

**Submission of Layout Plan and Application for Commercial Development on IL No.8945 Causeway Bay, Hong Kong  
under s16 of the Town Planning Ordinance (Cap.131)**

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**Planning Statement**

**s.16 Planning Application No. A/H7/185 - Departmental Comments**

**Response to Comments**

April 2024

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<b>1. PLANNING DEPARTMENT</b> (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 20 March 2024)	
Comments	Responses
<p>With respect to the captioned s.16 planning application, we would like to draw your attention that based on a preliminary observation and vetting, various discrepancies/inconsistencies are spotted between the Layout Plan at Annex B, Landscape Master Plan (LMP) at Annex C and the provision of Public Open Space at Appendix E of the LMP, such as the building block layout, alignment of pedestrian walkway and planter area. In the interest of time and the tight schedule, please urgently check with your project team the various inconsistencies and make revisions where appropriate.</p>	<p>Please refer to the updated Layout Plan at <b>Annex B</b>, LMP at <b>Annex C</b> and the provision of POS at Appendix E of the LMP at <b>Annex C</b> under this F11 submission. They are updated to be as much identical as possible in presentation format for your easy reference.</p>
Detailed departmental comments, if any, would be conveyed to you.	
<b>2. ENVIRONMENTAL PROTECTION DEPARTMENT</b> (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 22 March 2024) Contact officer: Ms. Kathy Ho, tel.: 2835 1847	
Comments	Responses
Please see the comments on the SIA below.	
<p>1. Please update the ADWF for District Court at Table B1 &amp; B2 according to the recent SIA from the development at District Court.</p> <p>District court - DC tower (connected to FMH7009989)= 20.72 m3/day  District court - FC tower (connected to FSH7003584)= 313 m3/day</p>	<p>Please refer to the revised Tables B1 and B2 incorporated with the updated ADWF for District Court in <b>Annex E</b> under this F11 submission.</p>
<b>3. FOOD AND ENVIRONMENTAL HYGIENE DEPARTMENT</b> (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 22 March 2024) Contact officer: Ms. Yoyo Ng, tel.: 3141 1229	
Comments	Responses
<p>(a) If any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained. Reprovisioning of the affected facilities by the project proponent up to the satisfaction of FEHD may be required. Besides, sufficient amount of additional recurrent cost for management and maintenance of the reprovisioned facilities should be provided to FEHD;</p>	<p>Noted. No FEHD facilities will be affected by the development</p>

	(b) If FEHD is requested to take up management responsibility of new public toilets, refuse collection points, and other facilities, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to us;	Noted, there are no new public toilets, refuse collection points etc. proposed for FEHD to take up management responsibility at this development.
	(c) If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to us;	Noted, relevant Departments will liaise with FEHD upon the internal access road is handed over to the Government.
	(d) No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;	Noted. Waste disposal will be managed by the developer.
	(e) If the captioned project will lead to significant population increase, sufficient amount of recurrent costs must be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc.; and	Noted. The project will not lead to significant population increase.
	(f) Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.	Noted.
<b>4. DISTRICT COURT TEAM, ARCHITECTURAL SERVICES DEPARTMENT</b> (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 25 March 2024)		
<b>Comments</b>		<b>Responses</b>
	Re. the <b>pre-submission</b> , please find the comment from District Court team of ArchSD for your information:	
	<ul style="list-style-type: none"> <li>It is understood that the existing ground of the District Court (DC) site where the OVT JUD/1 (previously named EMSD WCH/1) is situated and maturing on is at a level of about +15.30mPD and above. Any works within Lot No. 8945 (“the Lot”) shall be designed to ensure stability of its adjoining ground (i.e. DC site). Although ArchSD is not in the position to advise the nature of the concerned retaining wall to be constructed by the Lot owner, we understand the retaining wall was proposed by the Lot owner as part of its site formation works to facilitate its internal road design, instead of a “tree protection measure”.</li> </ul>	<p>The concerned retaining wall is proposed to be constructed along the Tree Protection Zone of OVT JUD/1 at the Pink Hatched Blue Area of Lot. No. 8945. It is the only extent along the common site boundary between DC site and I.L.8945 which requires retaining wall to cater such level difference (&gt;6m) resulted from the existing soil level of OVT JUD/1 of about +15.30mPD to be retained.</p> <p>The concerned retaining wall is thus proposed as the Tree Protection Measures for the OVT JUD/1 (previously named EMSD WCH/1) in accordance with SC (13)(f) subject to LandsD final decision.</p>
	<ul style="list-style-type: none"> <li>Comments on the pre-submission are enclosed:</li> </ul>	

