

**S16 PLANNING APPLICATION
APPROVED WONG NAI CHUNG OUTLINE ZONING PLAN NO. S/H7/21**

**Proposed SCAA Sports Link
at South China Athletic Association
88 Caroline Hill Road in Wong Nai Chung**

SUPPORTING PLANNING STATEMENT

October 2025

Applicant:

South China Athletic Association

Consultancy Team:

Design 2 (HK) Limited

KTA Planning Limited

ADI Limited

Allied Environmental Consultants Limited

LLA Consultancy Limited

Fugro (Hong Kong) Limited



PLANNING LIMITED

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Executive Summary

This Planning Application is prepared and submitted on behalf of South China Athletic Association (“SCAA”/ the “Applicant”) to seek approval from the Town Planning Board (“TPB”) for the Proposed Place of Recreation, Sports or Culture (“SCAA Sports Link”/ the “Proposed Development”) at 88 Caroline Hill Road in Wong Nai Chung (the “Site”). The Site falls within an area zoned “Other Specified Uses” annotated “Sports and Recreation Club” (“OU(Sports and Recreation Club)”) on the Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21 (“Approved OZP”). The proposed uses and facilities, including multi-function rooms (tentatively referring to activities rooms and multi-purposes rooms), tennis ball courts, 5-a-side soccer ball courts and other ancillary facilities, can be categorised as ‘Place of Recreation, Sports or Culture’ use which is always permitted in the “OU(Sports and Recreation Club)” zone.

As stated in the Remarks of the subject “OU(Sports and Recreation Club)” zone, *“for land where no maximum building height is stipulated on the Plan, any new development, or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing building height) requires permission from the Town Planning Board under S.16 of the Town Planning Ordinance”*. Thus, a planning permission from the TPB is required.

The Site, with an area of about 6,132m², is situated at the northeastern section of the SCAA complex, abutting the Caroline Hill Road. SCAA aims to establish a dedicated quality facility for a variety of sports events. With that in mind, the Proposed Development aims to make use of the idled land parcel to create a new comprehensive sports & recreation centre (to be named ‘SCAA Sports Link’) within the existing SCAA complex in Causeway Bay. The Proposed Development would accommodate a variety of spaces and facilities within the proposed 4-storey building (+45.4mPD at main roof level), for example, multi-function rooms, tennis ball courts, 5-a-side soccer ball courts and other ancillary facilities, to support a range of recreational and sports activities. The Proposed Development would yield a total Gross Floor Area (GFA) of about 31,327.12m².

The proposed SCAA Sports Link is fully justified for the following main reasons:

- The proposed SCAA Sports Link is In Line with the policy directives for promoting sports development;
- The proposed development adheres to the planning intention of “OU(Sports and Recreation Club)” Zone on the Approved OZP;
- The proposed recreational use and proposed development intensity are compatible with the surrounding area;
- The Site is suitable for the development of SCAA Sports Link;
- The proposal achieves a more efficient use of land;
- The proposal enhances the existing landscape condition; and
- The proposed development scheme would not cause unacceptable/adverse impacts

on visual, traffic, noise, air quality, air ventilation, drainage and sewerage.

With the justifications and merits presented above, we sincerely request the TPB to give favourable consideration to this planning application.

行政摘要

（內文如有差異，應以英文版本為準）

申請人南華體育會擬根據《城市規劃條例》第 16 條向城市規劃委員會（「城規會」）申請於黃泥涌加路連山道 88 號（下稱「申請地點」）擬議作康體文娛場所（「擬議發展」）。申請地點位於黃泥涌分區計劃大綱核准圖編號 S/H7/21 中的「其他指定用途」註明「體育及康樂會所」（「其他指定用途（體育及康樂會所）」）地帶內。擬議設施包括多功能室（可為活動室和多用途室）、網球場、五人足球場及其他配套設施，均屬「其他指定用途（體育及康樂會所）」地帶中經常准許的「康體文娛場所」用途。

根據「其他指定用途（體育及康樂會所）」地帶的註釋 -- 「在圖則沒有訂定最高建築物高度的土地上，任何新發展或現有建築物的重建（原地重建現有建築物而高度不超過現有高度除外），須根據《城市規劃條例》第 16 條向城市規劃委員會提出申請。」因此，擬議發展需從城規會取得規劃許可。

申請地點面積約 6,132 平方米，座落於加路連山道南華體育會內的東北面。申請人南華體育會的目標是建立一個專門用於舉辦各種體育賽事的優質設施。為此，擬議發展旨在利用閒置已久的地塊建造一所新的綜合體育及康樂中心（名為「SCAA Sports Link」）。擬議發展包含在一幢四層高（建築物高度為主水平基準以上 45.4 米）的建築物內提供多功能室、網球場、五人足球場及其他配套設施。總樓面面積約為 31,327.12 平方米。

此外，基於以下各點，擬議發展應被城規會採納：

- 擬議發展符合政策指引，有助促進體育發展；
- 擬議發展遵從核准分區計劃大綱圖中「其他指定用途（體育及康樂會所）」地帶的規劃意向；
- 擬議的康樂用途及發展參數與周邊的土地用途和環境相容；
- 申請地點適合作擬議發展；
- 擬議發展能更好地利用土地資源；
- 擬議發展能改善當區景觀；及
- 申請人已進行各種技術性的評估，而評估結果顯示是次發展計劃將不會對視覺、交通、環境、空氣流通、渠務及排污造成負面影響。

根據上述各方面的分析，我們懇請城市規劃委員會在規劃及技術方面，支持本規劃申請。

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S16 Planning Application
Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21

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

Supporting Planning Statement

1. INTRODUCTION

1.1. Purpose

- 1.1.1. This Planning Application is prepared and submitted on behalf of South China Athletic Association (“SCAA”/ the “Applicant”) to seek approval from the Town Planning Board (“TPB”) for the Proposed Place of Recreation, Sports or Culture (“SCAA Sports Link”/ the “Proposed Development”) at 88 Caroline Hill Road in Wong Nai Chung (the “Site”). The Site falls within an area zoned “Other Specified Uses” annotated “Sports and Recreation Club” (“OU(Sports and Recreation Club)”) on the Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21 (“Approved OZP”). Remarks (3) of the “OU(Sports and Recreation Club)” states the following,

“For land where no maximum building height is stipulated on the Plan, any new development, or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing building height) requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.”

This Supporting Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Application.

- 1.1.2. SCAA aims to establish a dedicated quality facility for a variety of sports events. With that in mind, the Proposed Development aims to make use of the idled land parcel to create a new comprehensive sports & recreation centre (to be named ‘SCAA Sports Link’) within the existing SCAA complex in Causeway Bay. The Proposed Development would accommodate a variety of spaces and facilities, for example, multi-function rooms (tentatively referring to activities rooms and

multi-purposes rooms), tennis ball courts, 5-a-side soccer ball courts and other ancillary facilities, to support a range of recreational and sports activities.

