

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Perfect Win Properties Limited and Barrowgate Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Masterplan Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Tunnel between Lee Garden One (33 Hysan Avenue) and Lee Garden Two (2-38 Yun Ping Road). Tunnel connects lots IL 457 s.L (part) and IL 457 s.G RP (part) and adjoining Government Land
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 184.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 168 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土		
Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約	
Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約	
<input checked="" type="checkbox"/> Excavation of land 挖土	184.8		
Area of excavation 挖土面積	sq.m 平方米	<input checked="" type="checkbox"/> About 約	
Depth of excavation 挖土深度	12.2 m 米	<input checked="" type="checkbox"/> About 約	

(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)
(請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))

(b) Intended use/development
有意進行的用途/發展

Underground Vehicular Tunnel T2 (connecting Lee Garden One and Lee Garden Two), Hysan Avenue, Causeway Bay

For more details, please refer to the attached Planning Statement.

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

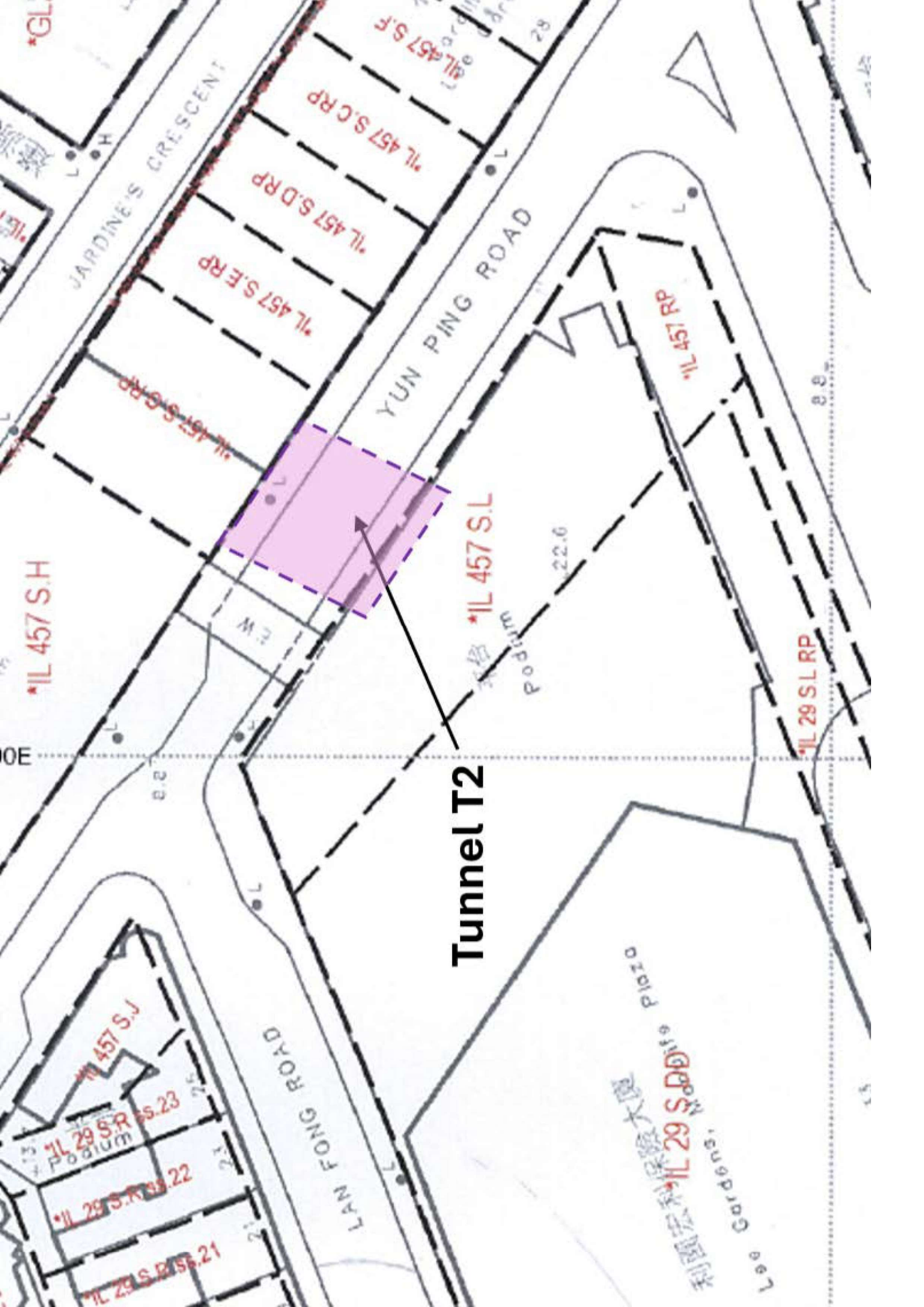
9. Impacts of Development Proposal 擬議發展計劃的影響					
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。					
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: right; vertical-align: top;"> Yes 是 </td> <td style="vertical-align: top;"> <input checked="" type="checkbox"/> Please provide details 請提供詳情 The tunnel connects Lee Garden One and Lee Garden Two There will be alterations at the connections with the existing buildings. </td> </tr> <tr> <td style="text-align: right; vertical-align: top;"> No 否 </td> <td style="vertical-align: top;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 The tunnel connects Lee Garden One and Lee Garden Two There will be alterations at the connections with the existing buildings.	No 否	<input type="checkbox"/>
Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 The tunnel connects Lee Garden One and Lee Garden Two There will be alterations at the connections with the existing buildings.				
No 否	<input type="checkbox"/>				
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; text-align: right; vertical-align: top;"> Yes 是 </td> <td style="vertical-align: top;"> <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 184.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 12.2 m 米 <input checked="" type="checkbox"/> About 約 </td> </tr> <tr> <td style="text-align: right; vertical-align: top;"> No 否 </td> <td style="vertical-align: top;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 184.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 12.2 m 米 <input checked="" type="checkbox"/> About 約	No 否	<input type="checkbox"/>
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No 否	<input type="checkbox"/>				
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; vertical-align: top;"> On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____ </td> <td style="width: 20%; vertical-align: top;"> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> </td> <td style="width: 20%; vertical-align: top;"> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> </td> </tr> </table> <p style="font-size: small; margin-top: 10px;">Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____	Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	
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Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Tunnel under Yun Ping Road connecting Lee Garden One (33 Hysan Avenue) and Lee Garden Two (2-38 Yun Ping Road) Tunnel connects lots IL 457 s.L (part) and IL 457 s.G RP (part) and adjoining Government Land		
Site area 地盤面積	184.8	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	168	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Causeway Bay Outline Zoning Plan No. S/H6/17		
Zoning 地帶	"Road", "Commercial (2)" and "Commercial"		
Applied use/ development 申請用途/發展	Proposed Underground Vehicular Tunnel T2, connecting Lee Garden One and Lee Garden Two, Hysan Avenue, Causeway Bay		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		



