

銅鑼灣



Causeway Bay

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

A/H7/185 Further Information 1

Planning Statement



April 2024

Patchway Holdings (HK) Limited

Submission of Layout Plan` and Application for Commercial Development on IL No8945 Causeway Bay, Hong Kong under s16 of the Town Planning Ordinance (Cap.131)




Planning Statement

Document No. 005

URBIS Limited

April 2024

In association with
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Revision Log		
Revision	Issue Date	Description
0	20240118	Draft
1	20240129	Pre-submission
2	20240306	Formal Submission
3	20240403	Further Information 1

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;
- describes the problems that the Applicant is facing in implementing the performing art and cultural

facility as approved, due to its likely financial non-viability; the consequent negative land use impact that leaving such a space unused might have; and the urgent need to re-direct construction activity towards this alternative development proposal;

- notes that provision of performing arts and cultural facilities is not a mandatory requirement in the OZP;
- provides significant recreational and sustainability benefits in the form of the proposed Communal Podium Garden;
- preserves designated features of historical and natural value located on the site;
- results in an enhanced provision and distribution of public open space for community enjoyment and appeal of landscape;
- enhances air ventilation through building design and layout;
- enhances pedestrian connectivity to the surrounding area and walkability in the wider area;
- integrates the required GIC facilities with the commercial Project for the benefit of the public;
- alleviates traffic congestion in the area through incorporation of the gazetted 'Proposed Road Improvement Works at Caroline Hill Road, Link Road, Hoi Ping Road and Leighton Road'; and
- poses no insurmountable adverse impacts in terms of technical aspects.

In light of the abovementioned merits of the proposed Project, favourable consideration of this application is respectfully requested from the Town Planning Board.

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；

- 提高地區內的行人連接性及易行度；
- 有效地融合所需要的政府、機構或社區設施；
- 透過已刊憲的加路連山道、連道、開平道及禮頓道擬建道路改善工程，舒緩地區交通擠塞問題；以及
- 於技術層面不會產生不可克服的負面影響。

基於上述擬議修訂的優點，懇請城規會對本規劃申請作出正面積極的考慮。

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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

1 Introduction

1.1 BACKGROUND AND PURPOSE OF THE APPLICATION

- 1.1.1. URBIS Limited is commissioned by Patchway Holdings (HK) Limited (“the Applicant”) to seek approval under Section 16 of the Town Planning Ordinance (Cap.131) from the Town Planning Board (“TPB”/ the “Board”) of the proposed layout plan (the ‘Layout Plan’) for a commercial development with social welfare facilities at Inland Lot (IL) 8945 Caroline Hill Road, Causeway Bay, Hong Kong (**Figure 1.1** refers).
- 1.1.2. In a previous Section 16 application (No. A/H7/181) for this project, which was 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. The proposed Project in this application is presented as an alternative to the approved development proposal and is required due to the difficulties of the Applicant faces, given the potential commercial land premium for the PACF, in implementing the cultural facility on a financially viable basis and also due to the urgency of the construction programme.
- 1.1.3. The project falls within the Approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21. **Figure 1.2** depicts the current OZP zonings of the project site and its environs. The Site (or ‘Application Site’) falls within an area zoned as “Commercial (2)” (“C(2)”). According to the Notes of the OZP, ‘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.
- 1.1.4. Notwithstanding that the above uses are permitted as of right, according to the OZP’s Remarks of the Notes of the “C(2)” zone, for any new development within the zone, a Layout Plan shall be submitted for the approval of the Board.
- 1.1.5. The purpose of this statement is to present the design proposals and technical assessments which form the Layout Plan and to provide supporting planning justifications for the consideration of the Board.

1.2 LAND STATUS

- 1.1.6. In March 2021, the Lands Department announced that the Application Site at Inland Lot No. 8945, designated for non-industrial (excluding residential, godown and petrol filling station) purposes, in the 2020-21 Land Sale Programme would be disposed of by public tender. The Conditions of Sale included specification of the minimum and maximum gross floor area (GFA) which also includes the GFA of the ‘Government Accommodation’ (a Child Care Centre, a Day Care Centre for the Elderly and a District health Centre) but excludes the GFA of the required public vehicle park, all to be constructed by the purchaser under the Conditions of Sale.
- 1.2.1. In May 2021, the land sale tender was awarded to the Applicant. As the sole landowner of the Application Site, the Applicant is prepared to realise the proposed commercial Project, together with its associated social welfare facilities and additional performing arts and cultural facilities presented in this Approved Layout Plan.

1.3 PLANNING HISTORY

- 1.3.1. On the previous Approved Wong Nai Chung OZP No. S/H7/19, the northern portion of the Application Site was zoned “Other Specified Uses” annotated “Sports and Recreation Club” (“OU(SRC)”) and was

occupied by the recreation clubs of the Post Office and PCCW; and the southern portion was zoned "G/IC" and occupied by the ex-headquarters building and vehicle depot of the Electrical and Mechanical Services Department (EMSD), as well as office buildings of Highways Department (HyD) and Civil Aid Services.

- 1.3.2 The Government commissioned consultancy studies in 2013 to review the development options and assess the development potential of the Application Site. The 2017-18 Budget indicated that to maintain Hong Kong's status as an international financial centre, it was necessary to ensure a continuous supply of office space, especially Grade A office space. Therefore, while the consultancy Study identified the southern portion of the Application Site for the provision of a district court, the rest of the site was proposed to be rezoned from "OU(SRC)" and "G/IC" to "C(2)". Moreover, in the Chief Executive's Policy Address 2017, it was proposed that a district health centre would be set up in each district with a view to enhancing public awareness of disease prevention. The Food and Health Bureau has therefore proposed to have the Wan Chai DHC incorporated into the commercial development at the Application Site.
- 1.3.3 During the rezoning process, the TPB decided to impose a requirement in the OZP for the submission of a layout plan to the Board under the Section 16 planning application system of the Town Planning Ordinance (Cap.131), given that the commercial site is located at a prime location with a future district court development nearby.
- 1.3.4 A notional scheme showing the possible layout of the building blocks and open spaces, without performing arts and cultural facilities, was presented by Planning Department (PlanD) for the reference of the TPB on the rezoning of the Application Site (**Annexes A-1** and **A-3**). It was prepared to facilitate the preparation of technical assessments to support the amendments of the OZP (**Annex A-1**).
- 1.3.5 At the same time, the TPB raised concerns towards the undesirable residual open space at the south-eastern corner of the Application Site (**Annex A-2**).
- 1.3.6 In the TPB meeting, it was mentioned that an integrated design of the Application Site and the future District Court site can be achieved as demonstrated in the indicative scheme with a deck provided over the internal road, linking the two sites together (**Annex A-1**).
- 1.3.7 During Planning Department's consultation with District Council on the rezoning proposal and consideration of representations of the OZP amendment, the District Council and TPB noted that there was a strong demand of cultural, arts and performing facilities in Causeway Bay. Therefore, the Explanatory Statement of the OZP states at Clause 8.1.3 that "the project proponent of the site is encouraged to provide more GIC facilities taking into account the current deficit in Wan Chai District and for the benefit of the community. Performing arts and cultural facilities are also compatible uses in the "C(2)".
- 1.3.8 The rezoning of the Application Site was approved by the TPB on 11th September 2020 and the OZP incorporating the rezoning of the Application Site was approved by the Chief Executive in Council on 24th November 2020.
- 1.3.9 In March 2022, a Layout Plan submission of the previous development proposal, as required by the OZP, was made by the Applicant to the Town Planning Board under Section 16 of the Town Planning Ordinance. That submission was approved subject to conditions in the Board's letter of 20th May 2022 (ref. TPB/A/H7/181) (**Annex A-3**).
- 1.3.10 On 6th May 2022, a Section 16 application (No. A/H7/181) was approved by the TPB for a proposed Layout Plan and also for a minor relaxation of GFA restrictions for a proposed commercial, social welfare facility and cultural venue.

- 1.3.11 The approved development proposal included a minor relaxation of GFA restrictions imposed under the OZP from 100,000m² to 102,000m² (2%) to accommodate 2,000m² of additional performing arts and cultural facilities on 5/F of Towers 1 and 2. Provision of this facility is stated to be “encouraged” but not required, in Para 8.1.3 of the Explanatory Statement of the Approved OZP.

