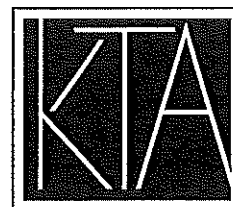


By Email and Hand

Our Ref: S3116/SCAA/23/004Lg

7 January 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**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 Submission -
TPB Ref.: A/H7/189
Further Information No. 2**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 17 October 2025 and departmental comments received on 15 December 2025.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table

Figures T1 – T5

Appendix I Updated Car Park Layout Plan

Appendix II Revised Traffic Impact Assessment

Appendix III Revised Pages of the GPRR

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact



Thank you for your kind attention.

Yours faithfully

For and on behalf of

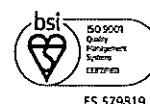
KTA PLANNING LIMITED

Gladys Ng

Encl. (4 copies)

cc. the Applicant & Team

PL/GN/vy



FS 579819



**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)**

RESPONSE-TO-COMMENT TABLE

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)

Comments	Response
<p><u>Comments from Transport Department:</u> (Contact Person: Mr Sammy WONG; Tel: 2829 5262)</p> <p>TD’s Comments on the Traffic Impact Assessment (TIA) at Appendix III of the Planning Statement</p> <p>1) Section 2.4 refers - It is noted that the proposal includes 63 private car parking spaces (including 2 spaces for persons with disabilities), 9 motorcycle parking spaces, 1 pick-up/drop-off layby, and 1 goods vehicle loading/unloading bay. The Applicant is advised to make reference to the developments of similar nature to justify the adequacy of provisions of internal transport facilities for meeting the operational demand of the development.</p> <p>2) Section 2.3 refers – It is noted that there is a proposed vehicular access along the Caroline Hill Road. Please ensure that this access is located within the XYZ lease boundary as per the lease plan. Additionally, please provide swept path analysis showing vehicles entering and leaving the site using the proposed vehicular access.</p> <p>3) The proposed car parking layout under Appendix A of the TIA refers.</p> <p>(i) Please indicate the dimensions of the parking spaces and width of the internal road at the proposed carpark layout</p>	<p>Reference was also made to the parking provision of the existing SCAA Complex adjoining the Application Site. The parking ratio of the existing SCAA Complex is 1 space per 340 m² GFA (191 spaces for 64,728.113m² GFA). According to the Applicant, the average carpark occupancy during the operation period is 65%, i.e. 124 occupied spaces, equivalent to a parking ratio of 1 space per 522 m² GFA.</p> <p>The parking ratio of the proposed SCAA Sports Link is 1 space per 497 m² GFA (63 spaces for 31,327.12m² GFA), therefore is considered appropriate and sufficient to meet the parking demand as compared to existing situation at the SCAA Complex.</p> <p>Proposed vehicular access along Caroline Hill Road is located within the ingress/egress points as stated on the lease plan and condition.</p> <p>Please refer to the attached swept path analysis Figures T1 and T2, for HGV and private cars respectively, to enter and leave the site.</p> <p>Please refer to the attached layout in <i>Appendix I</i> and the swept paths of the concerned spaces area shown in Figures T4 and T5 for detail.</p>

Proposed SCAA Sports Link (“Place of Recreation, Sports or Culture”)
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Comments	Response
<p>plan. Please also refer to the marked-up comments on the drawing in the Annex A attached.</p> <p>(ii) The Applicant should advise whether there is any vehicular access gate for the carpark to be provided within the development. The Applicant are reminded to provide sufficient queuing space between the vehicular access gate (if any) for the carpark and the proposed run-in to avoid tail-back of any queuing traffic onto Caroline Hill Road.</p> <p>4) Section 3.3 refers - Please include the capacity performance assessments of the key junctions, i.e., “Leighton Road / Wong Nai Chung Road”, “Broadwood Road / Link Road”, “Pennington Street / Irving Street / Jardine's Bazaar”, and “Hysan Avenue / Hoi Ping Road in the report.</p> <p>5) Sections 4.2.6 to 4.2.10 refer - The Applicant assumed that most visitors to the proposed development will travel by PT and that the percentage of visitors using taxis would follow the average PT modal split of the territory (i.e. 5.8%), notwithstanding that the proposed development is about <u>650 m</u> from Causeway Bay MTR station as mentioned in Section 3.5.1. It is also noted that the Applicant assumes taxi trip is the sole vehicular traffic generation to the site. The above assumptions may underestimate the trip generation of the proposed development and the Applicant should critically review and re-assess the trip generation of the proposed development and provide justifications to the proposed trip generation and attraction.</p>	<p>Noted. Please note that a drop bar will be provided to control cars enter the paid car parking area. The drop bar would be about 32 m away from Caroline Hill Road and a minimum of 15m queuing space would be provided to avoid blockage to the pick-up/drop-off layby. Please refer to Figure T3 for detail.</p> <p>Noted. The concerned junctions have been included in the report accordingly. Please refer to Chapter 3 and Chapter 4 of the updated TIA report in <i>Appendix II</i> for detail.</p> <p>The trip generation of the proposed SCAA Sports Link has been reviewed and updated accordingly. Please refer to Section 4.2 of the updated TIA report in <i>Appendix II</i> for detail.</p>

