

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H7/188**

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| <b><u>Applicant</u></b> | Patchway Holdings (HK) Limited represented by URBIS Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b><u>Site</u></b>      | Inland Lot No. 8945, Caroline Hill Road, Causeway Bay, Hong Kong                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b><u>Site Area</u></b> | About 14,802m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b><u>Lease</u></b>     | <p>Inland Lot No. 8945 (the Lot)</p> <ul style="list-style-type: none"><li>(a) sold by public tender for a term of 50 years from 10.6.2021, varied and modified by a modification letter dated 7.11.2024 and a consent letter dated 26.11.2024</li><li>(b) for non-industrial (excluding residential, godown and petrol filling station) purposes with a total gross floor area (GFA) of not exceeding 102,000m<sup>2</sup></li><li>(c) development at the Lot shall be completed on or before 30.9.2029</li><li>(d) include conditions relating to preservation of masonry walls and earthenware pipes, carrying out road improvement works, formation of internal access road, preservation of trees including Old and Valuable Trees (OVT), Landscape Master Plan (LMP), provision of public open space (POS) of not less than 6,000m<sup>2</sup>, construction of subway connection, footbridge connection, pedestrian links and walkways, public vehicle park (PVP), vehicular access, parking and loading/unloading requirements, provision of government accommodation, performing arts and cultural facilities (PACF), and baby care room and lactation room, and submission of various technical assessments</li></ul> |
| <b><u>Plan</u></b>      | Approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b><u>Zoning</u></b>    | <p>“Commercial (2)” (“C(2)”)</p> <ul style="list-style-type: none"><li>(a) restricted to a maximum building height (BH) of 135mPD or the height of the existing building, whichever is the greater</li><li>(b) restricted to a maximum GFA of 100,000m<sup>2</sup>, or the GFA of the existing building, whichever is the greater, and shall include the GFA of Government, institution or community (GIC) facilities as required by the Government</li><li>(c) a public transport facility for minibuses and a PVP of not less than 125 parking spaces shall be provided</li><li>(d) a POS of not less than 6,000m<sup>2</sup> shall be provided</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

- (e) a layout plan shall be submitted for the approval of the Town Planning Board (the Board)
- (f) minor relaxation of BH/GFA restrictions and the provision of public vehicle parking space requirement may be considered by the Board on application based on its individual merits

### **Application**

Submission of Layout Plan and Proposed Minor Relaxation of GFA Restriction for Permitted 'Eating Place', 'Office', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Public Clinic', 'Public Transport Terminus or Station', 'Public Vehicle Park (excluding container vehicle)' and 'Social Welfare Facility Uses' (Amendments to Approved Layout Plan)

## **1. The Proposal**

- 1.1 The applicant seeks planning permission for amendments to the approved layout plans under Applications No. A/H7/181 and A/H7/181-2 for a proposed commercial development with GIC facilities<sup>1</sup> and a minor relaxation of GFA<sup>2</sup> to accommodate additional GIC facilities (PACF) at the application site (the Site), which were approved with conditions by the Metro Planning Committee (the Committee) of the the Board on 6.5.2022 and 29.5.2025 respectively. The Site is zoned "C(2)" on the approved Wong Nai Chung OZP No. S/H7/21 (**Plan A-1**). The proposed amendments in the current application (the 'Current Scheme') are set out in paragraphs 1.3 to 1.10 below. As the major amendment involves changes in the layout and soft/hard landscape design of the Banyan Garden accommodating the OVT near Leighton Road (Ficus elastica, Registration No. LANDSD(LEASED) WCH/1) (**Plan A-2**), which falls outside the Class A or Class B amendments specified in the Board's Guidelines on Class A and Class B Amendments to Approved Development Proposals (TPB PG-No. 36C), a fresh application under section 16 of the Town Planning Ordinance (the Ordinance) is required.

### **Previous Approved Schemes in 2022 and 2025 (Plans A-7 to A-25)**

- 1.2 The Site is the subject of two previous applications (No. A/H7/181 and No. A/H7/181-2) submitted by the same applicant. Application No. A/H7/181 was for the approval of a layout plan for the proposed commercial development cum GIC facilities with a minor relaxation of the GFA restriction from 100,000m<sup>2</sup> to 102,000m<sup>2</sup> (i.e. +2,000m<sup>2</sup> or +2%) for PACF, which was approved with conditions by the Committee on 6.5.2022 (the '2022 Approved Scheme'). On 29.5.2025, an application (No. A/H7/181-2) for Class B amendments<sup>3</sup> to the 2022 Approved

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<sup>1</sup> According to the Notes of the OZP, 'Office', 'Eating Place', 'Shop and Services', 'Place of Recreation, Sports or Culture', 'Public Clinic', 'Public Transport Terminus or Station', 'PVP (excluding container vehicle)' and 'Social Welfare Facility' are uses always permitted within the "C(2)" zone. However, the Notes of the OZP stipulate that for any new development within "C(2)" zone, a layout plan shall be submitted for the approval of the Board.

<sup>2</sup> According to the Notes of the OZP, a minor relaxation of the GFA restriction within the "C(2)" zone may also be considered by the Board based on its individual merits.

<sup>3</sup> The major Class B amendments under Application No. A/H7/181-2 involve:

(i) changes in the location of the GIC facilities, includes relocating the PACF on the 5/F of Towers 1&2 from the south-western side to the north-eastern side of the towers, while the total GFA for PACF remains unchanged; changes in the level of the government accommodations for a district health centre (DHC), a

Scheme under section 16A of the Ordinance was approved with conditions by the Director of Planning under the delegated authority of the Board (the '2025 Approved Scheme'). Details of the planning history and previous applications are set out in paragraphs 4 and 5 below respectively.

**The Current Scheme (Drawings A-1 to A-30 and Plan A-26)**

*General adherence to the approved schemes*

- 1.3 In comparison with the 2025 Approved Scheme, whilst the overall development parameters, including GFA, plot ratio (PR), site coverage (SC), BH, main floor uses, vehicular access arrangements, pedestrian connectivity, and internal transport facilities, and key design features such as setbacks, visual/air ventilation corridor, the area of POS, and greenery coverage remain largely unchanged under the Current Scheme (comparisons in Tables 1.1 to 1.3 at **Appendix II**), the proposed amendments in the current application include (i) a revised design and layout of the Banyan Garden to implement a protection-cum-rehabilitation scheme for the OVT; (ii) amendments to the location and distribution of POS on various levels; (iii) adjustments to landscape design of the POS; and (iv) an updated sharing arrangement for lay-by and L/UL bay with the GIC facilities.
- 1.4 According to the layout plan of the Current Scheme, the building layout, disposition and massing are essentially the same as those in the 2025 Approved Scheme, i.e. two tower blocks (Tower 1 and Tower 2) and one tower block (Tower 3) in the western and eastern portions of the Site respectively, with a total GFA of 102,000m<sup>2</sup>, BHs of 90-135mPD (with 16 to 25 storeys excluding three to five basement levels) and a maximum SC of 65%. There is no change to the provision of GIC facilities required under the OZP and the PACF will continue to be provided on the 5/F of Tower 1 and Tower 2<sup>4</sup>. All parts of the Grade 3 masonry wall and the earthenware pipes and the OVT at the Site will be preserved. The Layout Plan showing the overall disposition of the development is at **Drawing A-1** and the artist's impressions submitted by the applicant are at **Drawings A-19, A-20, A-28 and A-29**. Floor plans, sections and landscape plans are at **Drawings A-2 to A-11, Drawings A-12 and A-13, and Drawings A-14 to A-16** respectively.

