

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

Planning Statement

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

Response to Comments

April 2024

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Attachment A: Proposed Light Bus Lay-bys (Swept Path Analysis)

Attachment B: Detailed Layout Plan for Lift Access between G/F and 2/F

FI(3)	
1. UD&L (LANDSCAPE), PLANNING DEPARTMENT (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 11 April 2024)	
Comments	Responses
<u>UD&L, PlanD (landscape) [on 1st FI submission]</u>	
<u>Detailed/ Advisory Comments to the Applicant</u>	
<i>Revised PS</i>	
1. The definitions of the Event Plaza as well as its usage/nature (POS or non-POS) under various paragraphs are inconsistent and confusing, for example:-	Regarding the clarification in R-to-C under previous FI1 submission dated 3 April 2024, please kindly note that the extent of 2/F Event Plaza has been reviewed and revised to solely encompass the non-POS area outside T2. The remaining open-air POS and the covered POS at the Landscape Bridge and T3, which will be classified as POS, will not be included as part of the Event Plaza.
<ul style="list-style-type: none"> Executive Summary – “The <u>Event Plaza</u> 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)... on G/F, <u>will provide a public open space</u> of at least 6,000m² in total, as required in the Notes of the OZP”. 	Text has been amended for clarity. Please refer to the Executive Summary of revised Planning Statement for the POS at 2/F podium under this FI3 submission.
<ul style="list-style-type: none"> Para. 4.2.3 – “An <u>Event Plaza</u> is proposed at the 2/F (Level +18.35mPD) <u>with a fully covered and enclosed Landscape Bridge</u> over a new internal access road connecting the Edged Blue Site with the Edged Red Site. <u>The Event Plaza will serve as part of the Public Open Space</u> and as a pedestrian link that connects Towers 1 & 2 with Tower 3 and the GIC facilities.” 	Text has been amended for clarity. Please refer to Para. 4.2.3 of revised Planning Statement for the POS at 2/F podium under this FI3 submission.
<ul style="list-style-type: none"> Para. 4.6.4 – “Within the 2/F podium, a small area will be designated for <u>non-POS</u> use, namely the <u>Event Plaza</u>.” 	We would like to clarify that the extent of 2/F Event Plaza has been reviewed and revised to solely encompass the non-POS area outside T2. The remaining open-air POS and the covered POS at the Landscape Bridge and T3, which will be classified as POS, will not be included as part of the Event Plaza for your information.
<ul style="list-style-type: none"> Para. 4.6.7 – “The <u>POS</u> at the Banyan Garden and the <u>Event Plaza</u>...” 	Text has been amended for clarity. Please refer to Para. 4.6.7 of revised Planning Statement for the POS at 2/F podium under this FI3 submission.

	<ul style="list-style-type: none"> Para. 4.6.8 – “Proposed <u>permanent receptor sites for transplanted trees</u> have been identified at the site entrance at Leighton Road and at the <u>Event Plaza (2/F)</u> within the Lot boundary.” 	Text has been amended for clarity. Please refer to Para. 4.6.8 of revised Planning Statement for the POS at 2/F podium under this FI3 submission.
	<ul style="list-style-type: none"> Para. 6.5.3 – “The POS with the <u>non-POS area</u>, namely the <u>Event Plaza</u>, will be designed with various types of open spaces, including open lawn, multifunctional area and covered public open space.” 	Text has been amended for clarity. Please refer to Para. 6.5.3 of revised Planning Statement for the POS at 2/F podium under this FI3 submission.
	<ul style="list-style-type: none"> Para. 6.5.4 – “The POS area with <u>Event Plaza</u> is proposed outside the building entrances...” 	Text has been amended for clarity. Please refer to Para. 6.5.4 of revised Planning Statement for the POS at 2/F podium under this FI3 submission.
	The applicant should rectify all inconsistencies in the PS and all other relevant sections (e.g. Annex C).	The Planning Statement and Annex C LMP have been revised and rectified.
2.	Para. 4.6.7 – It is mentioned that “the Event Plaza will be accessible to the public <u>24-hours a day</u> with barrier free access”. According to para. 4.6.4, the Event Plaza is accessible by the public <u>most of the time, except during special events when temporary barriers will be erected along the perimeter of this area</u> . Please review and rectify all inconsistencies.	Please refer to Para. 4.6.7 of revised Planning Statement under this FI3 submission to clarify that the POS at 2/F podium will be accessible to the public 24-hours a day.
<i>Revised Figures</i>		
3.	Figure 4.17 – The applicant has clarified in item no. 9 of the R-to-C that this figure “is to demonstrate this proposed scheme with the provision of at least 20% of greenery coverage. The greenery coverage for calculation for compliance with greenery coverage requirement under PNAP APP-152 and under the lease will be submitted separately to BD/ LandsD for approval.” Please be advised that LU will <u>not</u> review this figure which contains information for compliance with requirements under PNAP APP-152 and/or under the lease. The applicant should state on the figure that it is “ <u>for PlanD’s reference only</u> ”.	Figure 4.17 is omitted under this FI3 submission.
<i>Annex C – Replacement Pages of LMP</i>		

