

**Section 16 Planning Application under the Town Planning Ordinance (Cap.131) for  
Submission of Layout Plan in “Commercial (2)” Zone for Patchway Holdings (HK) Limited at Inland Lot No. 8945, Causeway Bay**

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**Planning Statement – Further Information 3**

**s.16 Planning Application No. A/H7/186 - Departmental Comments**

**Response to Comments**

APRIL 2025

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S16 PLANNING APPLICATION NO. A/H7/186 – OFFICIAL SUBMISSION		
<b>1. BUILDINGS DEPARTMENT</b> (Received via email from Mr. Jacky LEE, TP/HK10 HKDPO, PlanD on 20 March 2025 Tel: 2231 4603) Contact officer: Ms. Janet LI, tel: 3162 8807		
Comments		Responses
	<u>Proposed Amendment to Greenery Coverage and Calculation</u>	
(b)	We reserve our comments regarding the proposed calculation of site coverage of greenery under the buildings Ordinance (BO) in view of the following:-	
	(i) In the latest approved GBP, the greenery area provided (2,970m <sup>2</sup> ) is not less than 20% of the site area (14,802m <sup>2</sup> ) of the subject site which complies with the requirement of site coverage of greenery under PNAP APP-152.  (ii) For the proposed amendment (i.e. reduction) to greenery coverage and calculation, it is noted that the reduced greenery area (2,320m <sup>2</sup> ) is based on the "development site area" (approximately 10,647m <sup>2</sup> ). In this connection, the "development site area" is not acceptable as site area of the subject site for the purpose of PNAP aPP-152 hence the reduced greenery area is considered not comply with PNAP APP-152	The greenery area to be provided will be remained to be the same as the previous S.16 approval with about 2,970m <sup>2</sup> .
<b>2. CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT - GEOTECHNICAL ENGINEERING OFFICE</b> (Received via email from Mr. Jacky LEE, TP/HK10 HKDPO, PlanD on 20 March 2025 Tel: 2231 4603) Contact officer: Mr. TSE Tze Kei, tel: 2762 5383		
Comments		Responses
	No comment.	Noted and thank you.
<b>3. CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT - South Division 4</b> (Received via email from Mr. Jacky LEE, TP/HK10 HKDPO, PlanD on 20 March 2025 Tel: 2231 4603) Contact officer: Ms. Peggy LEUNG, tel: 3842 7027		
Comments		Responses
	I have no comment on your Application for Planning Permission under Section 16 from Wan Chai District administration and project interface viewpoints.	Noted and thank you.

<b>4. DRAINAGE SERVICES DEPARTMENT</b> (Received via email from Mr. Jacky LEE, TP/HK10 HKDPO, PlanD on 20 March 2025 Tel: 2231 4603) Contact officer: Mr. Keith WONG tel: 3101 2376		
<b>Comments</b>		<b>Responses</b>
	We have no adverse comment on the current proposal.	Noted and thank you.
<b>5. ELECTRICAL AND MECHANICAL SERVICES DEPARTMENT</b> (Received via email from Mr. Jacky LEE, TP/HK10 HKDPO, PlanD on 20 March 2025 Tel: 2231 4603)		
<b>Comments</b>		<b>Responses</b>
	We have no comment from our regulatory services perspective.	Noted and thank you.
<b>6. WATER SUPPLIES DEPARTMENT</b> (Received via email from Mr. Jacky LEE, TP/HK10 HKDPO, PlanD on 20 March 2025 Tel: 2231 4603) Contact officer: Mr. Terry LAW, tel: 2152 5737		
<b>Comments</b>		<b>Responses</b>
	No objection to the application.	Noted and thank you.
<b>7. PLANNING DEPARTMENT - Hong Kong District Planning Office</b> (Received via email from Mr. Jacky LEE, TP/HK10 HKDPO, PlanD on 21 March 2025 Tel: 2231 4603)		
<b>Comments</b>		<b>Responses</b>
1.	The Artist's Impressions (i.e. Figures 4.8, 4.9, 6.1 and 6.2) are not tally with the layout of the current scheme, please rectify.	Figure 4.8 shows the artist's impression of the Approved Scheme, and is, therefore, not updated to tally with the Amended Scheme.  Figures 4.9a, 4.9b, 6.1 and 6.2 have been updated in accordance with the Amended Scheme.
2.	Please update the illustration and artist's impressions for the Covered Landscape Footbridge (i.e. Figures 4.8, 4.9 and 4.12).	The Covered Landscape Bridge as shown in relevant figures is subject to detailed design.  Figure 4.8 shows the artist's impression of the Approved Scheme, and is, therefore, not updated to tally with the Amended Scheme.  Figures 4.9a and 4.9b have been updated in accordance with the LMP.  To avoid confusion, Figure 4.12 which shows a more detailed design of the Covered Landscape Bridge has been removed from the subject application.
3.	Further justification shall be provided for the amendments in Banyan Garden, including but not limited to the following:	