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day care centre for elderly (DCCE) and a child care centre (CCC) in Tower 3; and an increase in the total GFA of the GIC facilities (DHC, DCCE and CCC) from approximately 3,000m<sup>2</sup> to 3,100m<sup>2</sup>;

- (ii) changes in the location and layout of private and public car parks and car parks for GIC facilities, including levels of B5/F to B1/F accommodating private and public car parking spaces, loading/unloading (L/UL) areas, internal roads, and light bus lay-bys. The size of the light bus lay-bys and the associated driveway has been reduced from 2,000m<sup>2</sup> to 1,600m<sup>2</sup>. These changes do not compromise the provision of car parking and L/UL spaces for GIC facilities; and
- (iii) changes in the width of setback on the 2/F of Tower 3, changing from a full length of 18m along the northeastern site boundary to approximately 16m to 21m.

<sup>4</sup> According to the applicant, it has been engaged in discussions with a potential Non-Government Organisation (NGO) operator for the PACF, namely EXCEL (Extension and Continuing Education for Life) Limited, a registered charitable institution which is a non-profit making organisation, and a subsidiary of the Hong Kong Academy for Performing Arts. The applicant will work with the organisation to operate exhibition venues and a theatre on a non-profit basis, offering a variety of cultural activities for the public, including but not limited to visual arts, music, drama and dance. Floor space will also be provided for interactive workshops that bring artists and public participants together.

*Protection-cum-rehabilitation Scheme for the OVT*

- 1.5 The major revision under the Current Scheme is the redesign of the Banyan Garden, which serves as the entrance plaza from Leighton Road. The new layout will implement a protection-cum-rehabilitation scheme for the OVT, aiming to restore the tree while enhancing public enjoyment of the surrounding POS (**Drawing A-27** and **Plan A-26**). A recent arboricultural assessment carried out by the applicant indicates that the OVT is in physiological decline, afflicted by Brown Root Rot Disease, and its root growth is constrained by compacted, impermeable paving within its Tree Protection Zone (TPZ). Continuous foot traffic could spread the disease via spores on shoes or clothing. Without appropriate intervention, the long-term survival of the OVT is jeopardised.
- 1.6 Under the proposed protection-cum-rehabilitation scheme, soil treatment will be undertaken around the OVT to improve soil volume, permeability, and nutrient content, thereby supporting root regeneration and revitalization of the OVT<sup>5</sup>. To prevent disease spread and address safety issue created by the more-than-2m level difference between the Banyan Garden and Leighton Road, the open-soil area of the Banyan Garden will be fenced off with balustrades under the Current Scheme. A modern soil-cell system will be employed to construct a suspended civic plaza that retains rootable soil. According to the applicant, the Current Scheme improves the growing conditions of the OVT while keeping the surrounding area publicly accessible (**Drawing A-27**). The redesigned Banyan Garden will become a flexible, multi-functional open space that encircles the OVT and can host non-commercial cultural and arts events, some of which could be organised by the PACF operator to create synergy with the PACF (**Drawings A-20** and **A-29**). This dual-purpose design delivers both ecological functionality and social vitality. The applicant has engaged an independent tree specialist to ensure the effective implementation of the protection-cum-rehabilitation scheme<sup>6</sup>.

*Minor Amendments to the Soft/Hard Landscape & Location and Distribution of POS*

- 1.7 The current application also includes minor refinements to the layout and landscape design of the POS. Under the 2025 Approved Scheme, the POS comprised approximately 2,850m<sup>2</sup> on the G/F and 3,150m<sup>2</sup> on the UG/F, 1/F and 2/F. Following detailed design of the development, the revised figures are now approximately 2,835m<sup>2</sup> on the G/F and 3,165m<sup>2</sup> on the UG/F, 1/F and 2/F. A small adjustment has also been made to the distribution between covered and uncovered

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<sup>5</sup> Three different soil-rooting zones will be created within the TPZ: (i) Zone 1 retaining the existing 3.5m wide tree strip containing a 170m<sup>2</sup> soil area containing massive subterranean roots and root stands that will be left completely undisturbed; (ii) Zone 2 introducing a new 5.7m wide tree strip containing a 270m<sup>2</sup> area that will be converted from the previously hard paved area into open soil with soil enhancement treatments and root preservation; and (iii) Zone 3 adding a new soil crescent with a maximum width of 9.8m and a 285m<sup>2</sup> area, where compacted site soil will be replaced with a high-quality uncompact fabricated soil mix. A modern soil cell technique will be used to construct a suspended pavement, allowing rootable soil to be retained and enabling co-use of the land.

<sup>6</sup> The tasks include (i) leading the project's landscape team to prepare a manual for the post-construction maintenance of the OVT; (ii) helping the project proponent to scrutinize the credentials and experience of a designated Qualified Professional, who will be responsible for monitoring and supervising all OVT-related works to ensure the Scheme is executed on site in accordance with the design and method statements; and (iii) advising the Qualified Professional in preparing quarterly reports for the Lands Department, which must include photo records of all site works affecting the OVT.

POS areas. Despite the above refinement, the Banyan Garden, the POS on the podium of Tower 2, and the covered landscape bridge will continue to serve as the major POS elements on the Site (**Drawings A-14 to A-16**). The total POS on the Site will be not less than 6,000m<sup>2</sup> and will be open to the public 24 hours a day with barrier-free access (which is the same arrangement as in the approved schemes).

- 1.8 The soft/hard landscape design on the 2/F has been modified to improve the integration of the POS with the private open space known as the ‘Event Plaza’<sup>7</sup> (**Drawing A-16**). According to the applicant, a unified landscape scheme will provide visual and functional continuity between the two areas, with no permanent physical barriers. The design has been enriched with new elements such as water features and raised planter edges, enhancing both aesthetic appeal and functional quality.

