

**Application for Planning Permission under Section 16
of the Town Planning Ordinance (Cap. 131)**

**Submission of Layout Plan and Proposed Minor Relaxation of GFA Restriction for Permitted 'Eating Place', 'Office', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Public Clinic', 'Public Transport Terminus or Station', 'Public Vehicle Park (excluding container vehicle)' and 'Social Welfare Facility Uses' at
Inland Lot 8945, Caroline Hill Road, Causeway Bay, Hong Kong**

**Planning Application No. A/H7/188
Further Information 2
Response to Comments**

October 2025

PLANNING APPLICATION NO. A/H7/188		
1. LANDS DEPARTMENT Date : 9 October 2025 <u>District Land Officer/Hong Kong East (contact officer: Ms. Phoebe TAI, Tel.: 2835 1635)</u> via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	<u>Land Status</u> (a) The Lot, with an area of 14,802 m ² , was sold by public tender to Patchway Holdings (HK) Limited, the applicant for the Submission, for a term of 50 years from 10 June 2021. The use and development of the Lot is governed by 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") which restricts the Lot for non-industrial (excluding residential, godown and petrol filling station) purposes with a total gross floor area (GFA) not exceeding 102,000m ² . The development on the Lot shall be completed on or before 30 September 2029.	Noted. The proposed development will be completed on or before 30 September 2029.
	(b) There are other salient conditions / restrictions relating to preservation of the Masonry Walls and Earthenware Pipes, carrying out road improvement works within Green Areas, formation of internal access road within Pink Hatched Blue Stratum and Pink Hatched Blue Stippled Green Stratum ("PHB Strata"), preservation of trees including Old and Valuable Trees (OVTs), Landscape Master Plan ("LMP"), construction of the subway connection and the footbridge connection, vehicular access, parking and loading / unloading (L/UL) requirements, provision of POS of not less than 6,000 m ² , babycare room and lactation room, pedestrian links, pedestrian walkways, Government accommodation (including a Child Care Centre, a Day Care Centre for the Elderly and a District Health Centre), provision of public vehicle park ("PVP") and the performing arts and cultural facilities ("PACF") and submission of traffic review and various technical assessments / features / review.	Noted. The proposed development will comply with relevant requirements as stipulated in the Lease.
	<u>General</u> (c) The proposed development should in all respects comply with the	Noted. We will provide relevant submission to LandsD for compliance checking at detailed development stage.

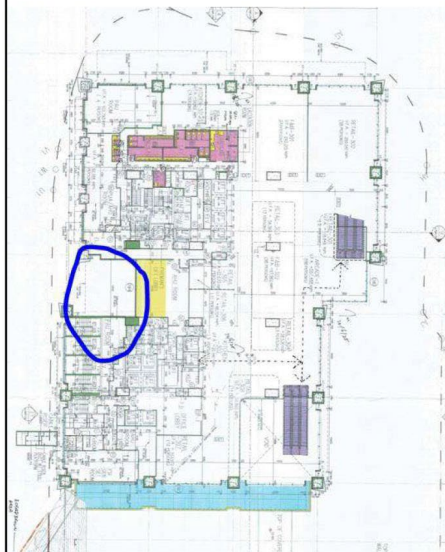
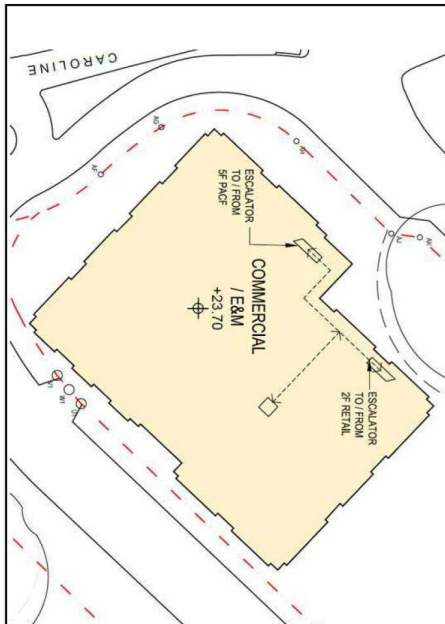
PLANNING APPLICATION NO. A/H7/188		
	C/S governing the Lot. We reserve our position and comments on the extent of compliance with the C/S, which will be provided upon receipt of the relevant submissions for compliance checking under the C/S. For the avoidance of doubt, nothing in the Submission should 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.	
	<u>Amendment to the design and layout of Banyan Garden and landscape design on 2/F</u> (d) With reference to paras. 4.2.7 to 4.2.11 and Figure 4.4a and 4.4b of the PS, three soil-rooting zones are introduced within the Pink Hatched Green Area (i.e. Tree Protection Zone) of OVT No. LANDSD(LEASED) WCH/1 ("the OVT") with different treatments to each zone. Some structures / works, such as a balustrade, are proposed within the Pink Hatched Green Area in relation to the OVT. The Applicant's attention is therefore drawn to Special Condition ("SC") (13) of the C/S concerning the preservation of the OVT. This condition stipulates, inter alia, that no alteration works may be carried out, and no building or structure may be erected or constructed within the Pink Hatched Green Area, except for specific works explicitly permitted under the condition, such as landscaping works to be carried out in accordance with the Approved Landscape Master Plan (as approved by the Director of Planning under SC (14) of the C/S) or works in relation to the construction of the POS. Noting that the revised design of Banyan Garden has been incorporated into the LMP at Annex C of the Submission, without prejudice to the generality of para. (c) above including but not limited to the extent of compliance of SC No. (13) of the C/S, we defer to the relevant bureaux / departments (B/Ds), such as PlanD to consider and comment on the acceptability of the proposed structures / works within the Pink Hatched Green Area at this stage.	Noted. We will further liaise with relevant B/Ds, including PlanD, on the concerned matter.
	(e) While PlanD would be responsible for considering the landscape submission, including the LMP, LAT of this department has no in-principle objection to the planning application No. A/H7/188 relating to the preservation of OVT No. LANDSD(LEASED) WCH/1 based on the information provided.	Noted and thank you.