	<i>[See attachment "Annex A - ArchSD (DC) on Pre-submission.pdf"]</i>	
	<p>1. The existing ground of the District Court (DC) site where the OVT JUD/1 (previously named EMSD WCH/1) is situated and maturing on is at a level of about +15.30mPD and above. Any works within Lot No. 8945 ("the Lot") shall be designed to ensure stability of its adjoining ground (i.e. DC site). In this regards, the retaining wall along the internal access road shown in the layout plans in Annex B is considered as part of the site formation works to facilitate the internal road design, instead of "Retaining Structure as Tree Protection Measure for the Tree EMSD WCH/1". Please revisit the annotations to such retaining structure in drawings within the submission accordingly.</p>	<p>Please see the response above.</p>
	<p>2. Apart from the retaining structure indicated along the internal access road in the layout plans in Annex B of the submission, the Applicant is reminded to provide appropriate retaining structure to ensure safety and stability of the DC site. The extent and technical design of retaining structure will be subject to review by relevant B/Ds and coordination between the Lot and the DC site.</p>	<p>A series of meetings has been held between the DC site and CHR site teams to coordinate the internal road pavement level to suit the DC site design as far as possible. There are no other retained structures raised by DC site to cater for a level difference except the retaining structure around and abutting the OVT EMSD WCH/1.</p>
	<p>3. The Applicant is reminded to implement necessary instrumentation to monitor any adverse effect during the construction of such boundary wall to any receiver, i.e. SCAA buildings, along the concerned common boundary etc.</p>	<p>Monitoring points are implemented in accordance with BD approval.</p>
	<p>4. The Applicant is reminded that the health and structural condition of OVT (no.: JUD WCH/1) should not be interfered. Waste/alkaline water derived from construction of drainage channel and retaining walls as well as any excavation works associated should not damage the concerned OVT. Relevant method statements with protective measures should be submitted and approved by relevant parties prior to commencement of works and copied to DC's team.</p>	<p>Noted.</p>
	<p>5. The Applicant is reminded to submit relevant method statement and seek consent from relevant B/Ds for the construction of the proposed external drainage within the pink hatched blue stippled green area within the Tree Protection Zone of OVT (no.: JUD WCH/1) prior to carrying out of such works.</p>	<p>Noted.</p>

	<p>6. The Applicant shall consider and incorporate the information included in the latest Sewerage Impact Assessment (SIA) of the DC project submitted in February 2024. The sewerage and stormwater drainage provisions for the whole CHR site (the Lot and the DC site) should be further coordinated and provided based on the final design and discharge rates of both the Lot and the DC site.</p>	<p>Please refer to the revised Tables B1 and B2 incorporated with the updated ADWF for District Court in <b>Annex E</b> under this F11 submission.</p> <p>Noted that the sewerage and stormwater drainage provision will be further coordinated with DC site.</p>
	<p>7. Referring to Air Ventilation Assessment included in Annex D in the submission, the Applicant is reminded to consult relevant B/Ds to consider and incorporate the AVA submission of the DC project which was approved in November 2023, and ensure the proposed development will not cause adverse effect to the ventilation performance of the DC site and its immediate surroundings.</p>	<p>We are consulting ArchSD on this matter for the time being and this will be addressed in the next submission of Further Information.</p>
<p><b>5. UD&amp;L (LANDSCAPE), PLANNING DEPARTMENT</b>  (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 27 March 2024)  Contact officer: Mr. Ngai Chak Man, tel.: 3565 3955</p>		
<p><b>Comments</b></p>	<p><b>Responses</b></p>	
	<p>Please find the comments from UD&amp;L from landscape planning perspective:</p>	
	<p><b><u>Detailed/ Advisory Comments to the Applicant</u></b></p>	
	<p>1. With reference to para. 4.3.7 and 4.3.8 of the PS, Annex B and Annex C, a Communal Podium Garden of not less than 2,000m<sup>2</sup> is proposed at 5/F (at +34.60mPD). The Podium Garden will be accessible from the common area and will be for the use of building users and public visitors during opening hours. The applicant should indicate accessibility for this Communal Podium Garden and is advised to explore tree planting opportunities within this Communal Podium Garden so as to maximise tree planting opportunities within the Site as far as practicable.</p>	<p>The design of the communal podium garden will strictly follow the requirements as listed on JPN1. Please refer to the updated LMP at <b>Annex C</b> for the accessibility to the communal podium garden.</p> <p>Due to the structural constraints, sufficient soil depth (1200mm soil depth) cannot be provided in the communal podium garden, therefore, tree planting is not feasible at this podium garden. The access point is added in Appendix C under LMP at <b>Annex C</b>.</p>
	<p>2. With reference to Appendix C1 of Annex C, greenery area of about 650m<sup>2</sup> is proposed at R/F of T3. According to the RtoC table for the pre-submission, this rooftop is accessible to office tenants and visitors. The applicant should provide further details on the landscape proposal and accessibility for this roof greenery area.</p>	<p>The spot levels and access points for the greenery area at the roof of T3 are added, and spot levels of planting areas are added to Appendix C of LMP at <b>Annex C</b>.</p>