*Similar Pedestrian and Vehicular Access Arrangements and Urban Design Features*

- 1.9 The pedestrian and vehicular access arrangements under the Current Scheme remain largely consistent with those of the 2025 Approved Scheme (**Drawings A-23 to A-26**). A new internal access road will be constructed by the applicant between the eastern and western portions of the Site. To enhance accessibility to the Site, multi-level access is proposed by the applicant. At-grade street level pedestrian access points will be provided from Caroline Hill Road (east), Leighton Road and the internal access road (**Drawing A-25**). An elevated landscape bridge on the 2/F (**Drawing A-26**) will span across the internal access road, linking the western and eastern parts of the Site. To facilitate pedestrian circulation, a 24-hour covered pedestrian walkway on the 2/F of Tower 2 will connect to a future footbridge system that links the Site with Lee Gardens (**Drawings A-8 and A-26**), but its alignment differs slightly from that shown in the 2025 Approved Scheme (**Plan A-14**). A provision for a potential subway connection is reserved at B3/F (**Drawing A-3**) near the northern corner of the Site.
- 1.10 The building setbacks and the elevated tower designs for the three towers are largely maintained in the Current Scheme. These design measures include (a) for Tower 1, average setback of 5m from the south-western boundary fronting Caroline Hill Road (west) and an at-grade void measuring 15m(W) x 8.5m(H) from the building edge; (b) for Tower 2, setback of 4m from the north-eastern boundary fronting Caroline Hill Road (east) and a tower setback of a minimum 36m starting from the 2/F (13m wider than in the 2022 Scheme); and (c) for Tower 3, setback of 7.5m from the south-western boundary abutting the district court site and an elevated design of 10m in height with a setback of 16m – 21m from the north-eastern boundary on the 2/F. These features act as wind-enhancing elements that improve street-level ventilation and provide a greater degree of visual openness (**Drawings A-21 and A-22**). In addition, an internal street with a minimum of 6m wide will be provided on the G/F between Tower 1 and Tower 2, which also serves as a visual corridor (with a minimum height of 15m) (**Drawing A-30**), preserving views of the two OVTs at street level (one on the Site and one in the adjacent district court site).

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<sup>7</sup> According to the applicant, although the Event Plaza is designated as a non-POS area, it is intended for public use most of the time, except during special events (**Drawing A-16**).

1.11 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 2.9.2025 **(Appendix I)**
- (b) Supporting Planning Statement (SPS) received on 2.9.2025 **(Appendix Ia)**
- (c) Further Information (FI) received on 23.9.2025 (1<sup>st</sup> FI)\* **(Appendix Ib)**
- (d) FI received on 17.10.2025 (2<sup>nd</sup> FI)\* **(Appendix Ic)**
- (e) FI received on 22.10.2025 (3<sup>rd</sup> FI)\* **(Appendix Id)**

*\* exempted from publication and recounting requirements*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the SPS and FIs at **Appendices Ia to Id**, which are summarised as follows:

### Compliance of Proposed Layout Plan with OZP Requirements

- (a) The proposed Layout Plan under the Current Scheme complies with the planning intention and development parameters/requirements of the “C(2)” zone as stipulated in the OZP, which include the maximum BH, provision of GIC facilities, internal transport facilities and POS, urban design/landscape/tree preservation requirements, pedestrian circulation, and the submission of an Air Ventilation Assessment (AVA).

### Enhanced Cultural, POS and Landscape Design to Create a Vibrant Urban Realm

- (b) The applicant remains committed to placemaking that connects the development with the surrounding neighborhoods of Causeway Bay. The proposed development will establish a new green landmark and set a benchmark for urban design in the area. A minimum of 6,000m<sup>2</sup> of POS will be provided, primarily on the eastern side of the Site. The proposed Banyan Garden and pedestrian walkway at ground level will form a vital pedestrian link, connecting Leighton Road to an interim planform at +8.9mPD and ultimately to the Landscape Bridge at +18.7mPD.
- (c) The Banyan Garden preserves the OVT and celebrates its significance as a natural and cultural landmark, serving as a civic space that contributes to a dynamic public realm.
- (d) The current scheme markedly improves the OVT’s long-term growing conditions by expanding its rooting zone. A subterranean soil crescent beneath the Banyan Garden filled with uncompacted fabricated soil mix within modular soil cell systems will facilitate healthy root development for the OVT.
- (e) The installation of balustrades and the creation of a functional circulation area demonstrate a strong commitment to tree preservation, public enjoyment and safety. The redesigned Banyan Garden will provide a flexible, multi-functional open space surrounding the OVT. This space will host non-commercial cultural and arts events, some of which could be organised by the operator of PACF to create synergy with the PACF.

- (f) The POS will be open to the public 24 hours a day, forming an integrated open space network within the Site. In addition to the Banyan Garden on the G/F, POS on the 2/F will link the western and eastern portions of the Site via a landscaped bridge over the internal access road. This bridge will act as a community node, drawing pedestrian flow from the future footbridge system that links with Lee Gardens to the Site. The covered POS in Tower 3 will provide a seamless, weather-proof pedestrian connection. Under the Current Scheme, a variety of landscape features will be provided, including open lawn, multi-functional area, water feature, etc. Additional landscape elements and a series of smaller pathways will be integrated throughout the POS, further enhancing connectivity and user experience.

#### In line with Government Policy Objectives in Arts, Culture and Tourism Development

- (g) The applicant fully supports the national and Hong Kong government's cultural and tourism policies, including the vision set out in the National 14th Five-Year Plan to "shape tourism with cultural activities and promote culture through tourism", the 2024 Policy Address's emphasis on developing Hong Kong's cultural and creative industries, and the Culture, Sports and Tourism Bureau's (CSTB) push for market-driven development and integration of culture, sport and tourism. Since the inclusion of a 2,000 m<sup>2</sup> PACF was approved in the 2022 Approved Scheme, the applicant has been engaging with a prospective NGO operator of the PACF to deliver a variety of cultural activities for public enjoyment. Moreover, the redesigned Banyan Garden under the Current Scheme will accommodate multi-functional, non-commercial uses, such as outdoor performances, arts and cultural events, and light shows, helping to cultivate visitors' and tourists' appreciation of Hong Kong's unique culture and to tell Hong Kong's good stories.

#### Preservation of OVTs and Heritage Features

- (h) All parts of the Grade 3 masonry wall and the earthenware pipes and the OVT at the Site will be preserved as an integral element of the Causeway Bay streetscape and showcases the area's historical character. The Applicant has confirmed that the proposed scheme will not adversely affect the Grade 3 masonry wall and earthenware pipes.

#### Integration of Community Facilities

- (i) The GIC facilities planned in Tower 3 (**Drawings A-6 and A-7**) will help alleviate the current shortage of social welfare facilities in the Wan Chai District, meeting the requirement set out in the OZP. These facilities are thoughtfully integrated with the onsite POS, creating a pleasant, comfortable environment for users of the GIC services.

#### Enhanced Air Ventilation

- (j) The setback of Tower 2 on the 2/F has been increase from a minimum 23m to a minimum of 36m (**Drawing A-22**). This wider setback enhances wind permeability, allowing stronger incoming breezes and better leeward-side ventilation. The design complies with the Sustainable Building Design Guidelines set out in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152.

