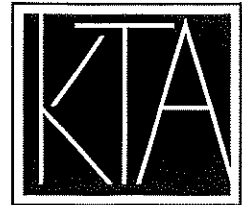


By Email

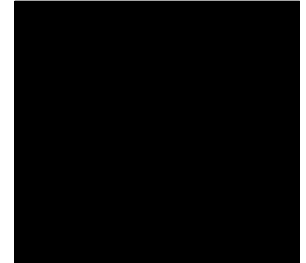
Our Ref: S3116/SCAA/23/010Lg

10 April 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. 6**

---

***This supersedes Supplementary to Further Information No. 5 submitted on 2 April 2026***

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 17 October 2025.

For clarification and better presentation purposes, please find attached updated plans in response to the request from the Planning Department:

- replacement page of the Supporting Planning Statement
- replacement pages of the Visual Impact Assessment
- updated diagrams on pedestrian and vehicular accesses
- updated G/F, 1/F, 2/F & 3/F plans

Please also be kindly confirmed that the golf fence to be erected at the Proposed SCAA Sports Link shall replace the corresponding portion of the existing golf fence that attaches to the football field.

Lastly, please also note that the Applicant is keen to implement the footbridge connection to the adjoining commercial development (through the existing SCAA Training Pool). The Applicant will continue the liaison with the adjoining landowner upon approval of the current planning application. As a conservative approach, the pedestrian assessment carried out under the current application has not taken into account the possible pedestrian connection.



Our Ref: S3116/SCAA/23/010Lg  
Date: 10 April 2026




PLANNING LIMITED  
規劃顧問有限公司

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.

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

PL/GN/vy

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 1,226.4m<sup>2</sup> 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.

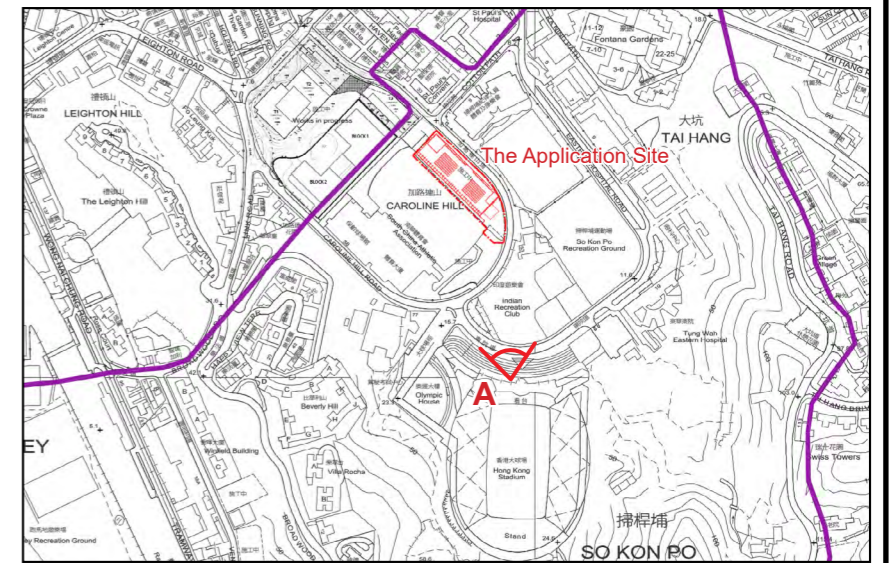
4.5.2. The Proposed Development Scheme has incorporated good design features, such as provision of building setback and increased building permeability. Building setback could reduce blockage in particular the perimeter of a development. The landscape garden at the southeastern portion on G/F sets back the building façade from the site boundary for a maximum of 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.



Existing View  
View north from Hong Kong Stadium



Photomontage



Key Plan

Viewpoint A  
Viewpoint Elevation: +20.70mPD at Hong Kong Stadium  
Viewing Distance: 170m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD

\* Indicative only, subject to detailed design

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint A - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.1		REV A

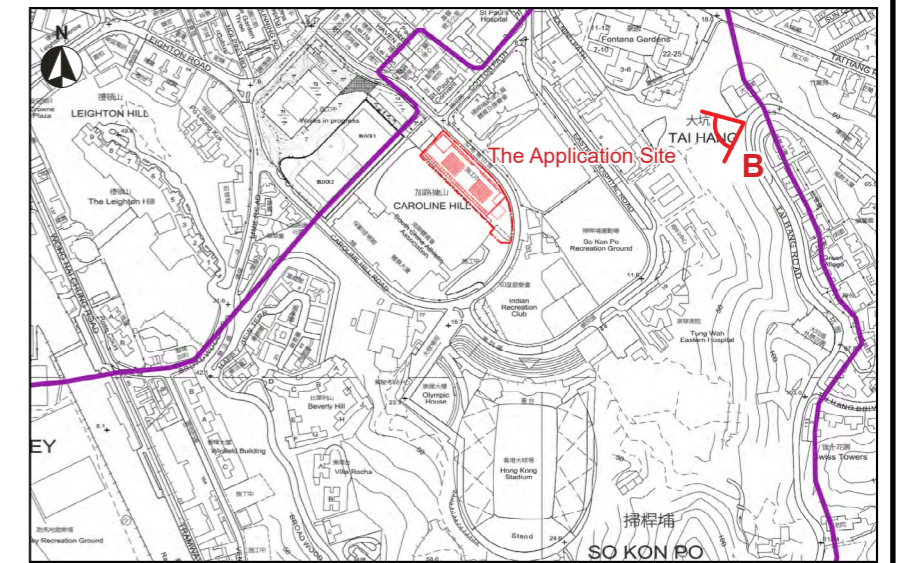
**ADI** LIMITED  
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10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
TELEPHONE 2131 8630 FACSIMILE 2131 8609  
香港城市規劃及設計, 建築師事務所  
香港上環文咸東街十八號匯豐銀行大廈十樓  
電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九



Existing View  
View west from Tai Hang Road



Photomontage



Key Plan

Viewpoint B  
Viewpoint Elevation: +75.3mPD at Tai Hang Road  
Viewing Distance: 310m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint B - Existing View and Photomontage

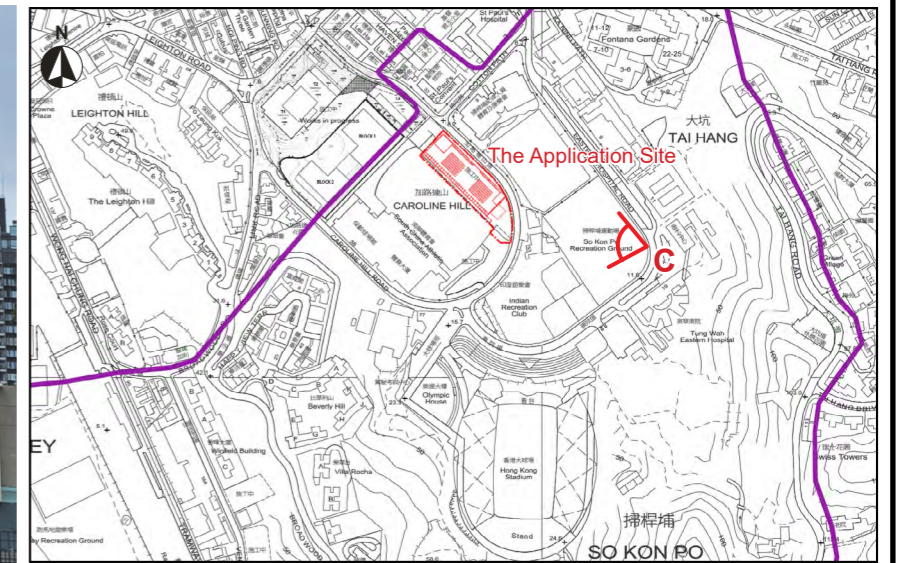
SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.2		REV A

