

Patchway Holdings (HK) Limited

銅鑼灣



Causeway Bay

**Submission of Layout Plan and Application for
Commercial Development on IL No. 8945
Causeway Bay, Hong Kong
A/H7/186 Further Information 3**

Planning Statement
Replacement Pages



April 2025

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 2025

In association with
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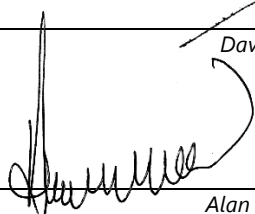


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3 April 2025

Date



Revision Log		
Revision	Issue Date	Description
0	25 Feb. 2025	First Issue
1	17 Mar. 2025	Second Issue
2	20 Mar. 2025	Third Issue
3	3 Apr. 2025	Forth Issue

Executive Summary

This planning application relates to Inland Lot No. 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) for amendment of an approved Layout Plan for a proposed commercial and social welfare facility project.

The Application Site is zoned "Commercial (2)" ("C(2)") on the approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21. It covers the majority of the "C(2)" zone in the OZP and has an area of about 14,802m². All the proposed uses in the approved Layout Plan, including 'Office', 'Shop and Services', 'Eating Place', 'Social Welfare Facility', 'Public Clinic', 'Place of Recreation, Sports or Culture', '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.

A Layout Plan for the Application Site submitted as a Section 16 application (No. A/H7/181) was approved by the TPB on 6 May 2022. The approved Layout Plan includes 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 3/F and 5/F to 27/F of Towers 1 and 2 with performing arts and cultural facilities (PACF) proposed on 5/F. The open space on podium level with a covered Landscape Bridge that spans the new internal access road is proposed at 2/F, which is integrated with an elevated walkway connected over Leighton Road to Lee Garden Six. The 2/F podium and Landscape Bridge, together with a public open space (POS) in the form of a semi-internal corridor and an area around the Old and Valuable Tree (OVT) (Registration No. LANDSD(LEASED) WCH/1)(Previous Registration No. HKP WCH/1) on G/F, will provide a POS of at least 6,000m² in total, as required in the Notes of the OZP. The approved Project will yield a total of 102,000m² countable GFA, the maximum allowable under the OZP.

This Application proposes *one key amendment* to the approved Layout Plan as follows:

The Application Site contains a large Fig tree (*Ficus elastica*) abutting Leighton Road, partly supported by an existing masonry wall. Although affected by Brown Root Rot Disease (BRRD), the tree is recognized as an OVT (Registration No. LANDSD(LEASED) WCH/1). A tree protection zone (TPZ), which is currently covered by an extensive hard, impermeable concrete slab, is identified in the Lease. In the previous approved Section 16 application (No. A/H7/181) for this project, a 'Banyan Garden' surrounding the OVT, along with an entrance plaza and internal street, were proposed as part of the POS at the G/F level.

Through collaboration with an independent tree expert, landscape architects, architects, and structural engineers, an enhanced scheme has been developed that will:

- Improve Growing Conditions for the OVT;
- Mitigate BRRD Threats;
- Enhance Public Access and Enjoyment at the POS; and
- Enhance Cultural Placemaking, Circulation and Safety.

It is proposed to reduce the extent of slab removal around the OVT to minimize the impact on it. In addition, there will be only minimal excavation at the far end periphery of the TPZ for circulation purposes. The retained slab will act as an impermeable separation layer within the TPZ, mitigating the spread of the BRRD. Retaining more of the existing concrete slab will allow for a greater area of paving to be retained which will offer an opportunity for users to experience the magnificent tree in close proximity and provide a flexible and multi-functional open space beneath it. As well as enhancing circulation and access, this space has the potential for positive community and placemaking benefits as a space for temporary non-commercial cultural events and

activities. To comply with Buildings Department's (BD's) requirements and ensure a safe POS environment, a new balustrade is proposed along the edge of the proposed open lawn area which will be accessible to the public. This will act as a protective barrier to address the level difference between the proposed Banyan Garden and Leighton Road, and as the physical barrier to restrict public access to the OVT root zone to prevent the spread of BRRD. This will also offer an opportunity to provide a flexible and multi-functional open space beneath the OVT, with space for temporary non-commercial art installations, outdoor performances, arts and cultural events and light shows for the public. This will ensure that the tree continues to serve as a landmark, a natural heritage resource and an element of the public collective memory.

In addition to the amendment to the Banyan Garden, this application proposes the *following two minor amendments* to the approved Layout Plan:

- (1) As detailed architectural design has continued to develop, the lift lobby on 2/F level of Tower 3 needs to be enlarged to allow more space for the circulation and unimpeded flow of office users. As discussed in the Air Ventilation Assessment, the proposed extension of the lift lobby will result in insignificant ventilation impacts on the wind performance established in the Approved Layout Plan;
- (2) The design development of the POS during detailed design stage has resulted in the need for an amendment to the demarcation of the POS from that shown in the Approved GBPs. The total area of POS provided remains unchanged; and

In addition to the above, the Application includes a number of minor changes to the approved Layout Plan - which do not require permission from either the TPB or their delegated authority - with regard to distribution of GFA, number of building storeys and internal transport facilities.