### Enhanced Pedestrian Connectivity and Traffic Improvements

- (k) A 24-hour pedestrian walkway will link the Site's 2/F POS with Lee Garden Six across Leighton Road (**Drawing A-26**). A fully covered, enclosed landscape bridge over the internal access road forms part of the POS, creating a seamless connection between the western and eastern portions of the site and providing easy access to the GIC facilities in Tower 3. The multi-level walkway system is intended to enhance the walking experience throughout the area.
- (l) A proposed two-way internal road will connect the west and east sides of Caroline Hill Road, accommodating the various users of the Site. Additional road improvement works on the western segment of Caroline Hill Road will be undertaken by the applicant, as required under the lease, to alleviate traffic congestion and improve traffic flow.

### No Insurmountable Technical Impacts

- (m) The current scheme will not result in any insurmountable or adverse technical impacts relating to drainage, sewerage, noise, air quality, water supply, geotechnical conditions, traffic, or air ventilation.

## **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is the sole "current land owner" of the Site. Detailed information would be deposited at the meeting for Members' inspection.

## **4. Background**

- 4.1 To meet the long-term needs of District Court-level judicial facilities announced in the 2017 Policy Address, and to make good use of government land in the core business district so as to ensure a continual supply of office space for maintaining Hong Kong's status as an international financial centre as committed in the 2017-18 Budget, a site at the junction of Caroline Hill Road and Leighton Road (the Caroline Hill Road site) was rezoned to "Government, Institution or Community (2)" ("G/IC (2)") and "C(2)" on the draft Wong Nai Chung OZP No. S/H7/20, which was gazetted on 24.5.2019 to facilitate District Court and commercial developments respectively.
- 4.2 On 19.6.2020, after giving consideration to the representations and comments on representations, the Board decided to further amend the OZP by incorporating a submission of a layout plan for the Board's approval in the Notes of the "C(2)" zone to partially meet some representations with a view to allowing the Board to scrutinise the design and layout of the proposed commercial development with GIC facilities and open space. The Board also considered that an integrated design with cultural facilities, open space and commercial development could be appropriate at the Site, and agreed to revise the ES of the draft OZP to highlight the intention of providing additional GIC facilities at the Site. The proposed amendments were published on 10.7.2020, and the Board decided to amend the draft OZP by the proposed

amendments after giving consideration of further representations on 11.9.2020. The draft OZP No. S/H7/20 was subsequently approved by the Chief Executive in Council on 24.11.2020 and the approved Wong Nai Chung OZP No. S/H7/21 was exhibited for public inspection on 4.12.2020.

- 4.3 The Site was then sold by public tender to Patchway Holdings (HK) Limited (i.e. the applicant) for a term of 50 years from 10.6.2021.

## 5. **Previous Applications**

- 5.1 The Site is the subject of two previous applications (No. A/H7/181 and A/H7/181-2) for approval of a layout plan for permitted eating place, office, shop and services, place of recreation, sports or culture, public clinic, public vehicle park, public transport terminus/station, and proposed minor relaxation of GFA restriction from 100,000m<sup>2</sup> to 102,000m<sup>2</sup> for the proposed PACF. Application No. A/H7/181 was approved with conditions by the Committee on 6.5.2022, mainly on the considerations that the minor relaxation of the GFA restriction was sought for proposed PACF to address the deficit of GIC facilities in the district; the proposed layout adopted various responsive building design features to respect the overall setting, enhance visual and air permeability, promote pedestrian connectivity, and increase functional diversity of the area, which were generally in line with the requirements stated in the ES of the OZP; and the proposed development was technically feasible with no insurmountable problem on traffic and transport, environmental, utility infrastructure, visual, air ventilation and landscape aspects.
- 5.2 On 29.5.2025, an application for amendments to the permission under section 16A of the Ordinance (No. A/H7/181-2) was approved with conditions by the Director of Planning under the delegated authority of the Board. Compared with the 2022 Approved Scheme, apart from some minor Class A amendments, the scheme includes three Class B amendments in relation to changes in the location of the GIC facilities, changes in the location and layout of private and public car parks and car park for GIC facilities, and changes in the width of setback at 2/F of Tower 3. These Class B amendments do not alter the key development parameters and building bulk, including total GFA and overall BH. All relevant bureaux/departments consulted have no objection or adverse comments to the Class B amendments.
- 5.3 Details of approval conditions of the previous applications are stated in **Appendix III**.

## 6. **Similar Application**

There is no similar application on the Wong Nai Chung OZP.

## 7. **The Site and Its Surrounding Areas (Plans A-1 to A-6)**

- 7.1 The Site:
- (a) is currently under construction;

- (b) is fronting Caroline Hill Road at the northeast and southwest and abutting Leighton Road at the northwest;
- (c) is adjoining a site zoned “G/IC(2)” at its immediate southeast for a district court which is under construction; and
- (d) involves an OVT located at the northern fringe of the Site.

7.2 The surrounding areas have the following characteristics:

- (a) to its north and northwest across Leighton Road are predominantly office/commercial developments subject to maximum BH restrictions ranging from 30mPD to 135mPD with Hysan Place and Lee Garden One having a BH restriction of 200mPD;
- (b) five planned covered footbridges connecting Lee Gardens Two, Three, Five and Six, to be built by a private developer, were gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 12.5.2023 (**Plan A-2**). One of these is a covered footbridge above Leighton Road that will link Lee Garden Six and the Site;
- (c) various GIC and recreation-related uses surround the Site, including Po Leung Kuk, St. Paul’s Hospital, the South China Athletics Association, So Kon Po Recreation Ground and the Disciplined Services Sports and Recreation Club;
- (d) to its east adjoining the eastern Caroline Hill Road and Haven Road are some residential developments with some shop and services on the ground floor and zoned “OU(Mixed Use)” on the Causeway Bay OZP, such as Caroline Hill Court, Lei Kwa Court, Lei Ho Court, Lei Wen Court, Leishun Court, Haven Court and Park Haven (**Plan A-2**); and
- (e) further to the southwest are various residential developments zoned “R(B)”/“R(C)1” along Link Road and Caroline Hill Road, such as Leighton Hill, Beverly Hill and Happy View Terrace.

## **8. Planning Intention**

- 8.1 The planning intention of “C” zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 8.2 The Notes of the OZP stipulates that for any new development or redevelopment of an existing building on land falling within the “C(2)” zone, a layout plan shall be submitted for the approval of the Board. The layout plan should include the following information:

- (a) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings (including structures) to be erected on the Site;
- (b) the proposed total GFA for various uses and facilities;
- (c) the details and extent of GIC facilities, parking, loading/unloading and public transport facilities, and open space to be provided within the Site;
- (d) the alignment, widths and levels of any podium, footbridges, elevated walkways and roads to be constructed within the Site;
- (e) the landscape and urban design proposals within the Site;
- (f) an AVA report to identify the exact alignment of the building gap(s) and/or other enhancement measures for design improvements; and
- (g) such other information as may be required by the Board.

