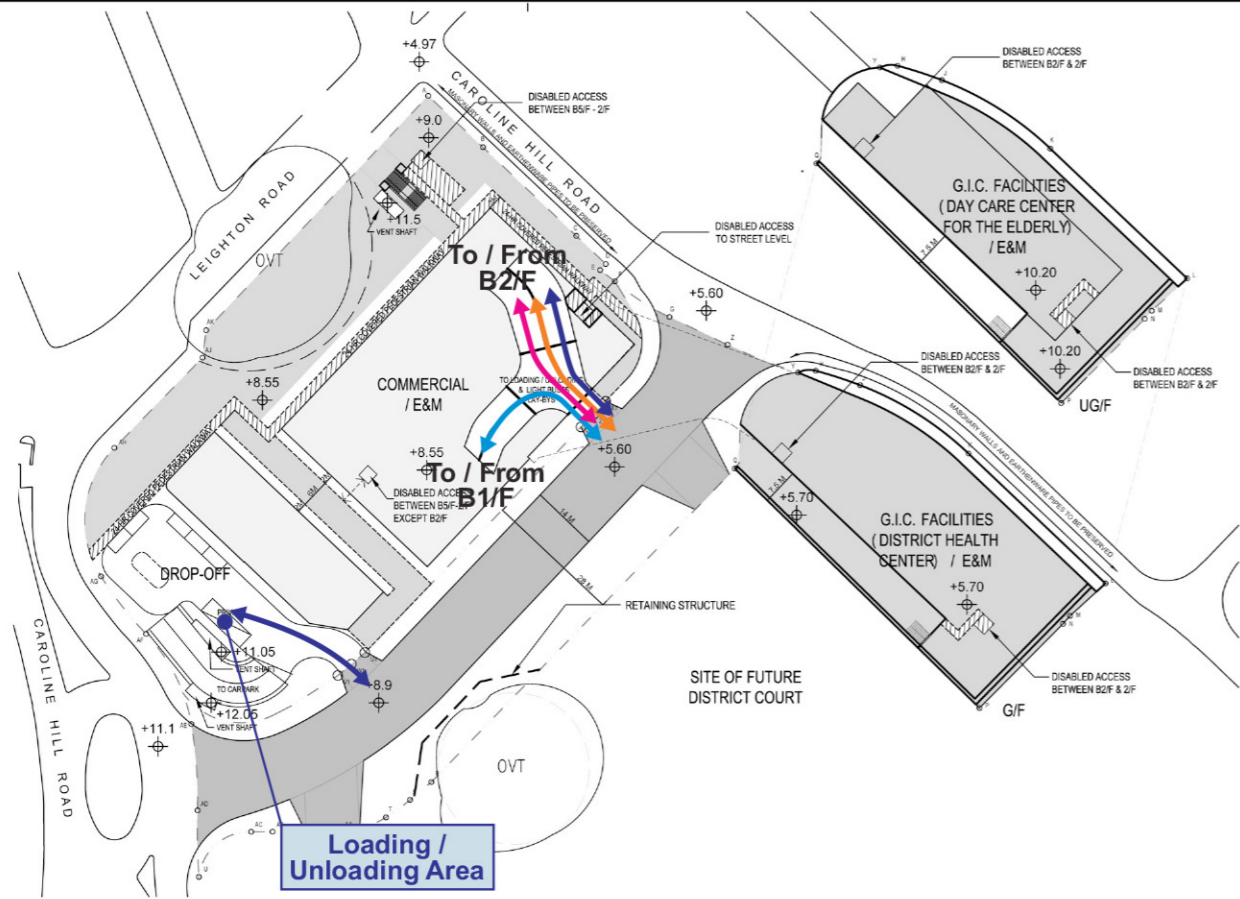
- Private car / taxi layby at GF
- An ancillary loading / unloading bay (heavy goods vehicle) at GF
- Public vehicle park (private cars) at B3
- Ancillary car park at B3-B5