In summary, as with the Layout Plan previously approved by TPB (the 'Approved Scheme'), this Amended Scheme 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;
- preserves designated features of historical and natural value located on the site;
- results in an enhanced provision and distribution of POS;
- aligns with Government policy objectives in fostering arts, culture and tourism development;
- 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.

However, importantly, this Application **provides significant enhancements** to the previously Approved Scheme. Specifically it:

- minimizes disturbance to the root zone / TPZ of the OVT by removing a smaller area of concrete slab than that in the Approved Scheme;
- mitigates the spread of BRRD with the retained impermeable concrete slab, and at the same time, allowing

the public to enjoy the POS at the TPZ physically; and

- includes an enhanced cultural placemaking and circulation proposal furthering community cultural and arts enjoyment of the Banyan Garden; (compared to the rezoning and approved schemes).

This Application also:

- ensures that any changes to the lift lobby of Tower 3 will not negatively affect air ventilation on and around the Site;
- ensures that any changes to the demarcation of the POS will not affect the total area of POS provision; and
- ensures that other minor changes to the Approved Scheme are not of significance in planning terms and therefore do not require permission from the Planning Board or their delegated authority.

In light of the abovementioned merits of the proposed amendments to the Approved Scheme, 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」)提交對已核准發展藍圖的修訂以供核准，以發展商業、社會福利設施項目。

申請地點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，並覆蓋「商業(2)」地帶大部分範圍，面積為 14,802 平方米。已核准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」、「康樂文娛場所」、「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。

根據第 16 條提出規劃許可申請(編號：A/H7/181)的發展藍圖已於 2022 年 5 月 6 日獲城規會批准。已核准發展藍圖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三樓及五樓至二十七樓將作商業用途，五樓部分作演藝及文化設施。已核准發展藍圖的二樓平台上的休憩用地將設有蓋景觀橋，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。已核准發展藍圖包括於二樓平台及有蓋景觀橋、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。本申請下的已核准發展藍圖達至大綱圖上訂明的最高准許總樓面面積，為 102,000 平方米。

此申請旨在對已核准發展藍圖提出一項主要修訂，詳情如下：

申請地點包括一棵大型榕樹(印度榕)，毗鄰禮頓道，部分由現有石牆支撐。儘管受到褐根病的影響，該樹木被列入為古樹名木(編號：LANDSD(LEASED) WCH/1)。契約內列明的樹木保護範圍，目前被大面積、堅硬、不可滲透的混凝土板覆蓋。在先前根據第 16 條提出並已核准的規劃許可申請(編號：A/H7/181)中，擬議項目在地下設置一個環繞該古樹名木的「榕樹花園」，以及一個入口廣場和內部街道，作為公眾休憩用地的一部分。

透過與獨立樹木專家、園境師、建築師和結構工程師的合作，現提出一項優化方案，該方案將：

- 改善該古樹名木的生長條件；
- 減輕褐根病的威脅；
- 提升可達和可享用的公眾休憩空間；以及
- 加強文化地方營造、人流和安全。

修訂項目建議減少移除該古樹名木周圍的混凝土板範圍，以盡量減少對其的影響。此外，僅會在樹木保護範圍的邊緣進行最小程度的挖掘，以提供足夠空間作人流通行。保留的混凝土板將充當樹木保護範圍內不可滲透的分隔層，減輕褐根病的蔓延。保留更多的現有混凝土板將允許保留更大的鋪砌面，為使用者帶來一個在近距離體驗這棵宏偉樹木的機會，並在其下方提供一個靈活和多功能的休憩用地。除了提升人流通行外，這個空間可作為臨時非商業文化活動場地，為社區與地方營造帶來裨益。為符合屋宇署的要求和確保安全的休憩用地環境，修訂項目建議沿著向公眾開放的草坪邊緣設置一個新的欄杆作為保護屏障，以解決擬議「榕樹花園」與禮頓道之間的高差問題，並作為物理屏障，限制公眾進入該古樹名木的根部範圍，以防止褐根病擴散。這將提供一個機會，在該古樹名木下方提供靈活和多功能的開放空間，為公眾提供臨時非商業藝術裝置、戶外表演、藝術和文化活動，以及燈光表演的場地。這將確保該樹木繼續成為地標、自然遺產資源和公眾集體記憶的元素。

除了對「榕樹花園」的修訂外，此申請建議對已核准發展藍圖進行以下兩項輕微修訂：

(1) 隨著詳細建築設計的發展，第三座二樓的電梯大堂需要擴大，以便為辦公室使用者提供暢通無阻的通行空間。正如在空氣流通評估中所討論的，擬議的電梯大堂擴建將對已核准發展藍圖中的表現產生微不足道的通風影響；

(2) 公眾休憩用地的設計隨著詳細設計階段的發展而需要修訂其劃分，使其與已核准的建築圖則所顯示的不同，項目提供的公眾休憩用地總面積將維持不變；以及

此外，本申請包括對已核准發展藍圖的一些輕微修訂，包括就總樓面面積分配、建築層數和內部運輸設施的改動，無須獲得城規會或其授權部門的批准。

總括而言，如同已核准發展藍圖，本申請人提出的修訂項目：

- 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；
- 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；
- 符合政府在促進藝術、文化和旅遊發展方面的政策目標；
- 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。