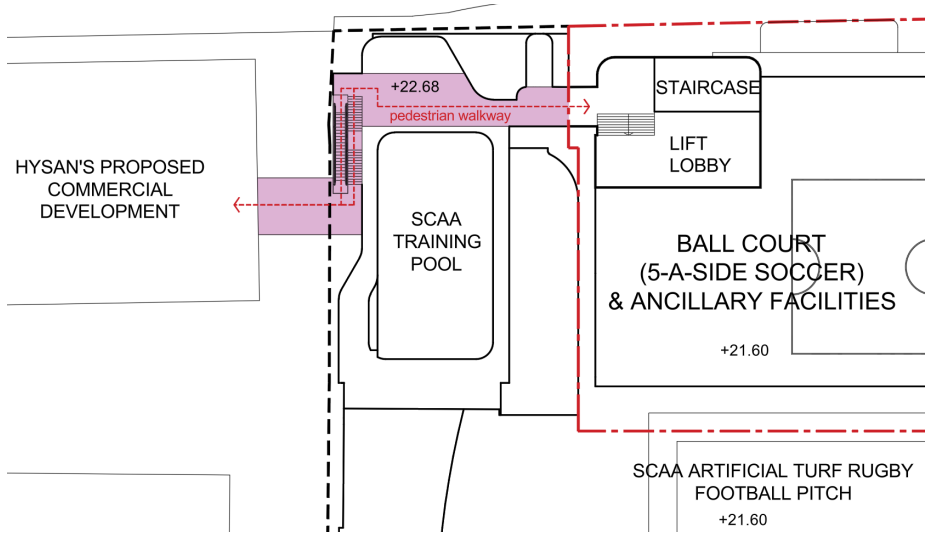
**Proposed SCAA Sports Link (“Place of Recreation, Sports or Culture”)
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88 Caroline Hill Road in Wong Nai Chung
S16 Planning Application**

(Planning Application No: A/H7/189)

Comments	Response
<p>6) Section 4.3, Table 4.5 of “Traffic Generation by Planned Developments in the Vicinity” refers-</p> <p>(i) Please clarify whether both weekend and weekdays peak hour have been considered.</p> <p>(ii) Regarding the column of “unit / content” for Office, please clarify whether the unit shall be pcu/hr/100m².</p> <p>(iii) Please also note that Note 3 appears to be missing from the table.</p> <p>(iv) The title “Event Start” & “Event end” are not applicable for this development.</p>	<p>Please be clarified that both weekday and weekend peak hours have been considered. Please refer to updated Table 4.5 for details.</p> <p>Please be clarified that the unit should be pcu/hr/100m². Table 4.5 has been updated accordingly (<i>Appendix II</i> refers).</p> <p>Table 4.5 has been reviewed and updated accordingly (<i>Appendix II</i> refers).</p> <p>Table 4.5 has been reviewed and updated accordingly (<i>Appendix II</i> refers).</p>
<p>7) Section 4.7 refers - The assessment for the design year 2033 does not incorporate the assessment of the performance of junctions at the new access road formed under the Caroline Hill Road commercial development. Please review and revise the assessment accordingly, ensuring that the latest road improvement scheme and the projected traffic generation from all planned developments in the vicinity of the proposed sports and recreation centre are fully taken into account.</p>	<p>Please be clarified that the new access road formed under Caroline Hill Road commercial development has been assessed under Junction 1. Please refer to Appendix C and Appendix D of the revised TIA report (<i>Appendix II</i> refers).</p>
<p>8) Section 4.8, Table 4.9 of “Estimated Pedestrian Generation/Attraction of Planned Developments” refers - Please incorporate weekend peak hours into your assessment. Regarding Note (1), please clarify the source of reference for the "in-house trip rates" adopted.</p>	<p>Table 4.9 has been reviewed and updated accordingly. Please note that the pedestrian rates from the approved TIA report of Planning Application A/H7/181 have been adopted.</p>