\* Indicative only, subject to detailed design

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香港英皇國際設計有限公司  
總行：香港中環皇后大道中18號香港銀行大廈十樓  
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Existing View  
View west from So Kon Po Recreation Ground



Key Plan

Viewpoint C  
Viewpoint Elevation: +11.6m PD at So Kon Po Recreation Ground  
Viewing Distance: 165m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD



Photomontage

\* Indicative only, subject to detailed design

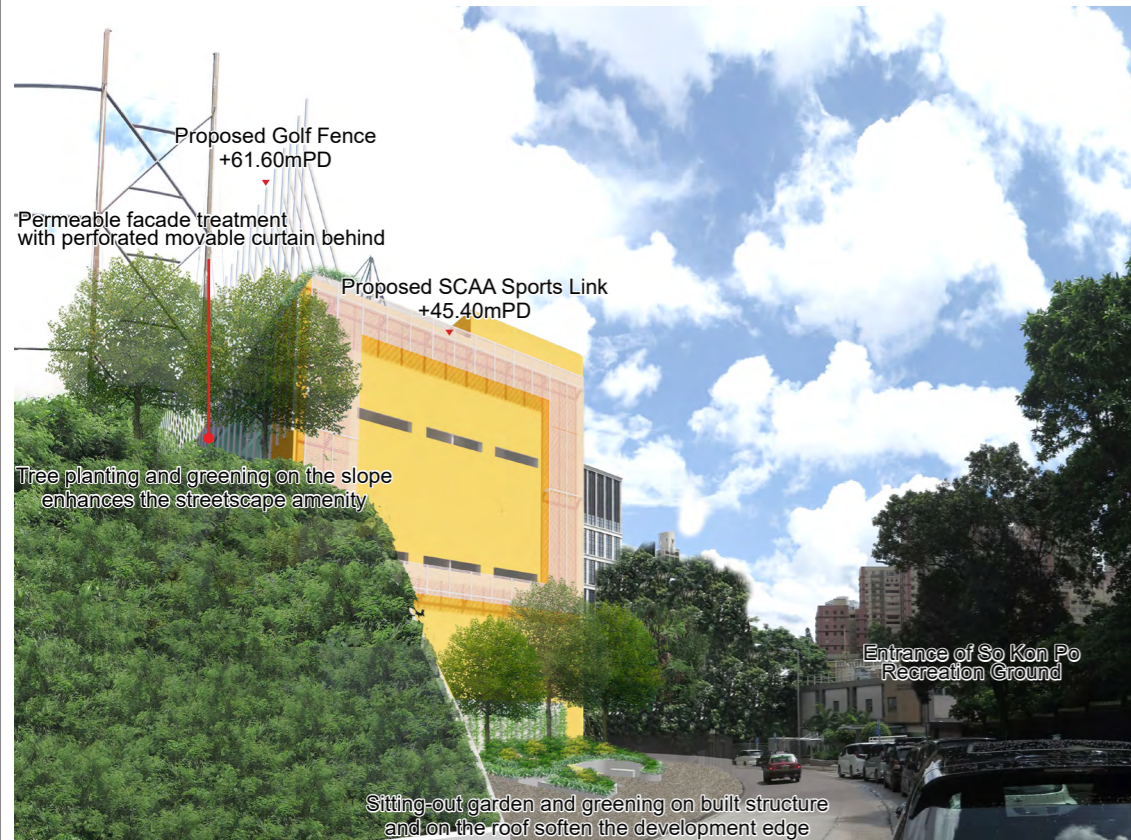
Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint C - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3		REV A

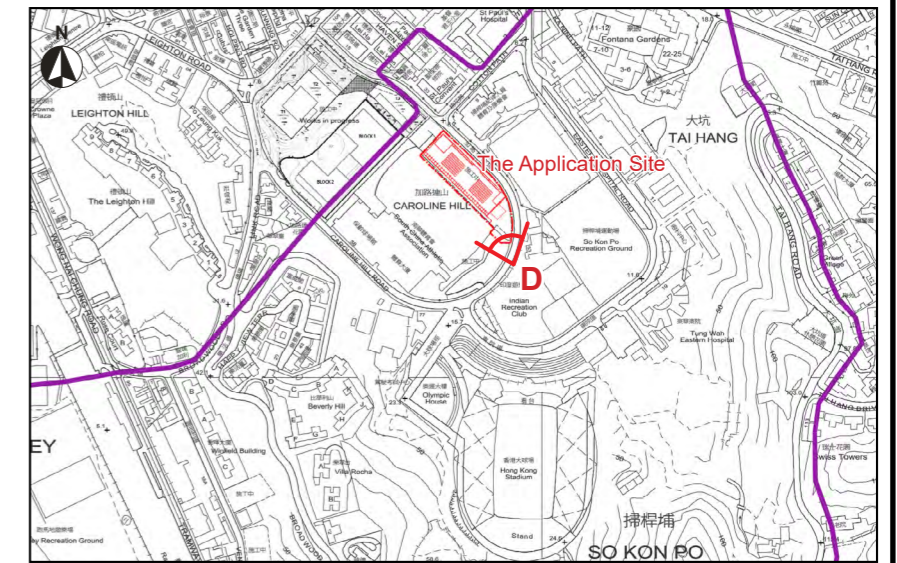
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香港英皇國際設計有限公司  
總辦事處：香港中環德輔道中18號香港銀行大廈十樓  
香港上環文咸東街十八號匯豐銀行大廈十樓  
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Existing View  
View north from Caroline Hill Road



Photomontage



Key Plan

Viewpoint D  
Viewpoint Elevation: +12mPD at Caroline Hill Road  
Viewing Distance: 20m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD

\* Indicative only, subject to detailed design

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint D - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV A

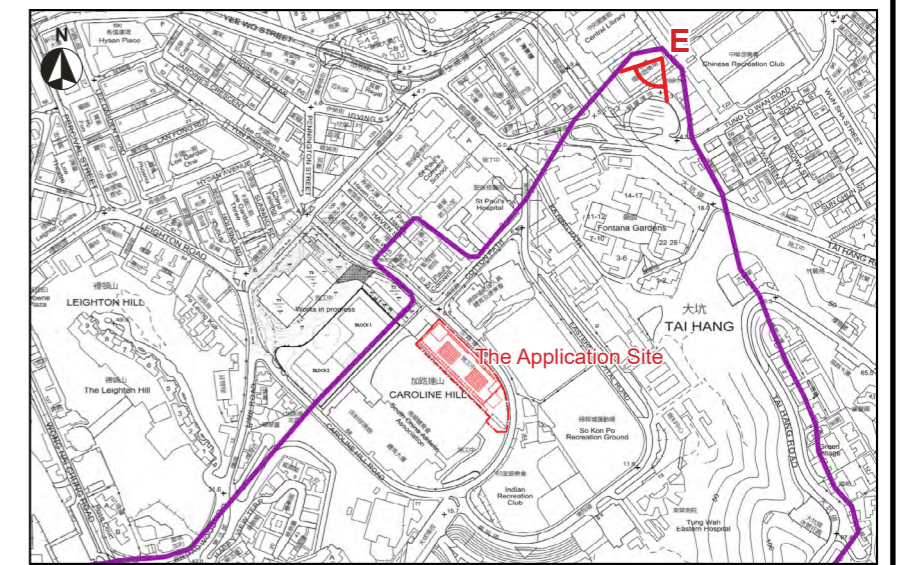
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Existing View  
View southwest from Moreton Terrace Temporary Playground