而此申請對已核准項目提供了**顯著的改進**。具體而言，它：

- 通過移除相比已核准項目範圍更小的混凝土板，最大限度地減少對該古樹名木根部區域 / 樹木保護範圍的干擾；
- 透過建立一個不可滲透的分隔層，鋪設於混凝土板之上，以減緩褐根病的蔓延；以及
- 提供一個優化文化與地方營造和人流通行的建議，進一步促進社區於「榕樹花園」的文化和藝術享受（與修訂圖則和已核准項目相比）。

此申請同時：

- 確保對第三座電梯大堂的任何修訂均不會對申請地點內及周圍的空氣流通產生負面影響；
- 確保對公眾休憩用地劃分的任何修訂均不會影響公眾休憩用地的總面積；以及
- 確保對已核准項目的其他輕微修訂在規劃層面並不造成重大改變，因此無須獲得城規會或其授權部門的批准。

基於上述擬議修訂對已核准項目的裨益，懇請城規會對本規劃申請作出正面積極的考慮。

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Annex D	Air Ventilation Assessment
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Annex F	Sewerage Impact Assessment
Annex G	Approved Traffic Review Report
Annex H	Approved Geotechnical Planning Review Report
Annex I	Approved Conservation Management Plan
Annex J	Water Supply Impact

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
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) for amendments to a Layout Plan (the 'Layout Plan') approved by the Town Planning Board ("TPB"/ the "Board") (Application No. A/H7/181).
- 1.1.2. The approved application relates to a commercial development with social welfare facilities at Inland Lot (IL) 8945 Caroline Hill Road, Causeway Bay, Hong Kong (**Figure 1.1** refers).
- 1.1.3. The Application Site 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', 'Place of Recreation, Sports or Culture', '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. A previous Layout Plan for this project, submitted under Section 16 of the Town Planning Ordinance (Cap.131), was approved on 6 May 2022 (Application No. A/H7/181). This is referred to in this Planning Statement as the 'Approved Scheme'. This 'Amended Scheme' application proposes the following amendments to the approved Layout Plan:
- Enhancements to the design of a publicly accessible Banyan Garden forming part of the G/F Public Open Space (POS) to mitigate the spread of an infectious plant disease and to optimise the extent of the accessible POS at the same time;
 - Minor amendment to the lift lobby of one of the commercial towers (Tower 3) to allow more space for the circulation and unimpeded flow of office users;
 - Minor amendment to the demarcation of the POS at 2/F, although the total area of POS provision remains unchanged; and
 - Other minor changes to the Approved Scheme regarding distribution of GFA, number of building storeys, and internal transport facilities.
- 1.1.6. The purpose of this Planning Statement is to present the amended Layout Plan design proposals (referred to in this Planning Statement as the 'Amended Scheme') and also relevant technical assessments and to provide supporting planning justifications, for the consideration of the Board.

1.2 LAND STATUS

- 1.1.7. 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 (PACF) 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 PACF, 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 PlanD's consultation with District Council on the rezoning proposal and consideration of representations regarding 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. PACF 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 submission of a Layout Plan for the proposed permitted commercial development (Office, Eating Place, Shop and Services) with Social Welfare Facility, Public Clinic, Place of Recreation, Sports or Culture, Public Transport Station and Public Vehicle Park (excluding Container Vehicle), and minor relaxation of gross floor area restriction (from 100,000m² to 102,000m² (2%) to accommodate 2,000m² of additional PACF on 5/F of Towers 1 and 2) was made by the Applicant to the TPB under Section 16 of the Town Planning Ordinance (Application No. A/H7/181). It was approved on 6th May 2022 subject to conditions in the Board's letter of 20th May 2022 (ref. TPB/A/H7/181) (**Annex A-3**).

1.3.10 The status of compliance with each condition under the approved Section 16 application (No. A/H7/181) is summarised in **Table 1.1** below.

Table 1.1 Status of Compliance with each condition under the approved Section 16 application (No. A/H7/181)

Condition		Status
(a)	The design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;	The design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development was submitted in the General Building Plans (GBPs) on which Transport Department has been consulted. The latest revision of the GBPs has been approved by Buildings Department on 3 December 2024 (Annex A-4).
(b)	The submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB; and	The submission of a revised Landscape Master Plan (LMP) for partial compliance with this approval condition has been accepted by the Director of Planning on 12 August 2022 (Annex A-5). The full compliance with this approval condition rests upon the implementation of the approved LMP (which has not yet been achieved) to the satisfaction of the Director of Planning or of the TPB.
(c)	The submission of a Conservation Management Plan and implementation of the mitigation measures identified therein before commencement of works to the satisfaction of the Commissioner of Heritage or of the TPB.	The submission of Conservation Management Plan (CMP) for partial compliance with this approval condition has been accepted by the Antiques and Monuments Office (AMO) on 18 July 2022 (Annex A-6). The full compliance with this approval condition rests upon the implementation of the mitigation measures identified in the CMP before commencement of works (which is still ongoing and has not yet been achieved) to the satisfaction of the Commissioner of Heritage or of the TPB. As advised by AMO, the formal confirmation of full compliance will be provided upon completion of the relevant works to the Grade 3 structures.

4 Development Proposal

4.1 INTRODUCTION

- 4.1.1 This section of the Planning Statement describes the amended Layout Plan development proposal (the 'Amended Scheme') for which Section 16 approval is sought. This Amended Scheme differs from the previously approved Section 16 application (No. A/H7/181) in the ways described below.