	<p>4. Para. 4.2 – The applicant has clarified in item no. 18 of the R-to-C that the “design of Banyan Garden is reverted as previous design (lawn area)”. According to the LMP (Appendices C1 and C2), the extent of proposed lawn area (yellow dotted line) does not cover the entire tree protection zone (TPZ) of the OVT within the site. The applicant should <u>elaborate</u> on the proposed planting area/lawn area within the TPZ of the OVT in <u>this paragraph</u> and/or other section(s) of the main text. Our previous comment item no. 17 via email to DPO dated 27.3.2024 is <u>still valid</u>.</p>	<p>Please note that the OVT sits on the existing planting area with a 3.5m width, and the remaining extent of the TPZ will be the proposed lawn area, which is the same as previous design in approved LMP. Please refer to Para. 4.2.1 of revised Annex C LMP.</p> <p>Regarding the comment item 17 via email to DPO dated 27.3.2024, the OVT names have been updated as “OVT (LANDSD(LEASED) WCH/1” and “OVT (JUD WCH/1)” in Para. 3.1.2 of revised Annex C LMP.</p>
	<p>5. Appendices C1 and C2 – <u>Justification</u> for the omission of tree plantings at G/F adjacent to Banyan Garden and at the southwest outside T1 should be provided. The applicant’s clarification in item no. 30 of the R-to-C table that “due to design changes, the mentioned area is not feasible to accommodate any new tree planting” cannot justify the omission of tree plantings. Our previous comment item no. 38 via email to DPO dated 27.3.2024 is <u>still valid</u>.</p>	<p>During the detailed design and site coordination stages, it has become clear that it is unavoidable to locate a series of underground utilities and structural works in the mentioned area. As such, there is insufficient space available for planting new trees. The infrastructure features and technical reasons for this are as follows:</p> <ul style="list-style-type: none"> • Terminal manhole which the setting out and invert levels are controlled by the city main; • Basement smoke vents which are required to be distributed along basement wall below as prescribed under building code; and • Over 60% (72m out of 120m) of the frontage facing Leighton Road is occupied by OVT LANDS(LEASED) WCH/1 and the retained masonry wall, and it is therefore unavoidable to arrange most E&M openings and installation along the area concerned. <p>To maintain the number of trees committed to in the approved scheme, all concerned new trees (originally at G/F) will therefore be relocated to the open space on the 2/F where major pedestrian flows from the Lee Gardens area through the elevated walkway system is anticipated, so as to ensure public enjoyment of the trees.</p> <p>Moreover, in order to maintain the lush green experience along Caroline Hill Road on the southwest boundary of the project Lot and to soften the building edge, a series of shrubs will be planted along the southwest street frontage.</p>
	<p>6. Appendices C1 and C2 – The applicant has clarified that the “design of Banyan Garden is reverted as previous design”. According to the LMP, 6 nos. seatings are proposed within the TPZ of the OVT, which is inconsistent with the approved LMP which indicates 6 nos. planting pots. Please clarify and rectify the inconsistencies.</p>	<p>Please refer to Appendix C of revised Annex C LMP where the said 6 nos. seatings have been replaced by 6 nos. planting pots, to be consistent with the approved LMP.</p>

	<p>7. Appendix C2 – The symbols for retained trees (showing tree crown and tree trunk) are missing on the plan. Please rectify.</p>	<p>The symbols and tree nos. of retained / transplanted trees are added in Appendix C of revised Annex C LMP.</p>
	<p>8. Appendix F2 - The cantilevered 2/F podium is very close to existing retained trees on the retaining wall. The applicant provided a section showing 3 nos. retained trees (T50, T53 and T54). The tree canopies for T53 and T54 is not clearly legible, while some other retained trees on the retaining wall which are very close to the 2/F podium (e.g. T56, T57) are not shown. The section is inadequate to demonstrate that all of these retained trees would not be affected. The applicant should provide adequate information on cross section(s) to demonstrate these trees would not be affected. A scale bar should also be provided in the section(s).</p>	<p>Please note that the actual tree sizes for the mentioned retained trees are supplemented and the scale bar is provided in the sections in Appendix F of revised Annex C LMP.</p>
	<p>9. Annex D – The applicant has clarified in item no. 48 of the R-to-C that the “TPRP is kept for reference only”. Please be advised again that the entire Tree Preservation and Removal Proposal (TPRP) attached under this Annex for PlanD’s information is <u>not</u> required for s.16 planning application and LU will not review the TPRP. It is noted that tree information (e.g. Tree Location Plan, Tree Treatment Plan, Tree Treatment Schedule with individual tree photos) is already provided under Appendix A, Annexes A, B and C in the format as specified in Appendix A of PlanD’s PNPP No. 1/2019. The relevant <u>approval letter(s)</u> of any emergency tree removal, TPRP(s) could be attached for PlanD’s information. The applicant is reminded to seek approval from LandsD for any TPRP(s)/compensatory tree planting proposal(s) related to emergency tree removal for compliance with Tree Preservation Clause under lease. The previous comment to you is <u>still valid</u>.</p>	<p>This Annex D is omitted from revised Annex C LMP under this F13 submission.</p>
<p><u>Advisory Comments to the applicant</u></p>		
	<p>10. The applicant is advised that approval of the application does not imply approval of TPRP and the tree works, if any, such as pruning, transplanting, felling and the works within the Tree Protection Zone of OVT under the lease. Tree preservation and removal applications should be submitted direct to relevant authority (ies) for approval. The previous advisory comment to you is <u>still valid</u>.</p>	<p>Noted. The mentioned application will be submitted directly to relevant authority (ies) for approval.</p>

