

**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

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 **at least** 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.

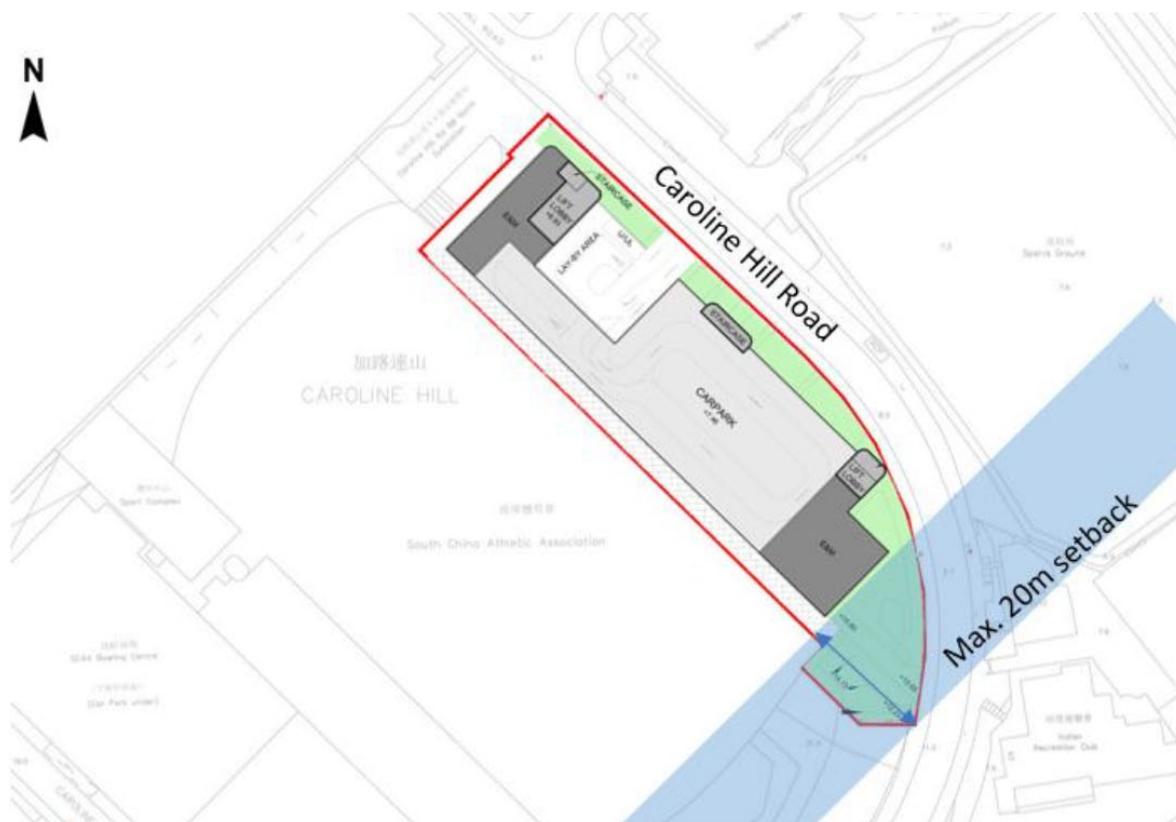


Figure 4.3 Building Setback on G/F

4.5.3. There will be perforated movable curtain and fence for the ball courts on 2/F and 3/F respectively to further increase the wind penetration and decrease the bulkiness of the building. These will help to facilitate the penetration of both incoming annual and summer prevailing winds to benefit the wind environment in the surrounding area.

4.6. Vehicular and Pedestrian Traffic Considerations

Vehicular Traffic

4.6.1. Caroline Hill Road connects the local areas of Caroline Hill and So Kon Po with the district distributor Leighton Road in the area. The eastern end of Leighton Road intersects with Causeway Road and Tung Lo Wan Road that leads to the Tin Hau and Tai Hang areas respectively. The western end of Leighton Road links to Morrison Hill Road that leads to the local road network in Wan Chai and Canal Road Flyover.

4.6.2. According to the Traffic Impact Assessment in *Appendix III*, most visitors are anticipated to use public transport services, only those who use taxis will be considered as the vehicular traffic generation of the proposed development. It is anticipated that the proposed SCAA Sports Link would generate two-way traffic flows of 22 pcu/hr in the weekday AM, weekday PM and weekend peak hours.