	(a) the actual length and detailed parameters of the "Existing Slab" under existing condition and "Retained Existing Slab" in the current scheme (Appendix F6 of the Annex C - Landscape Master plan of the planning statement refers);	The existing slab within the TPZ of the OVT under existing condition is about 15.5m wide, of which about 8m is proposed to be retained under the Amended Scheme. Please refer to the supplemented Annex D under Annex C - Landscape Master Plan. The detailed design will be further developed and coordinated with relevant departments in the later stages of the project.
	(b) to compare the detailed extension and parameters of removed slab between the existing condition, the approved scheme and the current scheme;	The existing slab under the dripline of the OVT is entirely covered by hard paving. While the approved scheme initially required full slab removal, the current proposal modifies this approach: approximately half of the slab will be removed to expand the planting area for the OVT, while the remaining portion will be retained in situ to minimize disturbance to the OVT. Please refer to the supplemented Annex D under Annex C - Landscape Master Plan.
	(c) it is noted that "the open lawn proposed in the Approved Scheme will remain" in the current scheme (para 4.2.8 of the planning statement refers), please provide detail and relevant parameters of the 'open lawn', and compare the difference, if any, between the existing condition, the approved scheme and the current scheme;	<p>The originally approved design featured a lawn area. To maintain this scheme while preventing the spread of BRRD, a balustrade will be installed along the lawn perimeter, rendering the area inaccessible.</p> <p>The current proposal aligns with the approved lawn concept while adding sectional treatment details to facilitate implementation. This approach ensures:</p> <ul style="list-style-type: none"> <li>• Preservation of the OVT; and</li> <li>• Creation of a vibrant, accessible POS.</li> </ul> <p>For further details, please refer to the supplemented Annex D under Annex C - Landscape Master Plan.</p>
	(d) the actual area of the circulation space/circulation path and open lawn at G/F under the approved scheme and the current scheme (Appendix F6 of the Annex C - Landscape Master plan of the planning statement refers);	<p>Under the approved scheme, the width of circulation path and open lawn at G/F ;level are about 2.6m and 15.5m respectively.</p> <p>Under the current amended scheme, the width of the circulation space/circulation path and accessible lawn area with seat wall are about 3m and 8m in width respectively.</p> <p>For further details, please refer to the supplemented Annex D under Annex C - Landscape Master Plan. The detailed design will be further developed and coordinated with relevant departments in the later stages of the project.</p>
	(e) the existing condition of the OVT as well as explanations and justification for the need of a 5.5m long "planting expansion" from the OVT (Appendix F6 of the Annex C - Landscape Master plan of the planning statement refers);	The existing slab beneath the OVT's dripline is fully covered by hard paving, and only a 3.5m-wide open-air planting area is currently provided. To enhance the tree's growing conditions while maintaining its current vitality, we propose expanding the planting area to approximately 9m width (a 5.5m extension). This modification will progressively improve the OVT's root environment. The detailed design will be finalized in later stages of the project through coordination with relevant departments.