2. UD&L (AIR VENTILATION), PLANNING DEPARTMENT (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 11 April 2024)	
Comments	Responses
UD&L, PlanD (air ventilation) [on 2nd FI submission] (contact officer: Dr. Emma Leung, tel.: 3565 3959)	
<p><u>General Comment</u></p> <ul style="list-style-type: none"> According to our understanding, the CFD model did not include the amended lift lobby of T3 as presented in Figure 36. So, the current presentation on the amended lift lobby of T3 is misleading and confusing. The consultant should include such update in the Proposed Scheme after Section 5, including the discussion of design changes and their potential impact on the CFD simulation. 	<p>The amended lift lobby on 2/F of T3 is not included in the CFD model. However, the amendment is expected to have only localized difference in ventilation performance near the amended lift lobby. The analysis and conclusion of the AVA-IS would remain valid.</p> <p>Please refer to the Sections 6 and 7 for the amendment at Annex D under this FI3 submission.</p>
<p><u>Specific Comment</u></p> <ul style="list-style-type: none"> In Section 6, mitigation measures #2 is missing. 	<p>Please refer to the updated AVA report for the missing sentence at Annex D under this FI3 submission.</p>
3. TRANSPORT DEPARTMENT (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 11 April 2024)	
Comments	Responses
Please find TD's comments on the application:	
<u>Major Comments on the Application /Main Reasons of Objection*</u> :	
<p>1) The reduction in the provisions of ancillary private car parking spaces from 510 to 502, and loading/unloading bays from 63 to 61 due to the deletion of 2,000m² GFA for performance arts and cultural facilities is noted. TD has no particular comment on the number from traffic engineering point of view but TD reserves the comments on the layout plan of car parking spaces and loading /unloading bays (L/UL) in the GBP submission.</p>	<p>Noted.</p>

	<p>2) With the revision in the alignment and provision of pedestrian link and walkway, the Applicant shall advise the minimum clear width of pedestrian link and walkway under the Current Scheme.</p>	<p>Please be advised the clear width of all Pedestrian Walkways would not be less than 2m under the Current Scheme; except for the following circumstances: -</p> <ul style="list-style-type: none"> • 2 passenger lifts and the associated lift lobbies along the proposed Pedestrian Walkway (at northern corner close to Leighton Road and at T3 close to SCAA); • Min. 1.5m wide Pedestrian Walkway from the above-stated lifts & lobbies leading to the adjacent POS <p>For pedestrian links, a minimum width of 2m is provided.</p>
	<p>3) It is noted that the GFA of 400m² for the light bus lay-bys has been reduced under the Current Scheme. As some sections of the lay-bys are proposed at the turning areas which may not be fully utilized for pick-up/drop-off, please assess and demonstrate whether the total length of 105m of lay-bys under the lease requirement can be fulfilled and provide swept path analysis to justify the proposal.</p>	<p>Please find Attachment A of this R-to-C for SK1 demonstrating the compliance of the lease requirements of 4 nos. of lay-bys for light bus with a min. length of 21m for each lay-by and a total length of not less than 105m. The swept paths are also shown in SK2 and SK3 under Attachment A.</p> <p>Please be advised that the detailed design of the lay-bys for light bus will be incorporated in the GBP submission for approval.</p>
	<p>4) The access and traffic management plan for carpark & loading/unloading activities including the queuing arrangement should be submitted.</p>	<p>Noted. Please be advised that the access and traffic management plan will be prepared and submitted to Transport Department prior to the application of the occupation permit.</p>
<p><u>Applicant's responses-to-comments</u></p>		
	<p>5) Page 21 of the Applicant's responses-to-comments – Please indicate the lifts that can provide access between 2/F and G/F in a detailed layout plan. Please advise their operation hours and whether they are all opened for general public uses 7x24 without restriction.</p>	<p>With reference to Attachment B of this R-to-C, please be advised that a total of <u>5 lifts</u> are serving between G/F (street level) & 2/F (the landscape bridge level) at Tower 3. 4 out of the 5 lifts (indicated as passenger lifts near landscape bridge) would be open to the general public during office hours. The 5th one (accessible lift as indicated in the amended drawing) would be open to the general public 7x24 without restriction, as stipulated under lease requirement.</p>
<p>4. CULTURE, SPORTS AND TOURISM BUREAU (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 11 April 2024)</p>		
<p>Comments</p>		<p>Responses</p>
	<p>In addition, please note the following observation from CSTB:</p>	

	<ul style="list-style-type: none"> the applicant mentions it plans to engage Hong Kong Academy for Performing Arts' EXCEL "which is experienced in the operation of community cultural venues". (para 6.2.4) to run the facilities. As far as we understand, EXCEL offers programmes and isn't involved in venue management. 	<p>EXCEL is a self-sustained registered charity under HKAPA. Although it operates within the premises of HKAPA, EXCEL functions based on a tenant and landlord relationship. This means that EXCEL is responsible for paying rent, utilities, maintenance, and insurance expenses. When EXCEL conducts its classes, EXCEL hires its own venue operating staff to oversee the venue operations. Additionally, EXCEL has its own procurement process. This arrangement is similar to working with a property management company which is similar case in PACF. To establish its independence from APA, EXCEL is accountable for all venue charges and expenses owed to APA. Furthermore, EXCEL's board and advisors possess extensive experience in operating venues, such as the Fringe Club, as well as commercial properties.</p>
<p>5. SOCIAL WELFARE DEPARTMENT (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 12 April 2024)</p>		
<p style="text-align: center;">Comments</p>		<p style="text-align: center;">Responses</p>
	<p>SWD (contact officer: Ms. Emily TAI) (on 2nd FI)</p>	
	<p>(a) For the location of 60-p DE, a L/UL area without traffic crossing (such as LVG23) is preferable since the service users of DE are either frail elderly or wheelchair users.</p>	<p>We confirm that LGV37 (assigned to GA premises) will be swapped with LGV23.</p>
	<p>(b) From building maintenance perspective (Point 1 under PMMS) - Please request the AP to provide the latest Demarcation plans of each welfare unit (including for the purpose of future handover, etc.)</p>	<p>Kindly be advised that the GA carpark demarcation plan will be provided upon building plan approval by the Lands Department.</p>