1.2. Report Structure

- 1.2.1. Following this Introductory Section, the background of this application will be briefly set out in Section 2, followed by some site and planning context in Section 3. Details of the Proposed Development Scheme – SCAA Sports Link will be included in Section 4. The planning merits and justifications for this Planning Application will be found in Section 5 and Section 6 will conclude and summarise this Supporting Planning Statement.

2. BACKGROUND

2.1. The Applicant

- 2.1.1. The South China Athletic Association (“SCAA”) has been serving local communities for about 115 years and has been operating at the current since 1920s. It is a non-profit organization which has been promoting sports and nurturing local talents with provision of quality infrastructure for sports development at community level for its approximately 78,000 members. SCAA also organizes local and international sports tournaments throughout the years. At the same time, SCAA also organises sports teams competing in local and overseas tournaments and nurtures numerous athletes to represent Hong Kong to the international sports arena.
- 2.1.2. SCAA provides a variety of sports facilities at its main site at Caroline Hill Road, such as bowling centre, golf driving range, artificial turf pitch, swimming pool, sports hall and sports activity rooms.

2.2. Existing Facilities of the SCAA Complex

- 2.2.1. SCAA Complex currently provides a wide range of facilities, e.g. Bowling Centre, Gymnasium Block (South Block), Artificial Rugby Football Pitch, Golf Centre, Swimming Pool and a Sports Complex (**Figures 2.1 & 2.2** refer). However, there are still notable gaps in its facility provision. Firstly, some of the popular sports facilities are insufficient or lacking, such as tennis courts and indoor sports options like turf pitches, limiting the choices available to members. Secondly, there is a need for more flexible indoor spaces, such as activities rooms and multi-purposes rooms. To address these limitations, it is vital to expand and diversify the facilities at the complex, ensuring a broader range of options for all users.





Figure 2.2 Floor Directory of the Sports Complex (High Block)

Condition of Facilities

- 2.2.2. With a long development history, the existing facilities within the SCAA Complex have declined in quality over time. Despite regular maintenance, the outdated equipment may affect the user experience, potentially failing to meet users' needs. The Applicant is facing challenges in meeting the growing expectations for high-quality facilities along with the rising in number of members.

2.3. The Application Site

- 2.3.1. The spectator stand occupying the Site was demolished and planned for redevelopment in around 1999. As part of this effort, a temporary bored pile wall, a temporary golf fence erected on top of the bored pile wall and a raft footing foundation were constructed in 2002. However, subsequent progress on the redevelopment has been halted since these initial undertakings, resulting in the Site remaining vacant for over 20 years. Nonetheless, regular maintenance and monitoring activities have been conducted to ensure the ongoing functionality and stability of the completed structures.

- 2.3.2. In 2022, the Site was subject to a S16 planning application (TPB Ref.: A/H7/182) for a proposed E-Sports Complex with ancillary “Eating Place” and “Shop and Services”. However, the Applicant later withdrew the application primarily due to the proposed scale and comments received concerning the anticipated adverse traffic impacts caused by the proposed E-Sports Complex. The Applicant has taken the past application into consideration and devised the proposed schematic designs to reflect and address public concerns.

3. SITE AND PLANNING CONTEXT

3.1. Site Location and Context

- 3.1.1. The Site, with an area of about 6,132m², is situated at the northeastern section of the SCAA complex, abutting the Caroline Hill Road (**Figure 3.1** refers).
- 3.1.2. The Site is currently vacant with a temporary bored pile wall, temporary golf fence (built on top of the bored pile wall), the raft footing foundation, and with part of the existing slope covered with weeds and grasses in the south (**Figure 3.2** refers).

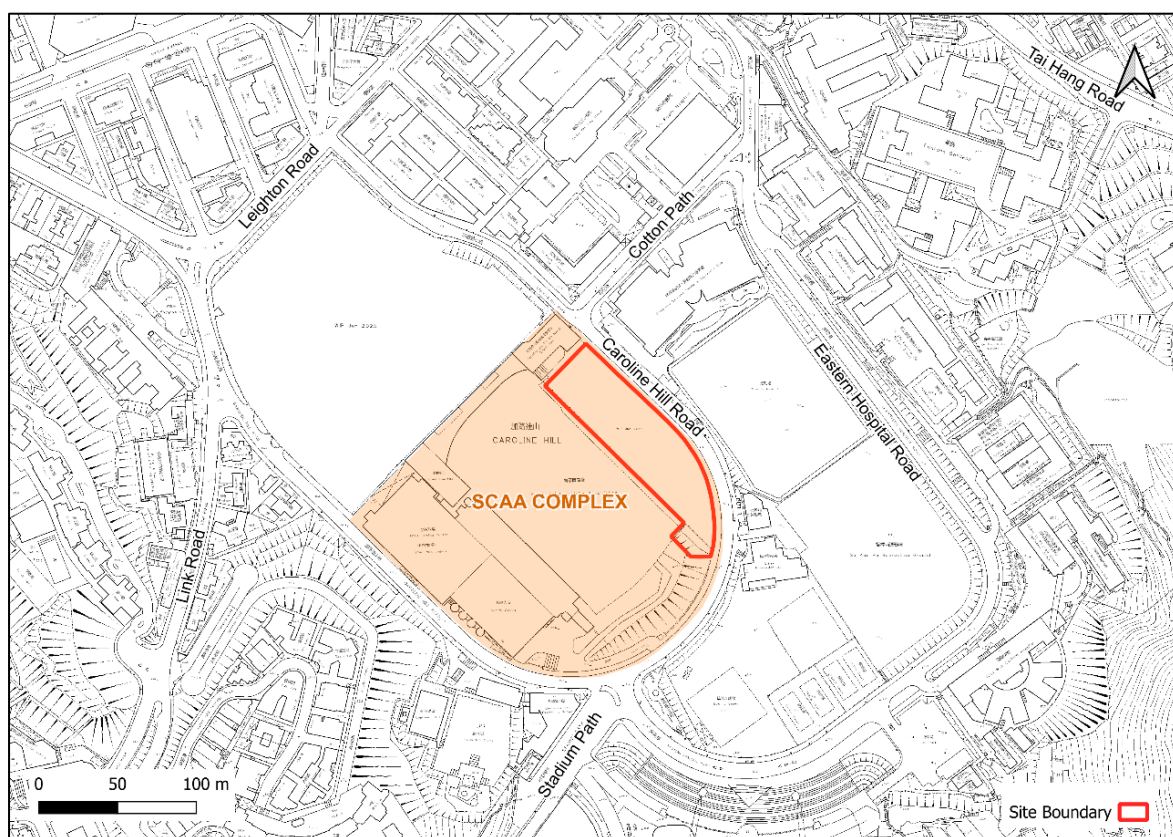


Figure 3.1 Site Location Plan



Figure 3.2

Site Photos

convent, hospital complex and etc.).