*IL 457 S.H

*GL

JARDINE'S CRESCENT

YUN PING ROAD

*IL 457 S.E.R.P.

*IL 457 S.D.R.P.

*IL 457 S.C.R.P.

*IL 457 S.F.

*IL 457 S.L

Tunnel T2

*IL 457 R.P.

*IL 457 R.P.

*IL 29 S.L.R.P.

0E

2.2

22.6

*IL 457 S.J

*IL 29 S.R ss.23

*IL 29 S.R ss.22

*IL 29 S.R ss.21

LAN FONG ROAD

Lee Gardens
利園宏利保齡大廈
Plaza

行政摘要

(以英文版本為準)

(T2 隧道)

- S.1 本第 16 條申請旨在希望城市規劃委員會(城規會)核准涉及銅鑼灣分區計劃大綱核准圖編號 S/H6/17 上接連利園一期及利園二期的地下行車隧道。上述擬議用途和地點的第 16 條和第 16A 條申請已獲得批准。先前的第 16 條申請編號 A/H6/79 的批准信於 2016 年 7 月 15 日發出，而根據第 16A 條延長期限申請的批准信於 2020 年 6 月 23 日發出，並附在附錄一中。其規劃許可的期限直至 2024 年 6 月 24 日。
- S.2 T2 隧道位於連接利園一期及利園二期的恩平道地底。恩平道是一條單向區內道路，連接希慎道至蘭芳道、白沙道和啓超道。
- S.3 此規劃申請旨在獲得申請許可令隧道 T2 得以實施，希望將先前的規劃申請包括履行其附帶條件的期限延長四年。申請人積極實行已核准計劃，並在履行附帶條件和契約修訂方面有很大的進展。延誤的主要原因是契約修訂尚未完成。
- S.4 本規劃綱領闡明自 2016 年核准申請以來，情況並無重大改變，再次核准 T2 隧道的申請能帶來好處。建設 T2 隧道能為區內交通帶來好處，不但方便行人，還能改善空氣質素。有關的建設工程不會影響現行的交通，亦不會為希慎道的珍貴古樹帶來負面影響，涉及交通和公眾的影響只會為公眾帶來規劃增益。

