

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/H3/6**

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| <b><u>Applicant</u></b>          | Jonnex International Limited, Mr. LEUNG Chung Ching, Edwin and Ms. Wong Fung San, Hanny represented by Kenneth To and Associates Limited   |
| <b><u>Plan</u></b>               | Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/29   |
| <b><u>Application Site</u></b>   | 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong   |
| <b><u>Site Area</u></b>          | About 495m <sup>2</sup>  |
| <b><u>Lease</u></b>              | Inland Lot (IL) 635 s.B ss.1 (part), 635 s.B ss.2 (part), 635 s.B RP (part), 635 s.E ss.1 (part), 635 s.E ss.2 (part), 635 s.E ss.3 (part), 635 s.E RP (part) and 635 (P) (part) subject to restrictions, among others, of the non-offensive trades clause and rate and range clause |
| <b><u>Zoning</u></b>             | “Open Space” (“O”) (about 96% of the site, 476m <sup>2</sup> )<br>“Pedestrian Precinct / Street” (“PPS”) (about 4% of the site, 19m <sup>2</sup> )   |
| <b><u>Proposed Amendment</u></b> | To rezone the application site from “O” and “PPS” to “Residential (Group A) 23” (“R(A)23”), and stipulate building height (BH) restriction of 120mPD for the “R(A)23” zone   |

**1. The Proposal**

- 1.1 The applicant proposes to rezone the site from “O” and “PPS” to “R(A)23” and stipulate BH restriction of 120mPD for the “R(A)23” zone on the approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29 (**Plan Z-1**) for residential development. The proposed amendments to the OZP and Notes under “R(A)23” zone are at **Drawing Z-1**. The site is currently occupied by seven 3-storey buildings which were constructed in early 1950s.
- 1.2 In support of the application, the applicant has submitted the following documents:
  - (a) Application form received on 28.8.2014 (Appendix I)
  - (b) Supplementary planning statement received on 28.8.2014 (Appendix Ia)
  - (c) Further Information (FI) dated 1.9.2014 (Appendix Ib)
  - (d) FI dated 5.11.2014 (*published on 28.11.2014*) (Appendix Ic)
  - (e) FI dated 7.11.2014 (*published on 28.11.2014*) (Appendix Id)
  - (f) FI dated 17.11.2014 (*published on 28.11.2014*) (Appendix Ie)

(g) FI dated 23.1.2015 (*published on 13.2.2015*)

(Appendix If)

(h) FI dated 6.2.2015 (*published on 13.2.2015*)

(Appendix Ig)

- 1.3 According to the indicative development scheme, the proposed 25-storey residential building has a total GFA of about 3,380m<sup>2</sup>, plot ratio of about 8.78 and a maximum BH of 120mPD with shops on G/F and 1/F. Tak Sing Lane will be retained as Non-Building Area (NBA) and a service lane will also be provided along the eastern boundary. Two entrances will be provided on G/F and 1/F via Tak Sing Lane/Second Street and Third Street respectively to provide a public access through the subject site. The floor plans, section plans and photomontages are at **Drawings Z-3 to Z-13**. The proposed development parameters are provided below.

|  |   |
|--|---|
| Site Area  | 495m <sup>2</sup>                                   |
| Development Area<br>(excluding the NBA and service lane) | 385m <sup>2</sup>                                   |
| Plot Ratio (PR) ^  | 8.78  |
| ➤ Domestic   | 7.08  |
| ➤ Non-domestic   | 1.70  |
| Total Gross Floor Area (GFA)                             | 3,380m <sup>2</sup>                                 |
| ➤ Domestic GFA   | 2,723m <sup>2</sup>                                 |
| ➤ Non-domestic GFA                                       | 655m <sup>2</sup>                                   |
| Site Coverage ^  |   |
| ➤ Domestic   | 33.33%  |
| ➤ Non-domestic   | 99% (G/F), 95% (1/F),<br>79% (2/F) and 33.33% (3/F) |
| No. of Storeys   | 25 (including G/F)                                  |
| Building Height (BH)                                     | 120mPD  |
| No. of Residential Units                                 | 80  |
| Private Open Space                                       | Not less than 176m <sup>2</sup>                     |

^ The calculation of plot ratio and site coverage is based on the Development Area only.

- 1.4 On 28.1.2015, the applicant's representative wrote to the Secretary of the Board requesting the Committee to defer making a decision on the application for one month in order to prepare further information to address the departmental comments and substantiate the application. On 6.2.2015, the Committee agreed to defer consideration of the application as requested by the applicant. On 23.1.2015 and 6.2.2015, the applicant submitted further information providing new and revised technical assessments which were published for public comments on 13.2.2015. The application is scheduled for consideration by the Committee at this meeting.

## 2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary planning statement and FIs at **Appendices Ia to Ig**. They can be summarized as follows:

*Outdated "O" Zoning for the Site*

- (a) the existing seven 3-storey residential buildings were completed in 1952 and 1953 before the site was zoned "O" on the first OZP which was gazetted in 1970. Although there is a shortfall of overall open space provision within the Sai Ying Pun & Sheung Wan area, the proposed "O" involving about 495m<sup>2</sup> has negligible impact on the overall open space provision in the area. Whilst there has never been any implementation programme for the planned open space by the Government, the "permanent loss of open space" is only in terms of number without any physical loss;

*Jeopardized Owners' Development Rights*

- (b) whilst the site has been zoned "O" since 1970, there is no programme for implementing the subject open space. The prevailing "O" zoning had jeopardized the development right of the land owners;

*Examples of Taking Up "O" for Other Uses*

- (c) 'a severe shortage of local open space' was not a strong reason to retain the site for open space which is under private ownership. It is the duty of the Government to seek suitable and available government land for development of 'open space'. Nevertheless, there are already examples of taking up "O" zone for other uses (Annex 2 of **Appendix Ia**);

*In line with Government's Housing Supply Policy*

- (d) the proposed rezoning of the site for residential use is in line with the Government's prevailing policy on increasing supply of residential flats, in particular the small- to medium-sized flats, to meet the pressing housing demand;

*Compatible with the Surroundings*

- (e) the proposed residential use with high-density development is compatible with the surrounding area which is a predominant residential neighbourhood. The proposed maximum domestic PR of 7.08, non-domestic PR of 1.70 and a maximum BH at 120mPD is comparable with the adjoining developments within R(A)" zones;
- (f) as shown on **Drawing Z-2**, there are reasonable separations between the proposed residential tower and the surrounding developments, i.e. Yee Shun Mansion, Yue Sun Mansion and Goodwill Garden, at 7.7m, 11.9m and 5m respectively. As the proposed development has to comply with the statutory requirements under relevant ordinances/regulations, it will not affect the sunlight penetration, air ventilation and means of escape of the adjoining residential developments. Photomontages has been prepared to demonstrate the spatial quality of the views from Third Street, Second Street and Tak Sing Lane (**Drawings Z-12 and Z-13**);

*Proposed Public Pedestrian Access*

- (g) a public pedestrian access is proposed to pass through the site linking Second Street and Third Street (**Drawing Z-14**), which will be a planning gain to the local community. A lift will be provided within the site and opened for public use, which is free from opening hours constraints;

*No Adverse Traffic, Sewerage, Air Quality and Air Ventilation Impacts*

- (h) given the limited scale of the proposed development (80 flats) and the close proximity of the future Sai Ying Pun MTR Station, there will be no provision of internal transport facilities within the site. It is anticipated that the additional pedestrian and vehicular flows generated by the proposed development is limited. Moreover, it is not anticipated that the proposed development would generate adverse environmental impacts, including air quality and sewerage, on the surrounding area;
- (i) the Air Ventilation Assessment Expert Evaluation (AVA EE) Report concludes that the site does not encroach into any air paths of the area and the proposed development would not cause adverse air ventilation impact on the local area (Annex 1 of **Appendix Ig**); and

*Preservation of Two Existing Trees*

- (j) the two existing trees will be preserved by reserving spaces between the trees and the residential block. The site coverage at 2/F and 3/F (i.e. 79% and 33.33% respectively) has been reduced so as to reserve larger space and reduce the amount of pruning for T1 tree (**Appendix I of Appendix If**).

**3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicants are one of the “current land owners”. In respect of the other “current land owner(s)”, the applicants have complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) by publishing newspaper notices and posting site notices. Detailed information would be deposited at the meeting for Members’ inspection.

**4. Background**

- 4.1 The subject seven 3-storey residential buildings at 1-7 Tak Sing Lane were completed in 1952 and 1953 before the site was zoned “O” on the first statutory plan, i.e. Urban Renewal District OZP No. LH3/48 which was gazetted on 20.3.1970. In the Explanatory Statement of the OZP No. LH3/48 for Public Open Space, it was stated that ‘*There is a deficiency of public open space and recreational facilities in the district .... so as to provide centres of recreation within walking distance of most of the commercial/residential and residential zones. However, these sites are on private land and it may be many years before they can be acquired and used for recreational purposes.*’ Under the Notes of OZP No. LH3/48, ‘Flat’ is a Column 2 use under “O” zone.

On 17.3.2006<sup>1</sup>, the draft OZP No. S/H3/21, incorporating, inter alia, amendment to delete 'Flat' use from Column 2 of the Notes of the "O" zone was gazetted. This is in accordance with the revised Master Schedule of Notes to statutory plans endorsed by the Town Planning Board (the Board). No objection to this amendment item was received during the plan exhibition period.

- 4.2 Taking into account of the findings of a review of the "O" zones in Sai Ying Pun & Sheung Wan, the proposed amendments to the approved OZP No. S/H3/20 were submitted to the Committee for consideration on 3.3.2006<sup>1</sup>. At that time, there were 30 "O" sites of various sizes on the OZP. Out of these sites, 27 were under Government ownership whilst 3 involving private land, i.e. Yu Lok Lane, Ui On Lane and Tak Sing Lane (Sites 1, 2 and 3 on **Plan Z-10**).
- 4.3 The Committee noted that the majority part of "O" site at Yu Lok Lane (Site 1 on **Plan Z-10**) together with the adjoining area zoned "R(A)" and small area shown as "PPS" would be rezoned to "Comprehensive Development Area" on the draft Urban Renewal Authority (URA) Yu Lok Lane/Center Street Development Scheme Plan. The remaining part of this "O" site had been used as open play area of Kau Yan School to the west.
- 4.4 For the two "O" sites at Ui On Lane and Tak Sing Lane (Sites 2 and 3 on **Plan Z-10**), the Committee agreed on 3.3.2006 that these sites should be retained for the following reasons:-
- (a) the site was zoned "O" since the publication of the first OZP for the Sai Ying Pun & Sheung Wan area in 1970. The implementation of the open space development would depend on the programme of LCSD;
  - (b) there was a severe shortage of local open space in the Sai Ying Pun and Sheung Wan area;
  - (c) surrounded by building and with no direct street frontages nor direct vehicular access, the two sites were essentially landlocked. Accesses to the sites were via stepped streets in the vicinity. The sites were considered not suitable for other types of uses other than public open space so as to alleviate the congested living environment and meet the needs of the local residents; and
  - (d) about 73% of the "O" zone at Ui On Lane was Government land which was partly used as storage area for cleansing equipment by the Food &

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<sup>1</sup> The proposed amendments to the approved OZP No. S/H3/20 covering the following three aspects were agreed by the Committee on 3.3.2006:

- (i) a technical amendment to the OZP to excise the area delineated and described in the draft Yu Lok Lane/Center Street DSP;
- (ii) a review of the "O" sites in the Sai Ying Pun and Sheung Wan area; and
- (iii) amendments to the Notes of the OZP to reflect the revised MSN endorsed by the Board.

The proposed amendments to the OZP were subsequently gazetted on 17.3.2006.

Environmental Hygiene Department<sup>2</sup> and partly as a temporary landscape area<sup>3</sup> of the District Office (Central & Western). Given that the majority of the Ui On Lane “O” site was under Government ownership, the “O” zoning should be retained to facilitate future implementation of the open space.

4.5 On 29.3.2006, the Secretary of the Board wrote to the DLCS relaying the Board’s request for open space development on both sites of Ui On Lane and Tak Sing Lane be expedited. On the same date (29.3.2006), the Secretary of the Board also wrote to URA relaying the Board’s concern on the difficulty in implementing planned public open spaces involving private land, and the Board’s request that URA should consider developing public open spaces as part of its urban renewal work in the area either on its own or in joint effort with LCSD. On 15.5.2006, the LCSD replied that it would be difficult to seek funding to implement the project as resumption of private lots was involved. On 7.4.2006, URA replied that it recognized the opportunities offered by sites zoned “O” (without implementation programme) to be included as part of their comprehensive schemes.

4.6 As of today, the “O” sites on the current OZP (**Plan Z-11**) is basically the same except the addition of two new “O” sites on Government land at Pottinger Street and Graham Street. DLCS advises that there is no programme for open space development at the subject site at Tak Sing Lane and the land resumption matters needs to be resolved before the department may proceed with open space development. On 8.4.2015, URA advised that there is currently no plan to include the subject site at Tak Sing Lane as a comprehensive project. Under the current policy, URA should avoid developing site(s) which are largely zoned “O” unless there is a significant community and/or social gain in so doing. Nevertheless, URA will continue identify suitable sites in the old urban areas for redevelopment.

## 5. **Previous Application**

The site is the subject of a s.16 planning application (No. A/H3/421) for proposed eating place on ground floor which was approved with conditions on 23.5.2014.

## 6. **Similar Rezoning Request/Application for Amendment of Plan**

6.1 There is no similar rezoning request or application for amendment to the OZP covering “O” zone within the Sai Ying Pun & Sheung Wan OZP.

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<sup>2</sup> The site is currently used as FEHD’s temporary offices and facilities. FEHD’s offices and facilities, which were originally located next to the Centre Street Market, were relocated to the subject site temporarily to facilitate the construction of WIL Sai Ying Pun Station. Upon completion of the Station, the FEHD’s offices and facilities will be reprovisioned and relocated back to the original location.

<sup>3</sup> The site is currently used as works area by CEDD for slope maintenance works until 2015.

6.2 For Members' reference, before 2006, there were 27 s.16 applications involving "O" zone for residential or commercial/residential developments on Sai Ying Pun & Sheung Wan OZP. Amongst them, six applications involving four sites were approved with conditions between 1975 and 1987 whilst 21 applications involving 11 sites were rejected between 1977 and 2005. For those approved applications, part of the application sites fell within "O" zone with reprovisioning of open space upon redevelopment.

7. **The Site and Its Surrounding Area** (Plans Z-1 to Z-2 and photos on Plans Z-3 to Z-9)

7.1 The subject site is:

- (a) occupied by Tak Sing Lane, and seven 3-storey tenement buildings constructed in early 1950s, which are currently vacant;
- (b) bounded by residential buildings of about 25 storeys high fronting onto Second Street to the north and Third Street to the south; and
- (c) no direct street frontage nor vehicular access. Access to the site is via a stepped street connecting to Second Street.

7.2 The surrounding areas have the following characteristics:

- (a) the surrounding areas are mainly zoned "R(A)" and predominantly residential in nature with commercial uses such as shops and restaurants on ground floors;
- (b) there are two existing trees grown on the retaining wall to the south of the site (**Plan Z-2**);
- (c) to the immediate east of the site, there is a site under "Government, Institution or Community" zone at David Lane, which is currently occupied by four 2-storey tenement buildings, a temporary public toilet<sup>4</sup> and an electricity sub-station;
- (d) to the south across Third Street is URA Yu Lok Lane/Centre Street project which is under construction; and
- (e) the area is well served by public transport including buses, public light buses and tram. The site is about 30m away from an entrance of the future West Island Line (WIL) Sai Ying Pun Station which is located to the north across Second Street.

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<sup>4</sup> The public toilet, which was originally located next to the Centre Street Market, was relocated to the subject site temporarily to facilitate the construction of WIL Sai Ying Pun Station. Upon completion of the Station, the public toilet will be reprovisioned and relocated back to the original location. The subject site will be handed over to LCSD for the reprovisioning of the Centre Street Sitting-out Area.

## 8. Planning Intention

The planning intention of “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of the general public and visitors.

## 9. Comments from Relevant Government Departments

9.1 The following Government departments have been consulted and their views on the application and the public comments received are summarized as follows:

### Land Administration

9.1.1 Comments of the District Lands Officer/Hong Kong West & South, Lands Department (DLO/HKW&S, LandsD):

- (a) the site falls within IL 635 s.E ss.3, 635 s.E RP, 635 s.E ss.2, 635 s.E ss.1, 635 s.B ss.1, 635 S.B RP and 635 s.B ss.2. The Government lease governing the subject lots is subject to restrictions, among others, of the non-offensive trades clause and rate and range clause. If catering facilities such as bar/restaurant/cafe are provided within the site, an application for licence or technical modification to remove the offensive trade clause of the subject lots will be required; and
- (b) regarding para. 2.3.2 of the Supporting Planning Statement, please be clarified that the mentioned right-of-way at Tak Sing Lane and the staircase connected to Second Street are not lease requirements.

### Open Space

9.1.2 Comments of the Director of Leisure and Cultural Services (DLCS):

- there is no programme for open space development and the land resumption matters needs to be resolved before the department may proceed with open space development.

### Urban Design and Visual

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

- (a) he has some reservations on the application;

#### *Urban Design/Visual Impact*

- (b) the proposal is mainly to rezone the subject site from “O” and “PPS” to “R(A)23”. In terms of the wider cityscape, it is generally accepted that “O” zones offer valuable spatial and



visual relief in densely built-up urban areas, including the Sai Ying Pun and Sheung Wan area. The loss of "O" zones for development uses would permanently deprive the built environment of much needed spatial and visual reliefs;

- (c) notwithstanding the above, the subject site is surrounded by existing medium to high-rise composite developments with building heights ranging from about 90mPD on the southern side of Second Street to about 100mPD on the northern side of Third Street. The "R(A)8" zone to the north, west and south of the subject site currently has a BH restriction of 120mPD. With considerations to the existing and planned context, the proposal would be most discernible from public views from the east. Judging from the submitted photomontages, the proposal is not considered visually incompatible with the surrounding built-up context;

#### *Air Ventilation*

- (d) the AVA EE Report for the Sai Ying Pun and Sheung Wan area (May 2010) (SYP&SW AVA Report) recommended that all the "O" zones should be maintained and should not be further developed with tall buildings or rezoned for bulky developments as they provide useful 'lungs' of air spaces in the Area. With considerations to the recommendations of the SYP&SW AVA Report and the existing situation at and around the application site, adverse air ventilation impact is expected when comparing the current proposal with the existing and planned scenarios;
- (e) for the current application, the applicant has included an AVA EE Report to substantiate the proposal. However, the applicant's AVA EE Report has failed to address the air ventilation impact and to propose mitigation measures to alleviate such impact. Many of the submitted information are erroneous and there are also many inconsistencies throughout the applicant's AVA EE Report. The overall analysis is not convincing. In this regard, the applicant's AVA EE Report is considered unsatisfactory. The applicant should address the specific issues which are listed in **Appendix II** accordingly; and
- (f) overall, for the reasons listed above, the applicant has failed to provide sufficient information to demonstrate that the proposal would have no adverse air ventilation impact on the surrounding area.

#### 9.1.4 Comments of Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

- the site is located in an existing residential neighbourhood of high rise and low rise buildings. Stepped building profile

should be considered for the proposed residential development in detailed design stage for a design which is more responsive to the surrounding environment.

#### Tree Preservation and Landscape

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

- (a) he has some reservations from landscape perspective;
- (b) low to high rise residential buildings are found in the immediate vicinity and the proposed rezoning for residential development is not incompatible with the existing landscape character;
- (c) as revealed by the applicant, there is a shortfall of overall open space provision to serve the current population of Sai Ying Pun and Sheung Wan area. The applicant argues that the loss of 495m<sup>2</sup> of open space is negligible. However, the proposed rezoning would signify a permanent loss of open space and further aggravate the shortfall of open space provision within the area covered by the OZP; and
- (d) there are two existing trees (T1 and T2) growing on the retaining wall at the southern boundary of the site. Whilst the tree preservation proposal<sup>5</sup> is submitted, the architectural scheme has subsequently been modified so as to reserve more spaces for T1. The applicant should provide more information to demonstrate how the modified architectural scheme would reduce the amount of pruning on T1 and by what extent. Further, the applicant should provide substantiation regarding the feasibility of retaining T1 and T2.

#### Traffic

##### 9.1.6 Commissioner for Transport (C for T):

- no comment on the application.

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

- no objection to the application provided that no nuisances, obstruction and traffic congestion caused to the public.

#### Air Quality and Sewerage

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

- (a) he cannot lend support to the application at this stage;

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<sup>5</sup> According to the tree preservation proposal, the extents of pruning for T1 and T2 are 40-50% and 20-25% respectively.

*Air Quality*

- (b) the applicant should address all potential air quality issues, such as possible chimney emissions from the nearby Tsan Yuk Hospital;
- (c) the applicant should conduct site surveys to address any potential (chimney) impacts within a study area of 200m in accordance with HKPSG and if necessary propose mitigation measures should any air quality sensitive receivers be affected. Adverse air quality impact can be avoided provided that there is sufficient separation distance between the chimney/source and the air sensitive use of the future development;
- (d) any other major concerns from air quality planning perspective should be fully addressed; and

*Sewerage Impact Assessment*

- (e) Annex 2, Table 3 - The calculation for sewage generation rate of Catchment A has missed out three buildings, namely Sun Luen Building, Ka Fu Building and 62-64 Centre Street, which are located within Catchment A.

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

- (a) it appears that the effect of sewer outlet from manhole FMH7010887 to the west of High Street was not taken into account in the calculation;
- (b) it appears that the extent of Catchment A shall be reviewed. For instance, King's College shall be included; and
- (c) the project proponent shall clarify who will carry out the proposed sewerage upgrading works.

Building

9.1.10 Comments of the Chief Building Surveyor/Hong Kong West, Buildings Department (CBS/HKW, BD):

- (a) no objection in principle to the application; and
- (b) detailed comments will be given at formal building plan submission stage.

### Fire Safety

#### 9.1.11 Comments of the Director of Fire Services (D of FS):

- (a) no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of D of FS. Detailed fire safety requirements will be formulated upon receipt of building plans or referral from licensing authority; and
- (b) the applicant should be reminded that the arrangement of emergency vehicular access shall comply with the *Code of Practice for Fire Safety in Buildings* which is administered by the Building Department.

### District Officer's View

#### 9.1.12 Comments of the District Officer (Central & Western), Home Affairs Department (DO(C&W), HAD):

- he notes that the concerned District Council member of the subject constituency, together with residents/owner associations in the district, have raised objection against the application. At the Food, Environment, Hygiene & Works Committee (FEHWC) of the Central & Western District Council (C&WDC) held on 23.10.2014, members have raised grave concern over the application given the adverse visual, environmental and air circulation impact on nearby buildings together with other concerns on fire safety and privacy. The minutes of meeting is at **Appendix III**. Furthermore, two petition letters were handed to the Director of Planning during his visit to the C&WDC on 4.12.2014 (**Appendix IV**).

#### 9.2 The following Government departments have no objection to the application:

- (a) Chief Highway Engineer/Hong Kong, Highways Department; and
- (b) Head of Geotechnical Engineering Officer, Civil Engineering and Development Department.

#### 9.3 The following Government departments have no comment on the application:

- (a) Chief Engineer/Development (2), Water Supplies Department;
- (b) Chief Engineer/Railway Development 2-1, Railway Development Office, Highways Department;
- (c) Director of Electrical and Mechanical Services;
- (d) Director of Food and Environmental Hygiene; and
- (e) Project Manager (Hong Kong Island and Islands), Civil Engineering and Development Department.

**10. Public Comments Received During Statutory Publication Period**

10.1 On 5.9.2014, the application was published for public inspection. During the first three weeks of the statutory public inspection period ended on 26.9.2014, 196 public comments were received with one supports and 195 object to the application. On 28.11.2014, the first batch of FI was published for public inspection. During the first three weeks of the statutory public inspection period ended on 19.12.2014, 375 public comments were received with two support and 373 object to the application. On 13.2.2015, the second batch of FI was published for public inspection. During the first three weeks of the statutory public inspection period ended on 6.3.2015, 319 public comments were received objecting to the application. The public comments are deposited at the meeting for Members' inspection.

10.2 To sum up, out of the 890 total public comments submitted by C&WDC members, Democratic Party, Designing Hong Kong Limited, Incorporated Owners/Owners Committee of nearby buildings, local residents and members of the public, three support and 887 object to the application. The supporting views have not provided any reasons. The objecting views are summarised as follows:

- (a) the proposed development is not compatible with the surrounding environment;
- (b) the site is enclosed by residential buildings and the proposed development is too close to the surrounding buildings. The proposed BH of 120mPD is unreasonable resulting in infill of a tall building within a small site (插針樓);
- (c) the proposed development will cause adverse impacts on traffic, environment (air, noise, hygienic), visual, natural lighting, air ventilation and fire safety. It will block the views of the nearby buildings, create security and privacy concerns, and affect the living standard of the nearby residents;
- (d) the proposed development is not in line with the planning intention of "O" zone. As there is shortfall of open space, the site should be reserved for open space development;
- (e) the Government should consider resuming the land and develop it together with the neighbouring David Lane as open space;
- (f) the site should be reserved for community uses such as community centre, education centre and public library;
- (g) the flat sizes of the proposed residential development are too small. It is more desirable for a comprehensive redevelopment with the surrounding lots; and
- (h) construction works would create nuisances to the nearby residents.

## 11. Planning Considerations and Assessment

- 11.1 The site falls within "O" zone which is primarily intended to provide land for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. The site is currently occupied by seven 3-storey private residential buildings on private lots. The residential buildings had existed since 1950s before the site was zoned "O" on the first OZP covering the area, which was gazetted on 20.3.1970.
- 11.2 As mentioned in paragraph 4 above, a review of the "O" zones in Sai Ying Pun and Sheung Wan area was completed in 2006, the Committee agreed at that time that the subject "O" site at Tak Sing Lane should be retained for reasons, among others, that there was a severe shortage of local open space in the Sai Ying Pun and Sheung Wan area; the site was surrounded by buildings and essentially landlocked with no direct street frontages nor direct vehicular access; and it was considered not suitable for other types of uses other than public open space so as to alleviate the congested living environment and meet the needs of the local residents. Since then, the planning circumstances remain largely the same.

### *Open Space Provision*

- 11.3 According to the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) <sup>6</sup>, there are deficits of 9.9ha and 9.3ha in the existing and planned provision of local open space respectively in the Central and Western District. The applicant proposes to rezone the site from "O" and "PPS" to "R(A)23" for residential development. Despite the applicant argues that the loss of 495m<sup>2</sup> open space is negligible, the proposed rezoning would result in a permanent loss of open space as no reprovisioning site would be identified in the locality. Given the severe deficit in local open space in the area, the proposed rezoning would aggravate the shortfall of local open space in alleviating the congested living environment and meeting the needs of the local residents. Rezoning of the subject site for residential use is considered not appropriate.

### *Breathing Space and Visual Relief*

- 11.4 In the old and densely built-up urban area in Sai Ying Pun and Sheung Wan, the pocket open spaces including the subject site are important to serve the local residents as breathing space and visual relief. The AVA EE Report for the Sheung Wan & Sai Ying Pun Area (May 2010) recommended that all the "O" zones should be maintained and should not be further developed with tall buildings or rezoned for bulky developments as they provide useful 'lungs' of air spaces in the area. The proposed change from open space to residential use at the subject site would permanently deprive the built environment of the much needed spatial and visual reliefs.

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<sup>6</sup> According to the HKPSG, in the urban areas, including the Metro Area and the New Towns, the standard for provision of open space is a minimum of 20 ha per 100,000 persons i.e. 2m<sup>2</sup> per person, apportioned as follows:

- (a) a minimum of 10 ha per 100,000 persons (i.e. 1m<sup>2</sup> per person) for District Open Space; and
- (b) a minimum of 10 ha per 100,000 persons (i.e. 1m<sup>2</sup> per person) for Local Open Space.

- 11.5 The applicant has submitted an AVA EE Report to substantiate the proposed development. However, CTP/UD&L of PlanD considers the applicant's AVA EE Report unsatisfactory with many incorrect information and inconsistencies. In this regard, the applicant has failed to provide sufficient information to demonstrate that the proposal would have no adverse air ventilation impact on the surrounding area.

*Other Technical Considerations*

- 11.6 Moreover, the applicant fails to demonstrate that the proposed development would not have adverse tree preservation, sewerage and air quality impacts on the surrounding areas. The technical assessments including tree preservation report and sewerage impact assessment have yet to be accepted by the relevant government departments. Moreover, there is no information in the current submission to demonstrate the air quality implications of the proposal. DEP cannot lend support to whilst CTP/UD&L of PlanD has reservations on the application.

*Planning Merits*

- 11.7 The applicant offers public pedestrian access between G/F and 1/F of the proposed development through provision of a lift for public use, which is free from opening hours constraints (**Drawing Z-14**). There is no provision under the OZP or Town Planning Ordinance to cater for implementation and management issues of such proposal. Besides, as the lease governing the site is virtually unrestricted with non-offensive trades clause and rate & range clause, it is doubtful whether the requirement for the provision of public pedestrian access could be enforced under the lease.
- 11.8 Besides, there had been grave public concern and media coverage on the public accessibility and standards of provision in some public open spaces/public facilities within private developments, as well as the conflicting interests between public users and private owners especially those in private residential developments.

*Undesirable Precedent*

- 11.9 While the technical feasibility of the proposal is yet to be established, approval of the application would set an undesirable precedent for similar applications in the "O" zone and the cumulative effect of which would result in a permanent loss of public open space and deprive the built environment of the much needed spatial and visual reliefs.

*Implementation Issues*

- 11.10 With respect to the applicant's concern that the development right of the land owners is jeopardized as there is no programme for implementing the subject open space, DLCS advises that there is no programme for open space development and the land resumption matters needs to be resolved before the department may proceed with open space development. For Members' information, a s.16 planning application (No. A/H3/421) for proposed eating place on ground floor of the subject site submitted by the same applicant was

approved with conditions on 23.5.2014.

### *Public Concerns*

11.11 C&WDC and local residents have raised grave concern on the proposed rezoning and object to residential development at the subject site. The grounds of objection include the proposed development will increase the building density and is incompatible with the surrounding environment, the site should be reserved for open space development, the proposed development would cause adverse traffic, visual, environmental, sunlight and air ventilation impacts on nearby buildings together with other concerns on fire safety, privacy and living quality. In this connection, the planning assessment and departments' advices on these aspects in paragraphs 11.1 to 11.6 are relevant.

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

12.1 Based on the assessment made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10, the Planning Department does not support the application for the following reasons:

- (a) given the site is surrounded by buildings and landlocked with no direct street frontages nor direct vehicular access, the "O" zoning for the site is considered appropriate to alleviate the congested living environment and meet the needs of local residents;
- (b) rezoning of the site from "O" to residential use would result in a permanent loss of open space and further aggravate the shortfall of local open space provision in Sai Ying Pun and Sheung Wan area;
- (c) there is no strong planning justification nor merit for rezoning of the site from "O" and "PPS" to "R(A)23"; and
- (d) the approval of the application would set an undesirable precedent for similar applications in the "O" zone and the cumulative effect of which would deprive the built environment of the much needed spatial and visual reliefs.

12.2 Should the Committee decide to agree or partially agree to the application, the proposed amendment to the approved Sheung Wan & Sai Ying Pun Outline Zoning Plan No. S/H3/29 would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance.

## **13. Decision Sought**

13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.

13.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the



applicant.

**Attachments**

|                             |  |
|-----------------------------|--|
| <b>Appendix I</b>           | Application form received on 28.8.2014                       |
| <b>Appendix Ia</b>          | Supplementary planning statement received on 28.8.2014       |
| <b>Appendix Ib</b>          | FI dated 1.9.2014  |
| <b>Appendix Ic</b>          | FI dated 5.11.2014   |
| <b>Appendix Id</b>          | FI dated 7.11.2014   |
| <b>Appendix Ie</b>          | FI dated 17.11.2014  |
| <b>Appendix If</b>          | FI dated 23.1.2015   |
| <b>Appendix Ig</b>          | FI dated 6.2.2015  |
| <b>Appendix II</b>          | Detailed comments of CTP/UD&L on AVA EE Report               |
| <b>Appendix III</b>         | Minutes of C&WDC FEHWC meeting on 23.10.2014                 |
| <b>Appendix IV</b>          | Petition letters handed to DoP on 4.12.2014                  |
| <b>Drawing Z-1</b>          | Proposed amendments to the OZP and Notes under "R(A)23" zone |
| <b>Drawings Z-2 to Z-14</b> | Drawings submitted by the applicant                          |
| <b>Plan Z-1</b>             | Location plan  |
| <b>Plan Z-2</b>             | Site plan  |
| <b>Plan Z-3</b>             | Aerial photo   |
| <b>Plans Z-4 and Z-9</b>    | Site photos  |
| <b>Plans Z-10 and Z-11</b>  | "O" zones on OZPs No. S/H3/20 and S/H3/29                    |

**PLANNING DEPARTMENT  
APRIL 2015**

Form No. S12A  
表格第 S 1 2 A 號

**APPLICATION FOR  
AMENDMENT OF PLAN UNDER SECTION 12A OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》（第 131 章）  
第 12A 條遞交的修訂圖則申請

此文件在 2014 年 8 月 28 日 收到。城市規劃委員會  
只有在收到所有必要的資料及文件後才將此申請轉交  
審裁處。

**28 AUG 2014**

The application is received on 28 AUG 2014  
The Planning Board will formally accept the application  
only upon receipt of the application and receipt  
of all the required information and documents.

|                                 |                         |             |
|---------------------------------|-------------------------|-------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | Y/H3/6      |
|                                 | Date Received<br>收到日期   | 28 AUG 2014 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Town Planning Board's (the Board's) website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel.: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從城市規劃委員會（下稱「委員會」）的網頁下載（網址：<http://www.info.gov.hk/tpb/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

**1. Name of Applicant 申請人姓名/名稱**

(Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

Jonnex International Limited,  
Mr. Leung Chung Ching, Edwin  
Ms. Wong Fung San, Hanny

**2. Name of Authorized Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)**

(Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

Kenneth To and Associates Limited

**3. Application Site 申請地點**

|   |   |
|---|---|
| (a) Whether the application directly relates to any specific site?<br>申請是否直接與某地點有關? | Yes 是 <input checked="" type="checkbox"/><br>No 否 <input type="checkbox"/> (please proceed to Part 7 請繼續填寫第 7 部分)   |
| (b) Full address/Location<br>詳細地址/地點  | Nos. 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong   |
| (c) Demarcation District and Lot no.<br>(if applicable)<br>丈量約份及地段號碼 (如適用)          | IL 635 S.B. ss.1 (part), IL 635 S.B. ss.2 (part),<br>IL 635 S.B. RP (part), IL 635 S.E. ss.1 (part),<br>IL 635 S.E. ss.2 (part), IL 635 S.E. ss.3 (part),<br>IL 635 S.E. RP (part), IL 635 (P) (part) |

\* Delete as appropriate  
Please fill "NA" for inapplicable item  
「✓」 at the appropriate box

\* 請刪去不適用者  
請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」號

| 3. Application Site (Continued) 申請地點 (續)                            |   |
|---|---|
| (d) Site area<br>申請地點面積   | approx. 495 (Net Site Area: approx. 385) sq. m. 平方米   |
| (e) Area of Government land included<br>(if any)<br>所包括的政府土地面積 (倘有) | Nil sq. m. 平方米  |
| (f) Current use(s)<br>現時用途  | There are seven nos. of 3-storey buildings at Nos. 1-7 Tak Sing Lane<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and total floor area 如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

| 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」   |
|--|
| The applicant 申請人：   |
| <input type="checkbox"/> is the sole "current land owner" (please proceed to Part 7 and attach documentary proof of ownership).<br>是唯一的「現行土地擁有人」(請繼續填寫第 7 部分，並夾附業權證明文件)。 |
| <input checked="" type="checkbox"/> is one of the "current land owners" (please attach documentary proof of ownership).<br>是其中一名「現行土地擁有人」(請夾附業權證明文件)。                    |
| <input type="checkbox"/> is not a "current land owner".<br>並不是「現行土地擁有人」。   |

| 5. Statement on Owner's Consent/Notification<br>就土地擁有人的同意/通知土地擁有人的陳述  |
|---|
| (a) According to the record(s) of the Land Registry as at ....., this application involves a total of ..... "current land owner(s)".<br>根據土地註冊處截至.....年.....月.....日的記錄，這宗申請共牽涉.....名「現行土地擁有人」。  |
| (b) The applicant has 申請人 - <ul style="list-style-type: none"> <li><input type="checkbox"/> obtained consent(s) of ..... "current land owner(s)".<br/>已取得.....名「現行土地擁有人」的同意。</li> <li><input type="checkbox"/> notified ..... "current land owner(s)".<br/>已通知.....名「現行土地擁有人」。</li> </ul> |

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made. 「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人。

Please fill "NA" for inapplicable item  
「✓」 at the appropriate box

請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」號

(Please make copies of this part of the form, if necessary 如有需要，請另複印此部分的申請書)

|   |  |  |  |  |
|---|--|--|--|--|
| <b>5. Statement on Owner's Consent/Notification (Continued)</b><br>就土地擁有人的同意/通知土地擁有人的陳述(續)                            |  |  |  |  |
| (c) Particulars* 詳情*<br>(Please use separate sheets if the space of any box below is insufficient 如下列任何方格的空間不足，請另頁說明) |  |  |  |  |
| Lot no./address of premises shown in the record of the Land Registry<br>根據土地註冊處記錄的地段號碼/處所地址                           | (e.g. Lot No. 47 in D.D. 123, Yuen Long)<br>(例子: 元朗第 1 2 3 約地段第 4 7 號) |  | (e.g. Lot No. 48 in D.D. 123, Yuen Long)<br>(例子: 元朗第 1 2 3 約地段第 4 8 號) |  |
| Total number of "current land owner(s)"<br>「現行土地擁有人」的總數   |  |  |  |  |
| <b>Consent obtained</b><br>已取得的同意   | no.<br>數目  | date of consent obtained<br>取得同意的日期                | no.<br>數目  | date of consent obtained<br>取得同意的日期                |
|   |  |  |  |  |
| <b>Notification given</b><br>已發出的通知   | no.<br>數目  | date and means of notification given<br>發出通知的日期和方式 | no.<br>數目  | date and means of notification given<br>發出通知的日期和方式 |
|   |  |  |  |  |

|  |
|--|
| <b>6. Particulars of Other Steps Taken to Obtain the Consent of or Give Notification to Owner(s)</b><br>為取得土地擁有人的同意或向該人發給通知而採取的其他步驟的詳情<br>(please use separate sheets if the space below is insufficient 如下列的空間不足，請另頁說明) |
| Please specify the date(s) of action(s) taken 請註明行動日期  |
| A Notification was published in China Daily, Wen Wei Po and Hong Kong Daily News on 28 August 2014 to notify the other landowners (Please refer to the 3 newspaper notices attached).                                    |
| A notice has been posted on the Application Site since 28 Aug 2014. (please refer to the photos attached).   |
|  |
|  |
|  |

\* Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

**Parts 5 (Continued) and 6 第 5 (續) 及第 6 部分**

|   |  |
|---|--|
| <b>7. Plan Proposed to be Amended 擬議修訂的圖則</b>                 |  |
| (a) Plan name 圖則名稱  | Approved Sai Ying Pun and Sheung Wan Outline Zoning Plan |
| (b) Plan number 圖則編號  | No. S/H3/29  |
| (c) Land use zone(s) involved (if applicable) 涉及的土地用途地帶 (如適用) | "Open Space" and "Pedestrian Precinct / Street"          |

|   |   |
|---|---|
| <b>8. Proposed Amendment(s) 擬議修訂</b>  |   |
| (a) <input checked="" type="checkbox"/> Propose to rezone the application site to the following zone(s) (may 「✓」 more than one) (please illustrate the details on plan)<br>建議將申請地點的用途地帶改劃作下列地帶 (可在多於一個方格內加上「✓」號) (請在圖則顯示詳情) |   |
| <input type="checkbox"/> Comprehensive Development Area<br>綜合發展區  | <input type="checkbox"/> Commercial (4)<br>商業                             |
| <input checked="" type="checkbox"/> Residential (Group ..... A.....) 23<br>住宅 (.....類)  | <input type="checkbox"/> Village Type Development<br>鄉村式發展                |
| <input type="checkbox"/> Agriculture<br>農業  | <input type="checkbox"/> Industrial<br>工業                                 |
| <input type="checkbox"/> Industrial (Group D)<br>工業 (丁類)  | <input type="checkbox"/> Open Storage<br>露天貯物                             |
| <input type="checkbox"/> Government, Institution or Community<br>政府、機構或社區   | <input type="checkbox"/> Open Space<br>休憩用地                               |
| <input type="checkbox"/> Recreation<br>康樂   | <input type="checkbox"/> Green Belt<br>綠化地帶                               |
| <input type="checkbox"/> Country Park<br>郊野公園   | <input type="checkbox"/> Coastal Protection Area<br>海岸保護區                 |
| <input type="checkbox"/> Conservation Area<br>自然保育區   | <input type="checkbox"/> Site of Special Scientific Interest<br>具特殊科學價值地點 |
| <input type="checkbox"/> Other Specified Uses (.....)<br>其他指定用途 (.....)   |   |
| <input type="checkbox"/> Others (please specify) 其他 (請註明)<br>.....<br>.....<br>.....  |   |

Please fill "NA" for inapplicable item  
「✓」 at the appropriate box

請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」號

**8. Proposed Amendment(s) (Continued) 擬議修訂 (續)**

- (b)  Propose to amend the Notes of the Plan (please specify the details)  
建議修訂圖則的《註釋》(請註明詳情)

To add relevant subareas and restrictions under clause (24) of the Remarks of the "Residential (Group A)" in the Notes.

**9. Development Proposal (if any) 擬議發展計劃 (倘有)**

- Particulars of a development proposal are included in the Appendix.  
附錄包括一個擬議發展計劃的細節。
- No specific development proposal is included in this application.  
這宗申請並不包括任何指定的擬議發展計劃。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. (Preferably not more than 500 words in English and/or Chinese. Use separate sheets if necessary.)

現請申請人提供申請理由及支持其申請的資料(篇幅宜不超過500個英文字及/或中文字，如有需要，請另頁說明。)

.....  
 Please refer to the Supporting Planning Statement attached.  
 .....

**11. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, site plans, other relevant plans, drawings and other documents submitted with the application. 請列明連同申請一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。

.....  
 Please refer to Supporting Planning Statement attached.  
 .....

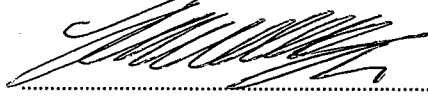
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」



**12. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

Signature  
簽署



Applicant / Authorized Agent\*  
申請人 / 獲授權代理人\*

KENNETH TO

Managing Director

Name in Block Letters 姓名 (以正楷填寫)

Position (if applicable) 職位 (如適用)

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

HKIP  HKIA  HKIS  HKIE  HKILA

Others 其他 .....

on behalf of  
代表

Kenneth To and Associates Ltd.



Company/Organization Name and Chop (if applicable)  
公司 / 機構名稱及蓋章 (如適用)

Date  
日期 24 August 2014

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) 方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

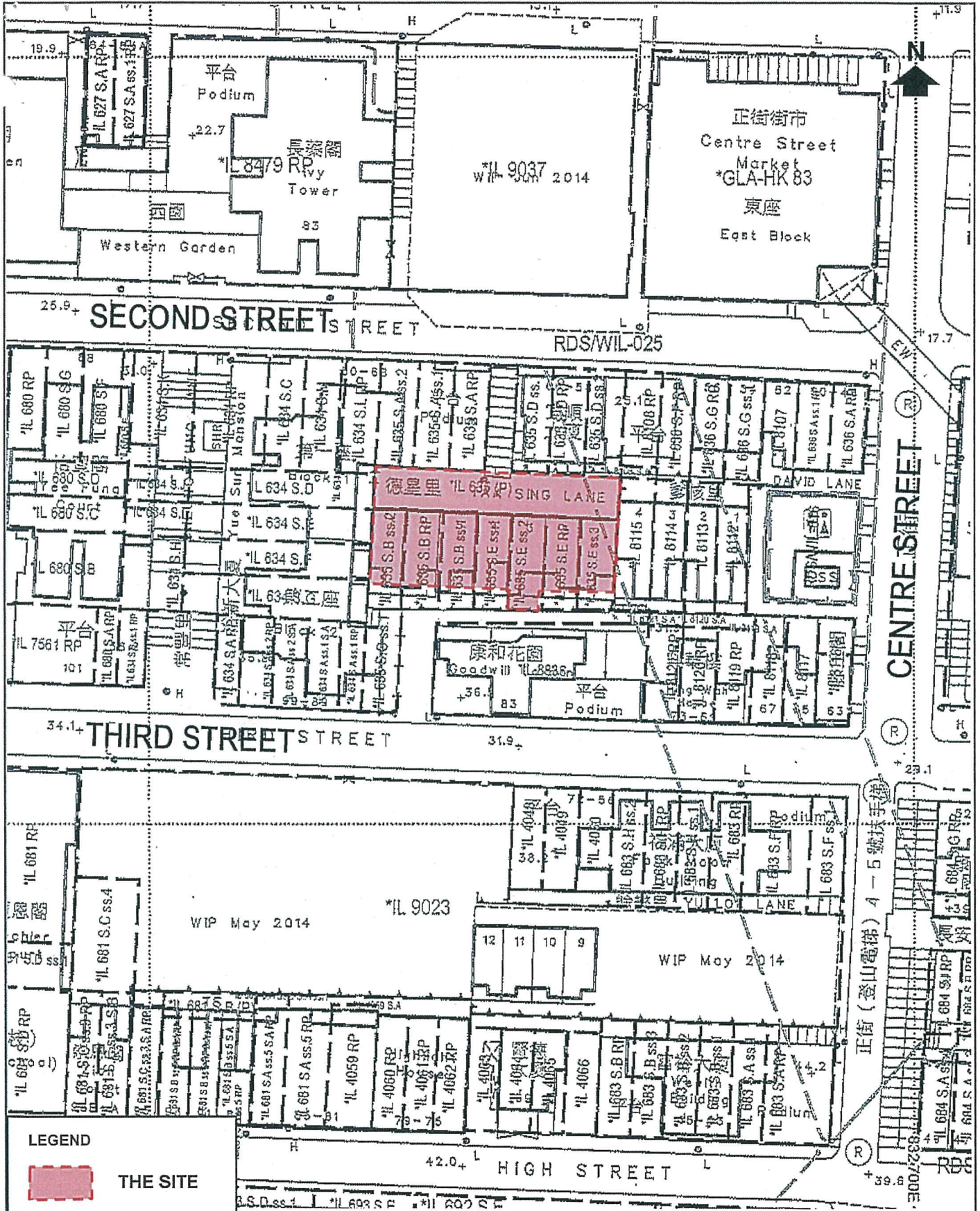
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

\* Delete as appropriate

Please fill "NA" for inapplicable item  
「✓」 at the appropriate box

\* 請刪去不適用者

請在不適用的項目填寫「不適用」  
請在適當的方格內加上「✓」號



**LEGEND**  
 **THE SITE**

**KTA**  
 Kenneth To & Associates Ltd.  
 杜拉基利有限公司  
 TOWN PLANNING  
 AND DEVELOPMENT  
 CONSULTANTS

**Location Plan**

S.12A Planning Application  
 for Amendment to Plan  
 Rezoning from "O" to "R(A)23" Zone,  
 for Proposed Residential Development  
 at 1-7 Tak Sing Lane, Sai Ying Pun

Base plan:  
 Lot Index Plan No. MH0104062014

Date: 26 August 2014

**APPLICATION FOR AMENDMENT OF PLAN UNDER  
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)第12A條  
遞交的修訂圖則申請

**Development Proposal (only for indicative purpose)  
擬議發展計劃 (只作指示用途)**

|   |   |   |  |
|---|---|---|--|
| <b>1. Development Proposal 擬議發展計劃</b>   |   |   |  |
| Proposed total floor area (TFA) domestic: about 2725 sq. m.<br>擬議總樓面面積  | non-domestic: about 655 平方米                       | Proposed plot ratio<br>擬議地積比率                     | 7.078 (domestic) and 1.702 (non-domestic) based on Net Site Area about 385 sq.m.         |
| Proposed site coverage 15m or above: not more than 33.33 %<br>擬議上蓋面積  | below 15m: not more than 98.98 %                  | Proposed number of blocks<br>擬議座數                 | 1  |
| Proposed number of storeys of each block 每座建築物的擬議層數   | 25 (including G/F)                                | Proposed building height of each block 每座建築物的擬議高度 | not more than 120mPD   |
| <b>Development Schedule 發展細節表</b>   |   |   |  |
| <input checked="" type="checkbox"/> Domestic Part 住用部分  |   |   |  |
| TFA 總樓面面積   | about 2,725                                       | sq. m. 平方米  |  |
| number of units 單位數目  | 80  |   |  |
| average unit size 單位平均面積  | about 34.1  | sq. m. 平方米  |  |
| estimated number of residents 估計住客數目  | 176 ^   |   |  |
| <input checked="" type="checkbox"/> Non-domestic Part 非住用部分   |   |   |  |
| <input type="checkbox"/> eating place 食肆  |   | sq. m. 平方米  | TFA 總樓面面積  |
| <input type="checkbox"/> hotel 酒店   |   | sq. m. 平方米  |  |
|   | (please specify the number of rooms)<br>(請註明房間數目) |   |  |
| <input type="checkbox"/> office 辦公室   |   | sq. m. 平方米  |  |
| <input checked="" type="checkbox"/> shop and services 商店及服務行業   | about 655   | sq. m. 平方米  |  |
| <input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施   |   |   | (please specify the use(s) and concerned land area(s)/TFA(s))<br>(請註明用途及有關的地面面積 / 總樓面面積) |
| <input type="checkbox"/> other(s) 其他  |   |   | (please specify the use(s) and concerned land area(s)/TFA(s))<br>(請註明用途及有關的地面面積 / 總樓面面積) |
| <input checked="" type="checkbox"/> Open Space 休憩用地   |   |   | (please specify land area(s) 請註明地面面積)  |
| private 私人  | not less than 176sq.m.                            |   |  |
| public 公眾   |   |   |  |
| <input type="checkbox"/> Transport-related Facilities 與運輸有關的設施  | parking spaces 停車位                                |   | (please specify type(s) and number(s) 請註明種類及數目)  |
|   | loading/unloading spaces 上落客貨車位                   |   | (please specify type(s) and number(s) 請註明種類及數目)  |
| ^ Estimated population is calculated based on an assumed PPF ratio of 2.2 as recommended in Table 9, Ch.2: Residential Densities of the HKPSG |   |   |  |

「✓」 at the appropriate box 請在適當的方格內加上「✓」號  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」



| 2. Impacts of Development Proposal (Continued) 擬議發展計劃的影響 (續)  |   |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
|---|---|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|----------------------|--------------------------------|---|
| <p>Does the development proposal involve <del>land filling/pond filling/excavation/diversion of streams/site formation</del>*?<br/>                     擬議發展計劃是否需要進行填土/填塘/挖土/河道改道/地盤平整* 工程?</p> | <p>Yes 是 <input type="checkbox"/> Please specify the details, and indicate on site plan(s) the extent of site formation (including land/pond filling), the filling/excavation level(s) and the existing ground levels, and the particulars of diversion of stream<br/>                     請註明詳情，以及在地盤平面圖上示明地盤平整工程（包括填土/填塘）的範圍、填土/挖土的深度和現時地面高度及河道改道工程的細節</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>  |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| <p>Would the development proposal involve felling of trees and/or cause damage to branches and roots of trees?<br/>                     擬議發展計劃是否需要砍伐樹木及/或是否會對樹枝和樹根造成破壞?</p>                     | <p>Yes 是 <input type="checkbox"/> Please state the number, diameters at breast height and species of the affected trees (if possible) and whether there are any replanting/landscaping proposals<br/>                     請說明受影響樹木的數目、及胸高度的樹幹直徑、品種(倘知)及有否重新植樹/美化環境計劃</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>  |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| <p>Would the development proposal cause any adverse impacts?<br/>                     擬議發展計劃會否造成不良影響?</p>   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimize the impact(s) 請註明盡量減少影響的措施</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境                        | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| On traffic 對交通  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| On water supply 對供水   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| On drainage 對排水   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| On slopes 對斜坡   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| Affected by slopes 受斜坡影響  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| Landscape impact 構成景觀影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |
| Visual impact 構成視覺影響  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                      |                                |   |

\* Delete as appropriate      \* 請刪去不適用者  
 Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」  
 「✓」 at the appropriate box      請在適當的方格內加上「✓」號

Our Ref : S1211/TSL\_SYP/14/002Lg

26 August 2014

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By Hand

Dear Sir/Madam,

**Proposed Residential Development  
at Nos. 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
- S12A Application for Amendment of Plan -**

---

We refer to the captioned application submitted on 25 August 2014.

We would like to make the following clarification:

- a) The total site area of the subject site of this Application should be about **495m<sup>2</sup>**, covering about 476m<sup>2</sup> of the prevailing "Open Space" zone and about 19m<sup>2</sup> of the area zoned "Pedestrian Precinct / Street". But the Net Site Area of the Proposed Development remains unchanged as 385m<sup>2</sup> (approx.).
- b) The lots involved in the Subject Site should include:  
IL 635 S.B. ss.1 (part), IL 635 S.B. ss.2 (part), IL 635 S.B. RP (part),  
IL 635 S.E. ss.1 (part), IL 635 S.E. ss.2 (part), IL 635 S.E. ss.3 (part),  
IL 635 S.E. RP (part), IL 635 (P) (part).
- c) Land use zones involved should include "Open Space" and "Pedestrian Precinct / Street".

However, it should be noted that the "Pedestrian Precinct / Street" on the Approved Sai Ying Pun and Sheung Wan OZP No. H3/29 ("Approved OZP") is different from the existing pedestrian precinct linked to the Site and Third Street. The "Pedestrian Precinct / Street" on the Approved OZP is occupied by part of IL 635 S.E s.s.2 while the existing pedestrian access is occupied by part of IL 635 S.B RP.

Nevertheless, under the indicative development scheme of this Application, a pedestrian connection from 1/F of the Proposed Development to the existing Pedestrian Precinct which is linked to Third Street will be provided.

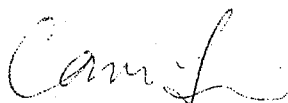
To reflect the actual site boundary of the subject site, attached please find 5 copies of the amended Location Plan, amended figure for proposed rezoning (to replace Pg. 17 of the Planning Statement), and amended pages of the Application Form to supersede the relevant pages of the Application Form.

Kenneth To & Associates Ltd  
杜立基規劃顧問有限公司

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf  
KENNETH TO & ASSOCIATES LIMITED



Camille Lam

Encl.

cc. Applicants & Team

KT/CL/vy

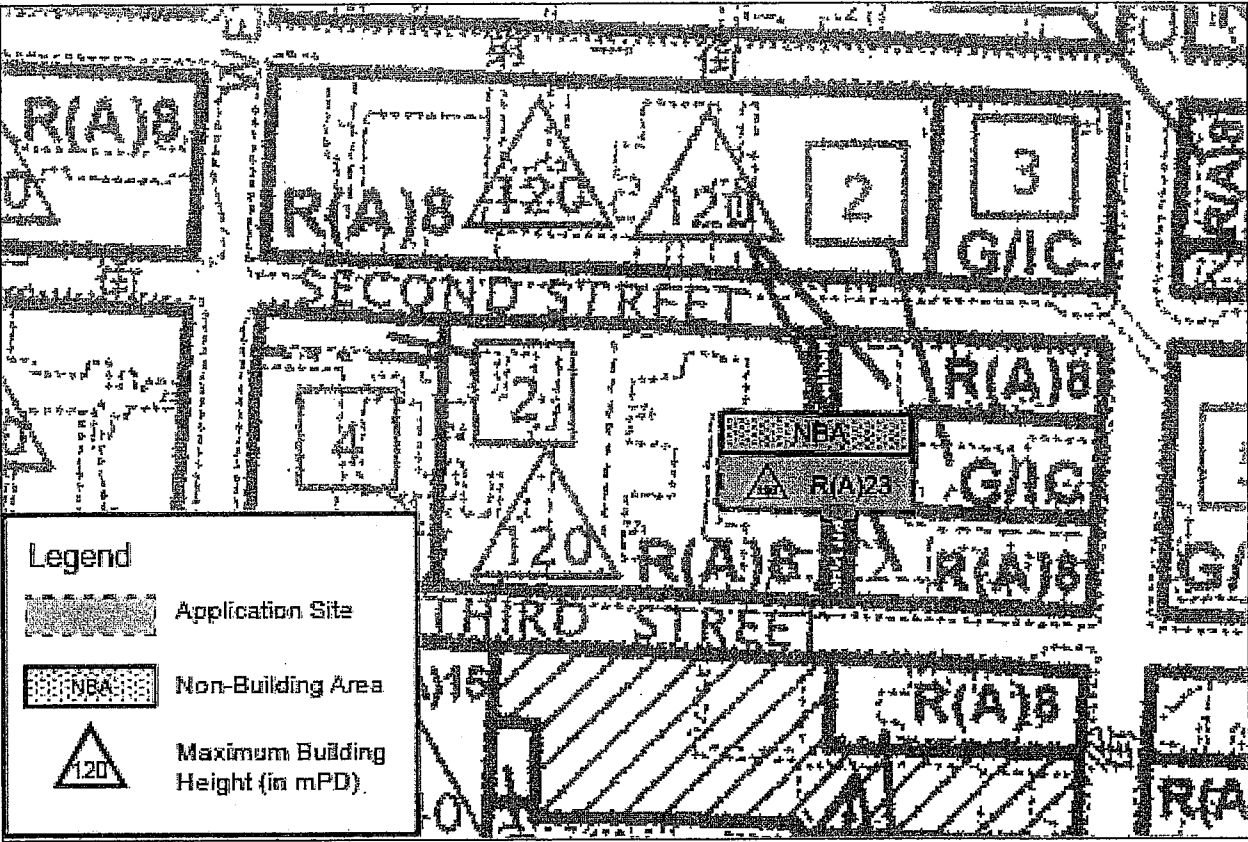


Figure 6.1 The Proposed Amendments from "Open Space" to "Residential (Group A) 23"



Kenneth To & Associates Ltd  
社立基規劃顧問有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Our Ref : S1211/TSL\_SYP/14/003Lg

1 September 2014

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By Fax (2522 8426) and By Post

Dear Sir / Madam,

**Proposed Residential Development  
at Nos. 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
- S12A Application for Amendment of Plan -**

We refer to the captioned application submitted on 25 August 2014.

