

銅鑼灣



Causeway Bay

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

Planning Statement



March 2024

Executive Summary

This planning application relates to Inland Lot 8945, Caroline Hill Road, Causeway Bay, Hong Kong. It is prepared and submitted under Section 16 of the Town Planning Ordinance (Cap.131) on behalf of Patchway Holdings (HK) Limited (the Applicant), to seek approval from the Town Planning Board (TPB/the Board) of a proposed Layout Plan for a proposed commercial and social welfare facility project. The Application Site is zoned "Commercial (2)" on the approved Wong Nai Chung OZP No. S/H7/21. All the proposed uses in the Layout Plan, including 'Office', 'Shop and Services', 'Eating Place', 'Social Welfare Facility', 'Public Clinic', 'Public Transport Terminus or Station' and 'Public Vehicle Park (excluding container vehicle)', are Column 1 uses which are always permitted in the "C(2)" zone. According to the Remarks of the Notes of the "C(2)" zone in the OZP, for any new development within the zone, a Layout Plan shall be submitted for the approval of the Board.

In a previous Section 16 application (No. A/H7/181) for this project, approved by the TPB on 6 May 2022, the development proposal included an additional 2,000m² of Performing Arts and Cultural Facilities (PACF) on 5/F of Towers 1 and 2 to be operated by a non-profit organisation. In the planning permission, this GFA was granted as additional to the 100,000m² stipulated in the OZP on the basis of a relaxation of the development parameters. The Applicant desires to implement the approved planning permission and fulfil the planning conditions at the earliest possible opportunity in order to bring the Site into productive use for the benefit of the Hong Kong economy and for the public and preliminary works are ongoing on site. However, despite their earnest intention to implement the PACF proposal as approved, the Applicant is facing genuine difficulties in doing so as it will be not financially viable to do so on a non-profit basis should the PACF land premium be set at a commercial level, which it appears from preliminary discussions, may be the case. Under such a difficult situation and with the pressing construction programme in mind, the Applicant therefore proposes this alternative development proposal to urgently re-direct the construction activity and achieve an optimal planning outcome. Therefore, this proposal does not contain the PACF but does instead include a new alternative facility in the form of approximately 2,000m² of Communal Podium Garden on 5/F of Towers 1 and 2. The Communal Podium Garden is proposed in accordance with the Joint Practice Note No.1 as a green feature. Under this alternative development proposal, the 2,000m² GFA concession sought for the PACF will not be required and thus the total GFA will be 100,000m² without any relaxation of GFA constraints being sought. Therefore, changes to development parameters of other all components will be minor.

The Application Site covers the majority of the "C(2)" zone in the OZP and has an area of about 14,802m². The Project consists of three commercial towers with five levels of basements including lay-bys for light buses at B1/F, public and private vehicle park at B2/F to B5/F, and 25 storeys at Towers 1 and 2 and 16 storeys at Tower 3. Social welfare facilities, which include a Child Care Centre, a Day Care Centre for the Elderly and a District Health Centre, are located at G/F to 1/F of Tower 3. Commercial uses are located at B1 to 5/F of Towers 1 and 2 with a communal podium garden proposed on 5/F. An Event Plaza and a covered Landscape Bridge that spans the new internal access road are proposed at 2/F, which are integrated with an elevated walkway connected over Leighton Road to Lee Garden Six. The Event Plaza and Landscape Bridge, together with a public open space area in the form of a semi-internal corridor and an area around the Old and Valuable Tree (OVT) No. LANDSD(LEASED) WCH/1 (Previous Registration No. HKP WCH/1) on G/F, will provide a public open space of at least 6,000m² in total, as required in the Notes of the OZP. The proposed Project under the Layout Plan will yield a total of 100,000m² countable GFA, the maximum allowable under the OZP.