PLANNING APPLICATION NO. A/H7/188		
	<u>Minor Amendment to the location and distribution of the Public Open Space</u> (f) As observed from para. 4.2.19 and Figures 4.8a to 4.9d of the PS, the total area of the POS provided will be maintained at about 6,000 m² with a redistribution of about 15 m² of POS from G/F to 2/F and UG/F. While such provision still fulfills the minimum area requirement of the POS as stipulated in SC (15) of the C/S, this condition also stipulates that the POS be located, formed, serviced, landscaped, planted, treated and provided in such manner and with such materials, equipment and facilities including the landscape works provided in accordance with the Approved LMP (as approved by the Director of Planning under SC (14) of the C/S). In this regard, and without prejudice to the generality of para. (c) above, we defer to the relevant B/Ds, such as PlanD to consider and comment on whether the proposed POS area is acceptable at this stage.	Noted. We will further liaise with relevant B/Ds, including PlanD, on the concerned matter.
	(g) As noted from paras. 4.2.16 to 4.2.18 of the PS, the Applicant intends to utilize the larger paved and lawn areas within the Banyan Garden for cultural, artistic and community activities. The Applicant's attention should be drawn to the "Design and Management Guidelines for Public Open Space in Private Developments" published by DEVB. Depending on the nature of the proposed activities, a waiver of relevant restrictions under the C/S might be required.	Noted. The proposed development will follow the requirements of the "Design and Management Guidelines for Public Open Space in Private Developments" published by DEVB.
	<u>Updated sharing arrangement of lay-by and loading/unloading bay with GA</u> (h) While the sharing arrangement of lay-bys and loading/unloading spaces have been updated, it is noted that only one motor vehicle lay-by and two loading/unloading spaces for shared use with Government accommodation are mentioned in Table 4.2. The applicant is advised to observe and comply with the shared-use arrangement as required under the C/S, e.g. SC (43)(b)(ii), (44)(a)(ii)(II) and (44)(b)(i)(I) & (II) and closely liaise with relevant B/Ds, including TD, HHB and SWD in this regard. The extent of compliance with the parking, loading and unloading requirements (including those for the PVP) as stipulated in the C/S would be considered at the building plan submission stage	Noted. We will further liaise with relevant B/Ds, including TD, HHB and SWD at building plan submission stage.
	(i) According to Table 4.2 of the PS, 10 nos. of private car parking spaces and 1 no. of motorcycle parking space will be delineated	Noted. We will further liaise with relevant B/Ds, including DEVB at building plan submission stage.

PLANNING APPLICATION NO. A/H7/188		
	for the PACF. Provision of the PACF is required and governed by the modification letter dated 7 November 2024. The Applicant is reminded to observe and comply with the terms and conditions of the said modification letter. 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. Advice from DEVB shall be sought in this regard.	
	<u>Other Comments</u> (j) Without prejudice to the generality of para. (c) above, I have the following preliminary observations which are by no means exhaustive:	
	(i) Regarding the subway connection and the footbridge connecting the Application Site with Lee Garden Six outlined in paras. 4.4.2 and 4.5.6 and as shown on the Layout Plan Drawing Nos. MLP-003 and 008, the applicant should bear in mind the requirements under SC (19) and (20) of the C/S, particularly the locations and level of connections.	Noted. The proposed development will comply with relevant requirements under the Lease.
	(ii) For the pedestrian walkways and pedestrian links that are indicated on the layout plan and the figures of the PS, without prejudice to the generality of para. (c) above, including but not limited to the extent of compliance of SC (21) of the C/S, we defer to the relevant B/Ds, such as TD to consider and comment on the acceptability of the pedestrian walkways and pedestrian links at this stage.	Noted. We will further liaise with relevant B/Ds, including TD, on the concerned matter.
	(iii) Para. 4.8.2 of the PS mentions that the Grade 3 historic structure, including the existing graded masonry walls and earthenware pipes will be kept, conserved and preserved as required under lease. Given that masonry walls and earthenware pipes as shown by dotted brown lines on the plan (PLAN II) annexed to the C/S also include the ungraded portion as shown in Figure No. 4.25 of the PS, the Applicant is reminded to also keep, conserve and preserve the ungraded portion of masonry walls as required under SC (3) of the C/S.	Noted. The proposed development will comply with relevant requirements under the Lease.