	<i>Planning Statement</i>	
3.	Para. 4.3.1 and 4.3.3 – It is mentioned that the Event Plaza has a total area of approximately 3,150m <sup>2</sup> comprising the remaining portion of the POS at 2/F and UG/F. The extent of Event Plaza should be clearly demarcated/annotated in all relevant landscape drawings in Annex C. According to the PS and LMP, 2/F Event Plaza includes the covered POS at the Landscape Bridge and T3. Since the covered POS at the Landscape Bridge and T3 appears to be for passive use, the applicant is advised to review the extent of the Event Plaza, which should be limited to the podium area outside T2.	<p>Please be kindly noted that the extent of 2/F Event Plaza has been reviewed and revised to solely encompass the non-POS area outside T2. The remaining open-air POS and the covered POS at the Landscape Bridge and T3, which will be classified as POS, will not be included as part of the Event Plaza.</p> <p>Please refer to Para 4.6.4 of the revised Planning Statement and Para 4.3.1 of LMP at <b>Annex C</b> under this F11 submission for the clarification of the extent of the Event Plaza.</p>
4.	Table 4.1 – Information regarding POS provision is duplicated in this table. Please rectify.	The Table 4.1 of the revised Planning Statement is updated accordingly.
5.	PS – para. 4.6.8 – It is mentioned that “Among the trees to be transplanted, four trees have unexpectedly failed since the approval of the planning application”. According to the Annex D of Annex C (For PlanD’s information only), 5 nos. of trees to be transplanted (T30, T38, T44, T45 and T47) under the approved LMP were felled under Emergency Tree Felling procedure. Please clarify.	Para. 4.6.8 of the revised Planning Statement is updated to be aligned with Annex D of <b>Annex C</b> on “5 nos. of trees to be transplanted under the approved LMP were felled”.
	<i>Annex B - Layout Plan</i>	
6.	Drawing No. MLP-001, MLP-006, MLP-008- There are major discrepancies in the <u>public open space</u> layout on G/F, 2/F and UG/F between the Layout Plan and the POS plans (Appendix E of Annex C). Please rectify all inconsistencies.	Please refer to revised Layout Plan at <b>Annex B</b> and revised LMP at <b>Annex C</b> .
7.	Drawing No. MLP-010 – The extent of Communal Podium Garden is inconsistent with Appendix C1 of Annex C. Please rectify all inconsistencies.	Please refer to revised Layout Plan at <b>Annex B</b> and revised LMP in Appendix C1 of <b>Annex C</b> .
8.	Drawing No. MLP-001 and MLP-008 – The extent of the POS/non-POS area at the 2/F Event Plaza are inconsistent among these two drawings. Please rectify all inconsistencies.	Please refer to revised Layout Plan at <b>Annex B</b> .
	<i>Figures</i>	