- To the east and south of the Site are some recreation clubs and open space, including the Disciplined Services Sports and Recreation Club, the Indian Recreation Club and So Kon Po Recreation Ground. To the further south of the Site across Eastern Hospital Road is the Hong Kong Stadium.
- To the immediate west of the Site is the main part of the SCAA complex, which includes the Bowling Centre, Gymnasium Block (South Block), Artificial Rugby Football Pitch, Golf Centre, Swimming Pool, and the two newest additions of the South-side Grand Stand and the Northwest Training Pool completed in 2020. The area to the further west and southwest is predominantly occupied by some medium to high-rise residential developments, such as Caroline Garden, Beverly Hill, Happy View Court, and Leighton Hill.

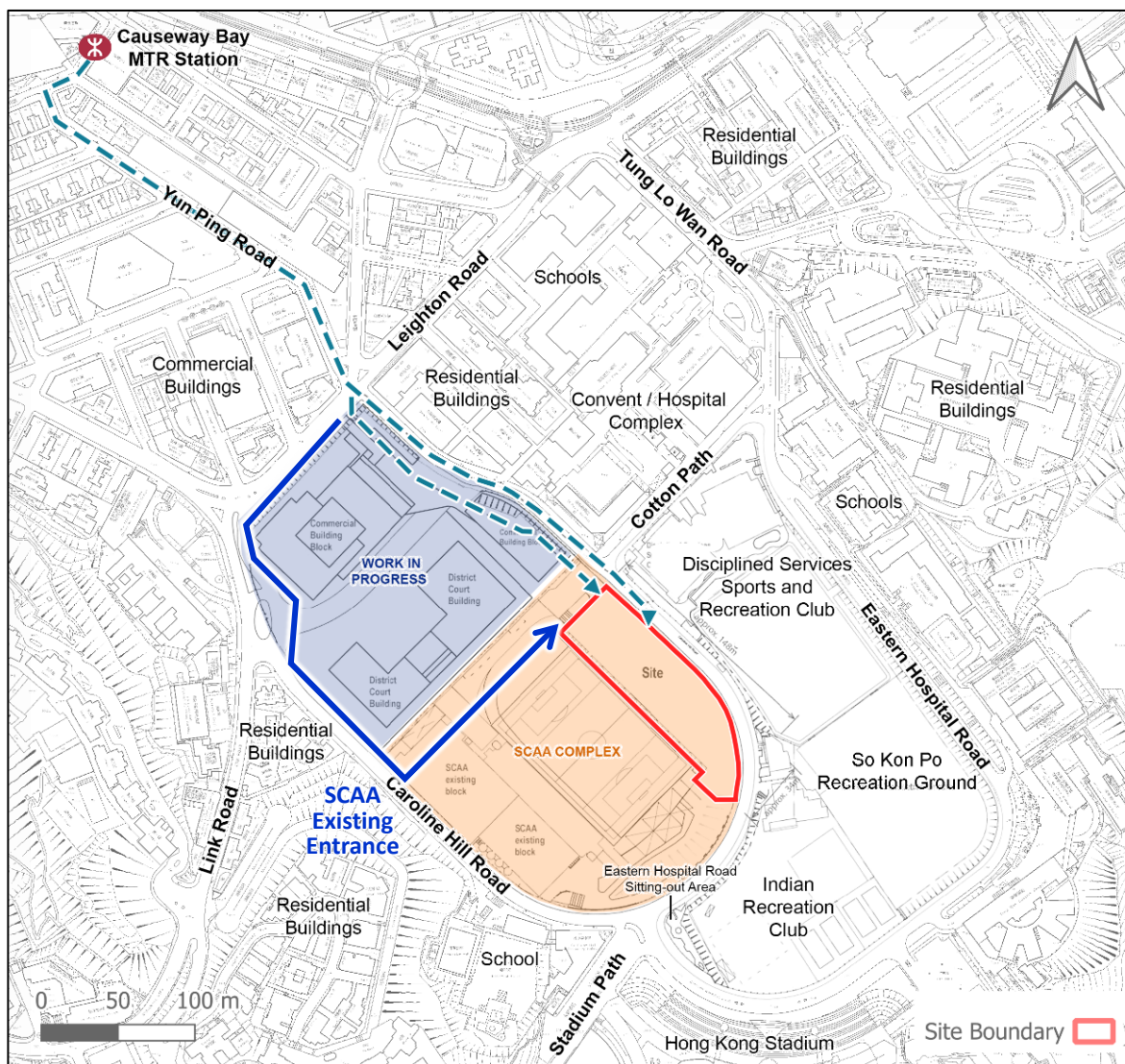


Figure 3.4 Surrounding Land Use Context

3.4. **Accessibility**

- 3.4.1. The Site is easily accessible by public transportation, with a direct route to Caroline Hill Road via Yun Ping Road (**Figure 3.4** refers). There are various franchised bus and scheduled minibus services (“GMB”) running in the vicinity of the Site along Leighton Road and Caroline Hill Road. Not least, the Site is also located within the walking distance to the MTR Causeway Bay Station, which is about 650m in the northwest.
- 3.4.2. In addition, visitors may also get access to the Site via the existing SCAA entrance at the western corner of SCAA Complex.

3.5. **Statutory Planning Context**

- 3.5.1. The Site falls within an area zoned “Other Specified Uses” annotated “Sports and Recreation Club” (“OU(Sports and Recreation Club)”) on the Approved Wong Nai Chung OZP No. S/H7/21 (**Figure 3.5** refers). According to the Statutory Notes of the Approved OZP, the planning intention of the “OU(Sports and Recreation Club)” zone is as follows,

“This zone is primarily to provide/reserve land for sports and recreation club uses.”

- 3.5.2. ‘Place of Recreation, Sports or Culture’ and ‘Private Club’ are some Column 1 Uses that are always permitted in the “OU(Sports and Recreation Club)” zone. The proposed uses and facilities, including multi-function rooms (tentatively referring to activities rooms and multi-purposes rooms), tennis ball courts, 5-a-side soccer ball courts and other ancillary facilities, can be categorised as ‘Place of Recreation, Sports or Culture’ use which is always permitted in the “OU(Sports and Recreation Club)” zone.
- 3.5.3. While part of the SCAA complex is subject to a Building Height Restriction of not more than seven storeys on the Approved OZP (**Figure 3.5** refers), there is no specific Building Height Restriction stipulated on the Site. As stated in the Remarks of the subject “OU(Sports and Recreation Club)” zone, *“for land where no maximum building height is stipulated on the Plan, any new development, or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing building height) requires permission from the Town Planning Board under S.16 of the Town Planning Ordinance”*. Therefore, a planning application to the TPB is required for the Proposed Development.