PLANNING APPLICATION NO. A/H7/188		
	(iv) The erection of the footbridge mentioned in paras 4.4.3 and 4.5.5, shown on Figure 4.3, MLP-001 and MLP-008 of the PS should be confined within a specific area of the PHB Strata, which is permitted under the terms outlined in the consent letter issued by this office on 26 November 2024. The Applicant is reminded to observe and comply with the terms and conditions of the said consent letter, which 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. Comments on the footbridge are reserved and will be provided upon receipt of the relevant submissions for compliance checking under the C/S.	Noted. We will provide relevant submission to LandsD for compliance checking at detailed development stage.
	(v) According to para. 4.3.2 of the PS and Figure 4.24a of the PS, a retaining structure will be erected within or around the PHB Strata in relation to OVT (JUD WCH/1). The Applicant's attention is therefore drawn to 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. Any other structures would require the consent of the Director of Lands.	Noted. The proposed development will comply with relevant requirements under the Lease.
	(vi) The PS has included information related to tree protection measures of the OVT. In this connection, the Applicant should be reminded to observe and comply with SC (13)(f) of the C/S. Specifically, 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.	Noted. The proposed development will comply with relevant requirements under the Lease.
	(vi) It is noted from Table 1.1 (d) that the traffic management plan under the condition(d) of the approved planning scheme has yet to be submitted to TD. The Applicant is	Noted. The proposed development will comply with relevant requirements under the Lease.

PLANNING APPLICATION NO. A/H7/188		
	reminded to observe and comply with SC(4)(a) of the C/S which stipulates the details regarding the formation of the Green Area on the plan (PLAN II) annexed to the C/S.	
	(vii) For other technical assessment at the appendices of the PS, I trust the relevant departments would consider and provide comments on them.	Noted.
	(viii) Based on a review of the current planning scheme and the Stage 1 approved GBP on 25.7.2025, BPU of this Department has the following observations:-	
	(I) While the proposed POS GFA of 6,000m ² meets the minimum lease requirement, the figure is less than the provision in the Stage 1 approved GBP. PlanD's comment should be sought on whether the proposed POS area is acceptable under SC(15) of the C/S.	Noted. We will further liaise with PlanD should there be any comments.
	(II) The Pedestrian Walkway adjoining the internal street at G/F, along with the disabled access and lift lobby at 2/F (refer to Layout Plan at Annex B), differ from the approved Stage 1 approved GBP. Our comments on the Pedestrian Walkway under SC(21)(d) are reserved and will be provided in the development submission stage.	Noted. The detailed pedestrian layout will be provided to BPU at the development submission stage for further approval.
	(III) Two unannotated areas at 2/F, located adjacent to commercial zones (refer to Layout Plan at Annex B), and a deviation in the building layout at 3/F (shown in the plan at Annex) compared to the approved GBP are noted. The applicant is required to clarify the intended use of these areas during the development submission stage.	Noted. The detailed layout of 2/F & 3/F will be provided to BPU at the development submission stage for further approval.
	(IV) In view of the above, our comment from development plan processing perspective will be provided in the development submission stage	Noted. We will further liaise with BPU at the development submission stage.



Annex

PLANNING APPLICATION NO. A/H7/188		
2. DEVELOPMENT BUREAU Date : 9 October 2025 <u>Tree Management Office, Greening, Landscape and Tree Management Section (contact officer: Dr. Flora LEUNG, Tel.: 3509 7367)</u> via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	<u>OVT LANDSD(LEASED) WCH/1 (HKP WCH/1)</u>	
	No adverse comment from this office on Annex K Tree Protection Proposal for OVT is provided. The applicant is reminded to strictly follow the proposal and advice from the Independent Tree Specialist, with particular attention on root preservation for effective tree management.	Noted and thank you.
	<u>OVT JUD WCH/1 (EMSD WCH/1)</u>	
	Noted in the Appendix C Landscape Master Plan that the detailed design of the retaining structure next to the OVT JUD WCH/1 (EMSD WCH/1) will be provided later for seeking the relevant government departments' agreement. Comment is reserved at this stage.	Noted.
3. ARCHITECTURAL SERVICES DEPARTMENT Date : 9 October 2025 <u>Project Management Branch 1 (contact officer: Ms. Tracy YIU, Tel.: 2867 1059)</u> via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	Comment on Appendix C:-	
	1. Sheet HYSAN02-LMP-F3-1: "The retaining structure for law court OVT" should be the retaining wall proposed by the Lot owner as part of its site formation works to facilitate its internal road design, but not as tree protection measures for Law Court OVT. The design of the internal road and retaining structures shall be coordinated with ArchSD and supplemented separately.	Noted. We will further coordinate with ArchSD separately.
	2. Sheet No.: HYSAN02-LMP-F7-1: Our previous comment referred, please clarify the clearance between the top of wall and the top of the vertical green support system, and ensure the plants would not intrude into District Court site.	Please note that a minimum clearance of 4.5 m will be maintained between the top of the wall and the top of the vertical green support system. In addition, no self-clinging climbing species are proposed; therefore, the plants will not intrude into the District Court site.