6. BUILDINGS DEPARTMENT (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 12 April 2024)	
Comments	Responses
BD (contact officer: Mr. Eric WONG) (on 2nd FI)	
<ul style="list-style-type: none"> Based on the available information, the following appear not in line with JPN1 and the criteria and conditions listed therein: 	
(i) As mentioned in para.6.3.3 and 6.3.6 of the revised Planning Statement (PS), recreational activities, ad hoc communal, cultural and community activities, free-of-charge performing arts and cultural programming on an event-based manner, etc., will be provided in the communal podium garden. In this connection, JPN1 Appendix A para.1(d)(ii) stipulates that the floor is for use as podium garden for sitting out purpose only.	Please refer to Para. 6.3 of the revised Planning Statement under this FI(3) submission in accordance with JPN1 Appendix A Para. 1(d)(ii). We confirm that the floor is for use as a podium garden for sitting out purposes only.
(ii) As revealed in para. 6.3.3 to 6.3.5 of the revised PS, the communal podium garden will be open for the public. In this connection, JPN1 Appendix A para.2(d)(ii) stipulates that podium gardens shall be for the exclusive use of the owners, tenants and their visitors only.	Please refer to Para. 6.3 of the revised Planning Statement under this FI(3) submission in accordance with JPN1 Appendix A Para. 2(d)(ii). We confirm that the podium garden shall be for the exclusive use of the owners, tenants and their visitors only.
7. DISTRICT COURT TEAM, ARCHITECTURAL SERVICES DEPARTMENT (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 12 April 2024)	
Comments	Responses
As regards original submission, please also find the following attachment from ArchSD, District Court team (contact officer: Benjamin Un) on the current application:	
Annex A Comments on formal submission of "Submission of Layout Plan for Permitted Office, Eating Place, Shop and Services, Public Clinic, Public Transport Terminus or Station, Public Vehicle Park (excluding container vehicle) and Social Welfare Facility at Inland Lot No. 8945, Caroline Hill Road, Causeway Bay" (Application No. A/H7/185)	

1	<p>The existing ground of the District Court (DC) site where the OVT JUD/1 (previously named EMSD WCH/1) is situated and maturing on is at a level of about +15.30mPD and above. Any works within Lot No. 8945 ("the Lot") shall be designed to ensure stability of its adjoining ground (i.e. DC site). In this regards, the retaining wall along the internal access road is considered as part of the site formation works to facilitate the internal road design, instead of "Retaining Structure as Tree Protection Measure for the Tree JUD WCH/1". Please revisit the annotations to such retaining structure in the layout plans in Annex B as well as any other parts within the submission accordingly.</p>	<p>Kindly note that the concerned retaining structure next to the OVT JUD/1 is the only structure along the shared boundary of I.L. No.8945 and JUD's site. There is no further retaining structure required by ASD, BD or GEO throughout our current liaison process.</p> <p>The definition/ application for site formation works for the concerned retaining structure identified under lease shall be further agreed with relevant government departments.</p> <p>The annotations in the layout plans are revised in Annex B under this F13 submission.</p>
2	<p>Apart from the retaining structure indicated along the internal access road in the layout plans in Annex B of the submission, the Applicant is reminded to provide appropriate retaining structure to ensure safety and stability of the DC site. The extent and technical design of retaining structure will be subject to review by relevant BIDs and coordination between the Lot and the DC site.</p>	<p>Further to comment No. 1 above, we would like to reiterate that the concerned retaining structure next to the OVT JUD/1 is the only structure along the shared boundary of I.L. No.8945 and JUD's site up to this writing. Should there be any further retaining structure identified in future, the extent and technical design will be subject to review by relevant B/Ds and coordination between the Lot and the DC site.</p>
3	<p>The Applicant is reminded to implement necessary instrumentation to monitor any adverse effect during the construction of such boundary wall to any receiver, i.e. SCAA buildings, along the concerned common boundary etc.</p>	<p>Monitoring points are implemented in accordance with BD approval.</p>
4	<p>The Applicant is reminded that the health and structural condition of OVT (no.: JUD WCH/1) should not be interfered. Waste/ alkaline water derived from construction of drainage channel and retaining walls as well as any excavation works associated should not damage the concerned OVT. Relevant method statements with protective measures should be submitted and approved by relevant parties prior to commencement of works and copied to DC's team.</p>	<p>A method statement with protective measures will be submitted and approved by relevant parties.</p>
5	<p>The Applicant is reminded to submit relevant method statement and seek consent from relevant B/Ds for the construction of the proposed external drainage within the pink hatched blue stippled green area within the Tree Protection Zone of OVT (no.: JUD WCH/1) prior to carrying out of such works.</p>	<p>Please note that no construction works nor excavation work will be conducted within the pink hatched blue stippled green area.</p>

