

銅鑼灣

Causeway Bay

Section 16 Application for Proposed Underground Vehicular Tunnel Connecting Lee Garden Three (10 Hysan Avenue) and Lee Garden Eight (8 Caroline Hill Road) below Leighton Road and Sunning Road, Causeway Bay

A/H6/98 Further Information 2

Replacement Pages of Planning Statement



September 2026

**Silver Nicety Company Limited and
Patchway Holdings (HK) Limited**

**Section 16 Application for Proposed Underground
Vehicular Tunnel Connecting Lee Garden Three (10
Hysan Avenue) and Lee Garden Eight (8 Caroline Hill
Road) below Leighton Road and Sunning Road,
Causeway Bay**

Planning Statement

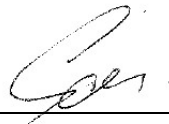
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URBIS Limited

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16 September 2026

Date

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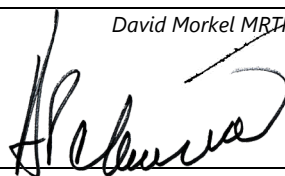


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Revision Log		
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Rev. 0 Final	20260716	First Final Issue
Rev.1 Final	20260828	Second Final Issue (Further Information 1)
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LIST OF ABBREVIATIONS

BRRD	Brown Root Rot Disease
C(2)	Commercial (2)
GFA	Gross Floor Area
GIC	Government, Institution or Community
GMB	Green Mini Bus
MTR	Mass Transit Railway
OVT	Old and Valuable Trees
OZP	Outline Zoning Plan
TPB	Town Planning Board
TPZ	Tree Protection Zone

One, Lee Garden Two and Lee Garden Three have been proposed as part of the overall plan to alleviate existing heavy at-grade traffic flows in Causeway Bay. These two tunnels were the subject of two Section 16 applications (i.e. No. A/H6/93 and No. A/H6/94), which were approved by the TPB in February 2025.

1.2.13 The proposed Tunnel T3 leverages the underground vehicular network established by Tunnel T1 and Tunnel T2 and expands its benefits further south to the vicinity of Leighton Road and Caroline Hill Road by linking the proposed basement car park in the new Lee Garden Eight development with existing basement car parks in Lee Garden One, Lee Garden Two and Lee Garden Three. The integration of basement car parks will enhance the accessibility of this underground vehicular network through multiple entrances across the various commercial developments and will encourage more efficient use of car parking spaces.

1.2.14 It is for the reasons noted above that, Tunnel T3 connecting Lee Garden Three and Lee Garden Eight is proposed in this subject application.

1.3 LAND STATUS

1.3.1 The Application Site includes Government land underneath Leighton Road and Sunning Road, and part of Inland Lot No. 29 ("IL29") S.J ss.2 & IL 29 S.J RP where Lee Garden Three is located. Lee Garden Three comprises of Inland Lot No. IL 29 S.J ss.1 RP, IL29 S.J ss.2 & IL29 S.J RP. The southern end of the Application Site abuts Inland Lot No. 8945 ("IL8945") where Lee Garden Eight is located. All four private lots - as illustrated in **Figure 1.4** below - are held by subsidiary companies of Hysan.