Clarification on the proposed rezoning, site boundary and site area which should be about 495m<sup>2</sup> was made in our letter dated 26 Aug 2014 (Our Ref.: S1211/TSL\_SYP/14/002Lg).

Therefore, attached please find the revised executive summary (both English and Chinese versions) and the revised Figure 6.1 (Pg.17 of the Planning Statement) to supersede the relevant pages of the Planning Statement.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf  
KENNETH TO & ASSOCIATES LIMITED



Camille Lam

Encl.

cc. DPO/HK – Ms Jessica Lee (By Fax 2895 3957 & By email: [jktlee@pland.gov.hk](mailto:jktlee@pland.gov.hk)) w/e  
Applicants & Team

KT/CL

S.12A Planning Application for Amendment to Plan  
 Rezoning from "Open Space" and "Pedestrian Precinct / Street" to "Residential (Group A) 23" Zone  
 For the Proposed Residential Development at Nos. 1-7 Tak Sing Lane, Sai Ying Pun

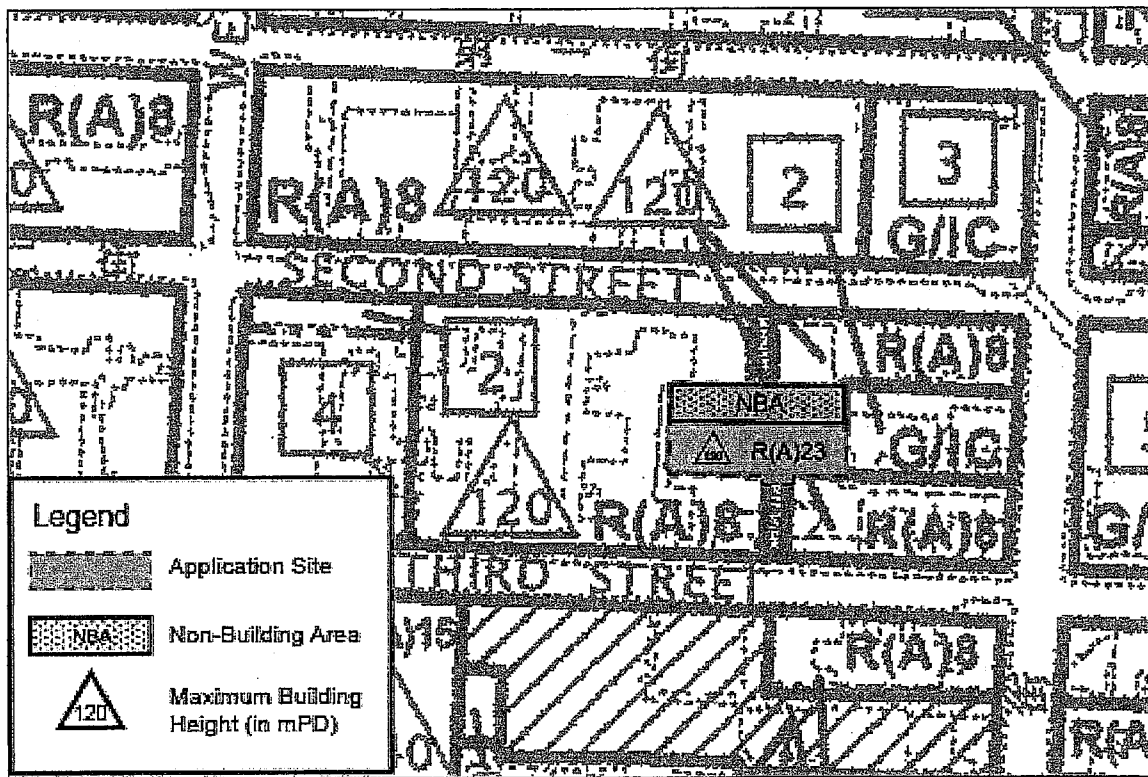


Figure 6.1 The Proposed Amendments from "Open Space" and "Pedestrian Precinct / Street" to "Residential (Group A) 23"

## Executive Summary

This Planning Statement is prepared and submitted on behalf of Jonnex International Limited, Mr. Leung Chung Ching, Edwin and Ms. Wong Fung San, Hanny ("the Applicants") to the Town Planning Board ("TPB"/the "BOARD") in support of the S.12A planning application for a proposed amendment to the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/29 ("the Approved OZP") to enable a residential development at Nos. 1-7, Tak Shing Lane, Sai Ying Pun ("Application Site"/"the Site"). The proposed amendment is to rezone the Subject Site from "Open Space" and "Pedestrian Precinct / Street" to "Residential (Group A) 23" ("R(A) 23") zones. The Site will be subject to a building height restriction 120mPD.

The Application Site has a site area of 495m<sup>2</sup> (approx.). It is proposed to retain Tak Sing Lane as a Non-Building Area as well as to provide a service lane along the eastern boundary. Therefore, the total **Net Site Area** will be 385m<sup>2</sup> (approx.). The overall development parameters of the proposed development are listed out below:

| Overall Development   |  |
|---|--|
| Class of Site   | Class A  |
| Total Site Area   | 495m <sup>2</sup> (approx.)  |
| Net Site Area<br>(deducting the Non-Building Area and service lane) | 385m <sup>2</sup> (approx.)  |
| Maximum Plot Ratio (PR) ^   |  |
| > Domestic PR   | 7.078  |
| > Non-domestic PR   | 1.702  |
| Total GFA   |  |
| > Domestic GFA  | 2,725m <sup>2</sup> (approx.)  |
| > Non-domestic GFA  | 655m <sup>2</sup> (approx.)  |
| Maximum Building Height   | 120mPD   |
| No. of Storeys  | 25 (including G/F)   |
| No. of Blocks   | 1  |
| No. of Residential Units  | 80   |
| Average Unit Size   | 34.1m <sup>2</sup> (approx.)   |
| Site Coverage ^   | Not more than 33.33% (15m or above)<br>Not more than 99% (below 15m) |
| Private Open Space  | Not less than 176m <sup>2</sup>                                      |

^ The calculation of plot ratio and site coverage is based on the Net Site Area only.

In addition, there are shops provided at G/F and 1/F. The public can access G/F of the commercial portion of the proposed development from Tak Sing Lane or access 1/F from Third Street. Recreational facilities, landscape garden and swimming pool for the residential portion are provided on 3/F.

This S12A Application is fully justified for the following reasons:

- The "O" zone largely involved in the Site is the only one site zoned "O" in the area covered by the Approved OZP, which is still under private ownership with existing private buildings, yet without any implementation programme for the open space;

S.12A Planning Application for Amendment to Plan  
Rezoning from "Open Space" and "Pedestrian Precinct / Street" to "Residential (Group A) 23" Zone  
For the Proposed Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong

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- While there is no programme to implement the concerned open space, the Government should respect the land owners' intention to have an alternative proposal for better utilization of the Site;
- The prevailing "O" zoning has jeopardized the development right of the land owners;
- The proposed rezoning for residential use is IN LINE with the Government's on-going policy on INCREASING SUPPLY of RESIDENTIAL FLATS, in particular the low- to medium-sized flats, to meet the pressing public demand;
- There are examples for taking up "Open Space" for other uses in Sai Ying Pun and Sheung Wan;
- The site area of the Site is just about 495m<sup>2</sup> such that the proposed rezoning has negligible impact on the overall open space provision in the area for local residents;
- The proposed land use is compatible to the surrounding land uses which are predominately high-density residential uses;
- The proposed development quantum is suitable;
- The proposed development will not affect the two existing trees near the Site; and
- The access provision can fulfil the relevant requirement.

In view of the above, we sincerely request TPB to give favourable consideration to this S12A planning application.

## 申請摘要

(以英文版本為準)

申請人仲益國際有限公司、梁仲清先生及黃鳳珊女士，擬就城市規劃條例第 12A 條向城市規劃委員會(下稱「城規會」)申請修訂上環及西營盤分區大綱核准圖編號 S/H3/29(「大綱核准圖」)，以容許位於德星里 1-7 號(「申請地點」/「地盤」)上發展擬議住宅發展。擬議之修訂圖則申請建議把申請地點由「休憩用地」用途及「行人專用區/街道」用途改劃為「住宅(甲類)23」用途。申請地點的擬議最高建築物高度為主水平基準以上 120 米。

在面積約 495 平方米的地盤範圍內，建議將德星里設定為非建築用地，並沿地盤東邊邊界提供後巷。因此，地盤淨面積為約 385 平方米。擬議發展的整體發展參數如下：

| 整體發展參數                |  |
|-----------------------|--|
| 地盤類型                  | 甲類地盤                                     |
| 申請地點面積                | 約 495 平方米                                |
| 地盤淨面積<br>(扣除非建築用地及後巷) | 約 385 平方米                                |
| 最高地積比率 <sup>^</sup>   |  |
| > 住用地積比率              | 7.078                                    |
| > 非住用地積比率             | 1.702                                    |
| 總樓面面積                 |  |
| > 住用樓面面積              | 約 2,725 平方米                              |
| > 非住用樓面面積             | 約 655 平方米                                |
| 最高建築物高度               | 主水平基準以上 120 米                            |
| 層樓                    | 25 (包括 G/F)                              |
| 樓宇數目                  | 1  |
| 住宅單位數目                | 80                                       |
| 單位平均面積                | 約 34.1 平方米                               |
| 上蓋面積 <sup>^</sup>     | 不超過 33.33% (15 米或以上)<br>不超過 99% (15 米以下) |
| 私人休憩用地                | 不少於 176 平方米                              |

<sup>^</sup> 只基於地盤淨面積作計算

此外，擬議發展的地下及一樓將提供商店。公眾人士可從德星里進入地下之商業部份或從第三街進入一樓。而為住客提供的會所設施、花園及泳池，將設於三樓。

支持修訂圖則的理據如下：

- 申請地點牽涉的「休憩用地」地帶是大綱核准圖的所有「休憩用地」地帶中，唯一仍屬私人業權及仍有私人物業，但政府當局完全沒有發展該「休憩用地」的計劃；
- 既然政府沒有對該「休憩用地」有任何發展計劃，理應尊重業權人對該地盤作更有效利用的意願；
- 申請地點被劃作「休憩用地」用途，絕對影響土地擁有人的發展權；
- 擬議的圖則修訂，是與政府增加住屋供應的政策方向一致，尤其重要的是提供中小型單位，以滿足社會迫切需要；

S.12A Planning Application for Amendment to Plan  
Rezoning from "Open Space" and "Pedestrian Precinct / Street" to "Residential (Group A) 23" Zone  
For the Proposed Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong

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- 在西營盤及上環區內，亦有佔用「休憩用地」作其他用途的例子；
- 申請地點面積只有 495 平方米，擬議圖則修訂對區內整體的休憩用地供應影響輕微；
- 擬議住宅用途與周邊的高密度住宅用途相協調；
- 擬議發展的發展參數合適；
- 擬議發展不會影響鄰近申請地點的兩棵樹木；及
- 所提供的行人通道符合相關條例。

考慮到以上的規劃及技術理據，申請人懇請城規會支持是次的修訂圖則申請。

Kenneth To & Associates Ltd  
杜立基規劃顧問有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Our Ref : S1211/TSL\_SYP/14/004Lg

5 November 2014

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By Fax (2522 8426) and By Post

Dear Sir / Madam,

**Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23"  
for Residential Development  
at 1-7 Tak Sing Lane, Sai Yin Pun  
- S12A Application No. Y/H3/6 -**

We refer to the captioned application submitted on 25 August 2014.

In order to address the public comments received, we hereby submit a table of Responses to Public Comments with a figure for illustration for the consideration of Town Planning Board.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf  
KENNETH TO & ASSOCIATES LIMITED



Camille Lam

Encl.

cc. DPO/HK – Ms Jessica Lee (By Fax 2895 3957 & By email: [jktlee@pland.gov.hk](mailto:jktlee@pland.gov.hk)) w/e Applicants & Team

KT/CL/vy

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**Summary 摘要:**

There have been 201 nos. of public comments received. Opposing Public Comments and relevant responses are summarized as below:  
就是次擬議修訂圖則申請，共有 201 份公眾意見向城規劃提交。以下為歸納了的反對意見及相關回應：

| Salient Points of Opposing Public Comments 反對意見  | Response 回應   |
|--|---|
| <p>1. The proposed residential development is too close to the existing residential developments surrounding the site. It is concerned that the distance between the proposed development and the adjoining existing buildings (Yue Sun Mansion and Goodwill Garden) is just 2-3m. The following adverse impacts would be created:</p> | <p>Before moving on to respond to the comments on the possible impacts due to the Proposed Development, the following should be clarified:</p> <ul style="list-style-type: none"> <li>➢ There are three existing residential developments surrounding the Site, namely Yee Shun Mansion to the north, Yue Sun Mansion (Block 1 and Block 2) to the west and Goodwill Garden to the south.</li> <li>➢ As shown on <b>Figure 1</b>, Yee Shun Mansion and the proposed development at the Site is separated by Tak Sing Lane which is about 5.9m wide, and the distance between Yee Shun Mansion and the Proposed Development will be about 7.7m.</li> <li>➢ Concerning the distance between Yue Sun Mansion to the west and the proposed development, it should be noted that the residential tower on top of the 15m-high podium is positioned in the eastern portion of the Site. The distance from the residential tower of the Proposed Development to the western boundary of the Site and to the residential tower of Yue Sun Mansion is about 9.5m and 11.9m respectively.</li> <li>➢ The distance between the southern site boundary of the Site and the northern site boundary of Goodwill Garden is approx. 2m shown on plan, while the distance between the residential tower of the Proposed Development and the block of Goodwill Garden is about 5m. Nevertheless, it is the "back-lane" of both developments (i.e. the residential units of Goodwill Garden is facing Third Street to the south, and the units of the Proposed Development is facing to the north).</li> </ul> |



Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23" For Residential Development at 1-7 Tak Sing Lane, Sai Yin Pun

S12A Application No. Y/H3/6

Summary of Public Comments and the Respective Responses

擬議將德星里 1-7 號地盤由「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶

申請編號: Y/H3/6

公眾意見摘要及相關回應

|   |  |
|---|--|
| <p>1. 擬議發展跟毗鄰住宅樓宇太貼近:<br/>擬議發展跟毗鄰住宅樓宇距離只有 2-3 米(尤其是宜順大廈及康和花園), 這會帶來以下的負面影響:</p>   | <p>在此我們先就要就樓宇間距的問題作出澄清:</p> <ul style="list-style-type: none"><li>➢ 包圍地盤的共有三個現有住宅項目, 分別是: 北面的宜順大廈、西面的裕新大廈(一座及二座), 以及南面的康和花園。</li><li>➢ 從圖一(Figure 1)所見, 宜順大廈跟擬議發展項目以德里星隔開, 距離約 5.9 米, 而兩幢樓宇之間的距離大約是 7.7 米;</li><li>➢ 關於擬議發展與西邊的裕新大廈之間的距離, 事實上, 在擬議發展計劃中, 位處於 15 米高的平台以上的住宅樓宇是置於地盤的東邊部分。擬議的住宅樓宇跟地盤的西邊邊界距離約 9.5 米, 而擬議住宅樓宇跟裕新大廈的樓宇距離大約是 11.9 米;</li><li>➢ 另外, 地盤南面邊界跟康和花園的北面邊界相距約 2 米, 而兩個項目的樓宇間距大約是 5 米。然而, 該空間其實是這兩個項目的「後巷」(康和花園單位是面向南面的第三街, 而擬議發展單位是面向北面)。</li></ul>  |
| <p>1.1 <u>Development density 發展密度:</u><br/>It is already a high dense area. The overall development density of the area, together with the adjacent developments, will be increased.<br/>該區已樓宇密集, 若擬議發展落成, 將更加增加該區的整體發展密度。</p> | <p>The proposed domestic and non-domestic plot ratios for the Proposed Development are 7.078 and 1.702 respectively. The development quantum fulfills the Class A site requirement under Schedule 1 of Building (Planning) Regulations. The proposed maximum building height 120mPD for the Site also makes reference to the maximum building height of the adjoining "R(A)" zone.<br/>擬議發展項目的住用及非住用地積比率分別是 7.078 及 1.702。擬議的發展規劃能符合《建築物(規劃)規例》附表一中甲類地盤的限制。擬議發展項目的最高建築物高度限制(主水平基準線上 120 米)亦是參考毗鄰「住宅(甲類)」地帶的建築物高度限制所擬定。</p> |

|  |   |
|--|---|
| <p><b>1.2 Daylight performance 採光:</b></p> <p>Daylight performance of the adjoining residential developments will be affected</p> <p>擬議發展將對毗鄰的住宅樓宇單位的採光帶來影響</p>  | <p>Adjoining buildings are provided with prescribed windows in accordance with Building (Planning) Regulation. Window openings at habitable rooms of adjoining building facing the subject lot, if any, are not to fulfil the statutory requirement, i.e. there should be windows facing other directions.</p> <p>For those windows of Toilets/bathrooms of adjoining buildings facing the subject lot, the relevant statutory requirement are compiled (i.e. there is "open air" by the existing service lanes of adjoining lots).</p> <p>Therefore, the daylight performance of the adjoining residential developments is not affected.</p> <p>毗鄰大廈置有訂明窗戶，應根據《建築物(規劃)規例》而提供。若有客廳或睡房的窗口是面向擬議發展的地盤，該窗戶並不能算作《規例》下所要求的「訂明窗戶」，即是該房間應有其他窗戶面向其他方向。</p> <p>即使毗鄰住宅大廈有單位的洗手間／浴室的窗戶面向擬議發展的地盤，但仍須符合相關規例（毗鄰大廈項目邊界內已預留足夠空間作通道巷）。</p> <p>因此擬議發展將不會對毗鄰的住宅樓宇單位的採光帶來影響。</p> |
| <p><b>1.3 Air ventilation 空氣流通:</b></p> <p>Air ventilation for the adjoining residential developments will be affected</p> <p>擬議發展將對毗鄰的住宅樓宇帶來空氣流通的影響</p>   | <p>The same reasons as above, and therefore, the air ventilation of the adjoining residential developments is not affected.</p> <p>原因同上。亦因此，毗鄰住宅大廈的空氣流通狀況不會受到影響。</p>  |
| <p><b>1.4 Fire Safety Concern:</b></p> <p>In case there is a fire, the residents will face a bottle neck to leave the Site as the Site is only connected to the vehicle access (Second Street) by a staircase only.</p> <p>由於地盤只以一條階梯連接第二街，萬一遇上火警，該住宅項目的居民將難以逃失。</p> | <p>The means of escape for the proposed building will be provided in accordance with statutory requirement and relevant code of practices (Code of Practice for Fire Safety in Buildings 2011). Two escape staircases is provided with exits to Tak Sing Lane (which is connected to Second Street) and to the government land (which is connected direct to Third Street).</p> <p>擬議發展項目的消防逃生安排，耐根據《2011 年建築物消防安全守則》及相關守則而設計。此外，擬議發展將提供兩條走火樓梯，其中一條通往德星里（與第二街連接），另一條通過地盤南面的政府（與第三街連接）。</p>  |

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| <p>1.5 <u>Security Concern</u> 保安問題:</p> <p>There is security concern as the Proposed Development is too close with the existing adjoining residential developments. 擬議發展跟毗鄰住宅大廈太貼近，有保安問題。</p>   | <p>There is reasonable distance between the proposed residential tower and adjoining building (Figure 1 refers).</p> <p>Parapet with security fencing will be provided at the flat roof of the podium tower at the sides facing back/rear lane of adjoining buildings.</p> <p>正如圖一所示，擬議發展項目與毗鄰住宅樓宇保持適當距離。</p> <p>在擬議發展項目中，平台層面向通道巷及毗鄰住宅大廈的邊界會設有護牆及保安圍欄，確保保安設備充足。</p>   |
| <p>1.6 <u>Visual impact</u> 視覺影響:</p> <p>The Proposed Development will block the open view of the nearby residents (in particular there are some units at Yue Sun Mansion facing the Site)</p> <p>擬議發展將影響毗鄰住宅大廈居民的景觀(尤其是裕新大廈某些面向地盤的單位)</p>   | <p>There is a minimum of 11.9m wide distance between the residential tower of the Proposed Development and the residential tower of Yue Sun Mansion. The open view of units at Yue Sun Mansion will not be adversely affected.</p> <p>擬議發展的住宅大廈跟裕新大廈相距最少 11.9 米，不會對裕新大廈居民的景觀帶來負面影響。</p>  |
| <p>1.7 <u>Impact during construction period</u> 工程期間的影響</p> <p>There is a Residential Care Home for Elderly at 1/F of Block 1 Yue Sun Mansion. Construction would affect the residential elder people. 裕新大廈一座一樓中有老人院舍，建築工程會影響院舍長者生活。</p> <p>Nuisance to nearby residents raised during the construction period. 工程會為鄰近居民帶來的環境滋擾。</p> | <p>Statutory requirements (Noise Control Ordinance) and relevant code of practice are to be complied with. Applications for construction noise permits must be submitted to the Environmental Protection Department (EPD) for assessment and approval before the commencement of the work.</p> <p>Statutory requirements (Air Pollution (Construction Dust) Regulation) and EPD's guidelines on Construction dust control are to be complied with. Notification must be submitted to the Environmental Protection Department before the commencement of the work.</p> <p>擬議發展項目的工程將依據《噪音管制條例》、《空氣污染管制(建造工程塵埃)規例》及相關法例進行。工程開展前，項目倡議人會先向環保署通知及申請建築噪音許可證。</p> <p>擬議發展項目的工程將會按照相關法律和要求下進行。</p> |

Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23" For Residential Development at 1-7 Tak Sing Lane, Sai Yin Pun

S12A Application No. Y/H3/6

Summary of Public Comments and the Respective Responses

擬議將德星里 1-7 號地盤由「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶

申請編號: Y/H3/6

公眾意見摘要及相關回應

|   |  |
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| <p><b>2. Traffic Impact 交通影響</b></p> <p>The Site has limited street frontage to Second Street while pedestrian and vehicular flows generated by the Proposed Development will jeopardize the road safety at the conjunction point with Second Street.</p> <p>地盤只有一條梯級連接第二街，而且擬議發展會帶來人流及車流增加，會為這條梯級與第二街的交叉位帶來路面安全影響。</p> | <p>Considering the limited scale of the Proposed Development (providing only 80 nos. of flats), and the close proximity to the future Sai Ying Pun MTR Station, there are no carparking spaces provided within the development site. It is anticipated that the additional pedestrian and vehicular flows generated by the Proposed Development are limited.</p> <p>由於擬議發展的規模小（只提供 80 個單位），以及地盤與未來的西營盤港鐵站十分近，因此不會在擬議發展計劃中提供泊車位。預期因擬議發展所帶來的人流及車流有限。</p> |
|---|--|

**3. Loss of Open Space 「休憩空間」的損失**

3.1 "O" zone is in acute shortage in the area.

There are 53,457 nos. of residents in Sai Ying Pun (population of T.P.U. 1.1.2 in 2011 Population Census) but there are only 15 nos. of "O" zones in Sai Ying Pun. While 6 of which have been closed due to construction work of MTR, URA development site or other reasons, there is only less than 2ha of "O" for the local residents (not fulfilling the requirement of 1sq.m. open space for 1 person under the HKPSG).

本區一向缺乏休憩空間。西營盤區內人口約 53,457 人(根據 2011 年人口普查小規劃區 1.1.2 統計數據), 卻只有 15 個「休憩用地」。再加上由於現時港鐵及市建局進行發展項目及其他原因, 已封閉當中的 6 個休憩處, 令整區可供市民休憩娛樂之空間少於 20,000 平方米, 遠低於《香港規劃標準與準則》中每人應享用到 1 平方米開放空間之目標。

According to the Approved Sai Ying Pun and Sheung Wan OZP (Approved OZP), the total area zoned "O" under the Approved OZP is 13.25ha. The total population in the area, according to the 2011 Population Census as quoted from the Explanatory Statement, was about 98,950, and it is estimated that the planned population of the area would be about 118,090. That means, the provision of Open Space for the current population is 1.33 per person (without taking into account the local open space provided within individual residential developments), which is lower than the required provision of 2m<sup>2</sup> Open Space per person (including 1m<sup>2</sup> District Open Space and 1m<sup>2</sup> Local Open Space per person). Nevertheless, although the site has been zoned as "O" since year 1970, the Owners have never received any notification that the Government intends to implement it in the future.

Although there is a shortfall of overall open space provision within the area covered by Sai Ying Pun and Sheung Wan OZP, the proposed rezoning in this Application will only take up about 476m<sup>2</sup> of the current open space area which is negligible. Even if the Site is retained for "O" zone (but not implemented), there is still a shortfall of overall open space provision.

西營盤及上環分區計劃大綱核准圖(核准圖)內的「休憩用地」地帶面積共 13.25 公頃。根據 2011 年人口統計, 當時該區人口約為 98,950 人, 預料該區的計劃人口約為 118,090 人。即是, 西營盤及上環區內平均每人享有 1.33 平方米「休憩用地」的要求(暫不把位於私人屋苑內提供的鄰舍休憩用地計算在內), 這未能符合到《香港規劃標準與準則》中每人應享用到 2 平方米休憩用地的要求(包括 1 平方米「地區休憩用地」及 1 平方米「鄰舍休憩用地」)。

然而, 需要強調自從該地盤於 1970 年起被劃作「休憩用地」地帶後, 業主一直未有收到消息, 指政府有計劃建設該「休憩用地」。

而即使核准圖內的「休憩用地」供應不足, 擬議發展僅牽涉 476 平方米「休憩用地」土地的改劃, 對於整區的「休憩用地」供應影響輕微。即使地盤保留被劃作「休憩用地」(卻又未被發展), 仍無助解決整體「休憩用地」供應短缺的情況。

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| <p>3.2 The proposed single tower in a small piece of "open space" is just like a "needle block" ("插針樓"). All in all, the small piece of open space should not be sacrificed.<br/>                 擬議住宅只在一幅面積細小的地盤上發展，尤如「插針樓」。這幅細小的「休憩空間」不應被犧牲。</p>  | <p>The proposed development is feasible to fulfil relevant requirements under Building (Planning) Regulations.<br/>                 擬議發展能符合《建築物(規劃)規例》中的相關要求。</p>  |
| <p><b>4. Others 其他</b><br/>                 4.1 Some suggest the Government should resume the site and development it as a public open space.<br/>                 有意見要求政府收回土地，將地盤發展為「休憩用地」。<br/>                 4.2 Some even suggest developing community uses at the site for community use, such as community centre, education centre, public library, etc..<br/>                 亦有意見建議將地盤發展為社區用途，如社區中心、教育中心、公共圖書館等。</p> | <p>Noted.<br/>                 It would be appreciated if the Government would give a clear stance on the future development of the site.<br/>                 申請人理解公眾的意見，亦希望藉此得到政府明確答覆，澄清對該地盤的發展意向。</p> |



2 of 4

# KTA

Appendix Id of  
MPC Paper No. Y/H3/6A

Kenneth To & Associates Ltd  
杜立基規劃顧問有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

21<sup>2</sup>

Our Ref : S1211/TSL\_SYP/14/005Lg

7 November 2014

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By Fax (2522 8426) and By Hand

Dear Sir / Madam,

**Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23"  
for Residential Development  
at 1-7 Tak Sing Lane, Sai Yin Pun  
- S12A Application No. Y/H3/6 -**

We refer to the captioned application submitted on 25 August 2014.

In order to address the departmental comments received, we hereby submit 70 sets of the table of Responses to Departmental Comments with relevant appendices for the consideration of Town Planning Board.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf  
KENNETH TO & ASSOCIATES LIMITED

Camille Lam

Encl.

cc: DPO/HK – Ms Jessica Lee (By Fax 2895 3957 & By email: [jktlee@pland.gov.hk](mailto:jktlee@pland.gov.hk)) w/oe  
Applicants & Team

KT/CL/vy

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**Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to  
"Residential 9 Group A) 23" ("R(A)23") for Residential Development  
At I-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
(SI2A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 16 October 2014**

| <b>Comments</b>  |        | <b>Response</b>   |  |
|--|--------|---|--|
| <b>Comments from District Lands Office/Hong Kong West &amp; South, Lands Department:<br/>(Contact Person: Mrs Cherry MAK, Tel. No.: 2835 1686)</b>   |        |   |  |
| <p>- The application site falls within IL 635 s.E ss.3, IL 635 s.E RP, IL 635 s.E ss.2, IL 635 s.E ss.1, IL 635 s.B ss.1, IL 635 s.B RP, IL 635 s.B ss.2 and IL 635(P). The Government lease governing the subject lots is subject to restrictions, among others, of non-offensive trade clause and Range clause. If catering facilities such as bar/restaurant/café are provided within the site, an application for licence or technical modification to remove the offensive trade clause of the subject lots will be required.</p> | Noted. | <p>- Regarding para. 2.3.2 of the Supporting Planning Statement dated August 2014, please be clarified that the mentioned right-of-way at Tak Sing Lane and the staircase connected to Second Street are not lease requirements.</p>  | Noted.   |
| <b>Comments from Urban Design and Landscape of Planning Department (Urban Design Unit)<br/>(Contact Person: Mr. Steven YH SIU, Telephone No.: 2231 5067)</b>   |        |   |  |
| <b>Urban Design/ Visual Impact Comments</b>  |        |   |  |
| <p>2. The proposal is mainly to rezone the subject site from "Open Space" and "Pedestrian Precinct/Street" to "R(A)23". In terms of the wider cityscape, it is generally accepted that "Open Space" zones offer valuable spatial and visual relief in densely built-up urban areas, including the Sai Ying Pun and Sheung Wan Area ('the Area'). The loss of "Open Space" zones for development uses would permanently deprive the built environment of much needed spatial and visual reliefs.</p>                                    | Noted. | <p>3. Notwithstanding the above, the proposal involves the rezoning of the subject site from non-development use to development use. There are insufficient illustrations in the current submission to demonstrate the visual implications of the proposal on the surrounding area. The Applicant's attention is also drawn to the provisions in TPB-PG NO. 41.</p> | Please kindly refer to the brief visual analysis and relevant figures in <b>Appendix 1</b> . |

Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to  
"Residential 9 Group A) 23" ("R(A)23") for Residential Development  
At 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
(S12A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 16 October 2014

| Comments   | Response  |
|--|---|
| <p>4. Under the existing planned context, an open space at the subject site would offer a legible connection between Second Street and Third Street through the subject site, the alley by Goodwill Garden and the existing staircase by Yee Shun Mansion. Given that one of the entrances to Sai Ying Pun Station of the forthcoming West Island Line will be situated to the immediate north of the subject site on Second Street, the subject site would likely receive some patronage under the planned scenario. While the Applicant has offered public access "during the opening hours of the commercial portion" between the G/F and 1/F of the proposed development, the actual and perceived accessibility across the subject site would likely be inferior when compared with the planned scenario. The Applicant should endeavour to create a more legible public access across the subject site that is free from opening hour constraints.</p> | <p>Under the development scheme for the proposed development, it is intended to provide an access for public to pass through the Site between Third Street and Second Street during opening hours of the commercial portion. The lift is open for public use during the opening hours of the commercial portion. This arrangement will facilitate pedestrian access from Third Street to the Site, and particularly to the future Sai Yin Pun Station on Second Street. Please kindly refer to the figure in <b>Appendix 2</b>.</p> <p>All in all, the site is currently occupied by private residential blocks which are not open to public. The Proposed Development providing a public access during opening hours of the commercial portion will be a planning gain to the local community compared to the existing situation. While there has never been any implementation program to the planned scenario, it is not fair to compare the development scenario under this Application to the "planned scenario (Open Space)".</p> |
| <p><u>Air Ventilation Comments</u><br/>5. The Expert Evaluation AVA Report to the Area (May 2010) recommended that all the "Open Space" zones should be maintained and should not be further developed with tall buildings or rezoned for bulky development as they provide useful "lungs" of air space in the Area. There is no information in the current submission to demonstrate the air ventilation implications of the proposal on the surrounding area.</p>  | <p>Please kindly refer to the figure in <b>Appendix 3</b> to illustrate that the residential tower of the Proposed Development will be situated in the eastern portion of the Site such that the ventilation corridor across the alley from Third Street, the podium at the Site and the podium of Yue Sun Mansion will not be blocked. After all, the podium level 41.9mPD of the Proposed Development is only slightly higher than the existing buildings (with mainroof level at about 38mPD) at the site. There is no drastic change to the air ventilation performance to the local areas.</p>   |
| <p><b>Comments of District Officer (Central &amp; Western)</b><br/><b>(Contact Person: Mr Winston CHAN, Telephone No.: 2852 3469)</b><br/>By the end of the public consultation period of the above application, this Office has not received any comments from the public. However, it was noted that Mr. Sidney LEE Chi-hang, the DC member of the subject constituency, together with residents/owner associations in the district, have already raised objection against the application. Furthermore, Sidney has submitted a paper to the Food, Environment, Hygiene &amp; Works Committee (FEHWC) under the C&amp;WDC for further discussion at the FEHWC meeting to be held on 23.10.2014, in order to express the public concerns.</p>   | <p>Noted with thanks.</p>   |

Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to "Residential 9 Group A) 23" ("R(A)23") for Residential Development  
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(S12A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 16 October 2014

| Response   |  |
|--|--|
| Comments   | Response   |
| <p><b>Comments from Fire Services Department</b><br/> <b>(Contact Person: Mr. CHEUNG Chun-hung, Telephone No.: 2733 7583)</b><br/>                     Major Comments on the Application<br/>                     I have no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of this Department. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans.<br/>                     Other Detailed Comments (if applicable)*:</p>  | <p>Noted with thanks.<br/>                     Detailed Fire Services requirements will be formulated at the detailed design stage.</p> <p>Noted with thanks.</p>  |
| <p><b>Comments from Drainage Services Department</b><br/> <b>(Contact Person: Mr. C. W. Liu, Telephone No.: 2594 7192)</b><br/>                     Major Comments on the Application<br/>                     Since the sewage generated from the proposed development may be more than that from the previous premises within the concerned lot areas and have impact on the sewerage system downstream to the development, a detailed Sewage Impact Assessment may be required for the approval of EPD, the planning authority of sewerage infrastructure. Any sewerage improvement measures identified therein should be implemented to the satisfaction of the Director of Drainage Services.</p> | <p>Please find the Sewage Impact Assessment (SIA) report in <b>Appendix 4</b>. In conclusion, based on the assumption that about 325m<sup>2</sup> and 330m<sup>2</sup> UFA of the commercial portion will be used for restaurants and shops respectively (taking the most conservative approach by assuming UFA:GFA ratio as 1:1), it is revealed that the sewage flow generated from the proposed development is approximately 104m<sup>3</sup>/day for average condition and 9.7 litre/sec for peak flow. With the consideration of backwash for the swimming pool in the Proposed Development, the estimated peak flow rate is 12.1 L/s. It is anticipated that the capacity of the existing sewer serving the site is sufficient and no upgrading works of the public sewer is required.</p> |
| <p><b>Comments from Buildings Department</b><br/> <b>(Contact Person: Ms. Phyllis Y CHOW, Telephone No.: 3106 2440)</b><br/>                     Major Comments on the Rezoning Request/Main Reasons of Objection*:</p>  | <p>Noted with thanks.</p> <p>In accordance with the Government's committed policy to implement building design to foster a quality and sustainable built environment, the sustainable building design (SBD) requirements (including building separation, building setback and greenery coverage) should be included, where possible, in the conditions in the planning approvals.</p>  |

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| Comments  | Response   |
|---|--|
| <p>Other Detailed Comments (if applicable)**<br/>Detailed comments will be given at formal building plan submission stage.</p>  | <p>Noted with thanks.</p>  |
| <p><b>Comments of Transport Department</b><br/><b>(Contact Person: Mr. Lawrence C M CHAN, Telephone No.: 2829 5410)</b></p> <p>a. It is expected that the proposed development scheme at the subjected site after rezoning would increase the pedestrian flow at the two entrance points of Tak Sing Lane (i.e. staircase at Second Street and alley from Third Street). The applicant should forecast the future demand and justify in his proposal that sufficient access could be provided to cater for such change;</p> | <p>Based on the assumed person-per-flat ratio of 2.2 as recommended in Table 9, Ch.2: Residential Densities of the HKPSG, it is estimated that the total residential population is 176 (with 80 nos. of units). Under the architectural scheme, there will only be 655m<sup>2</sup> non-domestic GFA of commercial portion (assuming 330m<sup>2</sup> GFA of which for retail shops and 325m<sup>2</sup> GFA of which for restaurant). With such limited provision of domestic units and non-domestic GFA, it is anticipated that the provision of two entrance points (i.e. staircase at Second Street and alley from Third Street) is sufficient to cater the pedestrian flow.</p> |
| <p>b. In regards of the provision of a service lane along the eastern boundary of the site, the applicant is required to clarify his intension in surrendering the strip of land to government or to provide a right-of-way within his lot boundary; and</p>  | <p>There is NO intention in surrendering any part of the site.<br/>The provision / arrangement of the lane is subject to BD comment during formal GBP submission.</p>  |

**Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to  
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 Departmental Comments received on 16 October 2014**

**Comments**

c. Since the site is surrounded by other premises with no direct street frontages and vehicular access, internal loading/unloading activities are being restricted. The applicant should address such need, especially when shops and commercial portion are proposed in the development scheme, and demonstrate the loading/unloading activities due to this development would not cause adverse impact to the surround traffic and pedestrian flow.

**Response**

Please kindly refer to the following table:

| Use     | HKPSG Requirement  | Proposed GFA under Development | Provision in Proposed Development                   | Reason for deviation  |
|---------|--|--------------------------------|---|---|
| Retails | <p>CP spaces:<br/>1 cp space per 200-300 m<sup>2</sup> GFA</p> <p>L/UL bays:<br/>1 L/UL bay every 800 to 1,200 m<sup>2</sup> or part thereof, GFA.</p> | About 655m <sup>2</sup>        | <p>CP spaces:<br/>nil</p> <p>L/UL bays:<br/>nil</p> | <p>It is also stated in HKPSG that for retails in Zone 1 area, "generally nil provision is permitted for small road-side retail shops which are mainly serving local residents".</p> <p>While the Site is in close proximity to the future Sai Ying Pun Station which is just on the opposite side of Second Street, it is considered nil provision of carparking space is acceptable. And in general, the retails are only aimed at serving the local communities.</p> <p>While the proposed retails provision has not reached the threshold for providing a L/UL bay as required in HKPSG, nil provision of L/UL bay should be considered acceptable.</p> <p>Nevertheless, by on-site observation, it is commonly found that there are on-street loading/unloading activities taken place on Third Street and Second Street abutting the Site without blocking the other vehicles. Please refer to <b>Appendix 5</b> for the site photos of Third Street for reference.</p> |

| Comments  |   | Response |
|---|---|----------|
| <p><b>Comments of Architectural Services Department</b><br/>                     (Contact Person: Ms. Justina KWOK, Telephone No.: 2867 3455)</p> <p>Based on the information provided, we have the following comments from architectural and visual impact point of view for your consideration:</p> |   |          |
| <p>a. Some images / photomontages of the proposed development in relation to its surrounding context from different vantage points should be provided in order for us to access the visual impact of the development on the surrounding areas.</p>  | <p>Please refer to the two photomontages in <b>Appendix 1. Figure 1.4 in Appendix 1</b> demonstrates the view from Centre Street. Since there are only low-rise buildings to the east of the Site, the Proposed Development is visually prominent viewed at this point. Nevertheless, as there are also high-rise residential development adjoining to the site, the Proposed Development will blend in well with these high-rise developments as its backdrop. The residential tower will be "thin" enough to avoid creating a "walled effect" and bulky image. It is also aimed to provide landscape treatment at the podium level to provide some visual relief for the public viewers.</p> <p><b>Figure 1.5 in Appendix 1</b> demonstrates the view on the opposite side of Third Street through the alley between Goodwill Garden and Yue Sun Mansion. It is carefully designed to situate the residential tower in the eastern portion of the Site so that the open view (above 15m-high podium) at this point is not blocked. Further, it is aimed to create a welcoming atmosphere at this entrance point for public to view it at this point and for the public to enjoy entering the commercial portion during opening hours.</p> |          |
| <p>b. The height of the existing buildings in the vicinity of the site should be indicated for reference.</p>   | <p>Please kindly refer to <b>Figure 1.1 in Appendix 1</b>.</p>  |          |
| <p>c. It is suggested to keep the building layout plans (in Annex 3) in a consistent orientation as all the block plans and location plans shown in the submission, i.e., with north towards the top of the page.</p>   | <p>Noted. This will be rectified at the stage of GBP submission.</p>  |          |
| <p>d. It should be clarified whether doors would be provided to the shops and the lift lobby on G/F.</p>  | <p>Noted. This will be rectified at the stage of GBP submission.</p>  |          |
| <p>e. It is suggested to check whether each shop on G/F needs to be provided with its own accessible toilet. You may wish to consult BD on this aspect.</p>   | <p>Noted. Will discuss with BD at the stage of GBP submission.</p>  |          |
| <p>f. The roof plans should be included in the submission.</p>  | <p>Noted. This will be provided at the stage of GBP submission.</p>   |          |
| <p>g. From the two Sections, it appears that there is a floor below the G/F but there is no indication of a basement in the submission. Please clarify.</p>   | <p>There should be no basement floor. The G/F is directly accessible and at same level to Tak Sing Lane connected to Second Street. The 1/F is directly accessible and at same level to the alley connected to Third Street.</p>  |          |

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(SI2A Amendment of Plan Application No. Y/H13/6)  
Departmental Comments received on 16 October 2014

| Comments   | Response   |
|--|--|
| <p>h. There is no vehicular access to the site and no direct street frontage. Pedestrian access to the residential development is mainly via the stepped section of Tak Sing Lane from Second Street. We assume that PlanD will consult BD on issues relating to compliance with the Building Ordinance, including site classification, the proposed development parameters, barrier free access, etc. You may also wish to consult BD / FSD on the emergency vehicle access (EVA) aspect.</p> | <p>Note with thanks.<br/>BD has confirmed that it is a Class A site. EVA and fire services installation provision will be resolved with BD and FSD at GBP submission stage. Please find the copy of letter from BD in <b>Appendix 6</b>.</p> |

Appendix 1 – Visual Analysis

Appendix 2 – Provision of Public Pedestrian Access at the Proposed Development

Appendix 3 – Air Ventilation Corridor Across the Proposed Development

Appendix 4 – Sewerage Impact Assessment

Appendix 5 – Site Photos of Second Street and Third Street

Appendix 6 – Letter of Reply from Buildings Department dated 14 Oct 2014

**Appendix 1**  
**Visual Analysis**



## **Appendix 1 – Visual Analysis**

The site falls within an area dominated by high-rise developments mixed with some old and low-rise tenement blocks. The site is surrounded by adjoining residential developments like Yue Sun Mansion, Goodwill Garden and Yee Shun Mansion. It is mostly hidden from views on the streets surrounding that street block (**Figure 1.1 in Appendix 1** refers). Therefore, the visual envelope which defines the extent of area where public viewers may be affected by the proposed development, either wholly or partly visible to the visual receivers, is mainly confined within the adjoining streets (i.e. Second Street, Centre Street and Third Street). And Western Street is not covered in the visual envelope as it is anticipated that the Proposed Development (113.55mPD) will be completely blocked by the high-rise Yue Sun Mansion and Yee Fung Court to the west of the site.

Nevertheless, noting that the normal field of vision without straining human eyes (visual angle) is about 60° vertically, building height will not be a critical factor affecting visual experience of close-up visually sensitive viewpoints at street level. The top part of the building will be outside human vision when visually sensitive viewpoints are at a close distance (**Figure 1.2 in Appendix 1** refers). Therefore, if a public view can only view the Proposed Development with more than 60° vertically at eye level without the obstruction of a closer building within the visual envelope, it is considered the visual impact due to the Proposed Development at that point is negligible.

Based on the above principles, a plan is prepared to illustrate the degree of visibility at public pedestrian accessible areas (on pedestrian footpath areas and pedestrianized areas only) within the visual envelope (**Figure 1.3 in Appendix 1** refers). On **Figure 1.3**, the gradient of purple color demonstrates the degree of visibility (e.g. if the viewpoint is further away from the Proposed Development and the intervening low-rise block in-between, the visual angle is lower than 60° and therefore it is more easy to view the Proposed Development).

Besides, it is identified that there are three locations that the Proposed Development will be the most visible:

- 1) Centre Street between Second Street and Third Street (**VP1**) (**Figure 1.4** refers);
- 2) The areas that the Proposed Development can be viewed between Yue Sun Mansion and Goodwill Garden at Third Street (**VP2**) (**Figure 1.5** refers); and
- 3) The site of the future Sai Ying Pun Station just at the opposite of Second Street (**VP3**) (**Figure 1.6** refers).

**Figure 1.4 in Appendix 1** demonstrates the view from Centre Street. Since there are only low-rise buildings to the east of the Site, the Proposed Development is visually prominent viewed at this point. Nevertheless, as there are also high-rise residential development adjoining to the site, the Proposed Development will blend in well with these high-rise developments as its backdrop. The residential tower will be “thin” enough to avoid creating a “walled effect” and bulky image. It is also aimed to provide landscape treatment at the podium level to provide some visual relief for the public viewers.

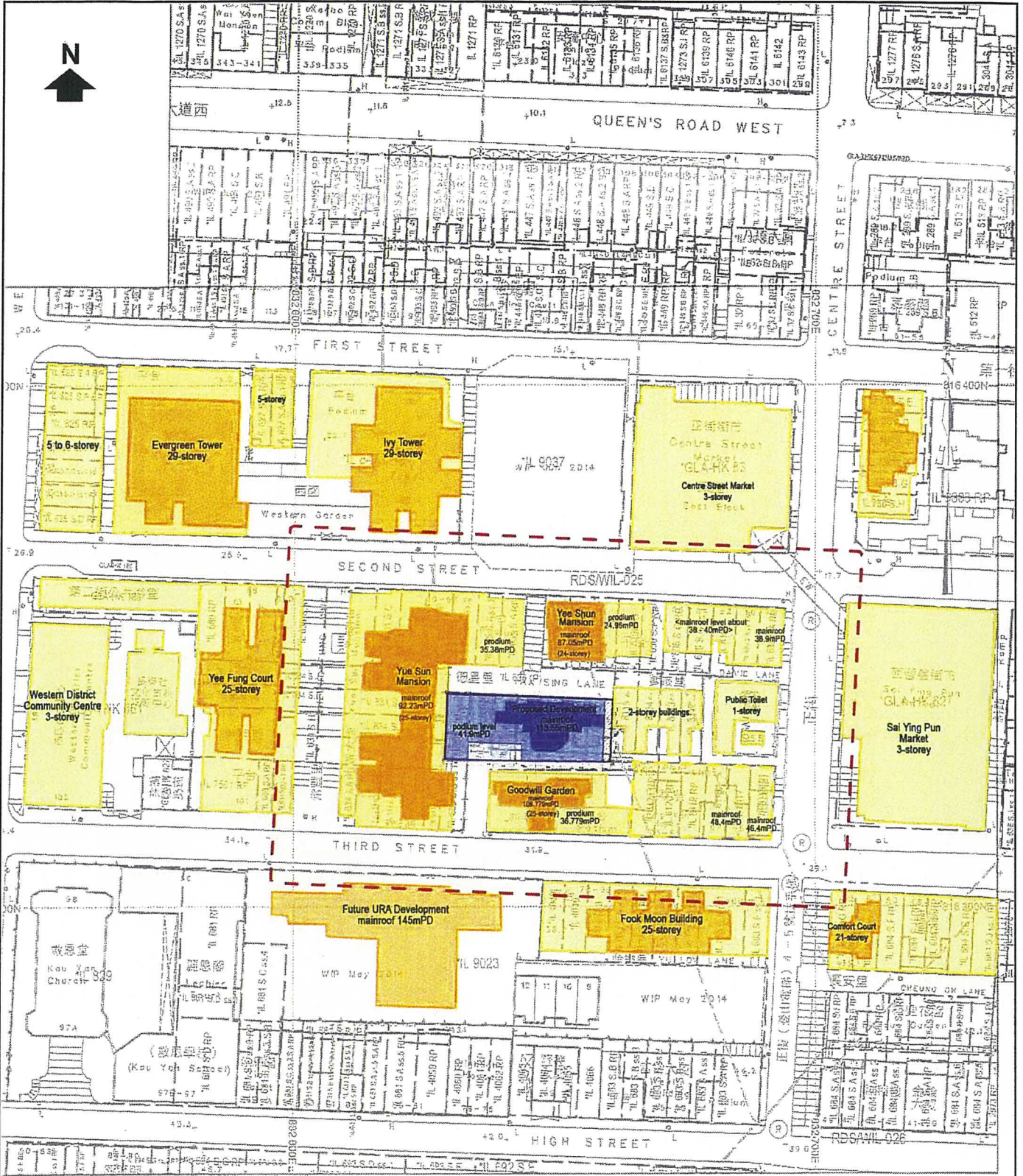
## Appendix 1

**Figure 1.5** in **Appendix 1** demonstrates the view on the opposite side of Third Street through the alley between Goodwill Garden and Yue Sun Mansion. It is carefully designed to situate the residential tower in the eastern portion of the Site so that the open view (above 15m-high podium) at this point is not blocked. Further, it is aimed to create a welcoming atmosphere at this entrance point for public to view it at this point and for the public to enjoy entering the commercial portion during opening hours.

For Location 3, as the Sai Ying Pun Station is under construction, it is not allowed to take a site photo on the footpath along the site of Sai Ying Pun Station. Nevertheless, the visual implication at this area is recognised as reflected on **Figure 1.6**. If the Proposed Development is viewed along the visual corridor of the staircase in-between Yee Shun Mansion and the podium of Yue Sun Mansion, the Proposed Development is highly visible. If the viewer moves to the east slightly, the view of the Proposed Development is largely blocked by the podium of Yue Sun Mansion. The visibility of the Proposed Development is considered limited.

**Figure 1.7** also presents taken at the junction of Third Street and Centre Street, and at the junction of Second Street and Centre Street respectively, showing the views towards the Proposed Development at these points are highly intervened by the low-rise blocks in-between.

Apart from the above three locations, there are visual implications at the pedestrian accessible area around the Site only when the public viewers view the upper part of Proposed Development at an angle more than 50° vertically. The visual impact is considered limited.