**Proposed SCAA Sports Link (“Place of Recreation, Sports or Culture”)
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S16 Planning Application**

(Planning Application No: A/H7/189)

Comments	Response
<p>9) Section 4.9, Table 4.10 refers - Please provide details and diagram showing how the pedestrian flow accessing from / to the proposed development are distributed.</p> <p>10) Section 4.9.5 refers - It is noted that the Applicant has liaised with the adjacent commercial development for the feasibility of establishing a footbridge between the proposed development and the adjacent commercial development. The Applicant should provide an indicative alignment of the proposed pedestrian linkage and clarify its future management and maintenance responsibility.</p>	<p>The anticipated pedestrian routings have been shown in Figure 3.3 of the updated TIA report (<i>Appendix II</i> refers).</p> <p>The initial discussion regarding the footbridge design with Hysan Development Co. Ltd (Hysan) was held on 4 November 2024. The indicative pedestrian linkage design is shown below:</p>  <p>Management and maintenance responsibility to be further discussed with Hysan in detail design stage.</p>

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88 Caroline Hill Road in Wong Nai Chung
S16 Planning Application**

(Planning Application No: A/H7/189)

Comments	Response
11) Figure 3.3 refers - Please include the pedestrian assessment of the crossing at junction of Cotton Path/Caroline Hill Road.	Pedestrian assessment of the concerned crossing has been included accordingly. Please refer to Section 3.4 of the updated TIA report for details.
12) Carpark Layout Plan refers – The barrier-free access route for disabled people should be indicated. The application is reminded that the location of the disabled parking should be close to the accessible facilities (i.e. lifts, ramps, etc).	A ramp will be provided to connect G/F lift lobby and disabled parking spaces. The proposed location is the closest possible to the lift lobby, while avoiding the need to cross or bypass internal vehicular traffic. Please refer to the attached layout in <i>Appendix II</i> .