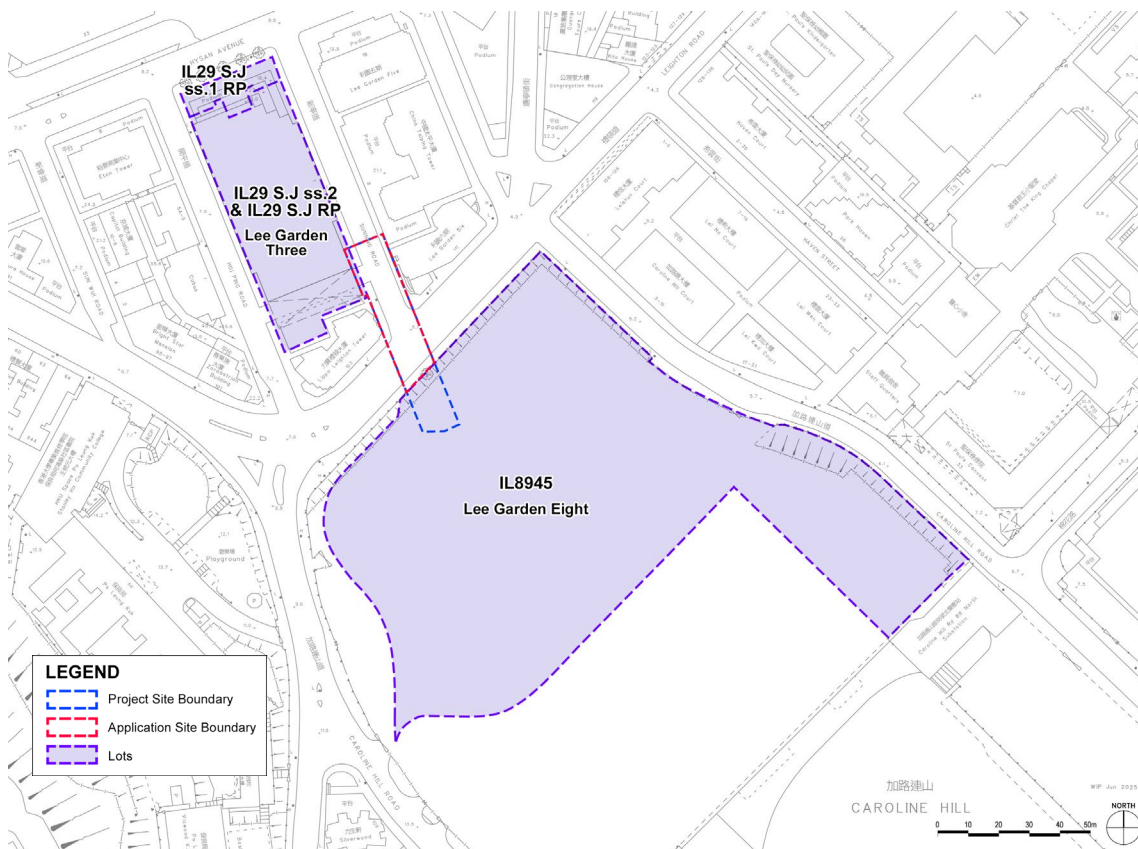


Figure 1.4 - A Plan showing IL 29 S.J ss.1 RP, IL29 S.J ss.2 & IL29 S.J RP and IL8945 (Source: GeoInfoMap)

IL 29 S.J ss.2 & S.J RP and IL 29 S.J ss.1 RP (Lee Garden Three)

1.3.2 The Government Lease governing IL 29 S.J ss.2 & S.J RP and IL 29 S.J ss.1 RP is virtually unrestricted

4.3 INDICATIVE DEVELOPMENT PROPOSAL

- 4.3.1 The major features and development parameters of the project are listed in **Table 4.2** below and illustrated in **Figures 4.1 to 4.3**.

Table 4.2: Major Development Parameters

Major Development Parameters	Measurement
Application Site Area*	Approx. 610 m ²
Length of the Proposed Tunnel	Approx. 70 m
Width of the Proposed Tunnel	Approx. 12 m
Minimum Internal Clear Width of the Proposed Tunnel at Each Level^	5m (i.e. including a minimum clear width of 4m for driveway)
Elevation	Top of the Proposed Tunnel: Approx. +0.25mPD Base of the Proposed Tunnel: Approx. -14.80mPD
Gradient of the Proposed Tunnel at Each Level	Approx. 1: 10
Minimum Clear Headroom of the Proposed Tunnel at Each Level	2.4 m
Completion year	Q3 2033

Note:

*The Application Site forms part of the Project Site which is approx. 830 m².

^Approx. 7m is required for the permanent and temporary supporting structures, and temporary precautionary works for construction.