6	The Applicant shall consider and incorporate the information included in the latest Sewerage Impact Assessment (SIA) of the DC project submitted in February 2024 and accepted by DSD in March 2024. Attention shall be paid to the assumptions made in the accepted SIA. The sewerage and stormwater drainage provisions for the whole CHR site (the Lot and the DC site) should be further coordinated and provided based on the final design and discharge rates of both the Lot and the DC site.	Please note that the latest SIA (DC Project) as mentioned has been considered and incorporated in the SIA (CHR Project) as attached in Annex E under the previous FI1 submission dated 3 April 2024. Please also note that the sewerage and stormwater drainage provision would be further coordinated with the DC team.
7	Referring to Air Ventilation Assessment included in Annex D in the submission, the Applicant is reminded to consult relevant B/Ds to consider and incorporate the AVA submission of the DC project which was approved in November 2023, and ensure the proposed development will not cause adverse effect to the ventilation performance of the DC site and its immediate surrounding.	We confirm that the latest model of DC received is aligned with the AVA model incorporated in our report. According to our simulation results, similar Velocity Ratio (VR) has been achieved at the DC site and its immediate surrounding. Hence, the ventilation performance of the DC site and its immediate surrounding would not be affected by the proposed commercial building development on IL No8945 Causeway Bay.
8. GLTMS, TMO, DEVB (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 15 April 2024) Contact officer: Ms. Flora Leung, tel.: 3509 7367		
Comments		Responses
	Re. the 1st FI submission, please find the following comments from TMO, DEVB	
	Our observations are provided below:	

- As shown in Annex B (MLP-006), the vent shaft is proposed to be located adjacent to the OVT LANDS(LEASED) WCH/1 (HKP WCH/1). Please advise the vent shaft type, and if hot/warm air or strong air flow will be emitted from the vent shaft. Review on vent shaft location and whether the vent shaft operation will have adverse interference with the OVT's growth and health is recommended.

Please note that the vent shaft is located outside the Tree Protection Zone. Additionally, after coordination with the Architect and E&M consultant, the vent shaft has been relocated a further 2m away from the OVT. Furthermore, the design of the vent shaft ensures that emissions will not be directed towards the OVT (please refer to the image below).

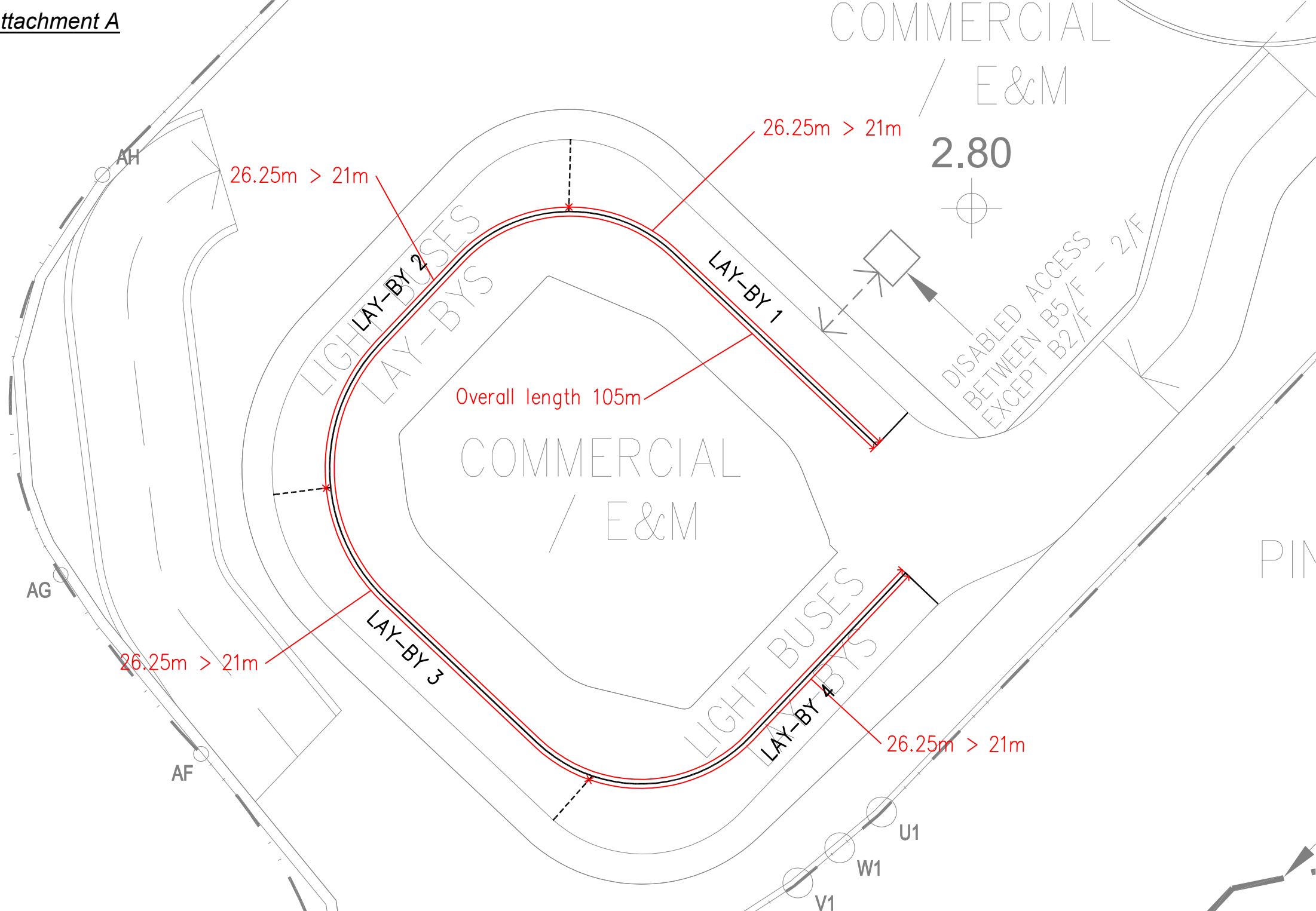
This vent shaft is for basement carpark exhaust, the content of which is similar to that emitted from the vehicles passing by on Leighton Road abutting the OVT. Since the OVT has survived for many years beside this heavily trafficked road, we believe that it is unlikely this exhaust may potentially cause harm to the OVT. In addition, the exhaust will not be emitted continuously throughout the day but occasionally based on the temperature or CO content of the car parks.