Photomontage



Key Plan

Viewpoint E

Viewpoint Elevation:

+5.2mPD at Moreton Terrace Temporary Playground

Viewing Distance: 430m

Proposed Building Height: Approx. +45.40mPD

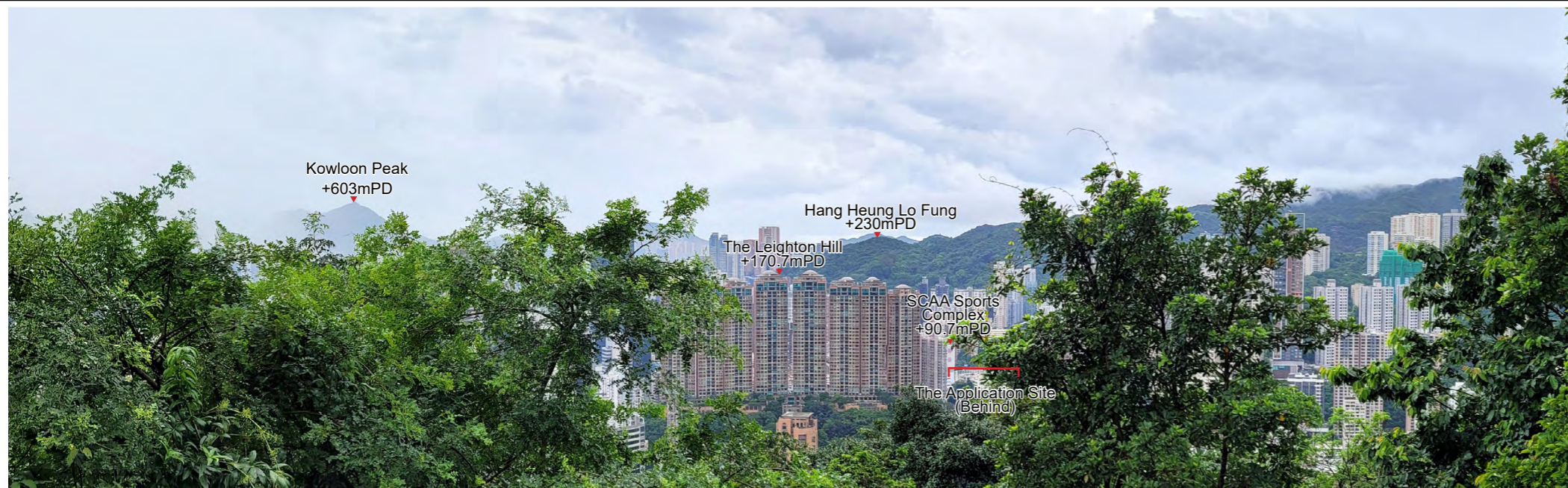
Proposed Golf fence: Approx. +61.60mPD

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint E - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.5		REV A

\* Indicative only, subject to detailed design

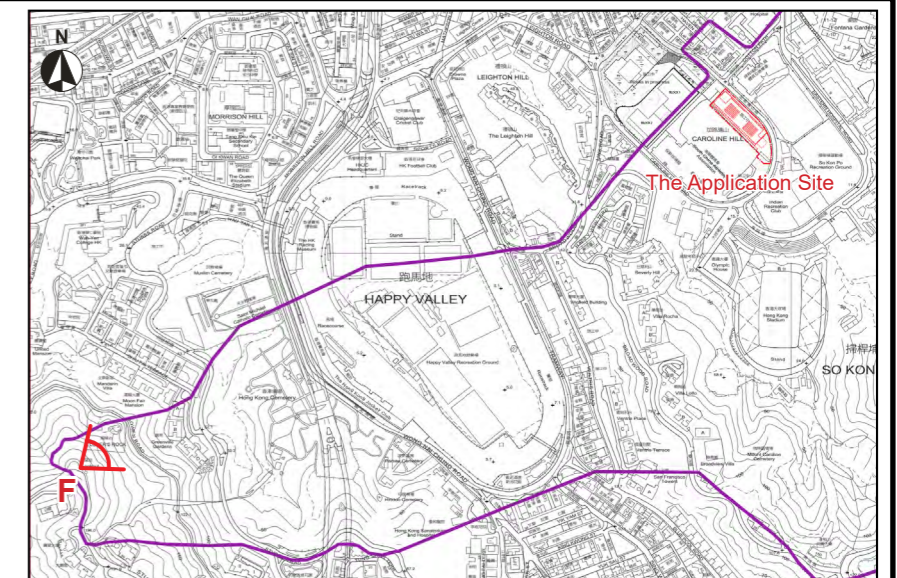
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Existing View  
View northeast from the Stubbs Road Lookout



Photomontage



Key Plan

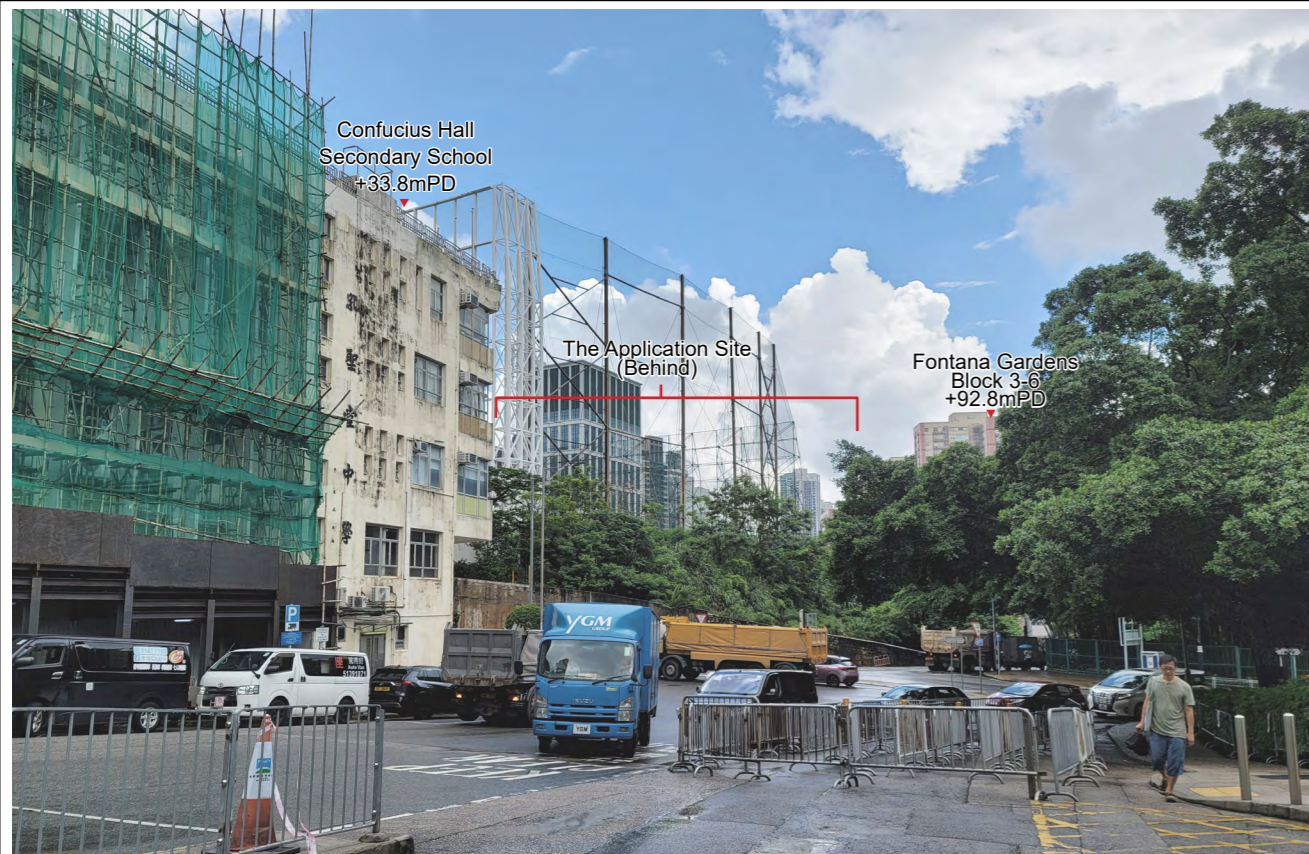
Viewpoint F  
Viewpoint Elevation: +200mPD at the Stubbs Road Lookout  
Viewing Distance: 1,360m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD