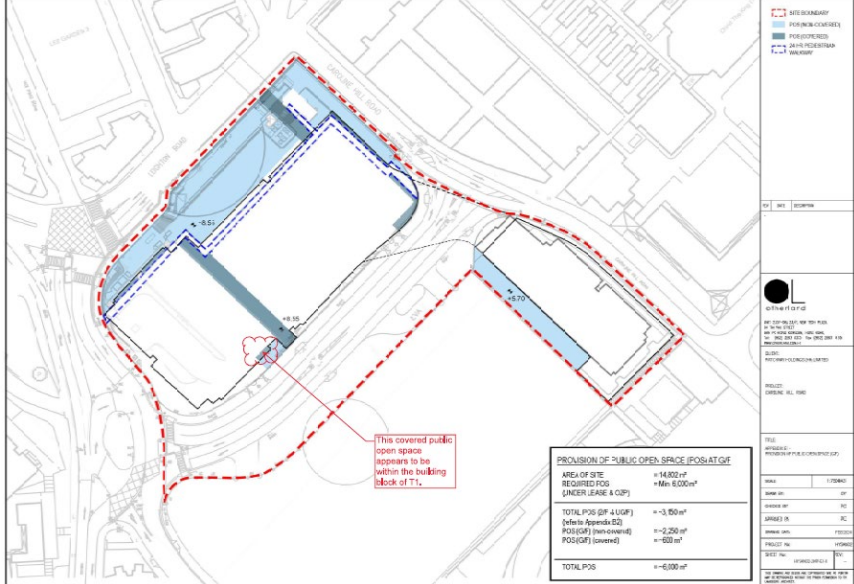
	<p>9. Figure 4.17 - It is noted that many key greenery areas are omitted on the greenery area plan and calculation (e.g. 5/F Communal Podium Garden, 2/F Covered Landscape Bridge, covered greenery areas at T1). The applicant should clarify the <u>purpose of this drawing</u>, and is reminded that greenery coverage calculations for compliance with greenery coverage requirements under PNAP APP-152 and/or under the lease should be submitted separately to BD/LandsD for approval.</p>	<p>Please refer to the Figure 4.17 (Greenery) under Figures. Please be kindly noted that Figure 4.17 is to demonstrate this proposed scheme with the provision of at least 20% of greenery coverage.</p> <p>The greenery coverage calculation for compliance with greenery coverage requirement under PNAP APP-152 and under the lease will be submitted separately to BD / LandsD for approval.</p>
	<p>10. Figures 4.7b, 4.9a and 4.9c – The landscape provisions such as trees and planters are inconsistent with the LMP in Annex C. Please rectify the inconsistencies accordingly.</p>	<p>Please refer to revised Figures 4.7b, 4.9a and 4.9c.</p>
	<p>11. Figures 4.7a and 4.7b – The viewing angles at the key plans are identical in both drawings which show different views. Please clarify.</p>	<p>Please refer to revised Figures 4.7a and 4.7b.</p>
	<p>12. Figure 4.9a – Spot levels for key landscape areas at UG/F (e.g. +10mPD) and G/F (e.g. +5.6mPD) are inconsistent with the LMPs in Annex C and Layout Plans in Annex B. Please rectify all inconsistencies.</p>	<p>Please refer to revised Figure 4.9a.</p>
	<p>13. Figure 6.1 – According to the artist’s impression, seatwalls are proposed at the Event Plaza. Please indicate them on the LMPs or rectify the inconsistencies accordingly.</p>	<p>The seatwalls are added in LMP at <b>Annex C</b>.</p>
	<p>14. Some greenery areas are not tallied with the LMP. Please rectify all inconsistencies.</p>	<p>Please refer to the revised LMP at <b>Annex C</b>.</p>
	<p><i>Annex C - LMP</i></p>	
	<p>15. LMP Main text – Please briefly mention that OVT No. LANDSD (LEASED) WCH/1 is infected with Brown Root Rot Disease (BRRD). According to Figure 4.7b, the proposed lawn/planting area at the OVT is accessible by the public. Please clarify.</p>	<p>Please refer to the updated statement in LMP main text at <b>Annex C</b>. Figure 4.7b is revised.</p> <p>And please be kindly noted that the design of Banyan Garden is reverted as previous design (lawn area).</p>
	<p>16. Para. 1.1.4 – 3<sup>rd</sup> bullet point – Please clarify the “minimum site greenery coverage of 30% of the site area”, which is inconsistent with other sections/drawings of the report (e.g. Figure 4.17).</p>	<p>Please refer to Para. 1.1.4 with “minimum site greenery coverage of 20%” in revised LMP at <b>Annex C</b>.</p>