Eastern Access

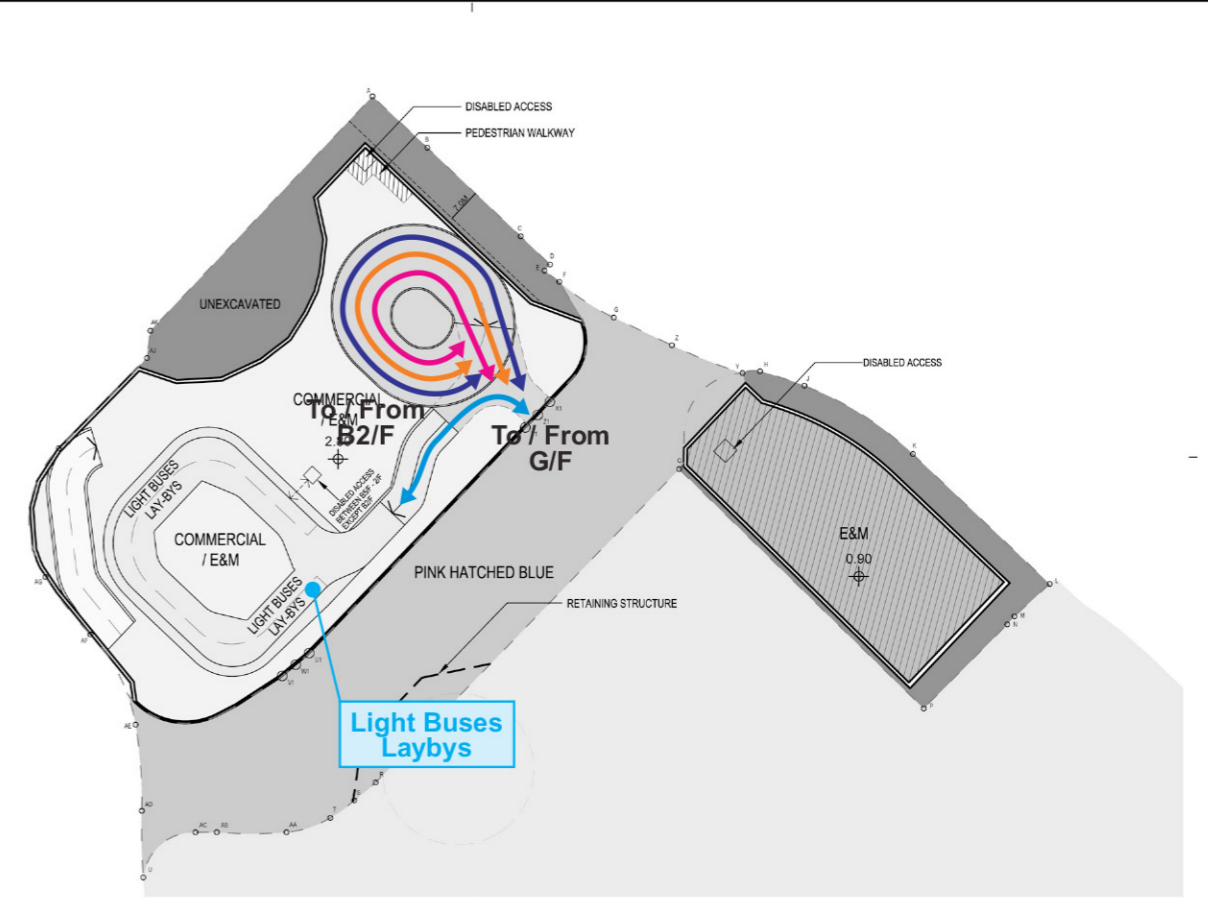
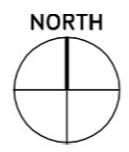
- Light buses laybys at B1
- Ancillary loading / unloading area at B2
- Drop-off, parking & loading / unloading for G.I.C. facilities at B2
- Public vehicle park (goods vehicles & coaches) at B2