	(f) with reference to paras 4.2.3, 4.2.7 & 4.2.8 of the planning statement, please provide detail of the BRRD and how could it spread/infect other vegetation on-site;	According to para. 4.2.7 of the Planning Statement and the <i>Manual on Management of BRRD</i> published by DEVB, BRRD can spread through root contact or contaminated soil, and therefore, the public should stay away from known infected trees to avoid spreading of the disease via contaminated soil on shoes. Reference to the Manual has been supplemented in para.4.2.7 of the Planning Statement.
	(g) Information and discussion on the extension/diameter of BRRD's "potential infection area", if to implement the approved scheme under application No. A/H7/181, should be provided (better with a simulation diagram/figure); and	According to para. 4.2.7 of the Planning Statement and the <i>Manual on Management of BRRD</i> published by DEVB, the BRRD can spread through root contact or contaminated soil on shoes, posing a risk to nearby trees. To prevent soil contamination via footwear, public access near the infected OVT must be restricted.
	(h) any other alternative scheme(s) have been considered apart from the current proposal, such as those presented at the meeting on 17.1.2025. Please provide detail and compare these difference schemes/proposals to demonstrate justification for adopting the current scheme.	Details and comparison of different schemes has been supplemented. Please refer to Annex D under Annex C - Landscape Master Plan)
	4. Discrepancies on building setback of Tower 3 from north-eastern site boundary are identified among (i) Figure 4.14b of the original submission, (ii) Figure 4.14b of the 1st Fl, (iii) para 4.2 of the AVA (Annex D of the planning statement), (iv) Figure 62 of the AVA, please clarify.	<p>Figure 4.14b has been updated to tally with the AVA report. Please refer to the enclosed updated figure 4.14b.</p> <p>The difference between para. 4.2 and Figure 62 in the AVA report arises from amendments to the elevated design on the 2/F of T3.</p> <p>As the design evolved, the elevated design on the 2/F of T3 was modified from approximately 18m (W) x 13.4m (H) (as described in para. 4.2 and used in the quantitative analysis) to a range of approximately 16-21m (W) x 13.4m (H), with an additional void of approximately 5m (W) x 7.4m (H) above the extended lift lobby (as described in para. 6).</p> <p>This change has been qualitatively discussed in Para. 6 of the AVA, and no significant ventilation impact along the site boundary or within the assessment area is expected. Therefore, the analysis and conclusions of the AVA report remain valid despite the amendment to the elevated design on the 2/F of T3.</p> <p>Additionally, the second bullet point of Para. 7 has been updated to align with the description of this feature in Para. 6.</p>

	<p>5. With reference to para 4.2.10 and Figure 4.1c of your planning statement, a new balustrade is proposed along the edge of the proposed open lawn area and cut across the OVT's Tree Protection Zone, please provide justification with detail on the balustrade's impact upon the OVT.</p>	<p>The OVT is situated approximately 3 meters above the adjacent Leighton Road. To ensure public safety and comply with Buildings Department code and PNAP APP-110 requirements, protective balustrades are necessary to prevent falls from height.</p> <p>The proposed balustrade will be installed atop a suspended RC beam, avoiding any conflict with the tree's root system, and therefore, no significant impacts will be caused to the OVT. The location and size of supporting footings will be finalized in later stages of the project through coordination with relevant departments.</p>
<p><b>8. PLANNING DEPARTMENT – Urban Design &amp; Landscape Section</b> (Received via email from Mr. FUNG Sze Yuet Ivan, TPG/HK3 HKDPO, PlanD on 24 March 2025 Tel: 2231 4992) (contact officer: Mr. NGAI Chak Man, tel. 3565 3955)</p>		
<b>Comments</b>		<b>Responses</b>
	<p>I refer to your preceding email dated 3.3.2025 circulating the captioned application, including a Planning Statement (PS), Figures, Annex B – Layout Plan and Annex C – Landscape Master Plan (LMP). Please find below our comments from landscape planning perspective for your consideration.</p>	
	<u>General Comments</u>	
2.	<p>Numerous irregularities were found in the landscape technical assessments in this application. For example, many landscape and tree information appear to be directly copied from report(s)/submission(s) from previous planning application(s) without reviewing and updating according to the current scheme. Many mistakes and inconsistencies are found in basic tree/landscape information such as tree numbers, textual description of soft/hard landscape design and POS information, which should be critically reviewed and rectified.</p>	<p>The submission materials have been reviewed and rectified accordingly to ensure consistency.</p>
3.	<p>With reference to Table 4.1 of the PS, 6,000m<sup>2</sup> of public open space (POS) is proposed under this application. As compared with the approved LMP under Planning Application No. A/H7/181 (the approved LMP), there is no change in the overall provision of POS.</p>	<p>Yes, the overall provision of POS under the Amended Scheme remains unchanged as 6,000m<sup>2</sup> as compared to the Approved Scheme.</p>