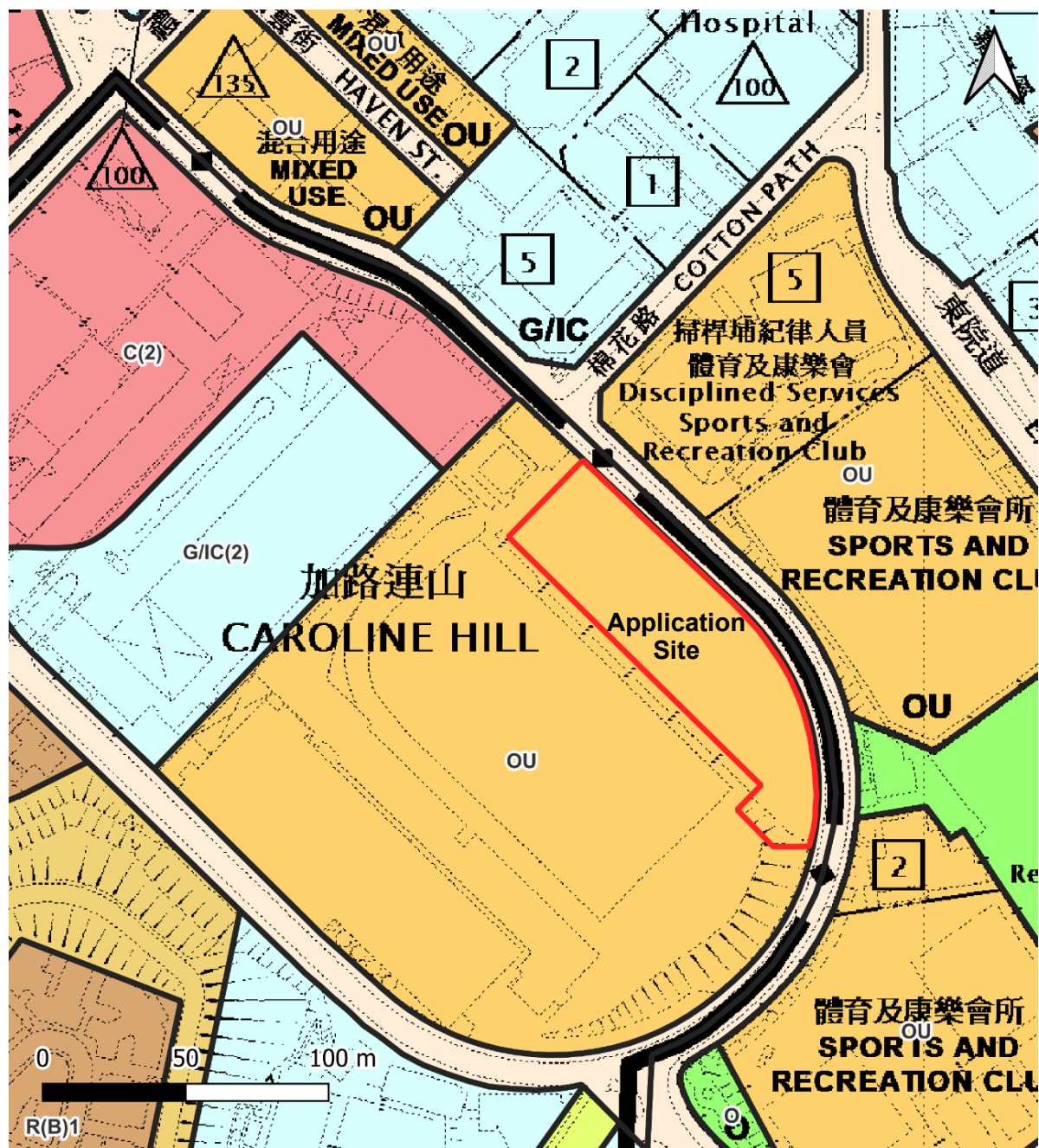


Figure 3.5 Zoning Context Plan

3.6. Site History

- 3.6.1. Currently, the Site has been left vacant with part of the existing slope covered with weeds and grasses in the south. The Site was the subject of five previous planning applications (see **Table 3.1**). Around 1999, the original building at the Site was demolished for redevelopment. By 2002, a temporary bored pile wall, a temporary golf fence and raft footing foundation had been completed, however, the redevelopment process was not carried forward. Also, domestic use for staff quarters, which was approved in 2002, had not been materialised.

- 3.6.2. Later in 2006, the Applicant submitted a S12 Amendment of Plan application to include 'Hotel' and 'Residential Institution' under Column 1 or Column 2 of the subject "OU(Sports and Recreation Club)" zone. However, TPB did not agree with this application as the application failed to comply with the planning intention.
- 3.6.3. In 2022, the Applicant submitted a S16 application (i.e., No. A/H7/182) for the proposed E-Sports Complex with ancillary eating place and shops and services. However, there were objections to the application due to the anticipated traffic impact to be caused by the proposed E-Sports Complex. The Applicant withdrew the application subsequently.

Table 3.1 Previous Planning Applications within the Site

	Application No.	Proposed Use(s)	Decision (Decision Date)
1	A/H7/110	Staff Quarters	Rejected/ Not agreed (16/05/1997)
2	A/H7/113	Staff Quarters	Approved with condition(s) (06/11/1998)
3	A/H7/123	Staff Quarters	Approved with condition(s) (10/05/2002)
4	Y/H7/1	Propose incorporation of 'Hotel' and 'Residential Institution' into Column 1 or Column 2 uses under the Notes of the "OU" annotated "Sports and Recreation Club" zone	Rejected/ Not agreed (07/04/2006)
5	A/H7/182	Proposed Place of Recreation, Sports or Culture (E-Sports Complex) with Ancillary Eating Place and Shop and Services	Withdrawn by the Applicant

3.7. Non-Statutory Planning Context

Policy Addresses

- 3.7.1. As outlined in the recent Policy Addresses between 2023 and 2025, the Government continues to promote and support sports development by various ways. The Chief Executive announced in his Policy Address 2025 that the Government will promote sports development through (1) ensure the successful delivery of the National Games, (2) promote synergy among sports venues, (3) promote “Sports for All” and urban sports and (4) enhance the governance of National Sports Associations and strengthen support for athletes.
- 3.7.2. Additional resources have been allocated to advance sports development by the Government, including implementing the 10-year Development Blueprint for Sports and Recreation Facilities to provide diversified facilities by phases such as sports centres, sports grounds and parks and encouraging community organisations to participate in organising various sports activities and competitions. These initiatives underscore Government’s commitment to advancing sports development in Hong Kong.