This application establishes that the proposed commercial Project under this Layout Plan:

- fulfills the requirements of layout plan submission under Remarks of the Notes of the "C(2)" zone on the approved Wong Nai Chung OZP No. S/H7/21;
- complies with material requirements and development parameters of the approved Wong Nai Chung OZP No. S/H7/21;

內容摘要

(內容如有差異，請以英文版本為準)

本規劃申請位於銅鑼灣加路連山道內地段 8945 號，博威控股 (香港)有限公司(下稱「申請人」)現按第 131 章城市規劃條例第 16 條，向城市規劃委員會(下稱「城規會」)提交發展藍圖以供核准，以發展商業、社會福利設施項目(下稱「擬議項目」)。擬議地盤位於黃泥涌分區計劃大綱核准圖編號 S/H7/21(下稱「大綱圖」)的「商業(2)」地帶。發展藍圖中的所有擬議用途，包括「辦公室」、「商店及服務行業」、「食肆」、「社會福利設施」、「政府診所」、「公共車輛總站或車站」及「公眾停車場(貨櫃車除外)」，皆為「商業(2)」地帶內經常准許的第一欄用途。根據大綱圖內有關「商業(2)」地帶下註釋的備註，在地帶範圍內，任何新發展或現有建築物的重建，都必須提交一份發展藍圖，以供城規會核准。

於 2022 年 5 月 6 日，城規會根據《城市規劃條例》第 16 條核准了早前的規劃申請(編號:A/H7/181)。核准發展計劃中包括略為放寬大綱圖內總樓面面積限制，由 100,000 平方米放寬至 102,000 平方米(2%)，以於第一及二座的五樓額外提供約 2,000 平方米的演藝及文化設施，並計劃由非牟利機構營運該設施。為了核准發展項目能實際上為本港帶來經濟發展上的好處及公眾裨益，申請人希望儘早實行核准發展並滿足規劃條件，而已正在發展地盤上進行前期的施工。儘管申請人懇切希望能實行核准發展中的演藝及文化設施項目，但如該設施的補地價評估根據初步討論以商業性質為基礎作決定，此非牟利性質的設施項目則會在財務上不可行。與面對此困難的同時，顧及緊迫的工程進度，申請人從而擬議本申請下的替代發展計劃以緊急地調整工程，並求達到最理想的規劃結果。因此，本申請下擬議的發展計劃包括於第一及二座的五樓提供約 2,000 平方米的公用平台花園，以替代核准發展中的演藝及文化設施。根據聯合作業備考第一號，擬議的公用平台花園屬「環保及創新的樓宇」下的環保設施。因此，擬議的替代發展計劃下總樓面面積為 100,000 平方米，而其他發展參數則會作出微調。

發展地盤覆蓋「商業(2)」地帶大部分範圍，面積為 14,802 平方米。擬議項目包括三座商業大廈及五層地庫，第一及二座為 25 層高，第三座為 16 層高，而地庫一層設小巴停車處、地庫二層至五層設公眾及私人停車場。第三座地下至一樓將設三間社會福利設施，包括一間地區康健中心、一間幼兒中心及一間長者日間護理中心。

第一及二座的地庫一層至五樓將作商業用途，五樓部分另闢設植有草木的公用平台花園。擬議項目的二樓將設活動廣場及有蓋景觀橋，橫跨地盤內的擬議道路，並延伸至通往利園六期的擬議行人天橋。擬議項目包括於活動廣場及有蓋景觀橋、地面的綠走廊及近古樹名木的範圍提供約 6,000 平方米作公眾休憩用地，以符合大綱圖內註釋的備註中的要求。本申請下的擬議項目達至大綱圖上訂明的最高准許總樓面面積，為 100,000 平方米。