2 Site Context and Features

2.1 SITE LOCATION, EXISTING CONDITION AND SURROUNDING DEVELOPMENT

- 2.1.1 The Application Site is located at the junction of Caroline Hill Road and Leighton Road, south of the commercial area of Causeway Bay on Hong Kong Island (**Figure 2.1** refers). The Application Site is bounded by Leighton Road to the northwest, by Caroline Hill Road to the northeast and southwest, and by land designated for the future District Court development and by the South China Athletic Association to its southeast.
- 2.1.2 Prior to commencement of construction works, the Application Site was mostly vacant. Structures and facilities associated with its former use as the recreation clubs of the Post Office and PCCW; the ex-headquarters building and vehicle depot of the Electrical and Mechanical Services Department (EMSD) and offices of the Highways Department (HyD) and Civil Aid Services were disused or demolished, except for the two remaining structures at the south-eastern part of the Site (one structure with one-storey height from level +10.0mPD to +15.0mPD approximately; and the other structure with two-storey height from level +5.0mPD to +15.0mPD approximately) (**Figure 2.3c** refers). The south-eastern part of the Application Site has an elevation of approximately +15.3mPD, while the remaining areas are at approximately +10.3mPD to +9.3mPD. Caroline Hill Road to the northeast of the Application Site has existing levels ranging from approximately +4.9mPD to +6.4mPD. Caroline Hill Road to the southwest of the Application Site has existing levels ranging from approximately +8.1mPD to +11.9mPD. Ground level elevations on Leighton Road to the north-west of the Application Site range from approximately +7.6mPD to +4.9mPD.
- 2.1.3 In terms of surrounding land use context, the areas to the north and northwest of the Application Site across Leighton Road consist mainly of office/commercial developments. Building height restrictions in this area range from 130-135mPD (**Figure 1.2** refers). The Causeway Bay Mass Transit Railway (MTR) Station is located within 500m of the Site (**Figure 2.2** refers). GIC uses of the Po Leung Kuk, residential developments and schools are located to the west and south across Caroline Hill Road (**Figure 2.2** refers). The South China Athletics Association, the Hong Kong Stadium and other sports clubs/recreational grounds are located to the southeast and east. St. Paul's Hospital and approximately 13-storey high residential uses in Haven Street zoned "Other Specified Uses" annotated "Mixed Use" are located to the southeast and east, with some sites undergoing redevelopment/renovation. Car repair workshops and eating places are currently found on the ground floors of developments along the eastern section of Caroline Hill Road near the Haven Street cluster (**Figure 2.3c** refers).
- 2.1.4 Located at the junction of Leighton Road and Caroline Hill Road, the Application Site is within an area subject to occasional heavy traffic and traffic congestion. Leighton Road is a district distributor serving the southern part of Causeway Bay. Several bus stops are located along the road. Caroline Hill Road is a single two-way carriageway that abuts the northern and southern edges of the Application Site. Photos showing the surrounding context are depicted in **Figures 2.3a to 2.3c**.

2.2 HERITAGE FEATURES

- 2.2.1 The Application Site contains two sections of existing masonry retaining walls (Slope Feature Nos. 11SW-B/FR 193 and 11SW-B/FR 32) and two associated earthenware pipes which are on the northeast side of the Application Site and are Grade 3 historic structures (N339) designated on 12 December 2019 (**Figure 2.4** refers). The walls are important historic features of the streetscape (**Figures 2.5** refers).

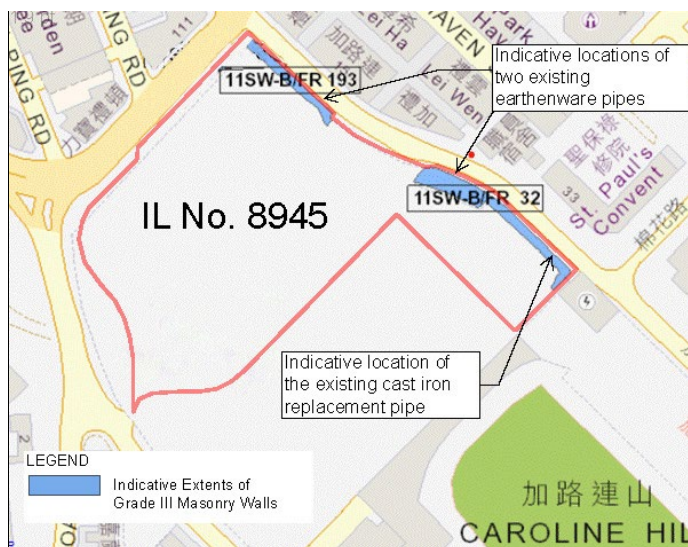


Figure 2.4 Location of Grade 3 Masonry Walls and Earthenware Pipes

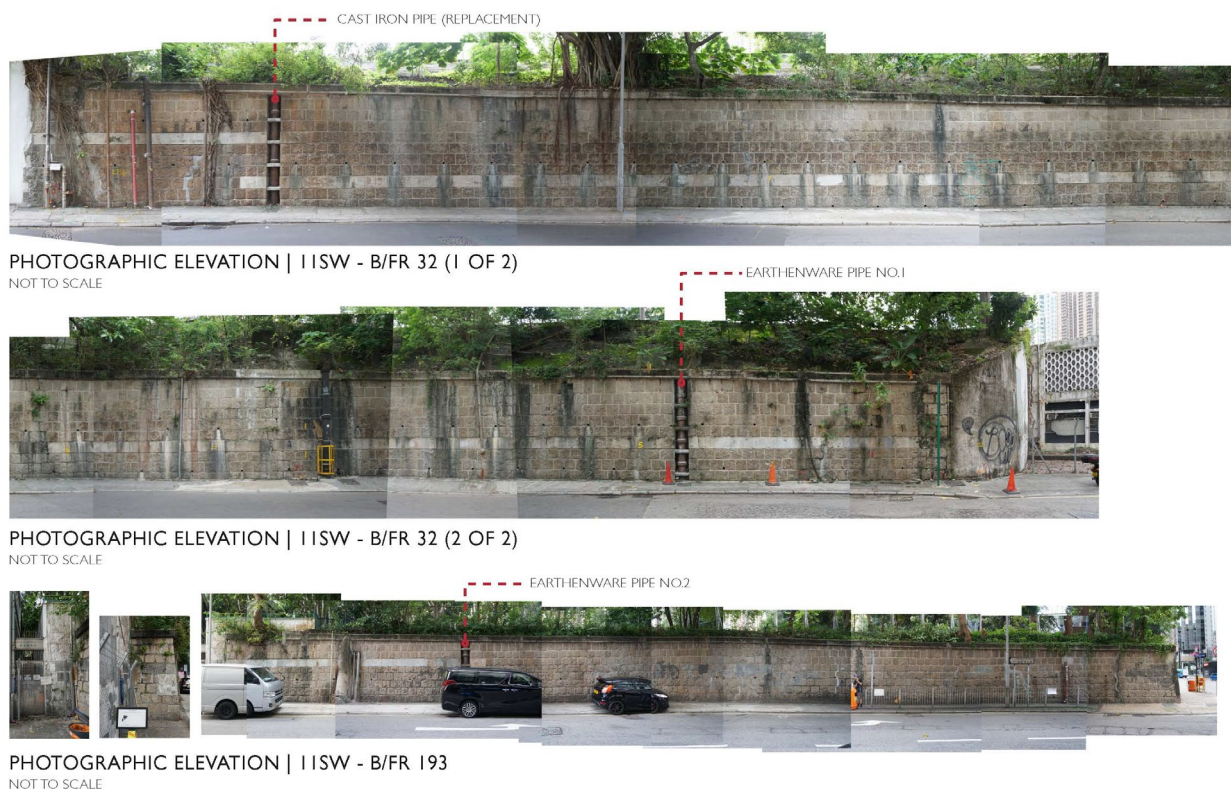


Figure 2.5 Photos of Grade 3 Masonry Walls and Earthenware Pipes

2.2.2 The graded masonry walls are built of roughly dressed granite blocks in stretcher bond with concrete bond courses and weep holes at different levels. The copings are finished in framed vermiculated rustication with drainage provision above. There are also two earthenware pipes (known as vitrified clay pipe) installed vertically in recessed setbacks within the masonry walls.

2.2.3 There are a number of other historic buildings in the proximity of the Application Site, including St. Paul's Convent Church (Grade 1), Po Leung Kuk, Main Building (Grade 2), Confucius Hall (Grade 1),

Shing Kwong Church (Grade 2), S.K.H. St. Mary's Church (Grade 1), Tung Wah Eastern Hospital (Grade 2), St. Margaret's Church (Grade 1) and the Racecourse Fire Memorial (Declared Monument). **Table 2.1** and **Figure 2.6** show the detail and location of the historic buildings in the surrounding.

Table 2.1 Historic Buildings in the Vicinity of the Application Site

	Historic Buildings	Date	Grading	Original Use	Current Use
1	Masonry Wall and Earthenware Pipes at Caroline Hill Road	1920	3	Site formation of Queen's College	Boundary wall
2	St. Paul's Convent Church	1928	1	Church	Church
3	Po Leung Kuk, Main Building	1932	2	School, dormitory	Museum, Headquarters office, Memorial Hall
4	S.K.H. St. Mary's Church	1937	1	Church	Church
5	S.K.H. St. Mary's Church, General Office	1954	3	Office, vicarage, school	Activity centre, study room
6	Shing Kwong Church, The Church of Christ in China	1927	2	Church	Church
7	St. John Ambulance Brigade Hong Kong Island Area Headquarters	1935	2	Headquarters office	Headquarters office
8	Confucius Hall	1935	1	Public place and community hall	Cultural venue, assembly hall, staff quarters
9	St. Margaret's Church	1923	1	Church	Church
10	Tung Wah Eastern Hospital	1929	2	Hospital	Hospital