4. PROPOSED DEVELOPMENT SCHEME – SCAA Sports Link

4.1. The Proposed Development Scheme

- 4.1.1. Schematic drawings for the Proposed Development are presented in *Appendix I* of this Supporting Planning Statement. The Site of an area of 6,132m² yields a total Gross Floor Area (GFA) of about 31,327.12m². The Proposed Development comprises one single block with a total of 4 storeys with a building height of 45.4mPD (at main roof level). The Proposed Development will provide a new golf fence that would extend a further 16.2m above the main building roof of the proposed building to align with the height of the existing Golf Fence rising 40m from the existing Artificial Rugby Football Pitch.
- 4.1.2. The ball courts (convertible into tennis or 5-a-side soccer courts) will mainly be located on 2 & 3/F, where 1/F (which would have a lower floor-to-floor height) will be reserved for multi-function rooms and ball courts for leisure/recreation purposes. G/F will be reserved solely for car parking and loading/unloading uses in order to maximise the internal transport facilities to be provided. There will be a landscaped area and a sitting-out garden along Caroline Hill Road.
- 4.1.3. It is anticipated that the Proposed Development would be completed by 2030. **Table 4.1** below summarises the key development parameters of the Site.

Table 4.1 Major Development Parameters

Proposed Development	
Application Site Area (notional)	About 6,132m ²
GFA*	About 31,327.12m ²
Building Height (at main roof level)	45.4mPD
No. of Storeys	4
Overall SCAA Complex (i.e. the whole site) – For reference only [Not for approval]	
Site Area (about)	32,478.89m ²
Total (existing + proposed) Non-domestic GFA (about)	96,055.23m ²
Plot Ratio (about)	2.96
Internal Transport Facilities	
No. of private car parking space	63 (including 2 nos. of parking space for disabled users)
No. of motorcycle parking space	9
No. of pick-up/drop-off lay-by	1
No. of goods vehicle loading/unloading bay	1 HGV

* This includes multiplications of area over the void of the high headroom ball courts (subject to approval by the Building Authority)

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
2 & 3/F	Ball Courts / Ancillary Uses (e.g. WC & Changing Rooms) / Plant Room

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:

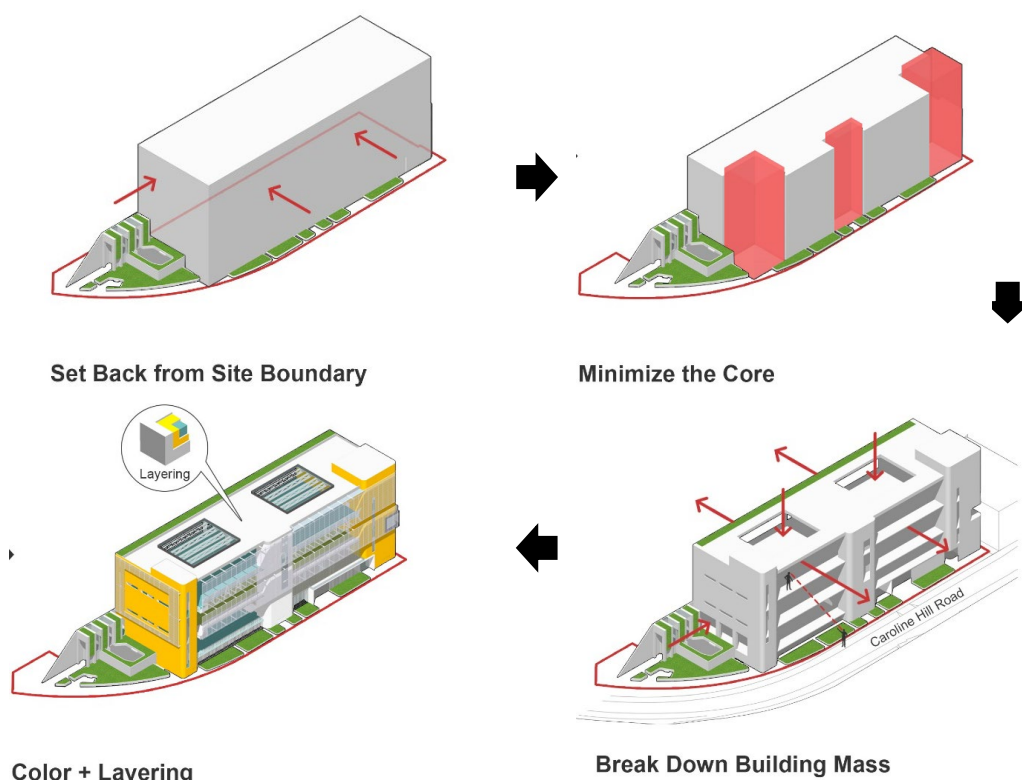


Figure 4.1

Design Process

Building Form

- 4.2.2. Having considered the space requirements of various sports activities, a regular and elongated massing has been adopted to maximise the sports facilities provision. At the same time, the Proposed Development Scheme allows sufficient building set-back from the site boundary and open air space to provide landscape space along Caroline Hill Road. A minimal number of cores, including three lifts and four staircases (coloured red in **Figure 4.1**), have been provided to meet relevant statutory requirements while maximising space for sports and functional areas. Subsequently, to improve permeability, the proposed scheme has incorporated large openings with perforated fence and glass walls on the façade and skylight at the roof. These allow natural sunlight to penetrate and facilitate cross ventilation.
- 4.2.3. Lastly, reference has been made to the design language of the new Grand Stand on the south side (opened in 2021), as well as other existing buildings within the SCAA complex. The incorporation of vibrant colors and layered elements echo with the design of the Grand Stand and contribute to a coherent and lively aesthetic atmosphere to the proposed building.