PLANNING APPLICATION NO. A/H7/188		
	3. Sheet HYSAN03-LMP-C3-2: Please ensure the provision of sufficient offset of the transplanted trees location to the edge of the DCCH boundary. We noted from previous R to C that there shall be at least 6m of clear separation from the edge of the tree's dripline to the edge of the DCCH boundary.	Please note that at least 6 m of clear separation from the edge of the tree's dripline to the edge of the DCCH boundary will still be maintained.
4. BUILDINGS DEPARTMENT Date : 9 October 2025 (contact officer: Ms. Janet LI, Tel.: 3162 8807) via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	a) Regarding the change in covered area of Public Open Space (POS) of current scheme, the respective change in accountable GFA under the Buildings Ordinance should be incorporated in General Building Plans (GBP) submission for approval by the Building Authority.	Noted. The updated detail layout and respective GFA calculation has been incorporated into the latest GBP Amendment for BD's approval.
	b) Regarding the new balustrade proposed at open lawn area of the banyan garden, our previous comments in memo dated 19 March 2025 are still valid, which is copied at below for easy reference:- "Under section 37(2) of Building (Construction) Regulation, if the difference between 2 adjacent levels (whether or not within a building) exceeds 600 mm, a protective barrier must be provided at the higher level to restrict or control the movement of persons, objects and vehicles. For your information, there is a metal balustrade at 1300mm height above finish floor level at the relevant area in the approved GBP."	Noted. A balustrade will be provided at the relevant area and has been incorporated into the latest GBP Amendment for BD's approval.
5. DRAINAGE SERVICES DEPARTMENT Date : 9 October 2025 (contact officer: Mr. Keith WONG tel: 3101 2376) via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	1. <u>Drainage Impact Assessment</u>	

PLANNING APPLICATION NO. A/H7/188		
	a) Please indicate the proposed terminal stormwater manhole(s) in the layout plan.	The proposed stormwater terminal manholes are indicated on the layout plan in Appendix C.
	b) Please advise the pressure rating for the proposed PE drainage pipes. Please use the actual internal diameter for the proposed DN300 and DN400 PE pipes in the design calculation that presented in Appendix E.	Design calculation in Appendix E has been revised to indicate the PE100-RC, SDR17 and PN10 requirement for the proposed PE drainage connection with estimation based on internal diameter.
	c) The design calculation should also take into consideration of pipe siltation as per DSD's Stormwater Design Manual Section 9.3.	Design calculation in Appendix E has been revised to include the siltation allowance.
	d) Effect of climate change with design allowance in end=21 st Century scenario (i.e. 16.0%+12.1% = 28.1%) should be adopted according to Corrigendum No 1/2022 of Stormwater Drainage Manual.	Design calculation in Appendix E has been revised to include the end 21 st century scenario of 28.1%.
	2. <u>Sewerage Impact Assessment</u> It is noted that the consultant provided a SIA submission via email of 19 September 2025. Comments were provided to the consultant via his letter ref. (01C8CL) in DSD HK 10/11/8945 dated 2 October 2025.	DSD's comment under their letter (01C8CL) in DSD HK 10/11/8945 dated 2 October 2025 is as follows:- "I refer to your e-mail dated 19 September 2025 regarding the captioned subject. Please find our comments below:- 1. As per DSD's Corrigendum No. 1/2024 for Sewerage Manual Part 1, polyethylene (PE) pipes should be used for sewers with diameter not exceeding 375mm. Please review Table B2 and update the design calculation accordingly." [Reply: New sewer will use polyethylene (PE100-RC, SDR17 and PN10) pipes. Table B2 has been revised to update the design calculation accordingly.]
6. FOOD AND ENVIRONMENTAL HYGIENE DEPARTMENT Date : 9 October 2025 (contact officer: Ms. Stella KWOK, tel: 3141 1229) via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	i. If any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained.	Noted.

PLANNING APPLICATION NO. A/H7/188		
	ii. If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained.	Noted.
	iii. No environmental nuisance should be generated to the surroundings. Also, arrangement shall be made to dispose any waste so generated from commercial / trading activities properly at own expenses.	Noted.
	iv. Proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.	Noted.
7. FIRE SERVICES DEPARTMENT Date : 9 October 2025 (contact officer: Mr. QIU Yi, tel: 2733 5845) via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	i. Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority.	Noted.
	ii. The provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.	Noted. Relevant submissions will be provided at detailed development stage for further approval.
8. SOCIAL WELFARE DEPARTMENT Date : 9 October 2025 (contact officer: Ms. Emily TAI, tel: 2116 3582) via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	Please note that the area of Child Care Centre should be approximately 530 m ² instead of 531 m ² as currently indicated. Please review and rectify relevant parts of the Planning Statements, including but not limited to part 3.2.4, 4.3.4 and Table 6.1.	Please note that the NOFA for Child Care Centre as discussed in paras. 3.2.4, 4.3.4 and Table 6.1 of the Planning Statement refers to the requirement under the Explanatory Statement of the OZP, which is about 531m ² .