	17. Para. 3.1.2 – The OVT numbers “OVT (HKP WCH/1)” and “OVT (EMSD WCH/1) are outdated. Please mention the new OVT numbers in the OVT Register.	Noted and updated.
	18. Para. 4.2 – Please clarify if the lawn area at the OVT is replaced by other plantings and elaborate on the proposed planting area/lawn area within the tree protection zone of the OVT.	Please note that the design of Banyan Garden is reverted as previous design (lawn area).
	19. Para. 4.3 – Please elaborate on the roof material and proposed tree planting at covered landscape bridge.	Please refer to updated Para. 4.3.2 and Appendix C of LMP at <b>Annex C</b> . The roof of the covered landscaped bridge remains as transparent / semi-transparent cover.
	20. Para. 4.6 – 4 <sup>th</sup> bullet point – Tree planting at the Covered Landscape Bridge at 2/F should be mentioned.	The 4 <sup>th</sup> bullet point of Para. 4.6 is revised.
	21. Para. 4.6 – Greening at R/F at T3 and 5/F Communal Podium Garden at T1 & T2 and the accessibility to these greenery areas should be mentioned.	Para. 4.6 is updated.
	22. Section 5 – POS at G/F of T1 and T2, G/F and UG/F of T3 should be elaborated. Relevant information should be supplemented in the PS.	Please refer to the supplemented information for the POS at G/F of T1 and T2, G/F and UG/F of T3 in Section 5 of LMP at <b>Annex C</b> and Para 6.5.5 of the revised Planning Statement under this F11 submission.
	23. Appendix B – New Tree Planting Plan – For clarify, please replace the base plan by the landscape layout plan.	Noted and updated.
	24. Appendix B – The layout of retained trees, transplanted trees and new trees is inconsistent with the LMP in Appendix C. Please rectify all inconsistencies.	Reviewed and revised.
	25. Appendix C – LMP – The staircase adjacent to Caroline Hill Road is observed in Appendix F1 - Landscape Elevation but not in the LMP. Please clarify and rectify the inconsistencies. Also, it should be clarified if the POS to the west of the staircase is at street level or at 9.00mPD. If it is at street level, please review and clarify the countability of the POS.	The staircase is added in Appendix C of LMP, also, the west of staircase is at the street level, and connected by elevator from +8.55mPD to street level (+8.55mPD).
	26. Appendix C – LMP – For clarity, please use a different symbol/hatching for proposed lawn area(s).	Noted and revised.

	27. Appendix C – Staircase at “J - Stepped Terrace” should be indicated.	The staircase is added.
	28. Appendix C – POS signage on 2/F and G/F, UG/F and 2/F of T3 are missing and should be provided.	Noted and added in Appendix C.
	29. Appendix C – LMP – Annotation ‘lawn area’ or ‘planting area’ should be clearly indicated at the tree protection zone of the OVT.	The legend “lawn area” and the Tree Protection Zone of the OVT are added.
	30. Appendix C – LMP – <u>Justification</u> for the omission of tree plantings at G/F adjacent to Banyan Garden and at the southwest outside T1 should be provided.	Please note that due to design changes, the mentioned area is not feasible to accommodate any new tree planting, but the quantities of new trees are not less than the approved design.
	31. Appendix C – LMP – Seating facilities at the covered and non-covered POS at UG/F and 2/F of T3 are omitted. Please review to ensure the provision of seating facilities is not inferior to the approved LMP.	The seating facilities are reviewed and updated. Also, some seatings are supplemented, e.g. at intimate space and southern side of T3.
	32. Appendix C1 - As compared with the approved LMP, the roof cover for the 2/F Covered Landscape Bridge is no longer indicated as a "transparent/semi-transparent cover", and new tree plantings are proposed at the planters. The applicant should clarify and provide information on the roof cover material, the internal headroom of the Covered Landscape Bridge, minimum clear soil depth of the proposed tree planters, sufficient sunlight into the landscape bridge, and proposed species/size of trees, to demonstrate the viability of tree planting within the Covered Landscape Bridge. The above information should also be reflected in Figure 4.6 under Figures.	The covered landscaped bridge remains as transparent / semi-transparent cover. Please refer to Para. 4.3.2 and Appendix C of LMP at <b>Annex C</b> and the revised Figure 4.6.  Also, please note that the minimum clear soil depth (1,200mm) will be provided for tree planting.
	33. Appendix C1 – Compared with the Approved LMP, it is noted the legend “Open Lawn” at the Banyan Garden has been omitted. According to the applicant’s RtoC for the pre-submission, “the design of the Banyan Garden near the OVT in the current scheme is the same as the original approved scheme”. The applicant should clarify the omission of the legend “Open Lawn” at the Banyan Garden, and elaborate if the open lawn is replaced by other planting.	The legend of lawn area is supplemented in Appendix C1 of LMP.
	34. Appendix C1 – Some retained tree(s) are missing on the plan (e.g. T68). Please rectify to ensure all retained trees are indicated on plan.	Since T68 is covered by the OVT (LANDS (LEASED) WCH/1), therefore, the the said tree is not indicated in Appendix C, but it is shown in Appendix B of LMP.