Building Height and Connections

- 4.2.4. Consideration of the proposed building height starts with the possible connection with the existing Artificial Rugby Football Pitch (at +21.6mPD) to the southwest of the Site. Taking into account the headroom requirements of loading/unloading spaces on G/F, there remains about 10.54m and 7.74m for ball courts (for leisure/recreation purposes) and multi-function rooms respectively. Adding two storeys of ball courts with a floor-to-floor height of 11.9m to enable a clear headroom of 9.1m for tennis, the total building height reaches +45.4mPD at main roof level.
- 4.2.5. SCAA also intends to provide two 5-a-side soccer ball courts on 2/F, featuring the same floor finish and artificial turf, to potentially connects with the existing Artificial Rugby Football Pitch. When the movable curtains are opened, these pitches can be connected together, which allows the opportunity to organise collaborative events if required.
- 4.2.6. While visitors may get access to the Site directly from Caroline Hill Road and/or the existing entrance at the High Block, there is also a possible connection with the adjoining developments. There is a tentative proposal about building a footbridge that would connect the SCAA complex to the adjoining commercial development via the Training Pool. The 2/F of the Proposed Development has been made ready to incorporate this potential linkage. The footbridge would be able to enhance pedestrian flow and safety by offering a seamless connection to and from MTR Causeway Bay Station.

Proposed SCAA Sports Link at South China Athletic Association
88 Caroline Hill Road in Wong Nai Chung
S16 Planning Application

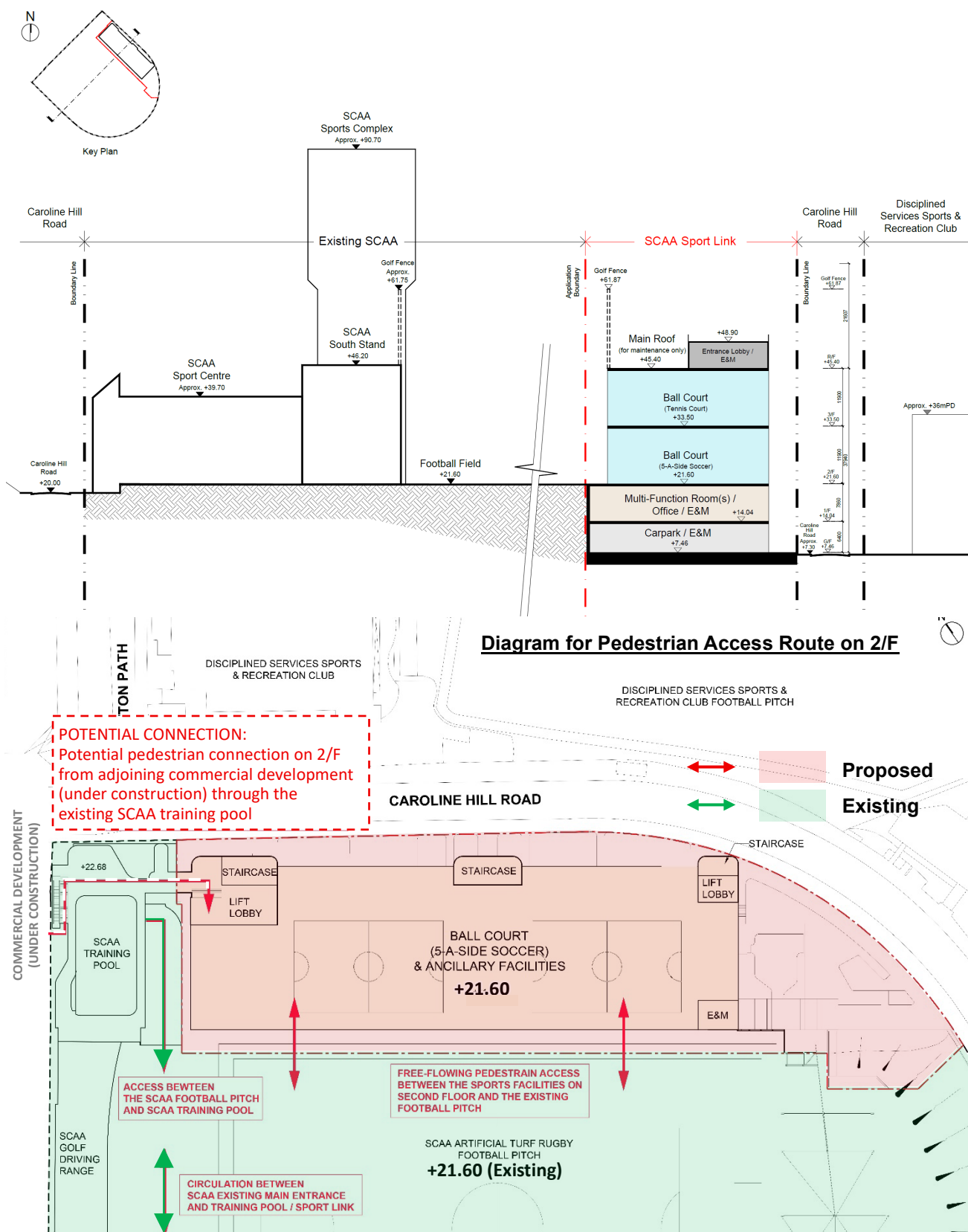


Figure 4.2 Connections with Existing Facilities and Future Development

4.3. Access and Provision of Internal Transport Facilities

- 4.3.1. The proposed vehicular access for the Proposed Development will be located on Caroline Hill Road. Taking into consideration the location of vehicular access of the Disciplined Services Sports & Recreation Club on the opposite side of the Site, the proposed vehicular access has been positioned to stagger with the opposite vehicular access.
- 4.3.2. Internal transport facilities of any developments shall be provided in accordance with the Hong Kong Planning Standards and Guidelines (“HKPSG”) and/or the conditions stipulated in the respective land grant. As there is no specific guideline set in the HKPSG for the proposed sports/recreational uses nor stated in the land grant, the design objective is to maximise car parking spaces on G/F for an efficient use of land. There will be a total of 63 car parking spaces, 9 motorcycle parking spaces, 1 pick-up/drop-off layby and 1 goods vehicle loading/unloading bay on G/F.

4.4. Tree Preservation and Landscape Design Proposal

- 4.4.1. According to the topographical and tree survey carried out, there are 12 existing trees (including 1 no. of *Leucaena leucocephala*) within the Site and these are all self-seeded trees. Due to their self-seeded, weedy, and prolific nature, along with poor form, structural defects, low amenity value, and unrecoverable defects, these trees are considered to be removed. High-quality new trees will be planted in the landscape area of the Proposed Development to compensate for the loss of these low-value landscape resources. A total of 11 new trees will be planted in the landscape areas associated with the proposed building, achieving a replanting ratio of 1:1 (11 fell trees : 11 new trees), excluding the replacement of weedy trees, *Leucaena leucocephala* (LL). Once the planting proposal is fully established, there will be no net loss of trees.
- 4.4.2. The concept underpinning the Landscape Design Proposal in *Appendix II* is to provide a synthesis between contemporary design philosophy and sustainable development principles. The main objectives are as follows.
- Integration of the proposed SCAA Sports Link from landscape and visual perspectives with the surrounding recreational context and its sloping background;
 - Provide a quality and sustainable environment for the enjoyment of future users and visitors with provision of outdoor passive recreational space;
 - Maximise opportunities for the greenery within the Site;
 - Maximise tree planting within the Site to provide shade for pedestrians;
 - Soften the built form and development edge through the use of tree and shrub planting. Use of alternative greening measure at where tree planting

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 a 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.