PLANNING APPLICATION NO. A/H7/188		
9. PLANNING DEPARTMENT - Urban Design Unit, Urban Design & Landscape Section, Planning Department Date : 9 October 2025 <u>Urban Design and Visual Perspectives (contact officer: Miss. Vanessa TSANG, tel. 3565 3942)</u> via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	1.) The current proposal does not exceed the BH restriction of 135mPD stipulated in the "C(2)" zone. The proposed minor relaxation of the GFA restriction of 100,000m ² to 102,000m ² (+2%) (the same total GFA as in the approved s.16A scheme of A/H7/181-2) which is considered relatively minor. As gathered from the submission (Table 4.1 and Section 1.1), there is no change in major development parameters as compared with the approved s.16A scheme (e.g. GFA, plot ratio, site coverage). The submission involves enhancements to the design of the Banyan Garden, revised distribution of areas within the public open space (POS) and soft & hard landscape design of the POS. The proposed development is commensurate with the intended scale and visual character of the area.	Agreed.
	2.) Similar to the approved s.16A scheme, the twin towers (Towers 1 and 2) are located in the northwestern portion, while Tower 3 is at the southeastern portion. Besides, the POS proposed at the eastern portion facing Caroline Hill Road (East) in form of landscaped bridge and at-grade at the northern portion facing Leighton Road is planned to respond to the ES of the OZP for enhancing the visual openness and ensuring easy accessibility by the public.	Agreed.
	3.) As noted from para. 4.4.7 of the Planning Statement and Figures 4.18a to 4.18c, a 'visual corridor' of 6m wide and 3-storey high is proposed on G/F between T1 and T2, allowing visual connections of the two OVTs (one at Leighton Road and another one at the future District Court adjacent to the Site) at street level. The angle of direct sight of the two OVTs appears to be rather narrow, nevertheless, the visual linkage through kinetic viewing points along the corridor would help, in response to the ES of the OZP, enhance the public enjoyment of the built environment and the OVTs. The corridor also serve as part of the POS as well as a more direct pedestrian access to the future District Court.	Agreed.

PLANNING APPLICATION NO. A/H7/188		
	4.) Multi-level pedestrian links are proposed to promote the pedestrian connectivity and walkability, in particular, the landscape bridge connecting the Event Plaza at 2/F of Towers 1 and 2 (at about 18.75mPD), extending from the future footbridge connecting to Lee Garden Six across Leighton Road and the Site to Tower 3. It will provide a weather-proof, barrier-free and grade-separated connection.	Agreed.
	<u>Air Ventilation Perspective</u> 5.) An AVA– Initial Study using computational fluid dynamics has been carried out to compare the pedestrian-level air ventilation performance of the Baseline Scheme (the approved scheme of A/H7/181) and the Proposed Scheme. The Proposed Scheme has incorporated mainly: (1) at-grade elevated design at T1 of 8.5m high and 15m set back from the building edge; (2) minimum 36m tower setback from northeast site boundary above 2/F at T2; (3) elevated design of 13.4m high and average of 18m setback at 2/F of T3 (with a lift lobby of about 5m x 5m x 15m (W X H X L); and other mitigation measures. It is noted that the consultant did not include the lift lobby on the 2/F of T3 in the simulation model. According to the AVA, the potential impact of the lift lobby to the ventilation performance is not significant. According to the simulation results, the performances of the Proposed Scheme on pedestrian wind environment are comparable with the Baseline Scheme under both annual and summer conditions.	Agreed.
	<u>Landscape Planning Perspective (contact officer: Mr. CM NGAI, tel. 3565 3955)</u>	
	<u>General Comments</u>	
	2 It is noted that the major change as compared with the latest approved s. 16A scheme under Application No. A/H7/181-2 ("the Approved s.16A Scheme") is the treatment within the Tree Protection Zone ("TPZ") of the OVT No. LANDSD(LEASED) WCH/1 ("the OVT") in the G/F Banyan Garden. The "Lawn Area" under the OVT as per the Approved s.16A Scheme has reduced by approximately half in area and replaced by soil cells with hard paving finishes, while the remaining planting area under the OVT is proposed to be inaccessible/ enclosed by a balustrade. While LU	Noted. Information related to tree protection measures of the OVT under lease regime and proposed works within the TPZ of the OVT for compliance with BD has been indicated as "for PlanD's reference only".

PLANNING APPLICATION NO. A/H7/188		
	has no adverse comment on the revised layout as the overall landscape quality and function have been maintained, the applicant is advised that all information related to tree protection measures of the OVT under lease regime and proposed works within the 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 applicable to all relevant annexes, paragraphs, tables and drawings related to the OVT under this application (particularly Annex K), which would not be exhaustively listed.	
	<u>Advisory Comments</u>	
	3. 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 the OVT under the lease. Tree preservation and removal applications should be submitted direct to relevant authority(ies) for approval.	Noted.
	4. The applicant is reminded that site coverage of greenery calculations for compliance with BD's PNAP-APP 152 are outside the ambit of PlanD, and all site coverage of greenery calculations should be submitted separately to BD/LandsD for approval.	Noted. Relevant submissions will be made to BD and LandsD for further approval.
10. ANTIQUITIES AND MONUMENTS OFFICE, DEVELOPMENT BUREAU - Executive Secretary (Antiquities & Monuments) Date : 14 October 2025 (contact officer: Ms. Phoebe TANG, tel: 2655 0836) via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	<u>Graded Structure</u> 2 We note from the SPS that the Applicant will preserve in-situ the two sections of the Masonry Wall and Earthenware Pipes at Caroline Hill Road (with Slope Feature Nos. 11SW- B/FR 193 and 11SW-B/FR 32) (collectively referred to as the "Graded Structure"), which is a Grade 3 historic structure in Causeway Bay.	Agreed.

