

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

**APPLICATION NO. A/H7/189**

<b><u>Applicant</u></b>	South China Athletic Association (SCAA) represented by KTA Planning Limited
<b><u>Site</u></b>	88 Caroline Hill Road, Wong Nai Chung (Inland Lot No. 9041 (Part))
<b><u>Site Area</u></b>	About 6,132m <sup>2</sup>
<b><u>Lease</u></b>	<p>Inland Lot No. 9041 (the Lot)</p> <p>(a) restricted for sporting and recreational purposes and in accordance with the Memorandum and Articles of Association of the Grantee (i.e. SCAA) including such reasonable social functions and other ancillary/associated recreational activities</p> <p>(b) should not use or permit the use of the Lot (i) by any persons other than members of the Grantee or their guests, guests of the Grantee, and members of sports teams competing with the Grantee; or (ii) for any meetings, rallies or assemblies whatsoever of a political nature; or (iii) for commercial purposes; or (iv) for commercial advertising; or (v) for residential purposes other than persons employed on the Lot by the Grantee</p> <p>(c) shall not erect upon the Lot any building or structure other than the existing structures and the projections or make any extension or alteration to the existing structures and the projections except with the prior written approval of the Director of Lands</p>
<b><u>Plan</u></b>	Approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21
<b><u>Zoning</u></b>	<i>“Other Specified Uses” annotated “Sports and Recreation Club” (“OU(SRC)”) [For land where no maximum building height (BH) is stipulated on the OZP, any new development, or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing BH) requires permission from the Town Planning Board (the Board) under section 16 (s.16) of the Town Planning Ordinance (the Ordinance)]</i>
<b><u>Application</u></b>	Proposed Place of Recreation, Sports or Culture (Sports and Recreation Centre)

**1 The Proposal**

- 1.1 The applicant seeks planning permission for the development of a new comprehensive sports and recreation centre, namely *SCAA Sports Link*, at the application site (the Site) (**Plan A-1**) adjacent to the existing SCAA Causeway Bay Clubhouse. According to the Notes of the OZP, ‘Place of Recreation, Sports or Culture’ use is always permitted within the “OU(SRC)” zone. However, in order

to preserve the existing character of the “OU(SRC)” site<sup>1</sup>, planning permission is required for any new development on land where no maximum BH is stipulated on the OZP. The Site is formed and has remained vacant for over 20 years (**Plan A-4**).

- 1.2 According to the applicant, the proposed new comprehensive sports and recreation centre (the Centre), designed to serve SCAA members, is a four-storey building (+45.4mPD at the main roof) accommodating a range of sports facilities, including tennis courts, 5-a-side soccer courts, multi-function rooms, and ancillary facilities<sup>2</sup>. To replace the corresponding section of the existing golf fence along the driving range to the west, a new fence of approximately 16.2m in height matching the height of the existing fence is proposed to be erected on the main roof of the Centre (**Drawings A-1, A-8 and Plan A-4**). The master layout plan, floor plans, sections and landscape plans submitted by the applicant are shown in **Drawings A-1 to A-13**. The major development parameters of the Centre are as follows:

<b>Major Development Parameters</b>	
Site Area	About 6,132m <sup>2</sup> (*)
Proposed Gross Floor Area (GFA) <sup>(#)</sup>	About 31,327.12m <sup>2</sup> (*)
Proposed Plot Ratio (PR)	5.11 <sup>(*)</sup>
Site Coverage (SC)	About 69% <sup>(*)</sup>
No. of Block	1
No. of Storeys	4
BH (Main Roof)	+45.40mPD <i>+61.60mPD (the topmost level of golf fence)</i>
Total Greenery Coverage	Not less than 1,226.4m <sup>2</sup> (i.e. 20% greening ratio)
No. of Private Car Parking Spaces	63 <i>(including 2 disabled parking spaces)</i>
No. of Motorcycle Parking Spaces	9
No. of Pick-up/Drop-off Lay-by	1
No. of Goods Vehicle Loading/Unloading (L/UL) Bay	1 <i>(for heavy goods vehicle (HGV))</i>
Anticipated Year of Completion	2030

(\*) The site area, GFA, PR and SC of the overall SCAA complex (including the existing SCAA development and the proposed new comprehensive sports and recreation centre) are about 32,478.89m<sup>2</sup>, 96,055.23m<sup>2</sup>, 2.96 and 41.7% respectively.