8.3 Paragraphs 8.13 and 8.14 of the ES of the OZP also specified that:

- (a) development is restricted to a maximum non-domestic GFA of 100,000m<sup>2</sup> of which not more than 10,000m<sup>2</sup> shall be allocated to retail uses, with due consideration of the traffic capacity in the area;
- (b) a DHC with a Net Operating Floor Area (NOFA) of about 1,000m<sup>2</sup>, a CCC with NOFA of about 531m<sup>2</sup> and a DCCE with NOFA of about 358m<sup>2</sup> shall be provided. The project proponent of the Site is encouraged to provide more GIC facilities taking into account the current deficit in Wan Chai District and for the benefit of the community. Performing arts and cultural facilities are also compatible uses in the “C(2)” site;
- (c) a public car park (underground) of not less than 100 private car parking spaces and 25 commercial vehicles parking spaces shall be provided;
- (d) the design of the POS should well be integrated with the facilities provided in the “C(2)” site and be user friendly and easily accessible. It should be designed as a quality place for the public to interact and enjoy the built environment and its special features, including the OVTs and stone retaining walls. To enhance visual openness and to ensure easy accessibility by public, the open space shall be provided in the eastern portion facing Caroline Hill Road and at-grade in the northern portion fronting Leighton Road. The OVT shall be preserved with sensitive protection method throughout the development process. The stone retaining walls along the northern and eastern peripheries of the Site (except the portions being affected by the road improvement works) shall be preserved. Existing trees found within the Site and trees situating on and/or abutting the stone retaining walls shall also be preserved as far as possible;
- (e) according to the findings of AVA 2018, a building gap of not less than 25m in width across the central portion of the site (assuming podium-free

design) in a northwest-southeast direction involving the OVT shall be provided to facilitate better air ventilation in the area. The future developer shall undertake a quantitative AVA at the detailed design stage to identify the exact alignment of the building gap and/or other enhancement measures and to ascertain their effectiveness. Podium-free design is also encouraged with a view to maximising the opportunities for at-grade greening, tree preservation and enhancement of air ventilation at pedestrian level;

- (f) the future developer shall reserve an underground connection point within the Site for the possible pedestrian subway to MTR Station which is subject to further feasibility study; and
- (g) the layout plan should set out the proposed mix of land uses, open space, vehicular access, pedestrian circulation and connection, landscaping and tree preservation, etc.

## **9. Comments from Relevant Government Departments**

- 9.1 The following government bureaux/departments have been consulted and their views on the application and public comment received are summarised as follows:

### **Land Administration**

- 9.1.1 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

- (a) the Lot, with an area of 14,802m<sup>2</sup>, was sold by public tender to Patchway Holdings (HK) Limited, the applicant for the Submission, for a term of 50 years from 10.6.2021. The use and development of the Lot is governed by the Conditions of Sale No. 20379 dated 10.6.2021 as varied and modified by a modification letter dated 7.11.2024 and a consent letter dated 26.11.2024 (collectively referred as “the C/S”) which restricts the Lot for non-industrial (excluding residential, godown and petrol filling station) purposes with a total GFA not exceeding 102,000m<sup>2</sup>. The development on the Lot shall be completed on or before 30.9.2029;
- (b) there are other salient conditions/ restrictions relating to preservation of the Masonry Walls and Earthenware Pipes, carrying out road improvement works within Green Areas, formation of internal access road within Pink Hatched Blue Stratum and Pink Hatched Blue Stippled Green Stratum, preservation of trees including OVTs, LMP, construction of the subway connection and the footbridge connection, vehicular access, parking and L/UL requirements, provision of POS of not less than 6,000m<sup>2</sup>, babycare room and lactation room, pedestrian links, pedestrian walkways, Government accommodation (including a CCC, a DCCE and a DHC), provision of PVP and the PACF and submission of traffic review and various technical assessments / features / review;

- (c) with reference to the SPS, three soil-rooting zones are introduced within the Pink Hatched Green Area (i.e. TPZ) of OVT with different treatments to each zone. Some structures/ works, such as a balustrade, are proposed within the Pink Hatched Green Area in relation to the OVT. The Applicant's attention is therefore drawn to Special Condition (13) of the C/S concerning the preservation of the OVT. This condition stipulates, inter alia, that no alteration works may be carried out, and no building or structure may be erected or constructed within the Pink Hatched Green Area, except for specific works explicitly permitted under the condition, such as landscaping works to be carried out in accordance with the approved LMP or works in relation to the construction of the POS. While Planning Department (PlanD) would be responsible for considering the landscape submission, including the LMP, she has no in-principle objection to this planning application relating to the preservation of the OVT based on the information provided;
- (d) as observed from the SPS, the total area of the POS provided will be maintained at about 6,000m<sup>2</sup> with a redistribution of about 15m<sup>2</sup> of POS from G/F to 2/F and UG/F. While such provision still fulfills the minimum area requirement of the POS as stipulated in Special Condition (15) of the C/S, this condition also stipulates that the POS be located, formed, serviced, landscaped, planted, treated and provided in such manner and with such materials, equipment and facilities including the landscape works provided in accordance with the approved LMP. In this regard, she defers to the relevant B/Ds, such as PlanD to consider and comment on whether the proposed POS area is acceptable at this stage;
- (e) as noted from the SPS, the applicant intends to utilize the larger paved and lawn areas within the Banyan Garden for cultural, artistic and community activities. The applicant's attention should be drawn to the "Design and Management Guidelines for Public Open Space in Private Developments" published by DEVB. Depending on the nature of the proposed activities, a waiver of relevant restrictions under the C/S might be required and
- (f) other detailed comments are in **Appendix IV**.

#### **Provision of GIC Facilities**

##### **9.1.2 Comments of the Secretary for Culture, Sports and Tourism (SCST):**

there is no change to the PACF and she does not see particular arts or cultural-related issues that would require CSTB's policy comment, she has no comment on the current application.

##### **9.1.3 Comments of the Director of Social Welfare (D of SW):**

since there is no change regarding the welfare facilities compared with the

2025 Approved Scheme, he has no comment on this submission.

9.1.4 Comments of the Chief Architect/3, Architectural Branch Division 3, Architectural Services Department (CA/3, ArshSD):

he has no objection to the current application subject to the detailed comment in **Appendix IV**.

**Traffic**

9.1.5 Comments of the Commissioner for Transport Department (C for T):

- (a) no objection to the application; and
- (b) should the application be approved by the Board, the following approval conditions should be imposed:
  - the submission and implementation of a traffic management plan to demonstrate the operation of proposed internal traffic and transport arrangements for vehicles and pedestrians to the satisfaction of the C for T or of the Board; and
  - the design and provision of internal transport facilities including vehicular access, car parking and L/UL facilities for the proposed development to the satisfaction of the C for T or of the Board.