4.	With reference to Table 4.1 of the PS, the provision of site coverage of greenery is 2,320m <sup>2</sup> (about 15.67% of the application site area), which has reduced by 650m <sup>2</sup> compared with the Approved LMP. Greening opportunities should be further explored.	The greenery area to be provided will be remained the same as previous approved section16 application with approximately 2,970m <sup>2</sup> . Table 4.1 has been amended accordingly.
5.	Compared with the Approved LMP, major changes in the landscape layout are observed, including the following:	
	<ul style="list-style-type: none"> <li>- G/F Banyan Garden – The "Open Lawn" under the OVT as per the Approved LMP has been revised. The accessible portion of lawn has reduced by approximately half in area and proposed to be raised (above the retained existing slab), while the remaining planting area under the OVT is proposed to be inaccessible/ enclosed by balustrades.</li> </ul>	<p>The originally approved design featured a lawn area. To maintain this scheme while preventing the spread of BRRD, a balustrade will be installed along the lawn perimeter, rendering the area inaccessible.</p> <p>The current proposal aligns with the approved lawn concept while adding sectional treatment details to facilitate implementation. This approach ensures:</p> <ul style="list-style-type: none"> <li>• Preservation of the OVT; and</li> <li>• Creation of a vibrant, accessible POS.</li> </ul>
	<ul style="list-style-type: none"> <li>- New tree planting at G/F – A row of new tree plantings adjacent to the Banyan garden and at the southwest outside T1 are omitted.</li> </ul>	<p>During the detailed design and site coordination stages, it has become clear that it is unavoidable to locate a series of underground utilities and structural works in the mentioned area. As such, there is insufficient space available for planting new trees.</p> <p>To maintain the number of trees committed to in the approved scheme, all concerned new trees (originally at G/F) will therefore be relocated to the open space on the 2/F where major pedestrian flows from the Lee Gardens area through the elevated walkway system is anticipated, so as to ensure public enjoyment of the trees.</p> <p>Please refer to the new tree planting plan as shown in Appendix B of Landscape Master Plan.</p>
	<ul style="list-style-type: none"> <li>- 2/F Podium to the northwest of T1 and T2 – The podium is enlarged due to proposed building set-back of T1 and T2. The previously proposed Urban Park is now replaced with the Event Plaza (outside T2) with multiple smaller paths incorporated between planting areas. Part of the Event Plaza (outside T2) is demarcated as non-POS.</li> </ul>	Noted. This is correct.
	<ul style="list-style-type: none"> <li>- 2/F, Covered Landscape Bridge – Layout of covered planting area and circulation paths is revised.</li> </ul>	Noted. This is correct.
	<ul style="list-style-type: none"> <li>- T3, G/F and 2/F – Additional vertical greening is proposed along the site boundary to the southeast and southwest of T3.</li> </ul>	Noted. This is correct.