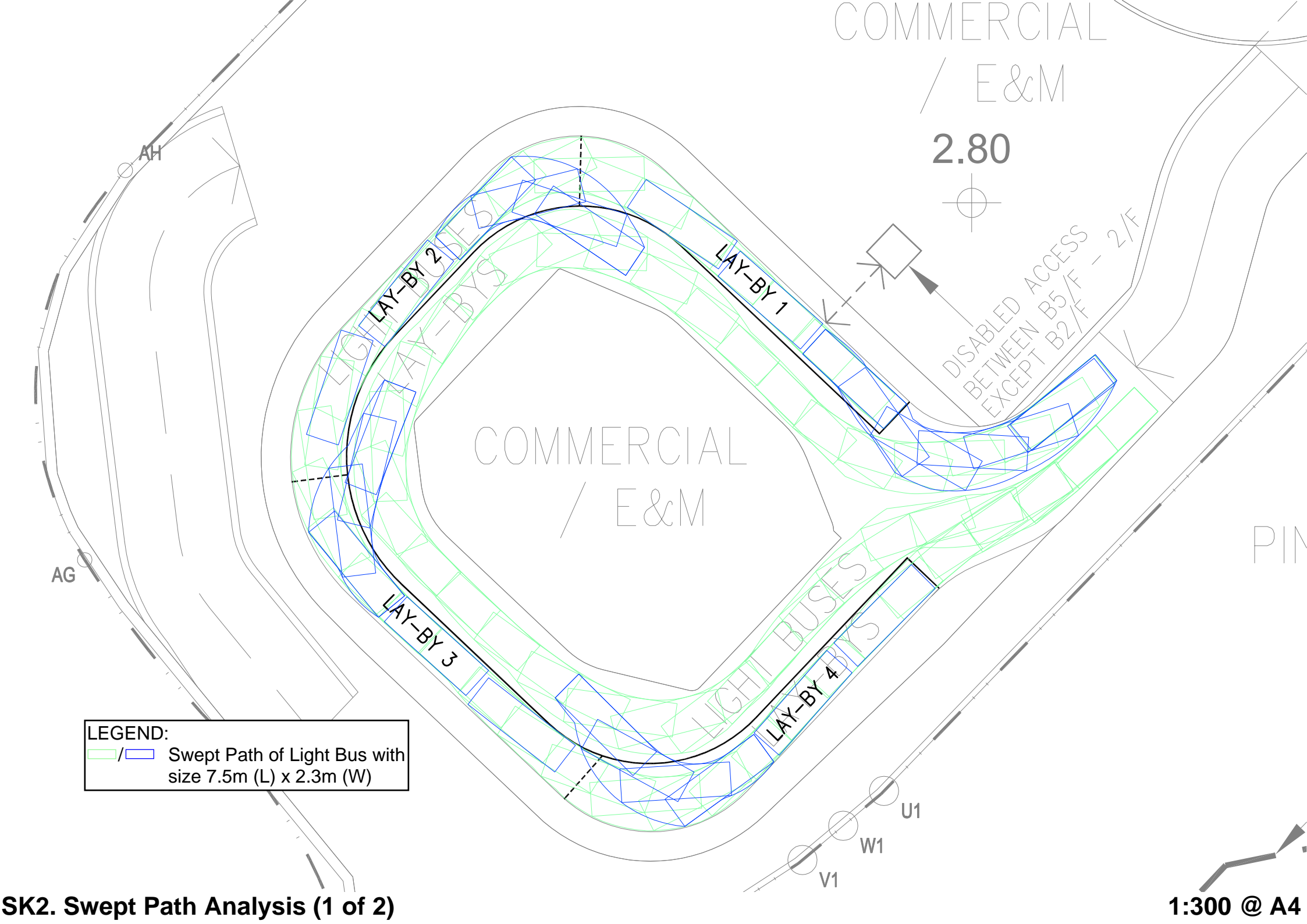


	<ul style="list-style-type: none"> Annex C indicates that the detailed design of the “retaining structure” as tree protection measures for the OVT JUD WCH/1 (EMSD WCH/1) is pending while coordination with ArchSD is underway. We reserve our comment on this tree protection measure. Nevertheless, it is reminded that the tree protection zone should be protected from construction disturbances, including but not limited to the construction of tree protection measures. 	<p>Kindly be informed that detailed design/ height/ alignment of the concerned retaining structure was completed, with in-principle agreement from ArchSD and a statutory submission (Site Formation Plan) approval from BD and GEO.</p> <p>With the design confirmed, the current coordination with LandsD and ArchSD (regarding definition of “tree protection measures” stipulated under lease of I.L. No.8945) and management/ maintenance responsibility of the concerned retaining structure shall be resolved with Government departments accordingly.</p> <p>Kindly be confirmed that sufficient protection measures shall be adopted to protect the OVT JUD WCH/1 (EMSD WCH/1) from construction disturbance.</p>
<p>9. AMO, DEVB (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 19 April 2024) Contact officer: Ms. Phoebe Tang, tel.: 2655 0836</p>		
Comments		Responses
<p>Please find comments from AMO of DEVB on the <u>original submission</u>:</p>		
<p>AMO’s comments from the heritage conservation perspective on the application are set out as follow:-</p>		
<p><u>Figures</u></p>		
	<p>Referring to Figure 4.9a, it shows that light-weight mass would be filled in-between the proposed basement wall and the Graded Structure. The Applicant is advised to ensure that the structural integrity and fabrics of the Graded Structure would not be affected adversely by the proposed works.</p>	<p>The mass fill serves as a making good detail at the masonry wall back and helps stabilizing the wall. The proposed work would not cause any adverse effect on the wall.</p>
<p><u>Tree arrangement</u></p>		