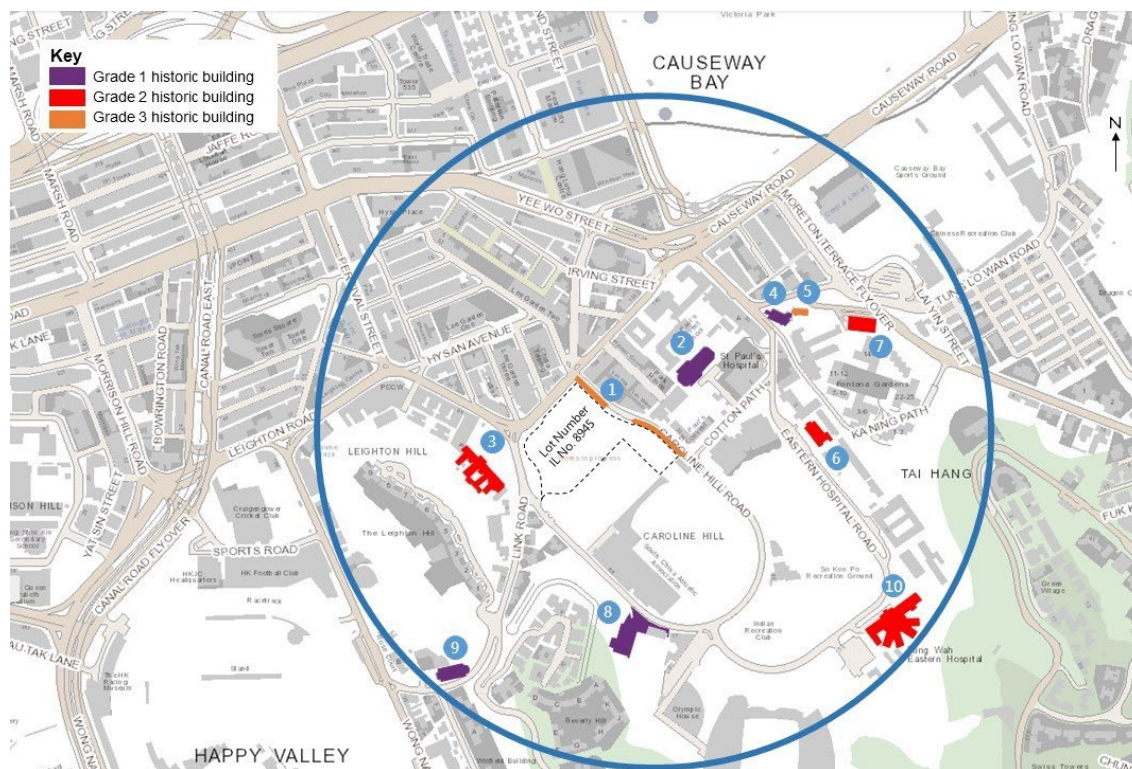


Figure 2.6 Plan Showing Historic Buildings in Vicinity of the Application Site

2.3 TREES AND VEGETATION

- 2.3.1 A total of 57 nos. of trees were surveyed on 21 August 2021 within the Application Site boundary, and are illustrated on the Approved Tree Survey Plan. Detailed tree findings are further elaborated in the Tree Preservation and Removal Proposal (see **Annex C**).

3 Outline Zoning Plan Provisions, Parameters and Requirements

3.1 OZP PLANNING INTENTION

3.1.1 Under the Remarks of the current OZP, the "C(2)" zone is stated to be "intended primarily for commercial development, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre. These areas are usually major employment nodes".

3.2 DEVELOPMENT PARAMETERS AND FACILITIES PERMITTED UNDER THE OZP

3.2.1 According to the OZP Schedules of Uses, the following uses (inter alia) are always permitted within "Commercial" zones of the OZP:

- Office
- Eating Place
- Shop and Services
- Social Welfare Facility
- Public Clinic
- Public Transport Terminus or Station
- Public Vehicle Park (excluding container vehicle)

3.2.2 The relevant development parameters of the Application Site stipulated on the OZP and in the Remarks of the Notes of the OZP under the "C(2)" zone are as listed as below:

- maximum gross floor area of 100,000m², or the gross floor area of the existing building, whichever is the greater, and it shall include the gross floor area of GIC facilities as required by the Government
- a public transport facility for minibuses shall be provided;
- a public vehicle park of not less than 125 parking spaces shall be provided; and
- a public open space of not less than 6,000m² shall also be provided.

3.2.3 The Remarks of the "Commercial" zone in the OZP state:

"(6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height/gross floor area restrictions"...."may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance."

3.2.4 In addition to the above, the Explanatory Statement of the OZP (which is not formally a part of the statutory OZP itself) mentions in the "C(2)" zone the following key development requirements:

- a District Health Centre with a Net Operating Floor Area (NOFA) of about 1,000m²;
- a Child Care Centre with a NOFA of about 531m²;
- a Day Care Centre for the Elderly with a NOFA of about 358m²;
- more cultural GIC facilities (optional);

- a public transport facility for minibuses (underground);
- a public car park (underground) of not less than 100 private cars parking spaces and 25 commercial vehicles;
- a clear building gap of not less than 25m in width across the central portion of the site in a northwest-southeast direction;
- retention of stone retaining walls;
- retention of OVT (No. LANDSD(LEASED) WCH/1); and
- an underground connection point within the site for the possible pedestrian subway to MTR Station.

3.2.5 In Para 8.1.3 of the Explanatory Statement of the Approved OZP, provision of performing arts and cultural facilities is stated to be “encouraged” but is not required.

3.3 REQUIREMENTS OF LAYOUT PLAN SUBMISSION

3.3.1 The Remarks of the “Commercial” zone in the OZP state ‘a Layout Plan shall be submitted for the approval of the Town Planning Board’. **Table 3.1** specifies the requirements of the Layout Plan submission and the relevant sections of this Layout Plan in fulfilment of the requirements.

Table 3.1 Requirements of Layout Plan Submission under “C(2)” zone of the Approved Wong Nai Chung OZP No. S/H7/21 and the Relevant Sections of this Layout Plan Submission

Layout Plan Submission Requirements	Relevant Sections of the Statement
The area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the site	<ul style="list-style-type: none"> ▪ Tables 4.1 and 4.3 ▪ Layout Plans at Annex B
The proposed total gross floor area for various uses and facilities	
The details and extent of GIC facilities, parking, loading/unloading and public transport facilities and open space to be provided within the site	
The alignment, widths and levels of any podium, footbridges, elevated walkways and roads to be constructed within the site	
The landscape and urban design proposals within the site	<ul style="list-style-type: none"> ▪ Landscape Master Plan at Annex C ▪ Urban Design Proposal at Section 4.5 and figure for urban design analysis at Figures 4.16a and 4.16b ▪ Landscape Proposal at Section 4.6
An air ventilation assessment report to identify the exact alignment of the building gap(s) and/or other enhancement measures for design improvements	AVA at Annex D
Prior consultation with the Antiquities and	Approved CMP

Layout Plan Submission Requirements	Relevant Sections of the Statement
Monuments Office (AMO) should be made if any development, redevelopment and/or rezoning proposals might affect a declared monument and graded historic buildings and their immediate environs	

3.4 FACILITIES WHICH ARE ENCOURAGED UNDER THE OZP

3.4.1 The Explanatory Statement of the OZP states at Clause 8.1.3 that “the project proponent of the site is “encouraged” to provide more GIC facilities taking into account the current deficit in Wan Chai District and for the benefit of the community. Performing arts and cultural facilities are also compatible uses in the “C(2)”.

3.4.2 Therefore, the provision of performing arts and cultural facilities is not a mandatory requirement.

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. The requirements for DHC, CCC and DE with NOFA of approximately 1,000m², 531m² and 358m² will be complied with, as stated in the ES of the OZP.
- 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.
- 4.2.6 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.

4.2.7 While the building height of Towers 1 and 2 will remain unchanged when compared to the Approved Scheme, the 5/F level will be raised from +28.75mPD to +34.60mPD due to an additional E&M floor on 4/F at +28.70mPD. A full E&M floor on 4/F is proposed between the retail podium and the office tower portion due to the high demand for power supply supporting the EV chargers for private car parking spaces identified during the design development stage. There will be express escalators bypassing 4/F to access 5/F directly from 3/F.

4.2.8 The comparison of the development schedules and provision of 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: - (incl non-covered POS) - (incl. covered POS) ▪ 2/F and UG/F: - (Incl non-covered POS) 	Approx. 3,000m ² Approx. 2,300m ² Approx. 700m ² Approx. 3,000m ² Approx. 1,250m ²	Approx. 2,850m ² Approx. 2,250m ² Approx. 600m ² Approx. 3,150m ² Approx. 1,420m ²

Development Parameters	Approved Scheme (No. A/H7/181)	Proposed Scheme
- (Incl. covered POS)*	Approx. 1,750m ²	Approx. 1,730m ²
Greenery Coverage		
▪ Total	Approx. 2,970 m ²	No change
▪ Primary Zone	Approx. 2,970 m ²	Approx. 2,320 m ²
▪ Roof	-	Approx. 650 m ²
Completion year	Q3 2029	No change

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

Table 4.2: Comparison of Provision of Internal Transport Facilities between Approved and Proposed Schemes

Internal Transport Facilities	Approved Scheme (No. A/H7/181)		Proposed Scheme	
Private Parking & Loading/Unloading (L/UL)				
	Office	Retail and Performing Arts & Cultural Facilities	Office	Retail
Private Car Parking Spaces	450	60	452	50
Motorcycle Parking Spaces	45	6	46	5
Loading/Unloading Spaces and lay-bys				
▪ Private Car/Taxi	5	-	No change	-
▪ Light Goods Vehicle	27*	10	No change	9
▪ Heavy Goods Vehicle	15	6	No change	5
Public Vehicle Park and Lay-by				
Private Car Parking Spaces	100		No change	
Light Goods Vehicle Parking Spaces	15		No change	
Medium/Heavy Goods Vehicle Parking Spaces	5		No change	
Coaches Parking Spaces	5		No change	
Light Bus Lay-bys	4		No change	
Parking for GIC Facilities Required under the Lease				
Light Buses Parking Spaces (Day Care Centre for the Elderly)	3		No change	
Private Car Parking Spaces (District Health Centre)	1		No change	

Internal Transport Facilities	Approved Scheme (No. A/H7/181)	Proposed Scheme
Light Bus Parking Space (District Health Centre)	1	No change
Accessible Car Park (District Health Centre)	-	1

*including 1 L/UL space (shared by Child Care Centre and Day Care Centre for the Elderly) is located at B2/F