\* Indicative only, subject to detailed design

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint F - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.6		REV A

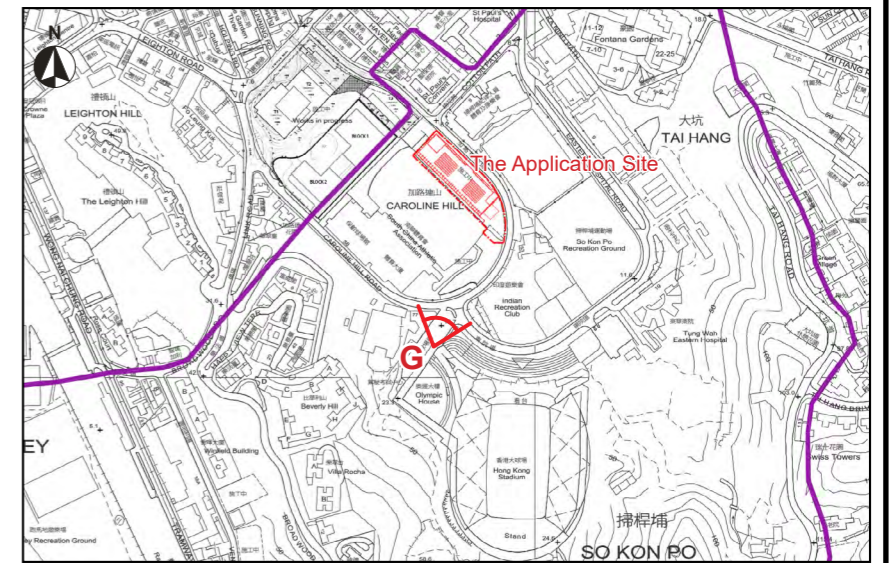
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Existing View  
View northeast from Stadium Path



Photomontage



Key Plan



Viewpoint G  
Viewpoint Elevation: +16mPD at the Stadium Path  
Viewing Distance: 146m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD

\* Indicative only, subject to detailed design

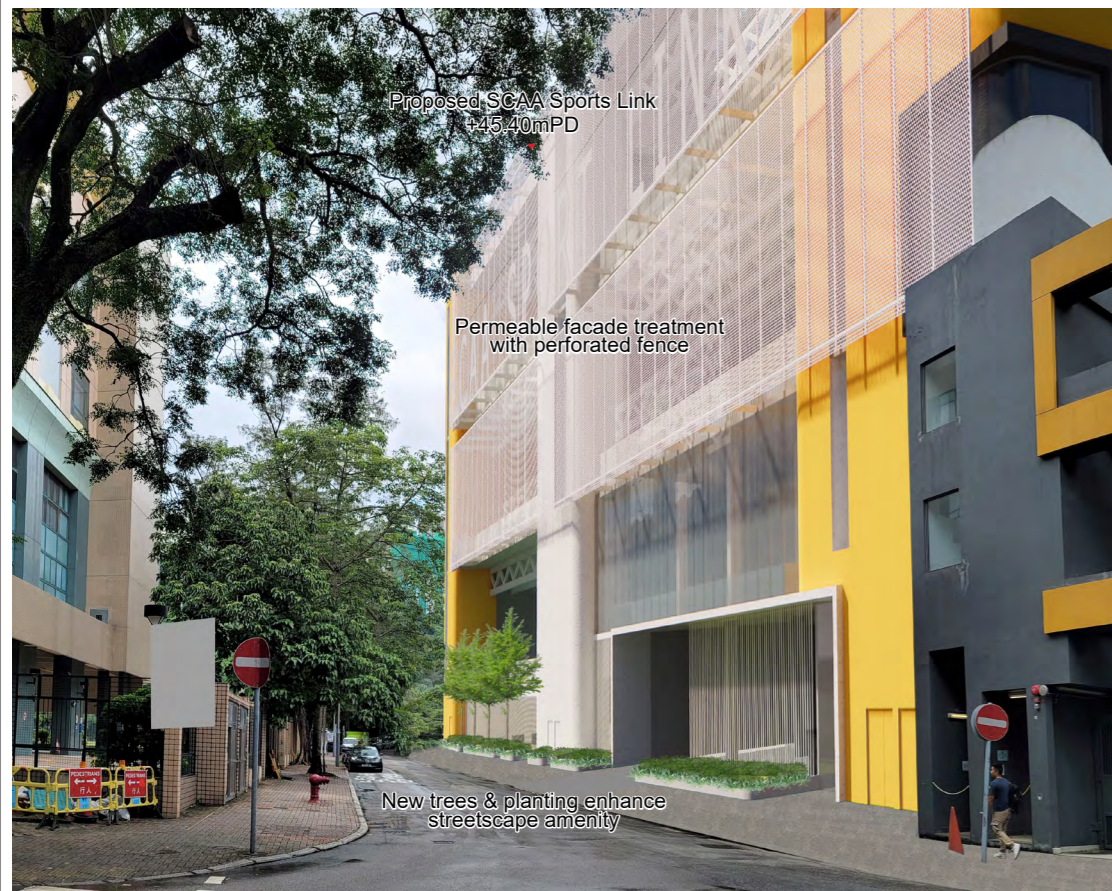
Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint G - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.7		REV A

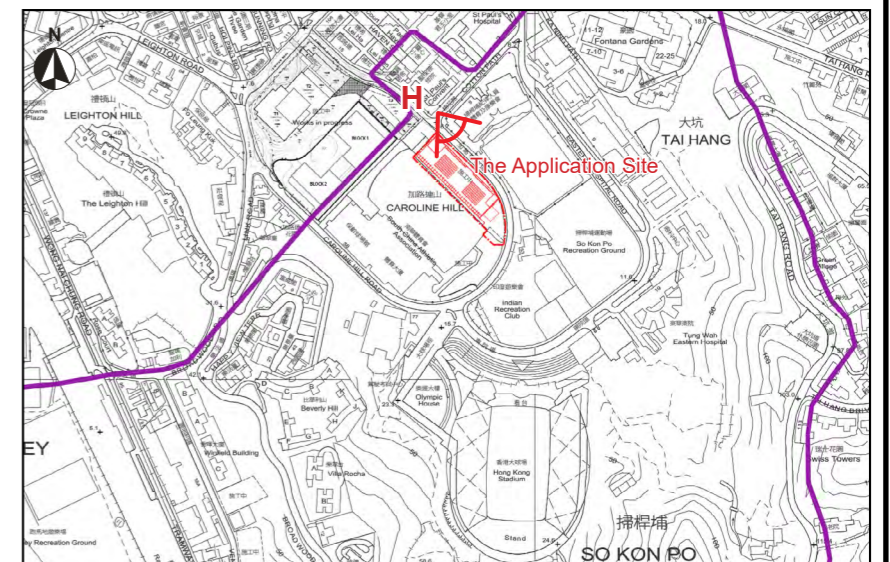
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Existing View  
View southeast from the junction of Caroline Hill Road & Cotton Path