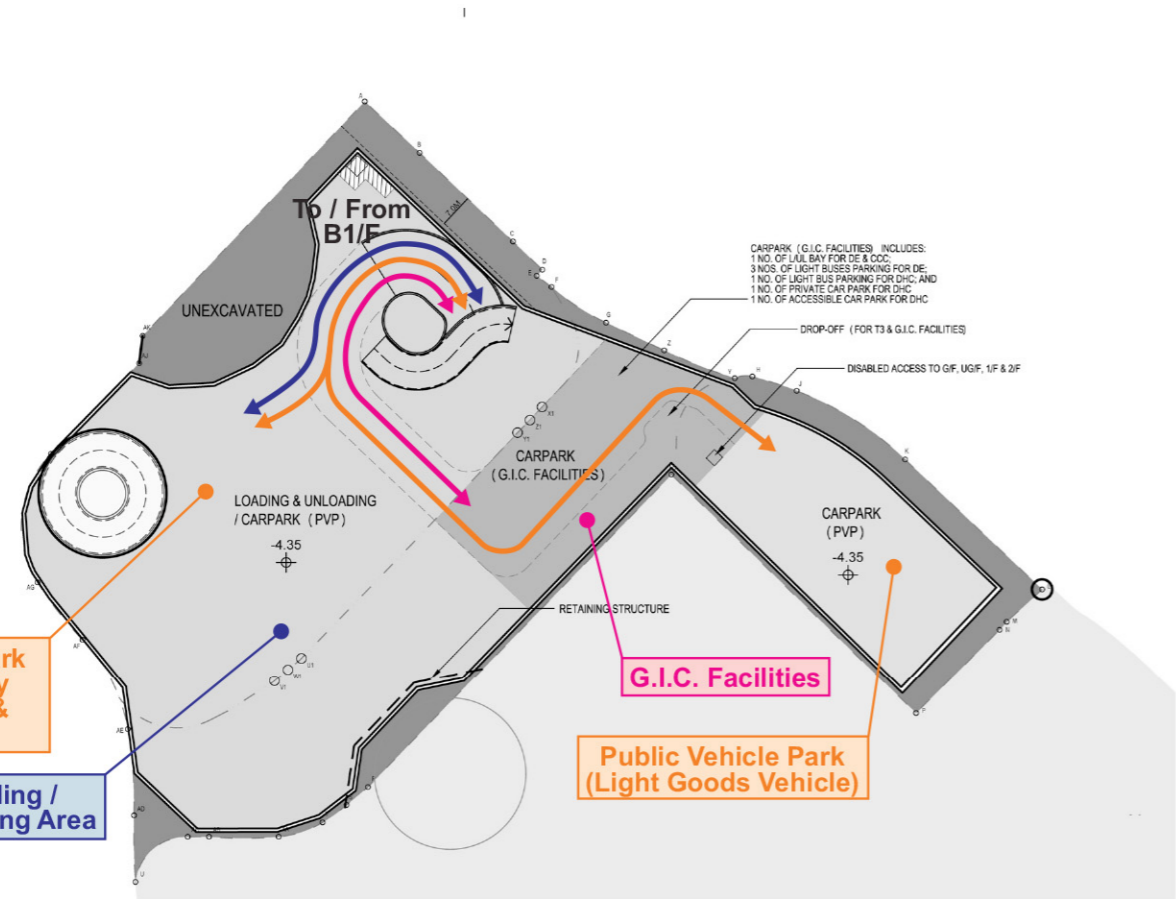




G/F



B1/F



B2/F

LEGEND :