**Legend**

Visual Envelope

metres 10 0 10 20 30 40 50 metres

**KTA**

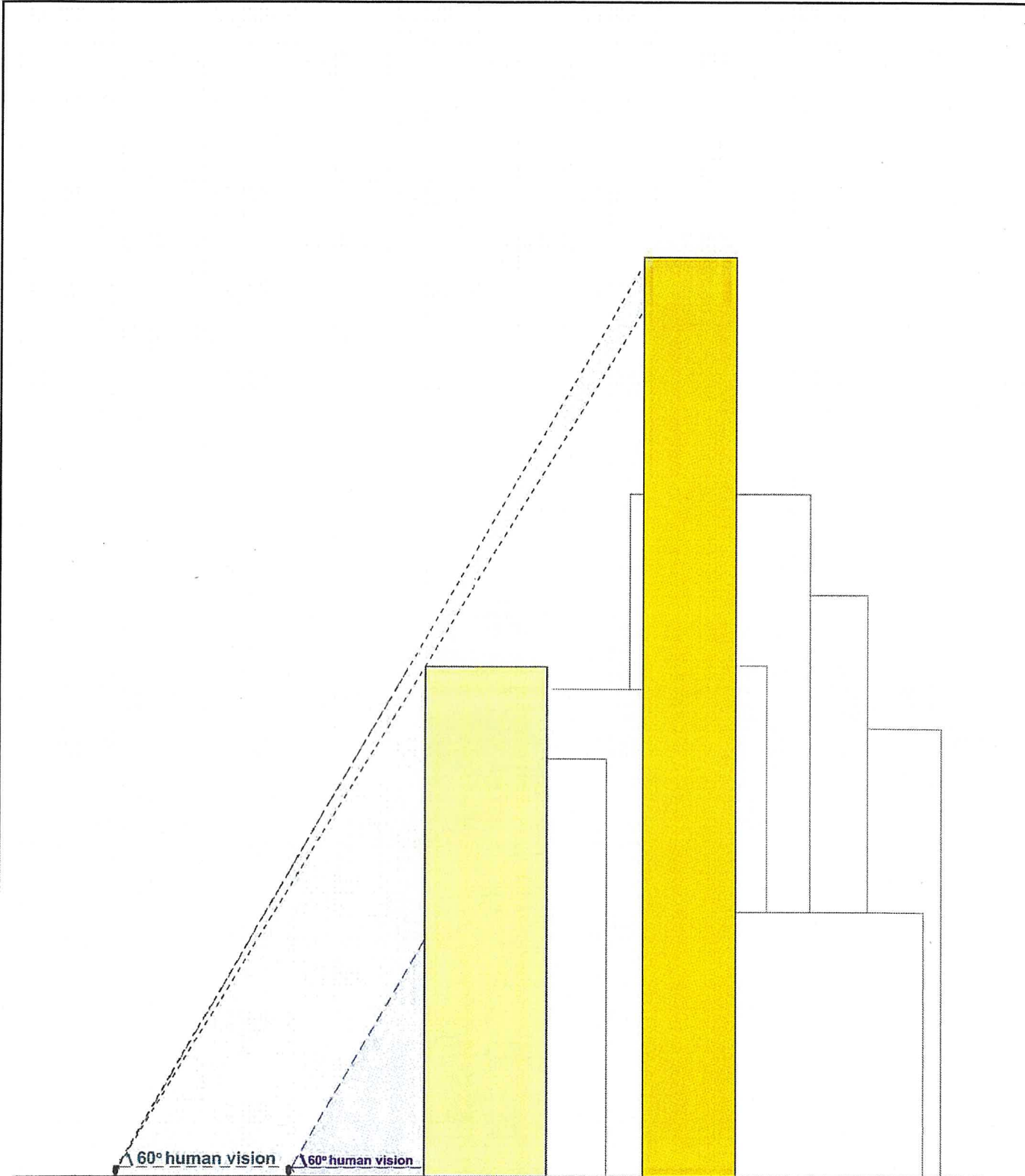
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 AND DEVELOPMENT  
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**Visual Envelope and  
 Building Height Profile  
 in the Surrounding Area**

**Figure 1.1**

Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23" for Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun (S12A Application No. Y/H3/6)

Date: 4 Nov 2014



**KTA**

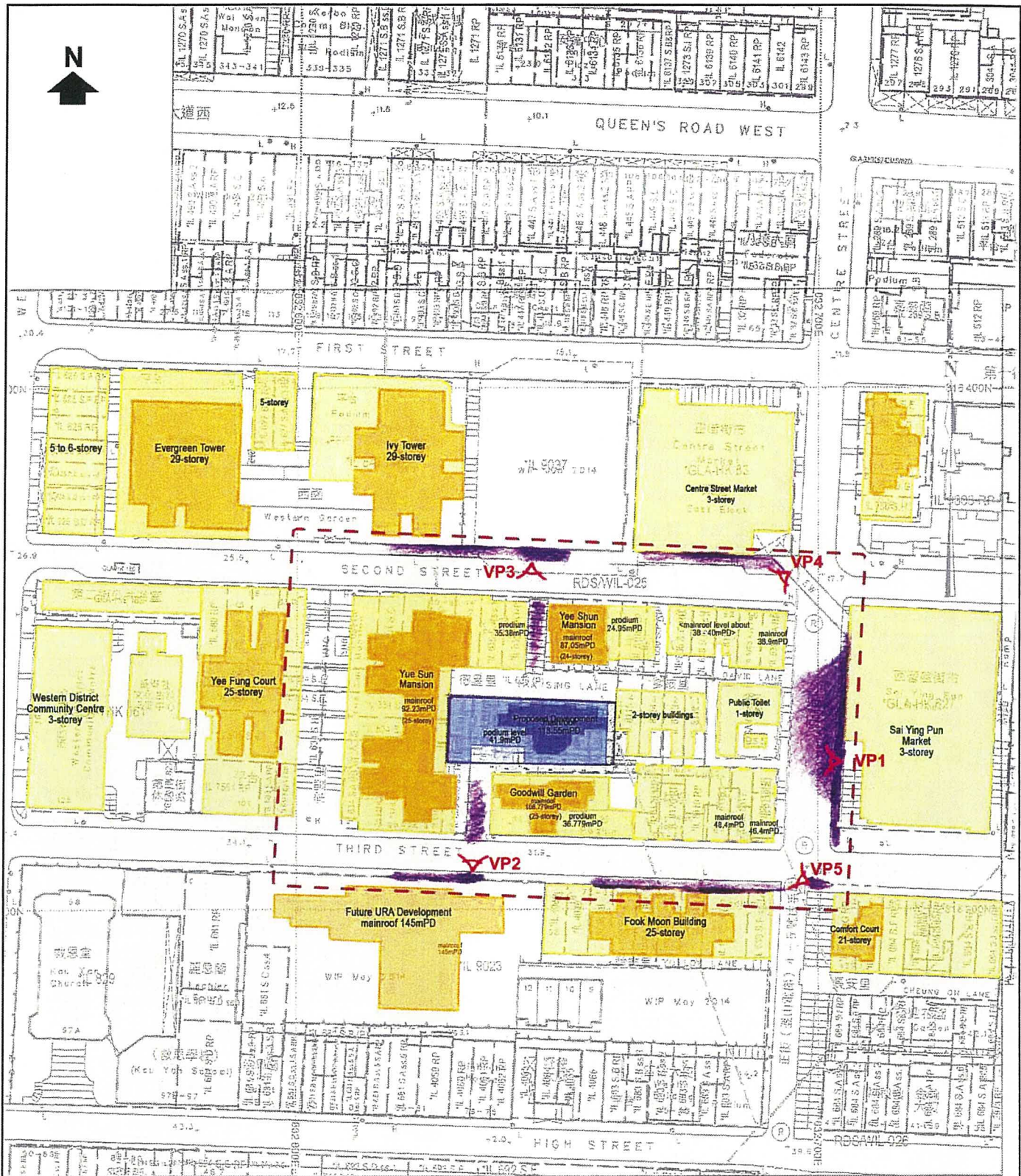
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 12/F, WING LEE BUILDING  
 100, QUEEN'S ROAD CENTRAL  
 HONG KONG

**Relationship between  
 Human Vision, Building Height  
 and Distance**

**Figure 1.2**

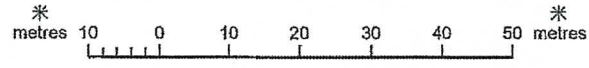
Proposed Rezoning from "O" and  
 "Pedestrian Precinct / Street" to  
 "R(A)23" for Residential Development  
 at 1-7 Tak Sing Lane, Sai Ying Pun  
 (S12A Application No. Y/H3/6)

Date: 4 Nov 2014



**Legend**

- Visual Envelope
- Degree of Visibility (the Deeper the Greater Visibility of the Proposed Development)



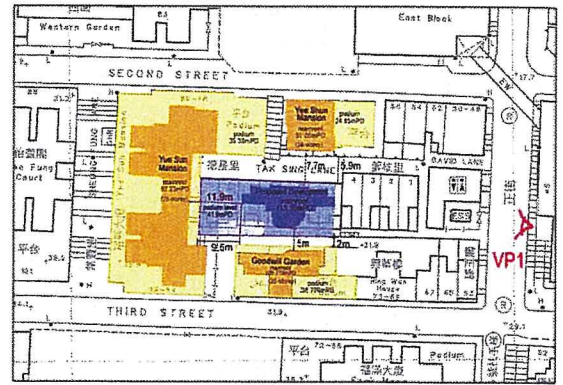
**KTA**  
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**Visual Analysis**

**Figure 1.3**  
 Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23" for Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun (S12A Application No. Y/H3/6)

Date: 4 Nov 2014

**Photomontage View  
of Proposed Development**



**Existing View**

**Proposed Development**

**Goodwill Garden  
mainroof 106.77mPD**

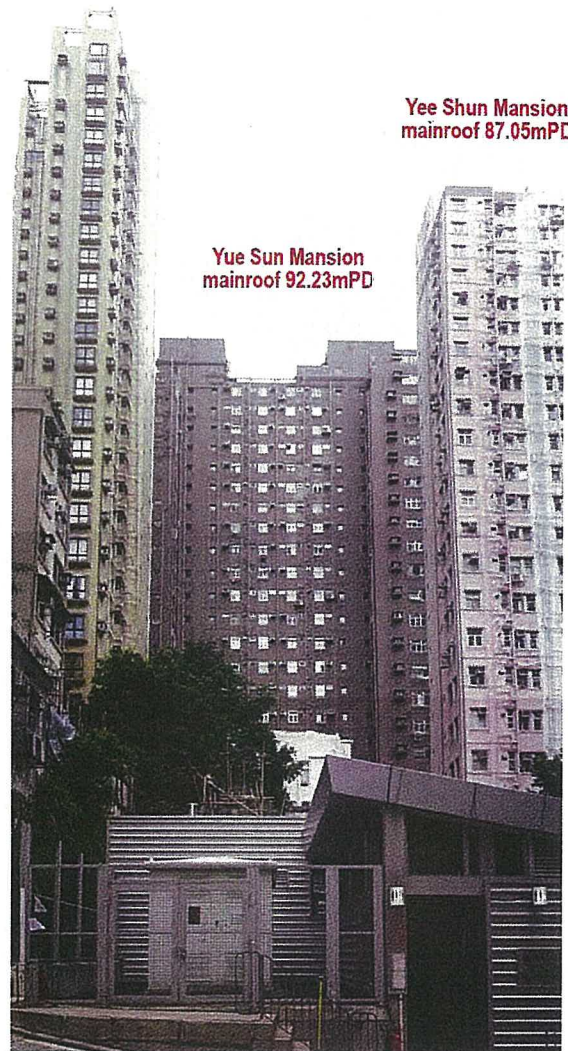
**Yue Sun Mansion  
mainroof 92.23mPD**



**Yee Shun Mansion  
mainroof 87.05mPD**

**Goodwill Garden  
mainroof 106.77mPD**

**Yee Shun Mansion  
mainroof 87.05mPD**



**Yue Sun Mansion  
mainroof 92.23mPD**

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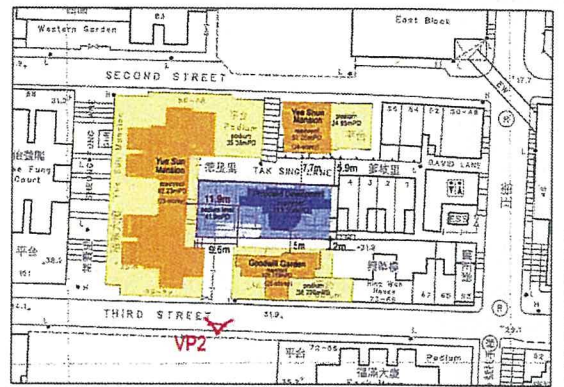
**Photomontage 1  
(at Viewpoint 1)**

**Figure 1.4**

Proposed Rezoning from "O" and  
 "Pedestrian Precinct / Street" to  
 "R(A)23" for Residential Development  
 at 1-7 Tak Sing Lane, Sai Ying Pun  
 (S12A Application No. Y/H3/6)

Date: 4 Nov 2014

**Photomontage View  
of Proposed Development**



**Existing View**

Yue Sun Mansion

Residential Tower of  
Proposed  
Development

Goodwill Garden



Yue Sun Mansion

Goodwill Garden



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**Photomontage 2  
(at Viewpoint 2)**

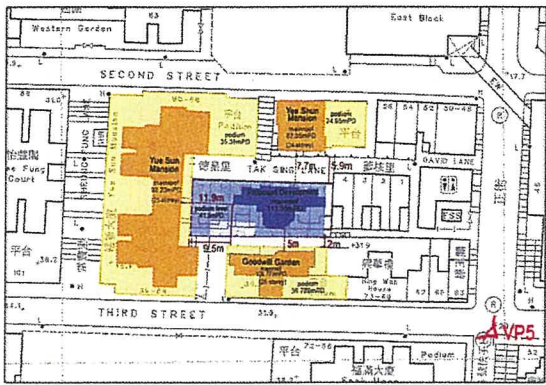
Figure 1.5

Proposed Rezoning from "O" and  
 "Pedestrian Precinct / Street" to  
 "R(A)23" for Residential Development  
 at 1-7 Tak Sing Lane, Sai Ying Pun  
 (S12A Application No. Y/H3/6)

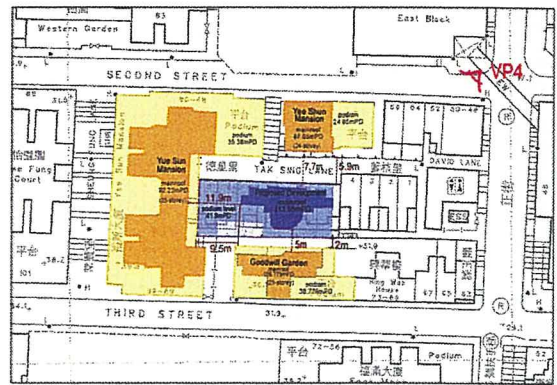
Date: 4 Nov 2014



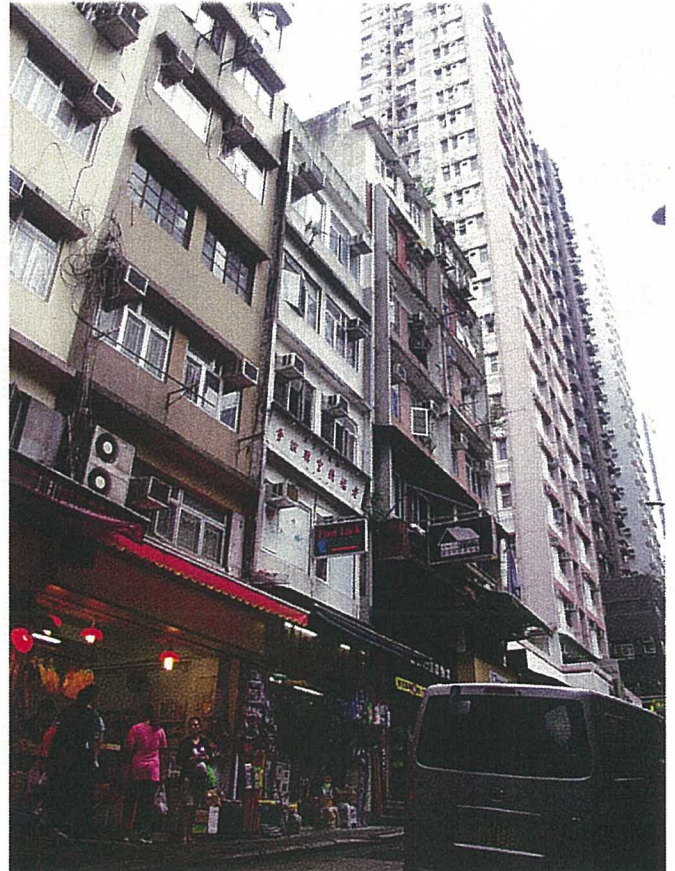




**Existing View at VP5**



**Existing View at VP4**



**KTA**

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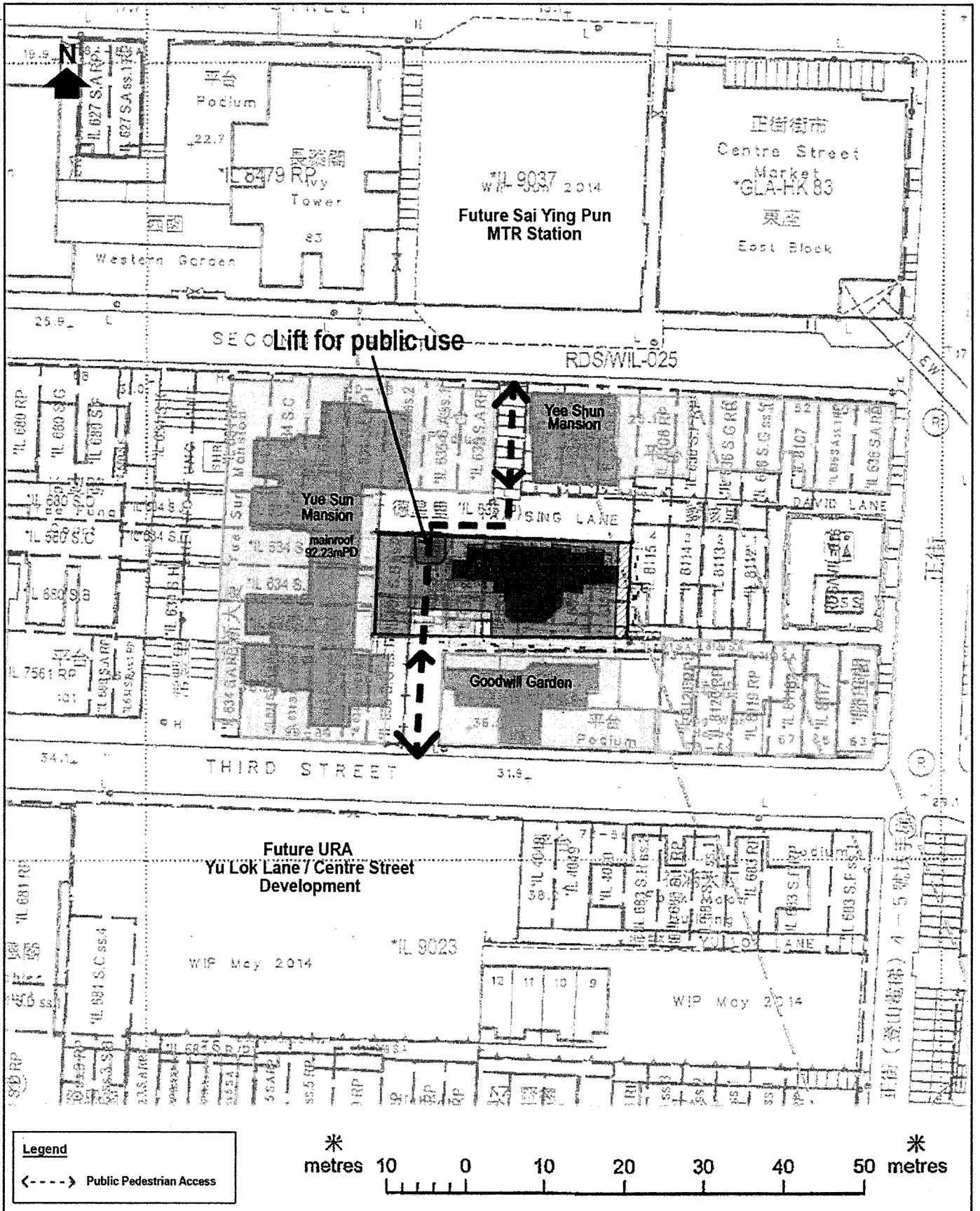
**Site Photos  
 (VP4 and VP5)**

Figure 1.7

Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23" for Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun (S12A Application No. Y/H3/6)

Date: 4 Nov 2014

**Appendix 2**  
**Provision of Public Pedestrian Access at the Proposed Development**



**KTA**

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 ARCHITECTS, PLANNERS,  
 AND DEVELOPMENT  
 CONSULTANTS

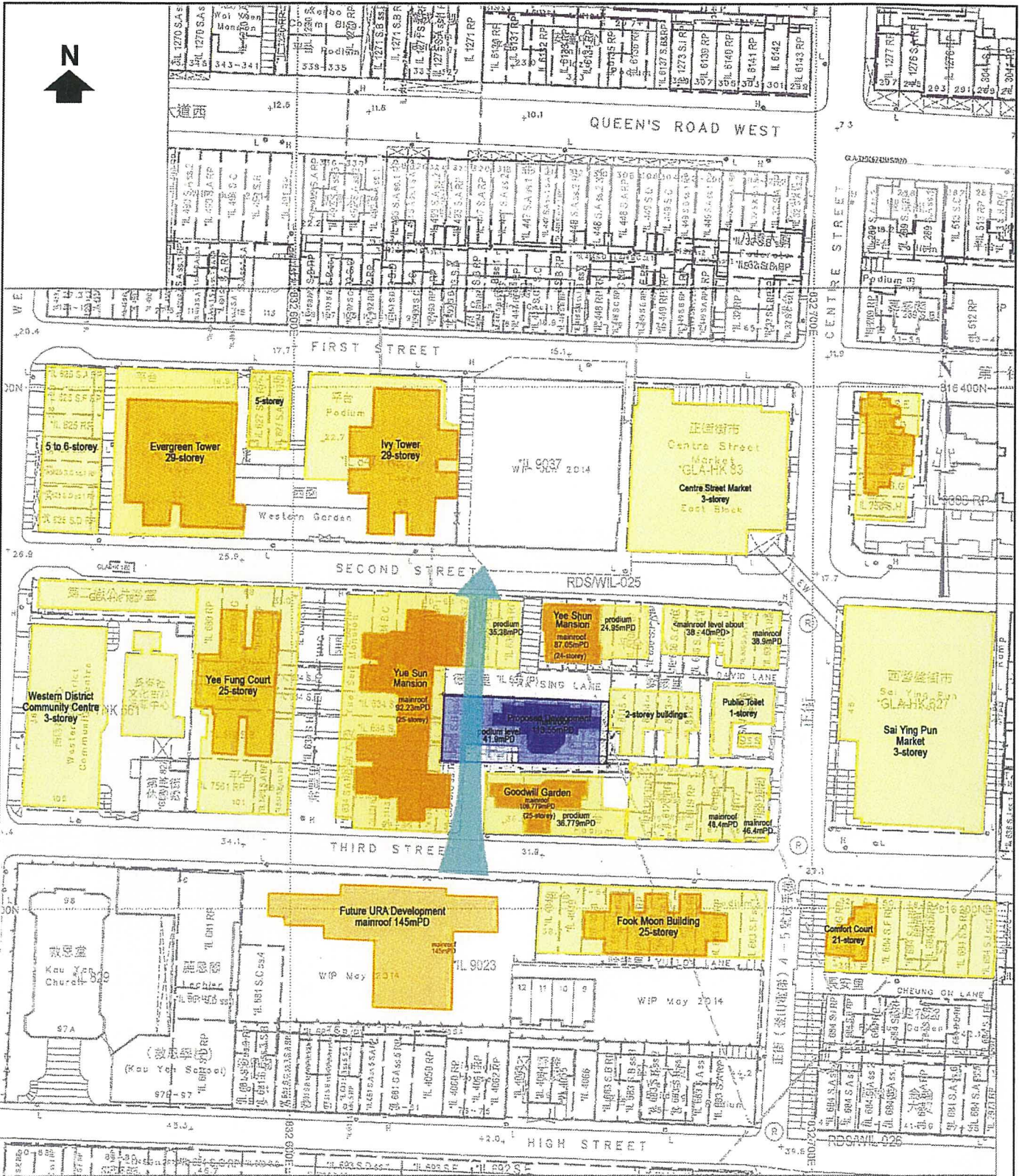
**Provision of Public Pedestrian  
 Access at the Proposed Development**

Figure 2.1

Proposed Rezoning from "O" and  
 "Pedestrian Precinct / Street" to  
 "R(A)23" for Residential Development  
 at 1-7 Tak Sing Lane, Sai Ying Pun  
 (S12A Application No. Y/H3/6)

Date: 4 Nov 2014

**Appendix 3**  
**Air Ventilation Corridor Across the Proposed Development**



**Legend**  
 Air Ventilation Corridor

米 metres 10 0 10 20 30 40 50 metres

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 AND DEVELOPMENT  
 CONSULTANTS

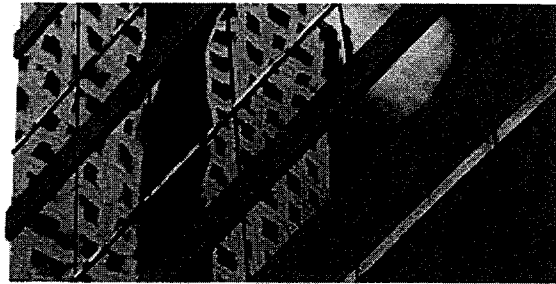
**Air Ventilation Corridor  
 Across the Proposed Development**

Figure 3.1

Proposed Rezoning from "O" and "R(A)23" for Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun (S12A Application No. Y/H3/6)

Date: 4 Nov 2014

**Appendix 4**  
**Sewerage Impact Assessment**



**Sewerage Impact Assessment for  
Proposed Residential Development  
at G/F No. 1-7 Tak Sing Lane  
Sai Yin Pun, Hong Kong**

Prepared by:  
**ENVIRON Hong Kong Limited**

Date:  
**Nov 2014**

Report Number:  
**R3877\_V2.0**

Prepared by:



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## 1.0 Introduction

### 1.1 Project Background

A S.12A planning application is made for a proposed amendment to the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/29. The proposed amendment is to rezone the subject site from "Open Space" to "Residential (Group A) 23" zones. Residential Development is proposed in the Subject Site. In order to support the planning application, a sewerage impact assessment (SIA) was conducted. This SIA report shall address the following issues:

- Municipal wastewater impact during operational phase of the proposed redevelopment.

The developer shall be responsible for adopting appropriate mitigation measures for approval to meet the Hong Kong Planning Standards and Guidelines (HKPSG) to minimise any unacceptable impacts, if there are any.

ENVIRON Hong Kong Ltd. (the Consultant) has been commissioned by the applicant to conduct this sewerage impact assessment in relation to the planning application. Architectural drawings and technical information of the Subject Site were provided by the project architect and other project team members.

### 1.2 Project Location and Scope

The proposed development is located at G/F No. 1-7 Tak Sing Lane, Sai Yin Pun, Hong Kong. The subject site is surrounded by residential buildings. **Figure 1** shows the location of the Subject Site and its environs.

### 1.3 Proposed Development

The proposed residential development shall provide 80 residential units. One storey of shops and one storey of restaurant will be provided at G/F and 1/F. Including the G/F, the proposed residential development with shops and restaurant shall have 25-storey. The detailed layout plan is presented in **Annex 1**.

## 2.0 Sewerage Impact Assessment

### 2.1 Scope of Work

The aim of this study is to assess whether the capacity of the existing sewerage network serving the Subject Site is sufficient to cope with the sewage flow from the proposed development and the existing development in the vicinity.

### 2.2 Assessment Criteria and Methodology

According to the Drainage Record obtained from the Drainage Services Department, there is a public sewer network serving the Subject Site and the surrounding environment. **Figure 2** shows the locations of the sewer sections concerned.

Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1 has been referred to estimate the quantity of the sewage generated from the proposed development and the existing residential buildings. Sewage flow parameters and global peaking factors in this document are adopted.

According to Table T-1 of the said EPD Guideline, the unit flow factor of the private domestic house type R2 is 0.27m<sup>3</sup>/day; and

According to Table T-2 of the said EPD Guideline, the unit flow factor of the Commercial Employee is 0.08m<sup>3</sup>/day and the unit flow factors of J10 – Restaurant & Hotels is 1.50 m<sup>3</sup>/day per employee.

### 2.3 Wastewater Generated by the Proposed Development

Wastewater arising from the proposed residential development will be primarily contributed by residential and commercial employees of shops and restaurant.

The proposed residential development shall have 80 residential units, restaurants with a total floor area of 325m<sup>2</sup> and retail shops with a total floor area of 330m<sup>2</sup>. The residential population would amount to 176 people as a worst case scenario.

52 staff are assumed for the shops, restaurants and residential recreational facilities.

The estimated peak flow from the proposed development is given in **Table 1** below:

**Table 1 Estimated Sewage Flow from the Proposed Restaurant**

| <b>Calculation for Sewage Generation Rate of the Proposed Restaurant</b> |  |
|--|--|
| <b>1. Proposed Restaurant</b>  |  |
| 1a. Assumed used Area  | = 325 m <sup>2</sup>   |
| 1b. Assumed floor area per employee                                      | = 10 m <sup>2</sup> per employee   |
| 1c. Total number of employees  | = 33 employees   |
| 1d. Design flow for commercial employee                                  | = 80 litre/employee/day -- (refer to Table T-2 of GESF)<br>litre/employee/day -- (refer to Table T-2 of GESF Job |
| 1e. Design flow for commercial activities                                | = 1500 Type J10 )  |
| 1f. Sewage generation rate   | = 51 m <sup>3</sup> /day   |
| <b>2. Retail Shops</b>   |  |
| 2a. Assumed Used Area  | = 330 m <sup>2</sup><br>m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker                       |
| 2b. Used Area per worker   | = 20 Densities - Business Use, Chapter 5 of HKPSG)   |
| 2c. Total number of employee   | = 16 employee  |
| 2d. Design flow for commercial employee                                  | = 280 litre/person/day, refer to Table T-2 of GESF   |
| 2e. Sewage generation rate   | = 5 m <sup>3</sup> /day  |
| <b>3. Proposed Residential Units</b>                                     |  |
| 3a. Total number of units  | = 80 units   |
| 3b. Total number of residents  | = 176 people   |
| 3c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 3d. Sewage Generation rate   | = 47.5 m <sup>3</sup> /day   |
| <b>4. Proposed Residential Recreational Facilities</b>                   |  |
| 4a. Assumed Used Area  | = 64 m <sup>2</sup><br>m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker                        |
| 4b. Used Area per worker   | = 20 Densities - Business Use, Chapter 5 of HKPSG)   |
| 4c. Total number of employee   | = 3 employee   |
| 4d. Design flow for commercial employee                                  | = 280 litre/person/day, refer to Table T-2 of GESF   |
| 4e. Sewage generation rate   | = 1 m <sup>3</sup> /day  |
| <b>5. Proposed Swimming Pool</b>   |  |
| 5a. Volume of water for the swimming pool                                | = 67.8 m <sup>3</sup>  |
| 5b. Duration taken for full circulation of water                         | = 24 hr  |
| 5c. Calculated minimum capacity of pump (pump rate)                      | = 0.8 L/s  |
| 5d. Assumed maximum pump rate for the swimming pool                      | = 2.4 L/s (Discharge rate during backwash mode is assumed to be the best pump rate)                              |
| Flow Rate  | = 104 m <sup>3</sup> /day  |
| Population   | = 228 persons<br>Refer to Table T-5 of GESF for population <1,000  |
| Peaking factor   | = 8 including stormwater allowance   |
| <b>Peak Flow under normal operation</b>                                  | = <b>9.7 litre/sec</b>   |
| <b>Peak Flow with Backwash from Swimming Pool</b>                        | = 12.1 litre/sec   |

## 2.4 Assessment of Sewage Impact

Sewage from the proposed restaurant will be discharged to sewers as shown in **Figure 2**. The terminal manhole of the proposed restaurant will be connected to the manhole S1.

**Appendix 2** shows the detailed calculation of the estimated hydraulic capacity of the said existing sewer sections. The amount of sewage entering each segment of the said sewer network is also calculated and shown in **Appendix 2**. Figure showing the sewerage catchments of upstream and downstream of the subject site is presented in **Appendix 2**.

Relevant Drainage Records obtained from the Drainage Services Department were referenced and attached in **Appendix 3**.

## 2.5 Discussion

The potential sewerage impact due to the implementation of the proposed residential development has been quantitatively addressed. Based on the sewage generation rate estimated from the proposed residential development (**Table 1**), the estimated peak flow rate from the proposed development is about **9.7 L/s**. With the consideration of backwash for the swimming pool in the subject site, the estimated peak flow rate is **12.1 L/s**.

Taking into consideration the sewage flows from the developments of the site and the existing development in the vicinity to the existing sewer, it is found that the capacity of the existing sewers serving would be generally sufficient to cater for the sewage generation from the proposed residential development. It is concluded that the capacity of the existing sewer serving the site is sufficient and no upgrading works of the public sewer is required.

## 3.0 Conclusion

The potential sewerage impact due to the proposed residential development has been quantitatively addressed. The sewage flow generated from the proposed development is approximately 104 m<sup>3</sup>/day for average condition and 9.7 litre/sec for peak flow. With the consideration of backwash for the swimming pool in the subject site, the estimated peak flow rate is 12.1 L/s.

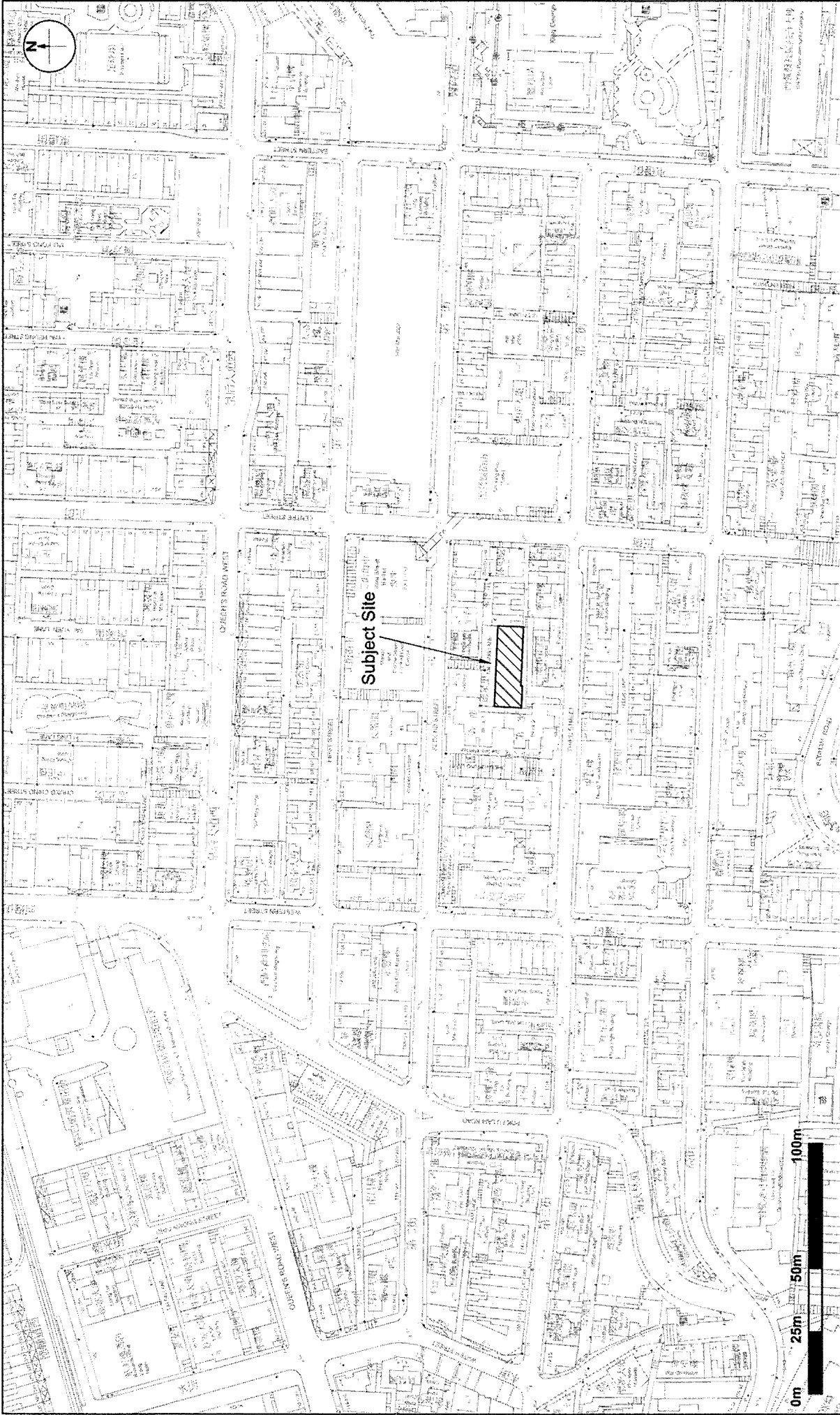
It is anticipated that the capacity of the existing sewer serving the site is sufficient and no upgrading works of the public sewer is required.

The sewerage impact assessment confirms the feasibility of the proposed residential development from an environmental point of view.

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## Figures

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**Figure: 1**

**Title:** Location of the Subject Site and its Environs

**Project:** Sewerage Impact Assessment for the Proposed Residential Development at G/F No. 1-7 Tak Sing Lane, Sai Yin Pun, Hong Kong

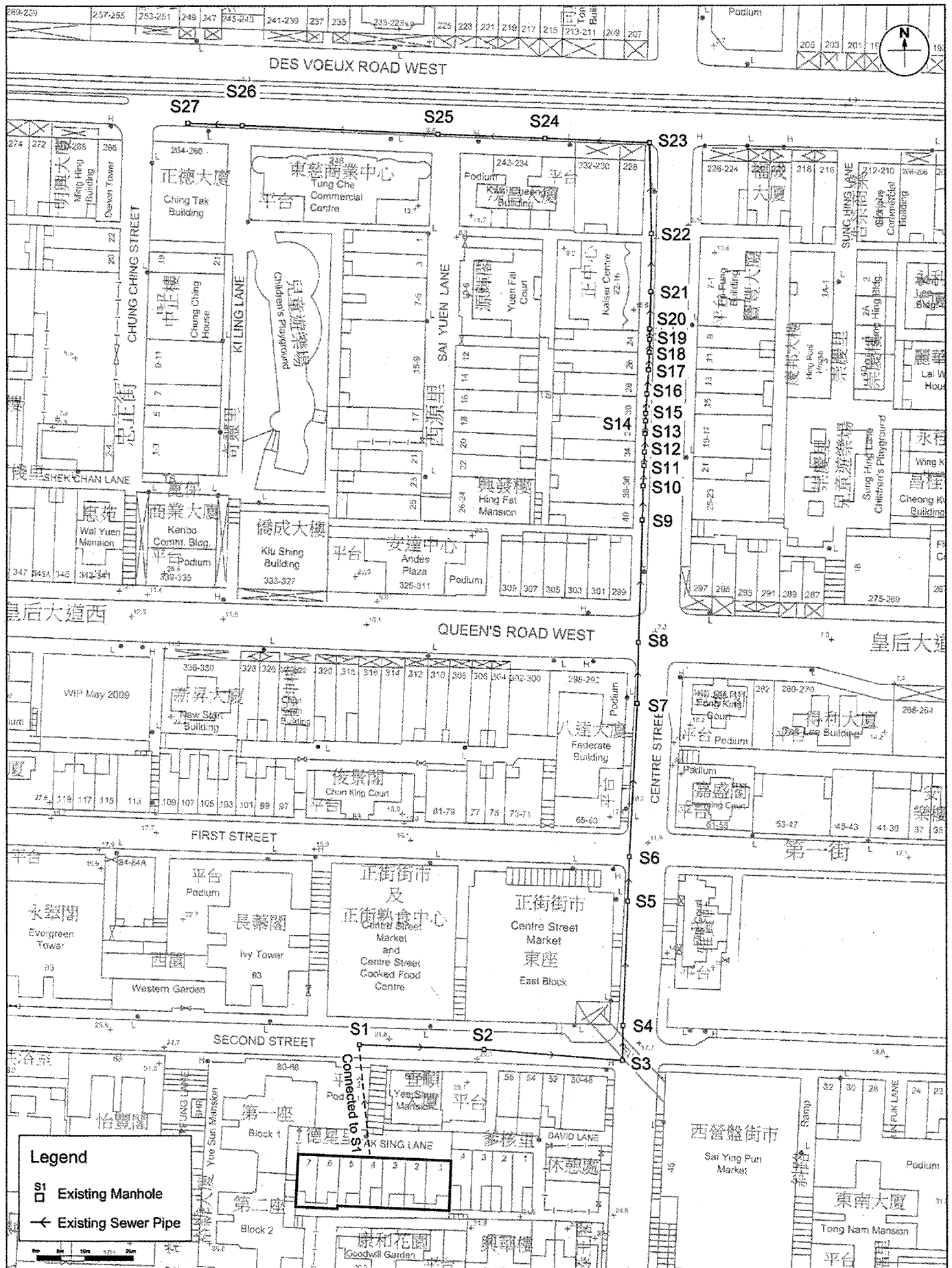
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Date: Nov 2014



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**Annex 1:**  
**Detailed Plan for the Proposed Development**

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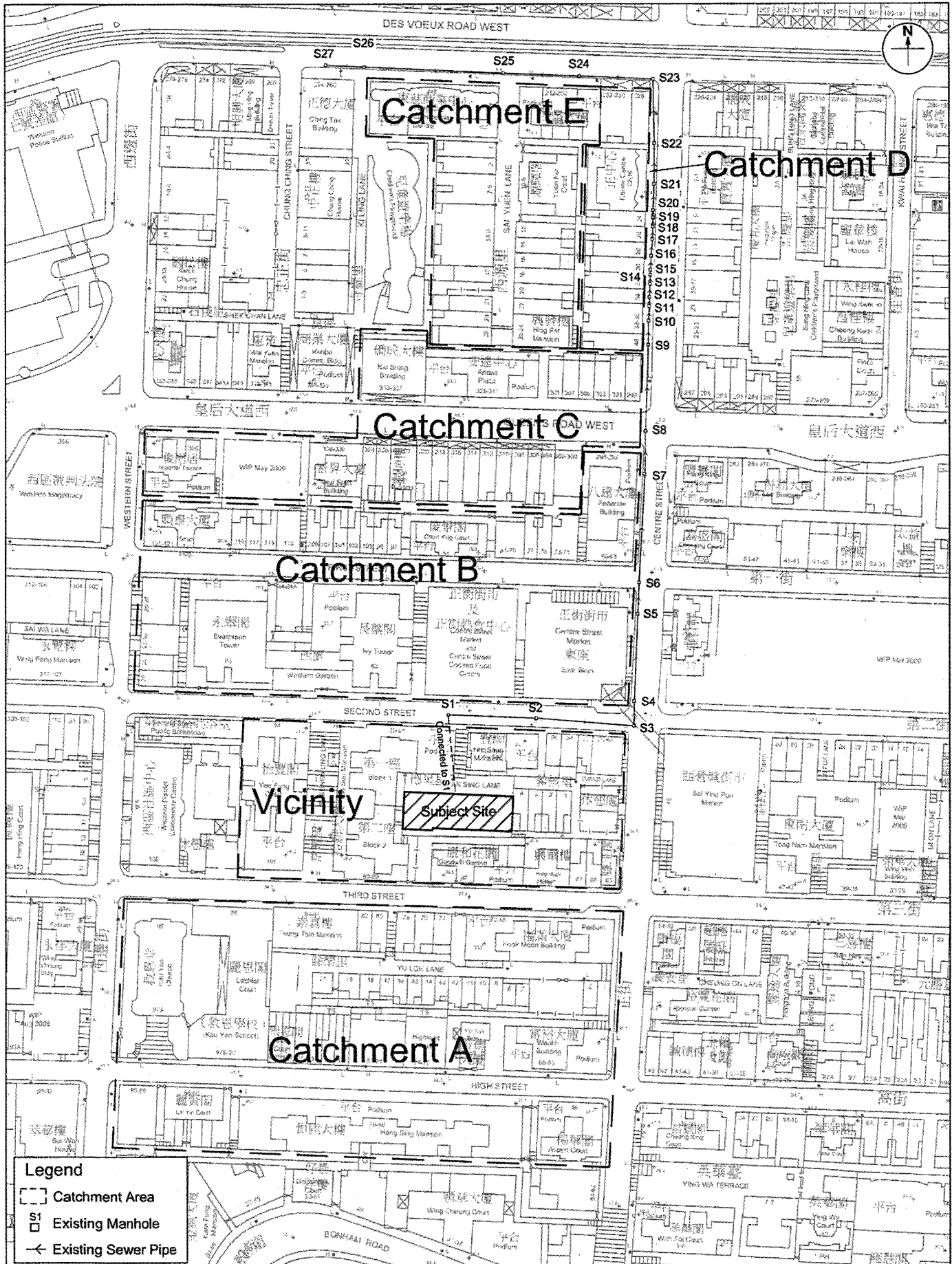




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**Annex 2:  
Detailed Sewerage Impact Assessment**

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**Appendix: 2**

**Title:** Sewerage Catchment Area of the Surrounding Area

**Project:** Sewerage Impact Assessment for the Proposed Residential Development at G/F No. 1-7 Tak Sing Lane, Sai Yin Pun, Hong Kong

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**Table 1 Calculation for Sewage Generation Rate of the Proposed General Restaurant**

| Proposed General Restaurant  | Remarks   |
|--|---|
| 1. Proposed Restaurant   |   |
| 1a. Assumed used Area  | = 325 m <sup>2</sup>  |
| 1b. Assumed floor area per employee  | = 10 m <sup>2</sup> per employee  |
| 1c. Total number of employees  | = 33 employees  |
| 1d. Design flow for commercial employee  | = 80 litre/employee/day -- (refer to Table T-2 of GESF)   |
| 1e. Design flow for commercial activities  | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10 )   |
| 1f. Sewage generation rate   | = 51 m <sup>3</sup> /day  |
| 2. Retail Shops  |   |
| 2a. Assumed Used Area  | = 330 m <sup>2</sup>  |
| 2b. Used Area per worker   | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 2c. Total number of employee   | = 16 employee   |
| 2d. Design flow for commercial employee  | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 2e. Sewage generation rate   | = 5 m <sup>3</sup> /day   |
| 3. Proposed Residential Units  |   |
| 3a. Total number of units  | = 80 units  |
| 3b. Total number of residents  | = 176 people  |
| 3c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 3d. Sewage Generation rate   | = 47.5 m <sup>3</sup> /day  |
| 4. Proposed Residential Recreational Facilities  |   |
| 4a. Assumed Used Area  | = 64 m <sup>2</sup>   |
| 4b. Used Area per worker   | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 4c. Total number of employee   | = 3 employee  |
| 4d. Design flow for commercial employee  | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 4e. Sewage generation rate   | = 1 m <sup>3</sup> /day   |
| 5. Proposed Swimming Pool  |   |
| 5a. Volume of water for the swimming pool  | = 67.8 m <sup>3</sup>   |
| 5b. Duration taken for full circulation of water   | = 24 hr   |
| 5c. Calculated minimum capacity of pump (pump rate)  | = 0.8 L/s   |
| 5d. Assumed maximum pump rate for the swimming pool  | = 2.4 L/s (Discharge rate during backwash mode is assumed to be the best pump rate*)                                  |
| *Source: <a href="http://www.poolplaza.com/pool-pump-sizing-2.shtml">http://www.poolplaza.com/pool-pump-sizing-2.shtml</a> |   |
| <b>Total Flow (S1), Proposed Development Only</b>  |   |
| Flow Rate  | = 104 m <sup>3</sup> /day   |
| Population   | = 228 persons   |
| Peaking factor   | = 8 Refer to Table T-5 of GESF for population <1,000 including stormwater allowance                                   |
| Peak Flow under normal operation   | = <u>9.7 litre/sec</u>  |
| Peak Flow with Backwash from Swimming Pool   | = <u>12.1 litre/sec</u>   |

**Table 2 Calculation for Sewage Generation Rate of the Vicinity**

| Vicinity  | Remarks  |
|---|--|
| 1. No. 63-73 Third Street                                 |  |
| 1a. Total number of units                                 | = 30 units   |
| 1b. Total number of residents                             | = 66 people  |
| 1c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                |
| 1d. Sewage Generation rate                                | = 17.8 m <sup>3</sup> /day   |
| 2. Goodwill Garden  |  |
| 2a. Total number of units                                 | = 69 units   |
| 2b. Total number of residents                             | = 152 people   |
| 2c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                |
| 2d. Sewage Generation rate                                | = 41.0 m <sup>3</sup> /day   |
| 3. Yue Sun Mansion  |  |
| 3a. Total number of units                                 | = 198 units  |
| 3b. Total number of residents                             | = 436 people   |
| 3c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                |
| 3d. Sewage Generation rate                                | = 117.6 m <sup>3</sup> /day  |
| 4. Yee Fung Court   |  |
| 4a. Total number of units                                 | = 198 units  |
| 4b. Total number of residents                             | = 436 people   |
| 4c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                |
| 4d. Sewage Generation rate                                | = 117.6 m <sup>3</sup> /day  |
| 5. No. 48-66 Second Street                                |  |
| 5a. Total number of units                                 | = 85 units   |
| 5b. Total number of residents                             | = 187 people   |
| 5c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                |
| 5d. Sewage Generation rate                                | = 50.5 m <sup>3</sup> /day   |
| 6. No. 1-4 David Lane                                     |  |
| 6a. Total number of units                                 | = 8 units  |
| 6b. Total number of residents                             | = 18 people  |
| 6c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                |
| 6d. Sewage Generation rate                                | = 4.8 m <sup>3</sup> /day  |
| <b>Total Flow (S1), Proposed Development and Vicinity</b> |  |
| Flow Rate   | = 453 m <sup>3</sup> /day  |
| Population  | = 1519 persons   |
| Peaking factor  | = 6 Refer to Table T-5 of GESF for population 1,000 - 5,000 including stormwater allowance |
| Peak Flow under normal operation                          | = <u>31.4 litre/sec</u>  |

**Table 3 Calculation for Sewage Generation Rate of Catchment A**

| Catchment A  | Remarks   |
|--|---|
| <b>1. Aspen Court</b>  |   |
| 1a. Total number of units  | = 72 units  |
| 1b. Total number of residents  | = 158 people  |
| 1c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 1d. Sewage Generation rate   | = 42.8 m <sup>3</sup> /day  |
| <b>2. Hang Sing Mansion</b>  |   |
| 2a. Total number of units  | = 250 units   |
| 2b. Total number of residents  | = 550 people  |
| 2c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 2d. Sewage Generation rate   | = 148.5 m <sup>3</sup> /day   |
| <b>3. No. 80-90 High Street</b>  |   |
| 3a. Total number of units  | = 60 units  |
| 3b. Total number of residents  | = 132 people  |
| 3c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 3d. Sewage Generation rate   | = 35.6 m <sup>3</sup> /day  |
| <b>4. Wealth Building</b>  |   |
| 4a. Total number of units  | = 90 units  |
| 4b. Total number of residents  | = 198 people  |
| 4c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 4d. Sewage Generation rate   | = 53.5 m <sup>3</sup> /day  |
| <b>5. Yin Tak Building</b>   |   |
| 5a. Total number of units  | = 18 units  |
| 5b. Total number of residents  | = 40 people   |
| 5c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 5d. Sewage Generation rate   | = 10.7 m <sup>3</sup> /day  |
| <b>6. No. 75-95B High Street</b>                                       |   |
| 6a. Total number of units  | = 50 units  |
| 6b. Total number of residents  | = 110 people  |
| 6c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 6d. Sewage Generation rate   | = 29.7 m <sup>3</sup> /day  |
| <b>7. URA Redevelopment at Yu Lok Lane / Centre Street</b>             |   |
| 7a. Total number of units  | = 255 units ( <a href="http://www.ura.org.hk/tc/projects/redevelopment/central/yu-lok-lane-centre-street-project.aspx">http://www.ura.org.hk/tc/projects/redevelopment/central/yu-lok-lane-centre-street-project.aspx</a> ) |
| 7b. Total number of residents  | = 561 people  |
| 7c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 7d. Sewage Generation rate   | = 151.5 m <sup>3</sup> /day   |
| <b>8. Fook Moon Building</b>   |   |
| 8a. Total number of units  | = 142 units   |
| 8b. Total number of residents  | = 312 people  |
| 8c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 8d. Sewage Generation rate   | = 84.3 m <sup>3</sup> /day  |
| <b>9. Lechler Court</b>  |   |
| 9a. Total number of units  | = 80 units  |
| 9b. Total number of residents  | = 176 people  |
| 9c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 9d. Sewage Generation rate   | = 47.5 m <sup>3</sup> /day  |
| <b>10. Kau Yan School</b>  |   |
| 10a. Total number of teachers  | = 41 people -- based on web-site: <a href="http://www.schooland.hk/ps/kauyan">http://www.schooland.hk/ps/kauyan</a>   |
| 10b. Total number of students  | = 450 people -- based on web-site: <a href="http://www.schooland.hk/ps/kauyan">http://www.schooland.hk/ps/kauyan</a>  |
| 10c. Design flow for teachers  | = 80 litre/person/day -- (Public Rental in Table T-2 of GESF)   |
| 10d. Design flow for students  | = 40 litre/person/day -- (Public Rental in Table T-2 of GESF)   |
| 10e. Design flow for commercial activities                             | = 200 litre/person/day -- (Public Rental in Table T-2 of GESF, Type J11)  |
| 10e. Sewage Generation rate  | = 21 m <sup>3</sup> /day  |
| 10f. Flow rate   | = 0.25 litre/sec  |
| <b>Total Flow (S3), Proposed Development, Vicinity and Catchment A</b> |   |
| Flow Rate  | = 1079 m <sup>3</sup> /day  |
| Population   | = 4251 persons  |
| Peaking factor   | = 6 Refer to Table T-5 of GESF for population 1,000 - 5,000 including stormwater allowance  |
| Peak Flow under normal operation                                       | = <u>75.0</u> litre/sec   |

**Table 4 Calculation for Sewage Generation Rate of Catchment B**

| <b>Catchment B</b>   |   | <b>Remarks</b>  |
|--|---|---|
| <b>1. Ivy Tower</b>  |   |   |
| 1a. Total number of units  | = | 216 units   |
| 1b. Total number of residents  | = | 475 people  |
| 1c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 1d. Sewage Generation rate   | = | 128.3 m <sup>3</sup> /day   |
| <b>2. Evergreen Tower</b>  |   |   |
| 2a. Total number of units  | = | 216 units   |
| 2b. Total number of residents  | = | 475 people  |
| 2c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 2d. Sewage Generation rate   | = | 128.3 m <sup>3</sup> /day   |
| <b>3. No. 84-84A First Street</b>  |   |   |
| 3a. Total number of units  | = | 10 units  |
| 3b. Total number of residents  | = | 22 people   |
| 3c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 3d. Sewage Generation rate   | = | 5.9 m <sup>3</sup> /day   |
| <b>4. No. 24-36 Western Street</b>   |   |   |
| 4a. Total number of units  | = | 45 units  |
| 4b. Total number of residents  | = | 99 people   |
| 4c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 4d. Sewage Generation rate   | = | 26.7 m <sup>3</sup> /day  |
| <b>5. Shun Tai Building</b>  |   |   |
| 5a. Total number of units  | = | 66 units  |
| 5b. Total number of residents  | = | 145 people  |
| 5c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 5d. Sewage Generation rate   | = | 39.2 m <sup>3</sup> /day  |
| <b>6. No. 97-119 First Street</b>  |   |   |
| 6a. Total number of units  | = | 35 units  |
| 6b. Total number of residents  | = | 77 people   |
| 6c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 6d. Sewage Generation rate   | = | 20.8 m <sup>3</sup> /day  |
| <b>7. Chun King Court</b>  |   |   |
| 7a. Total number of units  | = | 50 units  |
| 7b. Total number of residents  | = | 110 people  |
| 7c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 7d. Sewage Generation rate   | = | 29.7 m <sup>3</sup> /day  |
| <b>8. No. 71-81 First Street</b>   |   |   |
| 8a. Total number of units  | = | 20 units  |
| 8b. Total number of residents  | = | 44 people   |
| 8c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 8d. Sewage Generation rate   | = | 11.9 m <sup>3</sup> /day  |
| <b>9. Federate Building</b>  |   |   |
| 9a. Total number of units  | = | 120 units   |
| 9b. Total number of residents  | = | 264 people  |
| 9c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                                 |
| 9d. Sewage Generation rate   | = | 71.3 m <sup>3</sup> /day  |
| <b>Total Flow (S6), Proposed Development, Vicinity, Catchment A and B.</b> |   |   |
| Flow Rate  | = | 1541 m <sup>3</sup> /day  |
| Population   | = | 5963 persons  |
| Peaking factor   | = | 5 Refer to Table T-5 of GESF for population 5,000 - 10,000 including stormwater allowance |
| Peak Flow under normal operation   | = | <u>89.2</u> litre/sec   |

Table 5 Calculation for Sewage Generation Rate of Catchment C

| Catchment C   | Remarks   |
|---|---|
| 1. No. 300-328 Queen's Road West  |   |
| 1a. Total number of units   | = 75 units  |
| 1b. Total number of residents   | = 165 people  |
| 1c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                               |
| 1d. Sewage Generation rate  | = 44.6 m <sup>3</sup> /day  |
| 2. New Start Building   |   |
| 2a. Total number of units   | = 40 units  |
| 2b. Total number of residents   | = 88 people   |
| 2c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                               |
| 2d. Sewage Generation rate  | = 23.8 m <sup>3</sup> /day  |
| 3. Imperial Terrace   |   |
| 3a. Total number of units   | = 88 units  |
| 3b. Total number of residents   | = 194 people  |
| 3c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                               |
| 3d. Sewage Generation rate  | = 52.3 m <sup>3</sup> /day  |
| 4. No. 299-309 Queen's Road West  |   |
| 4a. Total number of units   | = 25 units  |
| 4b. Total number of residents   | = 55 people   |
| 4c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                               |
| 4d. Sewage Generation rate  | = 14.9 m <sup>3</sup> /day  |
| 5. Andes Plaza  |   |
| 5a. Total number of units   | = 70 units  |
| 5b. Total number of residents   | = 154 people  |
| 5c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                               |
| 5d. Sewage Generation rate  | = 41.6 m <sup>3</sup> /day  |
| 6. Kiu Shing Building   |   |
| 6a. Total number of units   | = 56 units  |
| 6b. Total number of residents   | = 123 people  |
| 6c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)                               |
| 6d. Sewage Generation rate  | = 33.3 m <sup>3</sup> /day  |
| <b>Total Flow (S8), Proposed Development, Vicinity, Catchment A, B and C.</b> |   |
| Flow Rate   | = 1752 m <sup>3</sup> /day  |
| Population  | = 6742 persons  |
| Peaking factor  | = 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance |
| Peak Flow under normal operation  | = <u>101.4 litre/sec</u>  |

Table 6 Calculation for Sewage Generation Rate of Catchment D

|   | Remarks  |
|---|--|
| <b>Catchment D</b>  |  |
| 1. No. 36 - 40 Centre Street  |  |
| 1a. Total number of units   | 15 units   |
| 1b. Total number of residents   | 33 people  |
| 1c. Design flow   | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 1d. Sewage Generation rate  | 8.9 m <sup>3</sup> /day  |
| <b>Total Flow (11)</b>  |  |
| Flow Rate   | 1761 m <sup>3</sup> /day   |
| Population  | 6775 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>101.9</u> litre/sec   |
| 2. No. 34 Centre Street   |  |
| 2a. Total number of units   | 5 units  |
| 2b. Total number of residents   | 11 people  |
| 2c. Design flow   | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 2d. Sewage Generation rate  | 3.0 m <sup>3</sup> /day  |
| <b>Total Flow (12)</b>  |  |
| Flow Rate   | 1764 m <sup>3</sup> /day   |
| Population  | 6786 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>102.1</u> litre/sec   |
| 3. No. 32 Centre Street   |  |
| 3a. Total number of units   | 5 units  |
| 3b. Total number of residents   | 11 people  |
| 3c. Design flow   | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 3d. Sewage Generation rate  | 3.0 m <sup>3</sup> /day  |
| <b>Total Flow (14)</b>  |  |
| Flow Rate   | 1767 m <sup>3</sup> /day   |
| Population  | 6797 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>102.2</u> litre/sec   |
| 4. No. 30 Centre Street   |  |
| 4a. Total number of units   | 5 units  |
| 4b. Total number of residents   | 11 people  |
| 4c. Design flow   | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 4d. Sewage Generation rate  | 3.0 m <sup>3</sup> /day  |
| <b>Total Flow (15)</b>  |  |
| Flow Rate   | 1770 m <sup>3</sup> /day   |
| Population  | 6808 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>102.4</u> litre/sec   |
| 5. No. 28 Centre Street   |  |
| 5a. Total number of units   | 5 units  |
| 5b. Total number of residents   | 11 people  |
| 5c. Design flow   | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 5d. Sewage Generation rate  | 3.0 m <sup>3</sup> /day  |
| <b>Total Flow (16)</b>  |  |
| Flow Rate   | 1773 m <sup>3</sup> /day   |
| Population  | 6819 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>102.6</u> litre/sec   |
| 6. No. 26 Centre Street   |  |
| 6a. Total number of units   | 5 units  |
| 6b. Total number of residents   | 11 people  |
| 6c. Design flow   | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 6d. Sewage Generation rate  | 3.0 m <sup>3</sup> /day  |
| <b>Total Flow (17)</b>  |  |
| Flow Rate   | 1775 m <sup>3</sup> /day   |
| Population  | 6830 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>102.7</u> litre/sec   |
| 7. No. 24 Centre Street   |  |
| 7a. Total number of units   | 5 units  |
| 7b. Total number of residents   | 11 people  |
| 7c. Design flow   | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 7d. Sewage Generation rate  | 3.0 m <sup>3</sup> /day  |
| <b>Total Flow (19)</b>  |  |
| Flow Rate   | 1778 m <sup>3</sup> /day   |
| Population  | 6841 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>102.9</u> litre/sec   |
| 8. Kaiser Centre  |  |
| 8a. Assumed Used Area   | 777 m <sup>2</sup>   |
| 8b. Used Area per worker  | 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKIPSG) |
| 8c. Total number of employee  | 39 employees   |
| 8d. Design flow for commercial employee   | 280 litre/person/day. refer to Table T-2 of GESF   |
| 8e. Sewage generation rate  | 11 m <sup>3</sup> /day   |
| <b>Total Flow (S21)</b>   |  |
| Flow Rate   | 1789 m <sup>3</sup> /day   |
| Population  | 6880 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>103.6</u> litre/sec   |
| 9. No. 228-232 Des Voeux Road West  |  |
| 9a. Total number of units   | 20 units   |
| 9b. Total number of residents   | 44 people  |
| 9c. Design flow   | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 9d. Sewage Generation rate  | 11.9 m <sup>3</sup> /day   |
| <b>Total Flow (S23), Proposed Development, Vicinity, Catchment A, B, C and D.</b> |  |
| Flow Rate   | 1801 m <sup>3</sup> /day   |
| Population  | 6924 persons   |
| Peaking factor  | 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                              |
| Peak Flow under normal operation  | <u>104.2</u> litre/sec   |