Consolidated by: **KTA Planning Limited**

Date: **7 January 2026**

Figures T1 – T5

Appendix I Updated Car Park Layout Plan

Appendix II Revised Traffic Impact Assessment

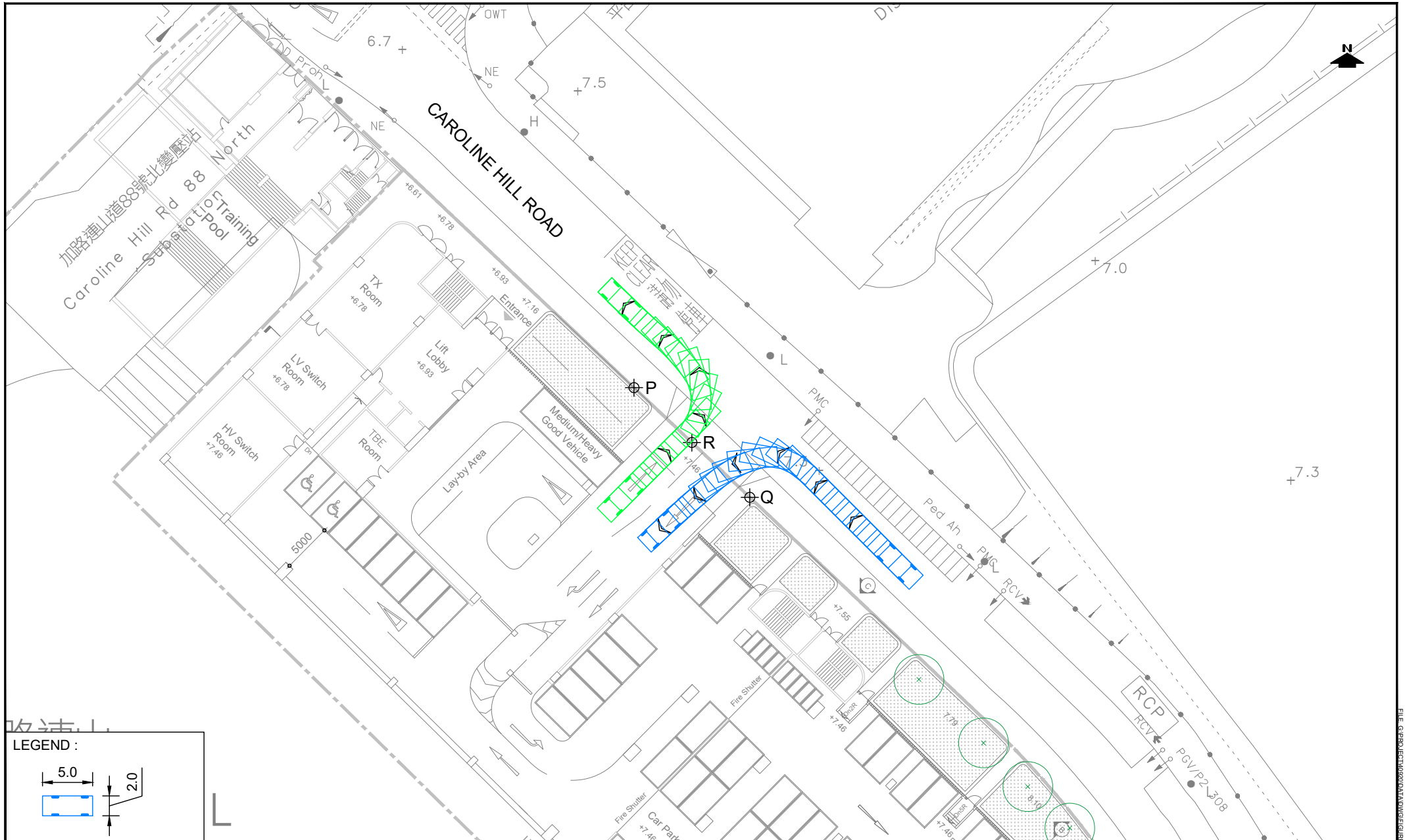
Appendix III Revised Pages of the GPRR

**Proposed SCAA Sports Link (“Place of Recreation, Sports or Culture”)
at South China Athletic Association
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S16 Planning Application
(Planning Application No: A/H7/189)**