- CIRCULATION ROUTE FOR LIGHT BUSES LAYBYS
- CIRCULATION ROUTE FOR PUBLIC VEHICLE PARK
- CIRCULATION ROUTE FOR ANCILLARY LOADING / UNLOADING AREA
- CIRCULATION ROUTE FOR CAR PARK AND LOADING / UNLOADING OF G.I.C. FACILITIES



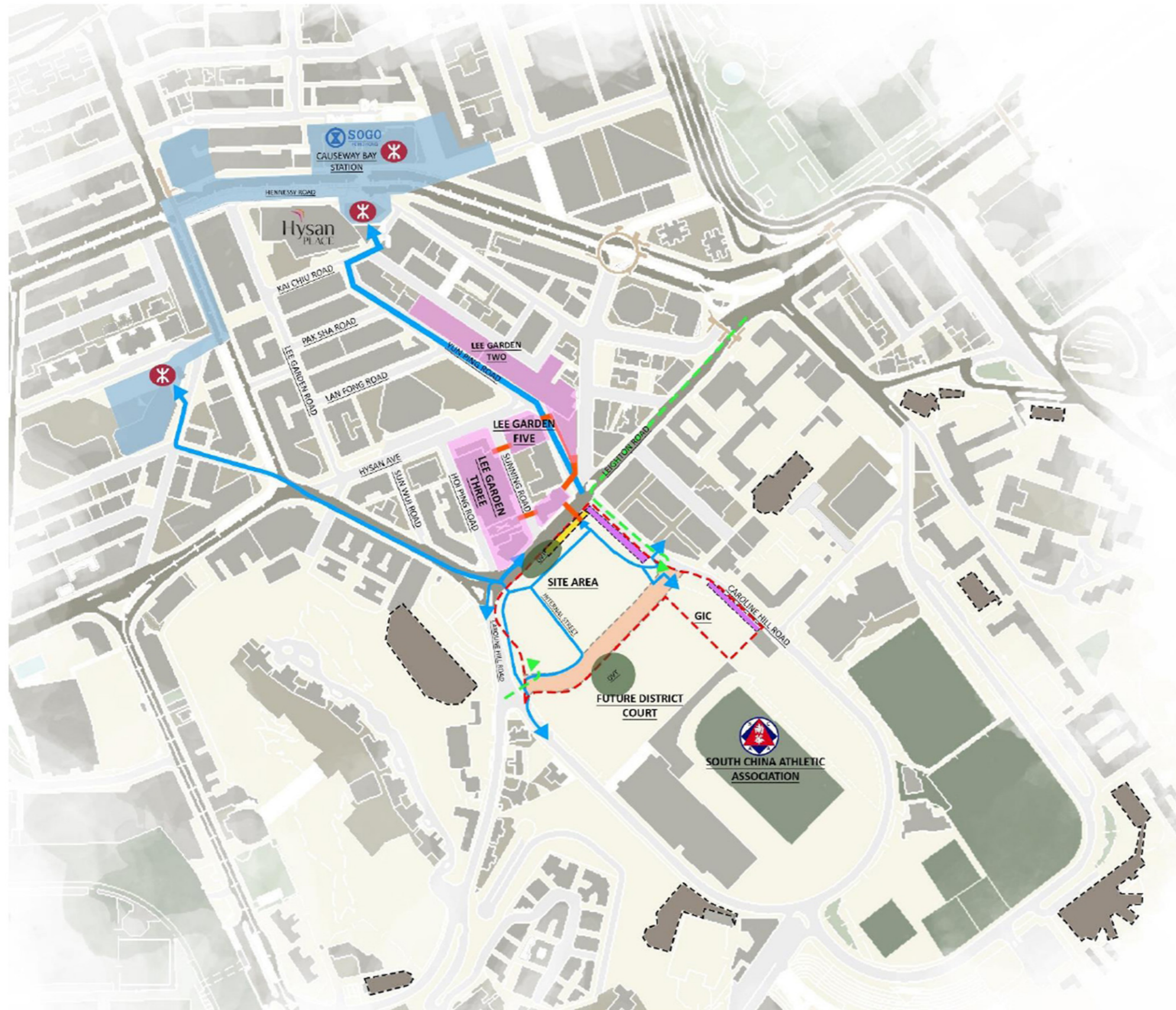
Patchway Holdings (HK) Limited



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



Title	Internal Traffic Arrangement and Circulation – Light Buses, Goods Vehicles and Coaches		
Scale	N.T.S.	Date	April 2024
Figure No.	4.17b		