9.1.6 Comments of the Commissioner of Police (C of P):

no specific comment on the proposed development from regional traffic police perspective.

**Urban Design, Visual and Air Ventilation**

9.1.7 Comments of the Chief Town Planner/ Urban Design and Landscape, PlanD (CTP/UD&L, PlanD):

**Urban Design and Visual**

- (a) given the Current Scheme does not exceed the BH restrictions of 135mPD stipulated in the “C(2)” zone and the proposed minor relaxation of GFA of 100,000m<sup>2</sup> to 102,000m<sup>2</sup> was the same as the 2025 Approved Scheme, which is considered relatively minor. There is also no change in major development parameters as compared to the 2025 Approved Scheme (e.g. GFA, PR, SC). The submission involves enhancements to the design of the Banyan Garden, revised distribution of areas within the POS and soft & hard landscape design of the POS. The proposed development is commensurate with the intended scale and visual characters of the area;

- (b) similar to the approved schemes, the twin towers (Towers 1 and 2) are located in the north-western portion, while Tower 3 is at the south-eastern portion. Besides, the POS are integrated at the eastern portion facing Caroline Hill Road (East) in form of landscaped bridge and at-grade at the northern portion facing Leighton Road, which is planned to respond to the ES of the OZP for enhancing the visual openness and ensuring easy accessibility by public;
- (c) a visual corridor of 6m wide is proposed between Towers 1 and 2 with 3-storey (about 15m) high serving as a POS for allowing visual connections of the two OVTs (one at Leighton Road and another at the district court adjacent to the Site) at street level as well as a more direct pedestrian access to the district court;
- (d) multi-level pedestrian links are proposed to promote the pedestrian connectivity and walkability, in particular, the landscape bridge connecting the POS at 2/F of Towers 1 & 2 (at about 18.35mPD), extending from the future footbridge connecting to Lee Garden Six across Leighton Road and the Site to Tower 3. It will provide a weather-proof, barrier-free and grade-separated connection;

#### Air Ventilation

- (e) an AVA – Initial Study using computational fluid dynamics has been carried out to compare the pedestrian-level air ventilation of the baseline scheme (i.e. 2022 Approved Scheme) and the Current Scheme. The Current Scheme has incorporated mainly: (1) at-grade elevated design at Tower 1 of 8.5m high and 15m setback from the building edge; (2) minimum 36m tower setback from northeast site boundary above 2/F at Tower 2; (3) elevated design of 10m high and average of 18m setback at 2/F of Tower 3 (with a lift lobby of about 5m(W) x 15m (L) x 5m(H)) and other mitigation measures;
- (f) it is noted that the consultant did not include the lift lobby on the 2/F of T3 in the simulation model. According to the AVA, the potential impact of the lift lobby to the ventilation performance is not significant; and
- (g) according to the simulation results, the performances of the Current Scheme on pedestrian wind environment are comparable with the approved scheme under both annual and summer conditions.

#### 9.1.8 Comments of the Chief Architect, Advisory & Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

- (a) no comment from architectural and visual impact points of view; and
- (b) the proposed amendments to the approved scheme under the current submission involves changes that affecting the OVT, which requires s.16 planning application. There is no change to the key

development parameters including the building height (i.e. 135mPD) and the scale of the proposed development, which is still compatible with the surrounding setting.

### **Landscape**

9.1.9 Comments of the Head of Greening, Landscape and Tree Management Section, Development Bureau (Head(GLTMS), DEVB):

- (a) no adverse comment on the Tree Protection Proposal for the OVT (Annex K of **Appendix Ia**). The applicant is reminded to keep close monitoring on the tree condition, especially the side of tree crown close to the shaft, and suspend any emissions from the shaft once any potential impact on the tree is observed; and
- (b) regarding the retaining structure next to OVT JUD WCH/1, she reserves comment on its detailed design of the structure.

9.1.10 Comments of the CTP/UD&L, PlanD:

- (a) no adverse comment on the application from landscape planning perspective;
- (b) the applicant is advised that approval of the application does not imply approval of tree preservation and removal proposal and the tree works, if any, such as pruning, transplanting, felling and the works within the Tree Protection Zone of the OVT under the lease. Tree preservation and removal applications should be submitted direct to relevant authority(ies) for approval;
- (c) the applicant is also reminded that the SC of greenery calculations for compliance with BD's PNAPAPP-152 are outside the ambit of PlanD, and all SC of greenery calculations should be submitted separately to BD/LandsD for approval; and
- (d) should the application be approved by the Board, the following approval condition should be imposed:

the submission and implementation of a revised LMP to the satisfaction of the Director of Planning or of the Board.

### **Heritage Conservation**

9.1.11 Comments of the Commissioner for Heritage (C for Heritage) and Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO):

- (a) it is noted that the applicant will preserve in-situ the two sections of the masonry wall and earthenware pipes at Caroline Hill Road (with Slope Nos. 11SW-B/FR 193 and 11SW-B/FR 32) (collectively

regarded as “Graded Structure”), which are Grade 3 historic structures in Causeway Bay;

- (b) the non-graded masonry wall, i.e. Slope Feature No. 11SW-B/FR 190 is required to be retained under the Special Condition Clause (3) of the land lease for the Inland Lot No. 8945. They are not in a position to comment. LandsD should be consulted regarding the proposed works from lease control perspective;
- (c) for other relevant submissions affecting the Graded Structure, such as building plans, survey/study of the Graded Structure, the strengthening proposal and mitigation measures for the protection of the Graded Structure, AMO will provide comments upon receipt from departmental circulation;
- (d) should the application be approved by the Board, the following approval condition should be imposed:

the submission of a Conservation Management Plan (CMP) and implementation of mitigation measures identified therein for the conservation of the Masonry Wall (with Slope Feature Nos. 11SW-B/FR 193 and 11SW-B/FR 32) and the Earthenware Pipes at Caroline Hill Road to the satisfaction of the Executive Secretary (Antiquities & Monuments) of the Antiquities and Monuments Office or of the Board; and

- (e) other detailed comments are in **Appendix IV**.

### **Environment**

#### 9.1.12 Comments of the Director of Environmental Protection (DEP):

- (a) no comment on the application; and
- (b) the updated SIA (Annex F of **Appendix Ia**) has incorporated the changes of the proposed scheme and concluded that there will not be adverse sewerage impact arising from the proposed development.

### **Sewerage**

#### 9.1.13 Comments of the Chief Engineer, Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no objection to the application subject to the detailed comment in **Appendix IV**; and
- (b) further comments will be provided during the detailed design stage.