(#) According to the applicant, the GFA includes areas used for plant rooms, lift shafts, car parks, loading areas, and large void space for special function (such as sports halls).

<sup>1</sup> According to the Explanatory Statement (ES) of the OZP, the “OU(SRC)” zone is intended to serve as spatial and visual relief to the urban environment. In order to preserve the existing character of the “OU” site, any new development, or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing building height) on land where no maximum BH is stipulated on the Plan requires permission from the Board under s.16 of the Ordinance.

<sup>2</sup> According to the applicant, the ancillary facilities include ancillary office, toilets, changing rooms, vending machines, and E&M services ducts and plant rooms.

1.3 The main uses by floor for the Centre (**Drawings A-2 to A-8**) are outlined below:

<b>Floor</b>	<b>Main Uses</b>
G/F	Carpark; L/UL Bay; Lay-by Area; E&M; Landscape Area
1/F	Multi-function Rooms; Ball Courts (tennis courts); Ancillary Facilities; Landscape Area <sup>(^)</sup>
2/F	Ball Courts (5-a-side soccer courts); Ancillary Facilities; E&M
3/F	Ball Courts (tennis courts); Ancillary Facilities; E&M
R/F	Main Roof; Green Roof; E&M; Golf Fence

(^) According to the applicant, the landscape area on the 1/F is open-air space designed for the enjoyment of SCAA members.

1.4 According to the applicant, the Centre is designed to serve as an integrated extension of the existing SCAA Causeway Bay Clubhouse. An internal pedestrian link will connect the Centre with the adjacent sports facilities and the existing clubhouse. On the 2/F of the Centre, two 5-a-side soccer courts are positioned to connect with the existing artificial turf pitch which feature the same floor finish (**Drawings A-4 and A-8**). When the movable curtains are opened, these spaces can be combined, enabling the organisation of collaborative events if required, and facilitating seamless pedestrian circulation between the Centre and the existing clubhouse (**Drawing A-23**)<sup>3</sup>.

1.5 According to the Traffic Impact Assessment (TIA) submitted by the applicant, a vehicular run-in/run-out will be provided at Caroline Hill Road (**Drawing A-9**). The Centre will be opened daily, including public holidays, from 7:00 a.m. to 10:00 p.m. The number of visitors will be managed through a mandatory advance booking system and the majority of visitors are expected to access the Site via public transport. Capacity assessments have been conducted for all key junctions and footpaths in the TIA to demonstrate that the proposed development will not generate significant traffic or pedestrian impacts on the surrounding road network.

1.6 According to the Visual Impact Assessment (VIA) and the Air Ventilation Assessment – Expert Evaluation (AVA-EE) conducted by the applicant, the Centre will incorporate building setbacks and other design features to enhance air ventilation at pedestrian level along Caroline Hill Road and to improve overall building permeability. These measures include (i) a full-height building setback of about 3m at the north-eastern portion of the Site along Caroline Hill Road; (ii) a full-height building setback of up to 20m at the south-eastern portion of the Site to accommodate a landscape area on the G/F; and (iii) the installation of perforated, movable curtains and fences on the facades of the 2/F and 3/F facing the adjacent artificial turf pitch and Caroline Hill Road (**Drawings A-2 to A-4**).

1.7 In terms of landscape aspect, the applicant aims to enhance the overall landscape character of the SCAA development. According to the Landscape Proposal

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<sup>3</sup> To further enhance pedestrian connectivity with surrounding developments (including MTR Causeway Bay Station) via the pedestrian footbridge system that will be implemented by the developers of the adjoining commercial sites, the applicant proposes providing a potential footbridge connection point on the 2/F of the proposed development. This connection would link the proposed development to the adjoining commercial project on Caroline Hill Road (Lee Garden 8) via the existing SCAA training pool (**Drawing A-23**). According to the applicant, further discussions will be carried out with the developers of Lee Garden 8 and the relevant government departments, following approval of the current planning application, to address land administration, maintenance responsibilities and funding arrangements.