Photomontage



Key Plan

0 50 100 200M

Viewpoint H

Viewpoint Elevation:

+6.6mPD at the junction of Caroline Hill Road and Cotton Path

Viewing Distance: 20m

Proposed Building Height: Approx. +45.40mPD

Proposed Golf fence: Approx. +61.60mPD

\* Indicative only, subject to detailed design

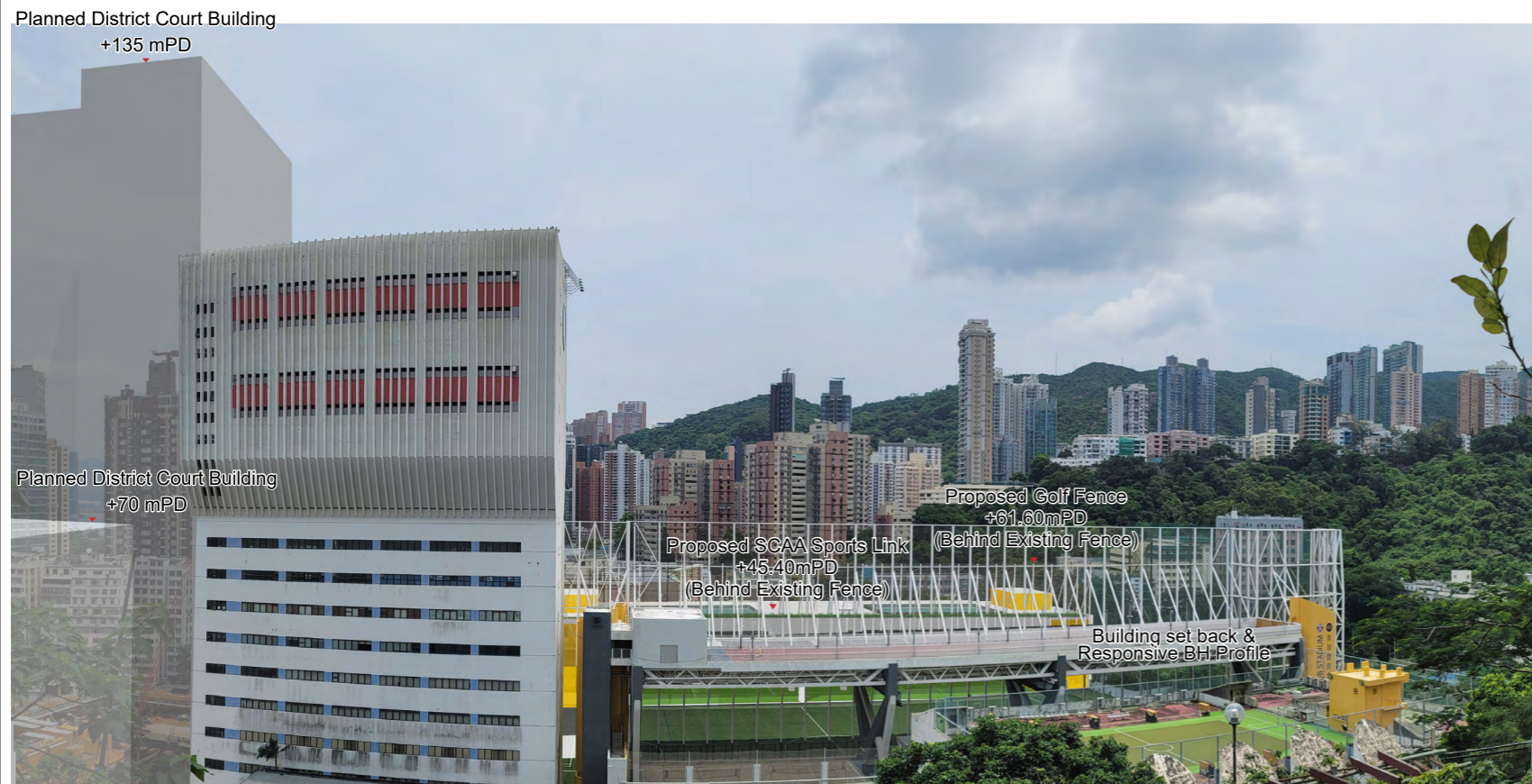
Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint H - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.8		REV A

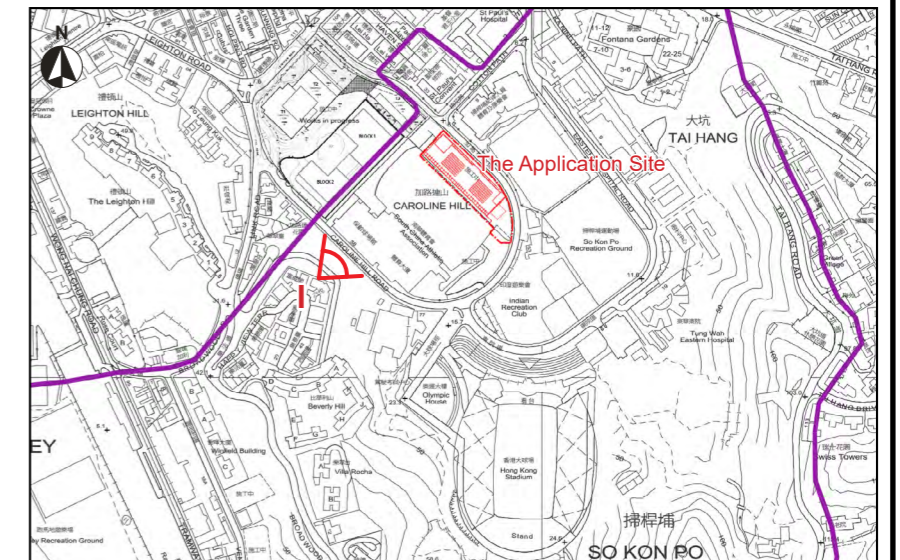
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Existing View  
View northeast from Happy View Terrace



Photomontage



Key Plan

0 50 100 200M

Viewpoint I

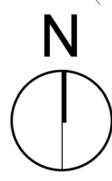
Viewpoint Elevation: +60mPD at Happy View Terrace  
Viewing Distance: 200m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD

\* Indicative only, subject to detailed design

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint I - Existing View and Photomontage