4.2 AMENDMENTS TO APPROVED DEVELOPMENT PROPOSAL

Enhanced Design and Layout of Banyan Garden

- 4.2.1 The Application Site contains a large Fig tree (*Ficus elastica*) abutting Leighton Road, partly supported by an existing masonry wall. Although affected by Brown Root Rot Disease (BRRD), the tree is recognized as an Old and Valuable Tree (OVT) (Registration No. LANDSD(LEASED) WCH/1). A tree protection zone (TPZ) has been identified under the Lease as a Pink Hatched Green Area. The existing OVT (Registration No. LANDSD(LEASED) WCH/1) within its TPZ should be preserved in situ in accordance with Development Bureau Technical Circular (Works) No. 5/2020 on "Registration and Preservation of Old and Valuable Trees" (DEVB TC(W) No. 5/2020) and integrated into the design of the at-grade POS.
- 4.2.2 In the previous Section 16 application (No. A/H7/181) approved by the Town Planning Board (TPB) in May 2022 (i.e. the Approved Scheme), as well as in the Landscape Layout Plan accepted by PlanD in June 2024 under the Approved General Building Plans (GBPs), a Banyan Garden surrounding the OVT, along with an entrance plaza and internal street, was proposed as part of the POS at the G/F level (see Figures 4.1a and 4.1b).
- 4.2.3 However the approach of the enhanced design proposal for the Banyan Garden in this Amended Scheme aims to achieve:
- Improved Growing Conditions for OVT;
 - Mitigation of BRRD Threats;
 - Public Access and Enjoyment at the POS; and
 - Enhanced Cultural Placemaking, Circulation and Safety.
- 4.2.4 These enhancements to the Banyan Garden are described below and are shown in Figure 4.1c.
- 4.2.5 **Improved Growing Conditions for OVT** - Given that the existing site conditions, including the TPZ, are covered by an extensive hard, impermeable concrete slab—considered less desirable for the OVT's future growth, it is proposed to remove part of the slab within the proposed development to maximize favourable conditions for the tree's growth. While no surface roots have been identified on the existing concrete slab, the partial removal of the slab is considered feasible and is expected to have minimal impact on the tree.
- 4.2.6 Through collaboration with independent tree expert, landscape architect, architect, and structural engineer, an enhanced scheme has been developed to ensure both the preservation of the OVT and the creation of a vibrant and accessible POS. The proposed amendments include:
- Minimizing impact on the OVT – A reduced extent of slab removal is proposed to minimize interference with subsurface roots, ensuring the tree's health is maintained while reducing construction activity within the TPZ.

- Reduced disturbance within the TPZ – Minimal excavation is proposed only at the periphery of the TPZ to create a functional and comfortable circulation area. This reduces adverse impacts on the OVT while ensuring a smooth transition between the development and the tree, contributing to a holistic and usable POS.

4.2.7 Mitigation of BRRD Threats – The OVT is infected with BRRD, an incurable disease prevalent in tropical and subtropical regions. It might spread through root contact or contaminated soil, posing a risk to nearby trees. To prevent soil contamination via footwear, public access near the infected OVT must be restricted¹. While the Approved Scheme featured an open lawn area, the current Amended Scheme maintains this concept while incorporating additional sectional treatments. These modifications facilitate detailed design and implementation, while aligning with BRRD mitigation objectives.

4.2.8 The Amended Scheme retains more of the existing concrete slab above the root zone. This slab serves as an impermeable separation layer within the Tree Protection Zone (TPZ), effectively mitigating BRRD spread. Key features include:

- Use of lightweight planting medium to create new landscape areas, balancing public enjoyment with enhanced greening;
- Retention of the Approved Scheme's open lawn, with a lightweight growing medium placed atop the retained slab to minimize BRRD transmission risks; and
- Installation of a balustrade along the lawn perimeter to restrict public access to the root zone.

4.2.9 Public Access and Enjoyment at the POS – The Approved Scheme would require physical barriers including perimeter balustrades, to fully restrict public access to the Banyan Garden's lawn area, preventing potential BRRD spread but significantly limiting usable space. The Amended Scheme achieves a superior balance by:

- Retaining the open lawn concept through use of lightweight planting medium atop the preserved slab, maintaining public accessibility while protecting tree health and soil capacity;
- Providing more usable lawn area compared to the Approved Scheme;
- Incorporating protective measures (impermeable slab layer, restricted root zone access) that mitigate BRRD risks without complete area closure; and
- Delivering an optimized public open space that simultaneously preserves the OVT and enhances community enjoyment opportunities.

4.2.10 This integrated approach satisfies both arboricultural requirements and public space objectives, representing a significant improvement over the original scheme's either/or solution. Monitoring protocols will be implemented to assess the long-term effectiveness of these mitigation measures.

4.2.11 Enhanced Cultural Placemaking, Circulation and Safety – The effect of retaining intact a larger area of the existing concrete slab within the TPZ is that it offers potential to enhance the cultural placemaking and enjoyment at the Banyan Garden.

4.2.12 The new paved area adjacent to the building frontage in the Amended Scheme will enhance pedestrian access and circulation space when compared to the Approved Scheme. The proposed Banyan Garden, entrance plaza, and internal street at the G/F level, covering approximately 2,850m², will serve as a vital

¹ Please refer to the 'Manual on the Management of Brown Root Rot Disease' published by Development Bureau in April 2019.

link for pedestrians, connecting Leighton Road to an interim platform at +8.9mPD and onward to the Landscape Bridge at +18.75mPD (i.e. finished floor level refers).