	<p>35. Appendices C1 and C2 - The annotation “the retaining structure as tree protection measures for law court OVT” is advised to be revised as “Indication of the retaining structure as tree protection measures for OVT No. JUD WCH/1 for reference only. The detailed design will be agreed with the relevant department(s)”.</p>	<p>Noted and revised.</p>
	<p>36. Appendices C1 and C3 - Some hard paved areas at UG/F (e.g. uncovered area to the north of T3 and covered area at T3) are shown as blank areas, which is inconsistent with the legend for hard paved area. Please rectify.</p>	<p>Noted and updated.</p>
	<p>37. Appendices C1, C2 and C3 – There are major inconsistencies in the layout of building blocks, 24-hr pedestrian walkways, planters (e.g. planters to the west of T1 near the vent shafts) and stairways (e.g. stairways at Entrance Plaza, stairway to the south of T3) with the Layout Plans (Drawing No. MLP-001, MLP-006, MLP-008) under Annex B. Please rectify all inconsistencies.</p>	<p>Noted, the Layout Plan at <b>Annex B</b>, LMP at <b>Annex C</b> and the provision of POS at Appendix E of the LMP at <b>Annex C</b> are reviewed and updated.</p>
	<p>38. Appendices C1 and C3 – “Cover Landscape Bridge” should be read as “Covered Landscape Bridge”. Please rectify.</p>	<p>Noted and revised.</p>
	<p>39. Appendices C1 and F2 – The cantilevered 2/F podium is very close to existing retained trees on the retaining wall. The applicant responded in the R-to-C table for the pre-submission that “since the retained trees are leaning towards Caroline Hill Road, no potential impact will be caused to the said trees”. An indicative section without proper scale showing only one retained tree (annotated as “tree to be retained”) is provided in Appendix F2, which is inadequate to demonstrate these trees would not be affected. The applicant should provide <u>cross-sections in scale with actual tree canopy</u> to demonstrate these trees would not be affected.</p>	<p>The actual tree canopy of the retained tree is shown in Appendix F2 of LMP, the size of retained trees are added to further clarify.</p>
	<p>40. Appendix E - POS plans – Some of the outlines of building layout, base plan and landscape areas do not match with each other. To avoid confusion, the consultant is advised to overlay the provision of covered/ non-covered POS on the landscape plans with dotted building outline.</p>	<p>Noted, the Layout Plan at <b>Annex B</b>, LMP at <b>Annex C</b> and the provision of POS at Appendix E of the LMP at <b>Annex C</b> are reviewed and updated.</p>
	<p>41. Appendices F3 and F4 – The cut lines are inconsistent with the sections. Please rectify all inconsistencies.</p>	<p>Noted and revised.</p>