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Appendices

1. S.16 Approval Letters and s.16A Extension of Time Approval Letters for Application Number A/H6/79
2. Letter Accepting the Provisional Basic Terms Offer
3. Letter from Buildings Department Rejecting the Tunnel T2 General Building Plans Application
4. A&A Works General Building Plans Approval Letter
5. Location Plan and Sectional Plans

Consultants

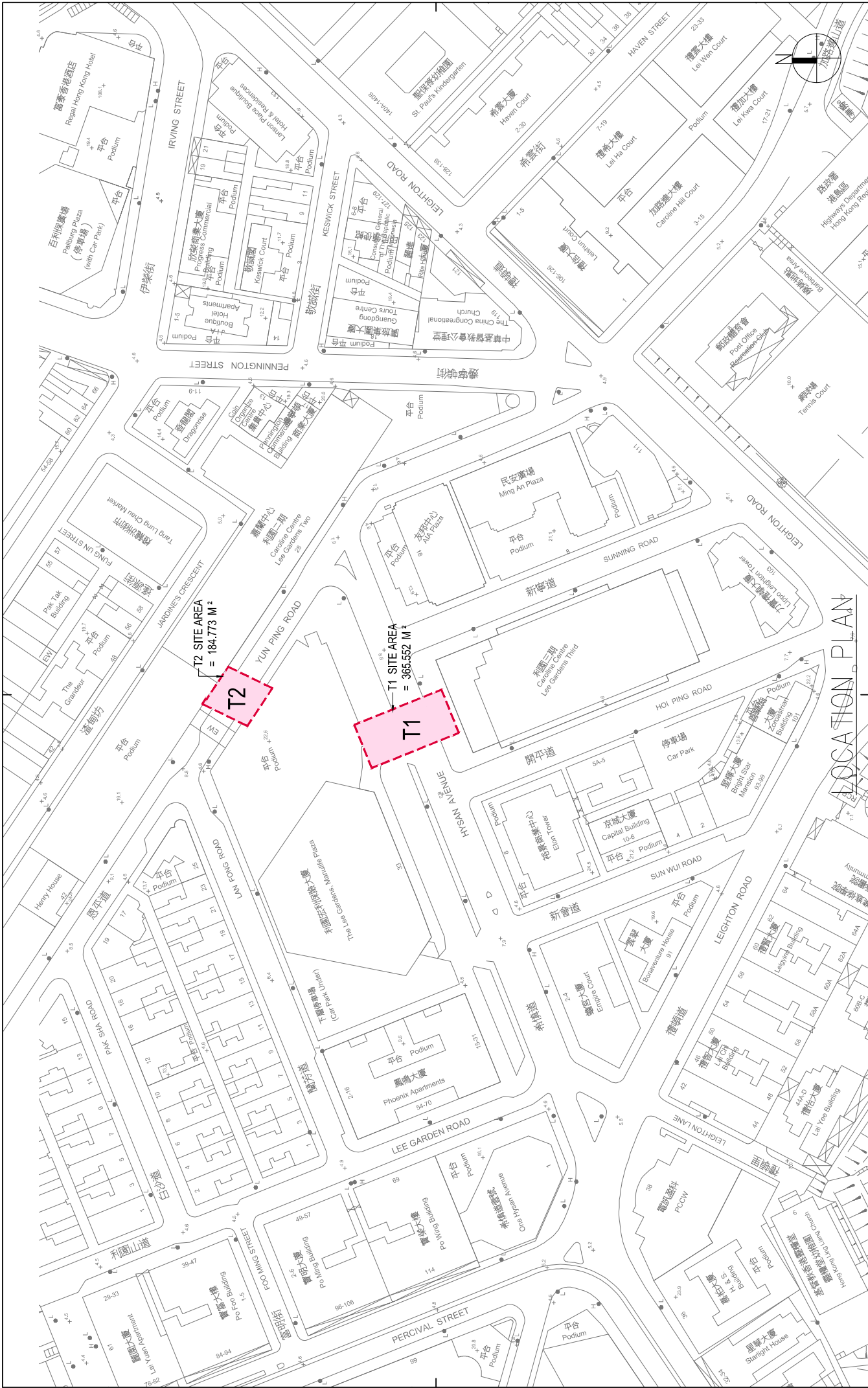
Masterplan Limited
Ove Arup & Partners Hong Kong Limited
Ronald Lu & Partners (Hong Kong) Limited
Savills (Hong Kong) Limited
SYSTRA MVA Asia Limited