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.

- 4.6.3. Junction capacity assessments were carried out at the key junctions in the vicinity for the year 2036. The results have indicated that all nearby junctions will operate satisfactorily for both reference and design scenarios.

Pedestrian Traffic

- 4.6.4. To ascertain the adequacy of footpath width for walking between the proposed development, bus/GMB stops and the MTR Causeway Bay Station, a pedestrian count survey was conducted.
- 4.6.5. The proposed development is estimated to generate 2-way pedestrian flows of 895 person/ hour during weekday AM, weekday PM and weekend peak hours. The condition of the key footpaths will be satisfactory after accommodating the pedestrians generated and attracted by the proposed development in all scenarios with LOS "C" or above, similar to the existing condition.

4.7. Environmental Considerations

Air Quality

- 4.7.1. During the construction stage, good site practices and sufficient dust suppression measures as stipulated under the Air Pollution Control (Construction Dust) Regulation will be implemented to prevent adverse dust impact.
- 4.7.2. According to HKPSG, the recommended minimum buffer distance from the nearby roads (i.e Caroline Hill Road, a local distributor) is 5m. No air sensitive uses have been placed within this zone.

4.8. Drainage and Sewerage Considerations

Drainage

- 4.8.1. The Site is currently fully paved. The current peak runoff from the Site area is 0.447 m³/s whereas the anticipated peak runoff upon completion of the proposed SCAA Sports Link would be reduced to 0.406 m³/s.
- 4.8.2. According to the DSD drainage record plans, public stormwater pipes of 375mm in diameters are available along Caroline Hill Road. The reduction in surface runoff would post no negative impact to the public drainage system.

Sewerage

- 4.8.3. According to the Sewerage Impact Assessment, the estimated Average Dry Weather Flow ("ADWF") to be generated by the proposed SCAA Sports Link would be 27.02m³/day. The existing public sewerage system would have sufficient capacity to cater for the anticipated flow.

5. PLANNING MERITS AND JUSTIFICATIONS

5.1. In Line with the Policy Directives for Promoting Sports Development

- 5.1.1. In accordance with the recent Policy Addresses between 2023 and 2025, the Government continues to promote and support sports development by various ways. The Chief Executive announced in his Policy Address 2025 that the Government will promote sports development through (1) ensure the successful delivery of the National Games, (2) promote synergy among sports venues, (3) promote “Sports for All” and urban sports and (4) enhance the governance of National Sports Associations and strengthen support for athletes. Additional resources have been allocated to further support and promote these objectives, as evidenced by the implementation of the 10-Year Development Blueprint for Sports and Recreation Facilities, which offers diversified facilities in phases, such as sports centres, swimming pools, sports grounds, and parks.
- 5.1.2. Acknowledging the Government’s policy directives on promoting sports development, the proposed SCAA Sports Link will be able to offer a range of quality sports venues for users, including tennis ball courts, 5-a-side soccer ball courts and multi-function rooms. The provision of diverse top-grade sports and recreation facilities aligns with the relevant objectives of advancing sports development, fostering and promoting sports participation.

5.2. Adhere to the Planning Intention of “OU(Sports and Recreation Club)” Zone on the Approved OZP

- 5.2.1. The Site falls within an area zoned “Other Specified Uses” annotated “Sports and Recreation Club” (“OU(Sports and Recreation Club)”) on the Approved Wong Nai Chung OZP No. S/H7/21. According to the Statutory Notes of the Approved OZP, the planning intention of the “OU(Sports and Recreation Club)” zone is as follows,

“This zone is primarily to provide/reserve land for sports and recreation club uses.”

- 5.2.2. The Site has been left vacant for over 2 decades. The proposed SCAA Sports Link is planned to provide various sports and recreation facilities and spaces, including multi-function rooms, tennis ball courts and 5-a-side soccer ball courts. Thus, the proposed development at the Site is considered in line with the planning intention of the “OU(Sports and Recreation Club)” zone. Situated at the northeastern part of the SCAA complex, the proposed SCAA Sports Link will extend to integrate with existing facilities to offer more diverse sports and recreation club amenities. As illustrated in **Section 4.2**, the proposed buildings have been thoughtfully designed to complement the overall SCAA complex.

5.3. The Proposed Recreational Use and Proposed Development Intensity are Compatible with the Surrounding Area

- 5.3.1. As highlighted in **Sections 3.2** and **3.3**, the Site is located within an easily accessible area, characterised by a mixture of residential buildings and recreational and sports facilities. The proposed use would naturally integrate into the immediate surroundings in view of its recreational and sports nature. With careful attention to building height, mass, and scale as described in **Section 4.2**, the proposed building would merely serves as a small extension of the existing SCAA Complex. Additionally, green roofs and permeable design help to soften and break down the building mass. The overall architectural expression is considered in line with the very green nature of Caroline Hill Road. As such, the proposed SCAA Sports Link development is considered to be in harmony with the surrounding land use context, complementing the recreational landscape character of existing SCAA as well as the wider recreational neighbourhoods.

5.4. Suitability of the Site for the Proposed Development

Good Accessibility

- 5.4.1. The Site is situated in a prime location, benefiting from excellent access by both road and rail transport. Besides being well served by franchised buses and GMBs, MTR Causeway Bay Station is about 650 metres away from the Site. Visitors will benefit from the wide variety of nearby public transport options, which encourage and facilitate the use of the proposed SCAA Sports Link.
- 5.4.2. Additionally, a tentative proposal for a footbridge connecting the building to the adjoining commercial development (under construction) via Training Pool has been discussed, which will further enhance pedestrian flow and safety by providing a seamless linkage. An opening on 2/F of the proposed development has been reserved to incorporate this potential linkage.

Synergy with Other Facilities of the SCAA Complex As a Whole

- 5.4.3. As discussed in **Section 2.2**, there is a need to expand and enhance the facilities provided by the SCAA complex to provide quality services and better meet the needs of its members. Upon completion, the proposed SCAA Sports Link will provide multi-function rooms, tennis ball courts and 5-a-side soccer ball courts, serving as an extension to the existing SCAA complex. The proposed SCAA Sports Link will enhance the SCAA Complex by providing additional space and facilities that encourage a variety of physical activities.
- 5.4.4. The second floor of the proposed SCAA Sports Link has been designed to match the level of the existing Artificial Rugby Football Pitch in the SCAA complex. The proposed 5-a-side soccer ball courts on 2/F, will be situated next to the existing Artificial Rugby Football Pitch, sharing the same floor finish level. When the

movable curtains are opened, these pitches can be connected, providing opportunities for collaborative events and movement of pedestrians to other areas of the overall SCAA Complex.