**Table 7 Calculation for Sewage Generation Rate of Catchment E**

| Catchment E  | Remarks   |
|--|---|
| 1. Kwai Cheong Building  |   |
| 1a. Total number of units  | = 72 units  |
| 1b. Total number of residents  | = 158 people  |
| 1c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 1d. Sewage Generation rate   | = 42.8 m <sup>3</sup> /day  |
| 2. No. 1-26 Sai Yuen Lane  |   |
| 2a. Total number of units  | = 140 units   |
| 2b. Total number of residents  | = 308 people  |
| 2c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 2d. Sewage Generation rate   | = 83.2 m <sup>3</sup> /day  |
| 3. Tung Che Commerical Centre  |   |
| 3a. Assumed Used Area  | = 8856 m <sup>2</sup>   |
| 3b. Used Area per worker   | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 3c. Total number of employee   | = 443 employee  |
| 3d. Design flow for commercial employee  | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 3e. Sewage generation rate   | = 124 m <sup>3</sup> /day   |
| <b>Total Flow (S25), Proposed Development, Vicinity, Catchment A, B, C, D and E.</b> |   |
| Flow Rate  | = 2051 m <sup>3</sup> /day  |
| Population   | = 7833 persons  |
| Peaking factor   | = 5 Refer to Table T-5 of GESF for population 5,000-10,000 including stormwater allowance                             |
| Peak Flow under normal operation   | = <u>118.7</u> litre/sec  |

Table 8 Hydraulic Capacity at Existing Sewers at Tak Sing Lane

| Segment | Manhole Reference | Manhole Reference | Pipe Dia. mm | Pipe Length m | Invert Level 1 mPD | Invert Level 2 mPD | g m/s <sup>2</sup> | k <sub>s</sub> m | s     | v m <sup>2</sup> /s | V m/s | Area m <sup>2</sup> | Q m <sup>3</sup> /s | Estimated Capacity L/s |
|---------|-------------------|-------------------|--------------|---------------|--------------------|--------------------|--------------------|------------------|-------|---------------------|-------|---------------------|---------------------|------------------------|
|         |                   |                   |              |               |                    |                    |                    |                  |       |                     |       |                     |                     |                        |
| S1-S2   | FMH7023197        | FMH7023232        | 225          | 25.2          | 20.64              | 18.45              | 9.81               | 0.006            | 0.087 | 0.000001            | 2.65  | 0.04                | 0.11                | 105                    |
| S2-S3   | FMH7023232        | FMH7022885        | 225          | 28.2          | 18.43              | 16.17              | 9.81               | 0.006            | 0.080 | 0.000001            | 2.55  | 0.04                | 0.10                | 101                    |
| S3-S4   | FMH7022885        | FMH7049604        | 225          | 6.4           | 15.77              | 15.24              | 9.81               | 0.006            | 0.083 | 0.000001            | 2.59  | 0.04                | 0.10                | 103                    |
| S4-S5   | FMH7049604        | FMH7023213        | 300          | 24.9          | 15.02              | 11.43              | 9.81               | 0.006            | 0.144 | 0.000001            | 4.18  | 0.07                | 0.30                | 295                    |
| S5-S6   | FMH7023213        | FMH7022887        | 300          | 8.4           | 11.32              | 10.33              | 9.81               | 0.006            | 0.118 | 0.000001            | 3.78  | 0.07                | 0.27                | 267                    |
| S6-S7   | FMH7022887        | FMH7049605        | 300          | 31.0          | 10.22              | 6.52               | 9.81               | 0.006            | 0.119 | 0.000001            | 3.80  | 0.07                | 0.27                | 269                    |
| S7-S8   | FMH7049605        | FMH7022893        | 300          | 11.8          | 6.30               | 4.90               | 9.81               | 0.006            | 0.119 | 0.000001            | 3.79  | 0.07                | 0.27                | 268                    |
| S8-S9   | FMH7022893        | FMH7054581        | 400          | 24.5          | 4.44               | 3.60               | 9.81               | 0.006            | 0.034 | 0.000001            | 2.48  | 0.13                | 0.31                | 312                    |
| S9-S10  | FMH7054581        | FMH7054582        | 400          | 6.3           | 3.40               | 3.31               | 9.81               | 0.006            | 0.014 | 0.000001            | 1.60  | 0.13                | 0.20                | 201                    |
| S10-S11 | FMH7054582        | FMH7054583        | 400          | 3.4           | 3.31               | 3.26               | 9.81               | 0.006            | 0.015 | 0.000001            | 1.62  | 0.13                | 0.20                | 204                    |
| S11-S12 | FMH7054583        | FMH7054584        | 400          | 2.0           | 3.25               | 3.22               | 9.81               | 0.006            | 0.015 | 0.000001            | 1.64  | 0.13                | 0.21                | 206                    |
| S12-S13 | FMH7054584        | FMH7054585        | 400          | 3.0           | 3.21               | 3.16               | 9.81               | 0.006            | 0.017 | 0.000001            | 1.73  | 0.13                | 0.22                | 217                    |
| S13-S14 | FMH7054585        | FMH7054586        | 400          | 1.8           | 3.15               | 3.07               | 9.81               | 0.006            | 0.044 | 0.000001            | 2.82  | 0.13                | 0.35                | 355                    |
| S14-S15 | FMH7054586        | FMH7054587        | 400          | 0.7           | 3.02               | 2.98               | 9.81               | 0.006            | 0.057 | 0.000001            | 3.20  | 0.13                | 0.40                | 402                    |
| S15-S16 | FMH7054587        | FMH7054588        | 400          | 3.2           | 2.95               | 2.80               | 9.81               | 0.006            | 0.047 | 0.000001            | 2.90  | 0.13                | 0.36                | 364                    |
| S16-S17 | FMH7054588        | FMH7054589        | 400          | 4.2           | 2.80               | 2.65               | 9.81               | 0.006            | 0.036 | 0.000001            | 2.53  | 0.13                | 0.32                | 318                    |
| S17-S18 | FMH7054589        | FMH7054590        | 400          | 2.8           | 2.65               | 2.62               | 9.81               | 0.006            | 0.011 | 0.000001            | 1.39  | 0.13                | 0.17                | 174                    |
| S18-S19 | FMH7054590        | FMH7054591        | 400          | 1.8           | 2.62               | 2.60               | 9.81               | 0.006            | 0.011 | 0.000001            | 1.41  | 0.13                | 0.18                | 177                    |
| S19-S20 | FMH7054591        | FMH7054592        | 400          | 1.4           | 2.59               | 2.56               | 9.81               | 0.006            | 0.021 | 0.000001            | 1.96  | 0.13                | 0.25                | 246                    |
| S20-S21 | FMH7054592        | FMH7054593        | 400          | 6.9           | 2.55               | 2.52               | 9.81               | 0.006            | 0.004 | 0.000001            | 0.88  | 0.13                | 0.11                | 111                    |
| S21-S22 | FMH7054593        | FMH7054594        | 400          | 11.2          | 2.51               | 2.40               | 9.81               | 0.006            | 0.010 | 0.000001            | 1.33  | 0.13                | 0.17                | 167                    |
| S22-S23 | FMH7054594        | FMH7022632        | 400          | 18.0          | 2.40               | 2.20               | 9.81               | 0.006            | 0.011 | 0.000001            | 1.41  | 0.13                | 0.18                | 177                    |
| S23-S24 | FMH7022632        | FMH7047583        | 600          | 21.2          | 2.17               | 1.95               | 9.81               | 0.006            | 0.010 | 0.000001            | 1.79  | 0.28                | 0.51                | 507                    |
| S24-S25 | FMH7047583        | FMH7022628        | 600          | 21.6          | 1.95               | 1.90               | 9.81               | 0.006            | 0.002 | 0.000001            | 0.85  | 0.28                | 0.24                | 239                    |
| S25-S26 | FMH7022628        | FMH7010813        | 600          | 40.0          | 1.90               | 1.80               | 9.81               | 0.006            | 0.003 | 0.000001            | 0.88  | 0.28                | 0.25                | 249                    |
| S26-S27 | FMH7010813        | FMH7047584        | 600          | 10.5          | 1.80               | 1.77               | 9.81               | 0.006            | 0.003 | 0.000001            | 0.94  | 0.28                | 0.27                | 266                    |

- Remarks: (1) g=gravitational acceleration; k<sub>s</sub>=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity  
(2) The value of k<sub>s</sub> = 6mm is used for the calculation of concrete sewer (based on Table 5; Recommended roughness values in Sewerage Manual)  
(3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)  
(4) Equation used: 
$$V = \frac{2.51v}{D \sqrt{(2gDs)}} \log \left( \frac{k_s}{3.7D} + \frac{2.51v}{D \sqrt{(2gDs)}} \right)$$

Table 9 Hydraulic Capacity of Existing Sewerage System for Sewage generated from the Proposed Restaurant

| Segment | Pipe Dia. (mm) | Pipe Length (m) | Gradient | Estimated Capacity (L/s) | Estimated Flow including the Proposed Development only (L/s) | Estimated Flow including the Proposed Development with Swimming Pool only (L/s) | Contributed by the Proposed Development only (%) | Contributed by the Proposed Development with Swimming Pool only (%) | Status |
|---------|----------------|-----------------|----------|--------------------------|--|---|--|---|--------|
| S1-S2   | 225            | 25.2            | 0.0869   | 105                      | 9.6  | 12.0  | 9.1%   | 11.4%   | OK     |
| S2-S3   | 225            | 28.2            | 0.0801   | 101                      | 9.6  | 12.0  | 9.5%   | 11.8%   | OK     |
| S3-S4   | 225            | 6.4             | 0.0828   | 103                      | 9.6  | 12.0  | 9.3%   | 11.6%   | OK     |
| S4-S5   | 300            | 24.9            | 0.1442   | 295                      | 9.6  | 12.0  | 3.2%   | 4.1%  | OK     |
| S5-S6   | 300            | 8.4             | 0.1179   | 267                      | 9.6  | 12.0  | 3.6%   | 4.5%  | OK     |
| S6-S7   | 300            | 31.0            | 0.1194   | 269                      | 9.6  | 12.0  | 3.6%   | 4.5%  | OK     |
| S7-S8   | 300            | 11.8            | 0.1186   | 268                      | 9.6  | 12.0  | 3.6%   | 4.5%  | OK     |
| S8-S9   | 400            | 24.5            | 0.0343   | 312                      | 9.6  | 12.0  | 3.1%   | 3.8%  | OK     |
| S9-S10  | 400            | 6.3             | 0.0143   | 201                      | 9.6  | 12.0  | 4.8%   | 6.0%  | OK     |
| S10-S11 | 400            | 3.4             | 0.0147   | 204                      | 9.6  | 12.0  | 4.7%   | 5.9%  | OK     |
| S11-S12 | 400            | 2.0             | 0.0150   | 206                      | 9.6  | 12.0  | 4.6%   | 5.8%  | OK     |
| S12-S13 | 400            | 3.0             | 0.0167   | 217                      | 9.6  | 12.0  | 4.4%   | 5.5%  | OK     |
| S13-S14 | 400            | 1.8             | 0.0444   | 355                      | 9.6  | 12.0  | 2.7%   | 3.4%  | OK     |
| S14-S15 | 400            | 0.7             | 0.0571   | 402                      | 9.6  | 12.0  | 2.4%   | 3.0%  | OK     |
| S15-S16 | 400            | 3.2             | 0.0469   | 364                      | 9.6  | 12.0  | 2.6%   | 3.3%  | OK     |
| S16-S17 | 400            | 4.2             | 0.0357   | 318                      | 9.6  | 12.0  | 3.0%   | 3.8%  | OK     |
| S17-S18 | 400            | 2.8             | 0.0107   | 174                      | 9.6  | 12.0  | 5.5%   | 6.9%  | OK     |
| S18-S19 | 400            | 1.8             | 0.0111   | 177                      | 9.6  | 12.0  | 5.4%   | 6.8%  | OK     |
| S19-S20 | 400            | 1.4             | 0.0214   | 246                      | 9.6  | 12.0  | 3.9%   | 4.9%  | OK     |
| S20-S21 | 400            | 6.9             | 0.0043   | 111                      | 9.6  | 12.0  | 8.6%   | 10.8%   | OK     |
| S21-S22 | 400            | 11.2            | 0.0098   | 167                      | 9.6  | 12.0  | 5.7%   | 7.2%  | OK     |
| S22-S23 | 400            | 18.0            | 0.0111   | 177                      | 9.6  | 12.0  | 5.4%   | 6.8%  | OK     |
| S23-S24 | 600            | 21.2            | 0.0104   | 507                      | 9.6  | 12.0  | 1.9%   | 2.4%  | OK     |
| S26-S27 | 600            | 10.5            | 0.0029   | 266                      | 9.6  | 12.0  | 3.6%   | 4.5%  | OK     |

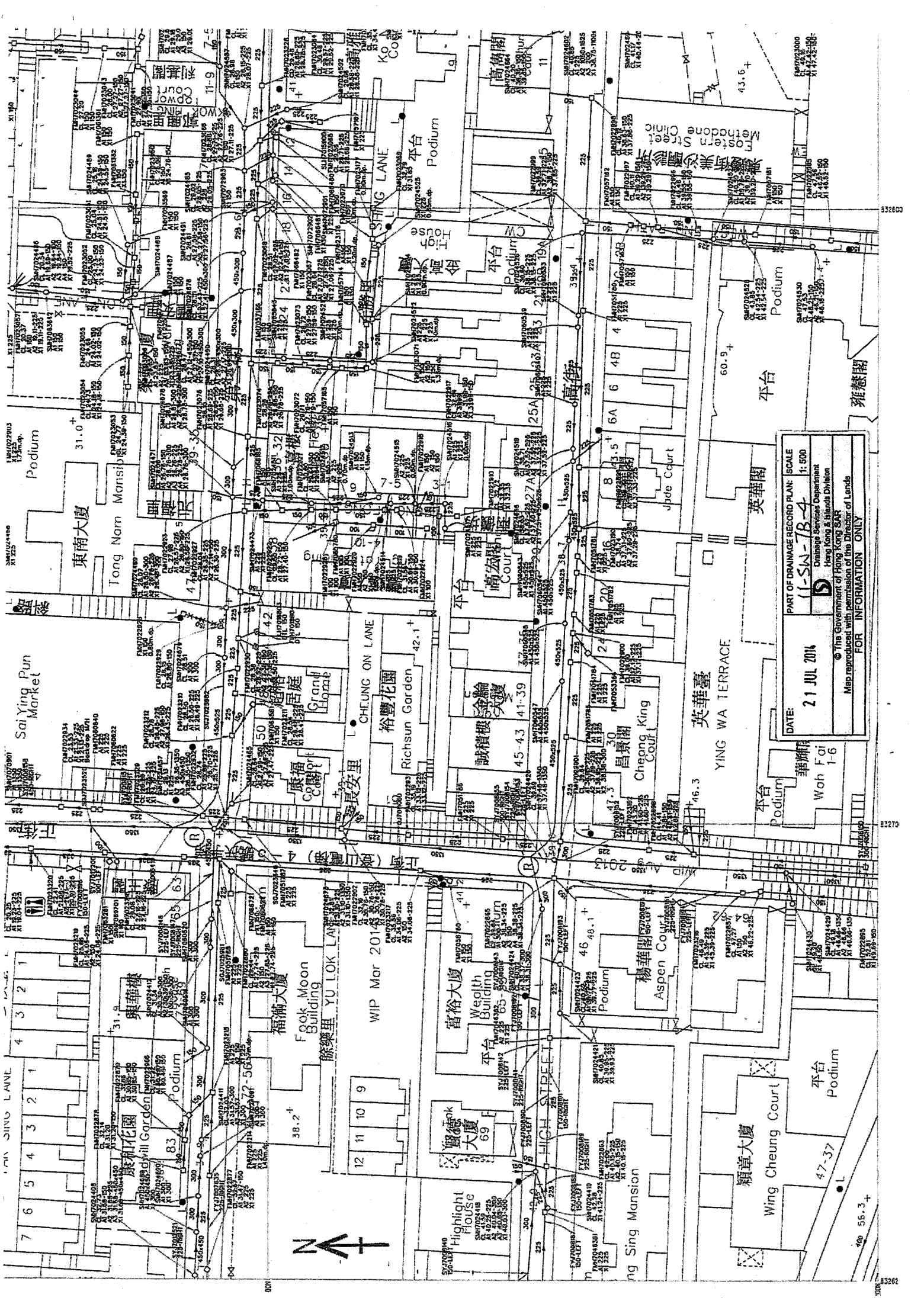
Table 10 Hydraulic Capacity of Existing Sewerage System for Sewage generated from the Proposed Restaurant and Existing Development

| Segment | Pipe Dia. (mm) | Pipe Length (m) | Gradient | Estimated Capacity (L/s) | Estimated Flow including the Proposed and Existing Development (L/s) | Estimated Flow including the Existing and Proposed Development with Swimming Pool (L/s) | Contributed by the Proposed and Existing Development (%) | Contributed by Existing and Proposed Development with Swimming Pool (%) | Status |
|---------|----------------|-----------------|----------|--------------------------|--|---|--|---|--------|
| S1-S2   | 225            | 25.2            | 0.0869   | 105                      | 31.5   | 33.9  | 29.9%  | 32.1%   | OK     |
| S2-S3   | 225            | 28.2            | 0.0801   | 101                      | 31.5   | 33.9  | 31.1%  | 33.5%   | OK     |
| S3-S4   | 225            | 6.4             | 0.0828   | 103                      | 74.9   | 77.3  | 72.8%  | 75.1%   | OK     |
| S4-S5   | 300            | 24.9            | 0.1442   | 295                      | 74.9   | 77.3  | 25.4%  | 26.2%   | OK     |
| S5-S6   | 300            | 8.4             | 0.1179   | 267                      | 74.9   | 77.3  | 28.1%  | 29.0%   | OK     |
| S6-S7   | 300            | 31.0            | 0.1194   | 269                      | 89.2   | 91.6  | 33.2%  | 34.1%   | OK     |
| S7-S8   | 300            | 11.8            | 0.1186   | 268                      | 89.2   | 91.6  | 33.3%  | 34.2%   | OK     |
| S8-S9   | 400            | 24.5            | 0.0343   | 312                      | 101.4  | 103.8   | 32.5%  | 33.3%   | OK     |
| S9-S10  | 400            | 6.3             | 0.0143   | 201                      | 101.4  | 103.8   | 50.4%  | 51.6%   | OK     |
| S10-S11 | 400            | 3.4             | 0.0147   | 204                      | 101.4  | 103.8   | 49.7%  | 50.8%   | OK     |
| S11-S12 | 400            | 2.0             | 0.0150   | 206                      | 101.9  | 104.3   | 49.4%  | 50.6%   | OK     |
| S12-S13 | 400            | 3.0             | 0.0167   | 217                      | 102.0  | 104.4   | 47.0%  | 48.1%   | OK     |
| S13-S14 | 400            | 1.8             | 0.0444   | 355                      | 102.0  | 104.4   | 28.8%  | 29.4%   | OK     |
| S14-S15 | 400            | 0.7             | 0.0571   | 402                      | 102.2  | 104.6   | 25.4%  | 26.0%   | OK     |
| S15-S16 | 400            | 3.2             | 0.0469   | 364                      | 102.4  | 104.8   | 28.1%  | 28.7%   | OK     |
| S16-S17 | 400            | 4.2             | 0.0357   | 318                      | 102.6  | 105.0   | 32.2%  | 33.0%   | OK     |
| S17-S18 | 400            | 2.8             | 0.0107   | 174                      | 102.7  | 105.1   | 59.0%  | 60.4%   | OK     |
| S18-S19 | 400            | 1.8             | 0.0111   | 177                      | 102.7  | 105.1   | 57.9%  | 59.3%   | OK     |
| S19-S20 | 400            | 1.4             | 0.0214   | 246                      | 102.9  | 105.3   | 41.8%  | 42.7%   | OK     |
| S20-S21 | 400            | 6.9             | 0.0043   | 111                      | 102.9  | 105.3   | 92.8%  | 95.0%   | OK     |
| S21-S22 | 400            | 11.2            | 0.0098   | 167                      | 103.5  | 105.9   | 62.1%  | 63.5%   | OK     |
| S22-S23 | 400            | 18.0            | 0.0111   | 177                      | 103.5  | 105.9   | 58.4%  | 59.7%   | OK     |
| S23-S24 | 600            | 21.2            | 0.0104   | 507                      | 104.2  | 106.6   | 20.5%  | 21.0%   | OK     |
| S24-S25 | 600            | 21.6            | 0.0023   | 239                      | 104.2  | 106.6   | 43.5%  | 44.5%   | OK     |
| S25-S26 | 600            | 40.0            | 0.0025   | 249                      | 118.7  | 121.1   | 47.7%  | 48.7%   | OK     |
| S26-S27 | 600            | 10.5            | 0.0029   | 266                      | 118.7  | 121.1   | 44.6%  | 45.5%   | OK     |

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**Annex 3:  
Drainage Record Plan obtained from  
Drainage Service Department**

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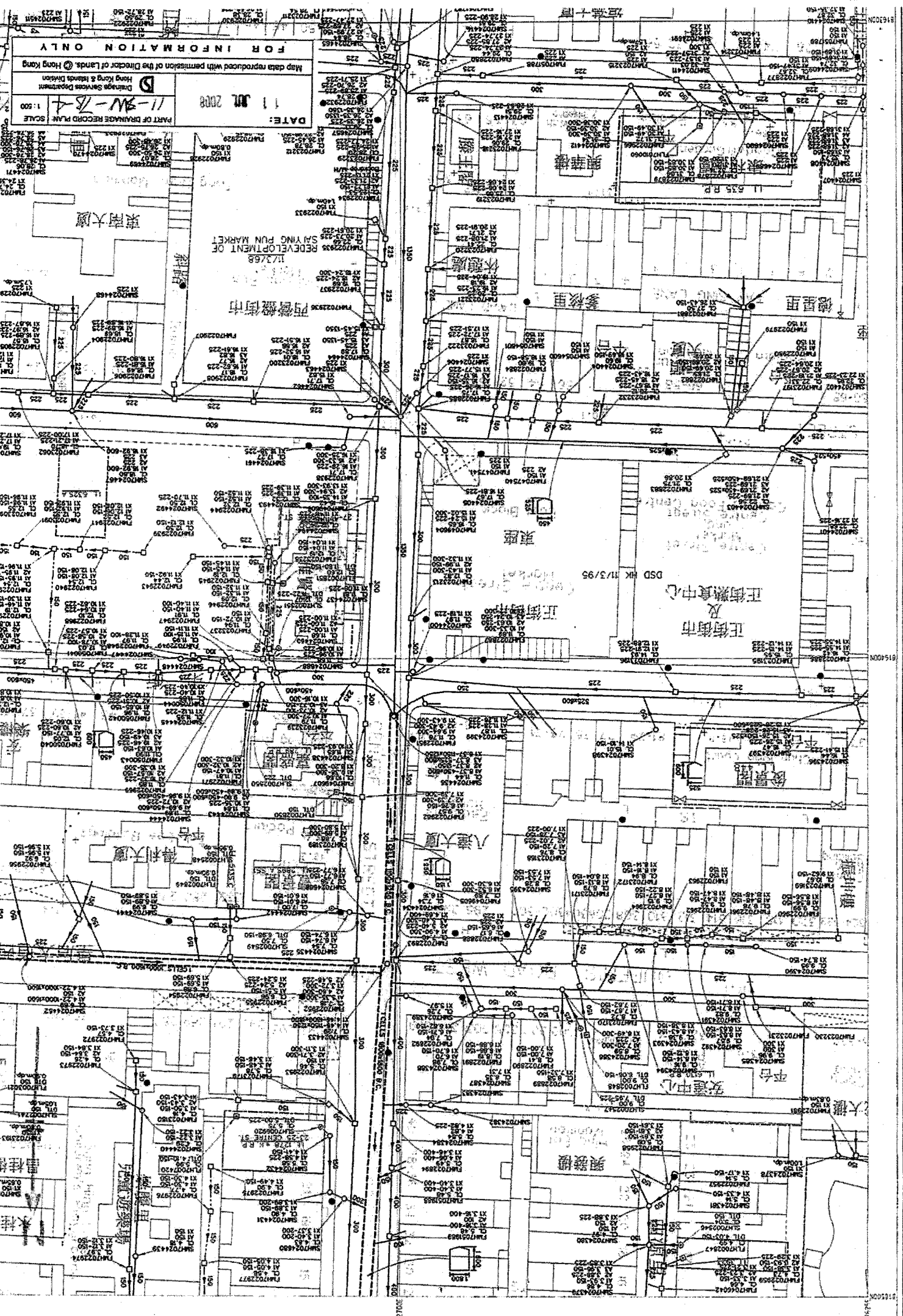
PART OF DRAINAGE RECORD PLAN: SCALE 1:500  
**(I-SW-7B-4)**  
 Drainage Services Department  
 Hong Kong & Islands Division  
 DATE: 21 JUL 2016  
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 Drainage Services Department  
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DATE: 11 JUL 2006

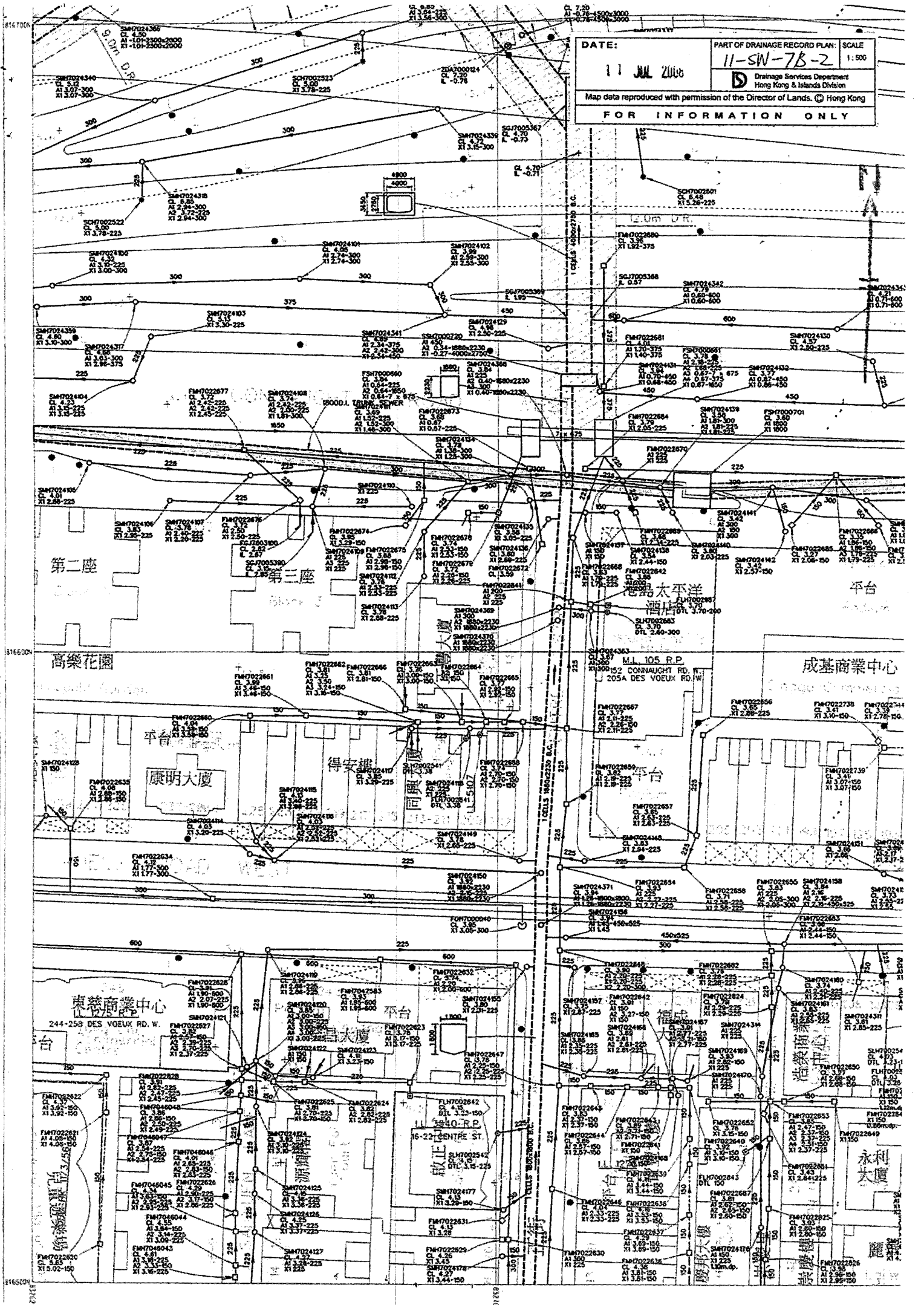
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SCALE: 1:500

Drainage Services Department  
Hong Kong & Islands Division

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第二座

第三座

高樂花園

康明大廈

得安樓

東慈商業中心

成基商業中心

永利大廈

16-22 CENTRE ST

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太平洋酒店

M.L. 105 R.P.

152 CONNAUGHT RD. W.

205A DES VOEUX RD. W.

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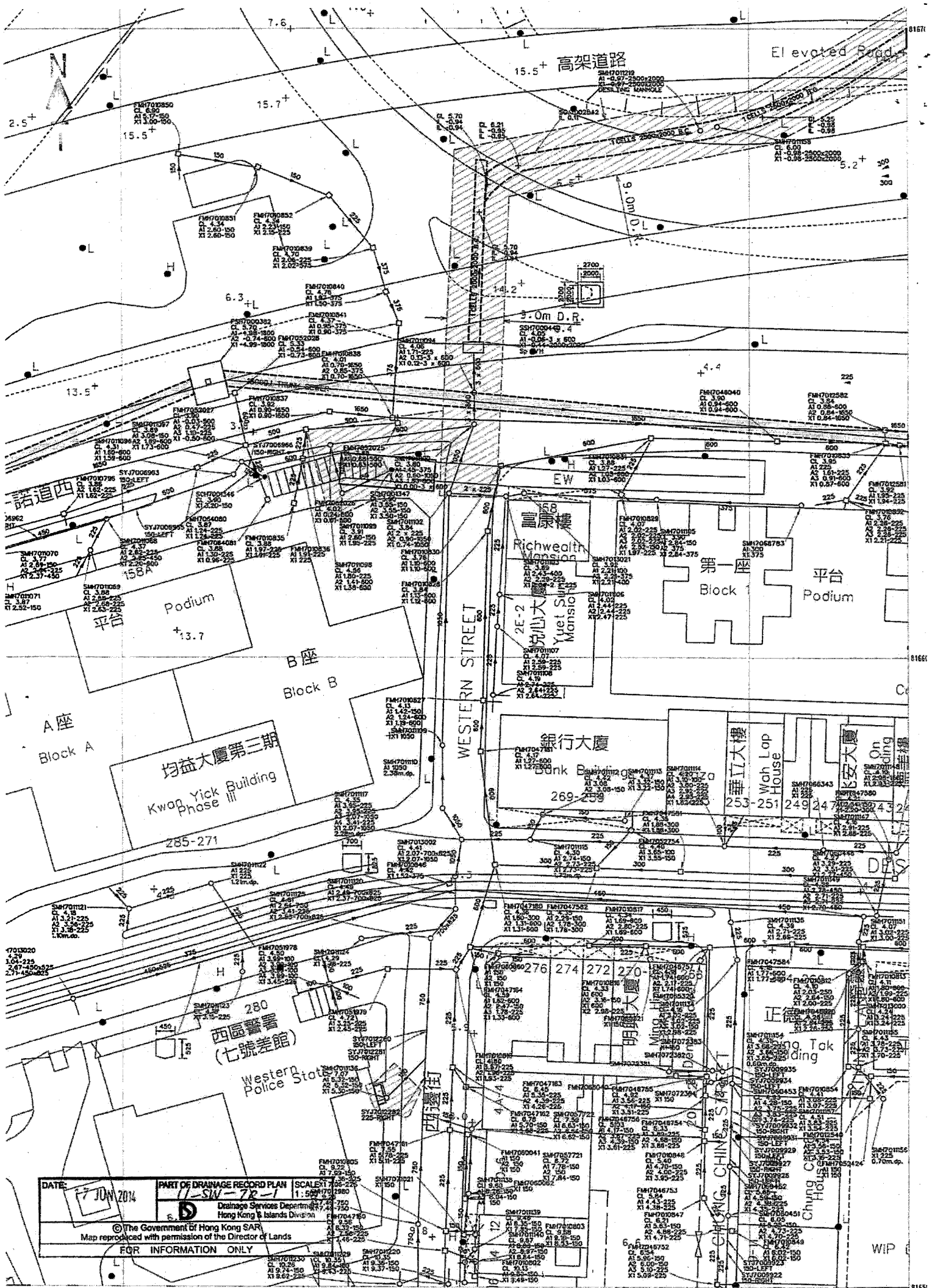
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DATE: JUN 2014

PART OF DRAINAGE RECORD PLAN (U-SW-72-1)

SCALE: 1:500

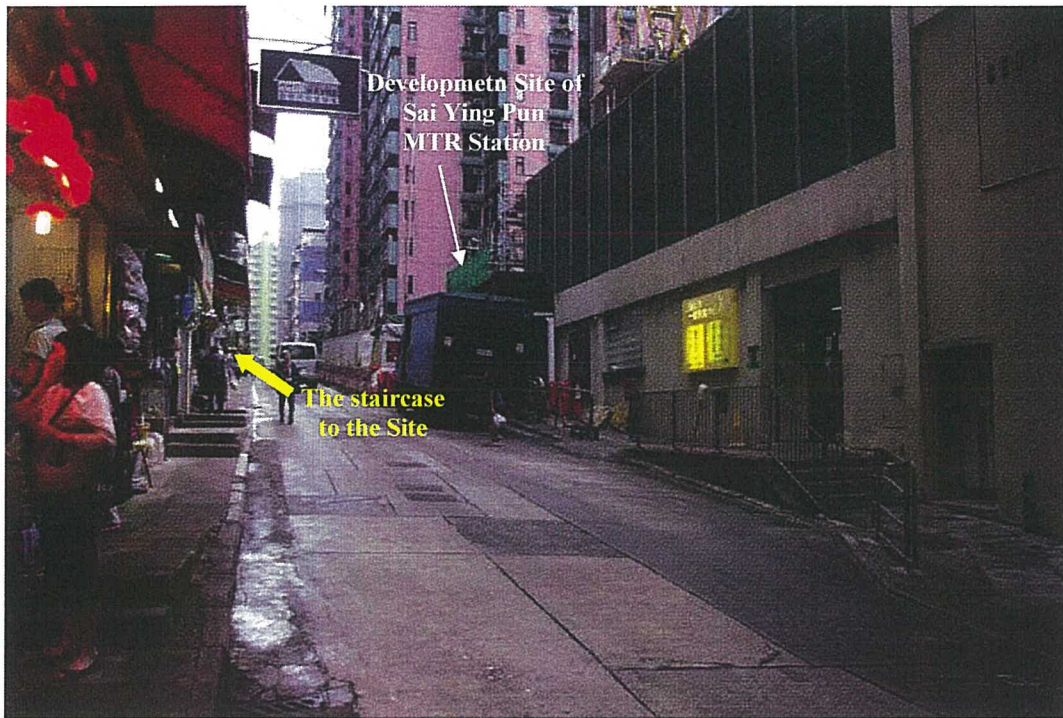
Drainage Services Department  
Hong Kong & Islands Division

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**Appendix 5**  
**Site Photos of Second Street and Third Street**

**Appendix 5 – Site Photos of Second Street and Third Street**



Loading / Unloading Activities can take place along Second Street (one of the lanes is partly blocked due to the construction work of the Sai Ying Pun MTR Station)



Loading / Unloading Activities can take place along Third Street (one of the lanes is partly blocked due to the construction work of the URA Yu Lok Lane / Centre Street Development)

**Appendix 6**  
**Letter of Reply from Buildings Department dated 14 Oct 2014**



YOUR REF 來函檔號 :  
OUR REF 本署檔號 : **BD 2/2040/14**  
FAX 圖文傳真 : **2845 1585**  
TEL 電話 : **3106 2440**  
www.bd.gov.hk

**KWAN Wing-hong, Dominic**  
Room 1503-04,  
15/F East Town Building  
41 Lockhart Road  
Wanchai, Hong Kong

14 October, 2014

Dear Sir,

**1-7 Tak Sing Lane, Hong Kong - I.L. 635 s.E ss.3, s.E  
RP, s.E ss.2, s.E ss.1, s.B ss.1, s.B RP and s.B ss.2**

I refer to your enquiry received on 21 August 2014 seeking our comment on the site classification of the captioned site at Nos. 1 – 7 Tak Sing Lane.

2. The existing Tak Sing Lane is not classified as specified street under Building (Planning) Regulation 18A(3) as the width of the existing stepped footpath connecting Tak Sing Lane to Second Street is less than 4.5m. However, it is noted that the site is abutting to a street of not less than 4.5m wide in between No. 83 and Nos. 89-99 Third Street and is connected to Third Street. In this regard, the site may be regarded as "Class A Site" under Building (Planning) Regulation 18A(1).

3. Should there be any enquiries, please feel free to contact Ms. Phyllis CHOW Shouk-yeet at 3106 2440.

Yours faithfully,

(LI Ho-ping)

Chief Building Surveyor  
for Building Authority

Kenneth To & Associates Ltd  
社立基規劃顧問有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Our Ref : S1211/TSL\_SYP/14/006Lg

17 November 2014

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By Fax (2522 8426) and By Hand

Dear Sir / Madam,

**Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23"  
for Residential Development  
at 1-7 Tak Sing Lane, Sai Yin Pun  
- S12A Application No. Y/H3/6 -**

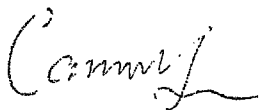
We refer to the captioned application submitted on 25 August 2014.

In order to address the comments from Urban Design and Landscape Unit of Planning Department, we hereby submit 70 sets of the table of Responses to Departmental Comments with Tree Preservation Proposal for the consideration of Town Planning Board.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf  
KENNETH TO & ASSOCIATES LIMITED



Camille Lam

Encl.

cc. DPO/HK – Ms Jessica Lee (By Fax 2895 3957 & By email: [jktlee@pland.gov.hk](mailto:jktlee@pland.gov.hk)) w/e Applicants & Team

KT/CL/vy

RECEIVED  
2014 NOV 17 P 4: 00  
TOWN PLANNING BOARD

Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to "Residential 9 Group A) 23" ("R(A)23") for Residential Development  
At 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
(S12A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 16 October 2014

| Response  |  |
|---|--|
| Comments  | Response   |
| <p><b>Comments from Urban Design and Landscape of Planning Department (Landscape Unit)</b><br/> <b>(Contact Person: Mr. Perry IO, Telephone No.:2231 4854)</b></p> <p>According to the submitted information and aerial photo dated 1.1.2014, the application site is occupied by seven 3-storey residential buildings. There are two existing trees growing on the retaining wall at the southern boundary outside the site. Low to high rise residential buildings are found in the immediate vicinity and the proposed rezoning for residential development is not incompatible with the existing landscape character.</p> | <p>Noted with thanks.</p>  |
| <p>2. However, I have some reservation on the proposed rezoning for residential development due to the following :-</p> <p>i. As revealed by the applicant, there is currently an inadequate provision of open space to serve the current population of Sai Ying Pun and Sheung Wan. Although the applicant argues that the loss of 476m<sup>2</sup> of open space is negligible, it would signify a permanent loss of open space due to the proposed development.</p>  | <p>According to the Approved Sai Ying Pun and Sheung Wan OZP (Approved OZP), the total area zoned "O" under the Approved OZP is 13.25ha. The total population in the area, according to the 2011 Population Census as quoted from the Explanatory Statement, was about 98,950, and it is estimated that the planned population of the area would be about 118,090. That means, the provision of Open Space for the current population is 1.33 per person (without taking into account the local open space provided within individual residential developments), which is lower than the required provision of 2m<sup>2</sup> Open Space per person (including 1m<sup>2</sup> District Open Space and 1m<sup>2</sup> Local Open Space per person).</p> <p>Nevertheless, although the site has been zoned as "O" since year 1970, the Owners have never received any notification that the Government intends to implement it in the future.</p> <p>Although there is a shortfall of overall open space provision within the area covered by Sai Ying Pun and Sheung Wan OZP, the proposed rezoning in this Application will only take up about 476m<sup>2</sup> of the current open space area which is negligible. Even if the Site is retained for "O" zone (but not implemented), there is still a shortfall of overall open space provision.</p> |

**Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to  
"Residential 9(Group A) 23" ("R(A)23") for Residential Development  
At 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
(S12A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 16 October 2014**

| Comments   | Response  |
|--|---|
| <p>ii. While the two existing trees are outside the application site boundary, the applicant also admitted that pruning would be required due to conflict with the proposed high rise development. Based on the applicant's layout plans, the proposed building would be built right next to the existing trees and I have doubts whether the existing trees could be protected during the construction stage and be retained. Further, tree information is not provided and the extent of the proposed pruning is unknown. Therefore, the landscape impact cannot be reasonably assessed.</p> | <p>Noted. Please kindly refer to the attached tree preservation proposal.</p> |

Encl.  
Tree Preservation Report





**KASSOD ARBOR TREE CONSULTANCY & SERVICES LIMITED**

景順雅博樹藝有限公司

**Proposed Composite Development on 1 – 7 Tak Sing Lane,  
Sai Ying Pun, Hong Kong  
Tree Report for 2 nos. Wall Trees**

**Client: Jonnex International Limited c/o Kenneth To & Associates**

**Prepared by:  
For and On Behalf of  
Kassod Arbor Tree Consultancy and Services Limited**

---

**Phoebe Liu  
Consulting Arborist  
ISA Certified Arborist Municipal Specialist (HK-0041AM)  
ISA Tree Risk Assessment Qualified**

Address: Room 1501-1508, Millennium City 5, 418 Kwun Tong Road, Kwun Tong, Kowloon Tel : (852) 9164 2689  
地址：九龍觀塘觀塘道 418 號創紀之城 5 期 1501-1508 室：(852) 9164 2689

**Proposed Residential Development at Nos. 1 – 7 Tak Sing Lane, Sai Ying Pun, HK.  
Inspection Report for 2 nos. Wall Trees**

---

## **1.0 Introduction**

Kassod Arbor Tree Consultancy and Services (KA) has been commissioned to inspect and provide recommendations for 2 nos. trees situated in close proximity with the proposed development at Nos. 1 – 7, Tak Sing Lane, Sai Ying Pun, Hong Kong.

This job assignment aims at providing the tree information and recommendations on proper treatments of the two wall trees which are likely in conflict with the construction of the proposed residential building. The Client may adopt the information in this report in the preparation of response to Planning Development's comments on their submitted development proposal.

A tree inspection has been carried out by the ISA Certified Arborists, Phoebe Liu and Samuel Ma on 3<sup>rd</sup> November, 2014, in company with the Project Proponent, Mr. Edwin Leung (Jonnex International Limited), the Planning Consultant, Ms. Camille Lam (Kenneth To & Associates) and the Project Architect, Mr. Kenneth Yu (K & W Architects Ltd.)

## **2.0 Tree Information**

The two subject trees are growing on a wall at the southern side of the site adjacent to Goodwill Garden (T1 and T2), which their canopies are protruding to the project site. The tree locations can be found in **Appendix I** – Tree Location Plan.

Based on the verbal information from the Client, the said wall belongs to part of the public access path owned by the Government. The two subject trees are therefore believed to be publicly owned, as the root systems of these 2 trees are entangled with the vertical wall structure. Further clarification on the jurisdiction of the trees or whether the trees are falling within the ownership of the landlord of the project site would be needed through inquiry to the Lands Department.

Details of the two trees are shown as the following:

### **2.1 Tree No. T1**

**Tree species:** *Ficus virens* var. *sublanceolata* (大葉榕)

**DSH:** 724 mm

**Height:** 18 m

**Crown Spread:** 25 m (East – West), 10 m (North – South)

**General Health Condition:** Fair

**Form:** Fair

**Proposed Residential Development at Nos. 1 – 7 Tak Sing Lane, Sai Ying Pun, HK.  
Inspection Report for 2 nos. Wall Trees**

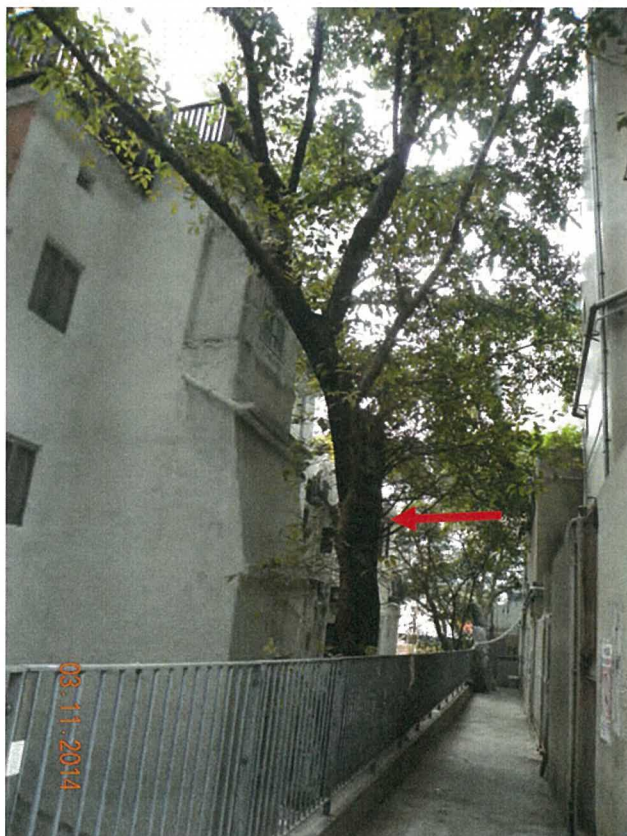
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**Amenity Value: Medium**

The roots of T1 are both expanding on the vertical wall (approximate 13 m wide spread) and sitting on an old brick column structure of the site's old buildings. Growing along the elongated space between the dense buildings, the tree possesses a wider trunk width and crown spread (25m) at the East – West direction.

Due to the relatively lower building heights of the existing vacant 3 - storey residence in the project site, the tree canopy is also spreading more towards north for available sunlight and growing space. Some reduction pruning on the tree appeared to have performed recently where several medium-sized branches (approximate diameter 75 – 120 mm) originally overhanging the house roof were cut.

T1 is assessed to be generally healthy and possesses no significantly critical and immediate structural problems. Minor dead twigs and stubs were observed. During the inspection, minor brown scorch at the leaf margins occurred but is not a serious issue as the tree is deciduous and will shed leaves in the coming winter.



T1 (view from southwest) – 1



T1 (view from southwest) – 2

**Proposed Residential Development at Nos. 1 – 7 Tak Sing Lane, Sai Ying Pun, HK.  
Inspection Report for 2 nos. Wall Trees**

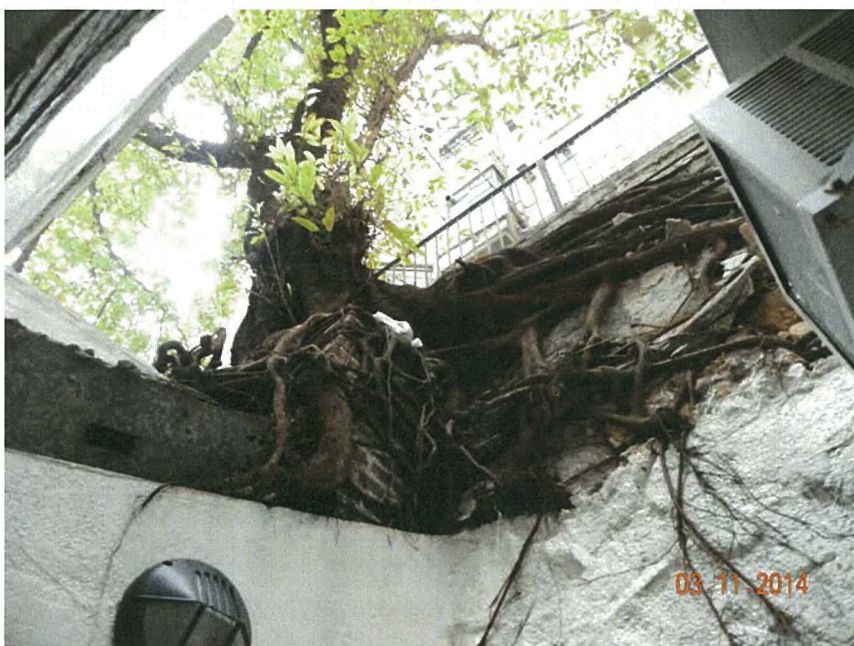
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Trunk and root flare of T1



View from inside the property



**Proposed Residential Development at Nos. 1 – 7 Tak Sing Lane, Sai Ying Pun, HK.  
Inspection Report for 2 nos. Wall Trees**

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Roots of T1 (View from inside the property)



T1 branches recently pruned

## **2.2 Tree No. T2**

**Tree species:** *Ficus microcarpa* (細葉榕)

**DSH:** 515 mm, 341 mm (2 stems, consolidated index DSH = 618 mm)

**Height:** 7.5 m

**Crown Spread:** 12 m (East – West), 13 m (North – South)

**General Health Condition:** Fair

**Form:** Fair

**Amenity Value:** Medium

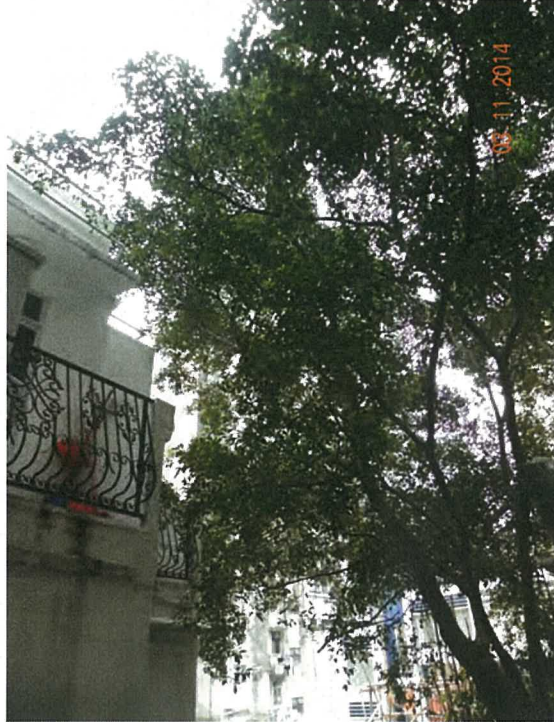
T2 is another wall tree located at the southeastern corner of the site. Due to availability of more open space at the corner, the tree has more evenly distributed crown spread. The crown is partially protrude into the adjacent Goodwill Garden. This tree is also considered to be generally healthy and possesses a fair tree form, only some minor dead twigs were observed. No significant and immediate structural problems was observed.

**Proposed Residential Development at Nos. 1 – 7 Tak Sing Lane, Sai Ying Pun, HK.  
Inspection Report for 2 nos. Wall Trees**

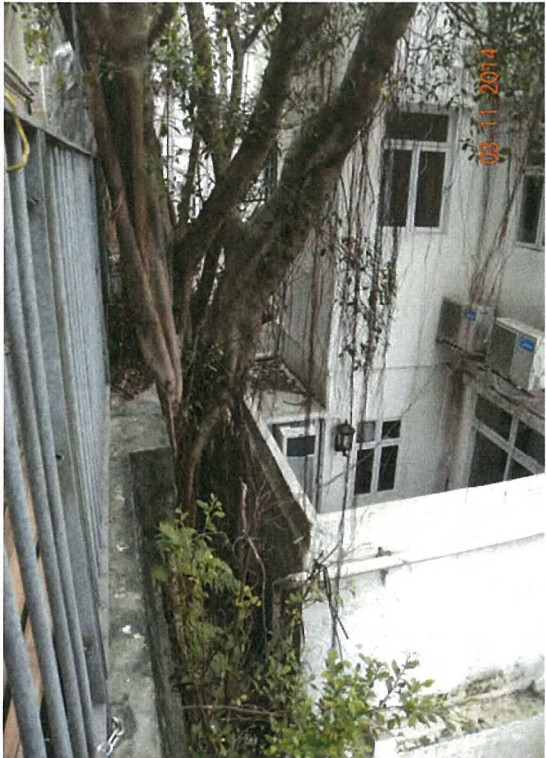
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T2 (view from southwest) – 1



T2 (view from southwest) - 2



Tree trunk and root flare of T2



T2 (view from west near Goodwill Garden)

### **3.0 Discussion and Recommendations**

#### **3.1 Construction impact on the existing trees**

Combining the findings about the 2 trees on site with the proposed building drawings, both trees are very close to the future construction work and will be significantly in conflict with the future residential building.

T2 situates at the corner of the site where the majority of its crown can grow towards the open space at the northeast without obstruction. Part of the tree crown will be overhanging above the future 1.5 m wide service path which the aerial space is open, while about 20-25% of its current crown spread may clash with the future building wall at 2<sup>nd</sup> - 3<sup>rd</sup> Floor, as shown on the **Appendix III** blow-up drawing. The construction disturbance on T2 is anticipated to be relatively low.

The larger tree T1 is more seriously conflicted with the future construction. From the construction drawings provided by the Client, a 2 m X 2 m inlet through the 1<sup>st</sup> and 2<sup>nd</sup> Floor is to be reserved to accommodate the tree trunk of T1. On 3<sup>rd</sup> Floor, the inlet is widen to a 10.1 m X 3.3 m space to the west side of the building. 3<sup>rd</sup> Floor is supposed to be a podium landscape garden which would also be open. The residential tower retreats further inward at 4<sup>th</sup> Floor and the above and poses much less impact to the T1 canopy.

However, one large scaffold branch (approximately 400 mm diameter) expanding towards northeast will clash with the building wall on 3<sup>rd</sup> Floor (**Appendix II** blow-up drawing refers). The distance between the tree's centre crown and the outcropped building corner is only about 1 m. As a result, if there is no change of architectural design to allow more growing space of the tree's eastern crown, the whole large branch would have to be pruned to make way for the construction, which may cause 40% - 50% loss of the whole tree's crown volume. The large pruning wound produced from such heavy pruning will be difficult to heal and the tree will be more susceptible to insect attacks or diseases. The significant reduction of crown will deplete the energy reserve and food production capability of the tree, as trees need green leaves to produce food through photosynthesis.

**Proposed Residential Development at Nos. 1 – 7 Tak Sing Lane, Sai Ying Pun, HK.  
Inspection Report for 2 nos. Wall Trees**

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T1's large limb (approx. 400 mm diameter) conflicting with future 3/F building wall – 1



T1's large limb (approx. 400 mm diameter) conflicting with future 3/F building wall – 2



## **Proposed Residential Development at Nos. 1 – 7 Tak Sing Lane, Sai Ying Pun, HK. Inspection Report for 2 nos. Wall Trees**

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Furthermore, the existing 3-storey vacant houses will change to a 24-storey tower, which would reduce more sunlight penetration than the old buildings and become less favourable for the healthy growth of T1.