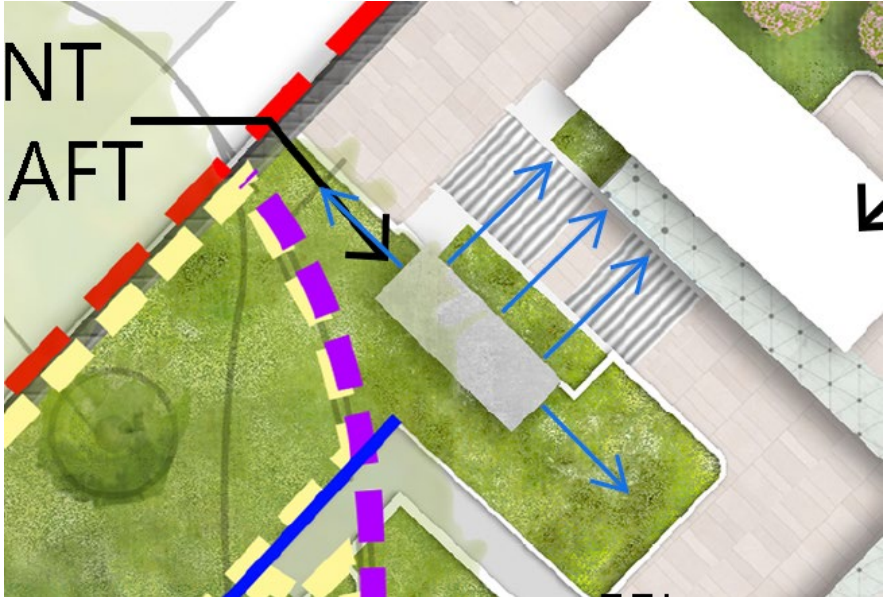


6.	With reference to Annex B of Annex C, five trees to be transplanted (T30, T38, T44, T45 and T47) and six trees to be retained (T56, T57, T58, T59, T65 and T66) under the approved LMP were felled under Emergency Tree Felling procedure. Compared with the Approved LMP, changes in proposed tree treatment are noted in Table 3.2 of Annex C. Among the 57 nos. of existing trees within the Site Boundary, 15 trees are proposed to be retained, 4 trees to be transplanted and 38 trees to be felled.	Noted. This is correct.
7.	With reference to Tables 3.3 and 3.4 of Annex C, compensatory planting of 38 heavy standard trees are proposed within the site at a compensatory planting ratio of 1:1 in terms of number. In addition, 22 new heavy standard trees are proposed to be planted within the site. The overall number of new trees to be provided within the site (including compensatory trees and additional new trees) is increased by 11 as compared with the approved LMP.	Noted. This is correct.
	<u>Advisory Comments</u> <i>Planning Statement</i>	



8.	<p>Executive Summary – It is noted that the current overall greenery provision, particularly at-grade greenery, is lower than the Approved LMP. The accessible portion of the Open Lawn in the Banyan Garden is also reduced by about half compared with the Approved LMP. The statement that "this Application provides significant enhancements to the previously Approved Scheme" appears to be contradictory.</p>	<p>With regard to BD's comment (above) on the subject application, the greenery area to be provided will be remained the same as previous approved s.16 application with approximately 2,970m<sup>2</sup>.</p> <p>As discussed in Para.4.2.9 of the Planning Statement, in view of the BRRD threats posed by the OVT, 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:</p> <ul style="list-style-type: none"> <li>• Retaining the open lawn concept through use of lightweight planting medium atop the preserved slab and maintaining public accessibility while protecting tree health and soil capacity;</li> <li>• Providing more usable lawn area compared to the Approved Scheme;</li> <li>• Incorporating protective measures (impermeable slab layer, restricted root zone access) that mitigate BRRD risks without complete area closure; and</li> <li>• Delivering an optimized public open space that simultaneously preserves the OVT and enhances community enjoyment opportunities.</li> </ul> <p>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.</p>
9.	<p>Executive Summary, Para. 4.2.1 to 4.2.8 , 4.2.9 to 4.2.11 and 4.6.4 to 4.6.7 - All information related to tree protection measures of OVT No. LANDSD(LEASED) WCH/1 (the OVT) under lease regime and proposed works within the Tree Protection Zone (TPZ) of the OVT (e.g. balustrade) for compliance with Buildings Department (BD) requirements are outside the ambit of PlanD and should be indicated as "For PlanD's reference only". The applicant/consultant is reminded that consent/approval from the relevant authority(ies) should be sought accordingly. This comment is also applicable to all other relevant paragraphs, tables and drawings under this application.</p>	<p>Noted. Relevant discussions have been indicated as "for PlanD's reference only" where appropriate as per your request.</p>
10.	<p>Table 4.1 – Public Open Space Provision - The POS area breakdown figures do not tally with those provided in the POS drawings in Appendix E under Annex C.</p>	<p>This table has been rectified.</p>