	<ul style="list-style-type: none"> According to Annex D – Tree Preservation and Removal Proposal in the Landscape Master Plan section 5.2.5-7, the existing overburden soil above and behind the Graded Structure (with Slope No. 11SW-B/FR 32) will be removed to approximately +6.0 to +8.0 mPD, hence the existing trees along the top of the Graded Structure are proposed to be fell to facilitate the proposed site formation and slope modification works for meeting the required Factor of Safety. The Applicant is advised to carry out the tree felling works with due care and ensure that the structural integrity and fabrics of the Graded Structure would not be adversely affected by the proposed works. 	<p>Annex D is omitted from revised Annex C LMP under this F13 submission. Noted and please be ensured that the structural integrity and fabrics of the Graded Structure would not be adversely affected by the tree felling works.</p>

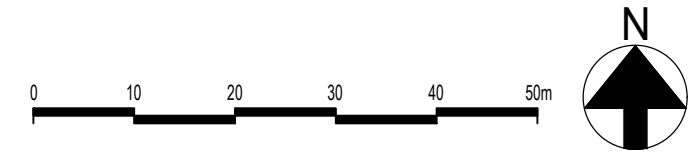
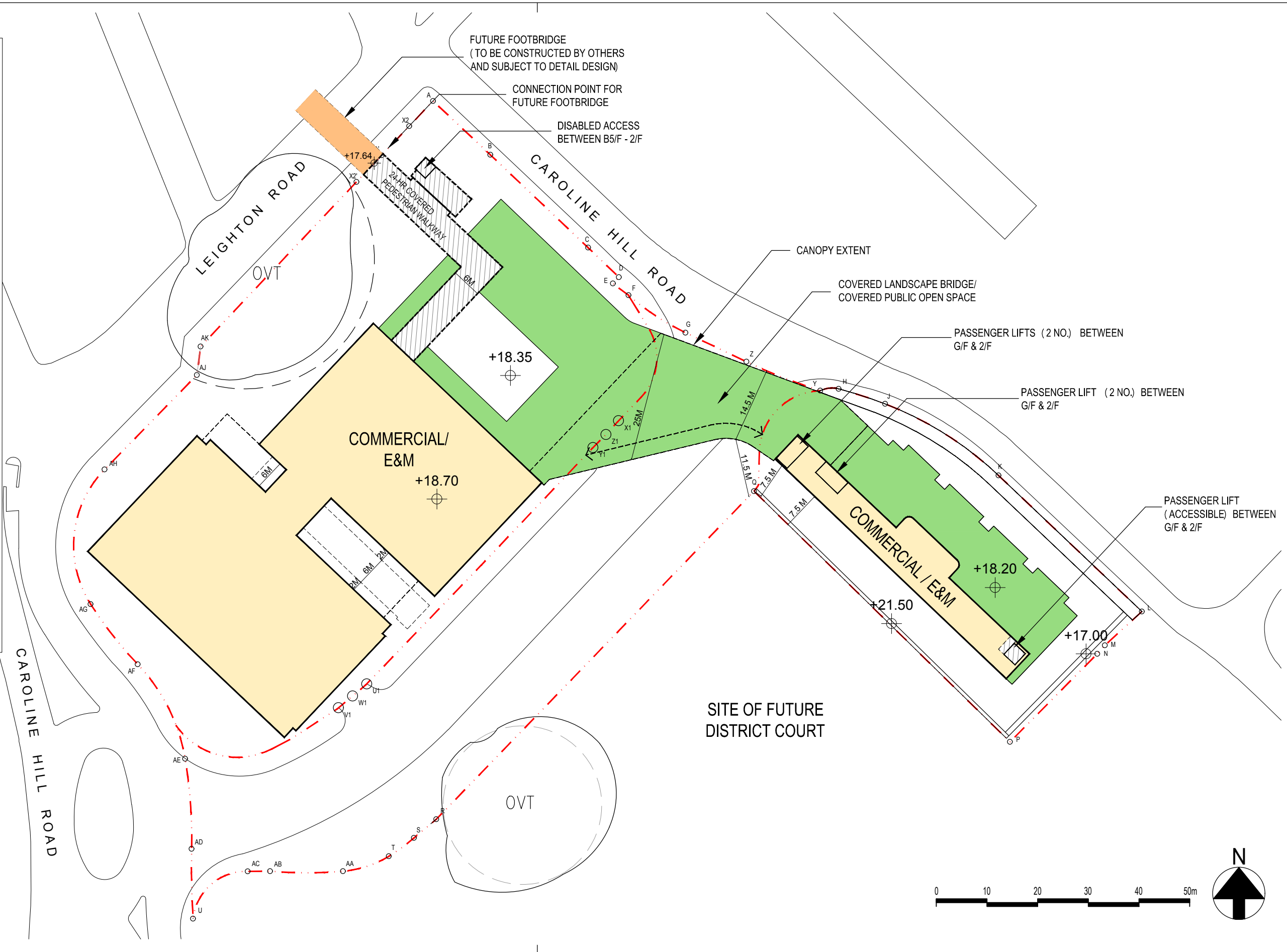
	<ul style="list-style-type: none"> According to Section 5.2.8 and graphic “Typical Section at Zone 1” of Annex D – Tree Preservation and Removal Proposal, a 7.0m setback is proposed from the Graded Structure (with Slope No. 11SW-B/FR 193) to the proposed basement. The AP is advised to devise and implement appropriate precautionary, protective and mitigation measures during all stages of works to ensure that the Graded Structure will not be adversely affected by the proposed works. 	<p>Annex D is omitted from revised Annex C LMP under this F13 submission. Noting that we will implement appropriate precautionary, protective and mitigation measures during all stages of works to ensure that the Graded Structure will not be adversely affected by the proposed works.</p>
	<ul style="list-style-type: none"> According to Section 6.3.1 – Details of Planting Arrangement, Table 6.1 Compensatory/ New Tree Planting Schedule and Appendix F – Compensatory Planting Plan of Annex C – Tree Preservation and Removal Proposal shows that 19 numbers of new trees (i.e. 8 numbers of Cinnamomum burmannii and 11 numbers of Syzygium jambos) are proposed to be planted along the top of the Graded Structure (with Slope No. 11SW-B/FR 32) in new planters or planting beds. Please take into account the roots of the proposed tree species to avoid the tree roots penetrating into the Graded Structure. 	<p>Annex D is omitted from revised Annex C LMP under this F13 submission. Please note that the mentioned new trees will be accommodated in the closed-bottom planters and the root will not penetrate into the Graded Structure.</p>