於設計優點及規劃理據而言，本申請下的作商業項目的發展藍圖：

- 符合大綱圖內《註釋》下的備註中有關提交發展藍圖的要求；
- 遵守大綱圖內的發展參數及所有重要要求；
- 說明申請人正在面對實行核准發展中演藝及文化設施上的困難，為難以達致財務上的可行性，而閒置此空間會為土地用途帶來負面影響，從而擬議本申請下的替代發展計劃以緊急地調整工程；
- 指出大綱圖內對演藝及文化設施的提供並非強制性要求；
- 透過於第一及二座五樓上闢設植草木的公用平台花園，帶來在康樂用途及可持續性上的裨益；
- 完全保留申請地點內具自然及歷史價值的特徵；
- 提供更多具質素及更妥善分佈的公眾休憩用地，以及美化景觀設計；
- 透過建築設計及佈局，改善地區的空气流通；

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LIST OF ABBREVIATIONS

AMO	Antiquities and Monuments Office
AVA	Air Ventilation Assessment
BD	Buildings Department
BH	Building Height
CCC	Child Care Centre
C(2)	Commercial (2)
DBH	Diameter at Breast Height
DE	Day Care Centre for the Elderly
DHC	District Health Centre
ELS	Excavation and Lateral Support
ES	Explanatory Statement
GFA	Gross Floor Area
"G/IC"	"Government, Institution or Community" (zone)
GIC	Government, Institution or Community
HGV	Heavy Goods Vehicle
HyD	Highways Department
LGV	Light Goods Vehicle
LMP	Landscape Master Plan
MGV	Medium Goods Vehicle
MLP	Master Layout Plan
NOFA	Net Operating Floor Area
OVT	Old and Valuable Trees
OZP	Outline Zoning Plan
POS	Public Open Space
PR	Plot Ratio
TPB	Town Planning Board
TPDM	Transport Planning and Design Manual
TPRP	Tree Preservation and Removal Proposal
TPZ	Tree Protection Zone

4 Development Proposal

4.1 INTRODUCTION

- 4.1.1 The current Layout Plan demonstrates the technical feasibility, openness and ventilation, accessibility, connectivity as well as other design merits of the Project as required under the OZP.
- 4.1.2 With regard to the previous Section 16 application (No. A/H7/181) submitted by the Applicant, the approved development proposal with an additional 2,000m² of PACF operated by non-profit organisation was permitted with minor relaxation of GFA on 6 May 2022.
- 4.1.3 Under the current Layout Plan of the proposed Project, as an alternative to the approved development proposal, the cultural facilities will be omitted and a Communal Podium Garden is instead proposed on 5/F of Towers 1 and 2. Therefore the relaxation of GFA restrictions, which was permitted in the approved planning application, will not be sought in this application.