11.	Table 4.1 and para. 4.2.21 – The total greenery coverage (expressed in percentage) for the planning application site (site area about 14,802m <sup>2</sup> ) should be provided.	The total greenery coverage in percentage has been supplemented in Table 4.1 accordingly.  The greenery area to be provided will remain the same as previous approved s16 application with approximately 2,970m <sup>2</sup> . Therefore, para.4.2.21 has been removed from the Planning Statement in this FI submission.
12.	Para. 4.2.18 to 4.2.22, 8.13 – It is noted that the calculation of site coverage of greenery is based on "Development Site Area" (about 10,467m <sup>2</sup> ) rather than application site area (about 14,802m <sup>2</sup> ). As site coverage of greenery calculations for compliance with BD's PNAP-APP 152 are outside the ambit of PlanD, all related information should be indicated as "For PlanD's reference only". The applicant is reminded that site coverage of greenery calculations should be submitted separately to BD/LandsD for approval. This comment is also applicable to all other relevant paragraphs, tables and drawings under this application.	The greenery area to be provided will remain the same as previous approved s16 application with approximately 2,970m <sup>2</sup> .  Information related to greenery coverage has been indicated as "For PlanD's reference only".
13.	Section 5 – Technical Assessments – Landscape impacts have not been explained in this section.	Please note that compared to the approved scheme, the current scheme maintains the same level of impact on existing landscape resources. The treatment of existing trees remains unchanged, with the exception of those removed under the Emergency Tree Felling Procedure. Compensatory tree planting has been updated and included for all removed trees. Since a landscape impact assessment is not part of approved scheme application, for detailed tree treatment measures, please refer to Section 3 of Annex C – LMP. And the TPRP will be submitted to relevant departments in the later stage.
14.	Para. 4.6.12 to 4.6.15, Table 4.4 and Table 4.5 – Tree information such as the number of trees to be retained, to be felled and compensated trees, as well as the compensatory planting ratio (by DBH) under the current application do not tally with the tree information in Annex C.	Relevant information has been reviewed and rectified as appropriate.
15.	Para. 4.6.2 – "Greenery area is provided at R/F of Tower 3." – Such information is not available in Annex C. Please clarify.	The greenery area to be provided will be remained the same as previous S.16 approval with about 2,970m <sup>2</sup> . As such, greenery area is provided at R/F of Tower 3.
	<i>Annex B – Layout Plan</i>	
16.	MLP-001, MLP-006 and MLP-008 - The demarcation of POS as shown in this drawing is not tallied with that shown in the POS drawings in Appendix E of Annex C.	The LP and POS diagrams have been updated so as to tally.
	<i>Figures</i>	

17.	All approved drawings from previous planning applications or approved by other department(s) (e.g. BD) which are included for reference should be clearly indicated as "For PlanD's reference only".	A remark has been indicated on relevant figures as per your suggestion.
18.	Fig 4.1b – Please note that Landscape Master Plans are not approved under General Building Plans but approval condition(s) of planning application(s) under the TPO. The drawing title "Approved Landscape Master Plan under General Building Plan – Overall" should be reviewed and revised accordingly.	The plan shown in Figure 4.1b refers to the Landscape Layout Plan accepted by PlanD in June 2024 under the Approved General Building Plans (GBPs). The figure title and relevant discussion in the Planning Statement have been amended accordingly.
19.	Fig. 4.9b and Fig. 4.12 – The landscape provisions as shown in these drawings does not tally with those shown on the LMPs in Appendix C of Annex C. For example, it is indicated on the LMPs that there are no proposed new trees within the Covered Landscape Bridge.	Figure 4.9b has been updated in accordance with the LMP.  The Covered Landscape Bridge as shown in relevant figures is subject to detailed design. To avoid confusion, Figure 4.12 which shows a more detailed design of it has been removed from this subject application.
	<i>Annex C – Landscape Master Plan</i>	
20.	Sections 4.2 and 5.2, Appendix F6 – Comment no. 9 above is also applicable to these sections/drawings.	Noted.
21.	Section 4.6 – The 2 <sup>nd</sup> , 5 <sup>th</sup> and 6 <sup>th</sup> bullet points – Descriptions such as "Small size trees are proposed to be scattered within the covered landscape bridge", "Small size trees are proposed to be planted at the... Covered Landscape Bridge at 2/F", "Flowering and groundcover are recommended to be planted at T3 R/F, communal podium garden at 5/F" do not reflect the current landscape design. According to the current LMP, no trees are proposed within the covered landscape bridge, while T3 R/F and Communal Podium Garden at 5/F are not indicated on the LMP. Please clarify.	Noted and Section 4.6 of Landscape Master Plan has been reviewed and revised to reflect the current landscape design.
22.	Appendix C1 – Full elevations should be provided for the proposed Vertical Greening on G/F and 2/F.	Additional sections are supplemented in Appendix F of Landscape Master Plan.
23.	Appendix C2 – Landscape Master Plan (G/F) – Please clarify and provide legend/ annotation for the rectangular box (hatched in grey) to the southeast of the "Vent Shaft" in Banyan Garden.	The legend and annotation in Appendix C2 of Landscape Master Plan have been updated.