7. The Proposal

- 7.1 The approved permission is for an underground vehicular tunnel, Tunnel T2, connecting the basement car parks of Lee Garden One and Lee Garden Three. The proposed tunnel will become an integral part of the two commercial developments. On the Approved Causeway Bay OZP No. S/H6/17. Tunnel T1 falls within an area mainly shown as “Road” and marginally encroaches onto the “Commercial” (“C”) zone. Commercial development is always permitted within the “C” zone, but planning permission is required in the area shown as “Road”.
- 7.2 Tunnel T2 will connect the eastern side of basement B2 of Lee Garden One across Yun Ping Road to the western side of basement B2 of Lee Garden Two. Tunnel T2 will have an area of about 184.8m², a length of approximately 13.0m, an overall width of approximately 14.0m, a gradient of about 1:12 and minimum clear headroom of 2.7m. It will provide two lanes for private cars with a minimum width of 3.5m each to serve two-way traffic. An electrical and mechanical zone will be provided at the upper portion of the tunnel above the vehicular access. The location plan, floorplans and sections of the proposed Tunnel T2 are included in **Appendix 5**.
- 7.3 At present, vehicular access to the car park of Lee Garden One can only be made vis Lan Fong Road. With Tunnel T2, vehicles from the east (Leighton Road) and the south (Caroline Hill Road) will be able to access Lee Garden One via the ingress of Lee Garden Two at Pennington Street without the need of circulation at Lan Fong Road, Lee Garden Road and Hysan Avenue.
- 7.4 The car parks at Lee Garden One and Lee Garden Two will provide barrier-free access to the connections of the tunnel to benefit the general public between 7:30am – 12:30am. This is the same as in 2016, when the application was approved.
- 7.5 Tunnel T2 is part of Hysan’s overall plan to improve the connectivity for the area, which also includes the covered walkway and 5 pedestrian link bridges (shown in Figures 3 and 4). In addition, there is another approved but not yet constructed Tunnel, T1, under application number A/H6/78 which connects Lee Garden One and Lee Garden Three under Hysan Avenue.
- 7.6 Once both Tunnel T1 and Tunnel T2 are constructed the car parks at Lee Garden One, Lee Garden Two and Lee Garden Three will be interconnected and operate as a single car park. Vehicles from the east (Leighton Road) and the south (Caroline Hill Road) will also be able to access the Lee Garden One car park via the ingress of Lee Garden Two at Pennington Street without passing through the busy road sections of Yun Ping Road and Lan Fong Road.

8. Implementation

- 8.1 Tunnel T2 will be constructed by a tunneling method so that there will be no open excavation, nor vertical shaft on public roads. The Launching shaft of the tunnel will be formed within the basement of Lee Garden One while the receiving shaft will be formed within the basement of Lee Garden Two so that all construction works are within the private premises. The construction time is estimated to be approximately 2 years.
- 8.2 Accesses of construction traffic to the underground construction sites will be via the existing car park accesses of Lee Garden One and Lee Garden Two, and therefore new opening of site access on public road is not required. To further minimize traffic impact, the access of construction traffic will be arranged outside the peak periods of 08:00-10:00, 12:00-14:00 and 16:00-20:00.
- 8.3 Besides, the car park operators would dedicate staffs to patrol traffic at the car park entrances in order to avoid any obstruction at the car park entrances leading to adverse impact to the operation of public transportation and the traffic on public roads. Furthermore, the loading/unloading activities for the buildings would be well coordinated and managed by the car park operators to avoid such activities being carried out during the peak of the car park hours and/or during the access periods of construction traffic.
- 8.4 In view of the latest status of the project, it is anticipated that the construction of Tunnel T2 would not commence earlier than year 2026. Since the construction of the link bridges and the covered walkway are planned to be completed by year 2026 which will be aligned with construction programme of the Caroline Hill Road development, it is unlikely that the construction of T2 would overlap the construction of the link bridges and the covered walkway.



Project Title
PROPOSED TUNNEL T1 LINKING
LEE GARDEN ONE AND
LEE GARDEN THREE

Drawing Title
T1, T2 LOCATION PLAN

Project No. 19000HK
Scale 1:1000 @A3
Issue Date 07/2024
Drawing No. / GBP / AA-01

Client's Signature

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