10. DLO/HKE, Lands Department (Received via email from Mr. David LEUNG, TP/HK10 HKDPO on 19 April 2024) Contact officer: Ms. Michelle Wong, tel.: 2835 2169	
Comments	Responses
<p>Please find the following comments from LandsD on your 2nd FI submission:</p> <p>While it is noted that the applicant will liaise with relevant B/Ds on the shared-use arrangement for the L/UL space for the Government Accommodation, as to the numbers of L/UL spaces for LGV and HGV, it is noted that the revised provisions contained in Attachment B are exactly the same as those in Table 4.2 of the previous planning statement and therefore still do not comply with that stipulated in SC(44)(a)(i)(II) and SC(44)(b)(i)(I) and (II) of the Conditions of Sale (“C/S”).</p>	<p>Referring to SC 44a(i)(II), one L/UL space shall be provided for <u>every 800 sqm or part thereof</u> of the GFA for non-industrial purpose.</p> <p>Since the GFA for non-industrial purpose in the Proposed Scheme is 10,000 sqm (solely from Retail), the L/UL requirements according to SC 44a(i)(II): $10,000 \div 800 = 12.5$, which shall be rounded up to 13</p> <p>Referring to SC 44b(i)(I), 65% of such spaces in SC 44a(i)(II) shall be used for L/UL of LGV: $13 \times 65\% = 8.45$, which shall be rounded up to 9 (according to S.C. 44b(i))</p> <p>Referring to SC 44b(i)(II), 35% of such spaces in SC 44a(i)(II) shall be used for L/UL of HGV: $13 \times 35\% = 4.55$, which shall be rounded up to 5 (according to S.C. 44b(i))</p> <p>Therefore, the provision of LGV and HGV shall be 9 and 5 respectively, and the total provision of L/UL space for non-industrial purpose is $9 + 5 = 14$.</p> <p>We understand that these figures comply with Lease requirements.</p>





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



Rev.	Description	Drawn	Checked	Approved	Date
-	1st SUBMISSION				13-2022
A	1st AMENDMENT				19-2023
B	2nd AMENDMENT				11-2024

Rev.	Description	Drawn	Checked	Approved	Date

Check all measurements on site.
Do not scale off drawings.

This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.

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B.D. Ref.	Date
F.S.D. Ref.	
D.L.O. Ref.	
Drawn	Date 1-2024
Checked	Date 1-2024
Approved	Date 1-2024
Cod File No.	



Project Title
PROPOSED COMMERCIAL
DEVELOPMENT ON IL NO.8945
AT CAROLINE HILL ROAD,
CAUSEWAY BAY, HONG KONG

Drawing Title
SECOND FLOOR PLAN

Project No. 21105HK
Scale 1:750 (A3) Issue Date Jan 2024
Drawing No. MLP-008

Drawing Purpose