24.	<p>Appendix C2 – Landscape Master Plan (G/F) –A vent shaft is proposed near the OVT at Banyan Garden. Please review and clarify if the vent shaft will emit any exhaust air/substances which may potentially cause harm to the OVT.</p>	<p>Please note that the vent shaft lies outside the TPZ. Also, the vent shaft has been relocated a further 2m away from the OVT. Furthermore, the design of the vent shaft ensures that emissions will not be directed towards the OVT (please refer to the image below).</p>  <p>This vent shaft is for basement carpark exhaust, the content of which is similar to that emitted from the vehicles passing by on Leighton Road abutting the OVT. Since the OVT has survived for many years beside this heavily trafficked road, we believe that it is unlikely this exhaust may potentially cause harm to the OVT. In addition, the exhaust will not be emitted continuously throughout the day but occasionally based on the temperature or CO content of the car parks.</p>
25.	<p>Appendix C3 – Landscape Master Plan (2/F) – Please clarify and provide legend/ annotation for the rectangular box (hatched in grey) between two proposed new trees at the planting/lawn area at the northeast of the Event Plaza.</p>	<p>The annotation in Appendix C3 of Landscape Master Plan has been updated.</p>

26.	Appendix E2 – Please clarify and provide legend/ annotation for the three rectangular boxes at the northeast of the Event Plaza, which have been excluded from the POS (Non-Covered) demarcation. Moreover, two of these rectangular boxes are not indicated on the 2/F LMP. Please clarify.	The annotation has been added in Appendix E2 of Landscape Master Plan.
27.	Annex B – It is noted that some retained trees have been recently felled under Emergency Tree Felling Procedure (e.g. T56). The relevant approval letter(s) of emergency tree removal, TPRP(s) should be attached for PlanD's information. The applicant is reminded to seek approval from LandsD for any TPRP(s)/compensatory tree planting proposal(s) related to emergency tree removal for compliance with Tree Preservation Clause under lease.	All emergency tree removal reports have been submitted to LandsD and are pending the letters from relevant departments. The revised TPRP will be further submitted to LandsD separately.
28.	Annex B – According to our record, some remarks in the Tree Treatment Schedule are inaccurate (e.g. "emergent tree felling due to natural causes on 1 Nov 2024" for T58, which is not exhaustive). The applicant should review the entire report and rectify all inaccurate tree/landscape information.	The date of the emergent removal works has been reviewed and revised in Annex B of Landscape Master Plan.
29.	Annex B and Annex C – It is noted that the tree survey information/photos are dated 21 August 2021. Please update the tree survey information/photos to indicate their current conditions/status.	The latest photo records of the retained trees have been supplemented in Annex C of Landscape Master Plan. However, no photo records have been added for the trees that have been removed, including 1). Trees to be felled under the previously approved LMP and TPRP; and 2). trees felled under the Emergency Tree Felling Procedure.
30.	The applicant is advised that approval of the application does not imply approval of TPRP and the tree works, if any, such as pruning, transplanting, felling and the works within the Tree Protection Zone of OVT under the lease. Tree preservation and removal applications should be submitted direct to relevant authority (ies) for approval.	Noted.
<b>9. THE JUDICIARY</b> (Received via email from Mr. FUNG Sze Yuet Ivan, TPG/HK3 HKDPO, PlanD on 24 March 2025 Tel: 2231 4992) (contact officer: Mr. Roy NG, tel. 2867 2135)		
<b>Comments</b>		<b>Responses</b>

	<ul style="list-style-type: none"> <li>The Annex C Landscape Master Plan of the s. 16 application has not provided the landscaping proposal for the Pink Hatched Blue Area. However, it has come to Judiciary's attention that eight trees of <i>Crateva unilocularis</i> (樹頭菜) are being proposed to be planted along the pedestrian walkway, as indicated on the plan and rendering attached below-</li> </ul>  <p>[See attachment "Plan of trees.pdf"]</p>  <p>Plan of trees.pdf</p>	<p>The detailed design of the future road, including the tree species selection, will be further coordinated with your office and relevant departments separately.</p>
	<ul style="list-style-type: none"> <li>Judiciary has the following comments:</li> </ul>	
	<p>(1) The first few trees (left on the rendering) are too close to the vehicle run-in/out of the District Court Building ("DCB"), i.e. points S, T &amp; R of GLA - HK 1194. The tree will block the sight line of law enforcement agencies vehicles utilising the run-in/out.</p>	<p>The detailed design of the future road, including the tree species selection, will be further coordinated with your office and relevant departments separately.</p>
	<p>(2) The proposed species 樹頭菜 of the eight tress can grow up to 15m tall or higher. They will block maintenance access via louver to plant rooms of the DCB, as well as sight line from offices of higher floors.</p>	<p>The detailed design of the future road, including the tree species selection, will be further coordinated with your office and relevant departments separately.</p>
	<p>(3) Further to (2), the tall plants may facilitate intruders climbing and trespassing into or throwing objects into the DCB from the trees.</p>	<p>The detailed design of the future road, including the tree species selection, will be further coordinated with your office and relevant departments separately.</p>