4.2 DEVELOPMENT PROPOSAL AND ARCHITECTURAL LAYOUT

- 4.2.1 The proposed Project consists of three commercial towers, namely Tower 1 & Tower 2 with 25 storeys (at the Edged Blue Site) and Tower 3 with 16 storeys (at the Edged Red Site) (**Figure 4.1** refers).
- 4.2.2 There are five levels of basements which include one level of Commercial & Lay-bys for Light Buses at B1/F and 4 levels of basement carpark for Public Vehicle Park and Private Parking at B2-B5/F. A retaining structure will be constructed in the Application Site up to the level of and surrounding a portion of the OVT (No. JUD WCH/1 (Previous Registration No. EMSD WCH/1)) in the adjacent District Court site. The architectural drawings and plan showing the area and depth of excavation are at **Figure 4.2**. The site formation plans with the additional protective barrier in the retaining structure and updated retaining wall extent were submitted to BD.
- 4.2.3 An Event Plaza is proposed at the 2/F (Level +18.35mPD) with a fully covered and enclosed Landscape Bridge over a new internal access road connecting the Edged Blue Site with the Edged Red Site. The Event Plaza will serve as part of the Public Open Space and as a pedestrian link that connects Towers 1 & 2 with Tower 3 and the GIC facilities.
- 4.2.4 The GIC facilities required under the OZP, which include a Child Care Centre (CCC), a Day Care Centre for the Elderly (DE) and a District Health Centre (DHC), are located at the podium level of Tower 3, occupying 3 storeys (at G/F – 1/F) and integrated with the covered public open space at 2/F.
- 4.2.5 The additional PACF under the approved scheme (No. A/H7/181) with a permitted minor relaxation of GFA, will be replaced with a Communal Podium Garden under the proposed Project on 5/F of Towers 1 and 2. The overall total GFA will be 100,000m² under the Proposed Scheme. However, there will be a minor redistribution of GFA, when compared to the Approved Scheme, in terms of the provision of the required GIC facilities, light bus lay-bys and office. The total GFA of GIC facilities will be approximately 3,100m² under the Proposed Scheme with the minimum required NOFA inclusive as listed on the Lease. The previously approved GIC GFA of approximately 3,000m² was estimated based on a preliminary layout. The layout of GIC facilities has been further refined during liaison with relevant departments to facilitate future operations. In addition, the B1/F layout, consisting of commercial area, driveway and light bus lay-bys will be updated under the Proposed Scheme. The length of the driveway will be reduced and the total GFA of the light bus lay-bys will be approximately 1,600m², which complies with the minimum length, width and headroom of light bus lay-bys under Lease requirements. With the abovementioned changes in the non-domestic GFA, the office GFA will be updated to

approximately 85,300m² in order to utilise the entire development potential of 100,000 m² of GFA. The comparison of the development schedules and internal transport facilities between the Approved and Proposed schemes are listed in **Tables 4.1 to 4.2** with proposed land uses by floor listed in **Table 4.3**.

Table 4.1: Comparison of Development Schedule between Approved and Proposed Schemes

Development Parameters	Approved Scheme (No. A/H7/181)	Proposed Scheme
Site Area	14,802 m ²	No change
Total GFA [^]	102,000 m ²	100,000 m ²
<ul style="list-style-type: none"> ▪ Office ▪ Retail ▪ Light Bus Lay-bys ▪ GIC Facilities required under OZP (Including DHC, CCC, DE) ▪ Additional GIC facilities (Performing Arts and Cultural Facilities) 	Approx. 85,000 m ² Approx. 10,000 m ² Approx. 2,000 m ² Approx. 3,000 m ² Approx. 2,000 m ²	Approx. 85,300 m ² No change Approx. 1,600 m ² Approx. 3,100 m ² Replaced with a communal podium garden on 5/F of Towers 1 and 2
Plot Ratio	Approx. 6.89	Approx. 6.76
No. of Blocks	3	No change
Site Coverage	65%	No change
Building Height	T1 and T2: 135mPD T3: 90mPD	No change
No. of Storeys		
<ul style="list-style-type: none"> ▪ Basement ▪ Towers 1 and 2 ▪ Tower 3 	5 Storeys 24 Storeys 16 Storeys	No change 25 Storeys No change
Public Open Space Provision [^]	6,000m ²	No change
<ul style="list-style-type: none"> ▪ G/F: - non-covered POS - covered POS ▪ 2/F and UG/F: - non-covered POS - covered POS 	Approx. 3,000m ² Approx. 2,300m ² Approx. 700m ² Approx. 3,000m ² Approx. 1,250m ² Approx. 1,750m ²	Approx. 2,850m ² Approx. 2,250m ² Approx. 600m ² Approx. 3,150m ² Approx. 1,420m ² Approx. 1,730m ²
Public Open Space Provision [^]	6,000m ²	No change
<ul style="list-style-type: none"> ▪ G/F ▪ 2/F and UG/F 	Approx. 3,000m ² Approx. 3,000m ²	Approx. 2,850m ² Approx. 3,150m ²
Greenery Coverage		
<ul style="list-style-type: none"> ▪ Total ▪ Primary Zone ▪ Roof 	Approx. 2,970 m ² Approx. 2,970 m ² -	No change Approx. 2,320 m ² Approx. 650 m ²
Completion year	Q3 2029	No change

[^]Public Open Space of 6,000 m² to be exempted from GFA calculations

change in the total surface runoff for the proposed scheme when compared with the Approved Scheme, and hence, the assessment results in the previously approved Drainage Impact Assessment are still valid. There will be no adverse impact to the existing drainage system as a result of the Proposed Scheme. The Drainage Impact Assessment will be kept updated to be in line with the construction work on site for DSD review.