- 5.4.5. Overall, the proposed SCAA Sports Link will create synergy with other existing facilities within the SCAA complex, enhancing the user experience and offering more flexible space for organising activities for its members.

5.5. Achieve a More Efficient Use of Land

- 5.5.1. As discussed in **Section 2.3**, following the completion of a temporary bored pile wall, a temporary golf fence built on top of the bored pile wall, and the raft footing foundation in 2002, the previous redevelopment of the Site did not proceed, and the Site has remained vacant since then. The long-vacated site will be turned into SCAA Sports Link, which will provide more and diverse comprehensive sports and recreation facilities, including multi-function rooms, tennis ball courts, 5-a-side soccer ball courts and a sitting-out garden. All these would provide members with varieties and choices of new facilities to enjoy.

- 5.5.2. Located in a prime area with excellent accessibility, the Site holds significant potential for redevelopment. However, it has remained vacant and unused for an extended period. The proposed SCAA Sports Link, which aims to transform this underutilised site into a comprehensive sports and recreation centre, thereby unlocking its full potential and enabling a far more efficient and beneficial use of the area.

5.6. Enhancement of Existing Landscape Condition

- 5.6.1. The landscape and planting proposal for the proposed SCAA Sports Link seeks to improve and expand the green recreational landscape character from SCAA to the south and north, while preserving SCAA as a green hub within Caroline Hill. Careful selection of appropriate species and good quality planting would help to improve the landscape value of the Site and provide greenery for pedestrians along Caroline Hill Road, as well as for users of SCAA recreational facilities. Furthermore, tree preservation and planting opportunities will be maximised within the Site. Overall, the proposed building and associated planting initiative will harmonise with the recreational landscape character of the existing SCAA and adjacent recreational neighbourhoods. Upon the completion of the landscape planting scheme, the local landscape context and visual amenity are anticipated to be significantly enhanced.

- 5.6.2. The proposed building is designed to set back from Caroline Hill Road to incorporate greenery along with the footpath. Together with the sitting-out garden at the southernmost part of the Site, the overall architectural expression is considered in line with the very green nature of Caroline Hill Road, which is characterised by nearby open recreational grounds and generally medium-rise

buildings.

5.7. No Unacceptable Visual Impact

- 5.7.1. The Visual Impact Assessment in *Appendix IX* has reviewed the potential visual impact of the proposed development onto 9 selected public viewpoints. The assessment report concluded that, though proposed building would have some slightly visual impacts to the public viewers, with responsive building height, mass and scale, building setback and planting proposal at street level, green wall and greening on the roof etc., all these would help to alleviate the impact to an acceptable level, and proposed building is therefore compatible with the existing urbanised and recreational landscape and visual context. Proposed building is acceptable from visual perspective.

5.8. No Adverse Technical Impacts

Traffic Impact

- 5.8.1. Noted the concern from the previous planning application, the design of the proposed SCAA Sports Link has been refined with careful attention on traffic impact. The current plan positions the proposed SCAA Sports Link to provide sports facilities and operate according to its current operation mode. This proposed SCAA Sports Link is expected to generate significantly less vehicle and pedestrian traffic than the previous proposal.
- 5.8.2. A Traffic Impact Assessment has been carried out and the results revealed that all junctions and key footpaths will have sufficient capacity to accommodate the expected traffic growth and the traffic generated by the Proposed Development. The TIA concluded that the proposed SCAA Sports Link would not induce adverse traffic impact on the adjacent road networks and should be acceptable from traffic viewpoint (*Appendix III* refers).

Noise Impact

- 5.8.3. According to the Noise Impact Assessment in *Appendix V*, the proposed SCAA Sports Link would not be subject to or generate any adverse noise impact.

Air Quality Impact

- 5.8.4. During the construction stage, with the implementation of good site practices and sufficient dust suppression measures as stipulated under the Air Pollution Control (Construction Dust) Regulation, significant dust generated from the construction of the proposed SCAA Sports Link would not be anticipated.
- 5.8.5. During the operational phase, the Proposed Development Scheme has reserved sufficient horizontal buffer distance from nearby road sections as promulgated in the HKPSG to minimise the air quality impacts of vehicular emissions and

industrial emissions. Thus, no adverse air quality impact would be anticipated at the Site during the operational phase.

Impact on Air Ventilation

- 5.8.6. An Air Ventilation Assessment – Expert Evaluation (*Appendix IV* refers) has been carried out to provide qualitative evaluation of wind performance of the proposed SCAA Sports Link under the Proposed Development Scheme. With the good design features to improve air ventilation performance, including building setback, and perforated fence adopted in the proposed SCAA Sports Link, it is anticipated that there shall be insignificant impact to the wind environment in the surrounding area.

Drainage and Sewerage Impacts

- 5.8.7. Results of the Drainage Impact Assessment in *Appendix VII* confirm that there would be reduction in contribution of stormwater surface runoff upon completion of the proposed SCAA Sports Link. Therefore, the assessment concluded that there would be no adverse drainage impact on existing stormwater system.
- 5.8.8. According to the Sewerage Impact Assessment in *Appendix VIII*, the estimated Average Dry Weather Flow (“ADWF”) to be generated by the proposed SCAA Sports Link would be 27.02m³/day. The existing public sewerage system would have sufficient capacity to cater for the anticipated flow, therefore no adverse sewerage impact would be anticipated.

6. SUMMARY AND CONCLUSION

6.1. The Applicant, South China Athletic Association, is seeking permission from the TPB for the proposed SCAA Sports Link development (“Place of Recreation, Sports or Culture” Use) at 88 Caroline Hill Road in Wong Nai Chung. The Site forms part of the SCAA complex and falls within the area zoned “Other Specified Uses” annotated “Sports and Recreation Club” on the Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21.

6.2. The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the proposed SCAA Sports Link development based on the followings:

- The proposed SCAA Sports Link is In Line with the policy directives for promoting sports development;
- The proposed development adheres to the planning intention of “OU(Sports and Recreation Club)” Zone on the Approved OZP;
- The proposed recreational use and proposed development intensity are compatible with the surrounding area;
- The Site is suitable for the development of SCAA Sports Link;
- The proposal achieves a more efficient use of land;
- The proposal enhances the existing landscape condition; and
- The proposed development scheme would not cause unacceptable/adverse impacts on visual, traffic, noise, air quality, air ventilation, drainage and sewerage.