- 4.2.13 In addition, in order to comply with Buildings Department (BD) requirements and ensure a safe POS environment, in the Amended Scheme, a new balustrade is proposed along the edge of the proposed open lawn area where the public can access. This will provide a safety barrier to address the level difference between the proposed Banyan Garden and Leighton Road.
- 4.2.14 As well as enhancing the functionality of the POS, the larger paved and lawn areas also offer the potential for enhanced cultural placemaking and community arts activities such as temporary art installations, outdoor performances and light shows for the public. To synergize with the PACF on 5/F of Towers 1 and 2, some of the performances and cultural events will be organised by the operator of the PACF to create a rich cultural experience. Under the Amended Scheme, the Banyan Garden will form an enhanced, vibrant public space. It will serve as a landmark, natural heritage resource and an element of the collective memory of the public, enhancing the sense of place and stimulating a sense of identity (**Figure 6.1** refers).
- 4.2.15 The information related to tree protection measures of the OVT discussed above and throughout the subject application are for PlanD's reference only and subject to detailed design. Please refer to further elaboration in **Annex C**.

Minor Amendment to Tower 3 Lift Lobby

- 4.2.16 An Air Ventilation Assessment was carried out for the approved Application No. A/H7/181. Several wind enhancement features were provided in the Approved Layout Plan, including a void of approximately 18m (W) x 13.4m (H) above the 2/F level at Tower 3 (**see Figure 4.2a**).
- 4.2.17 As detailed architectural design has continued to develop, it is evident that the lift lobby on 2/F level of Tower 3 needs to be enlarged to allow more space for the circulation and unimpeded flow of office users (**see Figure 4.2b**). This requires an amendment to the design of the 2/F level of Tower 3, including an extension of the lift lobby towards the elevated void, resulting in lobby dimensions of approximately 5m (W) x 5m (H) x 15m (L). The amended elevated void varies from approximately 21m at its widest to 16m at its narrowest, with a void height maintained at approximately 13.4m.
- 4.2.18 As the amendment is not considered significant, the team's AVA expert believes that the proposed extension of the lift lobby will result in insignificant ventilation impacts on the wind performance established in the Approved Layout Plan. Please see details of the Air Ventilation Assessment in Section 6 of **Annex D**.

Minor Amendment to the Demarcation of POS at 2/F Podium

- 4.2.19 In the Approved Landscape Master Plan (LMP) which was submitted in compliance with approval condition (b) of the approval letter of Application No. A/H7/181, an Urban Park was proposed at the 2/F level with a Landscape Bridge, serving as part of the POS (**see Figure 4.3a**).
- 4.2.20 In the latest Approved General Building Plans (GBPs), the POS at 2/F level will abut a small private open space, named the 'Event Plaza' (**see Figure 4.3b**). The public will still be able to access and use this space most of the time, except during occasional 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 level regardless of whether it is a POS or private open space. This approach aims to achieve an integrated design and provide high-quality open space for public enjoyment. There will not be any physical barriers between the two spaces but clear demarcation will be implemented between the POS and private open space, such as incorporating a different colour of paving, a different material or a paved border or trim.

- 4.2.21 The design development of the demarcation between the POS and private open space during detailed design stage has resulted in the need for an amendment to the demarcation of the POS from that shown in the Approved GBPs. The current Amended Scheme is needed to reflect where various landscape elements will be placed during events and to aesthetically enhance the landscape design. The total area of POS provided remains unchanged (see **Figures 4.3c and 4.3d**).

Minor Changes to Layout and Architectural Design

- 4.2.22 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 4.5** refers).
- 4.2.23 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 4.6**. The site formation plans with the additional protective barrier in the retaining structure and updated retaining wall extent were submitted to BD.
- 4.2.24 The 2/F podium is proposed (Level +18.70mPD) 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 2/F podium will serve as part of the POS and as a pedestrian link that connects Towers 1 & 2 with Tower 3 and the GIC facilities.
- 4.2.25 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 POS 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.
- 4.2.26 The additional PACF under the Approved Scheme (No. A/H7/181) is subject to a permitted minor relaxation of GFA of approximately 2,000 m². The overall total GFA will remain unchanged as 102,000m² when compared with the Approved Scheme.
- 4.2.27 However, in the amended Layout Plan, 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 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. The total GFA of GIC facilities will be approximately 3,100m² under the Amended Scheme with the provision of the minimum required NOFA inclusive as listed on the Lease. In addition, the B1/F layout, consisting of a commercial area, driveway and light bus lay-bys will be updated under the Amended 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 102,000m² of GFA.
- 4.2.28 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 the requirement for an additional E&M floor on level 4/F at +28.70mPD. A full E&M floor at 4/F level is required 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, which has been identified during the design development stage. There will be express escalators bypassing 4/F to access 5/F directly from 3/F.