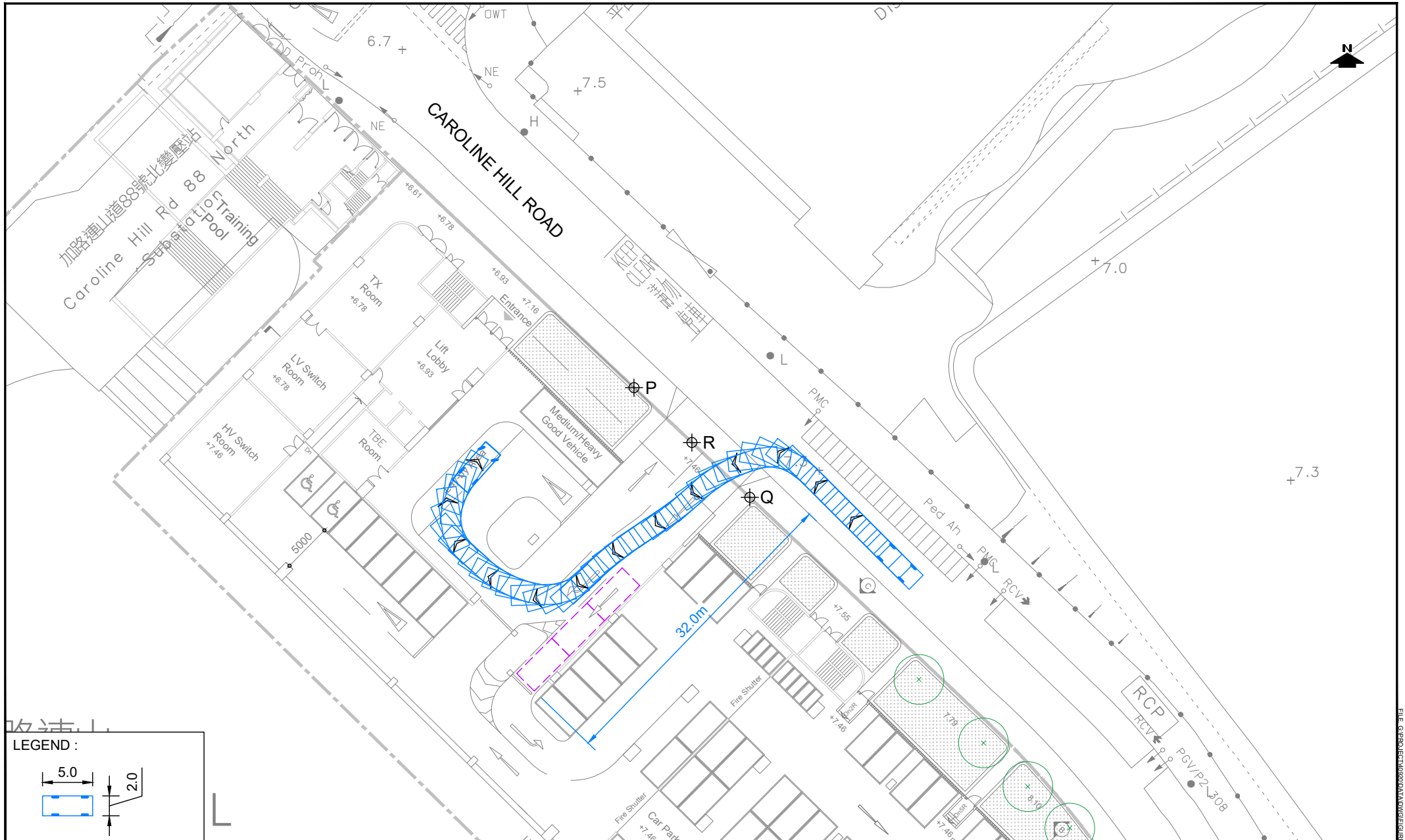
FIGURES



PROJECT NO. 40920		PROJECT TITLE PROPOSED SCAA SPORTS LINK AT SOUTH CHINA ATHLETIC ASSOCIATION 88 CAROLINE HILL ROAD IN WONG NAI CHUNG		DRAWING NO. FIGURE T1	REV. .
DESIGNED SLN	DATE DEC 2025	DRAWING TITLE SWEPT PATH ANALYSIS - 11m HGV AT RUN - IN / OUT		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500 @ A4				
CHECKED SLN					



PROJECT NO. 40920		PROJECT TITLE PROPOSED SCAA SPORTS LINK AT SOUTH CHINA ATHLETIC ASSOCIATION 88 CAROLINE HILL ROAD IN WONG NAI CHUNG		DRAWING NO. FIGURE T2	REV. .
DESIGNED SLN	DATE DEC 2025	DRAWING TITLE SWEPT PATH ANALYSIS - PRIVATE CARS AT RUN - IN / OUT		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500 @ A4				
CHECKED SLN					