submitted by the applicant, a total greenery area of not less than 1,226.4m<sup>2</sup> will be provided, comprising roadside planting along the setback area, the landscape area, a reinstated vegetated slope with tree planting and vertical green walls, and a green roof on the R/F (**Drawings A-10 to A-12**). To compensate for the removal of 11 existing trees (excluding one *Leucaena leucocephala* (銀合歡)) which are self-seeded, of poor structures and low values, the applicant proposes to plant 11 high-quality new trees along the building setback fronting Caroline Hill Road, within the landscape garden, and on the reinstated vegetated slope, hence achieving a replanting ratio of 1:1<sup>4</sup> (**Drawing A-13**). Other technical assessments, including the Air Quality Impact Assessment (AQIA), Noise Impact Assessment (NIA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Geotechnical Planning Review Report (GPRR) are also submitted by the applicant to demonstrate that the proposed development will not create any insurmountable impacts.

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

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|---|----------------------|
| (a) Application form received on 10.11.2025                                     | <b>(Appendix I)</b>  |
| (b) Supporting Planning Statement (SPS) with attachments received on 10.11.2025 | <b>(Appendix Ia)</b> |
| (c) Further Information (FI) received on 24.12.2025(1 <sup>st</sup> FI)*        | <b>(Appendix Ib)</b> |
| (d) FI received on 7.1.2026 (2 <sup>nd</sup> FI)*                               | <b>(Appendix Ic)</b> |
| (e) FI received on 9.1.2026 (3 <sup>rd</sup> FI)*                               | <b>(Appendix Id)</b> |
| (f) FI received on 5.3.2026 (4 <sup>th</sup> FI)*                               | <b>(Appendix Ie)</b> |
| (g) FI received on 1.4.2026 (5 <sup>th</sup> FI)#                               | <b>(Appendix If)</b> |
| (h) FI received on 10.4.2026 (6 <sup>th</sup> FI)#                              | <b>(Appendix Ig)</b> |
| (i) FI received on 14.4.2026 (7 <sup>th</sup> FI)#                              | <b>(Appendix Ih)</b> |

\* *accepted but not exempted from publication requirement*

# *accepted and exempted from publication requirement*

1.9 On 27.2.2026, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

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<sup>4</sup> According to the latest version of “Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects” published by Lands Department, the total number of compensatory trees should not be less than that of the lost trees, including dead trees and any transplanted tree that is subsequently deceased, but excluding trees of undesirable species e.g. *Leucaena leucocephala* (銀合歡) which is an undesirable species characterized by its aggressive and invasive growing habits and ability to prevent natural succession of native species.

## 2 **Justifications from the Applicant**

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

### *In Line with the Government Policy to Support Sports Development*

- (a) as highlighted in the 2023 and 2024 Policy Addresses, the Government is proactive in supporting sports development, including the provision of diversified sports venue and promotion of sports participation. The proposed development will offer a range of quality sports and recreation venues to achieve government's objectives in promoting sports development;

### *In Line with the Planning Intention and Compatible with Surrounding Area*

- (b) the Site is located in an area characterised by a mix of commercial, residential, and recreation and sports developments. Given that the Centre is to provide sports and recreation facilities in a low-rise development, the Centre is considered compatible with the surrounding land uses context and aligns with the existing planning intention;

### *Utilising the Site to Unleash its Potential*

- (c) following the suspension of redevelopment to convert the Site into staff quarters<sup>5</sup>, the Site has remained vacant since 2002. The current proposal seeks to revitalise the Site by transforming it into a comprehensive sports and recreation centre, serving as an extension of the existing SCAA Causeway Bay Clubhouse and providing a variety of quality sports and recreation facilities for SCAA's members;
- (d) the Site is situated in a prime, highly accessible area, served by a range of public transports, including franchised buses, Green Mini buses (GMBs) and the MTR. A provision for a potential footbridge connection is reserved on 2/F, connecting the SCAA Causeway Bay Clubhouse with adjoining commercial site (Lee Garden 8) via the existing SCAA training pool, thereby creating an easily accessible and walkable environment to the Site;