4.2.29 A comparison of the development schedules and provision of internal transport facilities between the Approved and Amended 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 between Development Schedules of Approved and Amended Schemes

Development Parameters	Approved Scheme (No. A/H7/181)	Amended Scheme
Application Site Area	Approx. 14,802 m ²	No change (includes Development Site area of approx. 10,647 m ²)
Total GFA [^]	102,000 m ²	No change
▪ Office	Approx. 85,000 m ²	Approx. 85,300 m ²
▪ Retail	Approx. 10,000 m ²	No change
▪ Light Bus Lay-bys	Approx. 2,000 m ²	Approx. 1,600 m ²
▪ GIC Facilities required under OZP (Including DHC, CCC, DE)	Approx. 3,000 m ²	Approx. 3,100 m ²
▪ Additional GIC facilities (Performing Arts and Cultural Facilities)	Approx. 2,000 m ²	No change
Plot Ratio	Approx. 6.89	No change
No. of Blocks	3	No change
Site Coverage	65%	No change
Building Height	T1 and T2: 135mPD T3: 90mPD	No change
No. of Storeys		
▪ Basement	5 Storeys	No change
▪ Towers 1 and 2	24 Storeys	25 Storeys
▪ Tower 3	16 Storeys	No change
Public Open Space Provision [^]	6,000m ²	No change
▪ G/F:	Approx. 3,000m ²	Approx. 2,850m ²
- (incl. non-covered POS)	Approx. 2,300m ²	Approx. 2,230m ²
- (incl. covered POS)	Approx. 700m ²	Approx. 620m ²
▪ 2/F and UG/F:	Approx. 3,000m ²	Approx. 3,150m ²
- (Incl. non-covered POS)	Approx. 1,250m ²	Approx. 1,490m ²
- (Incl. covered POS)	Approx. 1,750m ²	Approx. 1,660m ²
Greenery Coverage*		
▪ Total	Approx. 2,970 m ²	Approx. 2,970 m ² (i.e. approx. 20% of application site area)
Completion year	Q3 2029	No change

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

* For PlanD's reference only.

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

Internal Transport Facilities	Approved Scheme (No. A/H7/181)		Amended Scheme	
Private Parking & Loading/Unloading (L/UL)				
	Office	Retail and Performing Arts & Cultural Facilities	Office	Retail and Performing Arts & Cultural Facilities
Private Car Parking Spaces	450	60	452	60 [#]
Motorcycle Parking Spaces	45	6	46	6 [#]
Loading/Unloading Spaces and lay-bys				
▪ Private Car/Taxi	5	-	No change	-
▪ Light Goods Vehicle	27*	10	No change	No change
▪ Heavy Goods Vehicle	15	6	No change	No change
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	
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.

#Including 10 nos. private car parking spaces and 1 no. motorcycle parking space to be delineated for Performing Arts & Cultural Facilities.

Table 4.3: Land Uses by Floor under the Amended Scheme

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	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	B2M/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); Public Open Space; E&M
3/F	Commercial; E&M	2/F	Commercial; Covered Public Open Space; E&M
4/F	E&M	3/F-17/F (4, 13 and 14/F omitted)	Commercial; E&M
5/F	GIC Facilities (Performing Arts and Cultural Facilities); Commercial; E&M		
6/F-27/F (13, 14 and 24/F omitted)	Commercial; E&M		

4.3 AMENDED SCHEME - 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 original layout under PlanD's rezoning conceptual scheme (**Figure 4.7**) and also creates large open space at the eastern part of the Application Site (**Figure 4.8**). 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. The Event Plaza will serve as an open space resource for Causeway Bay south and also as a recreational facility for the local community (**Figures 4.9a and 4.9b** 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 +8.90mPD 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 4.10 and 4.11**.

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 is provided at 2/F (Level +18.70mPD) 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 POS and the design is to create a covered landscape area with ample greenery. The Landscape Bridge will extend all the way into the covered POS under Tower 3 in order to provide a well-integrated POS 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.

Provision of Additional GIC Facilities – Performing Arts and Cultural Facilities (PACF)

- 4.3.4 As explained in Section 3.4, the Explanatory Statement in the OZP states that the project proponent for the Application Site is encouraged to provide additional GIC facilities such as PACF which are compatible uses under the zoning. PACF with a floor area of 2,000m² are therefore proposed at 5/F of Towers 1 and 2. Staircase, escalators and barrier free access will be provided to facilitate visitors to access the facilities on 5/F.
- 4.3.5 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 PACF on 5/F of Towers 1 and 2 to be operated by a non-profit organisation. 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.
- 4.3.6 The Applicant will work with the organisation to operate exhibition venues and theatre on a non-profit basis for various types of cultural activities for the public to enjoy, including but not limited to visual arts, music, drama and dance. Floor space will also be provided for interactive workshops between artists and public participants. This can foster cultural development by supporting local artists and community groups, and respond to the deficit of GIC facilities in Wan Chai District.

Visual Corridor between the Two OVTs

- 4.3.7 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 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 4.13a to 4.13c** refer).

Setback at Street and Podium Levels to Enhance Air Ventilation

- 4.3.8 Sufficient setback has been allowed at both the street and podium levels to enhance air ventilation 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. These setbacks will act as the major wind enhancement features (**Section 5.1** refers). 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 **Figures 4.14a to 4.14b**.

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

- 4.3.9 In order to further enhance air ventilation flow, Tower 3 is proposed to be raised above the podium level at 2/F with the provision of covered POS underneath. The covered POS area will be landscaped with greenery. By raising the tower above the podium level, it will allow passage of air flow underneath, and, thereby, facilitate air ventilation at podium level (**Section 5.2** refers).