PLANNING APPLICATION NO. A/H7/188		
	<u><i>Annex I – Approved Conservation Management Plan</i></u> 3. In accordance with Special Condition Clause 3(b) of the Conditions of Sale No. 20379 dated 10 June 2021, the Applicant submitted a Conservation Management Plan (CMP) for the conservation of the Graded Structure, which was subsequently accepted by AMO on 18 July 2022. The Applicant is required to implement the CMP in all respects to the satisfaction of AMO under the abovementioned clause. The Applicant is therefore reminded to implement the mitigation measures as set out in the accepted CMP before commencing any works for full compliance.	Noted. The mitigation measures as set out in the accepted CMP will be implemented before commencement of works for full compliance of relevant requirement.
	<u><i>Supporting Planning Statement (August 2025)</i></u> 4. It is mentioned in Footnote 1 on p.20 and Table 6.1 that “Preservation of stone retaining walls along the northern and eastern peripheries of the site (except the portions being effected by the road improvement works)”. Please clarify whether the stone retaining walls refer to the Graded Structure. If the Graded Structure is to be affected, please provide details, such as location and extent of the portions to be affected by the road improvement works, and submit the details to AMO for comments.	The concerned sections in the Supporting Planning Statement are a direct quote from the Explanatory Statement of the Approved Wong Nai Chung OZP No. S/H7/21 and are specifically adopted in relevant sections of the Planning Statement where the OZP requirements are discussed. Please refer to details in the MPC Paper No. 5/19 for Further Consideration of Proposed Amendments to the Approved Wong Nai Chung Outline Zoning Plan No.S/H7/19 for reference (see: https://www.tpb.gov.hk/en/papers/MPC/626-mpc_5-19.pdf). The Applicant will continue to maintain the Grade 3 historic structure, including the existing graded masonry walls and two earthenware pipes in their present configuration in this Project. Therefore, the CMP accepted by AMO on 18 July 2022, which serves as partial compliance with the approval condition (c) under the approved Section 16 application (No. A/H7/181), remains valid.
	<u><i>Annex C – Landscape Master Plan (LMP)(Rev.0)</i></u> 5. It is noted from section 3.4.5 that a total of 7.5m construction setback from the boundary line to the Graded Structure (Slope Feature No. 11SW-B/FR 193) is recommended. However, according to sheet no. HYSAN02-LMP-F2-1 of Appendix F Landscape Sections, the construction setback is 8000mm. The Applicant should clarify the discrepancy and ensure that the Graded Structure will not be adversely affected by the proposed construction works.	The construction setback from the boundary line to the Graded Structure is confirmed to be 7500mm, which is in line with section 3.4.5. Sheet no. HYSAN02-LMP-F2-1 of Appendix F ‘Landscape Sections’ has been amended to tally with the same setback distance of 7500mm. The Graded Structure will not be adversely affected by the proposed construction.

PLANNING APPLICATION NO. A/H7/188		
	6. Referring to the visual coordinator plan between two Old and Valuable Tree (OVT) at sheet no. HYSAN02-LMP-F3-1 of Appendix F Landscape Sections, it is noted that an OVT (Registration No. LANDSD (LEASED) WCH/1) abutting Leighton Road is to be preserved in-situ and integrated into the proposed Banyan Garden. This OVT is partly supported by an existing masonry wall (Slope Feature No. 11SW-B/FR 190), which connects to the Graded Structure. The Applicant should ensure that the proposed works at the Banyan Garden would not adversely affect the Graded Structure.	Noted. The preserved OVT (Registration No. LANDSD (LEASED) WCH/1) abutting Leighton Road and the proposed works would not adversely affect the Graded Structure.
T	7. Referring to sheet no. HYSAN02-LMP-F4-1 of Appendix F Landscape Sections, it is noted that Tower 3 and its associated construction adjoins the Graded Structure (Slope Feature No. 11SW-B/FR 32). The Applicant is advised 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. AMO would provide comments upon receipt of departmental referral on relevant submissions.	Noted. Precautionary protective and mitigation measures would be implemented during all stages of works.
	8. Referring to the Soiling Plan at sheet no. HYSAN02-LMP-APP-I2 of Appendix I2, it is noted that a layer of 1200mm top soil will be planted at both G/F and UG. The Applicant should ensure that the proposed works would not cause disturbance to the Graded Structure.	Noted, the additional soiling has been reviewed and will cause no disturbance to the Graded Structure.
	9. Referring to the Tree Treatment Plan at Annex A, it is noted that several existing trees along the top of the Graded Structure (Slope Feature Nos. 11SW-B/FR 193 and 11SW-B/FR 32) are proposed to be felled. The Applicant is advised to carry out the tree felling and planting works 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. It is also noted from the New Tree Planting Plan, sheet no. HYSAN02-LMP-B-3 of Appendix B that several new trees are proposed to be planted along the top of the Graded Structure (Slope Feature No. 11SW-B/FR 32). The Applicant should ensure that the planting would not cause disturbance to the Graded Structure and	Noted. The proposed tree felling and new tree planting would not cause disturbance to the Graded Structure and the roots of the proposed tree species would be prevented from penetrating into the Graded Structure.