### *Enhancement of Existing Landscape Condition*

- (e) to improve the existing landscape condition, the applicant has put forward a comprehensive landscape proposal. Appropriate tree species will be selected and planted in the proposed building setback along Caroline Hill Road, the landscape garden at the south-eastern part of the Site, and on the reinstated vegetated slope. The proposal will enhance the overall landscape character of the SCAA Causeway Bay Clubhouse and achieve greater harmony with the surrounding recreational neighbourhood (to the east and south of the Site are some recreation clubs and open space, including the Disciplined Services Sports and Recreation Club (DSSRC), the Indian Recreation Club and So Kon Po Recreation Ground; and to the further south of the Site across Eastern Hospital Road is the Hong Kong Stadium); and

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<sup>5</sup> The Site is subject to three previous planning applications which were all seeking planning permission for proposed staff quarters (No. A/H7/110, A/H7/113 and A/H7/123). The last planning application (No. A/H7/123) submitted by the same applicant was approved with conditions by the Committee in 2002. All these planning permissions have lapsed.

### *No Adverse Impacts on the Surroundings*

- (f) according to the findings of the technical assessments conducted, the current scheme will not result in any insurmountable or adverse technical impacts relating to drainage, sewerage, noise, air quality, geotechnical conditions, traffic, visual, landscape, and 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**

#### *BH Restrictions on the OZP*

- 4.1 To prevent the proliferation of incompatible high-rise buildings, preserve the general environment, and provide a better planning control over the BH profile in the Wong Nai Chung area, relevant BH restrictions were incorporated into the Wong Nai Chung OZP No. S/H7/14, which was exhibited on 18.1.2008. To serve as spatial and visual relief within the urban environment, a maximum BH of 7 storeys was imposed on the subject “OU(SRC)” zone (including the Site) to reflect the predominant height of existing SCAA developments. The Notes of the OZP also stipulated that any new development or redevelopment of an existing building required planning permission from the Board.
- 4.2 Adverse representations were received regarding the proposed BH restrictions for the “OU(SRC)” zone and the requirement for planning permission for new development/redevelopment of existing buildings. Following consideration of representations and comments on the draft OZP at the hearing on 8.8.2008, the Board decided to uphold/partially uphold the relevant representations by removing BH restrictions for open areas within the “OU(SRC)” zone (including the Site); and amending the Notes to exempt existing built-over areas from the requirement for planning permission. These BH restrictions remain unchanged since the gazette of the approved Wong Nai Chung OZP No. S/H7/15.

### **5 Previous Applications**

The Site is the subject of three previous applications (No. A/H7/110, A/H7/113 and A/H7/123)<sup>6</sup>, all for a proposed six-storey staff quarters building with permitted sporting and recreational facilities. Application No. A/H7/110 was rejected by the Committee in 1997 due to insufficient information to demonstrate that the proposed development would not adversely affect the local road network; excessive tree felling; and an inadequate replanting and landscape proposal. Applications No. A/H7/113 and A/H7/123 were approved by the Board under review and the Committee with conditions in 1999 and 2002 respectively. The approvals were mainly on the grounds that the proposed uses are necessary for the

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<sup>6</sup> The three previous applications were submitted prior to the stipulation of the requirement that any new development, or redevelopment of an existing building requires permission from the Board under s.16 of the Ordinance. In 2023, the applicant submitted a s.16 application (No. A/H7/182) for proposed E-Sports Complex at the same site; this application was subsequently withdrawn.

smooth operation of the SCAA; the removal of trees on the slope was required to implement slope stabilization works from public safety reason; and the submission demonstrated that the development would not impose an adverse traffic impact on the surrounding area. Details of the previous applications are at **Appendix II**, and the location is shown in **Plan A-1**.

## **6 Similar Application**

There is one similar application (No. A/H7/177)<sup>7</sup> in another “OU(SRC)” zone on the same OZP, seeking planning permission for a proposed private club use to extend the kitchen area and electrical and mechanical facilities (about 66.274m<sup>2</sup>) at the Sportsman’s Bar of the Hong Kong Football Club. It was approved with condition by the Committee on 26.2.2021 mainly on the grounds that the proposed development was generally in line with the planning intention of the “OU(SRC)” zone; was considered not incompatible with the surrounding developments; and no adverse impact was anticipated. Details of the similar application is at **Appendix III** and the location is shown in **Plan A-1**.

