



# 銅鑼灣

# Causeway Bay

**Annex A-4**

**Town Planning Board Approval Letter**  
(ref. TPB/A/H7/181-2)

**規 劃 署**

港島規劃處  
香港北角渣華道 333 號  
北角政府合署 14 樓

**Planning Department**

Hong Kong District Planning Office  
14/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

本函檔號      Your Reference      HDL3-DM-2368-250169L  
本署檔號      Our Reference      TPB/A/H7/181-2  
電話號碼      Tel. No. :      2231 4930  
傳真機號碼      Fax No. :      2895 3957

By Registered Post & Fax (2802 8662)

29 May 2025

Urbis Limited  
11/F, Siu On Centre,  
188 Lockhart Road,  
Wan Chai, Hong Kong  
(Attn.: Mr. David Morkel)

Dear Sir/Madam,

**Section 16A Application No. A/H7/181-2**

I refer to your application of 28.3.2025 which was received by the Town Planning Board (TPB) on 31.3.2025 and your letters dated 2.4.2025, 25.4.2025, 2.5.2025, 7.5.2025, 9.5.2025, 14.5.2025, 20.5.2025, 22.5.2025 and 27.5.2025 providing further information on the application.

After giving consideration to your application, the Director of Planning, under the delegated authority of the TPB, approved your application for amendments to permission under section 16A of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The amended permission is subject to the following conditions:

- (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 (C for T) or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan 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 Executive Secretary (Antiquities & Monuments) of the Antiquities and Monuments Office or of the TPB; and
- (d) the submission and implementation of a traffic management plan to demonstrate the proposed internal traffic and transport arrangements for vehicles and pedestrians to the satisfaction of C for T or of the TPB.

You are also advised to note the advisory clauses as set out at **Annex I**.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should

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inform the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 19.6.2025). The Secretariat of the TPB will then contact you to arrange a hearing before the TPB which you and/or your authorised representative will be invited to attend.

If you have any queries regarding this permission, please contact Ms. Floria Y. T. Tsang of this office at 2231 4917.

I should be grateful if you could advise me in due course whether this amended permission or other previous permission granted by the TPB in respect of the development would be implemented.

Yours faithfully,



( Ms. Janet CHEUNG )  
for and on behalf of  
Director of Planning

**Annex I**  
**Application No. A/H7/181-2**

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Hong Kong East, Lands Department (LandsD) that:
- (i) the proposed development should in all respects comply with the Conditions of Sale No. 20379 dated 10 June 2021 as varied and modified by a modification letter dated 7 November 2024 and a consent letter dated 26 November 2024 (collectively referred to as “the C/S”) governing the Lot. Nothing in the Submission should in any event prejudice the Government's right and position to reject, disapprove, etc. any submissions under the C/S, including those which are consistent with the Submission but in conflict with any of the terms and conditions of the C/S;
  - (ii) regarding the loading/unloading space for shared use by child care centre (CCC) and day care centre for the elderly (DE), the shared-use arrangements required under the C/S, e.g. SC (43)(b)(ii), (44)(a)(ii)(II) and (44)(b)(i)(I) & (II) should be observed and complied with, as well as should closely liaise with relevant bureaux/ departments (B/Ds), including the Transport Department, the Health Bureau and the Social Welfare Department;
  - (iii) the terms and conditions of the modification letter dated 7 November 2024 for provision of the performing arts and cultural facilities (PACF) should be observed and complied with. In particular, attention is drawn to SC (73)(b)(i) of the C/S, which specifies that the respective numbers of spaces for the parking of motor vehicles and for the parking of motor cycles to be provided for the PACF shall be determined by the Secretary for Development;
  - (iv) the terms and conditions of the consent letter issued on 26 November 2024 for the erection of the footbridge within a specific area of the PHB Strata should be observed and complied with. These include the minimum vertical clearance (i.e. not less than 5.1m above ground level), the permitted users (i.e. for pedestrian passageway or open space or both) and the designated boundary for the footbridge's erection (i.e. edged brown on the plan annexed to the consent letter) stipulated in the said consent letter. Furthermore, the consent letter mandates that the footbridge be constructed to such levels, alignment and dispositions, with such materials and to such standards and designs as shall be approved by the Director of Lands;
  - (v) regarding the subway connection and the footbridge connection (connecting the application site with Lee Garden Six), the requirements under SC (19) and (20) of the C/S, particularly the locations and level of connections, should be observed and complied with;
  - (vi) SC (10)(a) of the C/S, which specifies that no building or structure may be erected or constructed within the PHB Strata, except for the Tree Protection Measures for OVT (JUD WCH/1) and structures provided in relation to the formation of the PHB Strata,