### **Building Matters**

#### 9.1.14 Comments of the Chief Building Surveyor/Hong Kong East & Heritage,

Buildings Department (CBS/HKE&H, BD):

- (a) detailed comments are in **Appendix IV**; and
- (b) detailed comments on compliance with the Buildings Ordinance can only be provided at building plan submission stage.

**Environmental Hygiene**

9.1.15 Comments of the Director of Food and Environmental Hygiene (DFEH):

detailed comments are in **Appendix IV**.

**Fire Safety**

9.1.16 Comments of the Director of Fire Services (D of FS):

- (a) no specific comment on the application; and
- (b) the applicant is reminded that detailed fire services requirements will be formulated upon receipt of a formal submission of short term tenancy or short term waiver, general building plans or referral of application via relevant licensing authority. Furthermore, the emergency vehicular access provision for the proposed development shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.

**Project Interface with Government Development**

9.1.17 Comments of the Judiciary Administrator, the Judiciary:

- (a) no comment on the layout and landscape design of POS proposed in the current application; and
- (b) the applicant is reminded that the covered footbridge design shall be fully enclosed and would not pose any security risks to all court users of the District Court, and that Judiciary and the project team of the District Court site of ArchSD should be consulted for the final form and details of the footbridge (including technical specifications thereof) during the detail design and development stage. Judiciary expects that the materials of the footbridge cover shall be sturdy and resistant to physical attack.

9.1.18 Comments of the Chief Architect 103, Projects Management Branch, ArchSD (CA 103, PMB, ArchSD):

- (a) the retaining structure for law court OVT should be the retaining wall proposed by the Lot owner as part of its site formation works to facilitate its internal road design, but not as tree protection measures for Law Court OVT. The design of the internal road and retaining structures shall be coordinated with ArchSD and

supplemented separately; and

- (b) the applicant is reminded to ensure the provision of sufficient offset of the transplanted trees location to the edge of the District Court site boundary.; and
- (c) other detailed comments are in **Appendix IV**.

9.2 The following bureaux/departments have no objection to/no comment on the application:

- (a) Secretary for Health;
- (b) Secretary for Development (SDEV);
- (c) Commissioner for Harbourfront, Development Bureau;
- (d) Project Manager (South), Civil Engineering and Development Department;
- (e) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (f) Director of Electrical and Mechanical Services;
- (g) District Officer (Wan Chai), Home Affairs Department;
- (h) Director of Leisure and Cultural Services;
- (i) Chief Highways Engineer/Hong Kong, Highways Department (CHE/HK, HyD); and
- (j) Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD).

## **10. Public Comment Received During Statutory Publication Period**

During the statutory publication period, one objecting comment from an individual was received (**Appendix V**), mainly on grounds that the revised proposal appears to benefit the developer; the community's interests have been neglected; and the spatial provision and design of open space are unsatisfactory.

## **11. Planning Considerations and Assessments**

11.1 The current application is for submission of a layout plan and a minor relaxation of GFA for a proposed commercial development comprising offices, eating places, shop and services, GIC facilities, a PACF, a public vehicle park, and public light bus lay-bys at the Site, which are always permitted uses and are in line with the planning intention of the "C" zone. The Current Scheme proposes amendments to the approved schemes under Applications No. A/H7/181 and A/H7/181-2. A recent arboricultural assessment prepared by the applicant indicates that the OVT within the Site is in physiological decline, suffering from Brown Root Rot Disease and constrained root growth due to compacted, impermeable paving within its TPZ. The Current Scheme primarily proposes changes in the layout and design of the Banyan Garden to accommodate and protect the OVT in accordance with a proposed protection-cum-rehabilitation scheme. As this major amendment falls outside the Class A or Class B amendments specified in the TPB PG-No. 36C, a fresh s.16 application is required.

In Line with Development Parameters on OZP and Previously Approved Schemes

- 11.2 Compared with the previously approved schemes, the major revisions in the Current Scheme are changes to the layout and design of the Banyan Garden; minor adjustments to the location, distribution, and landscape design of the POS; and an updated sharing arrangement for lay-by and L/UL bay with the GIC facilities. As mentioned in paragraph 1.4, the building layout, disposition, and massing of the Current Scheme remain essentially the same as those of the 2025 Approved Scheme and are generally in line with the development parameters of the OZP. As the provision and scale of the GIC facilities, PACF, car parking spaces serving the commercial development, PVP, light bus lay-bys, parking spaces and L/UL bays for GIC facilities, and the preservation of the masonry wall under the Current Scheme are essentially unchanged from the 2025 Approved Scheme, S for Health, D of SW, SCST, SDEV, C for T, C for Heritage, and AMO have no adverse comments on the Current Scheme.

Enhanced Protection of the OVT and Refinements to Soft/Hard Landscape Design

- 11.3 In response to the declining health of the OVT, the applicant proposes a protection-cum-rehabilitation scheme that preserves the tree while enhancing public access and cultural use of the Banyan Garden. Key measures outlined in paragraph 1.6 include soil enhancement and the adoption of a soil cell system to improve soil volume, permeability, and nutrient content; and engagement of an independent tree specialist to oversee proper implementation and long-term maintenance. According to the applicant, the revised design will significantly improve the balance between public access, ecological preservation, and placemaking. Unlike earlier designs under the approved scheme, which required perimeter balustrades to restrict access and curb the spread of Brown Root Rot Disease, the new approach integrates a soil-cell system that enhances tree health while supporting a civic plaza above. The result is a multifunctional landscaped area that rehabilitates the OVT while enhancing the urban environment, satisfying both arboriculture and public realm aspirations. Relevant departments, including the Head (GLTMS) of DEVB, DLO/HKE of LandsD, and CTP/UD&L, PlanD have no adverse comment or no in-principle objection to the preservation proposal. However, the Head (GLTMS) of DEVB reminds the applicant to keep close monitoring on the tree condition, particularly the crown side adjacent to the shaft, and to suspend any shaft emissions should a potential impact on the tree be observed.
- 11.4 The Current Scheme also refines the layout and soft/hard landscape design of the POS, resulting in a reduction of POS on the G/F from approximately 2,850m<sup>2</sup> to 2,835m<sup>2</sup> (-15m<sup>2</sup>) and an increase of POS on the UG/F, 1/F, 2/F from 3,150 m<sup>2</sup> to 3,165 m<sup>2</sup> (+15m<sup>2</sup>). There is also a minor change of 42m<sup>2</sup> in the distribution between covered and uncovered POS (**Plans A-22 and A-23**). Despite these changes to the Banyan Garden and the soft/hard landscape design, the total POS on the Site will remain no less than 6,000m<sup>2</sup> as required under the OZP. The POS will continue to be open to the public 24 hours a day with barrier-free access, the same arrangement as in the approved schemes. The Banyan Garden, the POS on the podium of Tower 2, and the covered landscape bridge will continue to serve as the major POS elements on the Site (**Drawings A-14 to A-16**). In this regard, CTP/UD&L, PlanD has no adverse comment from a landscape planning perspective.