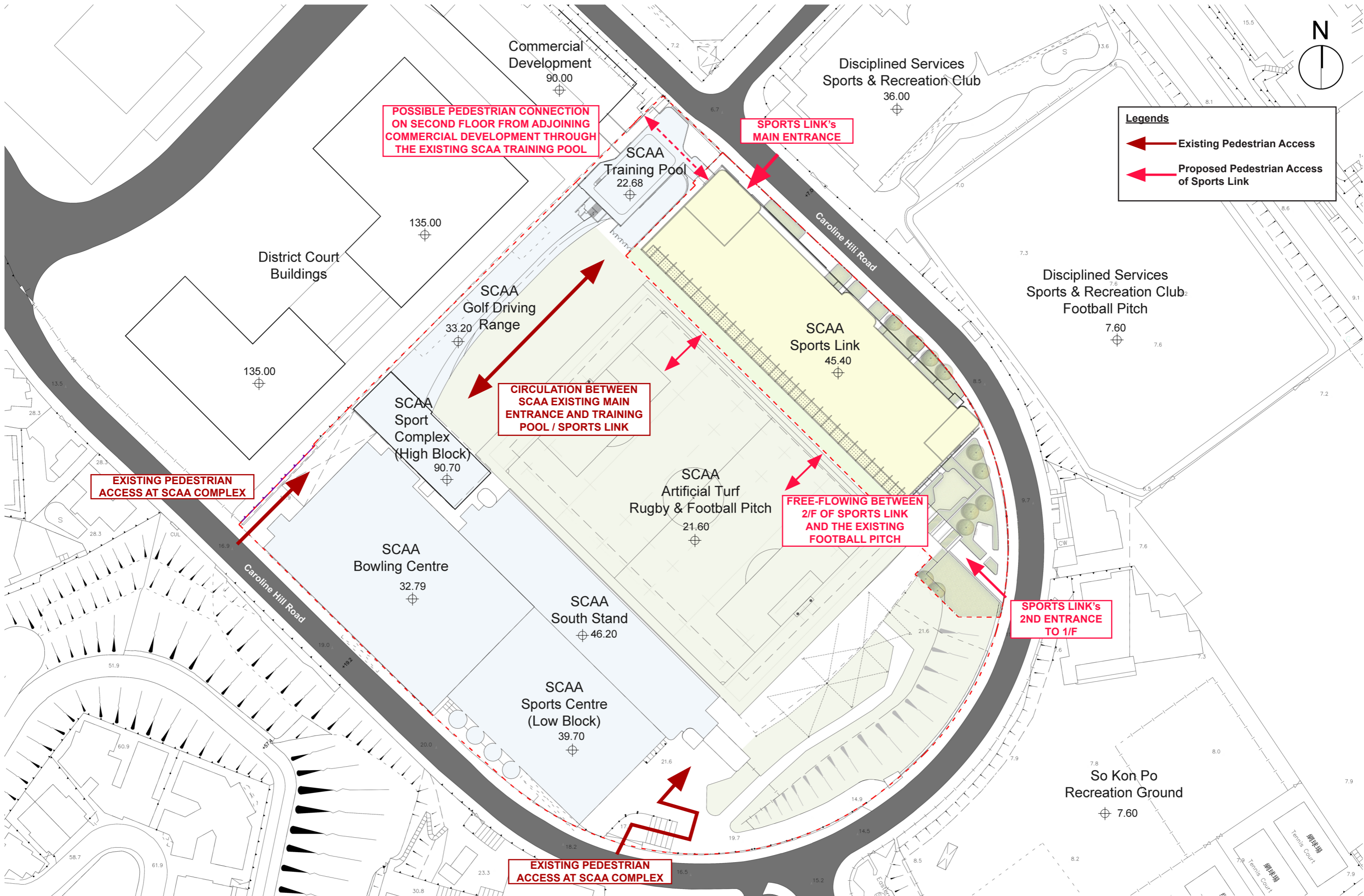
SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.9		REV A

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**Legends**

- ← Existing Pedestrian Access
- ← Proposed Pedestrian Access of Sports Link



**POSSIBLE PEDESTRIAN CONNECTION ON SECOND FLOOR FROM ADJOINING COMMERCIAL DEVELOPMENT THROUGH THE EXISTING SCAA TRAINING POOL**

**SPORTS LINK'S MAIN ENTRANCE**

**CIRCULATION BETWEEN SCAA EXISTING MAIN ENTRANCE AND TRAINING POOL / SPORTS LINK**

**EXISTING PEDESTRIAN ACCESS AT SCAA COMPLEX**

**FREE-FLOWING BETWEEN 2/F OF SPORTS LINK AND THE EXISTING FOOTBALL PITCH**

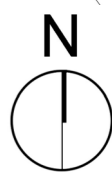
**SPORTS LINK'S 2ND ENTRANCE TO 1/F**

**EXISTING PEDESTRIAN ACCESS AT SCAA COMPLEX**



**Proposed SCAA Sports Link at South China Athletic Association, 88 Caroline Hill Road, Hong Kong**

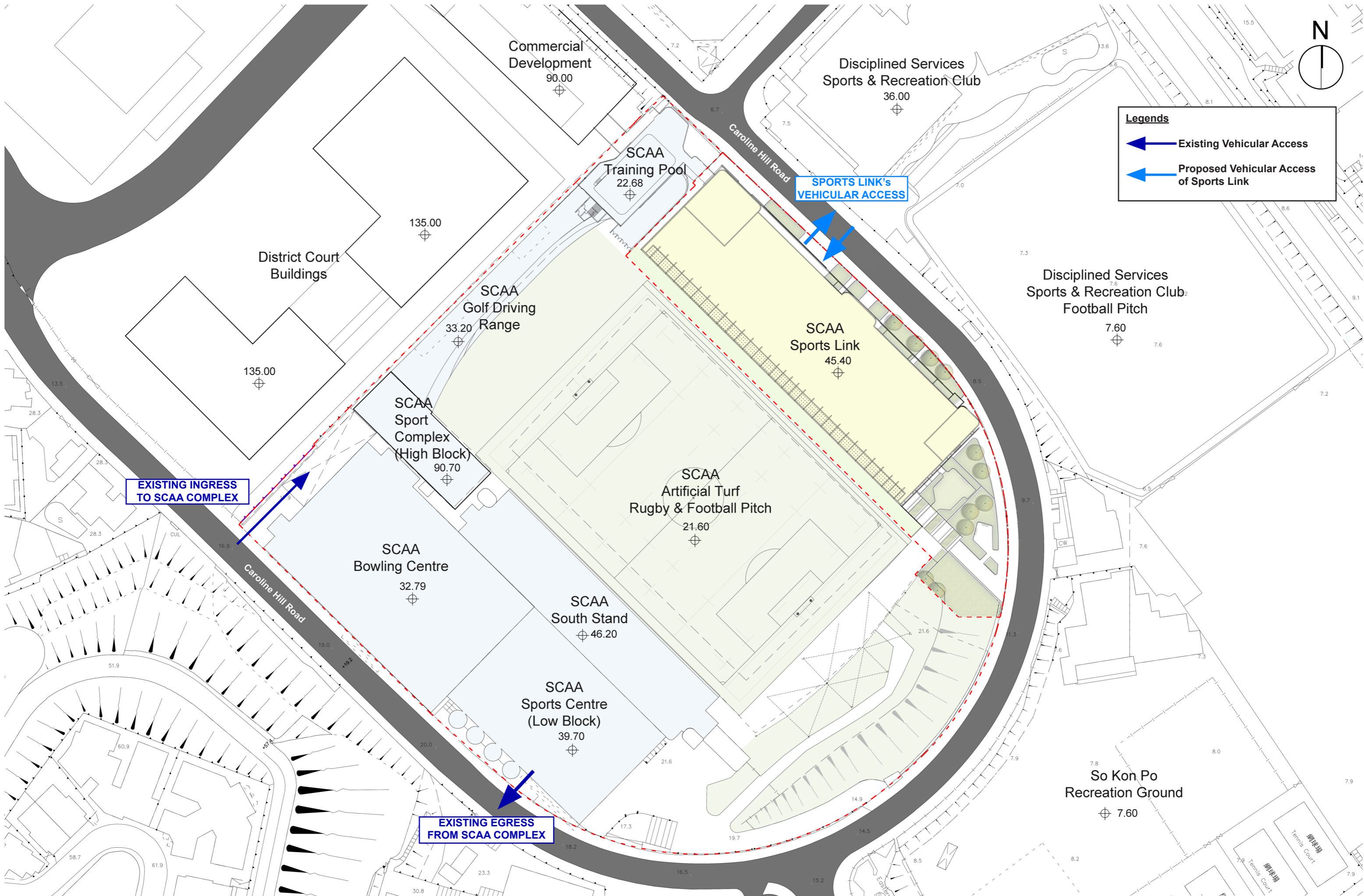
Pedestrian Access | 1:1000 (A3) | 10 Apr 2026