## **7 The Site and Its Surrounding Areas (Plans A-1 to A-5)**

7.1 The Site is:

- (a) part of the SCAA Causeway Bay Clubhouse;
- (b) currently vacant and occupied by construction materials and vehicles. It was formerly occupied by a stadium stand, which was demolished; and
- (c) abutting the eastern side of Caroline Hill Road at its immediate northeast/east.

7.2 The surrounding areas have the following characteristics (**Plans A-1 to A-5**):

- (a) to the immediate west lies the main SCAA Causeway Bay Clubhouse, comprising a variety of low-to-medium rise buildings offering extensive indoor and outdoor facilities, including an artificial turf pitch, a golf driving range, training pools, a 3-storey bowling centre (about +32.79mPD), a 6-storey sports centre (Low Block, about +39.70mPD), a spectator stand (about +46.20mPD), and a 17-storey sports complex (High Block, about +90.70mPD) (**Plan A-2**);
- (b) to its immediate north is an electricity substation (about +30mPD) located within the same “OU(SRC)” zone;
- (c) to the north/northwest are a commercial development (Lee Garden 8) at Caroline Hill Road zoned “Commercial (2)” (“C(2)”); and a site for the district court development zoned “G/IC(2)”, both are subject to a maximum BH of +135mPD and are currently under construction;

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<sup>7</sup> Although ‘Private Club’ is a Column 1 use under the Notes of the OZP, planning permission is still required for any development on land zoned “OU(SRC)” where no maximum BH is stipulated on the Plan, except for in-situ redevelopment of an existing building up to its existing BH.

- (d) to the east and southeast is predominantly sports and recreation-related land uses zoned “Open Space” (“O”) or “OU(SRC)” on the approved Causeway Bay OZP No. S/H6/17, including DSSRC, the So Kon Po Recreation Ground and the Indian Recreation Club. To the further south across Eastern Hospital Road/Caroline Hill Road are the Hong Kong Stadium and Olympic House;
- (e) to the further northeast is a cluster of GIC uses, including the St. Paul’s Hospital, St. Paul’s Convent School, and Christ the King Chapel (Grade 1 building); and
- (f) MTR Causeway Bay Station is located approximately 650m to the northwest of the Site.

## **8 Planning Intention**

- 8.1 The planning intention of “OU(SRC)” zone is primarily to provide/reserve land for sports and recreation club uses.
- 8.2 According to the ES of the Wong Nai Chung OZP, the “OU” zone is intended to serve as spatial and visual relief to the urban environment. In order to preserve the existing character of some “OU” sites in the Wong Nai Chung area, for land where no maximum BH is stipulated on the OZP, any new development, or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing BH) requires permission from the Board under s.16 of the Ordinance.

## **9 Comments from Relevant Bureau/Government Departments**

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

### **Policy Aspect**

- 9.1.1 Comments of the Secretary for Culture, Sports and Tourism (SCST):
  - (a) she gives in-principle support for SCAA to take forward the s.16 planning application given that the SCAA’s development project aims to increase the supply of sports facilities, and shall be beneficial to the community from sports development and promotion’s perspective; and
  - (b) detailed advisory comments are in **Appendix V**.

### **Land Administration**

- 9.1.2 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):
  - (a) the Site falls within IL 9041 (the Lot) which is governed by the

Conditions of Lease Extension No. 20200 dated 23.10.2013 (“the Conditions”) for a term of 15 years commencing from 26 December 2011 to 25 December 2026. The Lot is granted to SCAA (i.e. the applicant of the current application). It is noted from the SCAA that the Site is vacant currently;