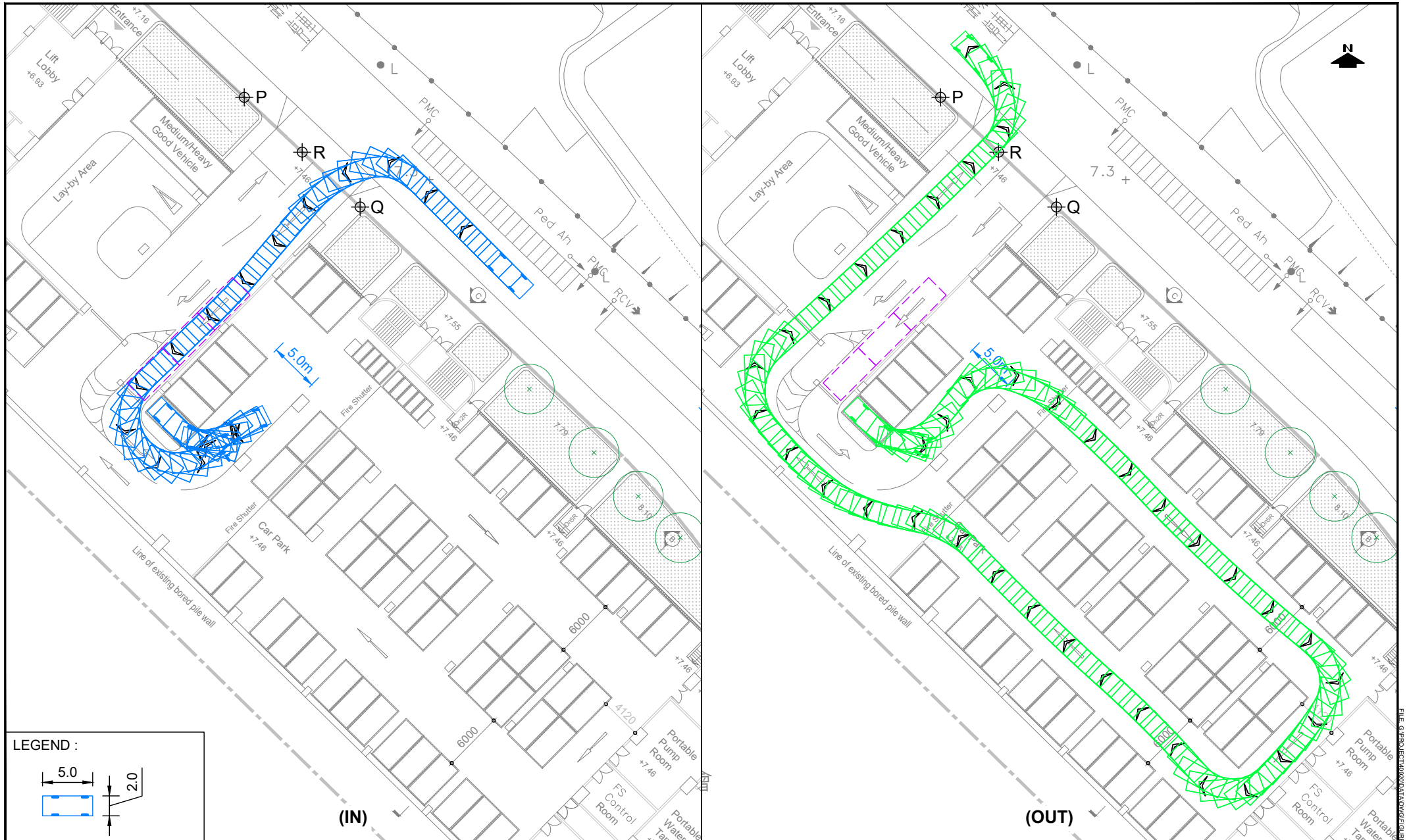


LEGEND :

5.0

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PROJECT NO. 40920		PROJECT TITLE PROPOSED SCAA SPORTS LINK AT SOUTH CHINA ATHLETIC ASSOCIATION 88 CAROLINE HILL ROAD IN WONG NAI CHUNG		DRAWING NO. FIGURE T3	REV. .
DESIGNED SLN	DATE DEC 2025	DRAWING TITLE QUEUING SPACES TO CAR PARK		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500 @ A4				
CHECKED SLN					



PROJECT NO. 40920		PROJECT TITLE PROPOSED SCAA SPORTS LINK AT SOUTH CHINA ATHLETIC ASSOCIATION 88 CAROLINE HILL ROAD IN WONG NAI CHUNG		DRAWING NO. FIGURE T4		REV. .
DESIGNED SLN	DATE JAN 2026	DRAWING TITLE SWEPT PATH ANALYSIS - PRIVATE CARS		LLA 顧問有限公司 Consultancy Limited		
DRAWN CLL	SCALE 1:500 @ A4					
CHECKED SLN						



PROJECT NO. 40920		PROJECT TITLE PROPOSED SCAA SPORTS LINK AT SOUTH CHINA ATHLETIC ASSOCIATION 88 CAROLINE HILL ROAD IN WONG NAI CHUNG		DRAWING NO. FIGURE T5	REV. .
DESIGNED SLN	DATE JAN 2026	DRAWING TITLE SWEPT PATH ANALYSIS - PRIVATE CARS		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500 @ A4				
CHECKED SLN					