Table 4.3: Proposed Land Uses by Floor

Floor	Main Use	Floor	Main Use
Edged Blue Site (Towers 1 and 2)		Edged Red Site (Tower 3)	
B4-B5/F	Private Vehicle Park	B4-5/F	Private Vehicle Park
B3/F	Public and Private Vehicle Park	B3/F	Public and Private Vehicle Park
B2/F	Public Vehicle Park; Ancillary L/UL Area; Parking for GIC Facilities Required under the Lease	B2/F	Public Vehicle Park
B1/F	Commercial; Light Bus Lay-bys; E&M	B1/F	E&M
G/F	Commercial; Public Open Space; E&M	G/F	GIC Facility (District Health Centre); Public Open Space; E&M
1/F	Commercial; E&M	UG/F	GIC Facility (Day Care Centre for the Elderly); Public Open Space; E&M
2/F	Commercial; Public Open Space; E&M	1/F	GIC Facility (Child Care Centre); E&M
3/F	Commercial; E&M	2/F	Covered Public Open Space
4/F	E&M	3/F-17/F (4, 13 and 14/F omitted)	Commercial; E&M
5/F	Communal Podium Garden; Commercial; E&M		
6/F-27/F (13, 14 and 24/F omitted)	Commercial; E&M		

4.3 SITE PLANNING AND LAYOUT PRINCIPLES

Tower Dispositions and Open Space at Podium Level

- 4.3.1 Under the approved scheme, the towers are located in the north-west of the Application Site which integrates the fragmented open spaces proposed in the rezoning layout (**Figure 4.3**) and also creates **large open space** at the eastern part of the Application Site (**Figure 4.4**). Such tower disposition also responds to the Explanatory Statement of the OZP which states that the POS should be provided in the eastern portion of the Site facing Caroline Hill Road (East) and at-grade in the northern portion facing Leighton Road in order to enhance visual openness and pedestrian access. The approved disposition of towers does not affect the air ventilation performance at street levels and contributes to air ventilation with several wind enhancement features when compared with the statutory OZP rezoning indicative scheme in the previous application. Under this proposed Project with its Communal

Podium Garden on 5/F of Towers 1 and 2, the air circulation performance will be further enhanced (**Section 5.1** refers). The 2/F podium will serve as an open space resource for Causeway Bay south and also as a recreational facility for the local community (**Figure 4.5** refers).

Multi-Level Access and Pedestrian Connectivity

- 4.3.2 To enhance pedestrian accessibility and their walking experience, multi-level pedestrian access is proposed in this Project. This includes access to the Project from both street level and at an elevated level. Pedestrian access points at street level are located at +5.6mPD from Caroline Hill Road (East); at +7.00mPD from Leighton Road and at +8.60mPD from the new internal access road. The demolition works of the existing basement were completed to facilitate the construction of internal access road. A footbridge connecting the Application Site with Lee Garden Six at +17.64mPD is also proposed. This footbridge will form part of an elevated walkway system that connects the Lee Gardens Area all the way to the Causeway Bay MTR Station at Hysan Place. The proposed pedestrian connections and circulation routes are indicated in **Figures 4.14 and 4.15**.

Open Space and Landscape Bridge at 2/F

- 4.3.3 To further enhance pedestrian connectivity and integration between the Edged Blue and Edged Red Sites, a Landscape Bridge (**Figure 4.6**) is provided at 2/F (Level +18.35mPD) spanning across the new internal access road and connecting the two parts of the Application Site. The Landscape Bridge will be fully covered and enclosed at the two sides facing Caroline Hill Road to the east and the new internal road to the west. This will serve as a major part of the covered public open space and the design is to create a covered landscape area with ample greenery. The Landscape Bridge will extend all the way into the cover public open space under Tower 3 in order to provide a well-integrated public open space connecting two parts of the Application Site. This Landscape Bridge will also serve as a pedestrian link connecting the western and eastern parts of the Application Site, providing a seamless pedestrian connection with weather-proof protection and reducing pedestrian and vehicular conflict at the new access road below.

Visual Corridor between the Two OVTs

- 4.3.4 In order to preserve views of the two OVTs at street level, a visual corridor of 6m wide is proposed at the podium between Towers 1 and 2, 3-storeys high. Such corridor shall allow visual connections between the two OVTs and integrate better with the existing site context. The visual corridor will also serve as a Public Open Space (POS) where street life and activities could take place. It will also act as an internal street to allow a more direct pedestrian access to the District Court to the south. (Appendix F3 of **Annex C** and **Figures 4.7a to 4.7b** refer).

Setback at Street and Podium Levels to Enhance Air Ventilation

- 4.3.5 Sufficient setback has been allowed at both the street and podium levels to enhance air ventilation at and also allow a higher degree of visual openness. At the street level, setback is provided from the building edge for elevated design on G/F in the western portion of the Application Site abutting Caroline Hill Road (West), to enhance air ventilation and accommodate a drop-off area. In addition, setback is also proposed at grade from north-eastern boundary along the masonry wall at Caroline Hill Road (East). At the podium level, sufficient building setback is provided from north-eastern site boundary above 2/F and from the south-western boundary of Towers 1 & 2 and Tower 3. Furthermore, setback is proposed above 2/F from the south-western boundary abutting the District Court site. The extents of the setbacks are shown in **Figure 4.8**. These setbacks will act as the major wind enhancement features (**Section 5.1** refers).

Raised Tower and Covered Public Open Space at 2/F of Tower 3

- 4.3.6 In order to further enhance air ventilation flow, Tower 3 is proposed to be raised above the Event Plaza

at 2/F with the provision of covered public open space underneath. The covered POS area will be landscaped with greenery and recreational facilities. By raising the tower above the Event Plaza, it will allow passage of air flow underneath, and, thereby, facilitate air ventilation at podium level (**Section 5.1** refers).

Communal Podium Garden at 5/F of Towers 1 and 2

4.3.7 In accordance with the Joint Practice Note No.1, a Communal Podium Garden with an net area of not less than 5% of the area of the tower footprint, which is around 2,000m², is proposed on 5/F of Towers 1 and 2 as green feature to promote the recreation and wellbeing of users of the building and the community and as a sustainable building initiative (**Figure 4.5** refers).

4.3.8 Within this Garden area, not less than 15% of the area of the tower footprint will be provided as greenery / vegetation. The Podium Garden will be accessible from the common area and it will be for the use of building users and public visitors during opening hours.

Integration of GIC Facilities with Public Open Space

4.3.9 The GIC facilities required under the OZP, namely the Child Care Centre, the Day Care Centre for the Elderly and the District Health Centre, will be provided at the podium of Tower 3 at G/F to 1/F. It could be easily accessed from the street level at G/F or from the Landscape Bridge. Drop-off, L/UL and parking for these three GIC facilities are provided at B2/F of Tower 3 with direct disabled access to the GIC facilities.

4.3.10 There will be minor level changes of the GIC facilities compared to the Approved Scheme. The lowest floor will be slightly raised from +4.10mPD to +5.70mPD to flush with the adjoining street level. This will result in the levels of all three floors being raised by 1.6mPD. The lowest storey is thus renamed as "G/F" with the subsequent floor as "UG/F". The maximum height of Tower 3 at +90mPD will remain unchanged as per the Approved Scheme. This change will improve pedestrian access to the GIC premises and will mean that the staircase between G/F and 1/F in the Approved Scheme can be omitted. This will also help to enhance the barrier-free access and facilitate a more welcoming access especially for children and the elderly.

4.3.11 The 3-storey GIC complex will be well-integrated with the Public Open Space and green landscape. POS areas incorporated into G/F, UG/F, and 2/F of Tower 3 will feature landscaping and vertical greening, including green walls adorned with climbers, to create an inviting entrance to the upper ground floor lobby. With additional POS being integrated throughout the area, the visitor experience and social interaction can be enhanced. Sufficient natural daylight will be allowed to the GIC facilities from both eastern and western sides of the site (**Figures 4.9a to 4.9d** refer).

4.4 VEHICULAR/ PEDESTRIAN CIRCULATION AND INTERNAL PARKING PROVISION

Vehicular Access Arrangement

4.4.1 Two vehicular accesses are proposed for the Project, located at the eastern and western portion of the new internal access road. To facilitate better traffic operation, the western vehicular access will mainly serve ingress and egress of private cars and taxis only. The eastern vehicular access will mainly serve light buses, goods vehicles as well as providing for the layby and parking spaces for the Tower 3 GIC facilities. The vehicular ingress and egress routes, as well as the vehicular access arrangements for the Project are shown on **Figures 4.10 and 4.11**.

Internal Vehicular Circulation and Parking Provision

4.4.2 Off-street pick-up/drop-off laybys for private cars and taxis will be provided at G/F via the western vehicular access. Four light bus lay-bys will be located at B1 and the laybys can be accessed via the

eastern vehicular access. Except for the one loading/unloading bay located at G/F to serve special operational needs, the ancillary loading/unloading area will be provided at B2. The public vehicle park and the lay-by, car parking spaces and loading/unloading area for the Tower 3 GIC facilities will be provided at B2/F. The public vehicle park for private cars will be provided at B3/F whilst an ancillary car park will be located at B3 – B5/F.

- 4.4.3 The internal parking provision is summarised in **Table 4.2** above. The Remarks of the Notes of the OZP under the “C(2)” zone stipulate that a public vehicle park of not less than 125 parking spaces should be provided in the Application Site. The Explanatory Statement of the OZP (para 8.1.3) states that an underground public vehicle park with not less than 100 private car parking spaces and 25 commercial vehicle vehicles parking spaces shall be provided. **Table 4.2** demonstrates compliance with these requirements in the OZP.
- 4.4.4 The internal traffic arrangement for private cars including the access to the lay-by for GIC facilities located at B2 as required under the OZP is shown on **Figure 4.12**. The internal traffic arrangement for light buses, goods vehicles and coaches is shown on **Figure 4.13**.