5.4 SEWERAGE IMPACTS

5.4.1 A Sewerage Impact Assessment (**Annex E**) was conducted for the proposed Application Site at Inland Lot No.8945.

5.4.2 For easy reference, a comparison table showing the difference in the development parameters between the Approved Scheme and the Proposed Scheme is shown in table below:

Description	Approved Scheme	Proposed Scheme	Difference
Site Area	14,802 m ²	14,802 m ²	No change
Office GFA	85,000 m ²	85,300 m ²	+300 m ²
Retail GFA	10,000 m ²	10,000 m ²	No change
Light Bus Lay-by GFA	2,000 m ²	1,600 m ²	-400 m ²
GIC GFA	3,000 m ²	3,100 m ²	+100 m ²
GIC GFA (Performing Art & Cultural Facilities)	2,000 m ²	-	-2,000 m ²

5.4.3 Due to the omission of cultural facilities, the peak sewage flow from the proposed scheme is slightly reduced. The assessment results demonstrated that the existing public sewerage system serving the Application Site has sufficient capacity to carry the estimated sewage from the proposed scheme, and hence, the development will cause no impact to the existing public sewerage system. The Sewerage Impact Assessment will be kept updated to in line with the construction work on site for DSD review.

5.5 TRAFFIC IMPACTS

5.5.1 A Traffic Review Report (TRR) to assess the potential traffic impact due to the proposed development at the Application Site with a total GFA of 102,000m² was submitted and approved by Transport Department in year 2022. The approved TRR concluded that the surrounding road network with implementation of the proposed road scheme at the Green Areas and a new internal access road between the Application Site and the District Court site will be adequate to serve the future traffic demand upon the completions of the Project.

5.5.2 Since the total GFA of the proposed development will be reduced from 102,000m² to 100,000m², omitting 2,000m² of performing arts and cultural facilities under the Proposed Scheme in this application while the proposed adjustments to the parameters of office and GIC facilities will be very minor, there will be no apparent increase in the overall traffic induced by the proposed development when compared to the Approved Scheme as assessed in the approved TRR. Therefore, the conclusion as drawn from the previous approved TRR is still valid.

5.6 AIR QUALITY IMPACTS

- 5.6.1 There are no polluting uses such as industrial buildings or trunk roads near the Application Site, and hence, it is expected that there will be no air quality impact to the site. In addition, the buildings within the site will comply with requirements of the HKPSG.
- 5.6.2 The project team will observe all relevant environmental protection ordinances and requirements and implement pollution control measures to minimise any potential environmental impact/nuisance during construction stage.

5.7 NOISE IMPACTS

- 5.7.1 Although openable windows will be provided at some commercial and government, institution and community areas within the Project in order to meet the requirements under the Buildings Ordinance, during normal operation, centralized heat, ventilation and air conditioning system or split type air conditioning units, and mechanical ventilation will be provided as the primary source of providing ventilation for the spaces. Hence, it is expected there will be no adverse noise impact on the proposed Project.
- 5.7.2 The project team will observe all relevant environmental protection ordinances and requirements and implement noise control measures to minimise any potential environmental impact/nuisance during construction stage.

5.8 CONSERVATION MANAGEMENT PLAN

- 5.8.1 The Conservation Management Plan for Grade III Masonry Walls and Earthenware Pipes was prepared and submitted to AMO in accordance with Special Condition Clause 3(b) of the Conditions of Sale No. 20379 and the acceptance by AMO was received on 18 July 2022 with no further comment.

