

銅鑼灣



Causeway Bay

Annex A-4

Approval Letter of Building Amendment on
General Building Plans
(ref. BD 2/3014/21) (Extracted)



DW6

YOUR REF 來函檔號
OUR REF 本署檔號 BD 2/3014/21
FAX 圖文傳真 2845 1585
TEL 電話 3162 8807
WEBSITE 網址: www.bd.gov.hk

CHEUNG Man-ching, Anthony
33/F, Wu Chung House,
213 Queen's Road East,
Wan Chai, Hong Kong

218
90

3 December 2024



13 DEC 2024

RECEIVED
(2)

Dear Mr CHEUNG,

Caroline Hill Road, Causeway Bay, Hong Kong – I.L. 8945

I refer to your application and supplementary information received on 11 September 2024, 26 September 2024, 9 October 2024 and 5 November 2024 for approval of proposals in respect of Building Amendment and the application for consent to the commencement and carrying out of the above building works.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the above - mentioned plans submitted with your application received on 11 September 2024, 26 September 2024, 9 October 2024 and 5 November 2024 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. This approval does **NOT** authorize the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the Buildings Ordinance refers.

6. Consent to the commencement and carrying out of the above Building Amendment is given in the Form BD103 enclosed. You are reminded to ensure that the plans now approved are compatible with all previously approved plans, any conditions imposed are fulfilled and no works are carried out before all required plans have been approved and consent given. Your attention is drawn to paragraph 10 of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-97.

**Original BD 103 retained for convenience
of future consent applications**

S.L. 9A (4/2023) (GBP Stage II & III Curtailed Check or A&A)

/7.

Appendix II

Our Ref.: BD 2/3014/21

Address: Caroline Hill Road, Causeway Bay, Hong Kong – I.L. 8945

- (i) Regarding the layout plan at B/1 level, please provide a swept path analysis for GMB operations.
- (ii) Please review any scope from the land lease conditions and technical aspects to provide more MC parking within the development.
- (iii) The AP shall submit a car park management plan to provide detailed information for the scheme of internal traffic circulation as recommended in the traffic review report prior to the application of occupation permit.
- (iv) Drawing no. GBP_17 refers. According to the lease, the Pedestrian Links shall follow the shortest possible routes and shall be covered, constructed and designed to link up the area shown edge red on Plan I. The drawing cannot show how the pedestrian link/walkway can link up the areas.
- (v) In order to ensure traffic safety and minimize pedestrian/vehicle conflict, and arrive at a desirable frontage access environment from traffic engineering viewpoint, the AP is reminded to
 - (a) Avoid allocating the vehicular and pedestrian accesses adjacent to each other; and
 - (b) Duty consider the direction of pedestrian flow and pedestrian safety approaching and departing from the development in the frontage access design.
- (vi) To create an enjoyable walking environment, the AP is encouraged to provide building canopies, including over public footpath(s) and/or right-of-way(s) in accordance with the followings where applicable:
 - (a) Chapter 8 of the Hong Kong Planning Standards and Guidelines provides for the provision of building canopies (i.e. para. 5.6.11) and for the subject of pedestrian planning be included in development studies and planning applications (para. 5.9.2);
 - (b) "Projections over Public Streets" stipulated in Lands Administration Office Practice Note 3/2020 (Design, Deposition and Height Clause under Lease); and/or
 - (c) Building Ordinances, in particular Building (Planning) Regulation 10 in Cap. 123F regarding balconies and canopies over streets.