### **3.2 Recommendations on tree protection measures**

The Client has expressed a good will to preserve both T1 and T2 as far as feasible and practical tree protection measures can be carried out during construction.

For Tree No. T2, reduction pruning of the northern side crown (including the removal of dead or diseased branches) would be feasible to reduce conflict with the construction and to provide working space clearance. Most branches to be pruned are anticipated to be smaller than 75 mm diameter. The overall crown reduction should be no more than 25% in a single pruning operation. The pruning workmanship should strictly follow the pruning guidelines issued by the Tree Management Office, Greening, Landscape & Tree Management Section, Development Bureau (<http://www.trees.gov.hk/filemanager/content/attachments/factsheet.pdf>) to ensure proper pruning practice is performed.

For Tree No. T1, before resolving to the option of removing to whole 400 mm large limb to facilitate construction, the Client is recommended to look for architectural alternatives which can allow minimal pruning of the large tree branches. For example, instead of building a solid continuous fence wall, part of the wall conflicting with the branches can change to a strong metal fence at the same height as the wall, with holes allowing the branches to pass through and grow into the podium garden. In this way, the amount of crown reduction required would be greatly reduced for facilitating construction, while the protruding branches will require careful protection against damages by machinery, abrasions and branch breakages caused by construction works very close to the tree. Protective amouring on the large branches and pruning to repair minor branch damages from time to time would be needed.

If removing the whole scaffold branch is unavoidable, the reduction pruning should be carried out in 2 – 3 stages to prevent shocking the tree's growth. As T1 is a deciduous tree species, it would be ideal the carry out the pruning stages during fall/ winter season, before old building demolition, before the commencement of the foundation phase and before the superstructure phase of the new building.

No matter the large scaffold branch requires to be removed or not, the whole tree needs proper crown cleaning to remove the dieback twigs and watersprouts on tree trunk, as well as to rectify the previous rough cuts by pruning further back to correct positions at the branch collar. No unnecessary cutting of the wall tree roots nor any demolition of old wall structures where the roots are settling on should be performed which would affect the wall tree's stability.

## **Proposed Residential Development at Nos. 1 – 7 Tak Sing Lane, Sai Ying Pun, HK. Inspection Report for 2 nos. Wall Trees**

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Besides the afore-mentioned government pruning guidelines, detailed specifications on tree protection and monitoring is a must to be included in the construction contracting with the future building contractors. All construction works should be strictly disciplined to prevent damages on the preserved trees. Qualified arborists should be hired for tree monitoring throughout the construction and maintenance phases and to provide appropriate instructions/ to perform properly on tree protection works and damage remedies.

### **4.0 Assessment Limitations and Further Information**

This report, its findings and recommendations are submitted with the following understanding:

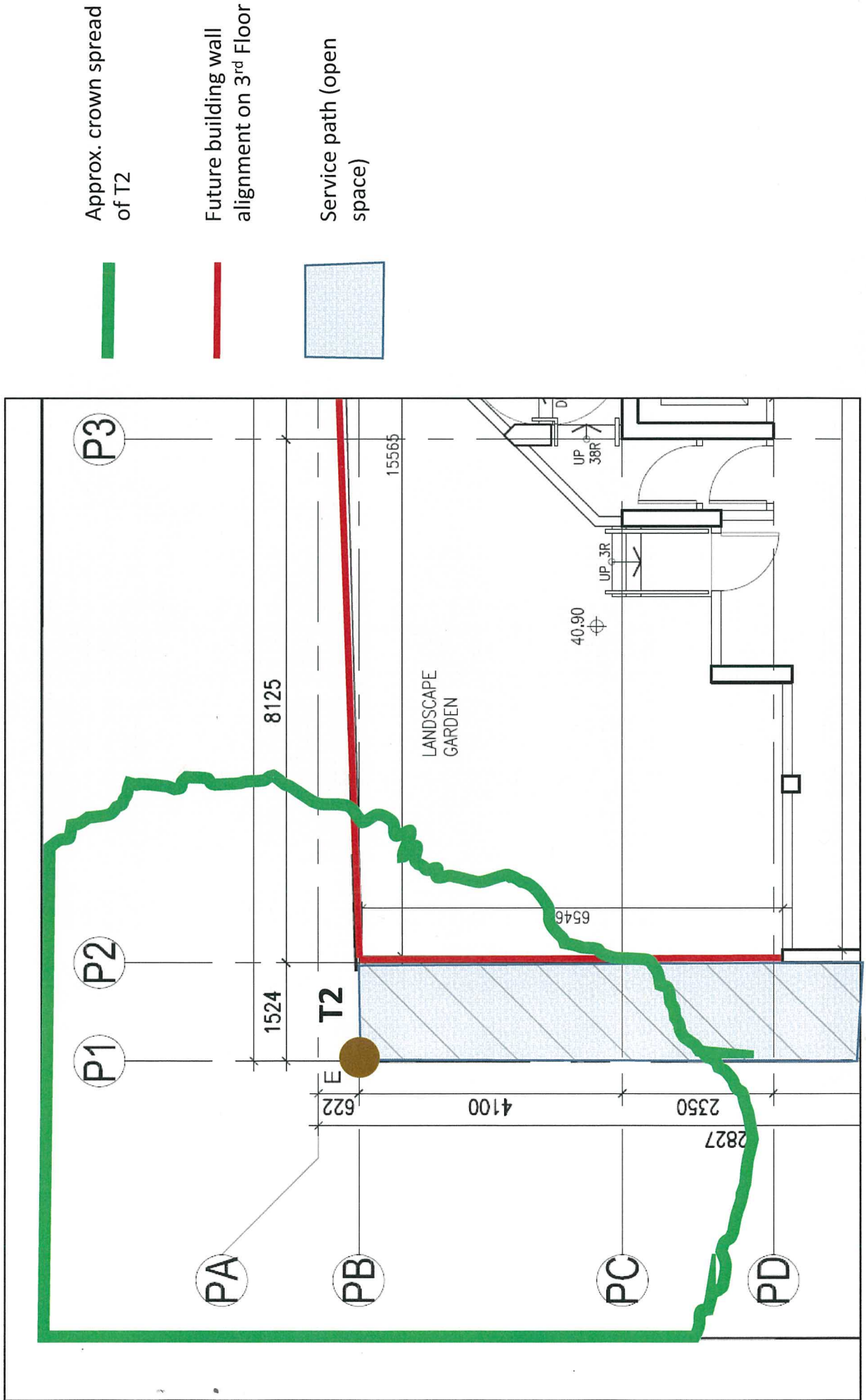
- The findings, conclusions and recommendations formulated during this inspection and assessment are based on conditions and observations made at the time of the field investigation. Findings, conclusions and recommendations may be revised should conditions change or further information becomes available.
- This assessment was restricted to the designated tree and did not assess any other trees that may present potential hazards on or off of this property.
- Arborists cannot detect every condition that could possibly lead to the structural failure or decline in the health of a tree. Trees are living organisms that fail in ways we do not fully understand and cannot always predict. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.
- Treatments, pruning or removal of trees may involve considerations beyond the scope of the arborist's services such as cost, public sensitivity, property management considerations, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist.
- Trees can be managed, but they cannot be controlled. To live, work and play near trees is to accept some degree of risk.
- Clients may choose to accept or disregard the recommendation of the arborist, or to seek additional advice.

For any questions or to obtain further information regarding this report, please contact Mr. Samuel Ma (Email: [samuel@kassodarbor.com](mailto:samuel@kassodarbor.com)) or Ms. Phoebe Liu (Email: [phoebeliu@kassodarbor.com](mailto:phoebeliu@kassodarbor.com)).





# APPENDIX III – Blow-Up Plan of Tree No. T2



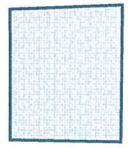
Approx. crown spread of T2



Future building wall alignment on 3rd Floor



Service path (open space)



Kenneth To & Associates Ltd  
杜立基規劃顧問有限公司  
TOWN PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Our Ref : S1211/TSL\_SYP/14/007Lg

23 January 2015

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By Fax (2522 8426) and By Hand

Dear Sir / Madam,

**Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23"  
for Residential Development  
at 1-7 Tak Sing Lane, Sai Yin Pun  
- S12A Application No. Y/H3/6 -**

We refer to the captioned application submitted on 25 August 2014.

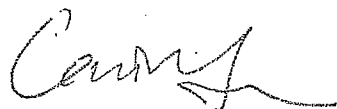
In order to address the departmental comments received on 30 December 2014, we hereby submit 5 copies of the table of Responses to Departmental Comments with relevant figures and **Appendix 1** for the consideration of Town Planning Board.

Please kindly note that the architectural scheme has been further revised to reduce the site coverage at 2/F and 3/F so as to reserve larger space for T1 and to reduce the amount of pruning on T1 (**Appendix 1** refers). There is no change to the proposed domestic and non-domestic GFA.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf  
KENNETH TO & ASSOCIATES LIMITED



Camille Lam

Encl.

cc. DPO/HK – Ms Jessica Lee (By Fax 2895 3957 & By email: [jktlee@pland.gov.hk](mailto:jktlee@pland.gov.hk)) w/e  
Applicants & Team



Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to "Residential 9 Group A) 23" ("R(A)23") for Residential Development  
At 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
(S12A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 30 December 2014

| <b>Comments</b>   |   | <b>Response</b>  |
|---|---|--|
| <b>Comments from Urban Design and Landscape of Planning Department (Landscape Unit)</b><br><b>(Contact Person: Mr. Perry TO, Telephone No.: 2231 4854)</b>  |   |  |
| 1. As confirmed again by the applicant in the R to C table, there is a shortfall of overall open space provision within the area covered by the Sai Ying Pun and Sheung Wan OZP. The proposed rezoning would signify a permanent loss of open space of 476m <sup>2</sup> .  | Noted. As emphasized before, the site is currently occupied by private residential blocks which are not open to public. The Proposed Development providing a public access through the commercial portion between Second Street and Third Street will be a planning gain to the local community compared to the existing situation. | While there has never been any implementation program for the planned open space by the Government, the "permanent loss of open space" is only in terms of a number. There is no actual physical loss.   |
| 2. The proposal to retain the two existing trees is not feasible due to insufficient space. Moreover, as pointed out in the applicant's tree preservation proposal, it is estimated that significant portion of the tree crown would be in conflict with the proposed development and the extent of pruning (40-50% for T1 and 20-25% for T2) would have significant adverse impact on the existing trees.  | The architectural scheme has been further revised to reduce the site coverage at 2/F and 3/F so as to reserve larger space for T1 and to reduce the amount of pruning on T1.  |  |
| 3. Therefore we still have some reservation on the proposed rezoning from the landscape planning perspective and our previous comments dated 22.9.2014 are still valid.   |   | Noted.   |
| <b>Comments from Urban Design and Landscape of Planning Department (Urban Design Unit)</b><br><b>(Contact Person: Mr. Steven YH SIU, Telephone No.: 2231 5067)</b>  |   |  |
| 1. Under the planned context, an open space at the subject site would offer a legible connection between Second Street and Third Street through the subject site, the alley by Goodwill Garden and the existing staircase by Yee Shun Mansion. Given that one of the entrances to Sai Ying Pun Station of the forthcoming West Island Line will be situated to the immediate north of the subject site on Second Street, the subject site would likely receive some patronage under the planned scenario. Judging from the submitted photomontage, the outlook of the proposal as viewed from Third Street would connote to a secluded private development. While there is no corresponding photomontage from Second Street, the same connotations are anticipated on the northern elevation of the proposal. | The architectural scheme has been further revised. With reduction in the building mass for 2/F and 3/F, the podium will be more permeable when viewed from Third Street (Photomontage 1 refers). Photomontage 1 also demonstrates the visual quality of a welcoming entrance of the commercial portion.                             | Photomontage 2 demonstrates the view from Second Street. The Applicant intends to refurbish the staircase and create a welcoming access for public to get access to the commercial portion and get to Third Street through the public access and lift. |

Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to "Residential 9 Group A) 23" ("R(A)23") for Residential Development  
 At 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
 (SI2A Amendment of Plan Application No. Y/H3/6)  
 Departmental Comments received on 30 December 2014

| Comments  | Response  |
|---|---|
| <p>2. Overall, while the Applicant will offer public access "during the opening hours of the commercial portion" between the G/F and 1/F of the proposed development, the actual and perceived accessibility across the subject site is anticipated to be inferior when compared with the planned scenario. The Applicant should endeavour to create a more legible public access across the subject site that is free from opening hour constraints.</p>   | <p>The Applicant agrees to provide a legible public access across the subject site that is free from opening hour constraints.</p> <p><b>Photomontage 3</b> has demonstrated the spatial quality of the lift provision from Tak Sing Lane. There will be clear signage showing to public that there is a public access through the lift to Third Street with no constraints on opening hours.</p> <p>Altogether the three photomontages have demonstrated the design concept of this proposed public access from Third Street, Second Street and the lift provision respectively.</p> <p>The Expert Evaluation AVA Report for the Proposed Development will be provided in due course.</p>  |
| <p>3. The Expert Evaluation AVA Report to the area (May 2010) recommended that all the "O" zones should be maintained and should not be further developed with tall buildings or rezoned for bulky developments as they provide useful 'lungs' of air spaces in the Area. There is insufficient information to demonstrate that the proposal would have no adverse air ventilation impact on the surrounding area.</p>  | <p>The maximum building height of the adjoining "R(A)" zones is 120mPD. The proposed zoning and proposed maximum building height for the Site are in line with the adjoining "R(A)" zones.</p>  |
| <p><b>Comments from Architectural Services Department</b><br/>                 (Contact Person: Ms. Justina KWOK, Telephone No.: 2867 3455)</p>   |   |
| <p>1. The site is located in an existing residential neighbourhood of high rise and low rise buildings. It is suggested that stepped building profile should be considered for the proposed residential development to avoid immediate juxtaposition of high rise and low rise buildings.</p>   | <p><b>Figure A</b> shows the photo taken on the footbridge (VP6). This is the most suitable location to capture the wide view of the Site from this angle (to the northeast of the Site).</p> <p><b>Figure B</b> shows the photos taken from a more stepped back location of VP5 (VP7 and VP8). As seen from the photo of VP7, the Proposed Development will be seen behind the low-rise blocks at the street corner, at a similar height to the adjoining high-rise blocks. For VP8, the Proposed Development will be seen among the adjoining high-rise blocks. The view is actually similar to the view from Centre Street (please refer to the submitted Photomontage 1 in Figure 1.4, of the Further Information Submission dated 4 Nov 2014). It should be understood that within the narrow street grid of the high-rise neighbourhood, there is limitation in finding a viewpoint to capture the wider view of the proposed development at the Site. The submitted Visual Analysis has demonstrated that.</p> |
| <p>2. In Appendix 1, Figure 1.7, only site photos with narrow views were provided for VP4 and VP5. It is suggested that photomontages from VP4 and VP5 should also be provided for us to assess the visual impact of the development on the surrounding areas; the viewpoint for VP4 should be set on the footbridge for a clearer view, and the viewpoint for VP5 should be taken from a more stepped back location directing towards the angle between Third Street and Centre Street for a broader vision.</p> | <p>The maximum building height of the adjoining "R(A)" zones is 120mPD. The proposed zoning and proposed maximum building height for the Site are in line with the adjoining "R(A)" zones.</p>  |



Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to  
"Residential 9 Group A) 23" ("R(A)23") for Residential Development  
At 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
(S12A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 30 December 2014

| <b>Comments</b>   |   | <b>Response</b>  |  |
|---|---|--|--|
| <p>3. In Appendix 2, public pedestrian access and lift for public use are indicated as a diagram. It is suggested that the applicant should provide drawings to show the spatial quality of the access path and lift provision.</p>   | <p><b>Photomontage 1</b> demonstrates the visual quality of the entrance of the public access and commercial portion viewed from Third Street. <b>Photomontage 2</b> demonstrates the view from Second Street. The Applicant intends to refurbish the staircase and create a welcoming access for public to get access to the commercial portion. <b>Photomontage 3</b> demonstrates the spatial quality of the lift provision.</p> | <p><b>Comments of District Officer (Central &amp; Western)<br/>(Contact Person: Mr Winston CHAN, Telephone No.: 2852 3469)</b></p> <p>1. Please note that the comments in our earlier memos remains valid, and that the Food, Environment, Hygiene &amp; Works Committee (FEHWC) of the Central &amp; Western District Council (C&amp;WDC) has raised grave concern over the subject application at its meeting on 23.10.2014 given the adverse visual, environmental and air circulation impact on nearby buildings, together with other concerns on fire safety and privacy.</p> | <p>Noted with thanks.<br/>The Applicant recognised the public concern and submitted the summary table of responses to public comments on 5 Nov 2014.</p> |
| <p>2. Further to the FEHWC meeting on 23.10.2014, C&amp;WDC has convened an informal meeting with the Director of Planning on 4.12.2014 and reiterated its concerns over the subject application. Two petition letters from Mr Sidney LEE Chi-hang (FEHWC Chairman and DC member of the subject constituency) and DAB Central &amp; Western Branch were handed to the Director of Planning on the same day.</p> | <p><b>Photomontage 1</b> demonstrates the visual quality of the entrance of the public access and commercial portion viewed from Third Street. <b>Photomontage 2</b> demonstrates the view from Second Street. The Applicant intends to refurbish the staircase and create a welcoming access for public to get access to the commercial portion. <b>Photomontage 3</b> demonstrates the spatial quality of the lift provision.</p> | <p>Noted with thanks.</p>  | <p>Noted with thanks.</p>  |

**Enclosure:**

- Photomontage 1 – Spatial Quality of the View from Third Street
- Photomontage 2 – Spatial Quality of the View from Second Street
- Photomontage 3 – Spatial Quality of the View of the Lift Provision from Tak Sing Lane
- Figure A – Site Photo of VP6
- Figure B – Site Photos of VP7 and VP8
- Appendix 1 – Revised Architectural Scheme



**Photomontage 1**

Spatial Quality of the view from Third Street



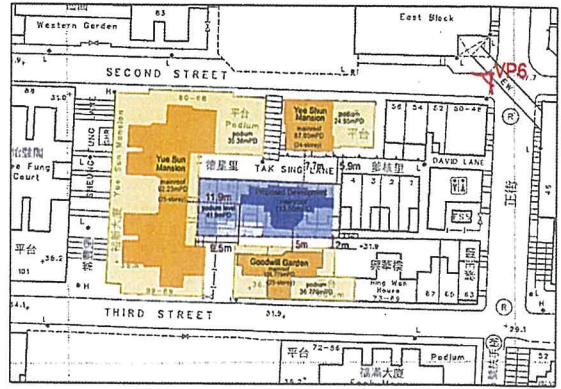
**Photomontage 3**

Spatial Quality of the view of the lift provision from Tak Sing Lane



**Photomontage 2**

Spatial Quality of the view from Second Street



**Existing View at VP6**



**KTA**

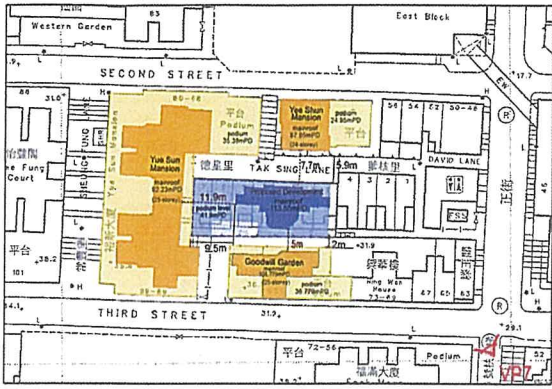
Kenneth To & Associates Ltd.  
 杜立基規劃顧問有限公司  
 TOWN PLANNING  
 AND DEVELOPMENT  
 CONSULTANTS

**Site Photo  
(VP6)**

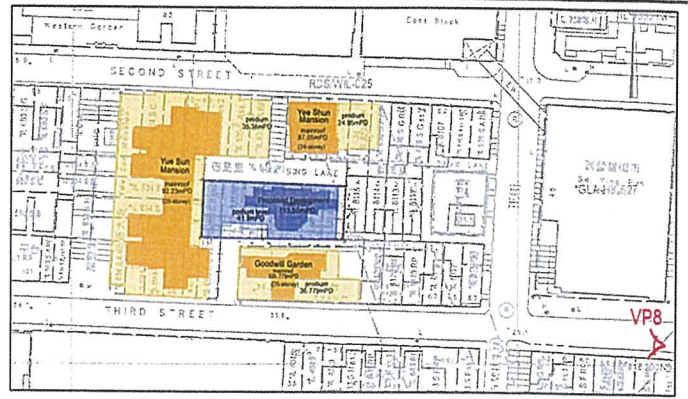
Figure A

Proposed Rezoning from "O" and  
 "Pedestrian Precinct / Street" to  
 "R(A)23" for Residential Development  
 at 1-7 Tak Sing Lane, Sai Ying Pun  
 (S12A Application No. Y/H3/6)

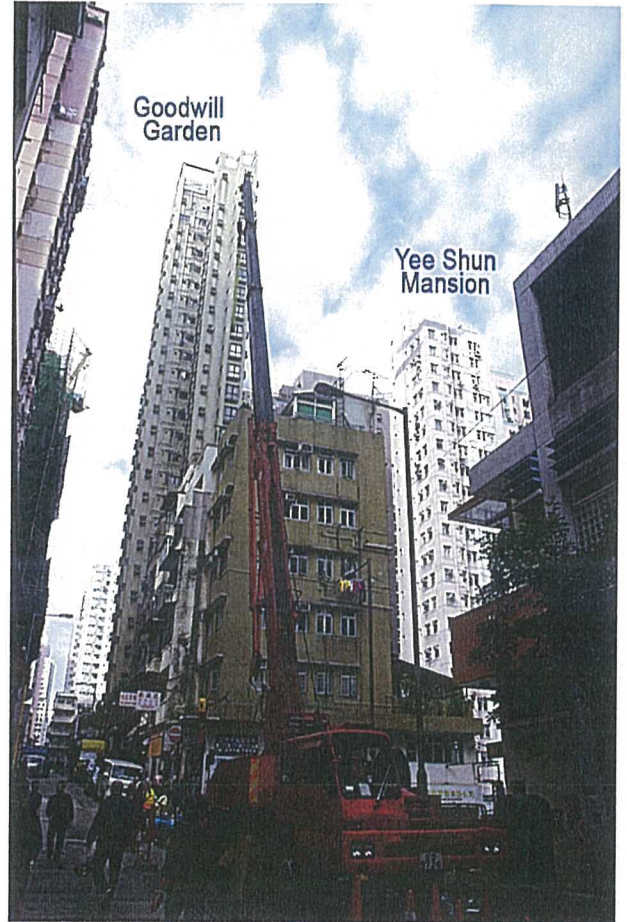
Date: 10 Jan 2015



Existing View at VP7



Existing View at VP8



**KTA**

Kenneth To & Associates Ltd.  
 杜立基規劃顧問有限公司  
 TOWN PLANNING  
 AND DEVELOPMENT  
 CONSULTANTS

**Site Photos  
 (VP7 and VP8)**

Figure B

Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23" for Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun (S12A Application No. Y/H3/6)

Date: 10 Jan 2015

**Appendix 1**

---

Revised Architectural Scheme  
(dated 23 Jan 2015)



























Our Ref : S1211/TSL\_SYP/14/009Lg

6 February 2015

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point  
Hong Kong

By Fax (2522 8426) and By Hand

Dear Sir / Madam,

**Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23"  
for Residential Development  
at 1-7 Tak Sing Lane, Sai Yin Pun  
- S12A Application No. Y/H3/6 -**

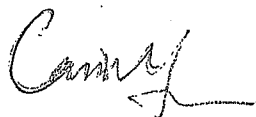
We refer to the captioned application submitted on 25 August 2014 and the departmental comments received on 30 December 2014.

In order to address the departmental comments from Urban Design Unit of Planning Department (related to AVA), and from Environmental Protection Department and Drainage Services Department respectively, we hereby submit 5 copies of the table of Responses to Departmental Comments with two annexes (**Annex 1** – Air Ventilation Assessment – Expert Evaluation, and **Annex 2** – Revised Sewerage Impact Assessment).

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8841.

Thank you for your kind attention.

Yours faithfully  
For and on behalf  
KENNETH TO & ASSOCIATES LIMITED



Camille Lam

Encl.

cc. DPO/HK – Ms Jessica Lee (By Fax 2895 3957) w/oe  
Applicants & Team

KT/CL/vy

bcc. Jonnex International Ltd – Mr Edwin Leung (By Email) w/e  
KWA – Mr Dominic Kwan / Mr Kenneth Yu (By Email) w/e  
ENVIRON – Mr Tony Cheng / Mr Edmund Cheung (By Email) w/e

Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct/ Street" to  
"Residential 9(Group A) 23" ("R(A)23") for Residential Development At 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
(S12A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 30 December 2014

| <b>Response</b>  |  |
|--|--|
| <b>Comments from Urban Design and Landscape of Planning Department (Urban Design Unit)<br/>(Contact Person: Mr. Steven YH SIU, Telephone No.: 2231 5067)</b>   |  |
| <p>3. The Expert Evaluation AVA Report to the area (May 2010) recommended that all the "O" zones should be maintained and should not be further developed with tall buildings or rezoned for bulky developments as they provide useful 'lungs' of air spaces in the Area. There is insufficient information to demonstrate that the proposal would have no adverse air ventilation impact on the surrounding area.</p>   | <p>Attached please find the Air Ventilation Assessment - Expert Evaluation for the Proposed Development in <b>Annex 1</b>.<br/>It is concluded that the Site does not encroach into any air paths of the Sai Ying Pun area. Its location is immediately next to the existing high-rise buildings which have already reduced the wind speed for the annual prevailing winds and summer winds. In considering the location of the subject site, the height and scale of the Proposed Development, it is anticipated that there is no adverse air ventilation impact to the local area.</p>   |
| <b>Comments from Environmental Protection Department<br/>(Contact Person: Mr. Felix TAI, Telephone No.: 2835 1845)</b>   |  |
| <p>1. Having reviewed the revised SIA report, we have the following comments on the report:</p> <p>2. The assumption of 2.2 persons per flat of the proposed development and existing residential buildings might underestimate the sewage flow generation. The applicant should make reference to the 2011 Population Census and consult Planning Department to determine the appropriate persons-per-flat values for residential buildings in the concerned area.</p> <p>3. The existing sources of sewage generation in the surrounding sewerage catchments should include Centre Street Market and shops/restaurants on ground floor, if any.</p> <p>4. Sewage flows from upstream of Catchment A to the concerned public sewer along Centre Street should also be considered in the assessment.</p> <p>5. Please also note that the Applicant did not provide any response to address the air quality concern as raised in our previous memo of 19.11.2014. Since the applicant is still required to address the environmental concerns in terms of air quality and sewerage, we cannot lend support to the subject rezoning application at this stage.</p> | <p>--</p> <p>Noted. Based on the information presented in 2011 Population Census, 2.7 persons per flat of the existing residential building is assumed in the calculation. For the details, please refer to the calculation presented in <b>Annex 2</b>.</p> <p>Noted. Sewage generated from Centre Street Market and shops/restaurants on ground floor are considered in the assessment. For the details, please refer to the calculation presented in <b>Annex 2</b>.</p> <p>Sewage flows from upstream of Catchment A up to the North of Bonham Road has been considered in the assessment. The figure showing the assessed Catchments is presented in <b>Annex 2</b>.</p> <p>Revised Sewerage Impact Assessment is provided in <b>Annex 2</b>.</p> <p>The Proposed Development involves a 25-storey block with 4/F to 24/F as residential portion for 80 units and G/F to 1/F as commercial portion for shop and services use, plus 2/F as E&amp;M and 3/F as landscape garden. There are no carparking spaces provided as it is expected that all residents would rely on public transport. Compared to the existing condition that there are 7 nos. of 2 to 3 storeys residential blocks at the Site, it is not anticipated that the Proposed Development would generate adverse air quality impact.</p> <p>Meanwhile, as the Site falls within high density residential neighbourhood and surrounded by "R(A)" zones, it is not anticipated that the Site is subject to adverse air quality impact for residential use.</p> |

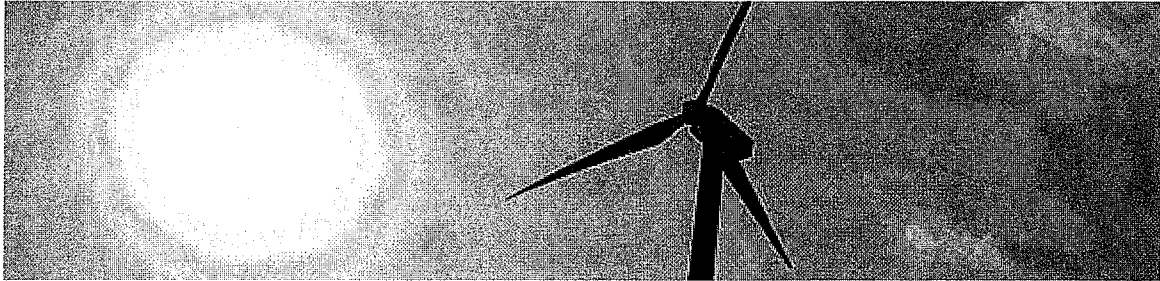
Proposed Rezoning from "Open Space" ("O") and "Pedestrian Precinct / Street" to  
"Residential 9 Group A) 23" ("R(A)23") for Residential Development At 1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong  
(S12A Amendment of Plan Application No. Y/H3/6)  
Departmental Comments received on 30 December 2014

| <b>Comments</b>   |  | <b>Response</b> |  |
|---|--|-----------------|--|
| <b>Comments from Drainage Services Department<br/>(Contact Person: Mr. C. W. Liu, Telephone No.: 2594 7192)</b> |  |                 |  |
| 1.  | 5-10% allowance for siltation should be made in the assessment and design of sewer.  |                 | Noted. Based on the detailed sewerage impact assessment presented in <b>Annex 2</b> , it appears that 5 – 10% allowance for situation can be achieved.   |
| 2.  |  |                 |  |
| 3.  | It appears that the flow generated from Centre Street Market and proposed MTR Sai Ying Pun Station Exist B1 & B2 are not included in Catchment B. The project proponent shall ensure all existing and proposed developments in affected catchment areas shall be assessed. |                 | Sewage flow generated from Centre Street Market and proposed MTR Sai Ying Pun Station Exist B1 & B2 have been considered in the assessment. Please refer to <b>Annex 2</b> of the revised report for details.<br>In addition, all existing and proposed developments in affected catchment areas have been assessed in the revised report. |

Annex 1 – Air Ventilation Assessment – Expert Evaluation

Annex 2 – Revised Sewerage Impact Assessment

**Annex 1**  
**Air Ventilation Assessment – Expert Evaluation**



S.12A Planning Application  
Approved Sai Ying Pun & Sheung Wan OZP No. S/H3/29  
Proposed Residential Development  
1-7 Tak Sing Lane, Sai Ying Pun, Hong Kong

Air Ventilation Assessment  
Expert Evaluation

Prepared for:

**Jonnex International Limited**

Prepared by:

**ENVIRON Hong Kong Limited**

Date:

**Jan 2015**

Reference:

**R4217\_V1.0**

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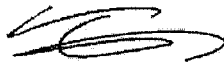
Prepared by:



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Steve Lo  
Environmental Consultant

Approved by:



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Tony Cheng  
Senior Manager

**ENVIRON Hong Kong Limited**  
**Room 2403, Jubilee Centre,**  
**18 Fenwick Street, Wan Chai, Hong Kong**  
Tel: (852) 3465 2888  
Fax: (852) 3465 2899  
E-mail: info.hk@environcorp.com

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| 1.3 Proposed Development .....                                      | 1    |
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| 2.1 Site Wind Availability Data .....                               | 2    |
| 2.2 Prevailing Wind Environment of the Sai Ying Pun Area .....      | 2    |
| 2.3 Wind Environment at the Subject Site .....                      | 3    |
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- Figure 4: Topography and Building Morphology of the Area in the Vicinity
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- Annex A: Layout Plans and Sections of the Proposed Development

## 1.0 Introduction

The planning application is proposed to rezone the Subject Site from “Open Space” to “Residential (Group A)23” (R(A)23”) zones. The Subject Site will be subject to a building height restriction 120 mPD. Currently, the Subject Site is currently occupied by seven 3-storey residential buildings which were completed in 1952 and 1953 before the Site was zoned “O” on the first Outline Zoning Plan (OZP) gazetted on 20 March 1970.

ENVIRON Hong Kong Limited is commissioned by the Applicant to prepare the Air Ventilation Assessment (AVA) Study report based on the layout plan to support the planning application. Architectural drawings and technical information on the Project are provided by the project team members.

### 1.1 Methodology

This Expert Evaluation (EE) is undertaken based on the framework set out in Technical Circular No. 1/06 – Air Ventilation Assessments jointly issued by Housing, Planning and Lands Bureau, and Environment, Transport and Works Bureau and its Annex A – Technical Guide for Air Ventilation Assessment for Developments in Hong Kong.

In this EE, weather data from MM5 has been reviewed to understand the wind environment of the Site. Besides, the wind data from previous Planning Department’s AVA study for the Sai Ying Pun & Sheung Wan Area where the site is located has also been reviewed, i.e. *Term Consultancy for Air Ventilation Assessment Services, Cat. A – Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment (PLNQ 37/2007)* Final Report Sai Ying Pun & Sheung Wan Area (AVR/G/46) (hereafter named as SYPSW EE).

### 1.2 Subject site and its Environs

**Figure 1** shows the location of the site and its environs.

The whole site area is about 0.05 ha; and is currently occupied with seven 3-storey residential buildings. The Subject Site is located at inner part of the Sai Ying Pun area; and the Subject Site is immediately surrounded with existing 5-storeys to 25-storeys residential buildings at all four sides. The Second Street and the Third Street are located north and south of the Subject Site respectively.

### 1.3 Proposed Development

The Proposed Development consist one 25 storeys building with 21 residential storeys starting from 4/F to 24/F. Podium is located at G/F to 2/F and residential recreational facilities located at 3/F. the ground floor and first floor of podium will be used for shop; while the second floor will be used for electrical and mechanical facilities. It must be noted that there is an opening at the eastern end of the second floor.

**Figure 2** shows the master layout plan of the Proposed Development. Layout plans and sections of the Proposed Development are shown in **Annex A**.

## 2.0 Site Wind Availability

### 2.1 Site Wind Availability Data

Based on the recorded wind data from Hong Kong Observatory and the information stated in the SYPSW EE, the north-easterly wind and easterly wind would be dominated in the non-summer period at Hong Kong University, i.e. the site located in the vicinity. During the summer period, the south-westerly wind and southerly wind would be dominated. Throughout the year, the most dominant wind would come from north-eastern direction and eastern direction as well as south-western and southern direction. **Figure 3** shows the wind roses extracted from SYPSW EE of the area and shows the summary of the simulated site wind availability data including probability of occurrence and average wind speed based on MM5 data at 450m. The windrose result represents wind environment over urban canopy and least affected by topography and buildings.

### 2.2 Prevailing Wind Environment of the Sai Ying Pun Area

**Figure 4** shows the topography and building morphology of the area under concern. The Subject Site is located at the inner part of the Sai Ying Pun. Victoria Harbour is located north of the Sai Ying Pun. The Sai Ying Pun area rises from the sea level to 50 to 80 mPD, at Mid-levels West with the Peak of about 550 mPD lies further south. The whole Sai Ying Pung and the Mid-levels West are compacted with low to high rise buildings. High rise commercial buildings are commonly found at the harbour front area. Roads and streets are generally aligned from north to south or east to west; and the width of the streets are usually not very wide.

#### Annual Condition

Based on the windrose from MM5, the annual prevailing winds are from the north and north-east where Victoria Harbor located. Therefore, generally speaking, the area should be enjoying the sea breeze from these directions. As advised by SYPSW EE, the wind from the waterfront can penetrate via the north-south streets between Connaught Road Central and Des Voeux Road Central as well as Connaught Road West and Des Voeux Road West into the inner part of the area. However, with the present of dense and compact built environment, it is expected that the sea breeze may only penetrate one layer or limited layer of buildings up to Des Voeux Road. Nevertheless, the above-mentioned streets with north-south directions are important air paths for the SYP area.

Wind from east will flow over the Central District via the main streets and roads that are parallel to the wind flow. These main streets and roads include Des Voeus Road West, Queen's Road West, Second Street and High Street. However, all these streets are not "straight" and relatively narrow, it is considered that their efficiency as air path is not high.

### Summer Condition

As mentioned in section 2.1, during the summer period, the prevailing winds are from the south-west and south. Wind coming from the south will shield by the hills and developments at Mid-level West. It is expected that the wind (for example: moderate wind conditions) will create eddies and a number of re-circulations after it flow across the hill. The re-circulation will firstly reach the Mid-level West area; and wind will be dampened by the dense urban structure at the Mid-level West. By the time it reaches the Sai Ying Pun Area as well as the further southern part of the area, the wind speed will be very weak. Therefore, it is unlikely that the SYP area could enjoy too much of the summer prevailing winds from the southerly quarters.

## **2.3 Wind Environment at the Subject Site**

### Annual Condition

As mentioned in section 2.1, the annual prevailing winds are from north-east and east.

The Subject Site is located at middle portion of the SYB area, i.e. all the surroundings areas are dense and compacted development. For this site with ~ 0.04ha area, it is immediate surrounded by low (5 – storeys) to high-rise (23 storeys) buildings at all sides. High-rise residential development (Island Crest) is located further northeast of the Subject Site with the Central Street located in between. A 23 storeys building – Yee Shun Mansion is located immediate north of the Subject Site; while a 23 storeys building – Goodwill Garden is located immediate south of the Subject Site. Two 21 storeys buildings – Yue Sun Mansion are also located immediate west of the Subject Site with a service lane located in between. The future development “The Nova” with 35 residential storeys is located southwest of the Subject Site with Third Street located in between. Low rise building is immediate east of the Subject Site. The 20 storeys Tong Nam Mansion is located further east with the Central Street located in between. The Subject Site is currently occupied by seven 3-storeys buildings, i.e. it is not vacant. The surrounding high-rise buildings and the compact low-rise buildings have already blocked the pedestrian wind flow from the north to east quarters to the Subject Site.

For the area in the surroundings, the prevailing annual wind would flow along the streets from north to south, such as the Central Street and Western Street, as well as the street from east to west, such as Queen’s Road West, Second Street and High Street.

### Summer Condition

During summer period, the prevailing winds are from the south-west and south.

For the summer condition, the wind from southern quarters has already been blocked by the built developments at Mid-East Level. Further, the Goodwill Garden to the south and the future development, the Nova, to the southwest would block the summer wind to the Subject Site. Therefore, it is considered that the summer wind would flow along the Central Street and Western Street.

## **2.4 Discussion on Important Pedestrian Areas, and Problem Area**

### **2.4.1 Important Pedestrian Areas**

The proposed new building height (H) is at 120 mPD at maximum. Therefore, the concerned area would be the area within 120m; and the whole areas are almost built with compact low to high-rise buildings. Within the area of concern, several roads are found; and those travelling along east to west include Queen's Road West, First Street, Second Street, Third Street and High Street; while those travelling from north to south include Western Street and Central Street.

As mentioned in section 2.2 above regarding the wind performance of the area, the streets travelling from north to south are important air path; and so the Western Street and Central Street are the important pedestrian areas. There is a resting area next to the Centre Street east of the Subject Site with existing low rise buildings in between.

The roads / streets travelling from east to west (i.e. the Queen's Road West, Second Street and High Street) are relatively less important pedestrian areas.

The location of the identified air paths are shown on **Figure 5**.

### **2.4.2 Problem Areas**

Based on the SYPSW EE, the wind speed at the inner part of the SYP is unlikely to be high, as there are lots of built developments with high ground coverage located within the area. Therefore, the wind speed of the inner SYP area is likely to be low to medium.

### **3.0 Expert Evaluation**

#### Annual Wind Condition

The proposed development is to redevelop the existing seven 3-storey buildings to a residential building with 25 storeys. General speaking, increase the building height may have adverse impact on the pedestrian air ventilation of the surrounding area. However, it is considered not to have any significant impact due to the proposed development in comparing with the existing condition.

The annual prevailing winds are from north-east and east. Building with same or taller building heights are located immediate north, further north-east and east of the Subject Site. Compact low-rise buildings are located in the vicinity. These existing buildings have already blocked the prevailing annual wind. The annual wind would flow along the streets, i.e. the air paths. For the nearest air paths, Centre Street and Second Street, as well as the larger air path at Queens Road West, the proposed development is located at the downwind area. The proposed development would not have any impacts on these air paths. Similarly, the resting area along the Centre Street is located upwind of the proposed development. Therefore, the proposed development would not have any impact or have insignificant impact on this resting area.

For the air paths to south of the Subject Site (e.g. High Street and Western Street), there are high-rise buildings at the downwind location of the proposed development (The Yue Sun Mansion to the west, the Nova to the southwest and the Goodwill Garden to the south). The height of the proposed development is similar or lower than these building at downwind area. It is considered that the air ventilation performance of these air paths would not be affected by the proposed development.

For the air ventilation performance of the whole Sai Ying Pun and Sheung Wan area, it is considered that there would not have any significant changes after the operation of the proposed development. The Subject Site is about 0.04 ha which is only about 0.013 percentage of Sai Ying Pun and Sheung Wan area. Also, the Subject Site is not vacant; and is 100% covered with buildings. Existing tall buildings are located immediate north, west and south of the Subject Site. No air paths identified in the SYPSW EE would be affected by the proposed development.

It is considered that there would not have any adverse air ventilation impact upon the surrounding area under Annual Wind Condition.

#### Summer Wind Condition

During summer period, the prevailing winds are from the south-west and south. Similar to the annual wind, the summer wind would mainly flow along the Centre Street and Western Street. The proposed development does not encroach to these air paths. It is considered that the proposed development would not have any impacts on these air paths under summer condition.

In addition, the design of the proposed development has considered the HKPSG recommendation on disposition of new building. The residential tower of the proposed development is sitting behind the Goodwill Garden. The opening above lane west of the Goodwill Garden can be kept. Further, there is an opening at second floor along this lane. As such, a visual or air corridor aligns from south to north along this lane can be kept, i.e. same as the current situation. Therefore, it is anticipated that no adverse air ventilation impact to the local area during summer condition.

## 4.0 Conclusion

An Expert Evaluation on air ventilation assessment has been carried out in accordance with ETWB Technical Circular No. 1/06 AVA and Chapter 11 of the HKPSG.

With reference to the wind rose, annual prevailing winds in the area are from the north-east and east. During summer condition, the prevailing winds are from the south-west and south.

The Project does not encroach into any air paths of the area. Its location is immediate next to the existing high-rise buildings which have already reduced the wind speed for the annual prevailing winds and summer winds. The foot print of the Project is same as the existing buildings and its height is same as the surrounding stipulated in the OZP. In considering the location of the subject site, the height and scale of the Project, it is anticipated that no adverse air ventilation impact to the local area.

## Figures




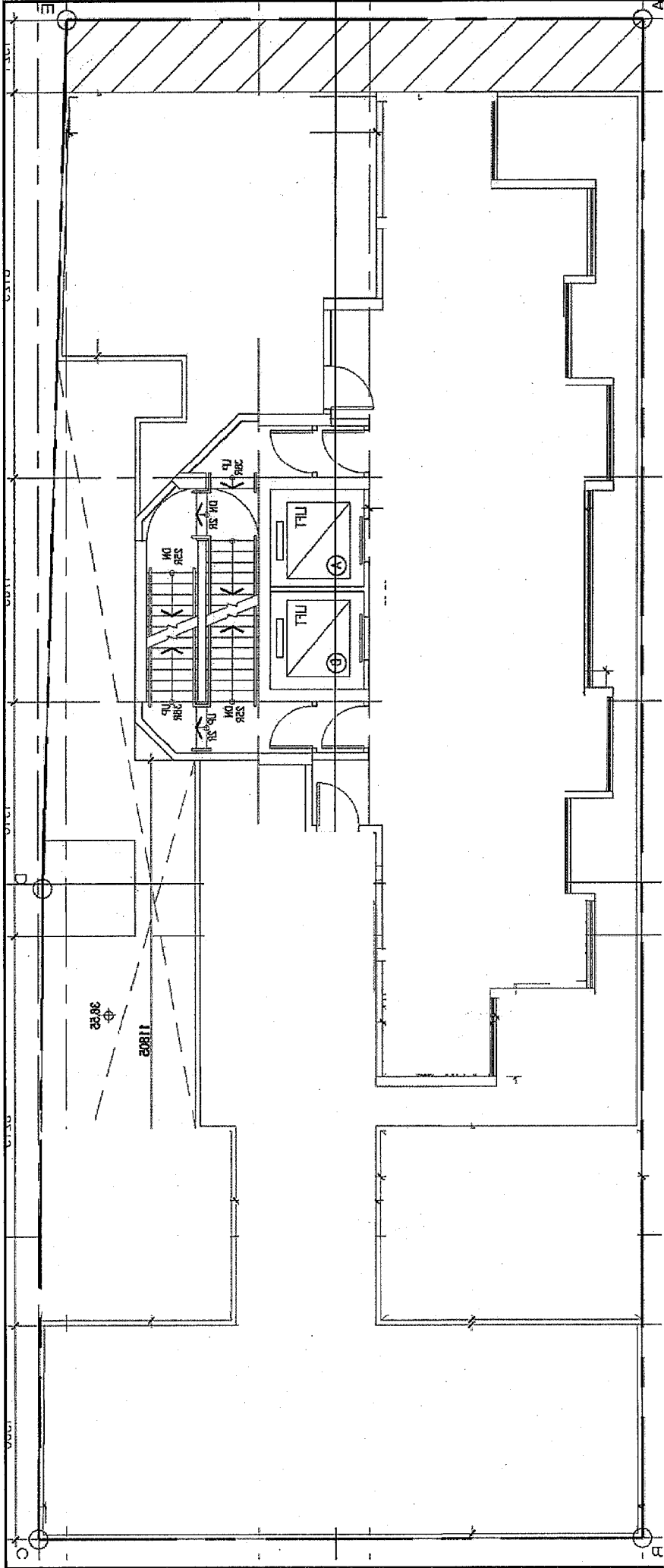


**Figure: 1**

**Title:** Location of the Subject Site and its Environs

**Project:** Air Ventilation Assessment - Expert Evaluation for the Proposed Residential Development at No. 1-7 Tak Sing Lane, Sai Yin Pun, Hong Kong

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|  ENVIRO |
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| Checked by: TC   |
| Rev.: 2.1  |
| Date: Jan 2015   |



Drawn by: KW

Checked by: TC

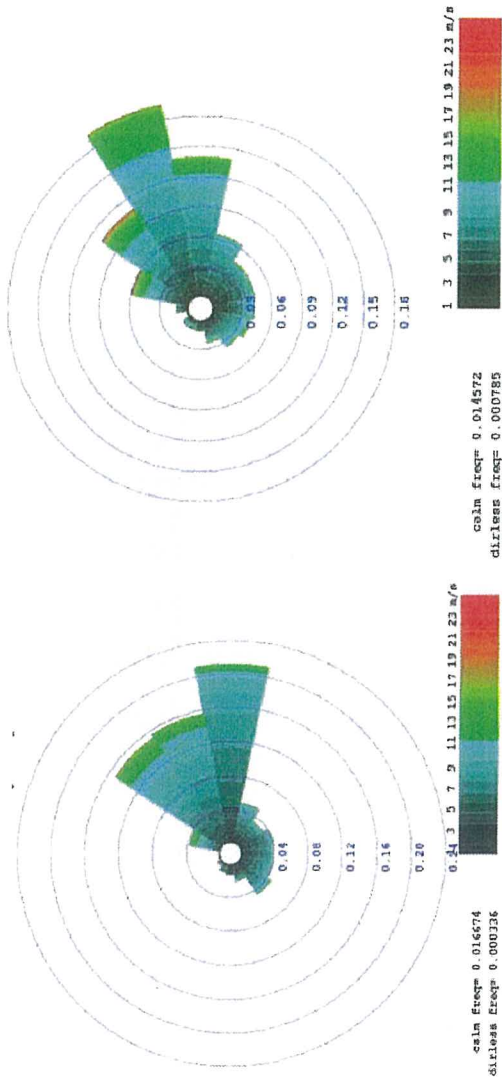
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Date: Jan 2015

Figure: 2

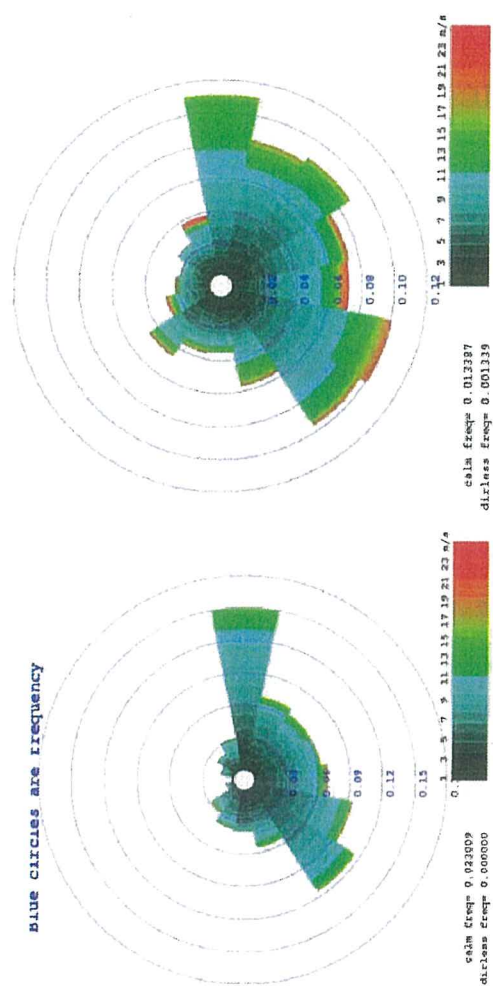
Title: Proposed Master Layout Plan

Project: Land Use and Traffic Impact Study for Caroline Hill Road Site



**Figure 3.18** Wind roses (annual) at B (left: 120m) (right: 450m)

Blue circles are frequency



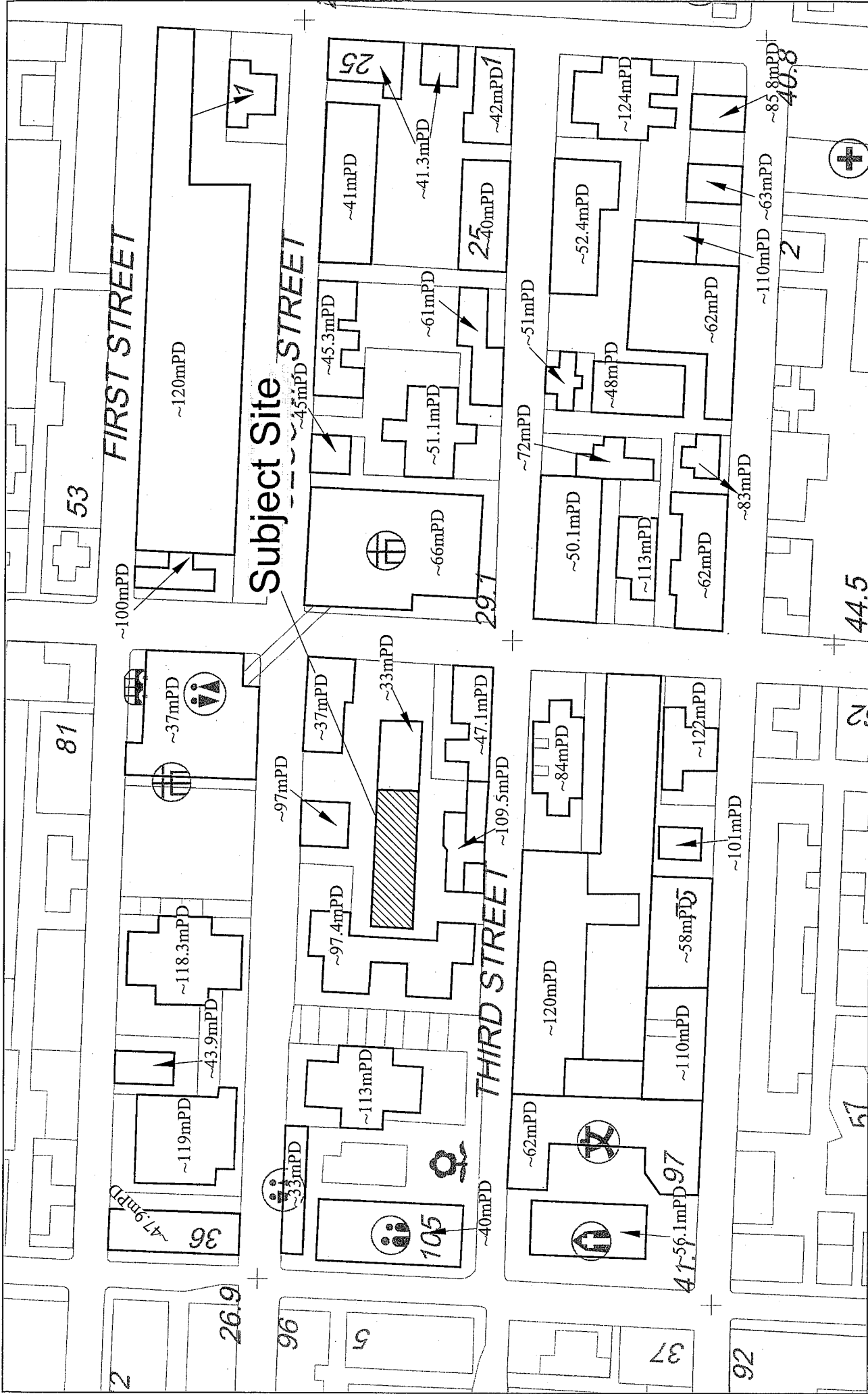
**Figure 3.19** Wind roses (summer) at B (left: 120m) (right: 450m)

**Figure:** 2

**Title:** Relevant Wind Rose Diagram for Sai Ying Pun & Sheung Wan Area

**Project:** Air Ventilation Assessment for the Proposed General Restaurant at G/F No. 1-7 Tak Sing Lane, Sai Yin Pun Hong Kong

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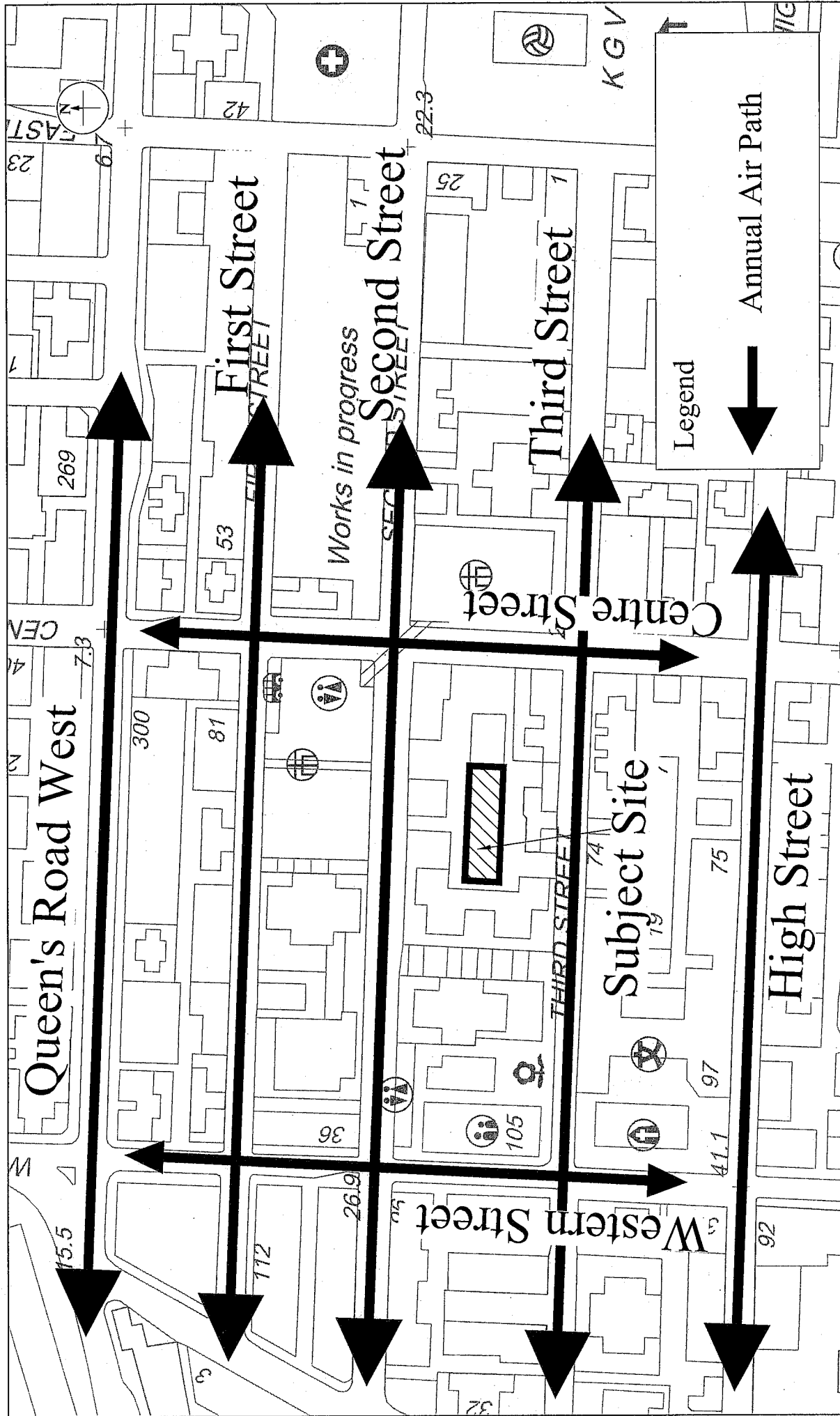