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should be observed. Any other structures would require the consent of the Director of Lands;

- (vii) the Masonry Walls and Earthenware Pipes as shown by dotted brown lines on the plan (PLAN II) annexed to the C/S including the ungraded portion of masonry walls, should be kept, conserved and preserved as required under SC (3) of the C/S; and
  - (viii) SC (13)(f) of the C/S related to tree protection measures of the OVT, should be observed and complied with. Specially, the Lot Owner is required to obtain the written consent of the Director of Lands prior to the undertaking of the Tree Protection Measures for the OVT;
- (b) to note the comments of the Director of Environmental Protection that a proper location for fresh-air intake during detailed design stage should be selected to avoid exposing future occupants under unacceptable environmental nuisances/impact;
- (c) to note the comments of the Executive Secretary (Antiquities & Monuments) that the mitigation measures for the conservation of the Graded Structure as set out in the Conservation Management Plan (CMP), which was accepted by the Antiquities and Monuments Office on 18.7.2022, should be implemented. The following comments should also be noted:
- (i) to carry out the tree felling and planting works along the top of the Graded Structure with due care and ensure that the structural integrity and historic fabrics of the Graded Structure would not be adversely affected by the proposed works;
  - (ii) the planting of new trees along the top of the Graded Structure would not cause disturbance to the Graded Structure and the roots of the proposed tree species should avoid penetrating into the Graded Structure;
  - (iii) to ensure that all works for the proposed vent shaft near the Banyan Garden shall not cause disturbance to the Graded Structure. You should also ensure that the proposed works at the Banyan Garden will not adversely affect the Graded Structure;
  - (iv) to devise and implement appropriate precautionary, protective and mitigation measures during all stages of works to ensure that the Graded Structure will not be adversely affected by the proposed works at Tower 3 and its associated construction; and
  - (v) to ensure that the preservation works of the OVT (Registration No. LANDSD (LEASED) WCH/1) abutting Leighton Road that partly supported by an existing masonry wall, would not adversely affected the connecting Graded Structure;
- (d) to note the comments of the Chief Project Manager 103, Architectural Services Department, project team of the District Court Building, on behalf of the Judiciary Administrator that trees and plants near the peripheral of the District Court must have sufficient vertical and horizontal separation from top of the retaining wall. You should take an active role in plant management such as regular and ad hoc pruning to ensure no intrusion of plant structure into the site area of the District Court. As regard the transplanted tree T32 (*Dimocarpus longan*) which is proposed to be close to the site boundary, with due consideration of canopy spread,

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a location with sufficient area (say 10m x 10m) for housing this medium to large tree species is highly recommended to maintain sufficient setback;

- (c) to note the comments of the Director of Fire Services that water supplies for firefighting and fire service installations should be provided to his satisfaction. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral from the relevant licensing authority. The emergency vehicular access provision should comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administrated by the Buildings Department;
- (f) to note the comments of the Director of Food and Environmental Hygiene that for provision of cleansing service for new public roads, streets, cycle tracks, footpaths, paved areas etc, Food and Environmental Hygiene Department's (FEHD) should be separately consulted. Prior consent from FEHD must be obtained. No environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, its disposal should be arranged properly at their own expenses. Proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by him under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public; and
- (g) to note the comments of the Critical Infrastructure Security Coordination Centre, Hong Kong Police Force that the covered footbridge should be fully enclosed to prevent the throwing of projectiles or the dropping of objects from the bridge. The materials and finishes with adequate robustness and structural integrity of the covered footbridge, combined with glare mitigation measures, would assist in conducting a comprehensive assessment of the overall security of the area. The landscaping should be arranged to prevent plants from serving as stepping platforms to access the new District Court, ensuring security and controlled access. The design of the PACF must eliminate potential channels for object-throwing towards the new District Court, incorporating appropriate barriers or spatial planning to mitigate such risks.