PLANNING APPLICATION NO. A/H7/188		
	the roots of the proposed tree species should avoid penetrating into the Graded Structure. AMO would provide comments upon receipt of departmental referral on relevant submissions.	
	<u>Figures</u> 10. Referring to Figure 4.3 LMP Overall under Current Scheme and Figure 4.9a Provision of POS G/F under Current Scheme, there is a proposed vent shaft near the Banyan Garden. The Applicant should ensure that all works for the vent shaft shall not cause disturbance to the Graded Structure.	Noted. All works for the vent shaft will not cause disturbance to the Graded Structure.
	11. Referring to Figure 4.20a, it indicates that light-weight mass would be filled in-between the proposed basement wall of Tower 3 and the Graded Structure (Slope Feature No. 11SW-B/FR 32). The Applicant should ensure that the structural integrity and historic fabrics of the Graded Structure would not be adversely affected by the proposed works. AMO would provide comments upon receipt of departmental referral on relevant submissions.	Noted. The structural integrity and historic fabrics of the Graded Structure would not be adversely affected by the proposed works.
	<u>General Comments</u> 12. The non-graded masonry wall, i.e. Slope Feature No. 11SW-B/FR 190 is required to be retained under the Special Conditions Clause (3) of the land lease for the subject lot (Inland Lot No. 8945). AMO is not in a position to comment. You may wish to consult LandsD regarding the proposed works from lease control perspective.	Noted. We will further liaise with LandsD on the subject matter at detailed development stage.
	13. As regards other relevant submissions affecting the Graded Structure, such as building plans, survey/ study of the Graded Structure and mitigation measures for the protection of the Graded Structure, AMO will provide comments upon receipt from departmental circulation.	Noted.
11. THE JUDICIARY – Judiciary Administrator Date : 14 October 2025 (contact officer: Mr. Roy NG, tel: 2867 2135) via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		

PLANNING APPLICATION NO. A/H7/188		
Comments		Responses
	2. We understand that the planning application no. A/H7/188 mainly involves-	
	(i) revised preservation measures and layout for the garden surrounding OVT No. LANDSD(LEASED) WCH/1, and amendments to the 2/F landscape design of the Event Plaza as well as for the area within the fully enclosed area of the footbridge, with no change to the level, form, enclosure provision, design intent, etc. of the fully enclosed and covered footbridge connecting to the Tower 3;	Agreed.
	(ii) minor amendment to the location and distribution of Public Open Space on Towers 1 and 2 side (i.e. no change to the Tower 3 open space area), with cancellation of 24-hour pedestrian walkway within the fully enclosed footbridge; and	Agreed.
	(iii) an addition of a new planting area on 3/F of the Tower 3 (c.f. figure 4.3).3.	Agreed.
	Our comments are as follows- (a) while no comment is made to layout and landscape design of Public Open Spaces proposed in this planning application, we note a new planting area close to the perimeter wall of the District Court Building is proposed in the 3/F of Tower 3 with top of soil at +23.25mPD. Since this new planting area will be higher than the perimeter wall of the District Court, it may pose security concern to the District Court Building. Thus, the applicant should confirm that this new planting area is accessible by maintenance, security and horticulture personnel only and not for general public's access. The applicant should also confirm that the accessible level of the new planting area should not exceed +23.25mPD. In this connection, we consider that the original floor level of the roof top of +25.9mPD from the approved General Building Plan provided to the Judiciary in September 2024 (BD ref: BD 2/3014/21) is superseded by this planning application;	The proposed planting area will not be opened for general public access and will be accessible by maintenance, security and horticulture personnel only. A 7.5m setback from District Court Building site boundary will be retained. The topsoil level of the planter at Tower 3 3/F roof top shall be +27.70 mPD instead of +23.25mPD according to the latest GBP submitted separately to BD. The LMP has been revised accordingly in Figure 4.3 of the Planning Statement and Appendix C of Annex C – Landscape Master Plan.
	(b) regarding para. 9 of your memo dated 15 September, the Judiciary has no expertise to comment on the technical assessments such as Air Ventilation Assessment, Drainage Impact Assessment, etc. We defer them to relevant competent agencies to review and comment.	Noted and thank you.
	4. We would like to re-iterate our requirements that the covered footbridge design shall be fully enclosed and would not pose any security risks to all court users of the District Court, and that Judiciary	Noted.