Pedestrian Circulation

- 4.4.5 Multi-level pedestrian links and walkway system accesses are proposed in this Project to enhance pedestrian accessibility. The proposed Landscape Bridge at 2/F acts as an important route providing a seamless weather-proof, barrier-free and grade-separated pedestrian connection between the Edged Blue and Edged Red Sites in the Application Site and on to Lee Garden Six. This will create a continuous elevated deck connecting the various commercial and GIC facilities in the Application Site with the future pedestrian walkway system at the Lee Gardens area and then leading on to Causeway MTR Station. This is a great benefit to the public especially for visitors (e.g. children, the elderly and disabled) to the GIC facilities at the Edged Red Site of the Application since it is a safer and more direct pedestrian route than crossing the new internal access road. At-grade pedestrian accesses will be provided at the street levels of Leighton Road, Caroline Hill Road and pedestrian link will be provided at the new internal access road between the Application Site and the District Court site. Vertical pedestrian links by means of ramps, escalators, lifts and stairs will be provided to connect the elevated pedestrian link at podium level with the public and community facilities (i.e. Public Open Space, the light bus lay-bys, public vehicle park and GIC facilities in Tower 3), and the main accesses of buildings and pedestrian accesses at street level. The proposed pedestrian connections and circulation routes are indicated in **Figures 4.14 and 4.15**.
- 4.4.6 In addition, as required by Para 8.1.3 of the Explanatory Statement of the OZP, a potential subway connection will be reserved at B3 near the northern corner of the Application Site for a potential future pedestrian subway by the Government. Should the potential subway be realised, passenger’s lifts and other vertical circulation will be provided at the entrance of the subway at B3/F - with a suitable internal layout - to bring pedestrians to the upper commercial floors such that there is no cross traffic between vehicles and pedestrians (**Figure 4.15** refers).

4.5 URBAN DESIGN PROPOSAL

Urban Design Context

- 4.5.1 Key urban design considerations of the Project include the following:
- Compatibility with the surroundings in terms of the scale, massing, and outlook;
 - Physical and visual connectivity with the surroundings;
 - Respect for and integration with the existing natural and cultural context, in particular the Old and Valuable Tree abutting Leighton Road and the graded heritage walls; and

- Provision of a visual corridor between the OVTs on Leighton Road and at the future District Court Site.

4.5.2 In terms of the urban design context, areas to the north of the Application Site from Hysan Avenue to Hennessy Road are predominantly commercial developments and an internationally-reputed shopping district. The said areas are at all times busy at the street level. Areas to the south of the Application Site are mainly GIC facilities including many of the large-scale recreational grounds of the central urban districts of Hong Kong Island, such as the South China Athletic Association (SCAA), Indian Recreational Club, Hong Kong Cricket Association, and Hong Kong Stadium. They are, except for Hong Kong Stadium, mostly private clubs and offer a relatively tranquil environment. The areas immediately surrounding the Application Site are a mixture of the above two uses. There are several Grade A commercial offices to its immediate north of the Application Site such as Lee Garden Six and the Lippo Leighton Tower. The Po Leung Kuk complex is at its immediate west and behind it, the high-end residential complex of Leighton Hill. To its immediate east along Leighton Road and Caroline Hill Road East are a continuous row of old tenement buildings (tong lau) whose street-level shops mainly serve the surrounding neighbourhood, and which include small restaurants and cafés. To its immediate south is the future District Court site. Leighton Road and the commercial Project therefore act as an edge that naturally delineates the hustle and bustle of northern Causeway Bay and the tranquil GIC zones around Caroline Hill Road.

4.5.3 The Application Site itself contains two features that contribute to the unique character and cultural context of the urban landscape. A large *Ficus elastica* Old and Valuable Tree (OVT) (Registration No. LANDSD(LEASED) WCH/1) abutting Leighton Road has a canopy that spreads some 40 metres over the road although the tree sits on only a 3.5m-wide existing slope. The tree stands on an existing masonry wall. The wall extends along the whole length of the Leighton Road boundary and Caroline Hill Road at the eastern boundary of the Application Site where part of it includes earthenware pipes on it which are a graded historical building. There is another OVT (No. JUD WCH/1) at the south side of the Application Site within the proposed District Court site with part of the tree protection zone (TPZ) falling within the Application Site. This will be duly considered in the interfacing design. Relevant tree submissions such as Tree Preservation and Removal Proposal, detailed arboricultural assessment and method statements according to DEVB TC(W) No. 5/2020 as well as the Tree Protection Plan of the OVT JUD WCH/1 were made accordingly for any construction works or works area within the TPZ of the concerned OVT. Coordination with the District Court site such as design interface, sequence of works, protective measures and monitoring during construction etc. shall be conducted.

Urban Design Proposal

4.5.4 In terms of compatibility with its urban context, the scale of the commercial Project is compatible with the surrounding areas, with its maximum height set at 135mPD, the same as the commercial development to its north and the future District Court development to its south. A footbridge will be constructed to connect Lee Garden Six across Leighton Road to an Event Plaza at approximately +18.35mPD in the Application Site. The footbridge offers a diversion for pedestrians from the existing busy Leighton Road, for a safer and more comfortable access to the various parts of the Project and completes an important part of the above-ground pedestrian network from Causeway Bay MTR Station to this area. **Figures 4.16a and 4.16b** depict the urban design analysis for the proposed Layout Plan.

4.5.5 Under the OZP and the Lease, it is stipulated that a Public Open Space (POS) of not less than 6,000m² shall be provided. The POS will comprise two portions. The first portion is a Banyan Garden and entrance plaza accessible from Leighton Road with its entry at the western side of the OVT, which is close to the existing pedestrian crossing on Leighton Road, outside the south-west corner of the Lippo

Leighton Tower for the convenience and safety of pedestrians. A 24 hour-pedestrian walkway with an internal street runs through the Banyan Garden, creating a visual corridor between the two OVTs (LANDSD(LEASED) WCH/1 & JUD WCH/1), and enhancing both the physical and visual connection between them. The second portion is the Event Plaza at 2/F and the associated POS surrounding the GIC facilities connecting the Event Plaza. It serves as the core of the POS, extending from the future footbridge connecting to Lee Garden Six across the Application Site to Tower 3. Details of the disposition and design of the POS are covered in **Section 4.6**. The disposition of the POS is shown in Appendix E under **Annex C**.

- 4.5.6 The OVT and the Grade 3 historic structure (the masonry wall and associated earthenware pipes) which contribute to the unique character to the surroundings are well respected in terms of visual connectivity through the creation of the Banyan Garden. A tree cluster situated on the masonry wall abutting the corner of Leighton Road and Caroline Hill Road East adds to the unique character to the surroundings. As such, the OVT and the tree cluster situated on masonry walls are to be preserved in-situ as far as practically possible. The detailed tree treatment proposal is further elaborated in the Tree Preservation and Removal Proposal (TPRP) at **Annex C**.

4.6 LANDSCAPE PROPOSAL

Landscape Design and Open Space Provision

- 4.6.1 The Landscape Master Plan for the proposed Project is shown at Appendix C under **Annex C**. Based on the unique character of the Site identified in the urban design analysis, landscape design should embrace on the one hand, this part of Causeway Bay to the north as having a higher-end commercial and retail character, but on the other hand, it should respect the tranquillity of the neighbourhood to its south. The key distinctive features: that is, the OVTs and the masonry wall, as well as the trees situated on the masonry wall will be integrated into the landscape design alongside the functional and aesthetic requirements of the Application Site. In addition, a variety of landscape elements will be strategically placed throughout the area to create a harmonious blend between the building and its surroundings. Landscaping and vertical greening within the **POS areas** at G/F, UG/F and 2/F of Tower 3 is designed to provide a green wall with climbers to create a welcoming entrance to the tower lobby. Greenery area is provided at R/F of Tower 3. Also, a communal podium garden at 5/F of Towers 1 and 2 is proposed to provide sheltered view at the lower levels to soften the building's edge.
- 4.6.2 In the future post-pandemic era, functional open space will be one of the most valuable assets to public. The Landscape Bridge across the internal access road can increase the external site capacity and provide high-quality and safe open space to the public. In total a minimum public open space provision of at least 6,000m² will be provided as required by the Remarks of the Notes of the OZP under the "C(2)" zone.
- Banyan Garden at G/F**
- 4.6.3 The OVT sitting on the masonry wall at around 2 to 3m above road level - with its canopy and air-roots spreading almost 40m along Leighton Road - forms a unique part of the urban scenery. The Banyan Garden, entrance plaza, and internal street at G/F with an approximate area of 2,850m² forming part of the POS, will connect pedestrians from Leighton Road to this interim platform at around +9.0mPD and then to the Landscape Bridge at around +18.35mPD. The Banyan Garden provides an interesting spot for users to get close to this magnificent tree as if they are immersed in it and find a "relief" from the busy Leighton Road only 2 to 3m below it. The entrance to the Banyan Garden is from the northwest of the Application Site, which retains the integrity of the masonry wall.