Integration of GIC Facilities with Public Open Space

- 4.3.10 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.
- 4.3.11 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.
- 4.3.12 The 3-storey GIC complex will be well-integrated with the POS 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.
- 4.3.13 Compared with the Approved Scheme, a portion of the POS is sunken to be located at +10.20mPD on UG/F of Tower 3, connecting the POS at +5.70mPD on G/F. The levels of POS were at +5.60mPD on G/F, +8.60mPD on UG/F, and +12.30mPD on 1/F under the Approved Scheme. Throughout the

previous liaison with relevant departments, it was advised that the design should be updated to allow for more natural daylight into the GIC facilities. Therefore, a strip of POS will be carved out surrounding the GIC facilities to maximise the window frontage (**Figure 4.15d** refers). Sufficient windows and natural daylight will be allowed at both eastern and western sides of the GIC facilities (**Figures 4.15a to 4.15d** refer). Under the Amended Scheme, the middle levels of the POS are now referred as UG/F. Therefore, the design intent remains unchanged compared to the Approved Scheme in that pedestrians will be connected via POS from 2/F to street level (**Figure 4.11** refers).

4.4 AMENDED SCHEME – 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 4.16a and 4.16b**.

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 for coaches and goods vehicles, 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 4.17a**. The internal traffic arrangement for light buses, goods vehicles and coaches is shown on **Figure 4.17b**.

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 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. POS, 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 4.10 and 4.11**.

- 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 4.11** refers).
- 4.4.7 As aforementioned in **Table 1.1**, to comply with the approval Condition (a) under the approved Section 16 application (No. A/H7/181), the design and provision of vehicular access, car parking and loading/unloading facilities for the proposed development was submitted in the General Building Plans (GBPs) on which Transport Department has been consulted. The latest revision of the GBPs has been approved by Buildings Department on 3 December 2024 (**Annex A-4**).

4.5 AMENDED SCHEME - 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 the podium level at approximately +18.70mPD 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 4.18a and 4.18b** depict the urban design analysis for the proposed Layout Plan.
- 4.5.5 Under the OZP and the Lease, it is stipulated that a 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 POS at 2/F and UG/F and the associated POS surrounding the GIC facilities. 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 **Annex C**.

4.6 AMENDED SCHEME - LANDSCAPE PROPOSAL

Landscape Design and Open Space Provision

- 4.6.1 As aforementioned in **Table 1.1**, to comply with the approval Condition (b) under the approved Section 16 application (No. A/H7/181), the submission of a revised Landscape Master Plan (LMP) for partial

compliance with this approval condition has been accepted by the Director of Planning on 12 August 2022 (**Annex A-5**). The 1st amendment submission of the LMP, tallying with the latest GBP submission was submitted to Planning Department on 10 January 2025. Full compliance with this approval condition rests upon the implementation of the approved LMP (which has not yet been achieved) to the satisfaction of the Director of Planning or of the TPB.

- 4.6.2 The Landscape Master Plan for the Amended Scheme is shown in **Figures 4.1c and 4.19a to 4.19b**, as well as 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.
- 4.6.3 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 POS 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**
- 4.6.4 The OVT, perched on a masonry wall 2 to 3 meters above road level, is a defining feature of the urban landscape, with its majestic canopy and aerial roots stretching nearly 40 meters along Leighton Road. The proposed Banyan Garden, entrance plaza, and internal street at the G/F level, covering approximately 2,850m², will serve as a vital link for pedestrians, connecting Leighton Road to an interim platform at +8.9mPD and onward to the Landscape Bridge at +18.75mPD (i.e. finished floor level refers).
- 4.6.5 The Banyan Garden is designed to immerse visitors in the presence of this magnificent tree, offering a tranquil retreat from the bustling streets below. By extending the existing 3.5-meter-wide planting area southward to approximately 9 meters, the Amended Scheme provides additional open soil, enhancing conditions for the OVT's future growth.
- 4.6.6 The retained slab acts as an impermeable separation layer between the BRRD-affected soil and new planting areas, mitigating the risk of BRRD spreading to the proposed greenery. The open lawn proposed in the approved scheme will remain, with the adaptation of lightweight planting medium. This medium, placed on top of the retained slab, offers an accessible and functional lawn for public enjoyment without compromising the tree's health or the soil's bearing capacity. Balustrades are proposed at locations with level differences to comply with BD's requirements, ensuring public safety.
- 4.6.7 While minimizing obstruction to the TPZ and the OVT, the Amended Scheme provides seamless pedestrian access with enhanced a 3-meter-wide circulation between the proposed open lawn area and the building with the potential for temporary community installations and activities in this space.
- 4.6.8 The information related to tree protection measures of the OVT discussed above and throughout the subject application are for PlanD's reference only and subject to detailed design. Please refer to further elaboration in **Annex C**.

Public Open Space at 2/F and UG/F

- 4.6.9 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 provide 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 paving / material / border at detailed design stage.
- 4.6.10 The Landscape Bridge featuring a 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 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**.
- 4.6.11 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 1,860m² is required for the Project. The Landscape Bridge connected to the covered POS under Tower 3 can contribute to this purpose. Apart from the area, the quality and usability of the POS 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.
- 4.6.12 The POS at G/F Banyan Garden and 2/F podium 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.