5.9 WATER SUPPLY IMPACTS

- 5.9.1 To be in line with Government's Fresh Water Cooling Towers Scheme (FWCT Scheme), fresh water cooling towers are proposed to be used in this project which is within the Scheme Designated Area of Causeway Bay (3) (**Annex G**).
- 5.9.2 Regarding the FWCT Scheme for the proposed development, the corresponding calculation of daily water demand (Potable and AC make up water) and residual head for proposed new DN200 freshwater main was conducted to demonstrate that the water supply impact on the fresh water demand is acceptable. It has been concluded that a Water Impact Assessment is not required. Supplementary information was prepared by the consultants and was received by WSD on March 2024 with no further comment from them (**Annex G**).
- 5.9.3 The WWO542 approval for potable water and flushing water supplies on October 2023 included the water demand of the FWCT Scheme with lead-in pipe sizes of dia. 150mm. The fresh water demand for the whole development including the capacity for FWCT was calculated and is considered sufficient.
- 5.9.4 The proposed new DN200 freshwater main will be in a loop system to be connected to the existing DN450 freshwater main at Leighton Road and the existing DN150 freshwater main at Caroline Hill Road East near Lei Kwa Court. The approximate pressure head as advised by WSD will be 80m at the DN450 freshwater main at Leighton Road and 70m at the DN150 freshwater main at Caroline Hill Road East near Lei Kwa Court. The residual head along the proposed DN200 freshwater main during peak flow condition will have sufficient residual head of more than 20m which fulfils the minimum requirement advised by WSD.

access to the community GIC facilities in Tower 3. The Landscape Bridge spanning the internal road is covered which provides a comfortable walking experience. The public using the GIC facilities and employees at the offices of Tower 3 at the eastern end of the site can reach the centre of Causeway Bay swiftly. The elevated walkway will also facilitate pedestrians to access the Application Site, extending the vibrancy of the well-established cluster of retail facilities in Causeway Bay. Pedestrians who walk to reach the re-provisioned light bus lay-bys at the Application Site will also enjoy the convenience of the walkway system.

- 6.7.2 With its multi-level walkway system, the proposed Project under the Layout Plan can significantly improve the walking experience in the area and promote a functional synergy between commercial heart of Causeway Bay and the Application Site.

6.8 TRAFFIC IMPROVEMENTS THROUGH ROAD IMPROVEMENT WORKS

- 6.8.1 With Leighton Road being a district distributor, the road junctions nearby experience high traffic volumes. During peak periods, traffic queues may tail back to the junction of Leighton Road and Yun Ping Road, resulting in traffic congestion on the wider local road network.
- 6.8.2 With the proposed two-way internal road connecting Caroline Hill Road (West) and Caroline Hill Road (East), access can be facilitated for the different users of the Application Site and concentration of traffic at particular neighbourhood junctions avoided.
- 6.8.3 The Layout Plan offers a set back at Caroline Hill Road (West) and a portion of Leighton Road near its junction with Caroline Hill Road (West) for the gazetted 'Proposed Road Improvement Works at Caroline Hill Road, Link Road, Hoi Ping Road and Leighton Road'. Detailed design of the concerned road improvement works will be submitted by the Applicant to Highways Department and other relevant Government departments for approval at a later stage, under Lease requirements. The road improvement works, which the Applicant has committed to under the lease, will alleviate the traffic congestion in the area and improve traffic flows.

6.9 NO INSURMOUNTABLE TECHNICAL IMPACTS

- 6.9.1 As demonstrated in **Section 5** and technical assessments at **Annexes D to E**, the current scheme will not create any adverse drainage, sewerage, noise, air quality, water supply, geotechnical, traffic or air ventilation impacts.
- 6.9.2 As such, the Project under the proposed Layout Plan will not result in insurmountable technical impacts.