- (b) the lease term of the Lot will be expired on 25.12.2026 whilst the proposed development is anticipated to be completed in 2030. In this respect, he would like to emphasise that the approval of the current application from the Board would not give rise to the renewal of the lease term of the Lot. Such renewal will be processed and considered separately by LandsD in the capacity of a landlord provided that policy support is given from CSTB. Besides, the Grantee shall not be entitled to any compensation on the expiration or sooner determination of the lease term in respect of the Lot or any building or structure erected thereon pursuant to Special Conditions (SC) No. (21) of the Conditions;
- (c) SC No. (5) of the Conditions restricts that the Lot shall not be used for any purposes other than for sporting and recreational purposes and in accordance with the Memorandum and Articles of Association of the Grantee including such reasonable social functions and other ancillary/associated recreational activities. In particular, the Grantee should not use or permit the use of the Lot or any part thereof or any building or part of any building thereon (i) by any persons other than members of the Grantee or their guests, guests of the Grantee, and members of sports teams competing with the Grantee; or (ii) for any meetings, rallies or assemblies whatsoever of a political nature; or (iii) for commercial purposes; or (iv) for commercial advertising; or (v) for residential purposes other than for persons employed on the Lot by the Grantee, subject to those uses as may permitted with the prior written consent of the Director of Lands (“the Director”) under SC No. (6) of the Conditions;
- (d) given the proposed uses mainly consist of multi-function rooms, ball courts (tennis or 5-a-side soccer courts), carparks and other ancillary facilities, the applicant is advised to seek comments from CSTB as to whether the use and operation of the proposed development would contravene the user restriction under the Conditions. Besides, the applicant should also observe SC Nos. (16) and (17) of the Conditions which provide, amongst others, the use of the Lot by outside bodies and national sports association, etc.;
- (e) if the application is approved by the Board and to proceed with the proposed development, the applicant is required to obtain the prior written approval of the Director in accordance with SC (12) of the Conditions under which the Grantee shall not erect any building or structure other than the Existing Structures and the Projections (as referred to in the Conditions) or to make any extension or alteration to the Existing Structures and the Projections, except with the prior written approval of the Director; and

- (f) detailed advisory comments are in **Appendix V**.

### **Traffic**

#### 9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no objection to the application;
- (b) it is noted in the TIA report that the applicant intended to provide a footbridge connected to the adjacent commercial development (IL8945) in order to divert some of the pedestrian to use the footbridge for access, the walking environment along the anticipated pedestrian route, which is supported from traffic engineering perspectives. The applicant shall continue to further discuss with the owner of adjoining development and relevant government departments regarding land lease issue, maintenance liability and funding arrangement, and allow provisions in the building design for the proposed footbridge;
- (c) should the application be approved by the Board, the following approval condition should be imposed:

the design and provision of the internal transport facilities including car parking spaces, L/UL bay(s) and pick-up/drop-off area for the proposed development to the satisfaction of the C for T or of the Board; and

- (c) detailed advisory comments are in **Appendix V**.

#### 9.1.4 Comments of the Commissioner of Police (C of P):

- (a) no specific traffic comment on the application from regional traffic police perspective; and
- (b) it is advised that the proposed use should not cause adverse traffic impact to the local community and each temporary traffic arrangement involving works on footpath and/or carriageway should be submitted to Road Management Office of the Police and Transport Department for comment before implementation.

### **Urban Design, Visual and Air Ventilation**

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

- (a) the Site is located within the Caroline Hill area and adjacent to the existing SCAA Causeway Bay Clubhouse (with BH up to +90.70mPD). The surrounding area is characterised by low to medium-rise “OU” and “G/IC” developments (up to 8 storeys) to its immediate north, east, south and southwest, high-rise “G/IC” and “C” developments (up to +135mPD) to its immediate west and northwest, high-rise residential/commercial developments (up to +180mPD) to

its further southwest and west, and high-rise commercial developments (up to +200mPD) to its further northwest;

- (b) according to the VIA, the visual impact of the proposed development (+45.40mPD), with a proposed golf fence on the roof up to +61.60mPD, is rated from negligible to moderately adverse as compared with the existing condition. The proposed development has adopted design elements such as building setback from the southeastern site boundary for a maximum of 20m, landscape garden at the southeastern portion of G/F, and the provision of green roof and green walls at the new retaining structure next to the proposed landscape garden. The above design elements may enhance visual amenity and soften the development edge. The VIA concludes that the proposed development will be compatible with the existing urbanised and recreational visual context. She has no objection to the conclusion of the VIA; and
- (c) as noted from the AVA-EE, the report evaluates the potential air ventilation impact of the proposed development as compared against the existing condition (i.e. vacant site). It is noted from the AVA-EE that the proposed development has incorporated design measures such as building setback of a maximum of 20m from the southeastern site boundary. Since the proposed development, with a BH of +45.40mPD and a proposed golf fence on the roof up to +61.60mPD, is relatively low in height, significant adverse impact on the surrounding pedestrian wind environment is not anticipated.

