

Proposed SCAA Sports Link (“Place of Recreation, Sports or Culture”)
at South China Athletic Association
88 Caroline Hill Road in Wong Nai Chung
S16 Planning Application

(Planning Application No: A/H7/189)

Appendix II

Replacement Pages of the Supporting Planning Statement

Table 4.2 Proposed Usage

Floor	Usage
G/F	Car Park / E&M
1/F	Multi-Function Rooms / Ancillary Office / Ancillary Uses (e.g. WC & Changing Rooms) / Ball Courts (Tennis) / Landscape Area
2/F	Ball Courts (5-a-side Soccer) / Ancillary Uses (e.g. WC & Changing Rooms) / Plant Room
3/F	Ball Courts (Tennis) / Ancillary Uses (e.g. WC & Changing Rooms) / Plant Room
Roof	Open-air area for enjoyment by the members

4.1.4. The Proposed Development will be opened from Monday to Sunday including Public Holidays, from 7:00am to 10:00pm. The number of visitors will be controlled as advance booking will be required.

4.2. Major Design Elements

4.2.1. In developing the Proposed Development Scheme for the Proposed Development, the schematic design has considered site constraints and characteristics of the surrounding environment. The key design elements that have been incorporated into the Proposed Development Scheme are as follows:

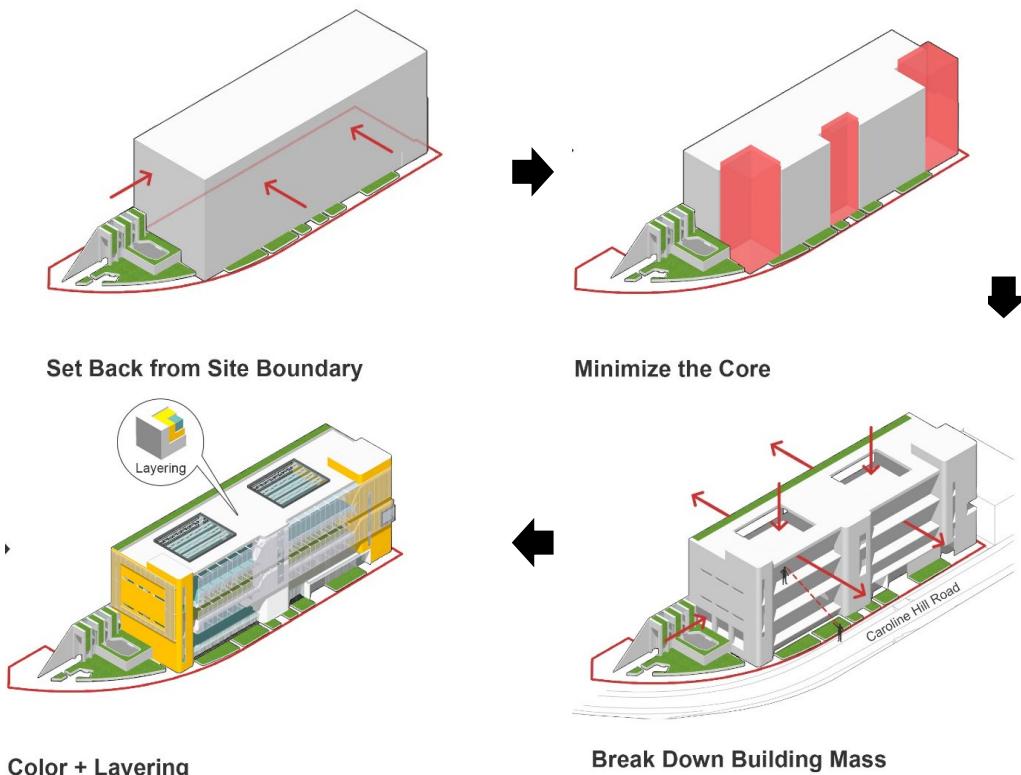


Figure 4.1 Design Process

and/or conventional planting is not technically feasible, e.g. green wall and climbing plants will be applied on retaining structures. Green roofs will be incorporated on top of building, and

- Through selection of suitable plants in suitable place and use of combination of localized/native and ornamental plants to enrich the diversity of species combination in the context. Utilise a combination of evergreen and/or ornamental and/or flowering tree and shrub species with an interesting form, colour and foliage texture to enrich the landscape experiences and provide architectural highlights.

4.4.3. The proposed SCAA Sports Link will include an about 3m setback along Caroline Hill Road to incorporate street plantings, enhancing the streetscape with trees and shrubs that provide shade for pedestrians and visitors to the SCAA. The southernmost part of the Site will feature a sitting-out garden, while the sloping area at the interface to the existing south will be reformed following the sloping topography; the engineered appearance of the new retaining structure to the sloping area will be disguised with green roofs and green walls. Besides, green roof will be added on the maintenance roof to enhance visual amenity looking from the elevated neighbourhoods.

4.4.4. The proposed design emphasises greenery coverage with an area targeting 20% of the Site (i.e. a minimum of 1,226.4m² of greenery), where over 50% out of the 20% greenery areas is allocated at primary zone and will be accessible by future users and pedestrians.

4.5. Air Ventilation Consideration (Appendix VI refers)

4.5.1. According to RAMS wind data, annual prevailing winds are the incoming winds flowing from the northeast quadrant (i.e. NE, ENE, E) while summer prevailing winds are flowing from southwest quadrant (i.e S, SSW, SW) and from E directions.

4.5.2. The Proposed Development Scheme has incorporated good design features, such as provision of building setback and increased building permeability. Building setback could reduce blockage in particular the perimeter of a development. The landscape garden at the southeastern portion on G/F sets back the building façade from the site boundary for over 20m (**Figure 4.3** refers). The building setback allows more wind penetration at pedestrian level to flow across the site along Caroline Hill Road, thus improving wind environment along the road and local areas to the south of the Site.