

By Email and Hand

Our Ref: S3116/SCAA/23/005Lg

9 January 2026

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

PLANNING LIMITED
規 劇 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. 3**

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 8 January 2026.

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

Appendix I Updated Architectural Drawings

Appendix II Replacement Pages of the Supporting Planning Statement

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

Thank you for your kind attention.

Yours faithfully

For and on behalf of

KTA PLANNING LIMITED

Gladys Ng

Encl. (4 copies)

cc. DPO/HK – Mr Harvey Law (By Email)
the Applicant & Team

PL/GN/vy



FS 579819

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)

RESPONSE-TO-COMMENT TABLE

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>Comments from District Land Officer/Hong Kong East: (Contact Person: Ms Phoebe TAI; Tel: 2835 1635)</p> <p>Her inputs and comments are provided below.</p> <p><u>Lease Term of the Conditions</u></p> <p>3. It is noted from para 4.1.3 of the PS that the proposed development is anticipated to be completed in 2030. As mentioned in para. 2 above, the lease term of the Lot will be expired on 25.12.2026. In this respect, she would like to emphasize that the approval of the Application from TPB would not give rise to the renewal of the lease term of the Lot. Such renewal will be processed and considered separately by LandsD in the capacity of a landlord provided that policy support is given from CSTB. Besides, the Grantee shall not be entitled to any compensation on the expiration or sooner determination of the lease term in respect of the Lot or any building or structure erected thereon pursuant to Special Conditions (“SC”) No. (21) of the Conditions.</p>	Noted.
<p><u>Proposed Uses and Building</u></p> <p>4. SC No. (5) of the Conditions restricts that the Lot shall not be used for any purposes other than for sporting and recreational purposes and in accordance with the Memorandum and Articles of Association of the Grantee including such reasonable social functions and other ancillary/associated recreational activities and in particular the Grantee should not use or permit the use of the Lot or any part thereof or any building or part of any building thereon: (a) by any persons other than members of the Grantee or their guests, guests of the Grantee, and members of sports</p>	Noted.

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<p>teams competing with the Grantee; or (b) for any meetings, rallies or assemblies whatsoever of a political nature; or (c) for commercial purposes; or (d) for commercial advertising; or (e) for residential purposes other than for persons employed on the Lot by the Grantee, subject to those uses as may be permitted with the prior written consent of the Director of Lands (“the Director”) under SC No. (6) of the Conditions.</p> <p>5. According to para. 4.1, Table 4.2 and Appendix I of the PS, the proposed uses mainly consist of multi-function rooms, ball courts (tennis or 5-aside soccer courts), carparks and other ancillary facilities. The Applicant is advised to seek comments from CSTB as to whether the use and operation of the Proposed Development would contravene the user restriction under the Conditions. Besides, the Applicant should also observe SC Nos. (16) and (17) of the Conditions which provide, amongst others, the use of the Lot by outside bodies and national sports association, etc.</p>	Noted.
6. The proposed development parameters are set out in Table 4.1 of the PS and the clarification letter dated 28 October 2025 from the Applicant’s agent (KTA Planning Limited). If the application is approved by the TPB and to proceed with the Proposed Development, the Applicant is required to obtain the prior written approval of the Director in accordance with SC No. (12) of the Conditions under which the Grantee shall not erect any building or structure other than the Existing Structures and the Projections (as referred to in the Conditions) or to make any extension or alteration to the Existing Structures and the Projections, except with the prior written approval of the Director.	Noted.