PLANNING APPLICATION NO. A/H7/188		
	and the project team of the District Court site of ArchSD should be consulted for the final form and details of the footbridge (including technical specifications thereof) during the detail design development stage. Judiciary expects that the materials of the footbridge cover shall be sturdy and resistant to physical attack.	
	5. On a separate note, our previous comment on the landscaping for the Pink Hatched Blue Area dated 24 March 2025 vide an email to HKDPO of PlanD is still valid.	The detailed design of the landscape for the Pink Hatched Blue Area, will be further coordinated with your office and relevant departments separately.
12. TRANSPORT DEPARTMENT Date : 15 October 2025 (contact officer: Ms. Priscilla SUM, tel: 2829 5408) via email from Mr. Harvey Ting Hin LAW, TP/HK10 Tel.: 2231 4929		
Comments		Responses
	Major comments on the application	
	1. The pedestrian walkway adjoining the disable access and lift lobby at 2/F (refer to Layout Plan at Annex B of the submission), differ from the approved scheme in BCIII meeting on 15 May 2025. Please advise the latest arrangement of the pedestrian walkway and waiting space for pedestrians at the lift lobby.	Please be informed that the concerned pedestrian walkway design remains the same in principle with minor adjustment. The latest GBP with the detailed layout was submitted to BD for approval and circulation to relevant departments for comment. Please refer to the enclosed updated Layout Plan (MLP-008) to tally with the pedestrian walkway delineation for your information.
	2. Please advise the general width of the pedestrian link, including those passing through public open space at 2/F, to ensure that adequate space will be allowed for pedestrian passage.	The pedestrian link pass through the public open space at 2/F will have minimum width of 2m. Please refer to the enclosed updated Layout Plan (MLP-008) for your information.
	3. Refer to Table 4.3 of the Planning Statement, the descriptions of Main use of B3/F to B5/F under Tower 3 (Edged Red Site) are not aligned with the Layout Plan at Annex B of the submission.	Please note that certain portions of the proposed private vehicle parks fall within the Edged Red Site at B3/F to B5/F. Therefore, the description in Table 4.3 tallies with that shown in the Layout Plan.
	4. We note from the Layout Plan, Drawing No. MLP-001. MLP-008, MLP-012 that the "FUTURE FOOTBRIDGE (TO BE CONSTRUCTED BY OTHERS AND SUBJECT TO DETAIL DESIGN)". Please advise the completion programme of the concerned footbridge since it is essential to provide grade separated pedestrian linkage across Leighton Road.	The concerned footbridge is anticipated to be completed by the 2 nd quarter of 2026 subject to the site progress.

PLANNING APPLICATION NO. A/H7/188		
13. PLANNING DEPARTMENT Date : 16 October 2025 (contact officer: Mr. Harvey LAW, tel: 2231 4929)		
Comments		Responses
	We have the following comments/observation from district planning perspective:	
	It is noted that the current scheme proposed installation of perimeter balustrades to limit public access, as a measure to contain the spread of Brown Root Rot Disease. In comparison, both the 2022 and 2025 approved schemes proposed an open lawn within the Bayan Garden for multi-purpose use. The applicant should provide justifications demonstrating how the current scheme constitutes a significant enhancement over the approved schemes, in particular in terms of quality of the open space and public enjoyment.	The Banyan Garden was proposed as an open lawn area under the Approved Schemes. However, during the detailed design stage, it became evident that the design of these approved schemes would require physical barriers, including perimeter balustrades, to fully restrict public access to the Banyan Garden's lawn area, in order to prevent potential spread of BRRD. This would significantly limit public access and enjoyment of the POS. In comparison, the Current Scheme proposes a protection-cum-rehabilitation approach, which introduces a suspended pavement that prevents the potential spread of BRRD. It allows public access and encourages closer interaction with the tree, fostering a deeper connection between the community and nature. The suspended pavement also enables the creation of a flat, open plaza surface suitable for hosting a wide range of cultural, artistic, and community events in safe conditions. An integrated seat wall balustrade will be introduced between <i>Zone 2 (New tree strip)</i> and <i>Zone 3 (New soil crescent)</i>, serving as a physical safety barrier to address the level difference between the proposed Banyan Garden and Leighton Road as stipulated in Building (Planning) Regulations (Cap. 123F). The balustrade will also restrict public access to Zones 1 (Existing tree strip) and 2 (New tree strip) to prevent the potential spread of the BRRD. Please refer to new elaborations in paras. 4.2.13 – 4.2.15 of the Planning Statement.
	We also note that there is an update on the sharing arrangement of the lay-by and loading/unloading bay with the GIC facilities at B2/F. Please ensure that this revised arrangement is clearly specified and elaborated in the planning statement.	Relevant elaborations have been supplemented in para. 4.2.27 of the Planning Statement.
	<u>Specific comments</u>	

PLANNING APPLICATION NO. A/H7/188		
	Figure 4.3: Please revise Figure 4.3 to reflect that area "G" is designated as a hard paved surface rather than a lawn.	Figures 4.3, 4.24a and Annex C Landscape Master Plan have been rectified.
	Figures 4.5 & 4.6: Please confirm whether the proposed layout of the Bayan garden under the current scheme is consistent with the proposed plan. The areas of zones and zone 2 seems disproportionate. Please update the figures and provide more photomontage for better illustration.	Figure 4.5 has been reviewed and no change is required. The artist's impression of the Banyan Garden has been updated in Figure 4.6a whilst a new artist's impression of the Banyan Garden has been supplemented as Figure 4.6b. Kindly note that illustrations shown in Figures 4.5, 4.6a and 4.6b are for reference only, and subject to detail design.
	Annex K (the Tree Protection Proposal for Old and Valuable Tree (OVT): Please provide information on the estimated age of the OVT for information.	The OVT is of more than 60-70 years old. This has been supplemented in para. 4.2.1 of the Planning Statement.