**Figure: 4** Location of the Subject Site and its Environs

**Title:** Air Ventilation Assessment for the Proposed General Restaurant at G/F No. 1-7 Tak Sing Lane, Sai Yin Pun Hong Kong

**Project:** Air Ventilation Assessment for the Proposed General Restaurant at G/F No. 1-7 Tak Sing Lane, Sai Yin Pun Hong Kong

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**Figure: 5**

**Title:** Major Air Path around the site

**Project:** Air Ventilation Assessment for the Proposed General Restaurant at G/F No. 1-7 Tak Sing Lane, Sai Yin Pun  
Hong Kong

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**Annex A:  
Layout Plans and Sections of the  
Proposed Development**

# SITE COVERAGE & PLOT RATIO CALCULATION :

**SITE AREA - SERVICE LANE**  
 = 384.761 sq.m.  
 = 403.094 - 18.633

**CLASS OF SITE**  
 = A  
 = 15  
 = 8

PERMITTED NON-DOMESTIC PLOT RATIO (OVER 61m)  
 = 100%  
 = 33.33%  
 HEIGHT OF BUILDING  
 113.55mPD = 27.6mPD

NON-DOMESTIC GROSS FLOOR AREA (ACTUAL)  
 G/F = 325.006 s.m.  
 1/F = 328.970 s.m.  
 TOTAL = 654.976 s.m.  
 NON-DOMESTIC PLOT RATIO  
 654.976 / 384.761

REMAINING DOMESTIC PLOT RATIO  
 (15 - 1.702) / 15 x 8  
 = 7.092  
 REMAINING DOMESTIC GROSS FLOOR AREA  
 7.092 x 384.761

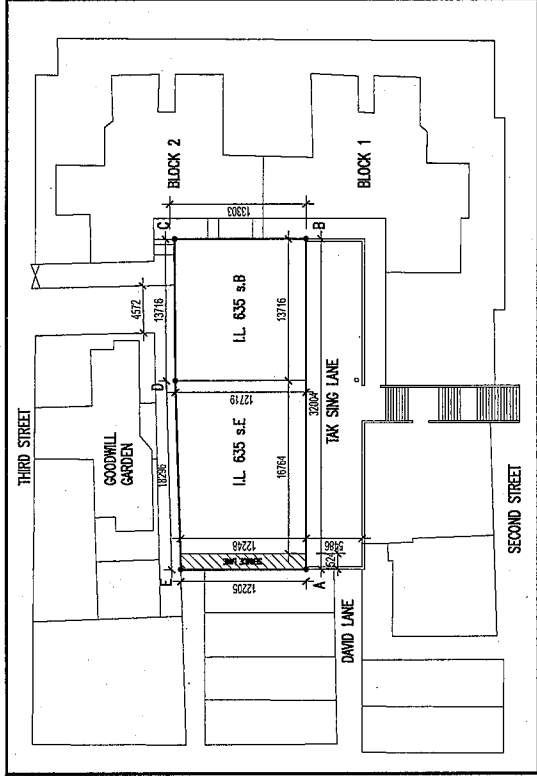
DOMESTIC GROSS FLOOR AREA (ACTUAL)  
 G/F = 53.087 s.m.  
 1/F = 20.210 s.m.  
 4/F - 22/F = 128 s.m. x 19  
 23/F - 24/F = 109.044 s.m. x 2  
 = 218.088 s.m.  
 = 2723.385 s.m.  
 = 7.078 < 7.092

PERMITTED SITE COVERAGE 100% NON-DOMESTIC UNDER 15M  
 33.33% DOMESTIC OVER 61M

NON-DOMESTIC SITE COVERAGE (ACTUAL)  
 G/F = 384.761 - 3.974 / 384.761 x 100%  
 1/F = 384.761 - 3.974 - 16.380 / 384.761 x 100%  
 2/F = 384.761 - 58.370 - 21.820 / 384.761 x 100%  
 3/F = 128.240 / 384.761 x 100%

DOMESTIC SITE COVERAGE (ACTUAL)  
 128.240 / 384.761 x 100%

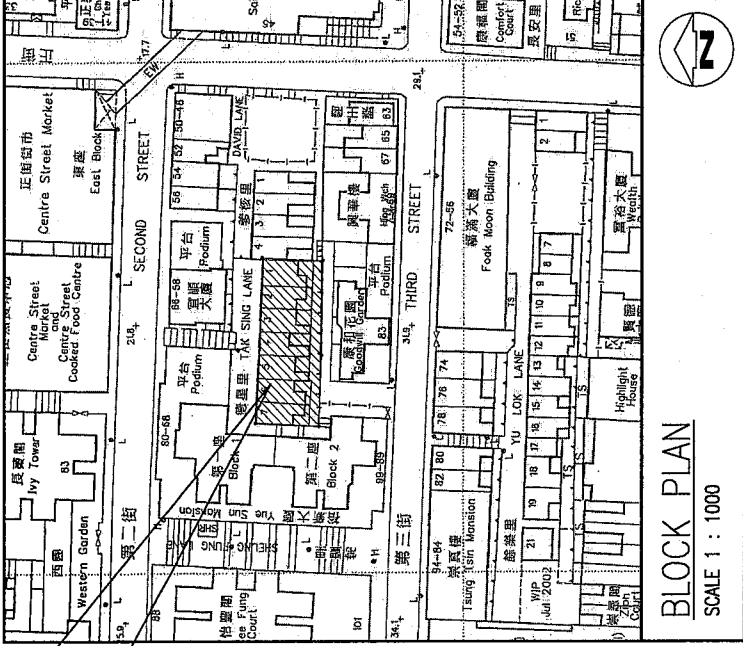
PROPOSED COMPOSITE DEVELOPMENT ON  
 1-7 TAK SING LANE, SAI YING PUN,  
 HONG KONG



## CALCULATION OF SITE AREA

(ACCORDANCE FROM SUB-SECTION PLANS FROM LAND REGISTRY)

I.L 635 s.E + I.L 635 s.B - SERVICE LANE  
 = 227,900 sq.m.  
 I.L 635 s.E  
 = 175,194 sq.m.  
 I.L 635 s.B  
 = 18,333 sq.m.  
 SERVICE LANE = (12,248 + 12,205) x 1,524 / 2  
 227,900 + 175,194 - 18,633



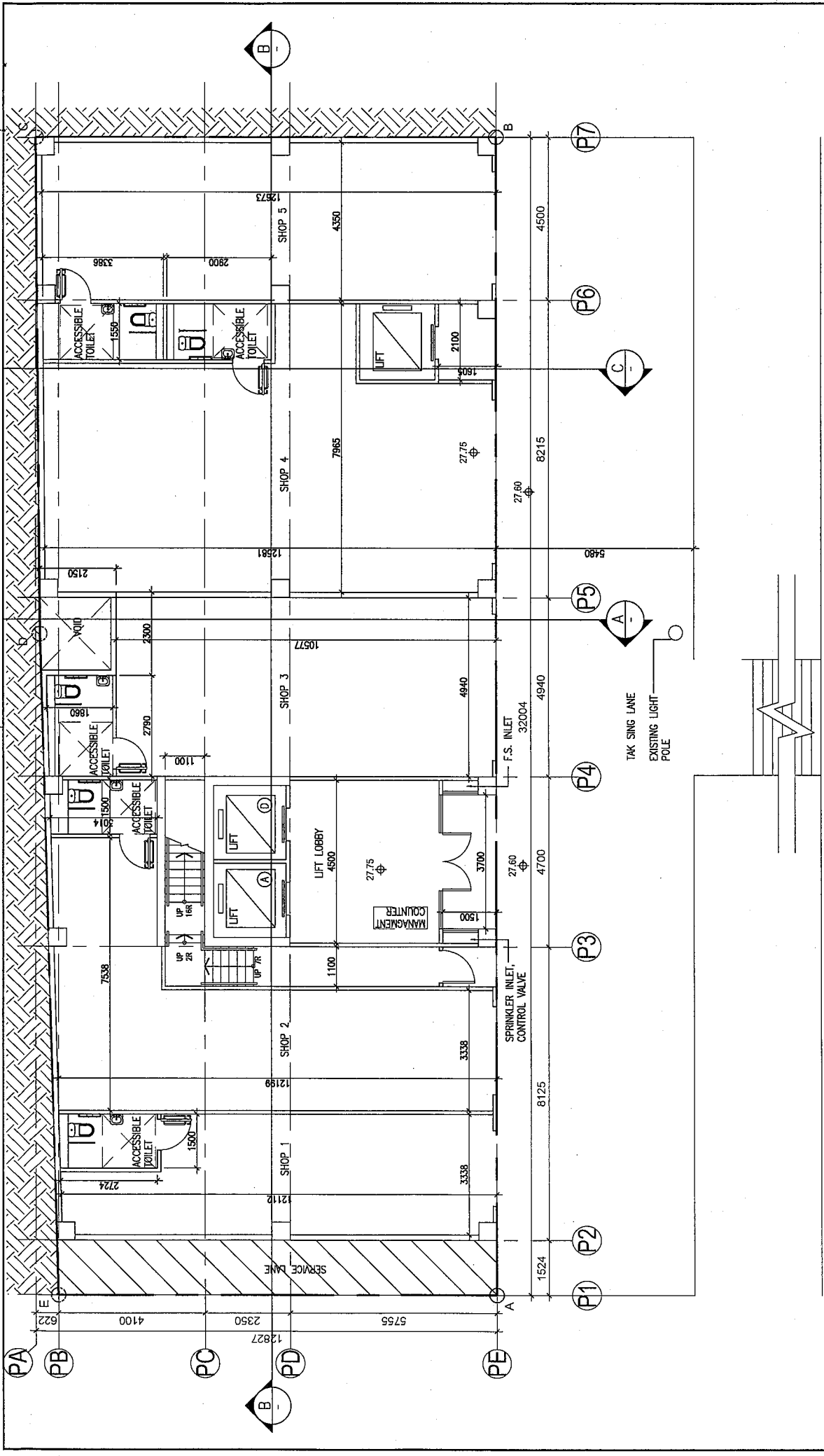
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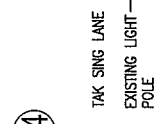
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SECOND STREET



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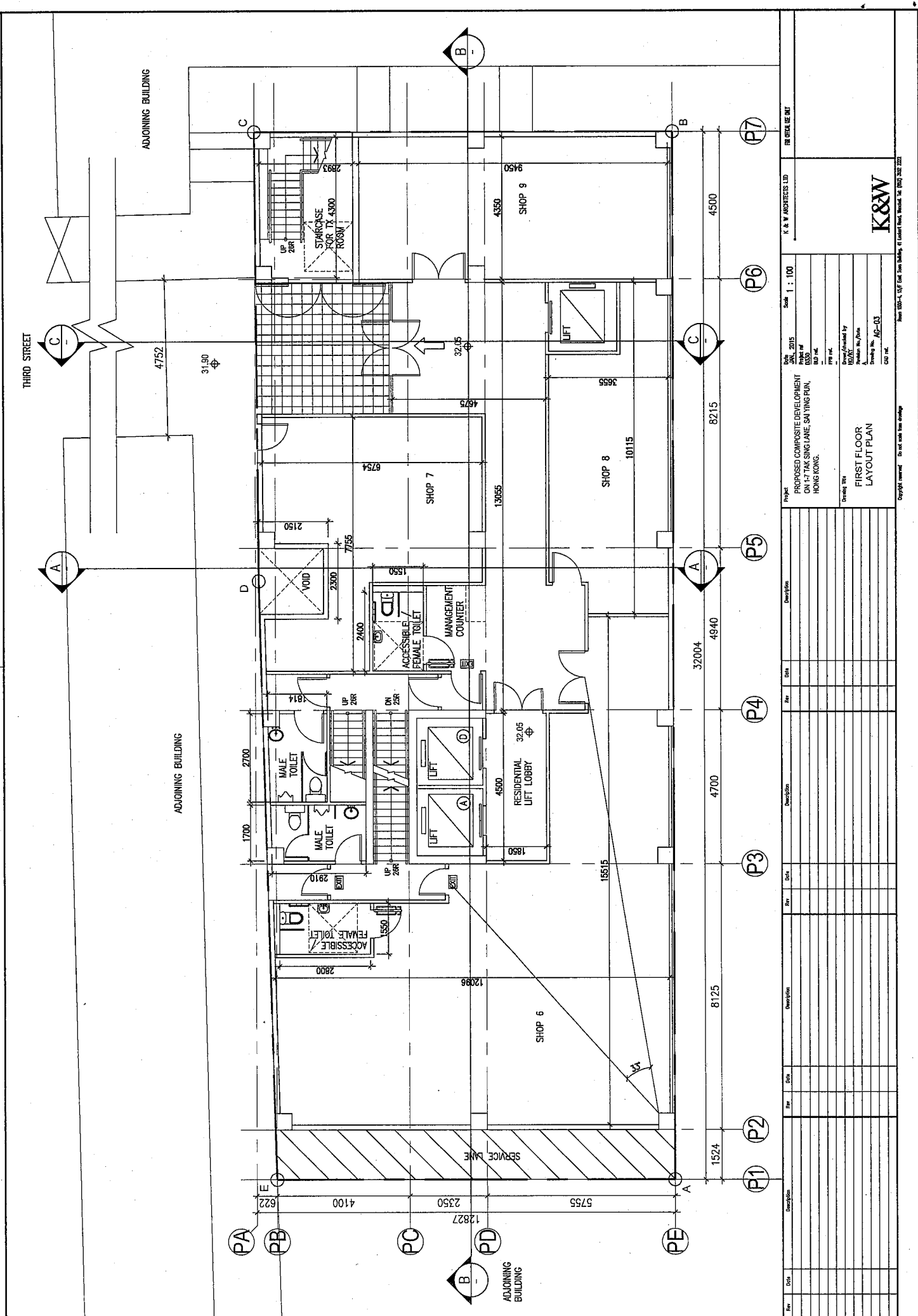
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GROUND FLOOR LAYOUT PLAN

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 HONG KONG.

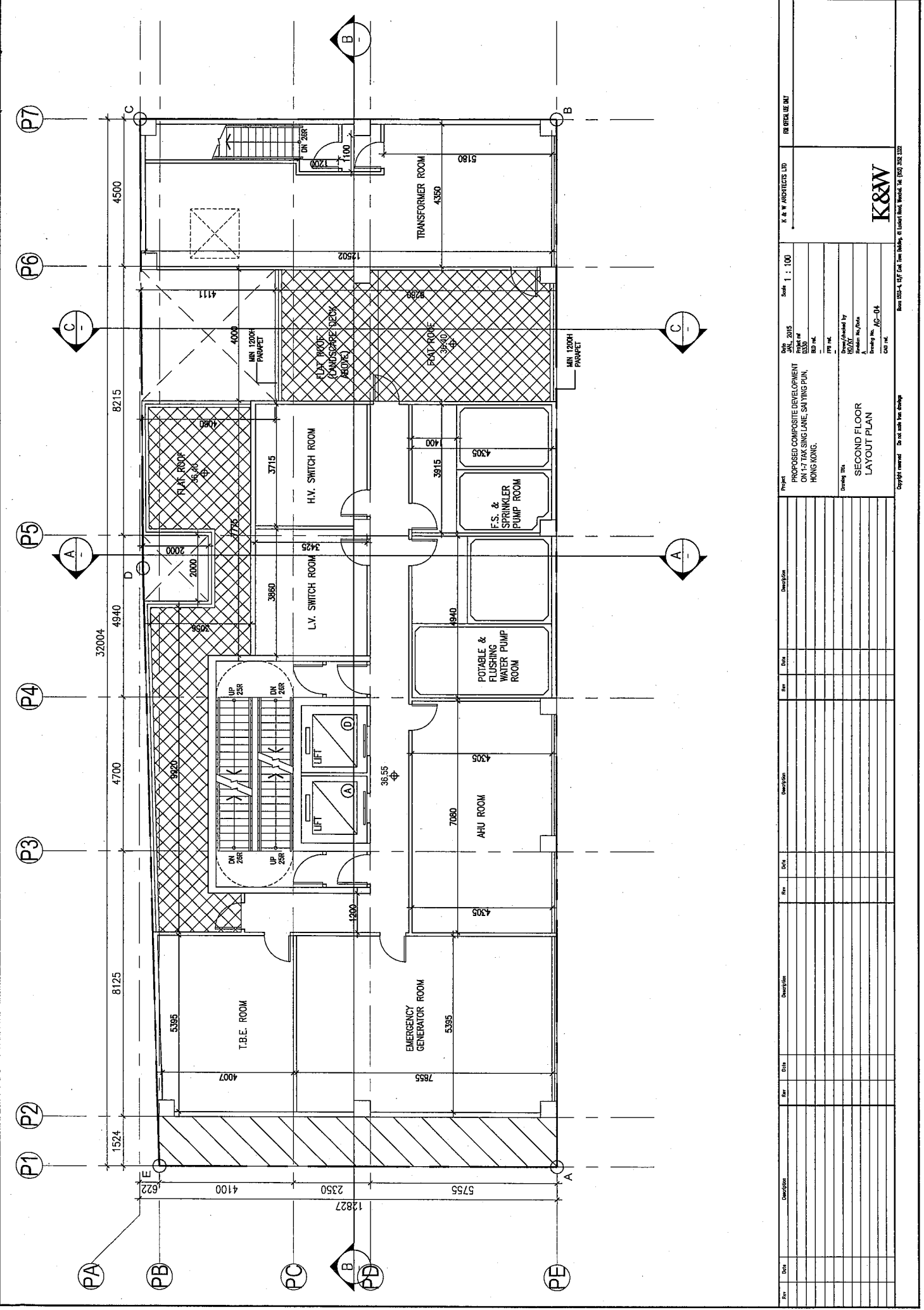
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 CDD NO.

**PROJECT NO.**  
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**DATE**  
 05/11/15

**DRAWN BY**  
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 ARCHITECT  
 DIVERSITY NO. P0-03  
 CDD NO.

**FIRST FLOOR LAYOUT PLAN**

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 97 HING YIP STREET, HONG KONG.



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| BD no.            |   |
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| Rev.              |   |

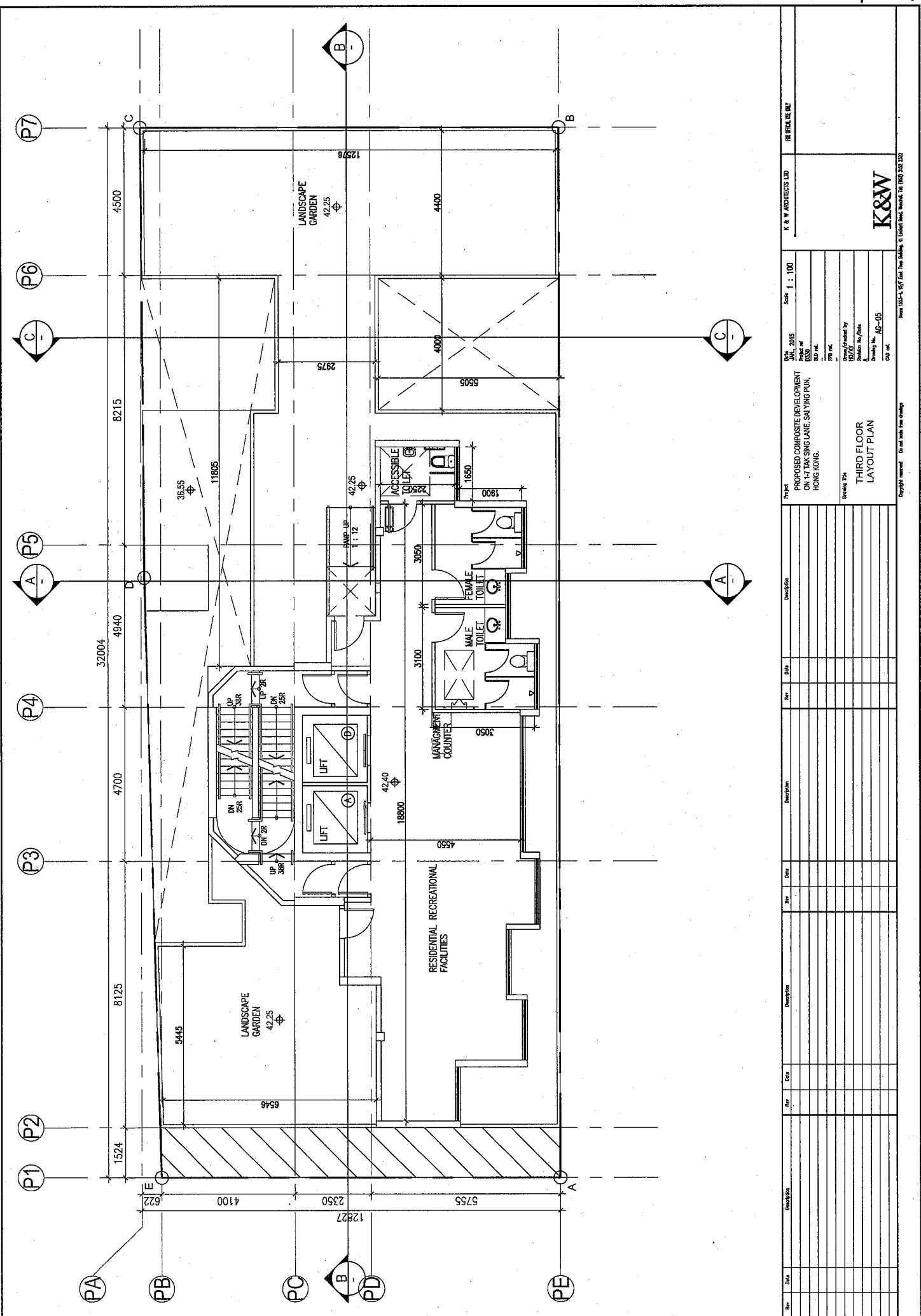
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Second Floor Layout Plan

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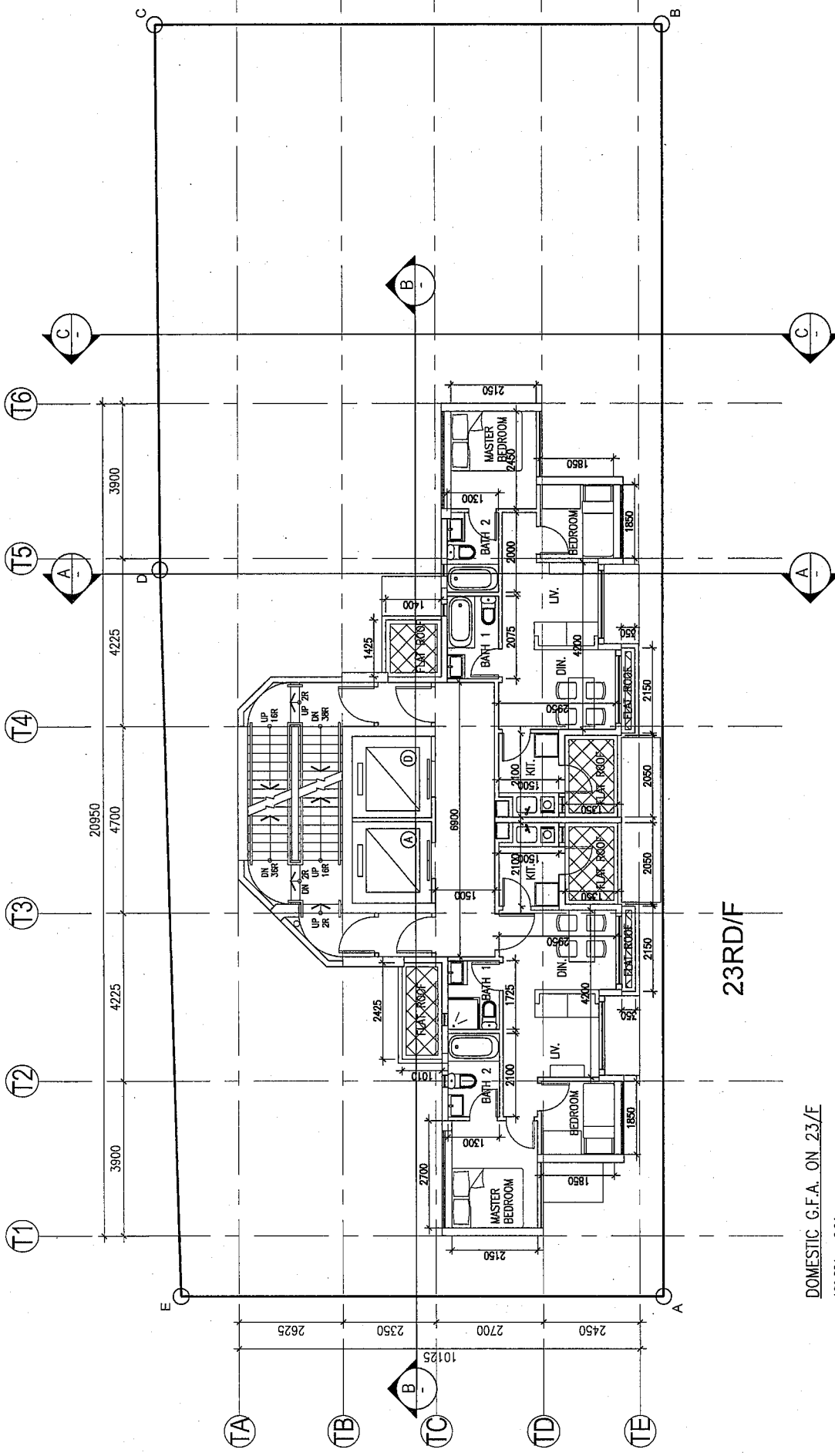
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 Checked by: K. W. HO  
 Approved by: A. C. CHAN  
 Drawing No.: A3-05

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 SCALE: 1 : 100  
 DATE: JUN 2015  
 DRAWN BY: C. WONG  
 CHECKED BY: K. W. HO  
 APPROVED BY: A. C. CHAN

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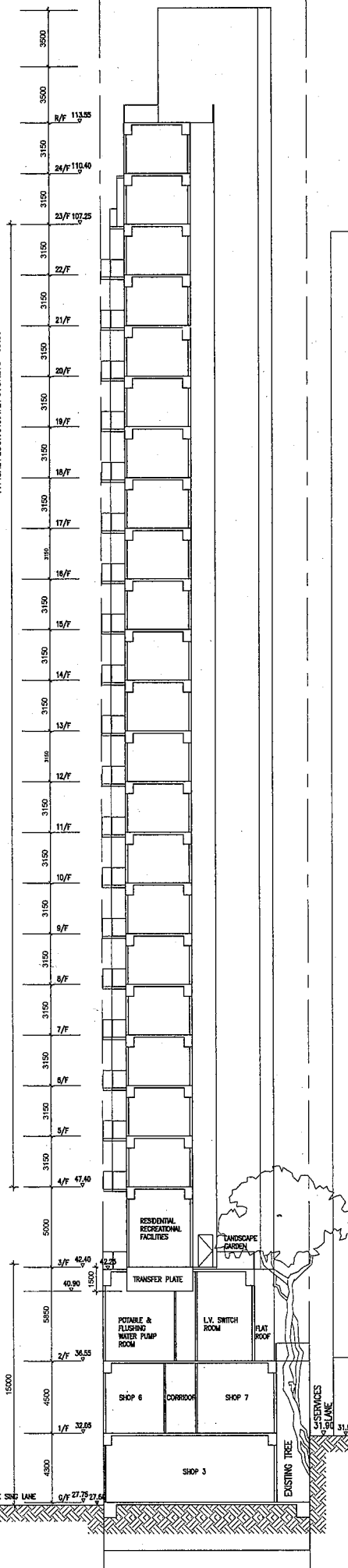
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YUE SUN MANSION  
(PODIUM LEVEL  
35.38m PD)

GOODWILL GARDEN  
(MAIN ROOF LEVEL  
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GOODWILL GARDEN  
(PODIUM LEVEL  
36.779mPD)

TYPICAL FLOOR 3199 x 21 STOREYS = 66190



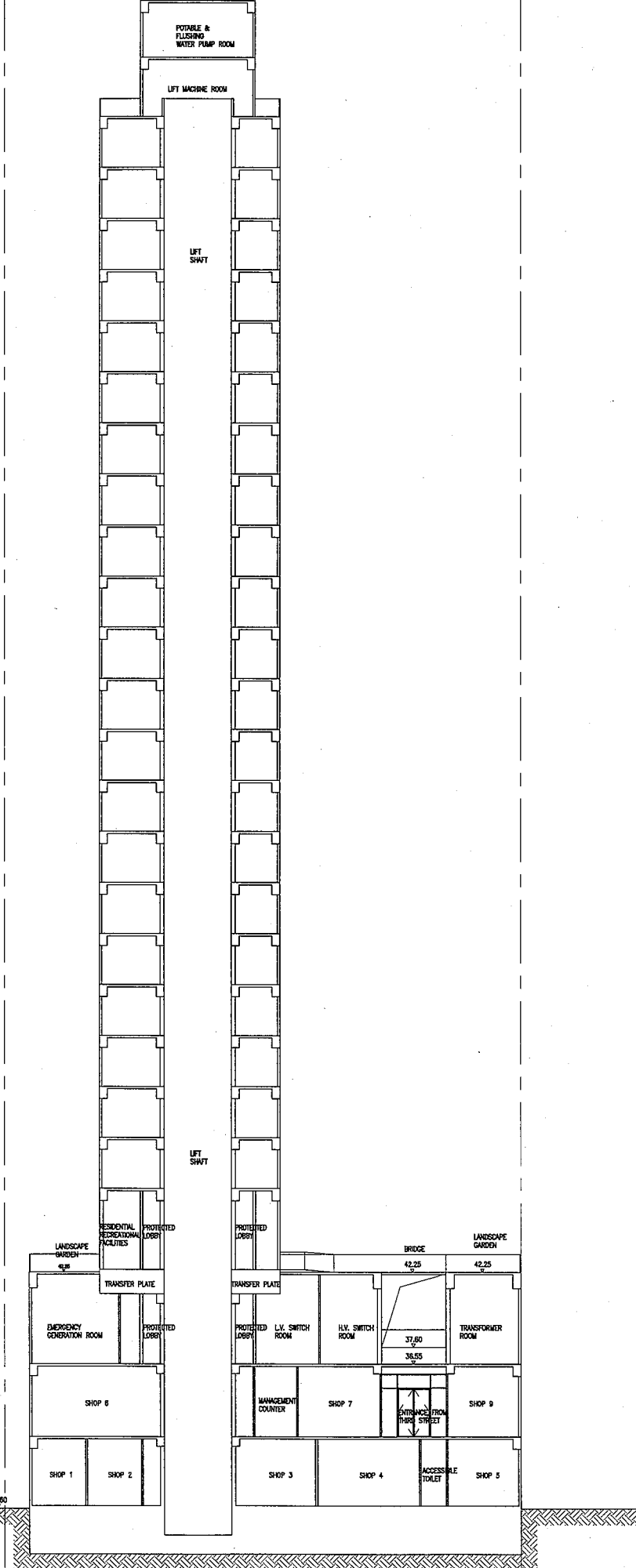
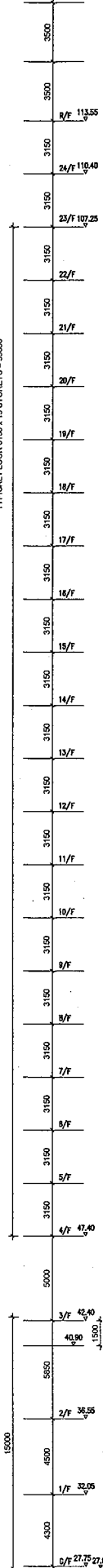
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TYPICAL FLOOR 3150 x 19 STOREYS = 58650

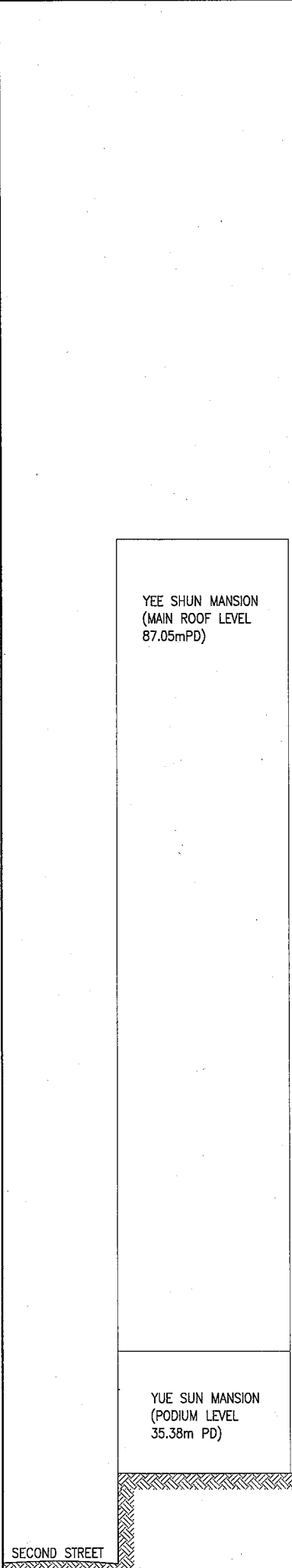


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 87.05mPD)

YUE SUN MANSION  
 (PODIUM LEVEL  
 35.38m PD)

GOODWILL GARDEN  
 (MAIN ROOF LEVEL  
 106.779mPD)

GOODWILL GARDEN  
 (PODIUM LEVEL  
 36.779mPD)

THIRD STREET

SECOND STREET

TAI SING LANE 27.75

FLAT ROOF

SHOP 6

LIFT SHAFT

SHOP 4

THIRD STREET  
 ENTRANCE

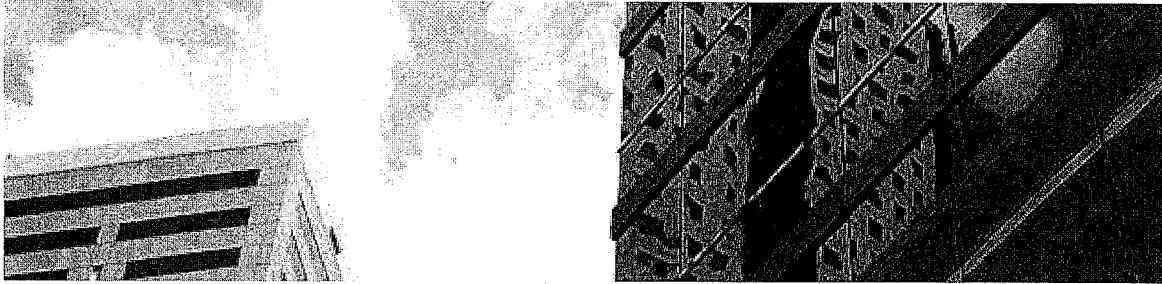
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**Annex 2**  
**Revised Sewage Impact Assessment**



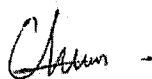
Sewerage Impact Assessment for  
Proposed Residential Development  
at No. 1-7 Tak Sing Lane  
Sai Yin Pun, Hong Kong

Prepared by:  
**ENVIRON Hong Kong Limited**

Date:  
**Jan 2015**

Report Number:  
**R3877\_V2.1**

Prepared by:



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Edmund Cheung  
Assistant Environmental Consultant

Approved by:



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Tony Cheng  
Senior Manager

**ENVIRON Hong Kong Limited**  
**Room 2403, 24/F., Jubilee Centre**  
**18 Fenwick Street, Wan Chai, Hong Kong**  
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| Annex 2 | Detailed Calculation of the Sewerage Impact Assessment         |
| Annex 3 | Drainage Record Plan obtained from Drainage Service Department |

## 1.0 Introduction

### 1.1 Project Background

A S.12A planning application is made for a proposed amendment to the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/29. The proposed amendment is to rezone the subject site from "Open Space" to "Residential (Group A) 23" zones. Residential Development is proposed in the Subject Site. In order to support the planning application, a sewerage impact assessment (SIA) was conducted. This SIA report shall address the following issues:

- Municipal wastewater impact during operational phase of the proposed redevelopment.

The developer shall be responsible for adopting appropriate mitigation measures for approval to meet the Hong Kong Planning Standards and Guidelines (HKPSG) to minimise any unacceptable impacts, if there are any.

ENVIRON Hong Kong Ltd. (the Consultant) has been commissioned by the applicant to conduct this sewerage impact assessment in relation to the planning application. Architectural drawings and technical information of the Subject Site were provided by the project architect and other project team members.

### 1.2 Project Location and Scope

The proposed residential development is located at No. 1-7 Tak Sing Lane, Sai Yin Pun, Hong Kong. The subject site is surrounded by residential buildings. **Figure 1** shows the location of the Subject Site and its environs.

### 1.3 Proposed Development

The proposed residential development shall provide 80 residential units. One storey of shops and one storey of restaurant will be provided at G/F and 1/F. Including the G/F, the proposed residential development with shops and restaurant shall have 25-storey. The detailed layout plan is presented in **Annex 1**.

## 2.0 Sewerage Impact Assessment

### 2.1 Scope of Work

The aim of this study is to assess whether the capacity of the existing sewerage network serving the Subject Site is sufficient to cope with the sewage flow from the proposed development and the existing development in the vicinity.

### 2.2 Assessment Criteria and Methodology

According to the Drainage Record obtained from the Drainage Services Department, there is a public sewer network serving the Subject Site and the surrounding environment. **Figure 2** shows the locations of the sewer sections concerned.

Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1 has been referred to estimate the quantity of the sewage generated from the proposed development and the existing residential buildings. Sewage flow parameters and global peaking factors in this document are adopted.

According to Table T-1 of the said EPD Guideline, the unit flow factor of the private domestic house type R2 is 0.27m<sup>3</sup>/day; and

According to Table T-2 of the said EPD Guideline, the unit flow factor of the Commercial Employee is 0.08m<sup>3</sup>/day and the unit flow factors of J10 – Restaurant & Hotels is 1.50 m<sup>3</sup>/day per employee.

### 2.3 Wastewater Generated by the Proposed Development

Wastewater arising from the proposed residential development will be primarily contributed by residential and commercial employees of shops and restaurant.

The proposed residential development shall have 80 residential units, restaurants with a total floor area of 277m<sup>2</sup> and retail shops with a total floor area of 223m<sup>2</sup>. The residential population would amount to 176 people as a worst case scenario.

42 staff is assumed for the shops, restaurants and residential recreational facilities.

The estimated peak flow from the proposed development is given in **Table 1** below:

**Table 1 Estimated Sewage Flow from the Proposed Residential Development**

| <b>Calculation for Sewage Generation Rate of the Proposed Restaurant</b> |   |  |
|--|---|--|
| <b>1. Proposed Restaurant</b>  |   |  |
| 1a. Assumed used Area  | = | 277 m <sup>2</sup>   |
| 1b. Assumed floor area per employee                                      | = | 10 m <sup>2</sup> per employee   |
| 1c. Total number of employees  | = | 28 employees   |
| 1d. Design flow for commercial employee                                  | = | 80 litre/employee/day -- (refer to Table T-2 of GESF)<br>litre/employee/day -- (refer to Table T-2 of GESF Job Type J10 )              |
| 1e. Design flow for commercial activities                                | = | 1500   |
| 1f. Sewage generation rate   | = | 44 m <sup>3</sup> /day   |
| <b>2. Retail Shops</b>   |   |  |
| 2a. Assumed Used Area  | = | 223 m <sup>2</sup><br>m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 2b. Used Area per worker   | = | 20   |
| 2c. Total number of employee   | = | 11 employee  |
| 2d. Design flow for commercial employee                                  | = | 280 litre/person/day, refer to Table T-2 of GESF   |
| 2e. Sewage generation rate   | = | 3 m <sup>3</sup> /day  |
| <b>3. Proposed Residential Units</b>                                     |   |  |
| 3a. Total number of units  | = | 80 units   |
| 3b. Total number of residents  | = | 176 people   |
| 3c. Design flow  | = | 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 3d. Sewage Generation rate   | = | 48 m <sup>3</sup> /day   |
| <b>4. Proposed Residential Recreational Facilities</b>                   |   |  |
| 4a. Assumed Used Area  | = | 64 m <sup>2</sup><br>m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG)  |
| 4b. Used Area per worker   | = | 20   |
| 4c. Total number of employee   | = | 3 employee   |
| 4d. Design flow for commercial employee                                  | = | 280 litre/person/day, refer to Table T-2 of GESF   |
| 4e. Sewage generation rate   | = | 1 m <sup>3</sup> /day  |
| Flow Rate  | = | 95 m <sup>3</sup> /day   |
| Population   | = | 218 persons<br>Refer to Table T-5 of GESF for population <1,000 including stormwater allowance   |
| Peaking factor   | = | 8  |
| <b>Peak Flow under normal operation</b>                                  | = | <b>8.8 litre/sec</b>   |

## 2.4 Assessment of Sewage Impact

Sewage from the proposed residential development will be discharged to sewers as shown in **Figure 2**. The terminal manhole of the proposed residential development will be connected to the manhole S1.

**Appendix 2** shows the detailed calculation of the estimated hydraulic capacity of the said existing sewer sections. The amount of sewage entering each segment of the said sewer network is also calculated and shown in **Appendix 2**. Figure showing the sewerage catchments of upstream and downstream of the subject site is presented in **Appendix 2**.



The estimation of sewage generate rate of the Subject Site and the existing development upstream and downstream have been considered in the assessment. Based on the results, it is found that there will be sewer upgrading work due to insufficient drainage capacity of two sewer segments. The sewers upgrading work between Segments S3 – S4 and S20 – S21 is recommended in order to cater the cumulative sewage generated from the Subject Site and existing development upstream and downstream.

All the others sewers segments excluding S3 – S4 and S20 – S21 are found to be sufficient capacity to cater for the sewage generated.

Relevant Drainage Records obtained from the Drainage Services Department were referenced and attached in **Appendix 3**.

## 2.5 Proposed Mitigation Measures

In order to sufficiently cater for the sewage generated from the Subject Site, upstream and downstream existing development, upgrade work of two public sewer segments is recommended. The Ø225mm sewer with approximate 6m in length between S3 – S4 is recommended to be upgraded to a Ø300mm sewer pipe. The Ø400mm sewer with approximate 7m in length between S20 – S21 is recommended to be upgraded to a Ø600mm sewer pipe. The location of the concerned sewer pipes is shown in **Figure 3**. Calculation of the proposed upgrading works is shown in Table 9 and Table 12 of **Annex 2**.

## 2.6 Discussion

The potential sewerage impact due to the implementation of the proposed residential development has been quantitatively addressed. Based on the sewage generation rate estimated from the proposed residential development (**Table 1**), the estimated peak flow rate from the proposed development is about **8.8 L/s**.

Taking into consideration the sewage flows from the developments of the site and the existing development in the vicinity to the existing sewer, it is found that the capacity of the existing sewers serving would be generally sufficient to cater for the sewage generation from the proposed residential development with the implementation of proposed mitigation measures mentioned in Section 2.5 above.

## 3.0 Conclusion

The potential sewerage impact due to the proposed residential development has been quantitatively addressed. The sewage flow generated from the proposed development is approximately 95 m<sup>3</sup>/day for average condition and 8.8 litre/sec for peak flow.

The sewerage impact assessment confirms the feasibility of the proposed residential development from an environmental point of view.

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## Figures

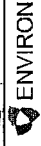
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**Figure: 1**

**Title:** Location of the Subject Site and its Environs

**Project:** Sewerage Impact Assessment for the Proposed Residential Development at No. 1-7 Tak Sing Lane, Sai Yin Pun, Hong Kong

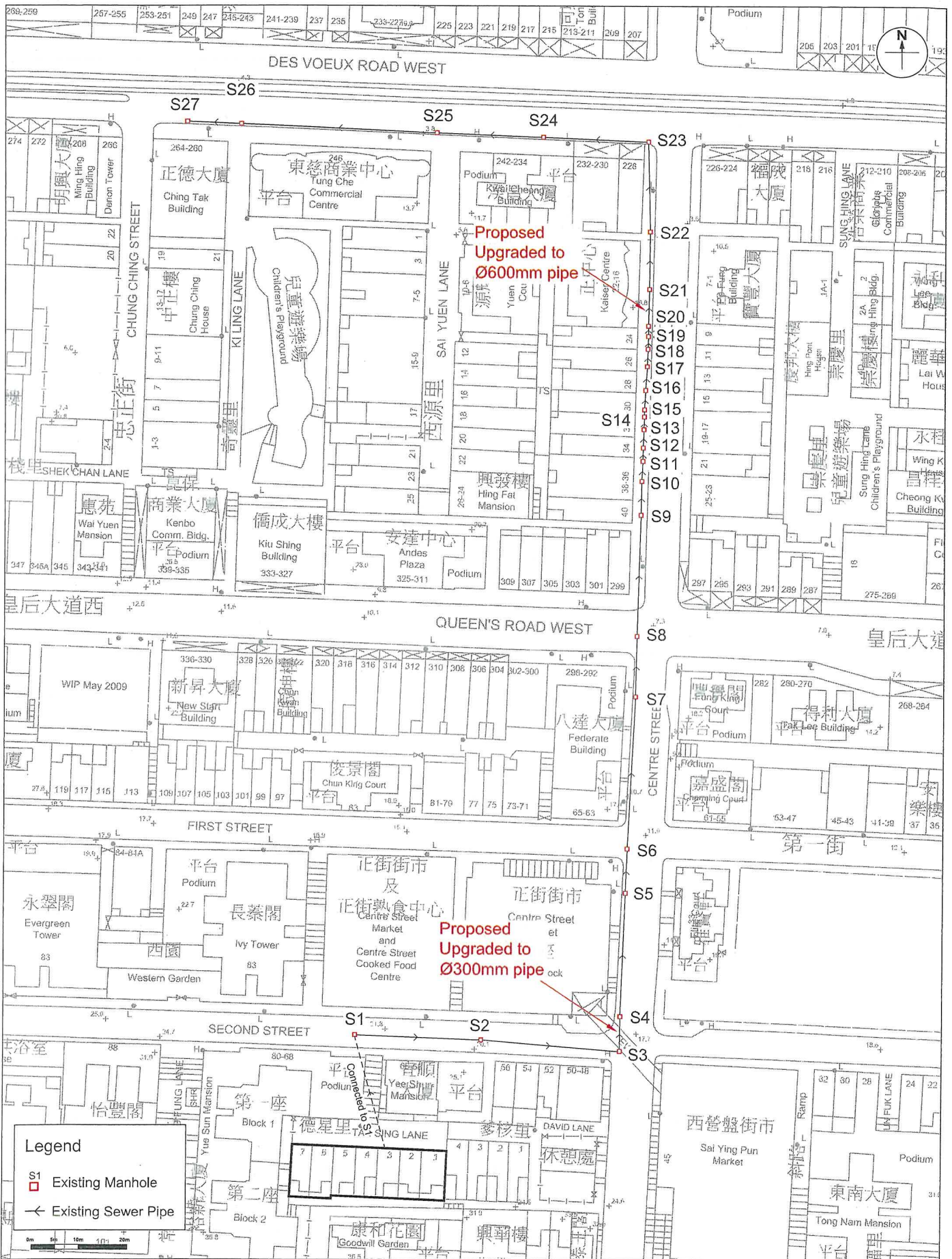


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**Figure: 2**  
**Title:** Existing Sewerage System in the Vicinity of the Subject Site  
**Project:** Sewerage Impact Assessment for the Proposed Residential Development at No. 1-7 Tak Sing Lane, Sai Yin Pun, Hong Kong

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**Figure: 3**

**Title:** Proposed Upgrading Work of the Concerned Sewer Pipes

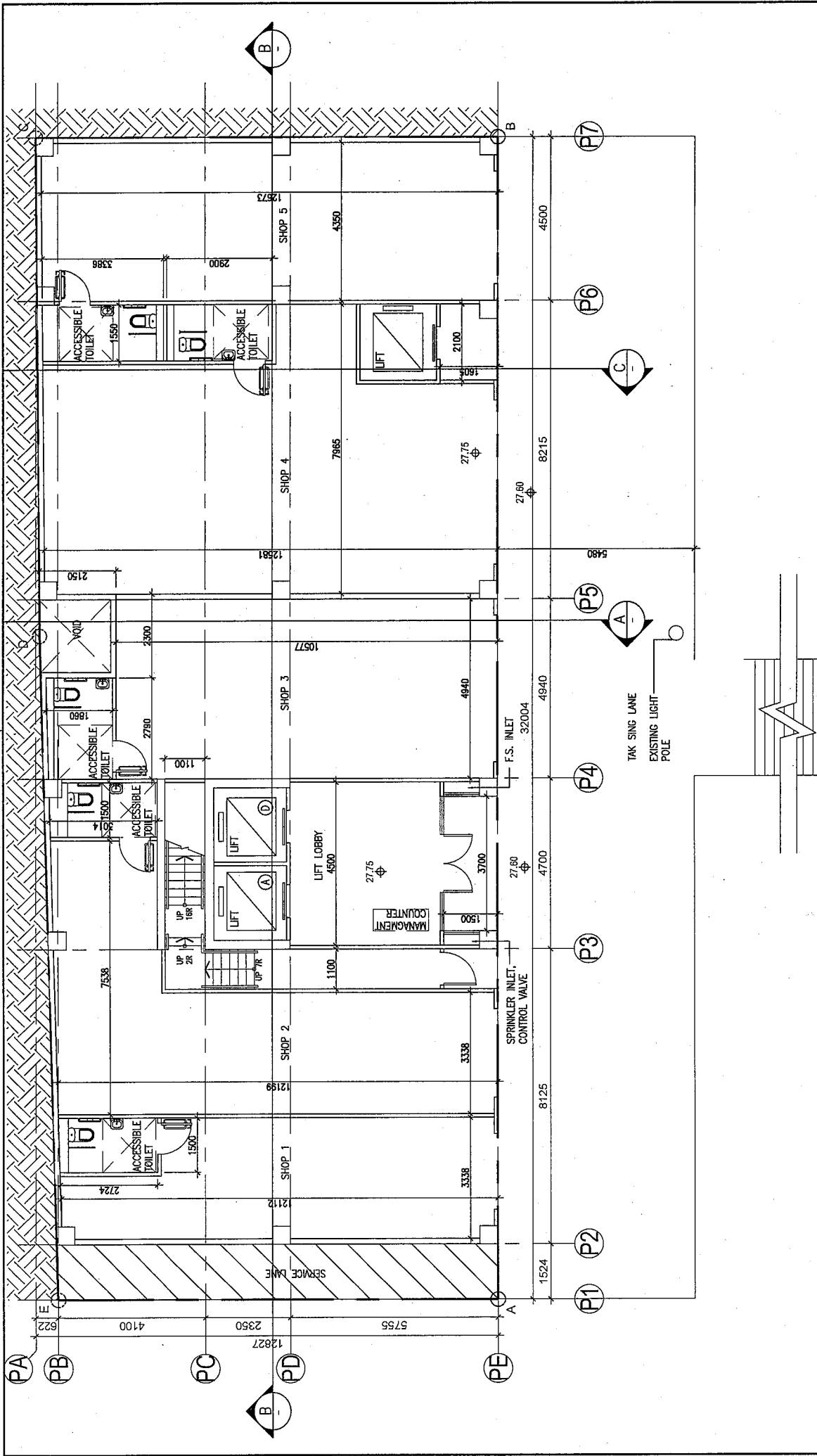
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**Annex 1:**  
**Detailed Plan for the Proposed Development**

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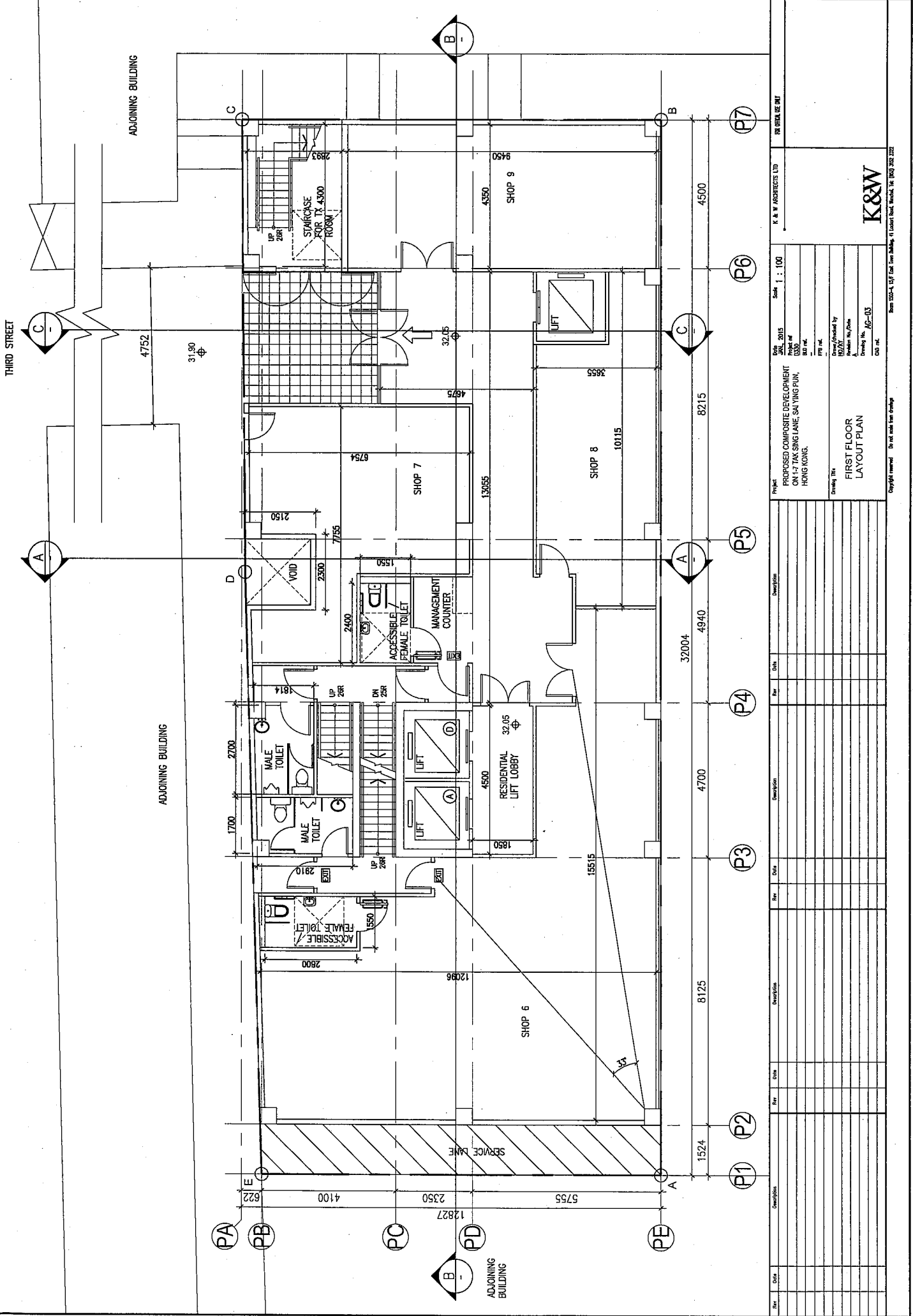
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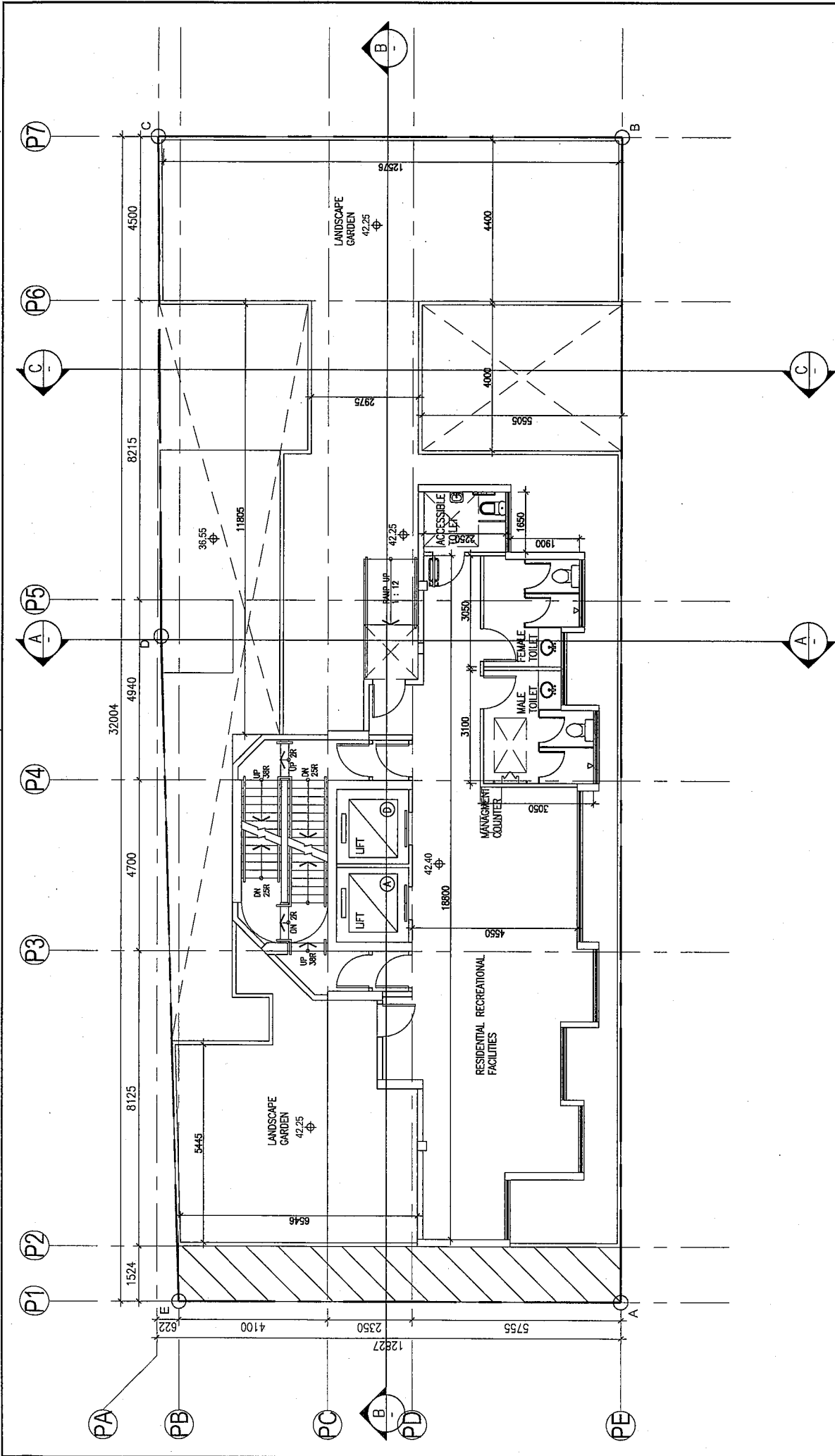
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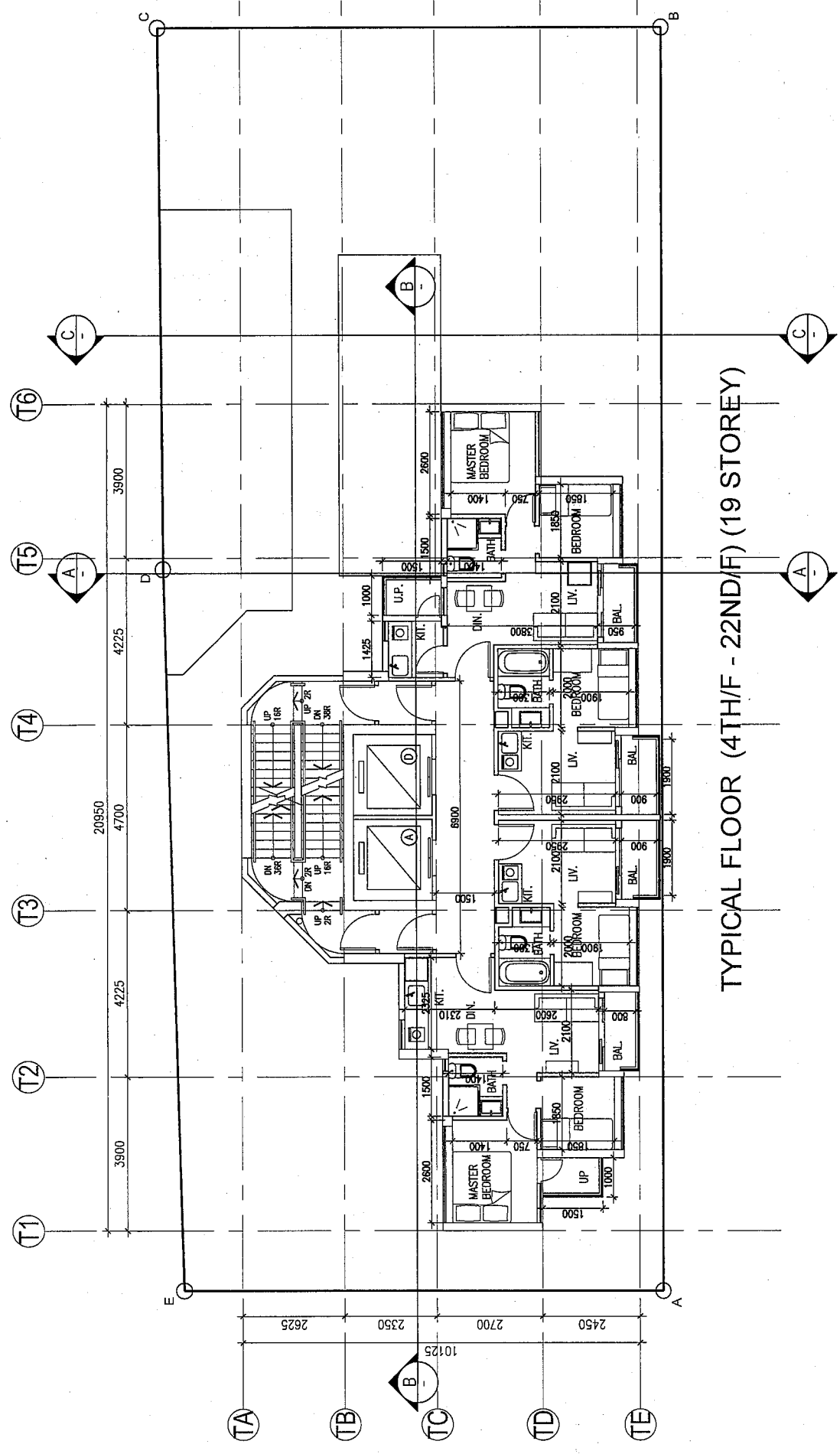
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TYPICAL FLOOR (4TH/F - 22ND/F) (19 STOREY)

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Project: PROPOSED COMPOSITE DEVELOPMENT ON 17 TAK SING LANE, SA YING PUN, HONG KONG.