**Legends**

-  Existing Vehicular Access
-  Proposed Vehicular Access of Sports Link



**EXISTING INGRESS TO SCAA COMPLEX**

**SPORTS LINK'S VEHICULAR ACCESS**

**EXISTING EGRESS FROM SCAA COMPLEX**

**Proposed SCAA Sports Link at South China Athletic Association, 88 Caroline Hill Road, Hong Kong**

Vehicular Access | 1:1000 (A3) | 10 Apr 2026

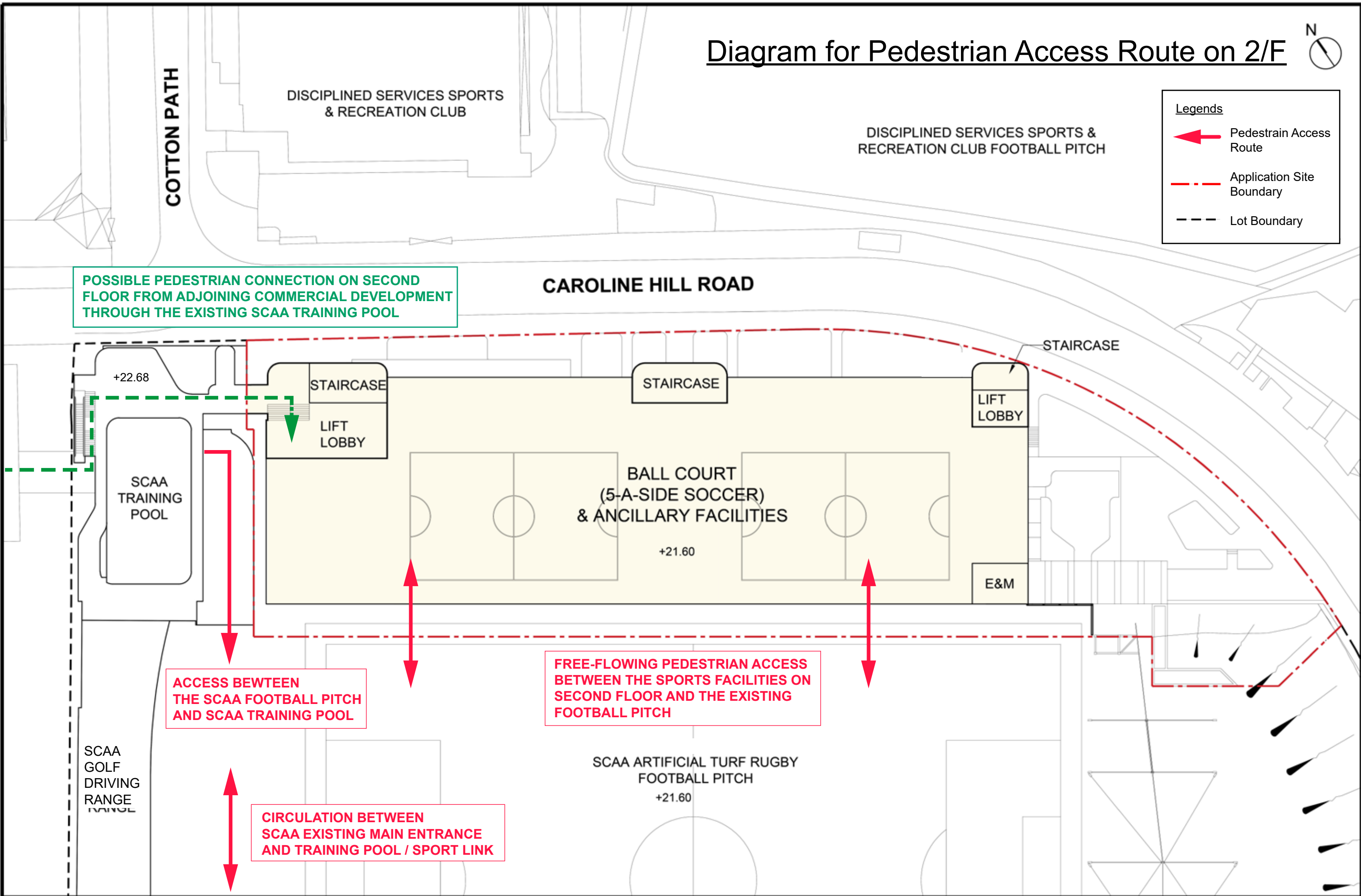


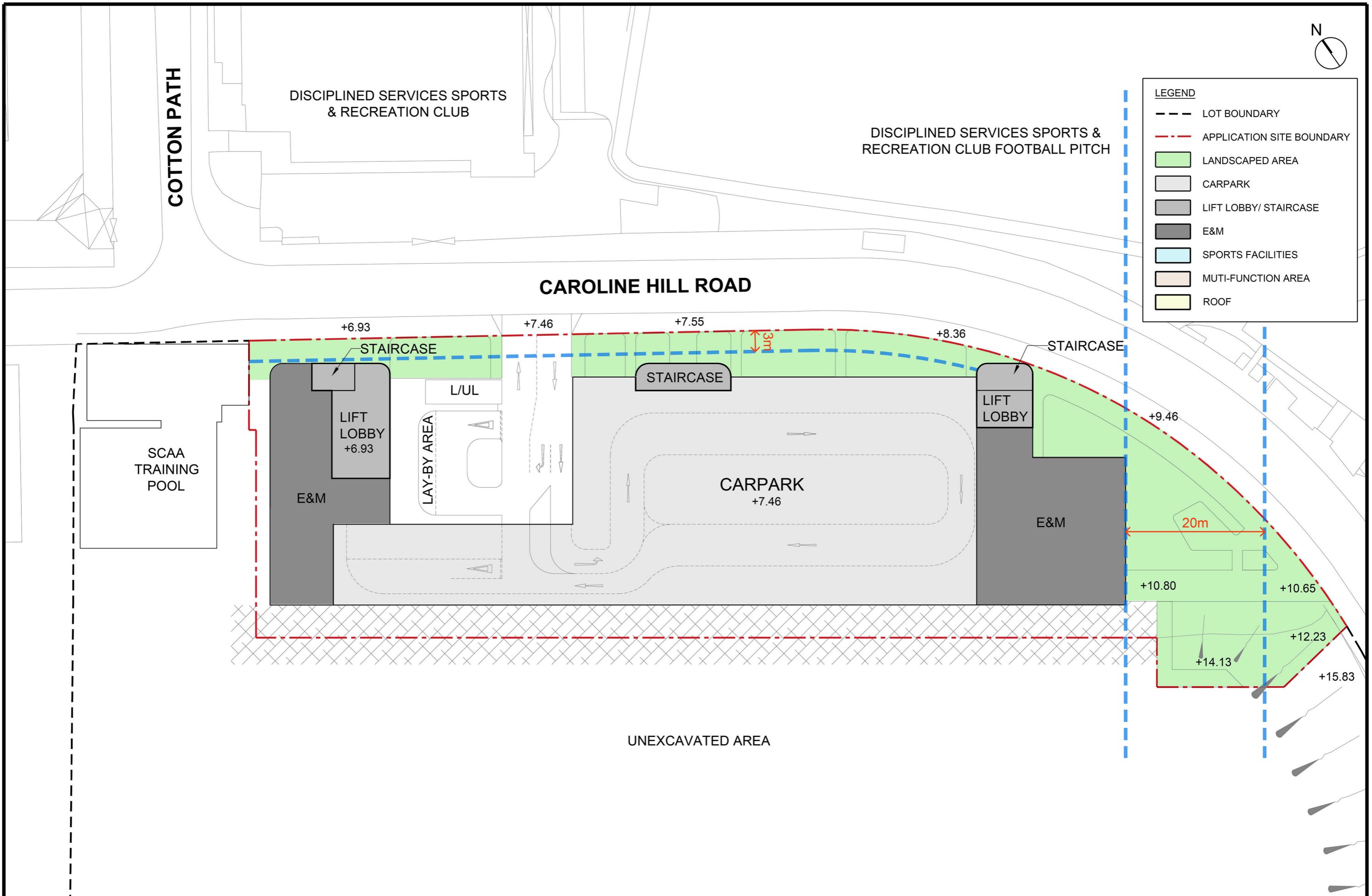
# Diagram for Pedestrian Access Route on 2/F