Public Open Space at 2/F and UG/F

- 4.6.4 A total area of approximately 3,150m² comprises the remaining portion of the POS at 2/F and UG/F. The POS at 2/F podium is designed to let visitors escape from the hustle and bustle of Causeway Bay and enjoy a moment of tranquillity. At the same time, this is designed to respect the existing natural and cultural context. A number of existing trees on site will be transplanted and brought back to the POS at 2/F and UG/F. This area will include a number of recreational features of various types including open lawns for multi-use purposes by groups or individuals. Within the 2/F podium, a small area will be designated for non-POS use, namely the Event Plaza. The public can still access and use the space most of the time, except during special events when temporary barriers will be erected along the perimeter of this area. A unified landscape design will be adopted for the entire open space at 2/F regardless of whether it is a POS or non-POS area. This approach aims to achieve an integrated design and provide high-quality open space for public enjoyment, without any physical barriers. However, clear demarcation lines will be implemented between POS and non-POS area, such as incorporating a different colour of pavement/ material at detailed design stage.
- 4.6.5 The Landscape Bridge (Figure 4.6) featuring a transparent / semi-transparent cover will allow its primary users - being elderly, young children and patients travelling to Tower 3 GIC facilities, access to carefully design natural elements and biophilic design, which is beneficial to ensure health and welling as recommended by the WHO, accelerating recovery rates, reducing stress and enhancing the mental relaxation of the GIC users and public. Additionally, small-sized trees will be strategically placed throughout the Covered Landscape Bridge. With an internal headroom of approximately 6m and ample sunlight provided by the transparent or semi-transparent cover, the environment within the landscape bridge can support the growth of certain small-sized tree species. The specific trees proposed are illustrated in Appendix B of Annex C.
- 4.6.6 According to WELL standards, creating space for physical activity is important for encouraging physical movement and fostering a healthy lifestyle and their standards suggest that a minimum space of 1860m² is required for the Project. The Landscape Bridge connected to the covered public open space under Tower 3 can contribute to this purpose. Apart from the area, the quality and usability of the public open space is crucial. Innovative devices and ideas for smart microclimate control in the covered parts of the Landscape Bridge are to be incorporated to increase its usable period.
- 4.6.7 The POS at the Banyan Garden and the Event Plaza will be accessible to the public 24-hours a day with barrier-free access. To cater for the heavy pedestrian flows and at the same time provide a natural urban environment, there will be an appropriate balance between hard (paved) and soft (planted) landscape. The Project has incorporated greater than 10% of greenery within primary zone as required in PNAP-APP152 (approximately 2,320m²). The distribution of Greenery Coverage is shown in Figure 4.17.
- Tree Preservation and Removal Proposal**
- 4.6.8 In the Landscape Master Plan, 19 existing trees - including the OVT (LANDSD(LEASED) WCH/1) situated on and/or abutting the masonry retaining walls – are to be retained at their original locations. Four trees are suitable for transplanting and will be transplanted out of and back to the Project. Among the trees to be transplanted, five trees have unexpectedly failed since the approval of the planning application, due to natural events and causes, including typhoons. Proposed permanent receptor sites for transplanted trees have been identified at the site entrance at Leighton Road and at the Event Plaza (2/F) within the Lot boundary.
- 4.6.9 There are 34 trees assessed as not being feasible for transplanting / relocation, and these are to be felled, with compensation tree planting being provided. These include two *Michelia x alba* trees which are a species protected under the Forests and Countryside Ordinance (T31 and T33). The detailed treatment of all trees and justifications of tree felling is further elaborated in the TPRP under Annex C

and summarised in **Table 4.4**.

Table 4.4: Comparison of Summary of Tree Recommendation between Approved and Proposed Schemes

Recommendation	Nos. of Trees under Approved Scheme (No. A/H7/181)	Nos. of Trees under Proposed Scheme
Tree to be retained	21	19
Tree to be transplanted	9	4
Tree to be felled	27	34
Total (Existing Trees within Site Boundary)	57	57

Compensatory Tree Planting

- 4.6.10** The compensation ratio of felled trees will be not less than 1:1 in terms of quantity, in accordance with LAO PN No. 6/2023.
- 4.6.11** In order to compensate for the loss of trees within the Lot, 34 high quality Heavy Standard trees are to be planted alongside the eastern and western sections of Caroline Hill Road, and at the Event Plaza (2/F). The compensatory ratio in terms of number will be at least 1:1 and in terms of diameter at breast height (DBH) will be at least 1:0.13. Besides, in accordance with the Lease, 22 nos. of additional trees shall be planted with the Lot apart from the retaining trees, transplanting trees, as well as compensatory trees. The additional trees are referred to as "new trees". A summary of the compensatory/ new tree planting ratio is presented in **Table 4.5**. A detailed proposal is further presented in the TPRP under **Annex C**.

Table 4.5: Comparison of Compensatory Planting Ratio between Approved and Proposed Schemes

Compensatory Metrics	Statistic / Ratio under Approved Scheme (No. A/H7/181)	Statistic / Ratio under Proposed Scheme
Nos. of felled trees	27	34
Aggregated total DBH of felled trees	17,115mm	19,115mm
Nos. of compensatory trees	27 (Heavy standard DBH: 75mm)	34 (Heavy standard DBH: 75mm)
Total aggregated DBH of compensatory trees	2,025mm	2,550mm
Compensatory Planting Ratio (by number)	1:1	1:1

Compensatory Metrics	Statistic / Ratio under Approved Scheme (No. A/H7/181)	Statistic / Ratio under Proposed Scheme
Compensatory Planting Ratio (by DBH)	1:0.12	1:0.13
New Trees (stipulated under Lease)	22	22

4.7 TREATMENT OF HERITAGE FEATURES

- 4.7.1 The masonry walls around the Application Site are one of the features that define the character of the Application Site and contribute to its significance. The walls are also an important part of the streetscape. The Grade 3 historic structure, including the existing graded masonry walls and two earthenware pipes in their entirety will be kept, conserved and preserved as required under the lease in this Project proposal.
- 4.7.2 In accordance with the Explanatory Statement of the OZP, prior consultation was conducted with AMO and it is confirmed with AMO that there will be no alteration to the masonry walls and earthenware pipes, except for any necessary structural strengthening works required to fulfil relevant statutory requirements.

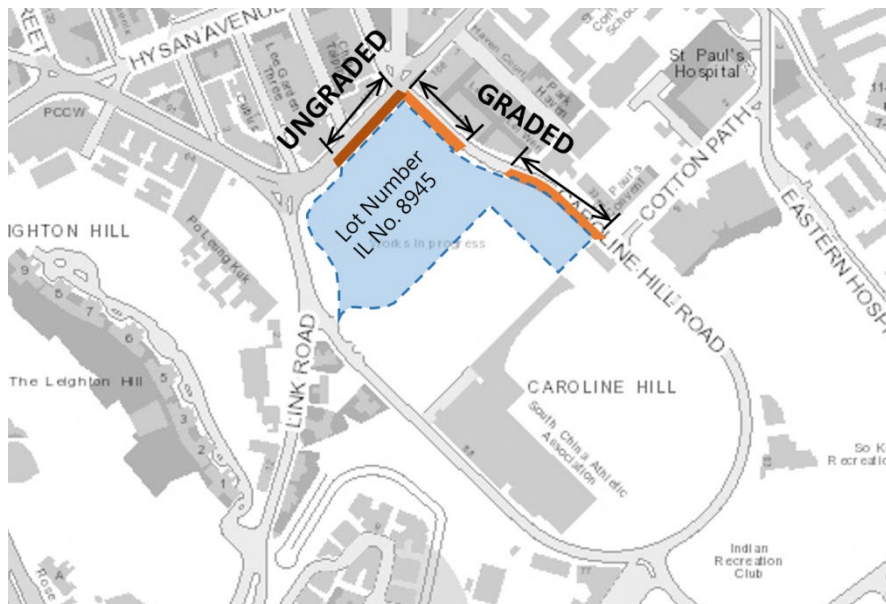


Figure 4.18: Plan Showing the Graded and Ungraded Parts of the Masonry Walls Required to be Preserved

5 Technical Assessments

5.1 SUMMARY OF AIR VENTILATION ASSESSMENT

- 5.1.1 An Air Ventilation Assessment – Initial Study (**Annex D**) was carried out for the Baseline Scheme (i.e. the approved s16 scheme) and this Proposed Scheme.
- 5.1.2 Under this Proposed Scheme, several wind enhancement features are provided, including:
- 1) T1 -15m setback from the building edge for elevated design on G/F with 15m (W) x 8.5m (H);
 - 2) T2 - building setback of min. 36m from north-eastern site boundary above 2/F;
 - 3) T3 - elevated design on 2/F apart from core area with effective width of approximately 18m wide on average measured from north-eastern site boundary and 10m high;
 - 4) T1 – building setback of approximately 5m on average from the south-western boundary;
 - 5) T2 - building setback of 4m at grade from north-eastern boundary;
 - 6) T3 - building setback of 7.5m above 2/F from south-western boundary abutting the district court site; and
 - 7) T1 - min. 6m internal street of T1 on G/F.
- 5.1.3 The results of the assessment demonstrate that the ventilation performance will be similar under the Baseline and the Proposed Schemes under both annual and summer wind conditions.
- 5.1.4 Findings of the Air Ventilation Assessment – Initial Study are contained in **Annex D**.

5.2 GEOTECHNICAL PLANNING REVIEW

- 5.2.1 A Geotechnical Planning Review was conducted for the proposed Application Site at Inland Lot No.8945 in accordance with “GEO Advice Note for Planning Applications” (GEO, 2007) and was approved under previous planning submission (No. A/H7/181). There is no update further to the approved Geotechnical Planning Review Report, since there is no change in geotechnical view under this planning submission.
- 5.2.2 The approved Geotechnical Planning Review report (under previous planning submission) demonstrated that the proposed Project is geotechnically feasible.

5.3 DRAINAGE IMPACTS

- 5.3.1 For easy reference, the changes in paving areas are summarized in below table:

Description	Approved Scheme	Proposed Scheme	Difference
Paved	14,052 m ²	14,052 m ²	Nil
Unpaved	750 m ²	750 m ²	Nil

- 5.3.2 Since there is no change in the planting area of the Banyan Garden, there is no changes in the paved/unpaved area in the Proposed Scheme when compared with the Approved Scheme. There is no

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.