- 4.3.2 The opening hours of the car park at Lee Garden Three are currently 24 hours, whilst the opening hours of the car park at Lee Garden Eight will also be 24 hours. The opening hours of the car park at Lee Garden One are 7:30am to 12:30am.

4.4 METHOD OF CONSTRUCTION

- 4.4.1 The traditional 'cut-and-cover' method of tunnelling (by which a tunnel is excavated from the surface) is considered impractical since the closure of Sunning Road or Leighton Road for tunnelling work will cause substantial disturbance to vehicular and pedestrian traffic and circulation.
- 4.4.2 More appropriately for these circumstances therefore, the 'drill and excavation' method will be used, whereby excavation is carried out horizontally from a starting point below ground.
- 4.4.3 Launching the tunnel excavation from Lee Garden Eight is considered most preferable as it causes less disturbance to existing traffic at Sunning Road and Hoi Ping Road from the ingress and egress of construction vehicles into Lee Garden Three that would otherwise be required. No excavation work will take place at-grade on public roads nor will any road closure be involved. As planned, excavated spoil will be removed via a works yard in the basement of Lee Garden Eight.
- 4.4.4 Preliminary geotechnical investigations show that the tunnel construction will be in soft / mixed ground (namely, fill and alluvium). Excavation in soft ground will generate minimal noise and vibration.
- 4.4.5 As construction works will take place solely underground, noise disruption to nearby sensitive receivers will be significantly reduced and is expected to be insignificant. Existing geotechnical information indicates that rock is not expected to be encountered on the alignment.

4.4.6 A section of the proposed tunnel is shown in **Figure 4.3**.

4.5 VEHICULAR / PEDESTRIAN CIRCULATION AND INTERNAL PARKING PROVISION

- 4.5.1 The availability of Tunnel T3 will enable an alternative ingress route for future traffic to access Lee Garden Eight from Percival Street and Leighton Road eastbound via the existing run-in of Lee Garden Three at Hoi Ping Road. This alternative route will bypass the two signal junctions of Leighton Road / Caroline Hill Road (West) and Caroline Hill Road (West) / Link Road. The anticipated re-routing is illustrated in **Figure 4.4**.
- 4.5.2 In addition, the ingress and egress traffic of Lee Garden One and Lee Garden Three from / to the south (i.e. Link Road) will also benefit from the development of Tunnel T3. With its provision, this traffic will no longer need to travel along Caroline Hill Road (West), Leighton Road, Yun Ping Road, Hysan Avenue, Hoi Ping Road, Lan Fong Road and Lee Garden Road. The re-routing of ingress and egress traffic for Lee Garden One and Lee Garden Three is presented in **Figure 4.4**.
- 4.5.3 After the construction of the proposed Tunnel T3, 6 nos. car parking spaces out of 195 nos. car parking spaces (i.e. approximately 3%) as provided at Lee Garden Three and 5 nos. car parking spaces out of 612 nos. car parking spaces (i.e. approximately 0.8%) as provided at Lee Garden Eight will be permanently suspended to allow for the opening of tunnel entrances. Since the suspension of parking spaces will account for not more than 2% of total provision at Lee Garden Three and Lee Garden Eight, and because the future parking provision rate of Lee Garden Eight is significantly higher than that of surrounding developments, the traffic impact of their suspension will be negligible.
- 4.5.4 Furthermore, the parking provision during and after construction of Tunnel T3 remains compliance with the prevailing lease requirements, including that required for the Public Vehicle Park at Lee Garden Eight. The no. of suspended parking spaces lies within the range of flexibility (i.e. 5% of total number of spaces) allowed for parking space provision under the lease of Lee Garden Eight.
- 4.5.5 Notwithstanding the above, possible reprovisioning of some of the suspended parking spaces will be further reviewed at detailed design stage.
- 4.5.6 The proposed tunnel will serve vehicular traffic only, and no pedestrian passage will be provided. The Applicant will ensure 24-hour public pedestrian access to the car parks at Lee Garden Three and Lee Garden Eight, which will be open 24 hours.