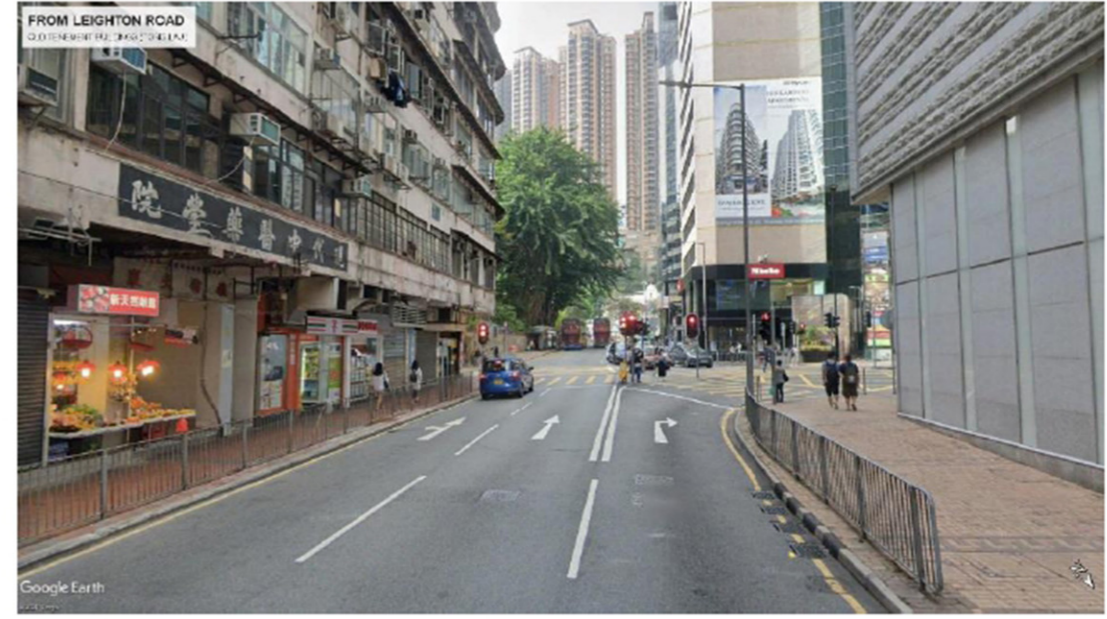
LEGEND

-  MTR STATION
-  MTR STATION AREA
-  PEDESTRIAN CIRCULATION
-  VEHICLE ACCESS
-  FUTURE FOOTBRIDGE NETWORK
-  LEE GARDENS
-  SITE BOUNDARY
-  NEW ROAD
-  HISTORIC BUILDING
-  MASONRY WALLS & EARTHENWARE PIPES
-  MASONRY WALLS (NON-GRADED)