6 Planning Justifications

6.1 COMPLIANCE WITH DEVELOPMENT PARAMETERS AND OZP REQUIREMENTS

6.1.1 As shown in **Table 6.1** below, the proposed Layout Plan complies in all material respects with the development parameters and planning intention for the “C(2)” zone as stated in the OZP, with due consideration to the unique circumstances of the Application Site.

Table 6.1 Development Restrictions under “C(2)” Zone of the Approved Wong Nai Chung OZP No. S/H7/21 and the Relevant Sections of this Layout Plan Submission

Development Restrictions	OZP / Notes Requirements	Explanatory Statement Requirements	Relevant Planning Statement Sections
GFA	100,000m ² (including the GFA of GIC facilities as required by the Government)	<ul style="list-style-type: none"> No more than 10,000m² shall be allocated to retail uses, with due consideration of the traffic capacity in the area 	Table 4.1; Sections 4.2.5
GIC facilities		<ul style="list-style-type: none"> District Health Centre with Net Operating Floor Area of about 1,000m² Child Care Centre with a Net Operating Floor Area of about 531m² Day Care Centre for the Elderly with a Net Operating Floor Area of about 358m² Project proponent is encouraged to provide more GIC facilities taking into account the current deficit in Wan Chai District Performing arts and cultural facilities are also compatible uses in the “C(2)” site 	Table 4.1; Floor Plans at Annex B
BH	Maximum 135mPD	/	Table 4.1; Section at Annex B
Public Transport Facility	A public transport facility for minibuses shall be provided	A public transport facility for minibuses (underground) shall be provided	Table 4.1; B1 Plan at Annex B
Internal Transport Facilities	A Public Vehicle Park (PVP) of not less than 125 parking spaces shall be provided	A public car park (underground) of not less than 100 private car parking spaces and 25 commercial vehicle parking spaces shall be provided	B1 to B5 Plans at Annex B

Development Restrictions	OZP / Notes Requirements	Explanatory Statement Requirements	Relevant Planning Statement Sections
Public Open Space	Not less than 6,000m ²	<ul style="list-style-type: none"> ▪ Design of the open space should be well integrated with the facilities provided and be user friendly and easily accessible ▪ Should be designed as a quality place for the public to interact and enjoy the built environment and its special features, including the Old and Valuable Trees (OVTs) and stone retaining walls ▪ To enhance visual openness and to ensure easy accessibility by public, the open space shall be provided in the eastern portion facing Caroline Hill Road and at-grade in the northern portion fronting Leighton Road 	<ul style="list-style-type: none"> ▪ Landscape Master Plan at Annex C ▪ Urban Design Proposal at Section 4.5 and figure for urban analysis at Figure 4.16 ▪ Landscape Proposal at Section 4.6 ▪ Approved CMP
Urban Design/ Landscape/ Tree Preservation	Submission of Landscape and Urban Design Proposals	<ul style="list-style-type: none"> ▪ Landscape submission required under Lease <ul style="list-style-type: none"> ▪ The OVT (No. LANDSD(LEASED) WCH/1) shall be preserved with sensitive protection method throughout the development process ▪ Existing trees found within the site and trees situating on and/or abutting the stone retaining walls shall also be preserved as far as possible ▪ Preservation of stone retaining walls along the northern and eastern peripheries of the site (except the portions being affected by the road improvement works) ▪ Podium-free design is encouraged with a view to maximising the opportunities for at-grade greening, tree preservation and enhancement of air ventilation at pedestrian level 	
Air Ventilation Assessment (AVA)	Submission of AVA	<ul style="list-style-type: none"> ▪ According to the findings of AVA 2018, a clear building gap of not less than 25m in width across the central portion of the site (assuming podium-free design) in a northwest-southeast direction involving the OVT (No. LANDSD(LEASED) WCH/1) shall be 	AVA at Annex D

Development Restrictions	OZP / Notes Requirements	Explanatory Statement Requirements	Relevant Planning Statement Sections
		provided to facilitate better air ventilation in the area. <ul style="list-style-type: none"> ▪ The future developer shall undertake a quantitative AVA at the detailed design stage to identify the exact alignment of the building gap and/or other enhancement measures and to ascertain their effectiveness 	
Pedestrian Connections	/	The future developer shall reserve an underground connection point within the Application Site for the possible pedestrian subway to MTR Station which is subject to further feasibility study	B3 Plan at Annex B

6.1.2 The proposed Project set out in this application, contains a number of significant planning merits. These and other considerations are described below.

6.2 PROVISION OF PERFORMING ARTS AND CULTURAL FACILITY / CULTURAL VENUE

OZP Reference to Performing Arts and Cultural Facilities (PACF)

6.2.1 The Explanatory Statement of the OZP states at Clause 8.1.3 that “the project proponent of the site is “encouraged” to provide more GIC facilities taking into account the current deficit in Wan Chai District for the benefit of the community. Performing arts and cultural facilities are also compatible uses in the “C(2)” site”. It should be noted that the provision of performing arts and cultural facilities is encouraged, but is not a mandatory requirement.

6.2.2 It should be noted that in Section 9.1.1 of the Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 3, ‘Community Facilities’, a *community arts facility*, such as that referred to in the OZP, is required to be *non-profit making*.

6.2.3 Therefore, in the previous Section 16 application (No. A/H7/181) approved by 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 minor relaxation of the development parameters.

6.2.4 Construction works by the Applicant are ongoing on the basis of the design of the approved development proposal including the PACF. The Applicant has also been engaging in discussions with potential NGO operator of the PACF, namely EXCEL (Extension and Continuing Education for Life) Limited, a registered charitable institution which is fully self-sustained and which is a *non-profit making organisation*. EXCEL is a subsidiary of the Hong Kong Academy for Performing Arts (HKAPA), which is experienced in the operation of community cultural venues.

Potential Non-viability of PACF

6.2.5 It should be noted that, despite their earnest intention to implement the PACF, the Applicant is

however, facing genuine difficulties and obstacles in doing so, for the reasons set out below.

- 6.2.6 In Section 9.1.1 of the Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 3, 'Community Facilities' it is made clear that a 'community' arts and cultural facility must be non-profit making. The PACF proposal in the approved planning application was therefore designed and sized on the basis that it would be operated by a non-governmental organisation (NGO) on a non-profit basis. During the lease modification process for the provision of additional GFA for the PACF, the Applicant therefore applied for a nil premium for the GFA of the PACF because, as explained above, a community arts venue cannot be profitmaking.
- 6.2.7 However, during negotiations with appropriate authorities in December 2023, the application for nil-premium for the venue was not supported citing the 2022 Policy Address policy of commercialising the provision of arts and culture in Hong Kong. Without the nil-premium policy support, the premium for the venue is therefore likely to be based on commercial use, meaning that the premium will not be nil or nominal. Given that this community arts venue is required by the HKPSG to be not-for-profit and has been planned and designed on this basis, it will not be realistically possible for an NGO to run it on a commercial basis. Research carried out by property consultants on behalf of the Applicant has clearly demonstrated that in Hong Kong, operation of arts and performing spaces is not financially viable on a commercial / profit making basis (see **Annex F**).

Threat to Project Programme

- 6.2.8 Should the PACF land premium be set at a level that would not be viable for a non-profit operator, it will likely remain vacant. This will be wasteful of precious Hong Kong land resources and will fail to deliver any community benefit. In this case, it is suggested that there is a need to urgently re-direct construction activity towards an alternative, socially and environmentally beneficial development proposal.
- 6.2.9 In order to meet the implementation programme of 6 May 2026 set out in the planning permission of 20 May 2022, there will not be sufficient time to prepare and submit an alternative s16 proposal at the point that the land premium is determined and so the Applicant wishes to submit this alternative proposal in advance so that, works can be redirected at the moment when the PACF land premium is determined.

Alternative Development Proposal to Performing Arts and Cultural Facilities

- 6.2.10 While the Applicant is serious in their desire to implement the PACF proposal as approved, should the decision on the PACF land premium mean that this is not financially viable on a non-profit making basis, it is likely that the PACF space would simply remain vacant and unused. This would be a wasteful use of precious Hong Kong land resources and a missed opportunity.
- 6.2.11 This is not a scenario that the Applicant desires and they therefore believe that an alternative development proposal which offers significant community and environmental benefits would be a much better use of resources and a greater benefit to users of the project and the community generally.
- 6.2.12 Without seeking the minor relaxation of GFA restriction, the Applicant proposes an alternative proposal with a Communal Podium Garden to meet the pressing construction programme.

6.3 COMMUNAL PODIUM GARDEN PROPOSAL

- 6.3.1 As an alternative to the wasted opportunity that would occur if the PACF were to remain vacant, the Applicant proposes instead, a Communal Podium Garden on 5/F of Towers 1 and 2.
- 6.3.2 A Communal Podium Garden is deemed to be a "green and innovative" building feature as defined by Joint Practice Note No.1 'Green and Innovative Buildings' (2019). For this reason, it is exempted from

GFA and SC calculations for the purposes of town planning (Para 12 of JPN No.1 refers).

- 6.3.3 The Garden will be a communal open space surrounding the office core, and is proposed to be a versatile, flexible and vibrant open space for holding recreational activities for building users and the public inside designated opening hours.
- 6.3.4 Within this Garden, not less than 15% of the area of the tower footprint will be provided as greenery / vegetation. The Communal Podium Garden will be accessible from the common area and will be for the use of building users and the public during opening hours. There will be a minimum 5m headroom below the floor above, as required by JPN1. It will be designed in accordance with the requirements of Appendix A(1(d)) of JPN1. The key attributes of the Communal Podium Garden are set out below.