The car parking provisions at Lee Garden One, Lee Garden Two, Lee Garden Three and Lee Garden Eight before and after the constructions of proposed Tunnels T1, T2 and T3, which are subject to further review at detailed design stage, are summarised in Table 4.3 below.

Table 4.3: Car Parking Provisions at Lee Garden One, Lee Garden Two, Lee Garden Three and Lee Garden Eight Before and After the Constructions of Proposed Tunnels T1, T2 and T3

Development	Internal Transport Provision	Before construction of Tunnels T1, T2 & T3	[I]After completion of Tunnels T1& T2	[II]After completion of Tunnels T1, T2 & T3	Difference [II-I]	
					No.	%
Lee Garden One	Private car parking spaces (Accessible parking spaces included)	200 (0)	187 (0)	187 (0)	No change (No change)	No change (No change)
	Loading / unloading bays	4	4	4	No change	No change

Development	Internal Transport Provision	Before construction of Tunnels T1, T2 & T3	[I]After completion of Tunnels T1& T2	[II]After completion of Tunnels T1, T2 & T3	Difference [II-I]	
					No.	%
Lee Garden Two	Private car parking spaces (Accessible parking spaces included)	167 (2)	163 (2)	163 (2)	No change (No change)	No change (No change)
	Loading / unloading bays	6	6	6	No change	No change
Lee Garden Three	Private car parking spaces (Accessible parking spaces included)	201 (3)	195 (3)	189 (3)	- 6 (No change)	- 3.08% (No change)
	Loading / unloading bays	3	3	3	No change	No change
Lee Garden Eight	Private car parking spaces (Accessible parking spaces included)	612 (11)	612 (11)	607 (11)	- 5 (No change)	- 0.82% (No change)
	Loading / unloading bays	58	58	58	No change	No change

Note:

- (1) 6 nos. car parking spaces in Lee Garden Three and 24 nos. car parking spaces in Lee Garden Eight will be temporarily suspended for the construction of Tunnel T3. Please refer to details in Annex A – Traffic Impact Assessment.
- (2) Under separate S.16 Applications (No. A/H6/93 & 94) for the proposed Tunnels T1 and T2 as approved by TPB on 14.2.2025, at least 80% of the provision of car parking spaces at Lee Garden One, Lee Garden Two and Lee Garden Three will be maintained at all time.

4.6 TREE PROTECTION PROPOSAL

- 4.6.1 As shown in **Figures 4.5 and 4.6** below, although the tunnel alignment passes below the dripline of the OVT (LANDSD (LEASED) WCH/1), the tunnel will be constructed entirely underground at approximately -1.35mPD, which is at least 10m below the top of soil of the OVT (approximately +9.30mPD) and approximately 7m below the ground level at Leighton Road (approximately +6.10mPD). In accordance with Paragraph 26 of *Development Bureau Technical Circular (Works) No. 5/2020 – Registration and Preservation of Old and Valuable Trees*, “a zone encompassing the tree along its dripline, projecting vertically from the tree canopy and extending 2m below the ground level and 2m above the top of an OVT, shall be designated as the Tree Protection Zone (‘TPZ’).” The tunnel is located outside the statutory Tree Protection Zone (TPZ), and no excavation or works at ground level within the dripline are proposed. In addition, the proposed tunnel will pass at least 8m below the 2m deep TPZ (as defined above by DEVB TC 5/2020). Accordingly, direct impacts on the OVT are anticipated to be insignificant.
- 4.6.2 Notwithstanding the above, precautionary tree protection and monitoring measures are proposed given the OVT status and its existing BRRD condition. These include strict prohibition of ground-level works within the dripline, control of site access to prevent contamination, implementation of BRRD precautionary measures in accordance with GLTMS guidelines, and regular tree monitoring by qualified arboricultural professionals throughout the construction period. An Independent Tree Expert will be engaged at a later stage once the detailed construction methodology for the tunnel has been developed. A further method statement, incorporating the advice of the Independent Tree Expert will be provided prior to the commencement of any construction works. Regular tree inspections,