Landscaping Proposal

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<p>7. The Applicant is reminded to observe SC No. (8) of the Conditions concerning preservation of trees. The Landscape Proposal and Tree Survey Report at Appendix II of the PS would be subject to the comments from PlanD. According to para. 4.4 of the PS, the Applicant proposed to remove and replant 11 nos. of trees. In this regard, Tree Preservation and Removal Proposal should be included for consideration or comments by PlanD / TPB.</p> <p><u>Parking spaces</u></p> <p>8. According to para. 4.3 and the Traffic Impact Assessment at Appendix III of the PS, 63 car parking spaces (including disabled car parking spaces), 9 motor cycle parking spaces, 1 pick-up / drop-off layby and 1 goods vehicle loading / unloading bay are provided. In accordance with SC No. (23) of the Conditions, the proposed number and type of parking spaces shall be provided to the satisfaction of the Director. TD should be consulted in the regard.</p> <p><u>Vehicular access</u></p> <p>9. The Applicant is required to clearly indicate and ensure the proposed vehicular access falls within the vehicular access points as permitted under SC No. (24) of the Conditions on the Architectural Drawings at Appendix I of the PS.</p> <p><u>Proposed Footbridge Connection to the adjoining Commercial Development (i.e. IL 8945)</u></p> <p>10. According to para 4.2.6 and Figure 4.2 of the PS, there would be a potential pedestrian connection on 2/F of the Proposed Development connecting to the adjoining commercial development erected on IL 8945</p>	<p>Please refer to Appendix II of the Supporting Planning Statement for the Landscape Proposal and Tree Preservation and Removal Proposal (“TPRP”; in Annex A). No comment has been received from PlanD at this stage. A separate TPRP will be submitted to Lands Department for approval after the approval of current s16 Planning Application.</p> <p>Noted.</p> <p>The proposed vehicular access falls within Point P and Q through R as per the lease plan dated 24 September 2013. The proposed access is permitted under SC No. (24).</p> <p>Noted.</p>

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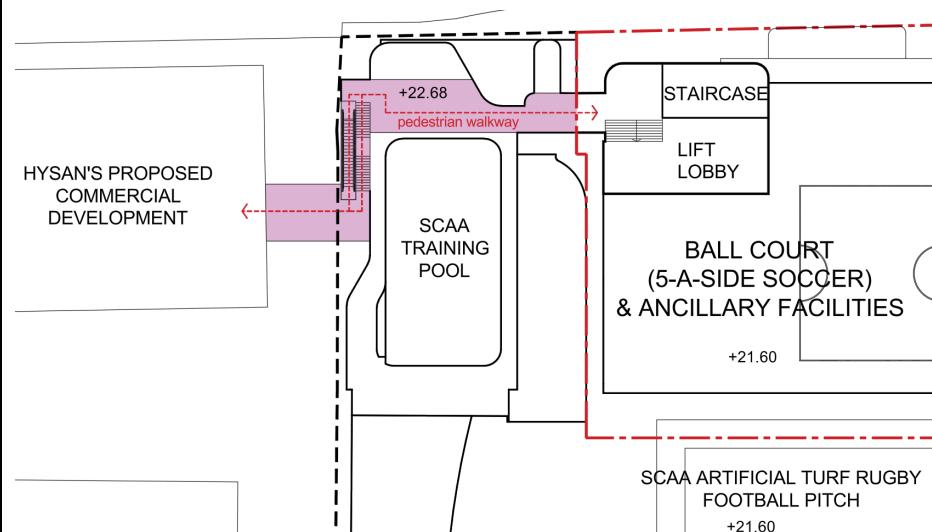
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<p>through the existing SCAA’s swimming pool to facilitate visitors travelling between the Proposed Development and the Causeway Bay MTR Station. There is no requirement under the Conditions and Conditions of Sale governing IL 8945 to provide any links between the Lot and IL 8945.</p> <p>11. As shown on the “Section A-A” plan at Appendix I of the PS, the proposed pedestrian linkage at the existing SCAA’s swimming pool might involve erection of new structures and alteration and addition works to the Existing Structures. Therefore, the Applicant is reminded to observe SC No. (12) of the Conditions under which prior written approval from the Director should be obtained.</p>	Noted.
<p><u>Other Comments</u></p> <p>12. It is noted that the Applicant has submitted schematic layout plans, floor plans and section drawings of the proposed development. This office reserves our comment on the said plans and drawings upon compliance checking under the Conditions at the general building plan submission stage.</p>	Noted.
<p><u>Comments from District Planning Officer/Hong Kong:</u> (Contact Person: Mr Harvey LAW; Tel: 2231 4929)</p> <p>We have the following observation from district planning perspective:</p> <p><u>Clarification on ancillary uses</u></p> <p>(a) Please clarify whether shop and services or eating places uses, are included in the current submission.</p>	There is no shop nor eating place in the proposed development scheme.