A Social, Recreational Resource

- 6.3.5 The Communal Podium Garden will offer around 2,000m² of recreational space servicing the needs of users of the building and the public, during defined opening hours. The layout and site furniture of the Garden will offer opportunities to promote personal well-being through social interaction in certain areas with intimate spaces for clusters of seats and tables. The Garden will form an important passive recreational resource which will be usable even in warmer weather, given that it will be almost entirely shaded.

A Vibrant Multifunctional Space

- 6.3.6 The Communal Podium Garden is proposed to be a versatile, flexible and vibrant open space capable of holding a variety of communal, cultural and community activities within its designated opening hours. In response to the intention of promoting performing arts and cultural activities encouraged in the Explanatory Statement of the OZP, the Podium Garden will explore the potential to act flexibly as a temporary space for performing arts and cultural programming on an event-based manner.

A Sustainable, Biophilic Asset

- 6.3.7 JPN1 recognises the importance of communal podium gardens to contributing to sustainability, not least in terms of biodiversity, habitat provision, carbon capture, etc. To promote sustainable development objectives, the Communal Podium Garden will be designed with vegetation occupying not less than 15% of the area of the tower footprint and its design will be based on biophilic design principles which emphasise the mental and physical wellbeing benefits of proximity to nature and to natural materials.
- 6.3.8 In summary, it can be said that, should the PACF ultimately not be viable for operation by a non-profit making NGO, then the provision of a Communal Podium Garden will offer a highly valuable alternative planning gain in terms of recreational and environmental benefits to buildings users and the wider community.

Planning Implications of Communal Podium Garden

- 6.3.9 Approval of the alternative Communal Podium Garden proposal will mean that the 2,000m² GFA concession sought for the PACF can be dispensed with and will no longer be required. This will result in a total GFA on 100,000m² as stipulated in the Notes of the OZP.
- 6.3.10 The addition of the Communal Podium Garden would not require a relaxation of building height restrictions above that permitted in the OZP.

6.4 PRESERVATION OF DESIGNATED OVTs AND HERITAGE FEATURES

- 6.4.1 All parts of the graded masonry wall including the earthenware pipes, as well as the OVTs, will be preserved as part of the Project under the Layout Plan. For the masonry walls and earthenware pipes,

as required by the Explanatory Statement of the OZP, prior consultation was conducted with AMO and they note that such features are to be preserved in-situ and that as the proposal does not pose any impact on the Grade 3 historic structure. They will be maintained as an important part of the streetscape as an expression of the history of the Causeway Bay area.

6.5 ENHANCED PROVISION OF PUBLIC OPEN SPACE AND APPEAL OF LANDSCAPE

- 6.5.1 As required by the Explanatory Statement of the OZP, a minimum of 6,000m² of Public Open Space will be provided as part of the Project. Also as required by the Explanatory Statement of the OZP, much of this space will be provided on the eastern side of the Application Site. In contrast to the design of the public open space in the rezoning application for the site, the Public Open Space which is open to public 24 hours a day, in the Layout Plan is an integrated open space network that is not fragmented by the intervening internal road.
- 6.5.2 As discussed in **Section 4.6**, the POS will comprise two portions. The Banyan Garden, entrance plaza, and internal street at G/F, covering a total area of approximately 2,850m², will be included in the POS. This portion will serve as a connection for pedestrians traveling from Leighton Road to the interim platform. It will offer an intriguing opportunity for users to experience close proximity to the magnificent tree, as if they are immersed in it, providing a "relief" from the busy Leighton Road located just 2 to 3 meters below. The entrance to the Banyan Garden is from the northwest of the Application Site, preserving the integrity of the masonry wall.
- 6.5.3 A total area of approximately 3,150m² comprises a core portion of the POS at 2/F and UG/F. The open space on 2/F will integrate the Edged Blue and Edged Red sites of the Project and act as a community node to pull in pedestrian flow via the elevated pedestrian walkway. The POS with the non-POS area, namely the Event Plaza, will be designed with various types of open spaces, including open lawn, multi-functional area and covered public open space. Additional landscape elements with multiple smaller paths will be integrated into the POS area surrounding the Event Plaza at 2/F. There will be the provision of flexible and multifunctional open space at 2/F, enhancing the opportunities for chance encounters and will also diversify the use and appeal of the landscape as a whole (**Figure 6.1** refers).
- 6.5.4 The POS area with Event Plaza is proposed outside the building entrances to provide maximum flexibility to users, and also to provide a sheltered area of relief from the urban density in the city. Meandering routes are designed to encourage people to walk through the greenery. Pocket spaces within these areas are proposed to encourage people to enjoy the environment. In particular, the extensive covered POS at 2/F, extending from the Landscape Bridge to Tower 3, will provide a seamless pedestrian connection with weather-proof protection. In addition, increased greenery coverage will help to mitigate the urban heat island effect. This open space area is envisioned to be busy year-round.
- 6.5.5 To enhance the visitor experience and encourage social interaction, additional POS will be integrated throughout the area. For example, POS areas will be incorporated around T3 on the G/F, UG/F, and 2/F. These areas will feature landscape and vertical greening, including green walls with climbers, to create an inviting entrance to the Tower's upper ground floor lobby. These POS locations will provide opportunities for visitors and users to rest, gather, and enjoy the surroundings.
- 6.5.6 The Applicant will follow the requirements of the "Public Open Space in Private Developments Design and Management Guidelines" promulgated by the Development Bureau.

6.6 ENHANCED AIR VENTILATION THROUGH BUILDING DESIGN AND LAYOUT

- 6.6.1 To enhance the wind performance, the Tower 2 setback above 2/F is widened from 23m to min. 36m in Proposed Scheme. This setback provides higher wind permeability for incoming wind especially

from the podium of the proposed District Court and thereby facilitates leeward side ventilation performance.

- 6.6.2 The building design of the Proposed Scheme will bring enhancement to air ventilation. With the incorporation of building separation and set back, compliance with Sustainable Building Design Guidelines under PNAP-APP 152 will be ensured.

6.7 ENHANCED PEDESTRIAN CONNECTIVITY AND WALKABILITY

- 6.7.1 The proposed scheme will significantly enhance pedestrian connectivity within the district. The 24-hour pedestrian walkway will connect the site from the Event Plaza at 2/F with Lee Garden Six across Leighton Road. The fully covered and enclosed Landscape Bridge over the future internal road, which forms a part of the covered public open space, provides a seamless pedestrian connection between the western and eastern parts of the Application Site, spanning the internal road and allowing easy 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.

7 Implementation

7.1 PROGRAMME AND PHASING

- 7.1.1 The target construction completion of the Project under this Layout Plan remains the same as that in the Approved Layout Plan, i.e. Q3 of 2029.
 - 7.1.2 The new internal access road and the associated road improvement works (the gazetted 'Proposed Road Improvement Works at Caroline Hill Road, Link Road, Hoi Ping Road and Leighton Road') will be completed by the Applicant by 30 June 2026.
 - 7.1.3 The construction of the required GIC facilities including the Child Care Centre, Day Care Centre for the Elderly and District Health Centre, will also be completed by that date for handover back to the Government, thereby ensuring timely provision of services.
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7.2 RESPONSIBILITY FOR CONSTRUCTION AND MANAGEMENT

- 7.2.1 As required under Lease, the Public Open Space (including the landscape bridge and its relevant structural supports) and public vehicle park will be constructed, operated and maintained at the Applicant's cost.
 - 7.2.2 The proposed internal road will also be constructed and maintained at the Applicant's cost until it is surrendered to the Government as required under the Lease. Lighting and ventilation will be provided for the internal access road underneath the proposed landscape bridge. Requirements under the Transport Planning and Design Manual (TPDM) will be observed and associated details will be submitted to HyD and relevant Government departments for approval.
 - 7.2.3 The Applicant will construct at their own cost the Child Care Centre, Day Care Centre for the Elderly and District Health Centre in accordance to the Technical Schedule under Lease and other relevant regulations and guidelines.
 - 7.2.4 The Applicant will construct and maintain at their own cost, the proposed Communal Podium Garden.
 - 7.2.5 The light bus lay-bys constructed at the Applicants' cost will be accessible to the public 24 hours a day as required under Lease.
 - 7.2.6 The detailed design of structural features, utilities, drainage, etc. as well as necessary regulatory and Lease submissions will be made in the future at the appropriate point in time.
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8 Conclusion

8.1 SUMMARY

8.1.1 This Application presents the proposed Layout Plan for the Commercial Project on Caroline Hill Road, Causeway Bay. The Project proposed by the Applicant:

- 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;
- describes the problems that the Applicant is facing in implementing the performing art and cultural facility as approved, due to its likely financial non-viability; the consequent negative land use impact that leaving such a space unused might have; and the urgent need to re-direct construction activity towards this alternative development proposal;
- notes that provision of performing arts and cultural facilities is not a mandatory requirement in the OZP;
- provides significant recreational and sustainability benefits in the form of the proposed Communal Podium Garden;
- preserves designated features of historical and natural value located on the site;
- results in an enhanced provision and distribution of public open space for community enjoyment and appeal of landscape;
- enhances air ventilation through building design and layout;
- enhances pedestrian connectivity to the surrounding area and walkability in the wider area;
- integrates the required GIC facilities with the commercial Project for the benefit of the public;
- alleviates traffic congestion in the area through incorporation of the gazetted 'Proposed Road Improvement Works at Caroline Hill Road, Link Road, Hoi Ping Road and Leighton Road'; and
- poses no insurmountable adverse impacts in terms of technical aspects.

8.1.2 The Applicant therefore respectfully requests the Town Planning Board, exercising its powers under Section 16 of the Town Planning Ordinance (Cap 131), to approve the proposed Layout Plan, with or without condition.