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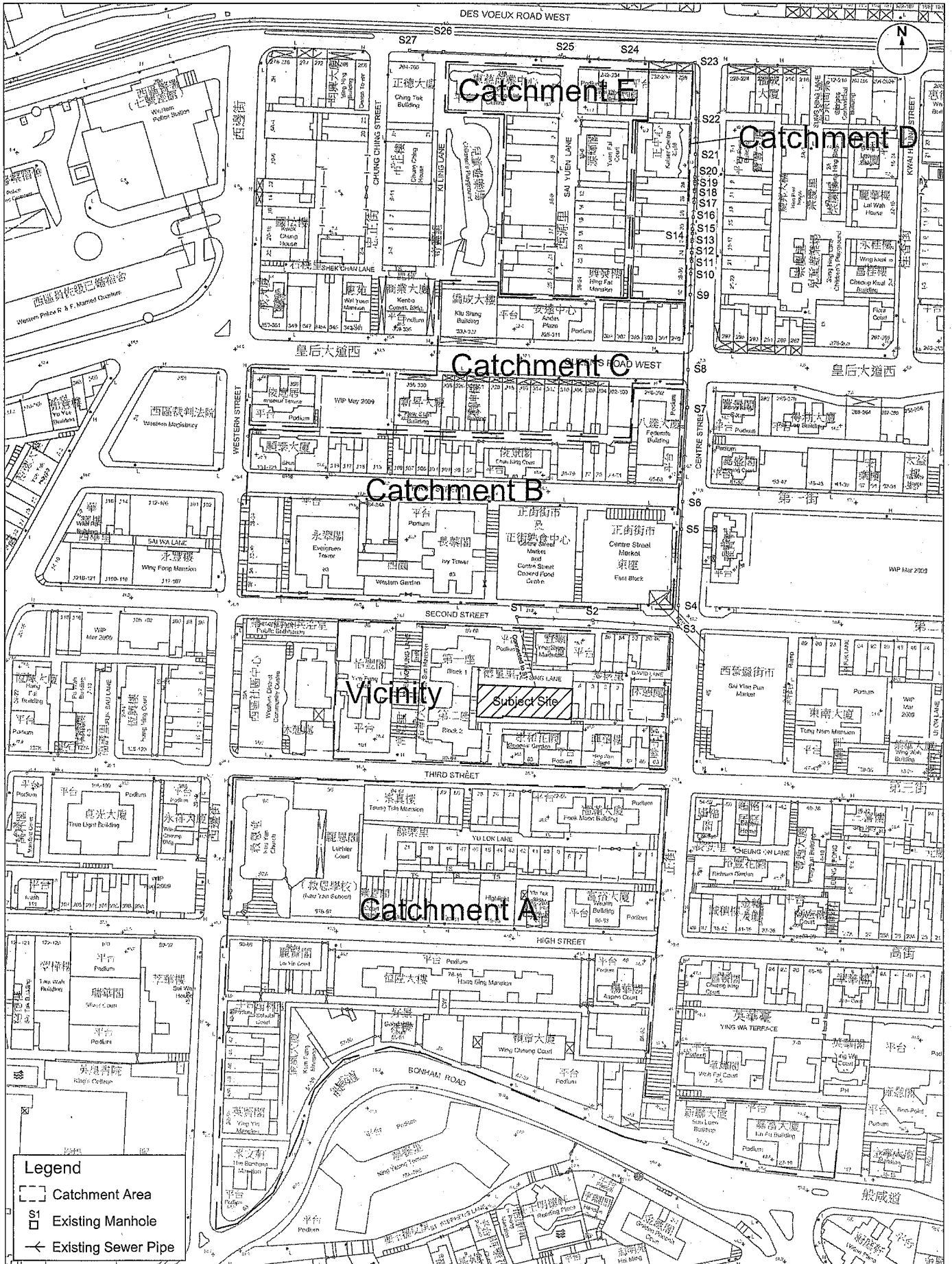




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**Annex 2:  
Detailed Sewerage Impact Assessment**

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**Appendix: 2**

**Title:** Sewerage Catchment Area of the Surrounding Area

**Project:** Sewerage Impact Assessment for the Proposed Residential Development at No. 1-7 Tak Sing Lane, Sai Yin Pun, Hong Kong

**ENVIRON**

Drawn by: EC

Checked by: TC

Rev.: 2.1

Date: Jan 2015

**Table 1 Calculation for Sewage Generation Rate of the Proposed General Restaurant**

| <b>Proposed General Restaurant</b>                | <b>Remarks</b>  |
|---|---|
| 1. Proposed Restaurant                            |   |
| 1a. Assumed used Area                             | = 277 m <sup>2</sup>  |
| 1b. Assumed floor area per employee               | = 10 m <sup>2</sup> per employee  |
| 1c. Total number of employees                     | = 28 employees  |
| 1d. Design flow for commercial employee           | = 80 litre/employee/day -- (refer to Table T-2 of GESF)   |
| 1e. Design flow for commercial activities         | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)  |
| 1f. Sewage generation rate                        | = 44 m <sup>3</sup> /day  |
| 2. Retail Shops                                   |   |
| 2a. Assumed Used Area                             | = 223 m <sup>2</sup>  |
| 2b. Used Area per worker                          | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 2c. Total number of employee                      | = 11 employee   |
| 2d. Design flow for commercial employee           | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 2e. Sewage generation rate                        | = 3 m <sup>3</sup> /day   |
| 3. Proposed Residential Units                     |   |
| 3a. Total number of units                         | = 80 units  |
| 3b. Total number of residents                     | = 176 people  |
| 3c. Design flow                                   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 3d. Sewage Generation rate                        | = 48 m <sup>3</sup> /day  |
| 4. Proposed Residential Recreational Facilities   |   |
| 4a. Assumed Used Area                             | = 64 m <sup>2</sup>   |
| 4b. Used Area per worker                          | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 4c. Total number of employee                      | = 3 employee  |
| 4d. Design flow for commercial employee           | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 4e. Sewage generation rate                        | = 1 m <sup>3</sup> /day   |
| <b>Total Flow (S1), Proposed Development Only</b> |   |
| Flow Rate   | = 95 m <sup>3</sup> /day  |
| Population  | = 218 persons   |
| Peaking factor                                    | = 8 Refer to Table T-5 of GESF for population <1,000 including stormwater allowance                                   |
| Peak Flow under normal operation                  | = <u><u>8.8</u></u> litre/sec   |



Table 2. Calculation for Sewage Generation Rate of the Vicinity

| Vicinity  | Remarks   |
|---|---|
| 1. No. 63-73 Third Street   |   |
| 1a. Total number of units   | = 30 units  |
| 1b. Total number of residents   | = 81 people   |
| 1c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 1d. Sewage Generation rate  | = 211.9 m <sup>3</sup> /day   |
| 2. Goodwill Garden  |   |
| 2a. Total number of units   | = 69 units  |
| 2b. Total number of residents   | = 186 people  |
| 2c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 2d. Sewage Generation rate  | = 50.3 m <sup>3</sup> /day  |
| 3. Yue Sun Mansion  |   |
| 3a. Total number of units   | = 198 units   |
| 3b. Total number of residents   | = 535 people  |
| 3c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 3d. Sewage Generation rate  | = 144.3 m <sup>3</sup> /day   |
| 4. Yee Fung Court   |   |
| 4a. Total number of units   | = 198 units   |
| 4b. Total number of residents   | = 535 people  |
| 4c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 4d. Sewage Generation rate  | = 144.3 m <sup>3</sup> /day   |
| 5. No. 48-66 Second Street  |   |
| 5a. Total number of units   | = 85 units  |
| 5b. Total number of residents   | = 230 people  |
| 5c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 5d. Sewage Generation rate  | = 62.0 m <sup>3</sup> /day  |
| 6. No. 1-4 David Lane   |   |
| 6a. Total number of units   | = 8 units   |
| 6b. Total number of residents   | = 22 people   |
| 6c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 6d. Sewage Generation rate  | = 5.8 m <sup>3</sup> /day   |
| 7. Retail Shops and Restaurant at No. 63-101 Third Street and No. 48-88 Second Street |   |
| 7a. Assumed floor area of Restaurant  | = 240 m <sup>2</sup>  |
| 7b. Assumed floor area per employee   | = 10 m <sup>2</sup> per employee  |
| 7c. Total number of employees   | = 24 employees  |
| 7d. Design flow for commercial employee   | = 80 litre/employee/day -- (refer to Table T-2 of GESF)   |
| 7e. Design flow for commercial activities   | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)  |
| 7f. Assumed Used Area of Retail Shops   | = 2160 m <sup>2</sup>   |
| 7g. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSC) |
| 7h. Total number of employee  | = 108 employee  |
| 7i. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 7j. Sewage Generation rate  | = 68.2 m <sup>3</sup> /day  |
| <b>Total Flow (S1), Proposed Development and Vicinity</b>                             |   |
| Flow Rate   | = 592 m <sup>3</sup> /day   |
| Population  | = 1938 persons  |
| Peaking factor  | = 6 Refer to Table T-5 of GESF for population 1,000 - 5,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>41.1 litre/sec</u>   |

Table 3 Calculation for Sewage Generation Rate of Catchment A

| Catchment A  | Remarks   |
|--|---|
| <b>1. Aspen Court</b>  |   |
| 1a. Total number of units  | = 72 units  |
| 1b. Total number of residents  | = 194 people  |
| 1c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 1d. Sewage Generation rate   | = 52.5 m <sup>3</sup> /day  |
| <b>2. Hang Sing Mansion</b>  |   |
| 2a. Total number of units  | = 250 units   |
| 2b. Total number of residents  | = 675 people  |
| 2c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 2d. Sewage Generation rate   | = 182.3 m <sup>3</sup> /day   |
| <b>3. No. 80-90 High Street</b>  |   |
| 3a. Total number of units  | = 60 units  |
| 3b. Total number of residents  | = 162 people  |
| 3c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 3d. Sewage Generation rate   | = 43.7 m <sup>3</sup> /day  |
| <b>4. Wealth Building</b>  |   |
| 4a. Total number of units  | = 90 units  |
| 4b. Total number of residents  | = 243 people  |
| 4c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 4d. Sewage Generation rate   | = 65.6 m <sup>3</sup> /day  |
| <b>5. Yin Tak Building</b>   |   |
| 5a. Total number of units  | = 18 units  |
| 5b. Total number of residents  | = 49 people   |
| 5c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 5d. Sewage Generation rate   | = 13.1 m <sup>3</sup> /day  |
| <b>6. No. 75-95B High Street</b>   |   |
| 6a. Total number of units  | = 50 units  |
| 6b. Total number of residents  | = 135 people  |
| 6c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 6d. Sewage Generation rate   | = 36.5 m <sup>3</sup> /day  |
| <b>7. URA Redevelopment at Yu Lok Lane / Centre Street</b>                                   |   |
| 7a. Total number of units  | = 255 units ( <a href="http://www.ura.org.hk/tc/projects/redevelopment/central/yu-lok-lane-centre-street-project.aspx">http://www.ura.org.hk/tc/projects/redevelopment/central/yu-lok-lane-centre-street-project.aspx</a> ) |
| 7b. Total number of residents  | = 689 people  |
| 7c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 7d. Sewage Generation rate   | = 185.9 m <sup>3</sup> /day   |
| <b>8. Fook Moon Building</b>   |   |
| 8a. Total number of units  | = 142 units   |
| 8b. Total number of residents  | = 383 people  |
| 8c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 8d. Sewage Generation rate   | = 103.5 m <sup>3</sup> /day   |
| <b>9. Lechler Court</b>  |   |
| 9a. Total number of units  | = 80 units  |
| 9b. Total number of residents  | = 216 people  |
| 9c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 9d. Sewage Generation rate   | = 58.3 m <sup>3</sup> /day  |
| <b>10. Kau Yan School</b>  |   |
| 10a. Total number of teachers  | = 41 people -- based on web-site: <a href="http://www.schooland.hk/ps/kauyan">http://www.schooland.hk/ps/kauyan</a>   |
| 10b. Total number of students  | = 450 people -- based on web-site: <a href="http://www.schooland.hk/ps/kauyan">http://www.schooland.hk/ps/kauyan</a>  |
| 10c. Design flow for teachers  | = 80 litre/person/day -- (Public Rental in Table T-2 of GESF)   |
| 10d. Design flow for students  | = 40 litre/person/day -- (Public Rental in Table T-2 of GESF)   |
| 10e. Design flow for commercial activities   | = 200 litre/person/day -- (Public Rental in Table T-2 of GESF, Type J11)  |
| 10f. Sewage Generation rate  | = 21 m <sup>3</sup> /day  |
| 10f. Flow rate   | = 0.25 litre/sec  |
| <b>11. No. 19-63 Bonham Road and No. 38-52 Western Street</b>                                |   |
| 11a. Total number of residential units   | = 600 units   |
| 11b. Total number of residents   | = 1620 people   |
| 11c. Design flow of residents  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 11d. Assumed used Area of Restaurant   | = 300 m <sup>2</sup>  |
| 11e. Assumed floor area per employee.  | = 10 m <sup>2</sup> per employee  |
| 11f. Total number of employees   | = 30 employees  |
| 11g. Design flow for commercial employee   | = 80 litre/employee/day -- (refer to Table T-2 of GESF)   |
| 11h. Design flow for commercial activities   | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)  |
| 11i. Assumed Used Area   | = 1500 m <sup>2</sup>   |
| 11j. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG)   |
| 11k. Total number of employee  | = 75 employee   |
| 11l. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 11m. Sewage Generation rate  | = 505.8 m <sup>3</sup> /day   |
| <b>12. Retail Shops and Restaurants at No. 46-95B High Street and No. 56-94 Third Street</b> |   |
| 12a. Assumed used Area of Restaurant   | = 1025 m <sup>2</sup>   |
| 12b. Assumed floor area per employee   | = 10 m <sup>2</sup> per employee  |
| 12c. Total number of employees   | = 103 employees   |
| 12d. Design flow for commercial employee   | = 80 litre/employee/day -- (refer to Table T-2 of GESF)   |
| 12e. Design flow for commercial activities   | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)  |
| 12f. Assumed Used Area   | = 3175 m <sup>2</sup>   |
| 12g. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG)   |
| 12h. Total number of employee  | = 159 employee  |
| 12i. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 12j. Sewage Generation rate  | = 206.4 m <sup>3</sup> /day   |
| <b>Total Flow (S3), Proposed Development, Vicinity and Catchment A</b>                       |   |
| Flow Rate  | = 2067 m <sup>3</sup> /day  |
| Population   | = 7161 persons  |
| Peaking factor   | = 5 Refer to Table T-5 of GESF for population 5,000 - 10,000 including stormwater allowance   |
| Peak Flow under normal operation   | = <u>119.6</u> litre/sec  |

Table 4 Calculation for Sewage Generation Rate of Catchment B

| Catchment B  | Remarks  |
|--|--|
| 1. Ivy Tower   |  |
| 1a. Total number of units  | = 216 units  |
| 1b. Total number of residents  | = 583 people   |
| 1c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 1d. Sewage Generation rate   | = 157.5 m <sup>3</sup> /day  |
| 2. Evergreen Tower   |  |
| 2a. Total number of units  | = 216 units  |
| 2b. Total number of residents  | = 583 people   |
| 2c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 2d. Sewage Generation rate   | = 157.5 m <sup>3</sup> /day  |
| 3. No. 84-84A First Street   |  |
| 3a. Total number of units  | = 10 units   |
| 3b. Total number of residents  | = 27 people  |
| 3c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 3d. Sewage Generation rate   | = 7.3 m <sup>3</sup> /day  |
| 4. No. 24-36 Western Street  |  |
| 4a. Total number of units  | = 45 units   |
| 4b. Total number of residents  | = 122 people   |
| 4c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 4d. Sewage Generation rate   | = 32.8 m <sup>3</sup> /day   |
| 5. Shun Tai Building   |  |
| 5a. Total number of units  | = 66 units   |
| 5b. Total number of residents  | = 178 people   |
| 5c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 5d. Sewage Generation rate   | = 48.1 m <sup>3</sup> /day   |
| 6. No. 97-119 First Street   |  |
| 6a. Total number of units  | = 35 units   |
| 6b. Total number of residents  | = 95 people  |
| 6c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 6d. Sewage Generation rate   | = 25.5 m <sup>3</sup> /day   |
| 7. Chun King Court   |  |
| 7a. Total number of units  | = 50 units   |
| 7b. Total number of residents  | = 135 people   |
| 7c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 7d. Sewage Generation rate   | = 36.5 m <sup>3</sup> /day   |
| 8. No. 71-81 First Street  |  |
| 8a. Total number of units  | = 20 units   |
| 8b. Total number of residents  | = 54 people  |
| 8c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 8d. Sewage Generation rate   | = 14.6 m <sup>3</sup> /day   |
| 9. Federate Building   |  |
| 9a. Total number of units  | = 120 units  |
| 9b. Total number of residents  | = 324 people   |
| 9c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 9d. Sewage Generation rate   | = 87.5 m <sup>3</sup> /day   |
| 10. Centre Street Market (Retail Shops)  |  |
| 10a. Assumed Used Area   | = 1200 m <sup>2</sup>  |
| 10b. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HK) |
| 10c. Total number of employee  | = 60 employee  |
| 10d. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF   |
| 10e. Sewage generation rate  | = 17 m <sup>3</sup> /day   |
| 11. Centre Street Market (Cooked Food Centre)  |  |
| 11a. Assumed used Area   | = 400 m <sup>2</sup>   |
| 11b. Assumed floor area per employee   | = 10 m <sup>2</sup> per employee   |
| 11c. Total number of employees   | = 40 employees   |
| 11d. Design flow for commercial employee   | = 80 litre/employee/day -- (refer to Table T-2 of GESF)  |
| 11e. Design flow for commercial activities   | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)   |
| 11f. Sewage generation rate  | = 63 m <sup>3</sup> /day   |
| 12. Public Lavatory at Sai Ying Pun MTR Station (Exit B1 & B2)   |  |
| 12a. Total number of W.C.  | = 15 Units   |
| 12b. Total number of urinal bowl   | = 5 Units  |
| 12c. Total number of wash basin  | = 10 Units   |
| 12d. Discharge Unit of 1 W.C.  | = 1.7 litre/sec  |
| 12e. Discharge Unit of 1 urinal bowl   | = 0.4 litre/sec  |
| 12f. Discharge Unit of 1 wash basin  | = 0.3 litre/sec  |
| 12g. Sum of Discharge Unit   | = 30.5 litre/sec   |
| 12h. K factor (frequency of use)   | = 1  |
| 12i. Wastewater flow rate  | = 5.5 litre/sec  |
| Source: Plumbing Engineering Services Design Guide   | $Q_{ww} = K \sqrt{\sum DU}$  |
|  | Where:   |
|  | $Q_{ww}$ = Wastewater flow rate (l/s)  |
|  | K = Frequency of use   |
|  | $\sum DU$ = Sum of discharge units   |
| 13. Retail Shops and Restaurant at No. 24-36 Western Street, No. 63-131 First Street and No. 292-298 Queen's Road West |  |
| 13a. Assumed used Area of Restaurant   | = 330 m <sup>2</sup>   |
| 13b. Assumed floor area per employee   | = 10 m <sup>2</sup> per employee   |
| 13c. Total number of employees   | = 33 employees   |
| 13d. Design flow for commercial employee   | = 80 litre/employee/day -- (refer to Table T-2 of GESF)  |
| 13e. Design flow for commercial activities   | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)   |
| 13f. Assumed Used Area   | = 2913 m <sup>2</sup>  |
| 13g. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HK) |
| 13h. Total number of employee  | = 146 employee   |
| 13i. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF   |
| 13j. Sewage Generation rate  | = 92.9 m <sup>3</sup> /day   |
| <b>Total Flow (S6), Proposed Development, Vicinity, Catchment A and B.</b>   |  |
| Flow Rate  | = 2807 m <sup>3</sup> /day   |
| Population   | = 9540 persons   |
| Peaking factor   | = 5 Refer to Table T-5 of GESF for population 5,000 - 10,000 including stormwater allowance                        |
| Peak Flow under normal operation   | = <u>168.0</u> litre/sec   |

Table 5 Calculation for Sewage Generation Rate of Catchment C

| Catchment C  | Remarks  |
|--|--|
| <b>1. No. 300-328 Queen's Road West</b>  |  |
| 1a. Total number of units  | = 75 units   |
| 1b. Total number of residents  | = 203 people   |
| 1c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 1d. Sewage Generation rate   | = 54.7 m <sup>3</sup> /day   |
| <b>2. New Start Building</b>   |  |
| 2a. Total number of units  | = 40 units   |
| 2b. Total number of residents  | = 108 people   |
| 2c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 2d. Sewage Generation rate   | = 29.2 m <sup>3</sup> /day   |
| <b>3. Imperial Terrace</b>   |  |
| 3a. Total number of units  | = 88 units   |
| 3b. Total number of residents  | = 238 people   |
| 3c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 3d. Sewage Generation rate   | = 64.2 m <sup>3</sup> /day   |
| <b>4. No. 299-309 Queen's Road West</b>  |  |
| 4a. Total number of units  | = 25 units   |
| 4b. Total number of residents  | = 68 people  |
| 4c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 4d. Sewage Generation rate   | = 18.2 m <sup>3</sup> /day   |
| <b>5. Andes Plaza</b>  |  |
| 5a. Total number of units  | = 70 units   |
| 5b. Total number of residents  | = 189 people   |
| 5c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 5d. Sewage Generation rate   | = 51.0 m <sup>3</sup> /day   |
| <b>6. Kiu Shing Building</b>   |  |
| 6a. Total number of units  | = 56 units   |
| 6b. Total number of residents  | = 151 people   |
| 6c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)  |
| 6d. Sewage Generation rate   | = 40.8 m <sup>3</sup> /day   |
| <b>7. Retail Shops and Restaurant at No. 300-356 and No. 299-333 Queen's Road West</b> |  |
| 7a. Assumed used Area of Restaurant  | = 326 m <sup>2</sup>   |
| 7b. Assumed floor area per employee  | = 10 m <sup>2</sup> per employee   |
| 7c. Total number of employees  | = 33 employees   |
| 7d. Design flow for commercial employee  | = 80 litre/employee/day -- (refer to Table T-2 of GESF)  |
| 7e. Design flow for commercial activities  | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)   |
| 7f. Assumed Used Area of Retail Shops  | = 2270 m <sup>2</sup>  |
| 7g. Used Area per worker   | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of |
| 7h. Total number of employee   | = 114 employee   |
| 7i. Design flow for commercial employee  | = 280 litre/person/day, refer to Table T-2 of GESF   |
| 7j. Sewage Generation rate   | = 83.3 m <sup>3</sup> /day   |
| <b>Total Flow (S8), Proposed Development, Vicinity, Catchment A, B and C.</b>          |  |
| Flow Rate  | = 3148 m <sup>3</sup> /day   |
| Population   | = 10642 persons  |
| Peaking factor   | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                     |
| Peak Flow under normal operation   | = <u>151.3</u> litre/sec   |

Table 6 Calculation for Sewage Generation Rate of Catchment D

| Catchment D   | Remarks   |
|---|---|
| 1. No. 36 - 40 Centre Street  |   |
| 1a. Total number of units   | = 15 units  |
| 1b. Total number of residents   | = 41 people   |
| 1c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 1d. Assumed Used Area of Retail Shops   | = 200 m <sup>2</sup>  |
| 1e. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 1f. Total number of employee  | = 10 employee   |
| 1g. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 1h. Sewage Generation rate  | = 13.7 m <sup>3</sup> /day  |
| <b>Total Flow (11)</b>  |   |
| Flow Rate   | = 3162 m <sup>3</sup> /day  |
| Population  | = 10682 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>151.9</u> litre/sec  |
| 2. No. 34 Centre Street   |   |
| 2a. Total number of units   | = 5 units   |
| 2b. Total number of residents   | = 14 people   |
| 2c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 2d. Assumed Used Area of Retail Shops   | = 50 m <sup>2</sup>   |
| 2e. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 2f. Total number of employee  | = 3 employee  |
| 2g. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 2h. Sewage Generation rate  | = 4.3 m <sup>3</sup> /day   |
| <b>Total Flow (12)</b>  |   |
| Flow Rate   | = 3167 m <sup>3</sup> /day  |
| Population  | = 10696 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>152.1</u> litre/sec  |
| 3. No. 32 Centre Street   |   |
| 3a. Total number of units   | = 5 units   |
| 3b. Total number of residents   | = 14 people   |
| 3c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 3d. Assumed used Area of Restaurant   | = 50 m <sup>2</sup>   |
| 3e. Assumed floor area per employee   | = 10 m <sup>2</sup> per employee  |
| 3f. Total number of employees   | = 5 employees   |
| 3g. Design flow for commercial employee   | = 80 litre/employee/day -- (refer to Table T-2 of GESF)   |
| 3h. Design flow for commercial activities   | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)  |
| 3i. Sewage Generation rate  | = 11.5 m <sup>3</sup> /day  |
| <b>Total Flow (14)</b>  |   |
| Flow Rate   | = 3178 m <sup>3</sup> /day  |
| Population  | = 10709 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>152.7</u> litre/sec  |
| 4. No. 30 Centre Street   |   |
| 4a. Total number of units   | = 5 units   |
| 4b. Total number of residents   | = 14 people   |
| 4c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 4d. Assumed Used Area of Retail Shops   | = 50 m <sup>2</sup>   |
| 4e. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 4f. Total number of employee  | = 3 employee  |
| 4g. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 4h. Sewage Generation rate  | = 4.3 m <sup>3</sup> /day   |
| <b>Total Flow (15)</b>  |   |
| Flow Rate   | = 3182 m <sup>3</sup> /day  |
| Population  | = 10723 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>152.9</u> litre/sec  |
| 5. No. 28 Centre Street   |   |
| 5a. Total number of units   | = 5 units   |
| 5b. Total number of residents   | = 14 people   |
| 5c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 5d. Assumed used Area of Restaurant   | = 50 m <sup>2</sup>   |
| 5e. Assumed floor area per employee   | = 10 m <sup>2</sup> per employee  |
| 5f. Total number of employees   | = 5 employees   |
| 5g. Design flow for commercial employee   | = 80 litre/employee/day -- (refer to Table T-2 of GESF)   |
| 5h. Design flow for commercial activities   | = 1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10)  |
| 5i. Sewage Generation rate  | = 11.5 m <sup>3</sup> /day  |
| <b>Total Flow (16)</b>  |   |
| Flow Rate   | = 3194 m <sup>3</sup> /day  |
| Population  | = 10736 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>153.4</u> litre/sec  |
| 6. No. 26 Centre Street   |   |
| 6a. Total number of units   | = 5 units   |
| 6b. Total number of residents   | = 14 people   |
| 6c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 6d. Assumed Used Area of Retail Shops   | = 50 m <sup>2</sup>   |
| 6e. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 6f. Total number of employee  | = 3 employee  |
| 6g. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 6h. Sewage Generation rate  | = 4.3 m <sup>3</sup> /day   |
| <b>Total Flow (17)</b>  |   |
| Flow Rate   | = 3198 m <sup>3</sup> /day  |
| Population  | = 10750 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>153.6</u> litre/sec  |
| 7. No. 24 Centre Street   |   |
| 7a. Total number of units   | = 5 units   |
| 7b. Total number of residents   | = 14 people   |
| 7c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 7d. Assumed Used Area of Retail Shops   | = 50 m <sup>2</sup>   |
| 7e. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 7f. Total number of employee  | = 3 employee  |
| 7g. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 7h. Sewage Generation rate  | = 4.3 m <sup>3</sup> /day   |
| <b>Total Flow (19)</b>  |   |
| Flow Rate   | = 3203 m <sup>3</sup> /day  |
| Population  | = 10763 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>153.8</u> litre/sec  |
| 8. Kaiser Centre  |   |
| 8a. Assumed Used Area   | = 827 m <sup>2</sup>  |
| 8b. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 8c. Total number of employee  | = 41 employee   |
| 8d. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 8e. Sewage generation rate  | = 12 m <sup>3</sup> /day  |
| <b>Total Flow (S21)</b>   |   |
| Flow Rate   | = 3214 m <sup>3</sup> /day  |
| Population  | = 10805 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>154.3</u> litre/sec  |
| 9. No. 228-232 Des Voeux Road West  |   |
| 9a. Total number of units   | = 20 units  |
| 9b. Total number of residents   | = 54 people   |
| 9c. Design flow   | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 9d. Assumed Used Area of Retail Shops   | = 207 m <sup>2</sup>  |
| 9e. Used Area per worker  | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 9f. Total number of employee  | = 10 employee   |
| 9g. Design flow for commercial employee   | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 9h. Sewage Generation rate  | = 17.5 m <sup>3</sup> /day  |
| <b>Total Flow (S23), Proposed Development, Vicinity, Catchment A, B, C and D.</b> |   |
| Flow Rate   | = 3232 m <sup>3</sup> /day  |
| Population  | = 10859 persons   |
| Peaking factor  | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation  | = <u>155.1</u> litre/sec  |

Table 7 Calculation for Sewage Generation Rate of Catchment E

| Catchment E  | Remarks   |
|--|---|
| 1. Kwai Cheong Building  |   |
| 1a. Total number of units  | = 72 units  |
| 1b. Total number of residents  | = 194 people  |
| 1c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 1d. Assumed Used Area of Retail Shops  | = 200 m <sup>2</sup>  |
| 1e. Used Area per worker   | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 1f. Total number of employee   | = 10 employee   |
| 1g. Design flow for commercial employee  | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 1h. Sewage Generation rate   | = 55.3 m <sup>3</sup> /day  |
| 2. No. 1-26 Sai Yuen Lane  |   |
| 2a. Total number of units  | = 140 units   |
| 2b. Total number of residents  | = 378 people  |
| 2c. Design flow  | = 270 litre/person/day -- (Private R2 in Table T-1 of GESF)   |
| 2d. Sewage Generation rate   | = 102.1 m <sup>3</sup> /day   |
| 3. Tung Che Commercial Centre  |   |
| 3a. Assumed Used Area  | = 9225 m <sup>2</sup>   |
| 3b. Used Area per worker   | = 20 m <sup>2</sup> per worker (refer to Table 2: Guidelines for Worker Densities - Business Use, Chapter 5 of HKPSG) |
| 3c. Total number of employee   | = 461 employee  |
| 3d. Design flow for commercial employee  | = 280 litre/person/day, refer to Table T-2 of GESF  |
| 3e. Sewage generation rate   | = 129 m <sup>3</sup> /day   |
| <b>Total Flow (S25), Proposed Development, Vicinity, Catchment A, B, C, D and E.</b> |   |
| Flow Rate  | = 3518 m <sup>3</sup> /day  |
| Population   | = 11892 persons   |
| Peaking factor   | = 4 Refer to Table T-5 of GESF for population 10,000-50,000 including stormwater allowance                            |
| Peak Flow under normal operation   | = <u><u>168.4</u></u> litre/sec   |

Table 8 Hydraulic Capacity at Existing Sewers at Tak Sing Lane

| Segment | Manhole Reference | Manhole Reference | Pipe Data |      | Invert Level (mPD) | Invert Level 2 (mPD) | L (m) | K <sub>s</sub> (m) | S (m/s) | V (m/s)  | Area (m <sup>2</sup> ) | Q (m <sup>3</sup> /s) | Estimated Capacity (L/s) |     |
|---------|-------------------|-------------------|-----------|------|--------------------|----------------------|-------|--------------------|---------|----------|------------------------|-----------------------|--------------------------|-----|
|         |                   |                   | mm        | m    |                    |                      |       |                    |         |          |                        |                       |                          |     |
| S1-S2   | FMH7023197        | FMH7023232        | 225       | 25.2 | 20.64              | 18.45                | 9.81  | 0.006              | 0.087   | 0.000001 | 2.65                   | 0.04                  | 0.11                     | 105 |
| S2-S3   | FMH7023232        | FMH7022885        | 225       | 28.2 | 18.43              | 16.17                | 9.81  | 0.006              | 0.080   | 0.000001 | 2.55                   | 0.04                  | 0.10                     | 101 |
| S3-S4   | FMH7022885        | FMH7049604        | 225       | 6.4  | 15.77              | 15.24                | 9.81  | 0.006              | 0.083   | 0.000001 | 2.59                   | 0.04                  | 0.10                     | 103 |
| S4-S5   | FMH7049604        | FMH7023213        | 300       | 24.9 | 15.02              | 11.43                | 9.81  | 0.006              | 0.144   | 0.000001 | 4.18                   | 0.07                  | 0.30                     | 295 |
| S5-S6   | FMH7023213        | FMH7022887        | 300       | 8.4  | 11.32              | 10.33                | 9.81  | 0.006              | 0.118   | 0.000001 | 3.78                   | 0.07                  | 0.27                     | 267 |
| S6-S7   | FMH7022887        | FMH7049605        | 300       | 31.0 | 10.22              | 6.52                 | 9.81  | 0.006              | 0.119   | 0.000001 | 3.80                   | 0.07                  | 0.27                     | 269 |
| S7-S8   | FMH7049605        | FMH7022893        | 300       | 11.8 | 6.30               | 4.90                 | 9.81  | 0.006              | 0.119   | 0.000001 | 3.79                   | 0.07                  | 0.27                     | 268 |
| S8-S9   | FMH7022893        | FMH7054581        | 400       | 24.5 | 4.44               | 3.60                 | 9.81  | 0.006              | 0.034   | 0.000001 | 2.48                   | 0.13                  | 0.31                     | 312 |
| S9-S10  | FMH7054581        | FMH7054582        | 400       | 6.3  | 3.40               | 3.31                 | 9.81  | 0.006              | 0.014   | 0.000001 | 1.60                   | 0.13                  | 0.20                     | 201 |
| S10-S11 | FMH7054582        | FMH7054583        | 400       | 3.4  | 3.31               | 3.26                 | 9.81  | 0.006              | 0.015   | 0.000001 | 1.62                   | 0.13                  | 0.20                     | 204 |
| S11-S12 | FMH7054583        | FMH7054584        | 400       | 2.0  | 3.25               | 3.22                 | 9.81  | 0.006              | 0.015   | 0.000001 | 1.64                   | 0.13                  | 0.21                     | 206 |
| S12-S13 | FMH7054584        | FMH7054585        | 400       | 3.0  | 3.21               | 3.16                 | 9.81  | 0.006              | 0.017   | 0.000001 | 1.73                   | 0.13                  | 0.22                     | 217 |
| S13-S14 | FMH7054585        | FMH7054586        | 400       | 1.8  | 3.15               | 3.07                 | 9.81  | 0.006              | 0.044   | 0.000001 | 2.82                   | 0.13                  | 0.35                     | 355 |
| S14-S15 | FMH7054586        | FMH7054587        | 400       | 0.7  | 3.02               | 2.98                 | 9.81  | 0.006              | 0.057   | 0.000001 | 3.20                   | 0.13                  | 0.40                     | 402 |
| S15-S16 | FMH7054587        | FMH7054588        | 400       | 3.2  | 2.95               | 2.80                 | 9.81  | 0.006              | 0.047   | 0.000001 | 2.90                   | 0.13                  | 0.36                     | 364 |
| S16-S17 | FMH7054588        | FMH7054589        | 400       | 4.2  | 2.80               | 2.65                 | 9.81  | 0.006              | 0.036   | 0.000001 | 2.53                   | 0.13                  | 0.32                     | 318 |
| S17-S18 | FMH7054589        | FMH7054590        | 400       | 2.8  | 2.65               | 2.62                 | 9.81  | 0.006              | 0.011   | 0.000001 | 1.39                   | 0.13                  | 0.17                     | 174 |
| S18-S19 | FMH7054590        | FMH7054591        | 400       | 1.8  | 2.62               | 2.60                 | 9.81  | 0.006              | 0.011   | 0.000001 | 1.41                   | 0.13                  | 0.18                     | 177 |
| S19-S20 | FMH7054591        | FMH7054592        | 400       | 1.4  | 2.59               | 2.56                 | 9.81  | 0.006              | 0.021   | 0.000001 | 1.96                   | 0.13                  | 0.25                     | 246 |
| S20-S21 | FMH7054592        | FMH7054593        | 400       | 6.9  | 2.55               | 2.52                 | 9.81  | 0.006              | 0.004   | 0.000001 | 0.88                   | 0.13                  | 0.11                     | 111 |
| S21-S22 | FMH7054593        | FMH7054594        | 400       | 11.2 | 2.51               | 2.40                 | 9.81  | 0.006              | 0.010   | 0.000001 | 1.33                   | 0.13                  | 0.17                     | 167 |
| S22-S23 | FMH7054594        | FMH7022632        | 400       | 18.0 | 2.40               | 2.20                 | 9.81  | 0.006              | 0.011   | 0.000001 | 1.41                   | 0.13                  | 0.18                     | 177 |
| S23-S24 | FMH7022632        | FMH7047583        | 600       | 21.2 | 2.17               | 1.95                 | 9.81  | 0.006              | 0.010   | 0.000001 | 1.79                   | 0.28                  | 0.51                     | 507 |
| S24-S25 | FMH7047583        | FMH7022628        | 600       | 21.6 | 1.95               | 1.90                 | 9.81  | 0.006              | 0.002   | 0.000001 | 0.85                   | 0.28                  | 0.24                     | 239 |
| S25-S26 | FMH7022628        | FMH7010813        | 600       | 40.0 | 1.90               | 1.80                 | 9.81  | 0.006              | 0.003   | 0.000001 | 0.88                   | 0.28                  | 0.25                     | 249 |
| S26-S27 | FMH7010813        | FMH7047584        | 600       | 10.5 | 1.80               | 1.77                 | 9.81  | 0.006              | 0.003   | 0.000001 | 0.94                   | 0.28                  | 0.27                     | 266 |

- Remarks: (1) g=gravitational acceleration; k<sub>s</sub>=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity  
(2) The value of k<sub>s</sub> = 6mm is used for the calculation of concrete sewer (based on Table 5: Recommended roughness values in Sewerage Manual)  
(3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)  
(4) Equation used: 
$$V = \sqrt{\frac{k_s}{3.7D} \log \left( \frac{2.51V}{D \sqrt{gDs}} \right)}$$

Table 9 Hydraulic Capacity at Existing Sewers at Tak Sing Lane (Upgraded)

| Segment | Manhole Reference | Manhole Reference | Pipe Dia. mm | Pipe Length m | Invert Level 1 mPD | Invert Level 2 mPD | g m/s | k m   | s     | v m/s    | v m/s | V m/s | Area m <sup>2</sup> | Q m <sup>3</sup> /s | Estimated Capacity l/s |
|---------|-------------------|-------------------|--------------|---------------|--------------------|--------------------|-------|-------|-------|----------|-------|-------|---------------------|---------------------|------------------------|
| S1-S2   | FMH7023197        | FMH7023232        | 225          | 25.2          | 20.64              | 18.45              | 9.81  | 0.006 | 0.087 | 0.000001 | 2.65  | 0.04  | 0.11                | 105                 |                        |
| S2-S3   | FMH7023232        | FMH7022885        | 225          | 28.2          | 18.43              | 16.17              | 9.81  | 0.006 | 0.080 | 0.000001 | 2.55  | 0.04  | 0.10                | 101                 |                        |
| S3-S4   | FMH7022885        | FMH7049604        | 300          | 6.4           | 15.77              | 15.24              | 9.81  | 0.006 | 0.083 | 0.000001 | 3.16  | 0.07  | 0.22                | 224                 |                        |
| S4-S5   | FMH7049604        | FMH7023213        | 300          | 24.9          | 15.02              | 11.43              | 9.81  | 0.006 | 0.144 | 0.000001 | 4.18  | 0.07  | 0.30                | 295                 |                        |
| S5-S6   | FMH7023213        | FMH7022887        | 300          | 8.4           | 11.32              | 10.33              | 9.81  | 0.006 | 0.118 | 0.000001 | 3.78  | 0.07  | 0.27                | 267                 |                        |
| S6-S7   | FMH7022887        | FMH7049605        | 300          | 31.0          | 10.22              | 6.52               | 9.81  | 0.006 | 0.119 | 0.000001 | 3.80  | 0.07  | 0.27                | 269                 |                        |
| S7-S8   | FMH7049605        | FMH7022893        | 300          | 11.8          | 6.30               | 4.90               | 9.81  | 0.006 | 0.119 | 0.000001 | 3.79  | 0.07  | 0.27                | 268                 |                        |
| S8-S9   | FMH7022893        | FMH7054581        | 400          | 24.5          | 4.44               | 3.60               | 9.81  | 0.006 | 0.034 | 0.000001 | 2.48  | 0.13  | 0.31                | 312                 |                        |
| S9-S10  | FMH7054581        | FMH7054582        | 400          | 6.3           | 3.40               | 3.31               | 9.81  | 0.006 | 0.014 | 0.000001 | 1.60  | 0.13  | 0.20                | 201                 |                        |
| S10-S11 | FMH7054582        | FMH7054583        | 400          | 3.4           | 3.31               | 3.26               | 9.81  | 0.006 | 0.015 | 0.000001 | 1.62  | 0.13  | 0.20                | 204                 |                        |
| S11-S12 | FMH7054583        | FMH7054584        | 400          | 2.0           | 3.25               | 3.22               | 9.81  | 0.006 | 0.015 | 0.000001 | 1.64  | 0.13  | 0.21                | 206                 |                        |
| S12-S13 | FMH7054584        | FMH7054585        | 400          | 3.0           | 3.21               | 3.16               | 9.81  | 0.006 | 0.017 | 0.000001 | 1.73  | 0.13  | 0.22                | 217                 |                        |
| S13-S14 | FMH7054585        | FMH7054586        | 400          | 1.8           | 3.15               | 3.07               | 9.81  | 0.006 | 0.044 | 0.000001 | 2.82  | 0.13  | 0.35                | 355                 |                        |
| S14-S15 | FMH7054586        | FMH7054587        | 400          | 0.7           | 3.02               | 2.98               | 9.81  | 0.006 | 0.057 | 0.000001 | 3.20  | 0.13  | 0.40                | 402                 |                        |
| S15-S16 | FMH7054587        | FMH7054588        | 400          | 3.2           | 2.95               | 2.80               | 9.81  | 0.006 | 0.047 | 0.000001 | 2.90  | 0.13  | 0.36                | 364                 |                        |
| S16-S17 | FMH7054588        | FMH7054589        | 400          | 4.2           | 2.80               | 2.65               | 9.81  | 0.006 | 0.036 | 0.000001 | 2.53  | 0.13  | 0.32                | 318                 |                        |
| S17-S18 | FMH7054589        | FMH7054590        | 400          | 2.8           | 2.65               | 2.62               | 9.81  | 0.006 | 0.011 | 0.000001 | 1.39  | 0.13  | 0.17                | 174                 |                        |
| S18-S19 | FMH7054590        | FMH7054591        | 400          | 1.8           | 2.62               | 2.60               | 9.81  | 0.006 | 0.011 | 0.000001 | 1.41  | 0.13  | 0.18                | 177                 |                        |
| S19-S20 | FMH7054591        | FMH7054592        | 400          | 1.4           | 2.59               | 2.56               | 9.81  | 0.006 | 0.021 | 0.000001 | 1.96  | 0.13  | 0.25                | 246                 |                        |
| S20-S21 | FMH7054592        | FMH7054593        | 600          | 6.9           | 2.55               | 2.52               | 9.81  | 0.006 | 0.004 | 0.000001 | 1.16  | 0.28  | 0.33                | 328                 |                        |
| S21-S22 | FMH7054593        | FMH7054594        | 400          | 11.2          | 2.51               | 2.40               | 9.81  | 0.006 | 0.010 | 0.000001 | 1.33  | 0.13  | 0.17                | 167                 |                        |
| S22-S23 | FMH7054594        | FMH7022632        | 400          | 18.0          | 2.40               | 2.20               | 9.81  | 0.006 | 0.011 | 0.000001 | 1.41  | 0.13  | 0.18                | 177                 |                        |
| S23-S24 | FMH7022632        | FMH7047583        | 600          | 21.2          | 2.17               | 1.95               | 9.81  | 0.006 | 0.010 | 0.000001 | 1.79  | 0.28  | 0.51                | 507                 |                        |
| S24-S25 | FMH7047583        | FMH7022628        | 600          | 21.6          | 1.95               | 1.90               | 9.81  | 0.006 | 0.002 | 0.000001 | 0.85  | 0.28  | 0.24                | 239                 |                        |
| S25-S26 | FMH7022628        | FMH7010813        | 600          | 40.0          | 1.90               | 1.80               | 9.81  | 0.006 | 0.003 | 0.000001 | 0.88  | 0.28  | 0.25                | 249                 |                        |
| S26-S27 | FMH7010813        | FMH7047584        | 600          | 10.5          | 1.80               | 1.77               | 9.81  | 0.006 | 0.003 | 0.000001 | 0.94  | 0.28  | 0.27                | 266                 |                        |

Remarks: (1) g=gravitational acceleration; k<sub>s</sub>=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity

(2) The value of k<sub>s</sub> = 6mm is used for the calculation of concrete sewer (based on Table 5: Recommended roughness values in Sewerage Manual)

(3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)

(4) Equation used: 
$$V = \frac{1.49 R^{2/3} S^{1/2}}{k_s + \frac{2.51 v}{R}}$$

(5) Pipe information in RED indicates the upgraded sewer pipe



Table 10 Hydraulic Capacity of Existing Sewerage System for Sewage generated from the Proposed Restaurant

| Segment | Pipe Dia (mm) | Pipe Length (m) | Gradient | Estimated Capacity (L/S) | Estimated Flow including the Proposed Development only (L/S) | Contributed by the Proposed Development only (%) | Status |
|---------|---------------|-----------------|----------|--------------------------|--|--|--------|
| S1-S2   | 225           | 25.2            | 0.0869   | 105                      | 8.8  | 8.4%   | OK     |
| S2-S3   | 225           | 28.2            | 0.0801   | 101                      | 8.8  | 8.7%   | OK     |
| S3-S4   | 225           | 6.4             | 0.0828   | 103                      | 8.8  | 8.6%   | OK     |
| S4-S5   | 300           | 24.9            | 0.1442   | 295                      | 8.8  | 3.0%   | OK     |
| S5-S6   | 300           | 8.4             | 0.1179   | 267                      | 8.8  | 3.3%   | OK     |
| S6-S7   | 300           | 31.0            | 0.1194   | 269                      | 8.8  | 3.3%   | OK     |
| S7-S8   | 300           | 11.8            | 0.1186   | 268                      | 8.8  | 3.3%   | OK     |
| S8-S9   | 400           | 24.5            | 0.0343   | 312                      | 8.8  | 2.8%   | OK     |
| S9-S10  | 400           | 6.3             | 0.0143   | 201                      | 8.8  | 4.4%   | OK     |
| S10-S11 | 400           | 3.4             | 0.0147   | 204                      | 8.8  | 4.3%   | OK     |
| S11-S12 | 400           | 2.0             | 0.0150   | 206                      | 8.8  | 4.3%   | OK     |
| S12-S13 | 400           | 3.0             | 0.0167   | 217                      | 8.8  | 4.1%   | OK     |
| S13-S14 | 400           | 1.8             | 0.0444   | 355                      | 8.8  | 2.5%   | OK     |
| S14-S15 | 400           | 0.7             | 0.0571   | 402                      | 8.8  | 2.2%   | OK     |
| S15-S16 | 400           | 3.2             | 0.0469   | 364                      | 8.8  | 2.4%   | OK     |
| S16-S17 | 400           | 4.2             | 0.0357   | 318                      | 8.8  | 2.8%   | OK     |
| S17-S18 | 400           | 2.8             | 0.0107   | 174                      | 8.8  | 5.1%   | OK     |
| S18-S19 | 400           | 1.8             | 0.0111   | 177                      | 8.8  | 5.0%   | OK     |
| S19-S20 | 400           | 1.4             | 0.0214   | 246                      | 8.8  | 3.6%   | OK     |
| S20-S21 | 400           | 6.9             | 0.0043   | 111                      | 8.8  | 8.0%   | OK     |
| S21-S22 | 400           | 11.2            | 0.0098   | 167                      | 8.8  | 5.3%   | OK     |
| S22-S23 | 400           | 18.0            | 0.0111   | 177                      | 8.8  | 5.0%   | OK     |
| S23-S24 | 600           | 21.2            | 0.0104   | 507                      | 8.8  | 1.7%   | OK     |
| S26-S27 | 600           | 10.5            | 0.0029   | 266                      | 8.8  | 3.3%   | OK     |

Table 11 Hydraulic Capacity of Existing Sewerage System for Sewage generated from the Proposed Restaurant and Existing Development

| Segment | Pipe Dia. (mm) | Pipe Length (m) | Gradient | Estimated Capacity (l/s) | Estimated Flow including the Proposed and Existing Development (l/s) | Contributed by the Proposed and Existing Development (%) | Status |
|---------|----------------|-----------------|----------|--------------------------|--|--|--------|
| S1-S2   | 225            | 25.2            | 0.0869   | 105                      | 41.1   | 39.0%  | OK     |
| S2-S3   | 225            | 28.2            | 0.0801   | 101                      | 41.1   | 40.6%  | OK     |
| S3-S4   | 225            | 6.4             | 0.0828   | 103                      | 119.6  | 116.2%   | Spill  |
| S4-S5   | 300            | 24.9            | 0.1442   | 295                      | 119.6  | 40.5%  | OK     |
| S5-S6   | 300            | 8.4             | 0.1179   | 267                      | 119.6  | 44.8%  | OK     |
| S6-S7   | 300            | 31.0            | 0.1194   | 269                      | 168.0  | 62.5%  | OK     |
| S7-S8   | 300            | 11.8            | 0.1186   | 268                      | 168.0  | 62.7%  | OK     |
| S8-S9   | 400            | 24.5            | 0.0343   | 312                      | 151.3  | 48.5%  | OK     |
| S9-S10  | 400            | 6.3             | 0.0143   | 201                      | 151.3  | 75.2%  | OK     |
| S10-S11 | 400            | 3.4             | 0.0147   | 204                      | 151.3  | 74.1%  | OK     |
| S11-S12 | 400            | 2.0             | 0.0150   | 206                      | 151.9  | 73.7%  | OK     |
| S12-S13 | 400            | 3.0             | 0.0167   | 217                      | 152.1  | 70.0%  | OK     |
| S13-S14 | 400            | 1.8             | 0.0444   | 355                      | 152.1  | 42.9%  | OK     |
| S14-S15 | 400            | 0.7             | 0.0571   | 402                      | 152.7  | 37.9%  | OK     |
| S15-S16 | 400            | 3.2             | 0.0469   | 364                      | 152.9  | 41.9%  | OK     |
| S16-S17 | 400            | 4.2             | 0.0357   | 318                      | 153.4  | 48.2%  | OK     |
| S17-S18 | 400            | 2.8             | 0.0107   | 174                      | 153.6  | 88.2%  | OK     |
| S18-S19 | 400            | 1.8             | 0.0111   | 177                      | 153.6  | 86.6%  | OK     |
| S19-S20 | 400            | 1.4             | 0.0214   | 246                      | 153.8  | 62.4%  | OK     |
| S20-S21 | 400            | 6.9             | 0.0043   | 111                      | 153.8  | 138.7%   | Spill  |
| S21-S22 | 400            | 11.2            | 0.0098   | 167                      | 154.3  | 92.6%  | OK     |
| S22-S23 | 400            | 18.0            | 0.0111   | 177                      | 154.3  | 87.0%  | OK     |
| S23-S24 | 600            | 21.2            | 0.0104   | 507                      | 155.1  | 30.6%  | OK     |
| S24-S25 | 600            | 21.6            | 0.0023   | 239                      | 155.1  | 64.8%  | OK     |
| S25-S26 | 600            | 40.0            | 0.0025   | 249                      | 168.4  | 67.7%  | OK     |
| S26-S27 | 600            | 10.5            | 0.0029   | 266                      | 168.4  | 63.3%  | OK     |