Tree Preservation and Removal Proposal

- 4.6.13 In the Landscape Master Plan, 15 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 podium (2/F) within the Lot boundary.
- 4.6.14 There are 38 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 **Annex C** and summarised in **Table 4.4**.

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

Recommendation	Nos. of Trees under Approved Scheme (No. A/H7/181)	Nos. of Trees under Amended Scheme
Tree to be retained	21	15
Tree to be transplanted	9	4
Tree to be felled	27	38
Total (Existing Trees within Site Boundary)	57	57

Compensatory Tree Planting

4.6.15 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.

4.6.16 In order to compensate for the loss of trees within the Lot, 38 high quality Heavy Standard trees are to be planted alongside the western sections of Caroline Hill Road, and at the podium level (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 **Annex C**.

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

Compensatory Metrics	Statistic / Ratio under Approved Scheme (No. A/H7/181)	Statistic / Ratio under Amended Scheme
Nos. of felled trees	27	38
Aggregated total DBH of felled trees	17,115mm	19,885mm
Nos. of compensatory trees	27 (Heavy standard DBH: 75mm)	38 (Heavy standard DBH: 75mm)
Total aggregated DBH of compensatory trees	2,025mm	2,850mm
Compensatory Planting Ratio (by number)	1:1	1:1
Compensatory Planting Ratio (by DBH)	1:0.12	1:0.14

Compensatory Metrics	Statistic / Ratio under Approved Scheme (No. A/H7/181)	Statistic / Ratio under Amended Scheme
New Trees (stipulated under Lease)	22	22

4.6.17 In the Approved Scheme, compensatory/ new trees were proposed to be planted alongside the eastern and western sections of Caroline Hill Road (G/F), and at the podium level (2/F). 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 at G/F level. As such, there is insufficient space available for planting new trees. The infrastructure features and technical reasons for this are as follows:

- 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 LANDSD(LEASED) WCH/1 and the retained masonry wall, and it is therefore unavoidable to arrange most E&M openings and installation at G/F level.

4.6.18 To maintain the number of trees committed to in the approved scheme, some of the 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.

4.7 AMENDED SCHEME - 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.

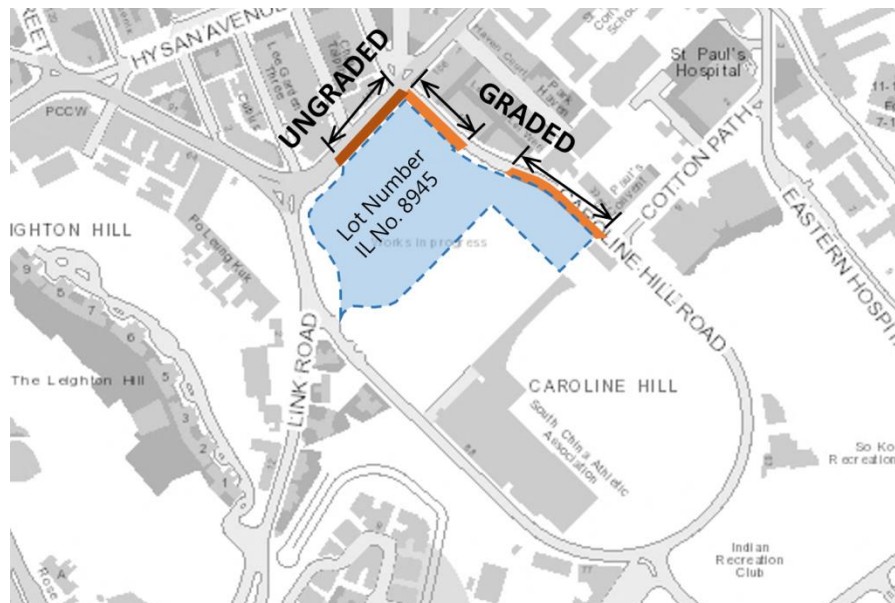


Figure 4.20: Plan Showing the Graded and Ungraded Parts of the Masonry Walls Required to be Preserved

8 Conclusion

8.1 SUMMARY

8.1.1 This Application presents the proposed Amended Scheme Layout Plan for the Commercial Project on Caroline Hill Road, Causeway Bay. As with the Layout Plan previously approved by TPB (the 'Approved Scheme'), this Amended Scheme 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;
- preserves designated features of historical and natural value located on the site;
- results in an enhanced provision and distribution of POS;
- aligns with Government policy objectives in fostering arts, culture and tourism development;
- 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 However, importantly, this Application **provides significant enhancements to the previously Approved Scheme**. Specifically it:

- minimizes disturbance to the root zone / TPZ of the OVT by removing a smaller area of concrete slab than that in the Approved Scheme;
- mitigates the spread of BRRD with the retained impermeable concrete slab;
- allows the public to access and enjoy the POS at the TPZ physically; and
- includes an enhanced cultural placemaking and circulation proposal furthering community cultural and arts enjoyment of the Banyan Garden; (compared to the rezoning and approved schemes).

8.1.3 This Application also:

- ensures that any changes to the lift lobby of Tower 3 will not negatively affect air ventilation on and around the Site;
- ensures that any changes to the demarcation of the POS will not affect the total area of POS provision; and
- ensures that other minor changes to the Approved Scheme are not of significance in planning terms and therefore do not require permission from the Planning Board or their delegated authority.

8.1.4 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.