## **Landscape**

### 9.1.6 Comments of the CTP/UD&L, PlanD:

- (a) no adverse comment to the application from landscape planning perspective;
- (b) based on the aerial photo of 2024, the Site is located in an area of institutional landscape character surrounded by sports grounds, sports complex and construction site. The proposed use is not incompatible with the landscape character of the surrounding environment;
- (c) according to the site photos provided and the submitted Landscape Proposal and Tree Survey Report, the Site is fenced off, largely vacant, occupied by construction materials with 12 existing trees of common species (including 1 *Leucaena leucocephala*), which are not considered as significant landscape resources. The applicant proposes to fell all 12 trees and plant 11 new trees within the Site. Significant adverse impact arising from the application is not anticipated; and
- (d) detailed advisory comments are in **Appendix V**.

## **Environment**

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

- (a) no in-principle objection to the application from environmental planning perspective; and
- (b) the updated Sewerage Impact Assessment and Air Quality Impact Assessment have concluded that there will be no adverse sewerage and air quality impact arising from the proposed development.

### 9.2 The following government departments have no adverse comment on/no objection to the application, and their advisory comments, if any, are at **Appendix V**:

- (a) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Project Manager (South and Sustainable Lantau), CEDD (PM(SSL), CEDD);
- (c) Chief Engineer, Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD);
- (d) Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD);
- (e) Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department (CBS/HKE&H, BD);
- (f) Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD);
- (g) Executive Secretary 1 (Antiquities and Monuments), the Antiquities and Monuments Office, Development Bureau;
- (h) Director of Leisure and Cultural Services;
- (i) Director of Food and Environmental Hygiene (DFEH);
- (j) Director of Fire Services (D of FS);
- (k) Director of Electrical and Mechanical Services; and
- (l) District Officer (Wan Chai), Home Affairs Department (DO(Wan Chai), HAD).

## **10 Public Comment Received During Statutory Publication Periods**

During the statutory publication periods, one comment from an individual has been received (**Appendix IV**), mainly opining that the proposed sports and recreation centre is modest in size, which aligns with the planning intention. Concerns are raised about the numbers of parking spaces, which could discourage people from adopting an active lifestyle and could generate traffic impacts on the local road network.

## **11 Planning Considerations and Assessments**

11.1 The applicant seeks planning permission for the development of a new comprehensive sports and recreation centre (namely SCAA Sports Link) to serve SCAA's members at the Site. The Centre is a four-storey building with height of +45.4mPD at main roof, and will house internal transport facilities, a range of sports facilities (including multi-function rooms, tennis courts, 5-a-side soccer courts),

and other ancillary facilities. In addition, a new golf fence of approximately 16.2m in height is proposed on the roof of the Centre to replace the existing fence, maintaining a similar height. According to the Notes of the OZP, the proposed sports and recreation complex, which is regarded as 'Place of Recreation, Sports or Culture' use, is always permitted within the "OU(SRC)" zone. However, for land where no maximum BH is stipulated on the OZP, planning permission is required for any new development or redevelopment of an existing building (except in-situ redevelopment of an existing building up to its existing BH) from the Board.

### Policy Support and Planning Intention

- 11.2 The Centre, featuring a variety of sports facilities, is in line with the planning intention of the "OU(SRC)" zone which is primarily to provide and reserve land for sports and recreation club uses. The SCST has given in-principle support to the SCAA given that the proposed development aims to increase the supply of sports facilities and is expected to benefit the community from the perspective of sports development and promotion.