	(4) The fruits of 樹頭菜 looks substantial and may be heavy. It may cause potential hazard of injury to pedestrians due to falling fruits.	The detailed design of the future road, including the tree species selection, will be further coordinated with your office and relevant departments separately.
	(5) General public may queue on the pedestrian walkway along internal road for entry into the law courts building. Dense planting of trees will reduce the available space for movement of pedestrians.	The detailed design of the future road, including the tree species selection, will be further coordinated with your office and relevant departments separately.
	<ul style="list-style-type: none"> <li>In addition, JUD is concerned about the design and appearance of the retaining structure of the OVT (EMSD WCH/1). The design should match holistically with the surrounding, and bare concrete design is aesthetically unacceptable.</li> </ul>	The detailed design of the retaining structure of the OVT (EMSD WCH/1) will be further submitted and coordinated with relevant departments separately. As such, the current retaining structure is indicative and provided for reference only under this LMP submission.
	<ul style="list-style-type: none"> <li>Judiciary requests that the applicant to review the proposed number of trees and species of the trees in view of our comments, and provide full design information in the revised Landscape Master Plan.</li> </ul>	The detailed design of the retaining structure of the OVT (EMSD WCH/1) will be further submitted and coordinated with relevant departments separately. As such, the current retaining structure is indicative and provided for reference only under this LMP submission.
	<ul style="list-style-type: none"> <li>We noted you have invited CPM103 of ArchSD to provide comments on the retaining structure on the internal access road for the OVT (EMSD WCH/1). We will defer to ArchSD for their professional advice.</li> </ul>	Noted.

#### 10. LEISURE AND CULTURAL SERVICES DEPARTMENT

(Received via email from Mr. FUNG Sze Yuet Ivan, TPG/HK3 HKDPO, PlanD on 24 March 2025 Tel: 2231 4992)  
(contact officer: Mr. Kaizer CHAN, tel. 2601 8687)

Comments		Responses
	Please find the below comments/replies from the relevant units of this Department for your further action:-	
	<u>Wan Chai District Leisure Services Office (WchDLSO)</u> Given no existing facilities nor amenity areas under WchDLSO's purview are involved, we are not in the position to comment on the subject s.16 planning application.	Noted and thank you.
	<u>Hong Kong East Tree Team</u> Given no tree under LCSD would be involved, we are not in the position to provide comment on the planning application.	Noted and thank you.



11. PLANNING DEPARTMENT - Hong Kong District Planning Office		
(Received via email from Ms. Floria TSANG, STP/HK3, HKDPO, PlanD on 25 March 2025 Tel: 2231 4917)		
Comments		Responses
	In view of the comments from JUD below, <b>please make sure the LMP covered the entire application site (including the Pink Hatched Blue Area).</b>	The detailed design of the future road, including the tree species selection, will be further coordinated with your office and relevant departments separately. The pink hatched blue area has been indicated on the LMP as appropriate.
	Regarding Table 1.1 in the planning statement, it is agreed with Otherland that the 10.1.2025 submission is an enquiry submission on LMP. All comments from departments had been passed to Otherland for amendment. We have not received any formal submission on compliance of approval condition (b) of planning application No. A/H7/181 as of today. Please amend the table.	Relevant discussion has been removed from Table 1.1 to avoid confusion.
	Regarding the GFA of PACF (which is a GIC facilities) in Table 4.1, please confirm the number (which tally with your future GBPs submission).	We would like to confirm that the Gross Floor Area (GFA) of PACF as stated in Table 4.1 is correct, and tallies with the approved planning application (No. A/H7/181) and the approved GBPs. The GFA of the PACF as shown in the approved GBPs, which includes the means of escape exclusive for its use, has been reviewed and verified against the approved planning application, relevant local building codes, and safety regulations, whilst consultations with relevant authorities have confirmed that the proposed scheme meets all necessary requirements.