### Retaining Essential Design Features and Pedestrian Connectivity

- 11.5 Under the Current Scheme, the essential design elements such as setbacks, visual corridors, and the overall pedestrian connectivity arrangement remain largely the same as in the previously approved schemes. The wind enhancement measures proposed under the approved schemes, including the building setback and the elevated tower design mentioned in paragraph 1.10 (**Drawings A-21 and A-22**), are retained in the Current Scheme. The applicant has updated the AVA (Annex D of **Appendix Ia**) to reflect the revised design and layout of the Bayan Garden. The updated AVA results show that, with the above wind enhancement measures, the performance of the Current Scheme on pedestrian wind environment is comparable with the 2025 approved schemes under both annual and summer conditions. In this regard, CTP/UD&L, PlanD has no adverse comment from an air ventilation perspective.
- 11.6 Various design strategies for enhancing visual openness, as proposed in the previously approved schemes, have been retained in the Current Scheme. The disposition of the towers in the Current Scheme remains in line with the ES of the OZP, which requires that the POS be provided in the eastern portion of the Site facing Caroline Hill Road (east) and at-grade in the northern portion facing Leighton Road, thereby enhancing visual openness (**Drawing A-14**). A visual corridor of 6m wide and 3-storey high (about 15m) is proposed between Towers 1 and 2 to serve as a POS that allows visual connections between the two OVTs (one at Leighton Road and the other at the adjacent district court site) at street level as well as to provide a more direct pedestrian route to the district court (**Drawings A-25 and A-30**). CTP/UD&L, PlanD advises that the proposed development is commensurate with the intended scale and visual character of the area and has no adverse comment from urban design and visual perspectives.
- 11.7 To facilitate pedestrian connectivity within the Site and with the core of Causeway Bay, measures proposed in the previously approved schemes as mentioned in paragraph 1.9 are also retained in the Current Scheme. In particular, a landscape bridge will connect the POS on the 2/F of Towers 2 to the future footbridge that links Lee Garden Six across Leighton Road and to Tower 3. This pedestrian network will provide a weather-proof, barrier-free and grade-separated connection (**Drawing A-26**).

### Technical Considerations

- 11.8 Various technical assessments submitted by the applicant demonstrate that the proposed development would not cause adverse traffic, noise, air quality, sewerage, drainage, water supply, and geotechnical impacts. Relevant departments, including C for T, CHE/HK of HyD, DEP, CE/HK&I of DSD, CE/C of WSD and H(GEO) of CEDD, have no adverse comment on or no objection to the application. Should the application be approved by the Board, relevant approval conditions and advisory clauses suggested by respective B/Ds are recommended in paragraph 12.2 below.

### Public Comment

- 11.9 Regarding the concerns raised about community's interests and the provision and

design of open space within the Site in the public comment, the applicant's justifications in paragraph 2, the departmental comments in paragraph 9, and the planning assessments above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessment made in paragraph 11, and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 24.10.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval conditions and advisory clauses are suggested for Members' reference:

### **Approval Conditions**

- (a) the design and provision of internal transport facilities including vehicular access, car parking and loading/ unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board;
- (c) the submission of a Conservation Management Plan and implementation of mitigation measures identified therein for the conservation of the Masonry Wall (with Slope Feature Nos. 11SW-B/FR 193 and 11SW-B/FR 32) and the Earthenware Pipes at Caroline Hill Road to the satisfaction of the Executive Secretary (Antiquities & Monuments) of the Antiquities and Monuments Office or of the Town Planning Board; and
- (d) the submission and implementation of a traffic management plan to demonstrate the operation of proposed internal traffic and transport arrangements for vehicles and pedestrians to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

### **Advisory Clauses**

The recommended advisory clauses are attached at **Appendix VI**.

- 12.3 There is no strong reason to recommend rejection of the application.

## **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **14 Attachments**

|                               |                                                                                                                                                                                  |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Appendix I</b>             | Application Form received on 2.9.2025                                                                                                                                            |
| <b>Appendix Ia</b>            | SPS received on 2.9.2025                                                                                                                                                         |
| <b>Appendix Ib</b>            | FI received on 23.9.2025                                                                                                                                                         |
| <b>Appendix Ic</b>            | FI received on 17.10.2025                                                                                                                                                        |
| <b>Appendix Id</b>            | FI received on 22.10.2025                                                                                                                                                        |
| <b>Appendix II</b>            | Comparison of Key Development Parameters, Main Uses and Provision of Internal Transport Facilities for the 2022 Approved Scheme, the 2025 Approved Scheme and the Current Scheme |
| <b>Appendix III</b>           | Previous Approved Applications                                                                                                                                                   |
| <b>Appendix IV</b>            | Detailed Departmental Comments                                                                                                                                                   |
| <b>Appendix V</b>             | Public Comment                                                                                                                                                                   |
| <b>Appendix VI</b>            | Recommended Advisory Clauses                                                                                                                                                     |
| <b>Drawing A-1</b>            | Layout Plan (All Levels)                                                                                                                                                         |
| <b>Drawings A-2 to A-11</b>   | Floor Plans                                                                                                                                                                      |
| <b>Drawings A-12 and A-13</b> | Sections                                                                                                                                                                         |
| <b>Drawings A-14 to A-16</b>  | Landscape Master Plans                                                                                                                                                           |
| <b>Drawings A-17 and A-18</b> | Provision of Public Open Space                                                                                                                                                   |
| <b>Drawings A-19 to A-20</b>  | Artist's Impressions of Current Scheme                                                                                                                                           |
| <b>Drawings A-21 and 22</b>   | Building Setbacks                                                                                                                                                                |
| <b>Drawings A-23 and A-24</b> | Vehicular Access Plans                                                                                                                                                           |
| <b>Drawings A-25 and A-26</b> | Pedestrian Connection Plans                                                                                                                                                      |
| <b>Drawing A-27</b>           | Banyan Garden Scheme Comparison                                                                                                                                                  |
| <b>Drawings A-28 and A-29</b> | Artist's Impressions of Banyan Garden                                                                                                                                            |
| <b>Drawings A-30</b>          | Visual Corridor between Two OVTs                                                                                                                                                 |
| <b>Plan A-1</b>               | Location Plan                                                                                                                                                                    |
| <b>Plan A-2</b>               | Site Plan                                                                                                                                                                        |
| <b>Plan A-3</b>               | Aerial Photo                                                                                                                                                                     |
| <b>Plans A-4 to A-6</b>       | Site Photos                                                                                                                                                                      |
| <b>Plans A-7 to A-25</b>      | Comparison of Approved and Current Schemes                                                                                                                                       |
| <b>Plan A-26</b>              | Landscape Sections of Banyan Garden                                                                                                                                              |