Comments	Response
(b) Please also supplement the submission with details of those ancillary uses proposed within the development.	Ancillary uses include toilets, changing rooms, vending machines, and E/M services ducts and plantrooms.
<i>Table 4.2</i>	
(c) It is noted from the architectural drawings at Appendix I that a landscape area is located at 2/F. Please specify the main use of 4/F in Table 4.2.	Please kindly note that the landscape area is located on 1/F and R/F is an open-air space for enjoyment by the members. Table 4.2 of the Supporting Planning Statement has been updated accordingly (<i>Appendix II</i> refers).
(d) Please provide further details regarding the ball courts in Table 4.2.	Table 4.2 of the Supporting Planning Statement has been updated accordingly (<i>Appendix II</i> refers).
(e) Kindly include the main use of UR/F in Table 4.2.	'UR/F Plan' should be read 'R/F Plan'. The main use of R/F has been incorporated into Table 4.2 accordingly (<i>Appendix II</i> refers).
<i>Architectural Drawings at Appendix I</i>	
(f) To ensure consistency with Table 4.2, please specify the ancillary office and other ancillary uses in the drawings.	The schematic drawings have been updated accordingly (<i>Appendix I</i> refers).
(g) Drawing of 1/F: Minor typo is spotted. It should be read as 'Multi-function rooms & ancillary facilities'.	The schematic drawings have been updated accordingly (<i>Appendix I</i> refers).
(h) Drawing of UR/F: Please clarify whether the "Lift Lobby" at UR/F refers to "Lift Landing." If so, kindly update the drawings accordingly. Please advise whether the maintenance roof and green roof are intended to be accessible to staff only, members or the public.	Please be clarified that the lift last landing floor is R/F at +45.40mPD. R/F would be an open-air area for enjoyment by the members.

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<p><u>Gross Floor Area (GFA)</u></p> <p>(i) For the GFA of approximately 31,327.12 sqm as stated in Table 4.1, please clarify whether plant rooms, lift shafts, car parks, loading areas, and large void spaces for special functions of sports halls, etc., have been assumed to be exempted from the GFA calculation.</p> <p>(j) Kindly provide details of the GFA concessions under the current submission.</p>	<p>The proposed GFA includes plant rooms, lift shafts, car parks, loading areas, and large void spaces for special functions (such as sports halls and etc.).</p> <p>Ditto.</p>
<p><u>Proposed Footbridge connection to the adjoining commercial development</u></p> <p>(k) Please provide sectional drawings or other relevant plans indicating the proposed footbridge connection to the adjoining lot.</p>	<p>The indicative pedestrian linkage design is shown below:</p> 

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	<p>Please kindly note that the above is indicative only and is subject to further design and liaison with different parties.</p>
<p>(l) Kindly clarify whether the applicant has initiated discussions or reached a mutual understanding with the developer of the adjoining lot regarding the pedestrian linkage.</p> <p>(m) Please also specify how the pedestrian linkage will be implemented, maintained, monitored, and managed for public use.</p>	<p>The initial discussion regarding the footbridge design with Hysan Development Co. Ltd (Hysan) was held on 4 November 2024.</p> <p>Management and maintenance responsibility to be further discussed with Hysan in detail design stage.</p>
<p><i>Setback</i></p> <p>(n) For paragraph 4.4.3, please supplement the submission with the dimensions and intended purpose of the setback along Caroline Hill Road.</p>	<p>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.</p> <p>Para. 4.4.3 has been updated accordingly.</p>
<p><i>Existing Fence at SCAA Site</i></p> <p>(o) It is noted that an existing fence has been erected around the football field at the SCAA site. Please clarify whether this fence will be removed and whether a new gold fence will be erected at the R/F of the proposed SCAA Sport Link.</p>	<p>The new golf fence is proposed to set on the Roof of Sports Link to replace the existing golf fence. The existing golf fence will be removed after the completion of new fence.</p>

Consolidated by: **KTA Planning Limited**
Date: **9 January 2026**

Appendix I Updated Architectural Drawings

Appendix II Replacement Pages of the Supporting Planning Statement