	<p>42. Appendix E1 - A small portion of public covered open space at G/F appears to be within the building block of T1 (see attached mark-up), which is not a countable open space. The applicant's response in the R-to-C table "For the mentioned POS at G/F, although it is covered by covered landscape bridge but not within the building block of T1, a bench will be placed there as a recreational function" is not addressing our previous comment. Please clarify.</p>	<p>Please note that building outline of G/F is supplemented in Appendix E1 of LMP, to demonstrate the mentioned covered open space at G/F is not within the building block of T1.</p>																
<p>[See attachment "Markup(Covered POS at T1).pdf"]</p>  <table border="1" data-bbox="840 922 1041 1058"> <thead> <tr> <th colspan="2">PROVISION OF PUBLIC OPEN SPACE (POS) AT G/F</th> </tr> </thead> <tbody> <tr> <td>AREA OF SITE</td> <td>= 14,802 m<sup>2</sup></td> </tr> <tr> <td>REQUIRED POS (UNDER LEASE &amp; COP)</td> <td>= Min 6,000 m<sup>2</sup></td> </tr> <tr> <td>TOTAL POS (SP + LGP)</td> <td>= 3,500 m<sup>2</sup></td> </tr> <tr> <td>(Refer to Appendix B2)</td> <td></td> </tr> <tr> <td>POS (G/F) (non-covered)</td> <td>= 2,250 m<sup>2</sup></td> </tr> <tr> <td>POS (G/F) (covered)</td> <td>= 600 m<sup>2</sup></td> </tr> <tr> <td>TOTAL POS</td> <td>= 6,000 m<sup>2</sup></td> </tr> </tbody> </table>		PROVISION OF PUBLIC OPEN SPACE (POS) AT G/F		AREA OF SITE	= 14,802 m <sup>2</sup>	REQUIRED POS (UNDER LEASE & COP)	= Min 6,000 m <sup>2</sup>	TOTAL POS (SP + LGP)	= 3,500 m <sup>2</sup>	(Refer to Appendix B2)		POS (G/F) (non-covered)	= 2,250 m <sup>2</sup>	POS (G/F) (covered)	= 600 m <sup>2</sup>	TOTAL POS	= 6,000 m <sup>2</sup>	
PROVISION OF PUBLIC OPEN SPACE (POS) AT G/F																		
AREA OF SITE	= 14,802 m <sup>2</sup>																	
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TOTAL POS	= 6,000 m <sup>2</sup>																	
	<p>43. Appendix F3 – The layout of seatings and planters at the G/F Internal Street (covered POS) is inconsistent with the LMPs. Please rectify all inconsistencies.</p>	<p>Noted and updated.</p>																
	<p>44. Appendix F4 – The top of wall level for the “vertical green” as shown in the section (+17.00 mPD) is inconsistent with the Layout Plan (+21.50mPD) under Annex B. Please rectify all inconsistencies.</p>	<p>The level should be +21.5mPD, Appendix F4 of LMP is updated.</p>																
	<p>45. Appendix F4 - The cut line is inconsistent with the section. Please rectify all inconsistencies.</p>	<p>The levels are updated.</p>																

	46. Appendix H – Some landscape areas are not covered by irrigation (e.g. G/F planters to the west of T1, 5/F planters at the Communal Podium Garden at T1 and T2). Please rectify to ensure all landscape areas are covered by irrigation.	Noted and revised.
	47. Annex A – T44 was felled under Emergency Tree Felling procedure. The “Remarks” column should be updated accordingly.	Noted and updated in Annex B of LMP.
	48. Annex D – Please be advised the entire Tree Preservation and Removal Proposal (TPRP) attached under this Annex for PlanD’s information is not required for s.16 planning application. It is noted that tree information (e.g. Tree Location Plan, Tree Treatment Plan, Tree Treatment Schedule with individual tree photos) is already provided under Appendix A, Annexes A, B and C in the format as specified in Appendix A of PlanD’s PNPP No. 1/2019. It is suggested to omit this Annex to avoid duplication of information. The relevant <u>approval letter(s)</u> of any emergency tree removal, TPRP(s) could be attached for PlanD’s information. The applicant is reminded to seek approval from LandsD for any TPRP(s)/compensatory tree planting proposal(s) related to emergency tree removal for compliance with Tree Preservation Clause under lease.	Please note that the TPRP is kept for reference only. And noted that the TPRP/ compensatory tree planting proposal related to emergency tree removal will be submitted to relevant departments for approval.
<b><u>Advisory Comments to the applicant</u></b>		
	49. The applicant is advised that approval of the application does not imply approval of TPRP and the tree works, if any, such as pruning, transplanting, felling and the works within the Tree Protection Zone of OVT under the lease. Tree preservation and removal applications should be submitted direct to relevant authority(ies) for approval.	Noted.
<b>6. PLANNING DEPARTMENT</b> (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 27 March 2024)		
<b>Comments</b>		<b>Responses</b>
	Please find the following first batch of comments/observations:	
	<b><u>Tower 1/2 portion</u></b>	
	1. It is noted that the driveway of light bus lay-bys at B1 of Tower 1/2 is changed and its GFA is reduced as compared with the approved application. Please further explain the reasons of the change.	The reason for the change is included in Para 4.2.5 of the Planning Statement for your information.