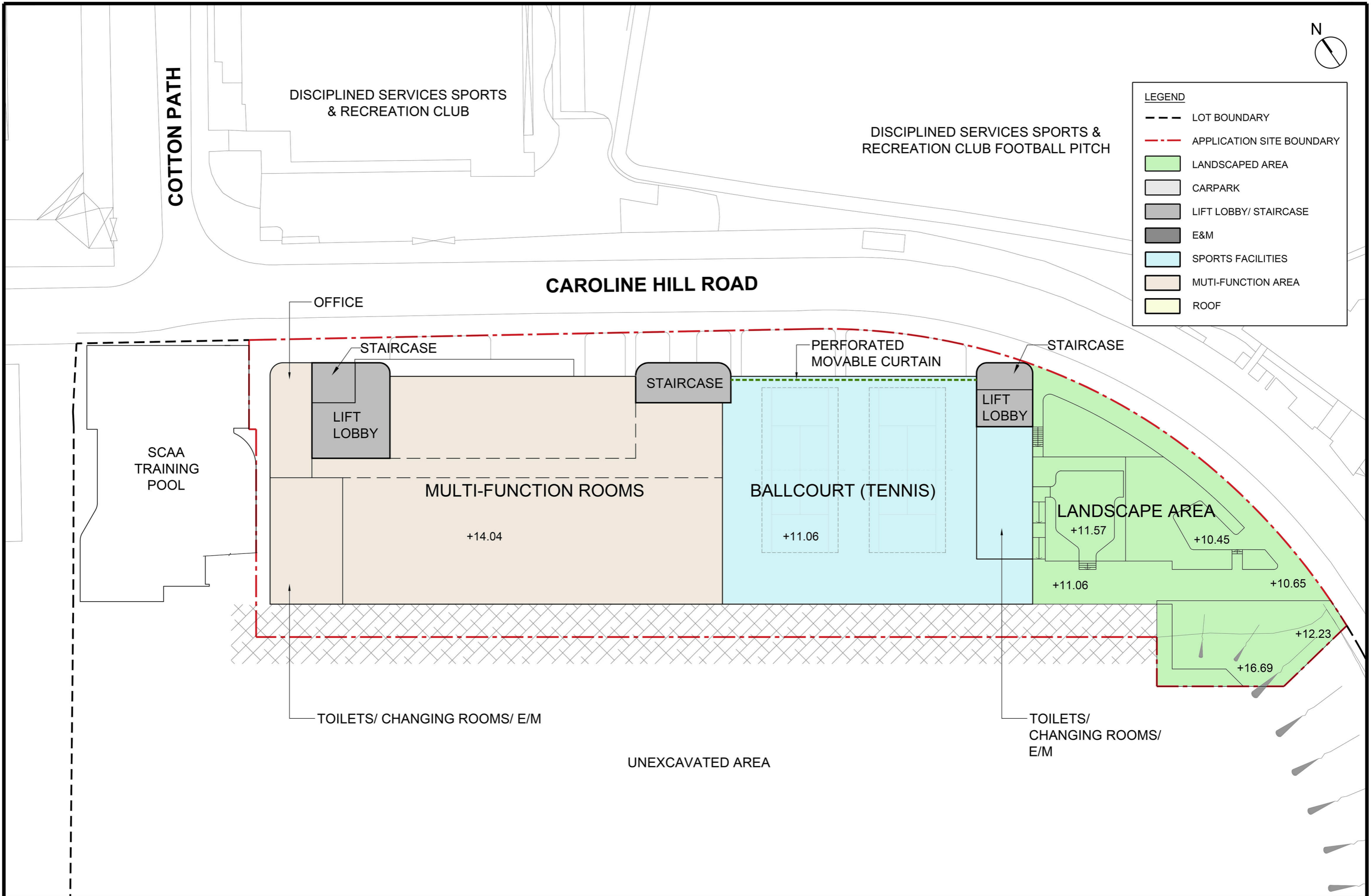


**Legends**

- Pedestrian Access Route
- Application Site Boundary
- Lot Boundary









COTTON PATH

DISCIPLINED SERVICES SPORTS & RECREATION CLUB

DISCIPLINED SERVICES SPORTS & RECREATION CLUB FOOTBALL PITCH

CAROLINE HILL ROAD

**LEGEND**

- LOT BOUNDARY
- APPLICATION SITE BOUNDARY
- LANDSCAPED AREA
- CARPARK
- LIFT LOBBY/ STAIRCASE
- E&M
- SPORTS FACILITIES
- MULTI-FUNCTION AREA
- ROOF

PERFORATED MOVABLE CURTAIN

STAIRCASE

+22.68

SCAA TRAINING POOL

STAIRCASE  
LIFT LOBBY

TOILETS/  
CHANGING  
ROOMS/  
E/M

STAIRCASE

BALL COURT  
(5-A-SIDE SOCCER)  
& ANCILLARY FACILITIES

+21.60

LIFT LOBBY

TOILETS/  
CHANGING  
ROOMS

E&M

SCAA GOLF DRIVING RANGE

PERFORATED MOVABLE CURTAIN  
SEE DESIGN REFERENCE IMAGES BELOW  
(INDICATIVE ONLY; SUBJECT TO DETAILED DESIGN)

SCAA ARTIFICIAL TURF RUGBY FOOTBALL PITCH  
+21.60





COTTON PATH

DISCIPLINED SERVICES SPORTS & RECREATION CLUB

DISCIPLINED SERVICES SPORTS & RECREATION CLUB FOOTBALL PITCH

CAROLINE HILL ROAD

**LEGEND**

- LOT BOUNDARY
- - - APPLICATION SITE BOUNDARY
- LANDSCAPED AREA
- CARPARK
- LIFT LOBBY/ STAIRCASE
- E&M
- SPORTS FACILITIES
- MUTI-FUNCTION AREA
- ROOF

+22.68

SCAA TRAINING POOL

E&M  
LIFT LOBBY

TOILETS/  
CHANGING  
ROOMS/  
E/M

STAIRCASE

BALLCOURT (TENNIS) &  
ANCILLARY FACILITIES

+33.50

LIFT LOBBY

TOILETS/  
CHANGING  
ROOMS

E&M

STAIRCASE

PERFORATED  
MOVABLE CURTAIN

SCAA  
GOLF  
DRIVING  
RANGE

SCAA ARTIFICIAL TURF RUGBY  
FOOTBALL PITCH