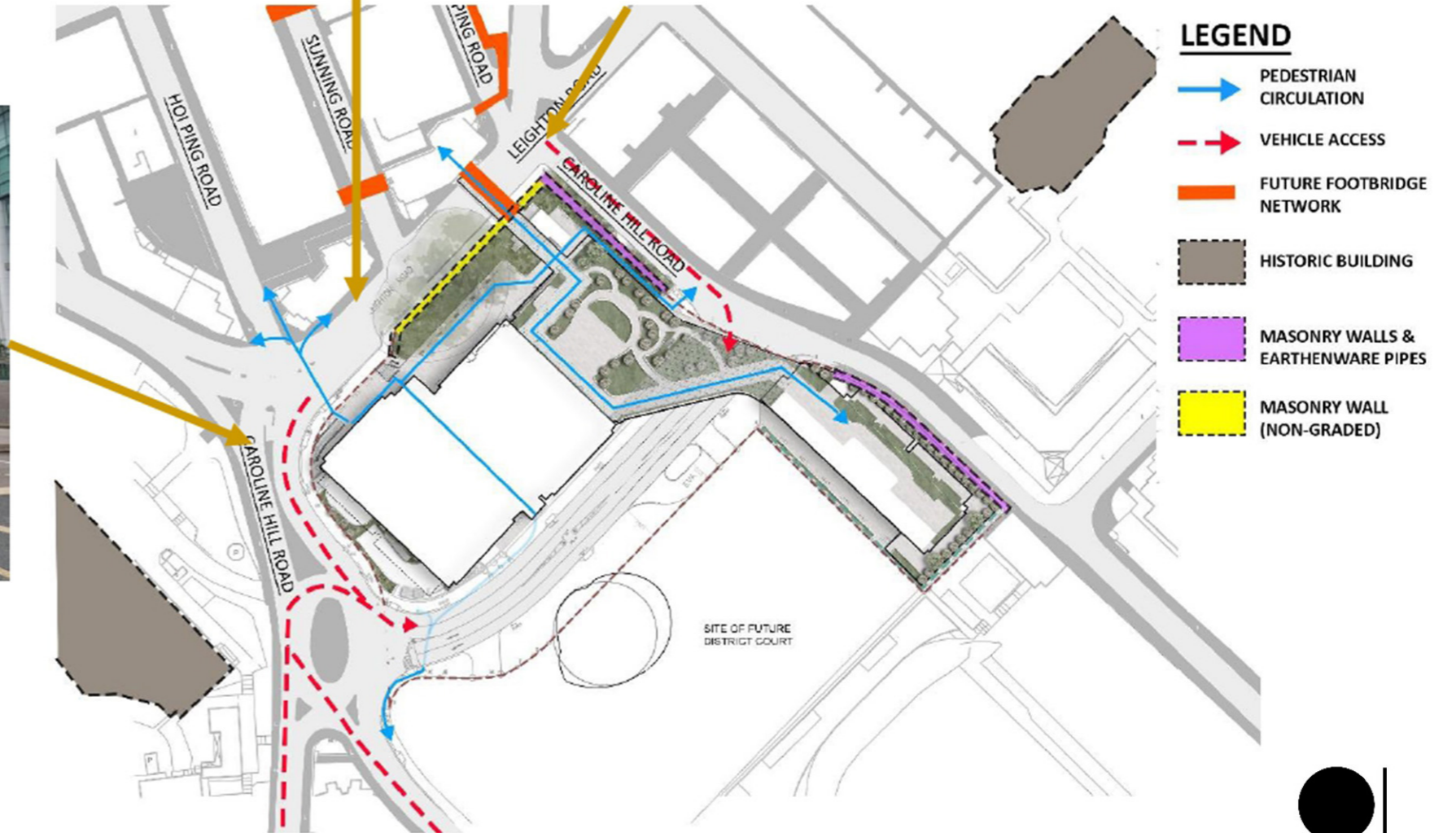
OVT & Grade A Commercial Offices, Leighton Road