### Urban Design and Landscape

- 11.3 The Site adjoins the existing SCAA Causeway Bay Clubhouse with BHs ranging from +39.7mPD to +90.7mPD. The surrounding area comprises predominantly low-to-medium rise recreation and sports facilities (up to 8 storeys), with a district court development and commercial development to the immediate north with BH up to +135mPD (**Drawing A-1** and **Plan A-2**). As shown in the photomontages included in the VIA (**Drawings A-14** to **A-22**), the visual impact of the proposed development (+45.40mPD), with a proposed golf fence on the roof reaching +61.60mPD, is assessed as ranging from negligible to moderately adverse, when compared to the current vacant condition. To mitigate visual impact, the proposal incorporates several design features, including tree planting along Caroline Hill Road, a building setback of about 20m from the southeastern site boundary, a landscape area on the G/F, a green roof, and vertical green walls on the reinstated vegetated slope. CTP/UD&L of PlanD agrees that these elements may enhance visual amenity and soften development edge, and the development will be compatible with the existing urbanised and recreational visual context.
- 11.4 12 existing trees, predominantly common species (including one *Leucaena leucocephala*), have been identified within the Site. The applicant proposes to remove these trees and compensate with 11 high-quality new trees within the building setback area and landscape area, and introduce green features as mentioned in paragraph 11.3 above, hence achieving a replanting ratio of 1:1 and providing a total greenery area of no less than 1,226.4m<sup>2</sup> (equivalent to a 20% greening ratio<sup>8</sup>) to enhance the overall landscape character of the SCAA Causeway Bay Clubhouse (**Drawings A-10** to **A-13**). CTP/UD&L of PlanD considers that no significant adverse impact is anticipated as a result of the proposed development.

### Technical Considerations

- 11.5 According to the TIA submitted by the applicant, the majority of visitors are expected to access the Site via public transport. The provision of internal

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<sup>8</sup> Over 50% of the greenery areas is allocated at primary zone and accessible by future SCAA members and pedestrians.

transport facilities and the location of vehicular ingress/egress are considered acceptable by C for T. Capacity assessments have been conducted for all key junctions and footpaths identified in the TIA. These assessments conclude that the proposed development will not generate significant traffic or pedestrian impacts on the surrounding road network. In this regard, C for T has no objection to the application from a traffic engineering perspective. To address technical requirements, C for T recommends incorporating an approval condition as set out in paragraph 12.2 below.

- 11.6 Various technical assessments submitted by the applicant demonstrate that the proposed development will not result in adverse drainage, sewerage, noise, air quality, air ventilation, and geotechnical impacts. Relevant departments, including CE/HK&I of DSD, DEP, CTP/UD&L of PlanD and H(GEO) of CEDD, have no adverse comments on or no objection to the application.

#### Similar Application

- 11.7 As mentioned in paragraph 6 above, a similar application (No. A/H7/177) in another “OU(SRC)” zone on the same OZP for permitted private club at the Sportsman’s Bar of the Hong Kong Football Club was approved by the Committee in 2021. The approval of the current application is considered generally in line with the Board’s previous decision.

#### Public Comment

- 11.8 Regarding the concerns on local traffic impact, the applicant’s justifications in paragraph 2 and the planning assessments above are relevant.

## **12 Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment in paragraph 10 above, PlanD 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 17.4.2030, 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 condition and advisory clauses are also suggested for Members’ reference:

#### Approval Condition

the design and provision of the internal transport facilities including car parking spaces, loading/unloading bay and pick-up/drop-off area for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

#### Advisory Clauses

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

- 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 10.11.2025
<b>Appendix Ia</b>	SPS with attachments received on 10.11.2025
<b>Appendix Ib</b>	FI received on 24.12.2025
<b>Appendix Ic</b>	FI received on 7.1.2026
<b>Appendix Id</b>	FI received on 9.1.2026
<b>Appendix Ie</b>	FI received on 5.3.2026
<b>Appendix If</b>	FI received on 1.4.2026
<b>Appendix Ig</b>	FI received on 10.4.2026
<b>Appendix Ih</b>	FI received on 14.4.2026
<b>Appendix II</b>	Previous Applications
<b>Appendix III</b>	Similar Application
<b>Appendix IV</b>	Public Comment
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Master Layout Plan
<b>Drawings A-2 to A-6</b>	Floor Plans
<b>Drawings A-7 and A-8</b>	Section Plans
<b>Drawing A-9</b>	Car Park Layout
<b>Drawing A-10</b>	Landscape Proposal
<b>Drawing A-11</b>	Landscape Elevation
<b>Drawing A-12</b>	Greenery Coverage
<b>Drawing A-13</b>	Tree Planting Proposal
<b>Drawings A-14 to A-22</b>	Photomontages
<b>Drawing A-23</b>	Existing and Proposed Pedestrian Accesses
<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 and A-5</b>	Site Photos