	<p>2. It is noted that a vent shaft on G/F of Tower 1/2 near the Banyan Garden is proposed. Please clarify its purpose. Besides, another two vent shafts on G/F of Tower 1 fronting Caroline Hill road are spotted. Please clarify their purpose.</p>	<p>Please be clarified that the vent shaft is outside the Tree Protection Zone, away from the OVT and the vent shaft is for basement carpark exhaust, the exhaust will not be emitted continuously throughout the day but occasionally based on the temperature or CO content of the car parks. The vent shaft is designed to avoid exhaust directly emitted to the OVT.</p> <p>The other 2 vent shafts are of similar carpark ventilation purpose.</p>
	<p>3. It is observed that an E&amp;M floor at Tower 1/2 is currently proposed. Please clarify the reason of provision.</p>	<p>Please refer to Para 4.2.7 of the revised Planning Statement under this F11 submission for the change.</p>
<p><b><u>Tower 3 portion</u></b></p>		
	<p>4. Noting that part of the POS is sunken to be located on UG/F of Tower 3. Please clarify the purpose(s) of such change as compared with the approved scheme.</p>	<p>Please note that there are also several levels around T3, including levels at +5.60mPD, +8.60mPD, and +12.30mPD at the approved scheme. Under this scheme, the middle levels of the Public Open Space (POS) are now referred to as the underground floor (UG/F). Therefore, design intent remains unchanged compared to the approved scheme.</p>
	<p>5. It is noted that the floor level of the 3 Government Accommodations (GAs) under the current application is different from the approved application No. A/H7/181. Please explain. In relation to the NOFA of the GAs, as Table 4.1 does not indicate their corresponding NOFA, please supplement.</p>	<p>The development requirements on NOFA of the 3 GAs will be complied as stated in ES of the OZP. Please refer to updated Para. 4.2.4 of the revised Planning Statement under this F11 submission.</p>
<p><b>7. DEVELOPMENT BUREAU</b> (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 28 March 2024)</p>		
<p><b>Comments</b></p>		<p><b>Responses</b></p>
<p>Please find the following departmental comments on your submission for action as and where appropriate:</p>		
<p><b><u>TMO, GLTMS, DEVB (Contact officer: Dr. Flora Leung, tel.: 3509 7367)</u></b></p>		
	<ul style="list-style-type: none"> <li>The observations provided on 16.2.2024 (conveyed to you via my email dated <a href="mailto:16.2.2024@1754">16.2.2024@1754</a>) remain valid. The applicant is suggested to clearly indicate the revision of the landscape construction/design in the proximity of the two OVTs, as a supplementary information of the submission, for the sake of clarity. In addition, it is noted that the detailed design of the retaining wall next to the OVT JUD WCH/1 (EMSD WCH/1) (which is proposed to be a tree protection measure) is still outstanding. We reserve our comment on this tree protection measure.</li> </ul>	<p>Please note that the design at the Banyan Garden near the OVT LANDS(LEASED WCH/1) has reverted to that in the previous approved scheme. The detailed landscape construction and design will be submitted to relevant departments (e.g, office and LandsD) at a later stage. As for the retaining wall adjacent to the OVT JUD WCH/1, coordination with ArchSD is underway, and the relevant details will also be provided to your office or the relevant departments at a later stage.</p>