Old Tenement Buildings (Tong Lau), Leighton Road

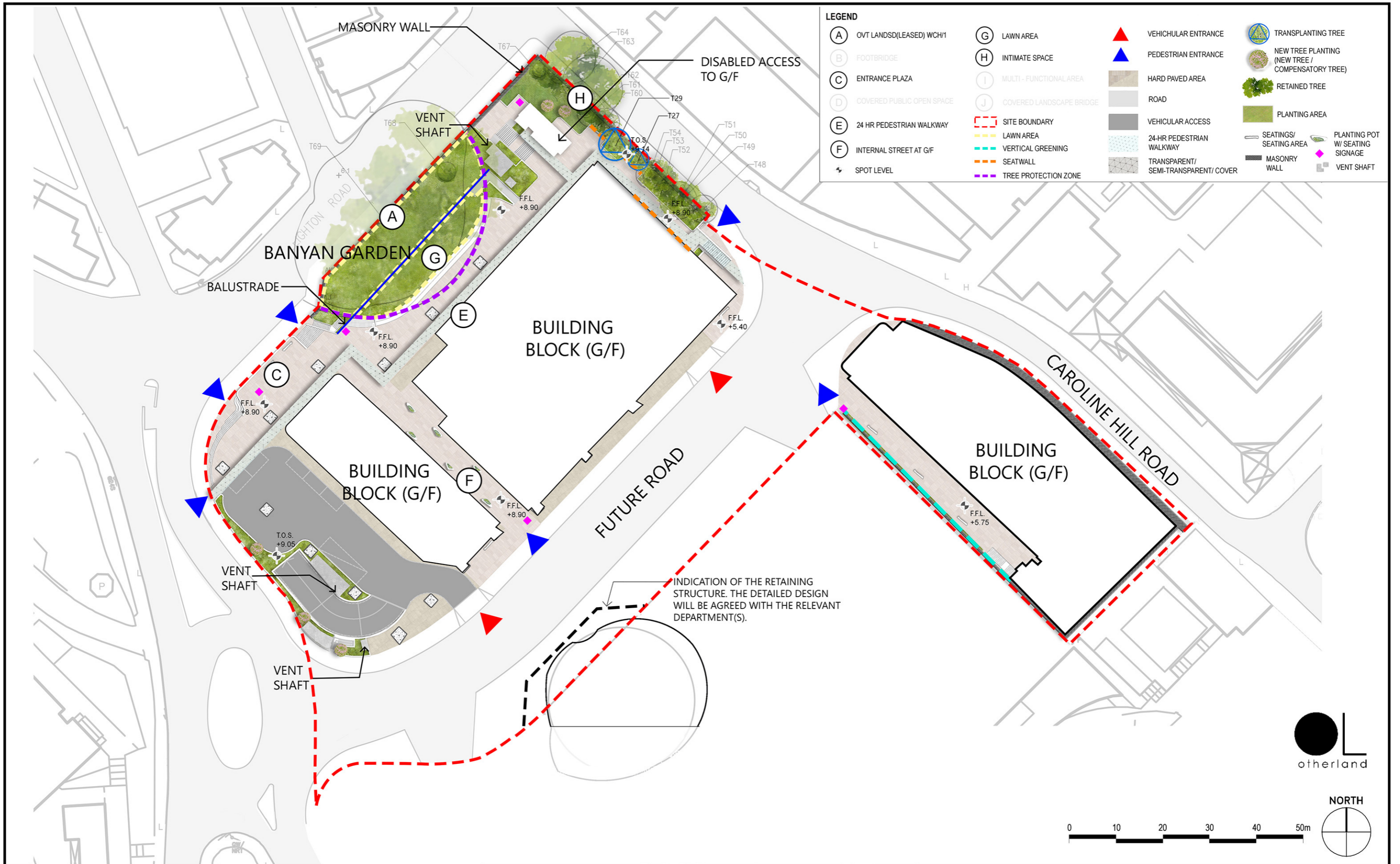


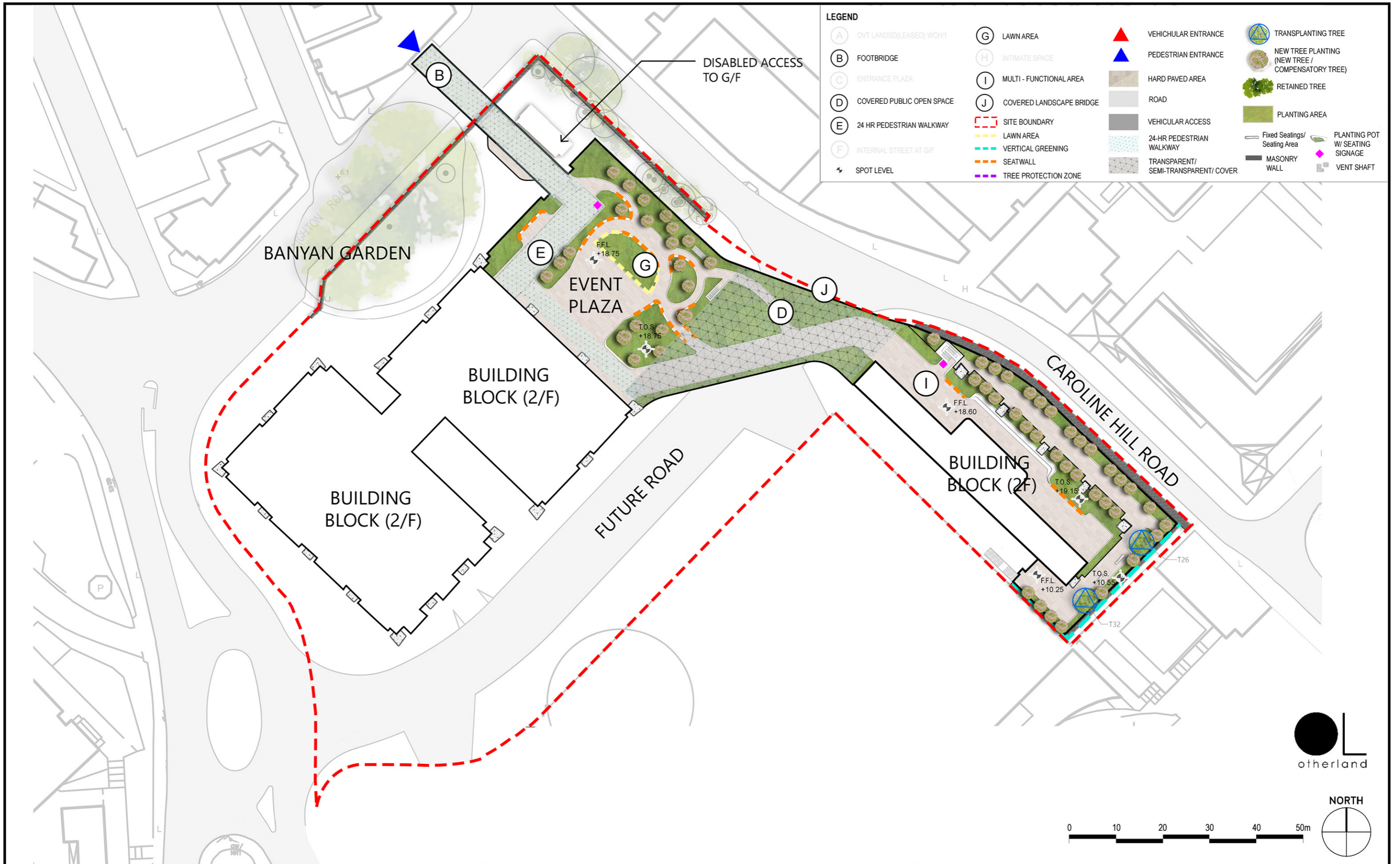
Heritage: Po Leung Kuk, Main Building, Leighton Road



Images reference from: Google Maps









* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN





* IMAGE FOR REFERENCE ONLY, SUBJECT TO DETAIL DESIGN



Title		Artist's Impression of 2/F Event Plaza	
Scale	N.T.S.	Date	January 2024
Figure No.			6.2