Table 12 Hydraulic Capacity of Upgraded Sewerage System for Sewage generated from the Proposed Restaurant and Existing Development

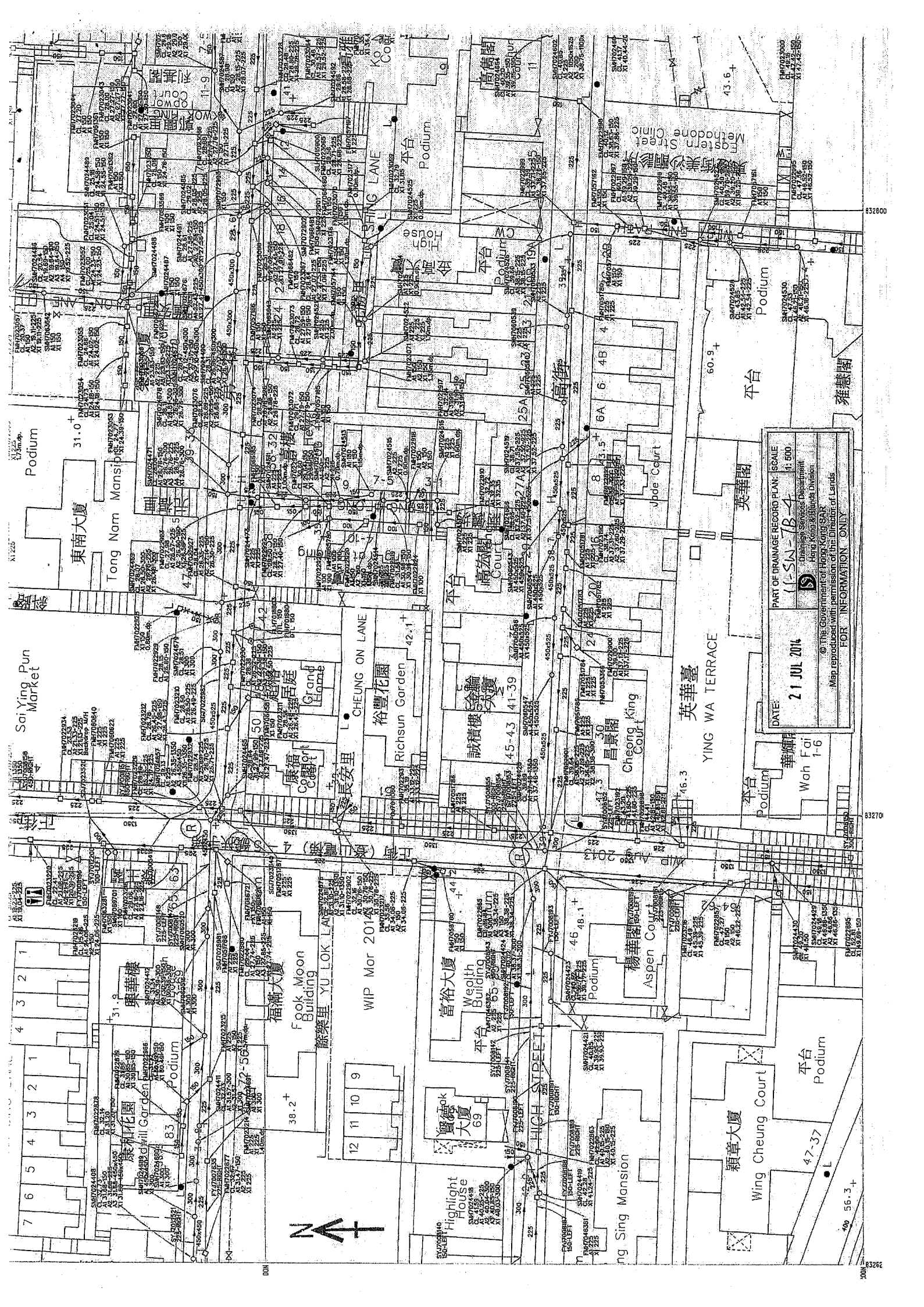
| Segment | Pipe Dia (mm) | Pipe Length (m) | Gradient | Estimated Capacity (L/s) | Estimated Flow including the Proposed and Existing Development (L/s) | Contributed by the Proposed and Existing Development (%) | Status |
|---------|---------------|-----------------|----------|--------------------------|--|--|--------|
| S1-S2   | 225           | 25.2            | 0.087    | 105                      | 41.1   | 39.0%  | OK     |
| S2-S3   | 225           | 28.2            | 0.080    | 101                      | 41.1   | 40.6%  | OK     |
| S3-S4   | 300           | 6.4             | 0.083    | 224                      | 119.6  | 53.5%  | OK     |
| S4-S5   | 300           | 24.9            | 0.144    | 295                      | 119.6  | 40.5%  | OK     |
| S5-S6   | 300           | 8.4             | 0.118    | 267                      | 119.6  | 44.8%  | OK     |
| S6-S7   | 300           | 31.0            | 0.119    | 269                      | 168.0  | 62.5%  | OK     |
| S7-S8   | 300           | 11.8            | 0.119    | 268                      | 168.0  | 62.7%  | OK     |
| S8-S9   | 400           | 24.5            | 0.034    | 312                      | 151.3  | 48.5%  | OK     |
| S9-S10  | 400           | 6.3             | 0.014    | 201                      | 151.3  | 75.2%  | OK     |
| S10-S11 | 400           | 3.4             | 0.015    | 204                      | 151.3  | 74.1%  | OK     |
| S11-S12 | 400           | 2.0             | 0.015    | 206                      | 151.9  | 73.7%  | OK     |
| S12-S13 | 400           | 3.0             | 0.017    | 217                      | 152.1  | 70.0%  | OK     |
| S13-S14 | 400           | 1.8             | 0.044    | 355                      | 152.1  | 42.9%  | OK     |
| S14-S15 | 400           | 0.7             | 0.057    | 402                      | 152.7  | 37.9%  | OK     |
| S15-S16 | 400           | 3.2             | 0.047    | 364                      | 152.9  | 41.9%  | OK     |
| S16-S17 | 400           | 4.2             | 0.036    | 318                      | 153.4  | 48.2%  | OK     |
| S17-S18 | 400           | 2.8             | 0.011    | 174                      | 153.6  | 88.2%  | OK     |
| S18-S19 | 400           | 1.8             | 0.011    | 177                      | 153.6  | 86.6%  | OK     |
| S19-S20 | 400           | 1.4             | 0.021    | 246                      | 153.8  | 62.4%  | OK     |
| S20-S21 | 600           | 6.9             | 0.004    | 328                      | 153.8  | 46.9%  | OK     |
| S21-S22 | 400           | 11.2            | 0.010    | 167                      | 154.3  | 92.6%  | OK     |
| S22-S23 | 400           | 18.0            | 0.011    | 177                      | 154.3  | 87.0%  | OK     |
| S23-S24 | 600           | 21.2            | 0.010    | 507                      | 155.1  | 30.6%  | OK     |
| S24-S25 | 600           | 21.6            | 0.002    | 239                      | 155.1  | 64.8%  | OK     |
| S25-S26 | 600           | 40.0            | 0.003    | 249                      | 168.4  | 67.7%  | OK     |
| S26-S27 | 600           | 10.5            | 0.003    | 266                      | 168.4  | 63.3%  | OK     |

Note: Pipe information in RED indicates the upgraded sewer pipe

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**Annex 3:  
Drainage Record Plan obtained from  
Drainage Service Department**

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DATE: 21 JUL 2014

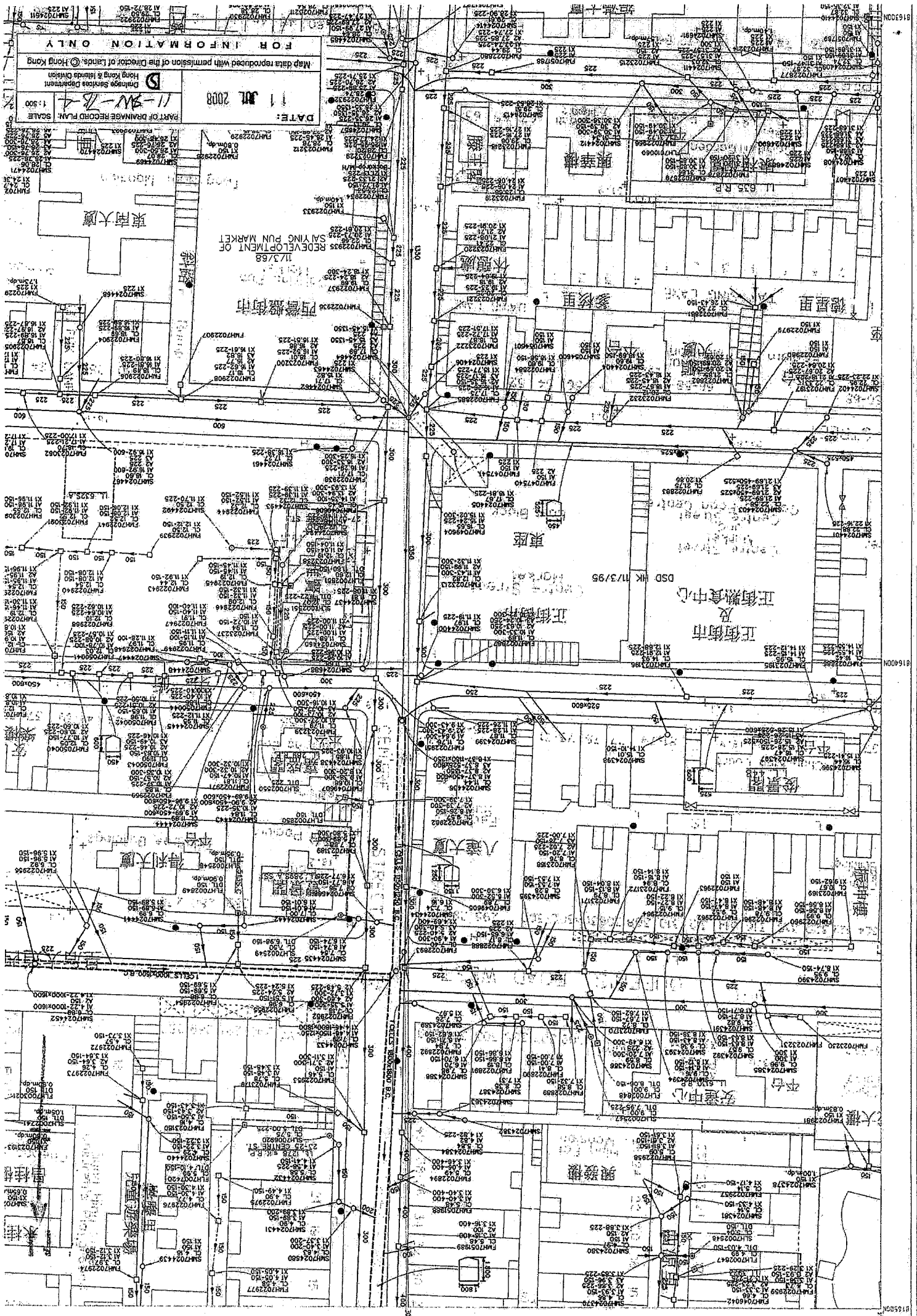
L-S-W-1B-4

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PART OF DRAINAGE RECORD PLAN - SCALE 1:500  
 Drainage Services Department  
 Hong Kong Planning Division



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Hong Kong & Islands Division  
11-3W-7  
SCALE 1:500  
DATE: 11 JUL 2008  
PART OF DRAINAGE RECORD PLAN



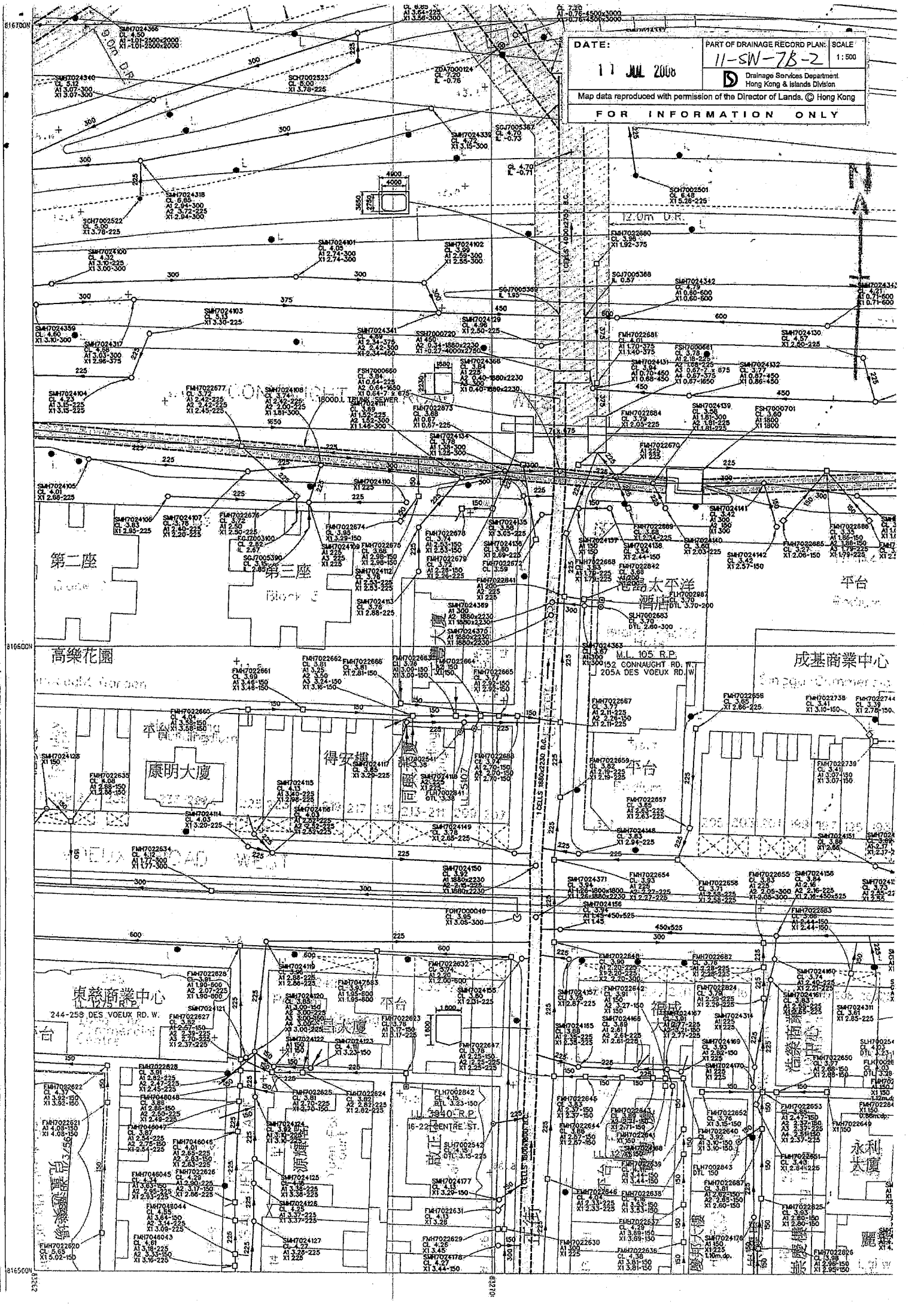
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916400N

916500N

300.2

315.6



DATE: 17 JUL 2008

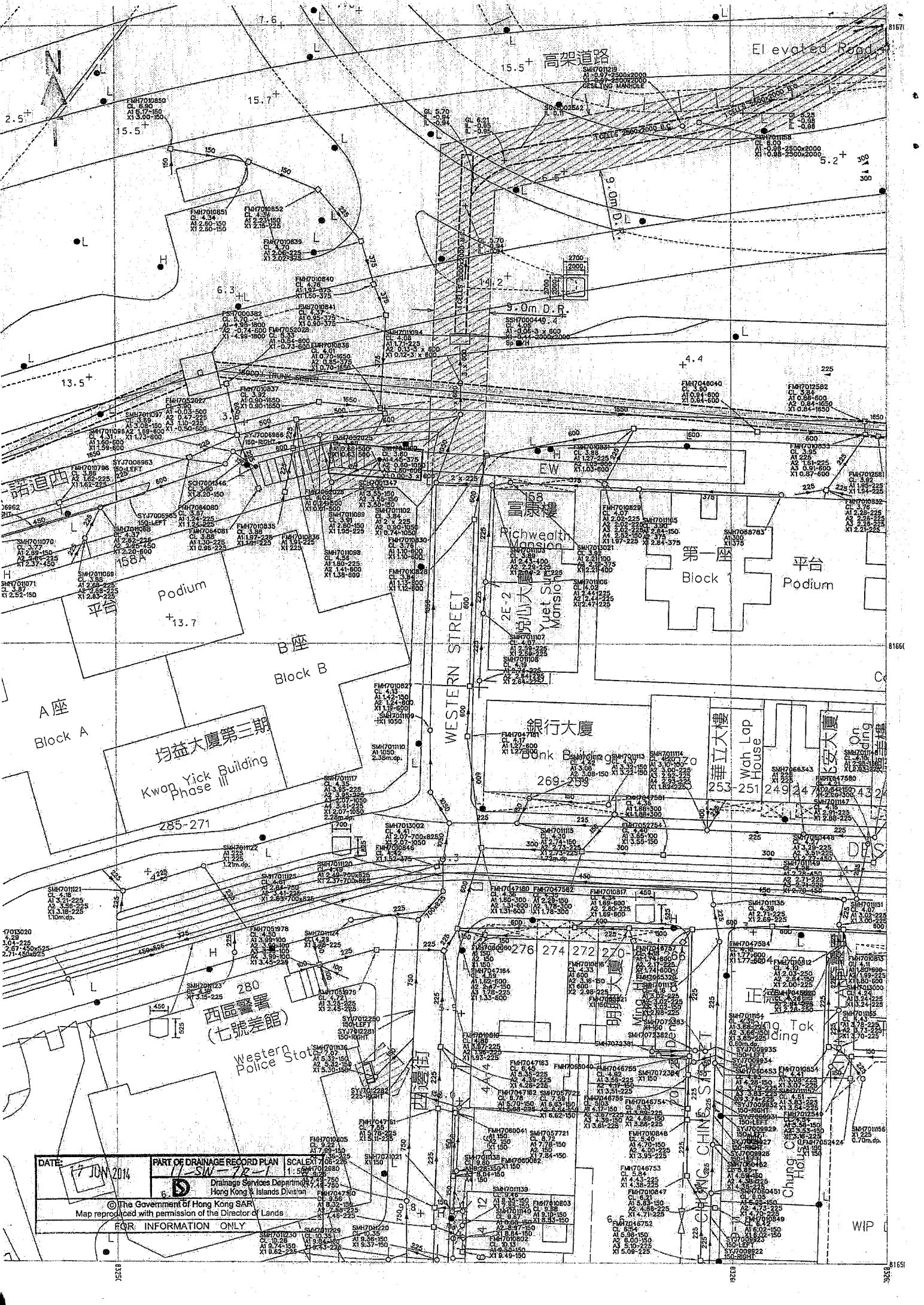
SCALE: 1:500

11-SW-78-2

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Hong Kong & Islands Division

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DATE: 17 JUN 2014

PART OF DRAINAGE RECORD PLAN

SCALE: 1:500

D Drainage Services Department  
Hong Kong Islands Division

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Detailed comments of CTP/UD&L on AVA EE Report

The applicant should address the following specific issues accordingly:

- (a) **Prevailing wind directions** – The prevailing wind directions mentioned in the applicant's AVA EE Report are different from those of the SYP&SW AVA EE Report. As the prevailing wind directions are the fundamental elements of the assessment, the applicant should provide strong justifications for departing from the SYP&SW AVA EE Report findings.
- (b) **Section 1.3** – The applicant should indicate the “*opening at the eastern end of second floor*” on plan. The dimensions of this opening (e.g. L x W x H) and its exact level should also be documented.
- (c) **Section 2.2** –
  - (i) The annual prevailing winds mentioned are different from those in Section 2.1. The applicant should clarify and rectify all relevant sections in the report; and
  - (ii) The applicant should specify the widths of the streets that are considered “*not very wide*”.
- (d) **Section 2.3** – The site area stated is different from that in section 1.2.
- (e) **Section 3, summer wind condition** – Some mitigation measures are suggested in this section. The applicant should indicate them on plan and document their dimensions.
- (f) **Figure 2** – The figure caption does not tally with the current application; the plan seems to be a mirror image and it lacks building height information.
- (g) **Figure 2 (wind rose)** –
  - (i) The applicant should clarify whether “*Figure 2*” should read “*Figure 3*”; and
  - (ii) The figure caption does not tally with the current application.
- (h) **Figure 4** –
  - (i) The applicant should provide the building names and street names for easier reference to the text; and
  - (ii) The figure caption does not tally with the current application.
- (i) **Figure 5** - The figure caption does not tally with the current application.



中西區區議會  
二零一四至二零一五年度  
食物環境衛生及工務委員會  
第五次會議紀錄

日期：二零一四年十月二十三日

時間：下午二時三十分

地點：香港中環統一碼頭道 38 號  
海港政府大樓 14 樓  
中西區區議會會議室

出席者：

主席

李志恒議員\*

委員

陳捷貴議員, BBS, JP\*

陳財喜議員, MH\*

陳學鋒議員, MH\*

鄭麗琼議員\*

張國鈞議員, JP (下午 2 時 57 分至 5 時 27 分)

張翼雄議員 (下午 6 時 00 分至會議結束)

許智峯議員\*

葉國謙議員, GBS, JP (下午 2 時 30 分至 4 時 10 分)

甘乃威議員, MH (下午 2 時 30 分至 5 時 37 分)

盧懿杏議員 (下午 2 時 30 分至 3 時 20 分)

蕭嘉怡議員\*

文志華議員, MH\*

黃堅成議員\*

葉永成議員, BBS, MH, JP\*

增選委員

李寶明先生 (下午 3 時 07 分至會議結束)

呂鴻賓先生\*

伍凱欣女士\*

楊可琦先生 (下午 2 時 45 分至會議結束)

楊學明先生\*

註：\* 出席整個會議的委員

( ) 出席會議時間

## 嘉賓

### 第 4 項

|       |          |                 |
|-------|----------|-----------------|
| 林捷文先生 | 政府產業署    | 總產業經理(租售編配)     |
| 何尉紅女士 | 規劃署      | 高級城市規劃師/港島 4    |
| 朱金盛先生 | 社會福利署    | 中西南及離島區助理福利專員 2 |
| 余恩恩女士 | 中西區民政事務處 | 高級行政主任 (地區管理)   |

### 第 5 項

|       |         |             |
|-------|---------|-------------|
| 凌榮昌先生 | 食物環境衛生署 | 署理中西區環境衛生總監 |
|-------|---------|-------------|

### 第 6 項

|       |            |               |
|-------|------------|---------------|
| 關東開先生 | 路政署        | 區域工程師/西區      |
| 黃維安先生 | 香港中華煤氣有限公司 | 總經理 - 市務及營業   |
| 黎錦圖先生 | 香港中華煤氣有限公司 | 高級網絡操作經理      |
| 張柏堅先生 | 香港中華煤氣有限公司 | 高級客戶維修服務經理    |
| 周樹文先生 | 機電工程署      | 高級工程師/氣體標準 A3 |
| 吳玉華女士 | 機電工程署      | 工程師/氣體標準 A3/2 |

### 第 7 項

|       |         |             |
|-------|---------|-------------|
| 關東開先生 | 路政署     | 區域工程師/西區    |
| 曾慧華女士 | 渠務署     | 高級工程師/香港中西區 |
| 凌榮昌先生 | 食物環境衛生署 | 署理中西區環境衛生總監 |

### 第 8 項

|        |                     |      |
|--------|---------------------|------|
| 金力堅教授  | 香港大學牙醫學院/<br>菲臘牙科醫院 | 署理院長 |
| 黃馮坤儀女士 | 菲臘牙科醫院              | 審計主任 |

### 第 9 項

|       |          |                                    |
|-------|----------|------------------------------------|
| 謝英傑先生 | 消防處      | 堅尼地城消防局局長                          |
| 程知仁先生 | 香港警務處    | 西區警民關係主任                           |
| 范家賢先生 | 香港警務處    | 西區警民關係組社區聯絡主任                      |
| 郭健敏先生 | 地政總署     | 高級產業測量師/土地管制及契約執行<br>(港島東,西及南區地政處) |
| 林國偉先生 | 效率促進組    | 首席管理參議主任(效率促進組)3                   |
| 郝惠豐先生 | 效率促進組    | 項目顧問                               |
| 關東開先生 | 路政署      | 區域工程師/西區                           |
| 陳偉泰先生 | 屋宇署      | 高級結構工程師/強制驗樓 1-D                   |
| 鄭子龍先生 | 屋宇署      | 結構工程師/強制驗樓 1-D5                    |
| 凌榮昌先生 | 食物環境衛生署  | 署理中西區環境衛生總監                        |
| 余恩恩女士 | 中西區民政事務處 | 高級行政主任 (地區管理)                      |

第 10 項

何尉紅女士 規劃署 高級城市規劃師/港島 4  
吳栢明先生 正街區大廈法團及業主聯會 主席

第 11 項

凌榮昌先生 食物環境衛生署 署理中西區環境衛生總監

第 12 項

孫幼侯先生 政務司司長辦公室轄 總行政主任(總務)  
下行政署

袁福長先生 政務司司長辦公室轄 高級行政主任(總務)1  
下行政署

第 13 項

凌榮昌先生 食物環境衛生署 署理中西區環境衛生總監

列席者

|           |                     |                 |
|-----------|---------------------|-----------------|
| 周可喬女士, JP | 中西區民政事務處            | 民政事務專員          |
| 陳潤民先生     | 中西區民政事務處            | 民政事務助理專員        |
| 黃明慧女士     | 中西區民政事務處            | 高級行政主任(區議會)     |
| 余欣欣女士     | 中西區民政事務處            | 高級行政主任(地區管理)    |
| 王錦玲女士     | 屋宇署                 | 屋宇測量師/A3-SD     |
| 黃悅群女士     | 地政總署<br>(港島西及南區地政處) | 高級產業測量師/中區      |
| 區瑞芬女士     | 香港警務處               | 中區警民關係組社區聯絡主任   |
| 程知仁先生     | 香港警務處               | 西區警民關係主任        |
| 范家賢先生     | 香港警務處               | 西區警民關係組社區聯絡主任   |
| 凌榮昌先生     | 食物環境衛生署             | 署理中西區環境衛生總監     |
| 蔡耀國先生     | 康樂及文化事務署            | 中西區副康樂事務經理 2    |
| 葉萬英先生     | 土木工程拓展署             | 工程師 25(港島發展部 1) |
| 羅思翰先生     | 環境保護署               | 高級環境保護主任(區域南)1  |

秘書

葉潔慧小姐 中西區民政事務處 行政主任(區議會)3

因事缺席者

林懷榮議員

陳浩濂議員 (因病缺席)

吳少強議員, MH, JP

劉尉欣女士

54. 郁惠豐先生表示會不時檢討培訓的內容，亦歡迎區議員到 1823 參觀。

55. 屋宇署高級結構工程師/強制驗樓 1-D 陳偉泰先生回應部門不會因應投訴次數的多少，而有不同的跟進行動。另外，他指因同事在巡視時見不到有工程正在進行，若當時見到有工程進行，會即時勒令停止。

56. 陳財喜議員指效率促進組需要作出檢討，而地政處亦有改善空間，不能接受地政處在收到投訴三日後才到場視察的安排，建議部門以此個案作為日後培訓用途。他建議把個案轉交申訴專員及審計署，以檢視效率促進組的存在價值。

57. 主席建議把確認的會議紀錄提交予地政總署署長，知悉各委員的意見。

#### 第 10 項：關注西營盤德星里 1-7 號要求更改土地用途之申請

(中西區環工會文件第 74/2014 號)

(下午 5 時 19 分至 5 時 35 分)

58. 主席表示，城市規劃委員會(城規會)將於本年 11 月審議西營盤德星里 1-7 號要求更改土地用途之申請，並知悉城規會的諮詢期已過，因此只能把委員的意見委託出席城規會的委員代為轉達。他指出由於附近的大廈業主立法法團及居民均對申請表示關注，故他提交此份討論文件，以供部門及各委員知悉及給予意見。

59. 主席表示在會前收到正街區大廈法團及業主聯會的信件，要求在會上發言。主席同意給予三分鐘時間讓正街區大廈法團及業主聯會主席作補充，再開放文件討論。

60. 正街區大廈法團及業主聯會(聯會)主席吳栢明先生表示，近日很多附近的居民反映擔心更改德星里 1-7 號的土地用途會影響周邊的環境、空氣質數及私隱。另外，有居民表示正街現時的空間不多，擔心擬建的「插針式樓宇」會影響日後的居住環境及消防通道。他建議規劃署向城規會反映附近居民的意見。

61. 主席請委員發表意見及提問，委員的發言重點如下：

- (i) 甘乃威議員反對把該地點由休憩用地更改為住宅用途。他指過往區議會亦曾就已逾城規會諮詢期的申請進行討論，並把會議紀錄交予城規會備悉，建議委員會去信城規會以反映委員會意見。他詢問規劃署在回覆中指，城規會在 2014 年 5 月 23 日就一宗擬議在德星里 1-7 號地下作食肆的規劃申請在有條件下批給許可的詳情。
- (ii) 鄭麗琼議員詢問更改規劃用途的申請人的資料及現時德星里 1-7 號土地的擁有人。從資料顯示，改劃的地點並沒有行車路，加上擬建樓高 25 層的樓宇，她詢問是否合乎消防規格。她指若有關土地為政府擁有，在政府改

劃有關地段為「住宅(甲類)23」後，是否會進行賣地，政府可獲得多少利益或補地價的價值。她建議去信發展局局長及行政長官，反映不滿政府把原有的休憩用地改為住宅用地。

- (iii) 許智峯議員反對有關改變土地用途的申請，指把休憩用地改劃為其他用地是一項敏感的議題。如有關改動對社會有補償或有益，議會及居民定必支持。他表示有大廈業主立案法團向他表示擬興建的「插針式樓宇」會使大廈與大廈之間十分擠逼，認為是項申請對社區沒有任何益處，故反對有關申請。
- (iv) 楊學明委員表示曾做問卷調查，回覆一致反對有關申請。他表示曾在城規會開會之前提交請願信，城規會會把有關文件呈枱以供委員備悉。他建議把是次會議的意見交予規劃署，反映區議會反對把該「休憩用地」改為住宅用途的意見。
- (v) 主席曾詢問附近的大廈業主立案法團的意見，收到不少反對意見，特別是裕新大廈業主立案法團。裕新大廈亦向他提供了一封信，請他讀出，內容如下：他們做了 160 份問卷，收回 53%的問卷，所收回的 60 份問卷全表示反對，主要有四方面的意見：(一) 不能接受高密度樓宇對空氣質素、樓宇光線及阻礙消防通道；(二)人口密度高會引起環境污染及治安問題；(三)樓宇之間太接近會影響私隱，擬建大廈與裕新大廈造成窗對窗般貼近；及(四)不能減少區內休憩用地。主席表示，同意各委員的意見，建議秘書處在 2014 年 11 月 28 日城規會會議前把會議紀錄(擬稿)交予城規會備悉。

62. 規劃署高級城市規劃師/港島 4 何尉紅女士解釋根據《城市規劃條例》，任何人士均可提出修訂圖則的申請，今次有關改劃土地用途的修訂圖則申請是由部份土地擁有人提交予城規會考慮。該地段的七幢三層高私人住宅樓宇是在五十年代興建，在第一份西營盤及上環分區計劃大綱圖刊憲前已存在。有關用地在第一份分區計劃大綱圖上已劃為「休憩用地」土地用途地帶，但尚未實施。回應甘乃威議員就有關食肆申請方面的查詢，她解釋有關規劃申請亦是由現行的土地擁有人提交。她解釋在「休憩用地」土地用途地帶內，食肆用途需要向城規會提出申請及獲得批准。申請人在 2014 年 4 月提交了有關食肆的規劃申請，並於 5 月獲城規會批准。至於鄭麗琼議員詢問有關補地價的問題，屬地政總署的範疇，因此不宜由她作答。雖然有關申請的諮詢期已過，她亦歡迎委員會提交會議紀錄予城規會委員備悉。

#### 第 11 項：西半山狗糞問題嚴重，臭氣熏天 (中西區環工會文件第 75/2014 號)

(下午 5 時 35 分至 5 時 42 分)

63. 陳捷貴議員認為部門在一年內發出 22 封失責通知書予承辦商，認為部門有需要監管承辦商。另外，他查詢部門扣減失責的承辦商服務月費的數字為何。此外，他建議加強懲罰缺德的狗主及利用狗隻晶片以檢控狗主，建議由區議會把有關建

致：規劃署署長 凌嘉勤先生, JP

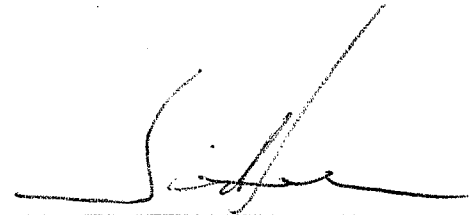
強烈反對：西營盤德星里 1-7 號更改土地用途申請

敬啟者：

就規劃署文件 - 西營盤德星里 1-7 號(申請編號:Y/H3/6) 擬把「休憩用地」及「行人專用區或街道」地帶改為「住宅(甲類)23 地帶」，本接獲區內市民及團體的反對，請城規會及有關部門當局了解及重視居民之反對意見，否決有關申請，確保區內有足夠「休憩用地」。

中西區區議會亦就本人提案於 2014 年 10 月 23 日就上述申請作出討論，各與會者均表示反對意見。

請規劃署及城規會重視居民之反對意見，否決有關申請，確保區內有足夠「休憩用地」。



中西區區議員 李志恒律師上

2014 年 12 月 4 日

敬啟者：

強烈反對德星里 1-7 號申請改劃為住宅地帶

日前城市規劃委員會發出諮詢，表示西營盤德星里 1-7 號現正申請把「休憩用地」及「行人專用區域街道」地帶改劃為「住宅(甲類)23」地帶(地圖詳見背頁)。擬建建築物為 25 層(120 米)，將提供 80 個住宅單位。我們曾就此申請進行問卷調查，並收到十多名附近居民的反對意見，認為此申請不單會令區內居民失去休憩用地，更會影響附近樓宇的通風、採光及景觀。因此，我們強烈反對德星里 1-7 號申請改劃為住宅地帶。

現特函 貴署希望能就此建議予以跟進。若 貴署對上述情況有任何查詢，請致電 28176612 與謝承益先生聯絡。有勞之處，不勝銘感！

此致  
規劃署

民建聯中西區支部  
葉國謙、張國鈞、陳學鋒、盧懿杏、蕭嘉怡議員辦事處  
楊學明地區服務處

謹啟

二零一四年十二月四日

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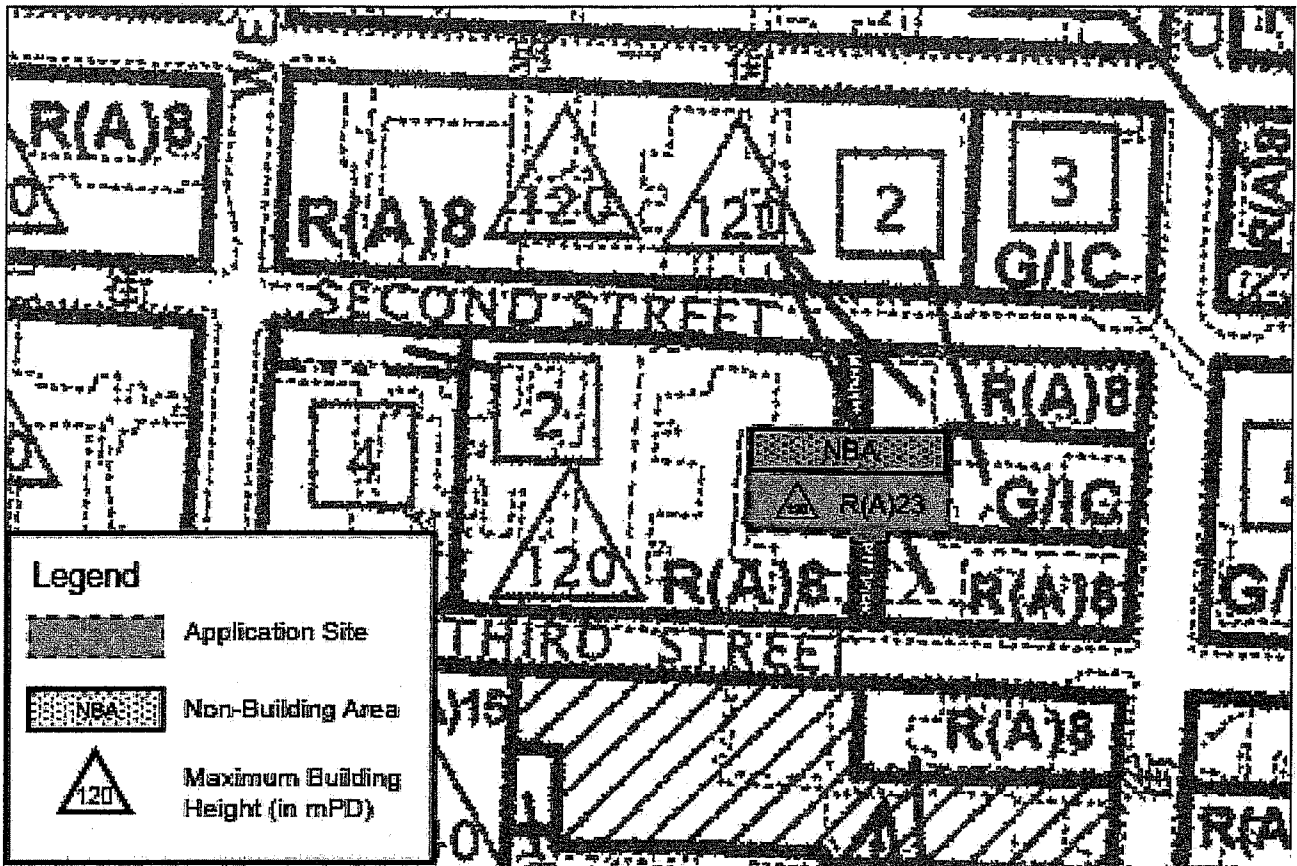
中西區支部 香港西環卑路乍街7-11號海都樓A座1樓A1室 Tel:2817 6838 Fax:2817 6363  
Flat A1, 1/F., Block A, 7-11 Belcher's Street, West Point, Hong Kong

西營盤辦事處 香港西營盤第三街152-158號華達閣地下A舖 Tel:2817 6612 Fax:2817 6619  
Shop A, G/F, 152-158 Third Street, Wah Tat Court, Sai Ying Poon, Hong Kong

中區辦事處 香港上環荷李活道204號1樓 Tel:2816 6923 Fax:2851 6880  
1/F, 204 Hollywood Road, Sheung Wan, Hong Kong

真誠為香港



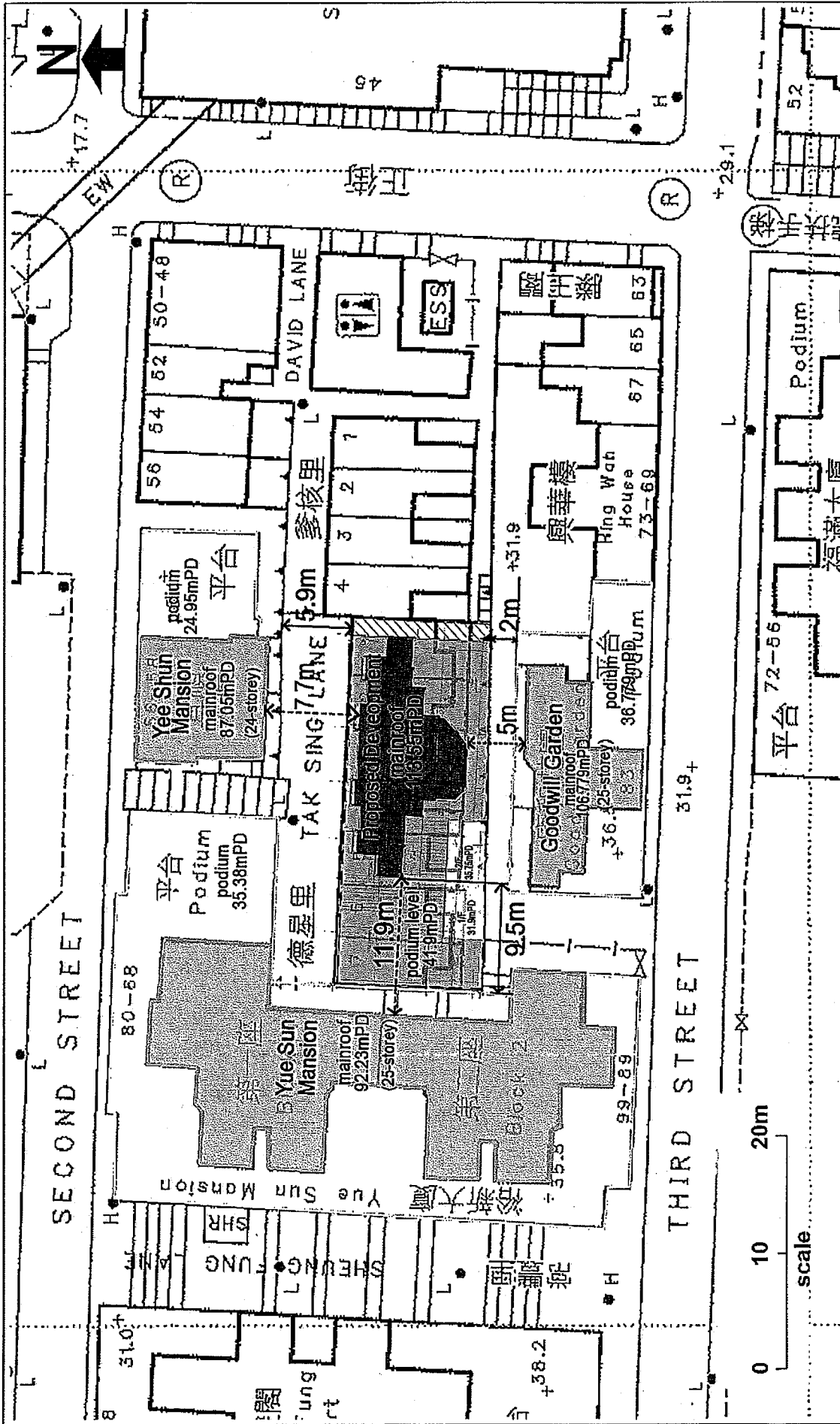


In light of the above, it is proposed to rezone the Application Site to "R(A) 23" and add the following paragraph following paragraph (24) under the Remarks of "R(A)" zoning:

- (24) On land designated "Residential (Group A) 23", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater. In addition, no development within the non-building area is permitted.

The Proposed Amendments to the OZP and Notes of the OZP from "Open Space" and "Pedestrian Precinct / Street" to "Residential (Group A) 23"

(Extracted from Paragraph 6.1.2 and Figure 6.1 of the Applicant's Submission at Appendices Ia & Ib)

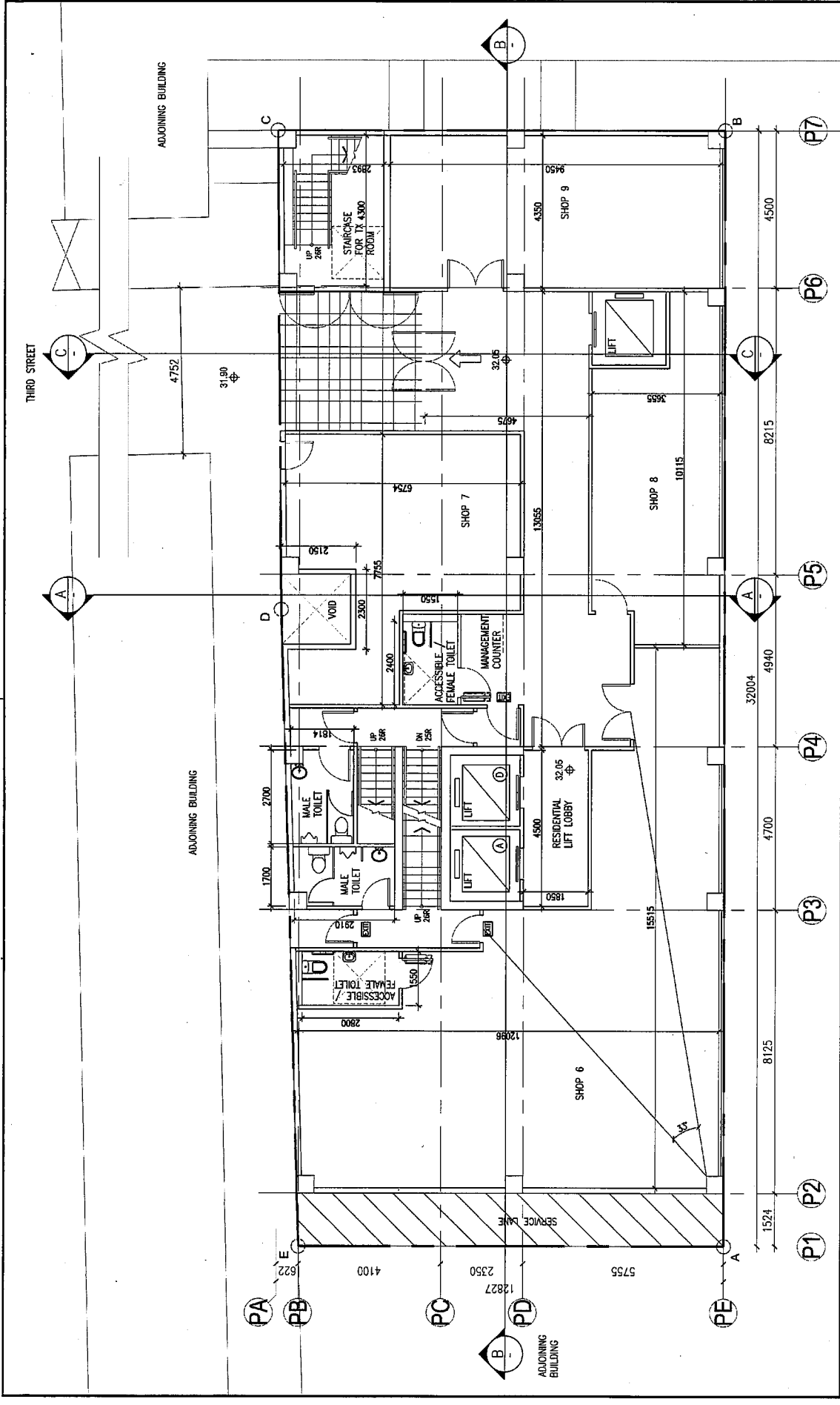


Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23" for Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun (S12A Application No. Y/H3/6)

**Building Separations with Adjacent Developments**

Figure 1



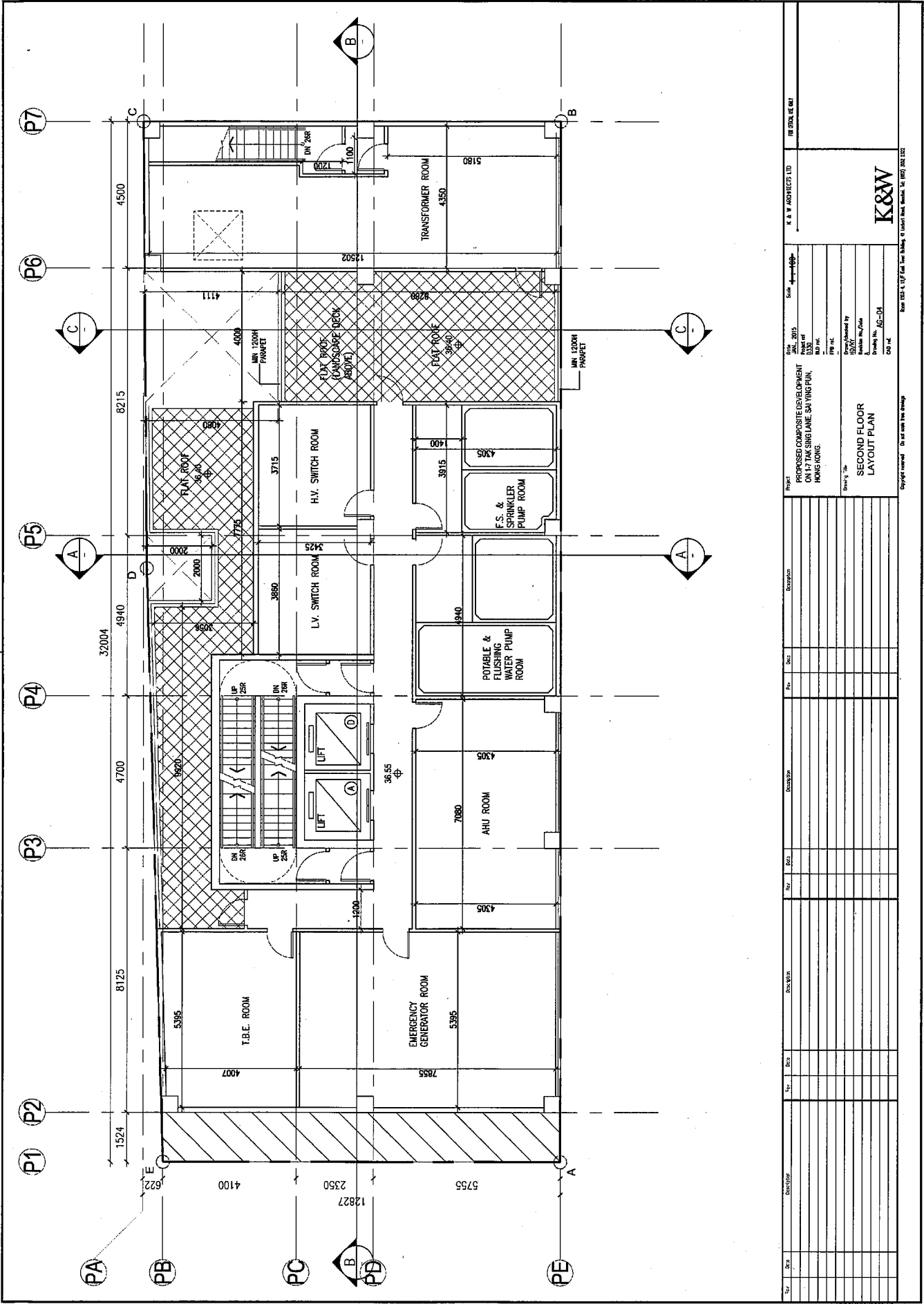


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| Proposed Composite Development<br>ON L7 TRAK SING LANE, SAI YING FUN<br>HONG KONG                              |      |             |     |      |             |     |      |             |     |      |             |
| Design/Issued by<br>K&W<br>Building No. AG-03<br>Date 04/11/2011   |      |             |     |      |             |     |      |             |     |      |             |
| Project No.<br>1021-1, 1021-2, 1021-3, 1021-4, 1021-5<br>Project of<br>K & W ARCHITECTS LTD<br>The Outline Map |      |             |     |      |             |     |      |             |     |      |             |
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繪圖  
DRAWING  
Z - 4

參考編號  
REFERENCE No.  
Y/H3/6

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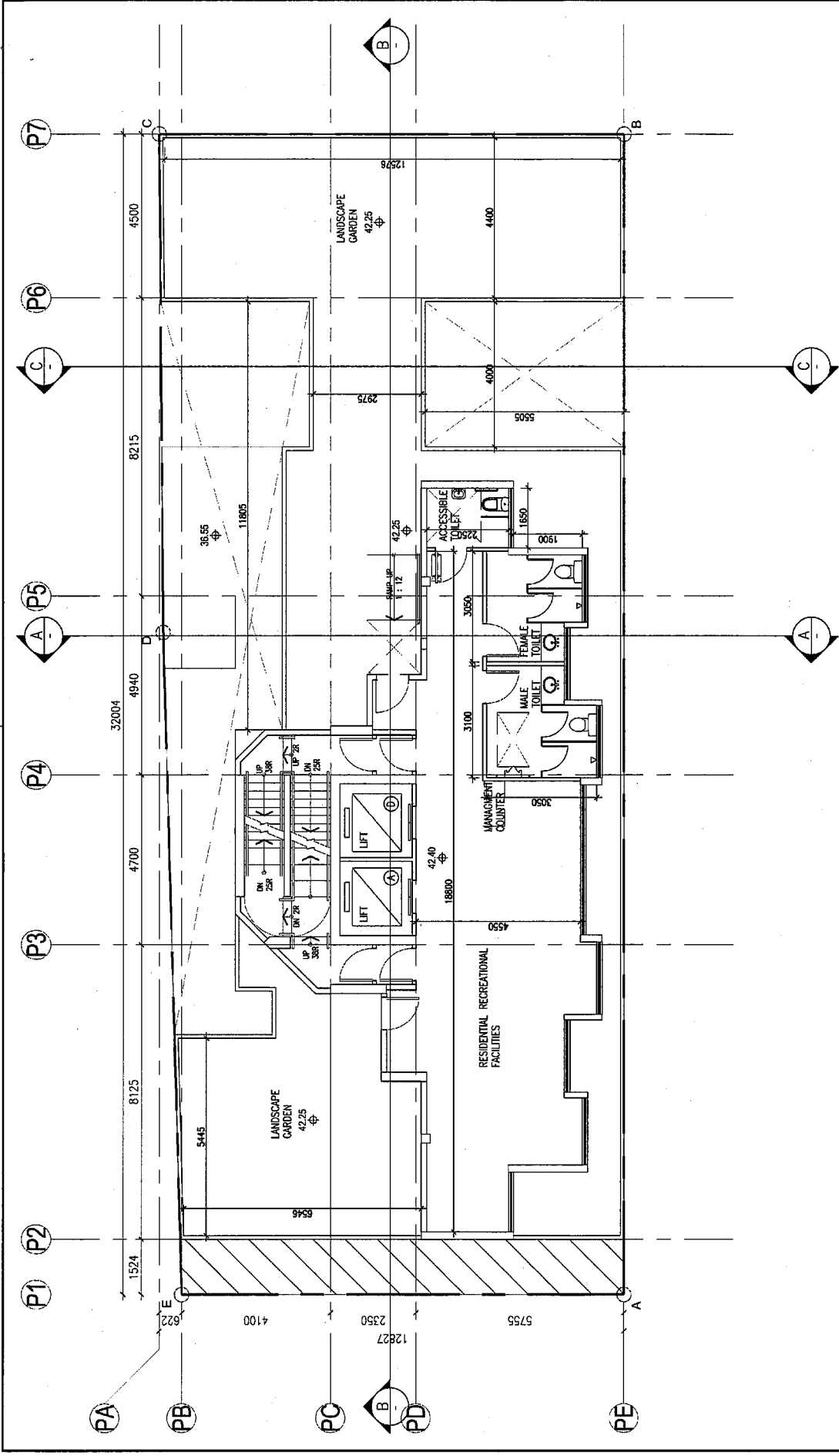


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| ON 47 TAK SING LANE, SAU YING FUNG, |  | HONG KONG             |  |                 |  |              |  |                      |  |               |  |
| Drawn by                            |  | Checked by            |  | Project Manager |  | Contract No. |  | K&W                  |  | K&W           |  |
| C. W. CHAN                          |  | K. W. CHAN            |  | C. W. CHAN      |  | K&W-01       |  |                      |  |               |  |
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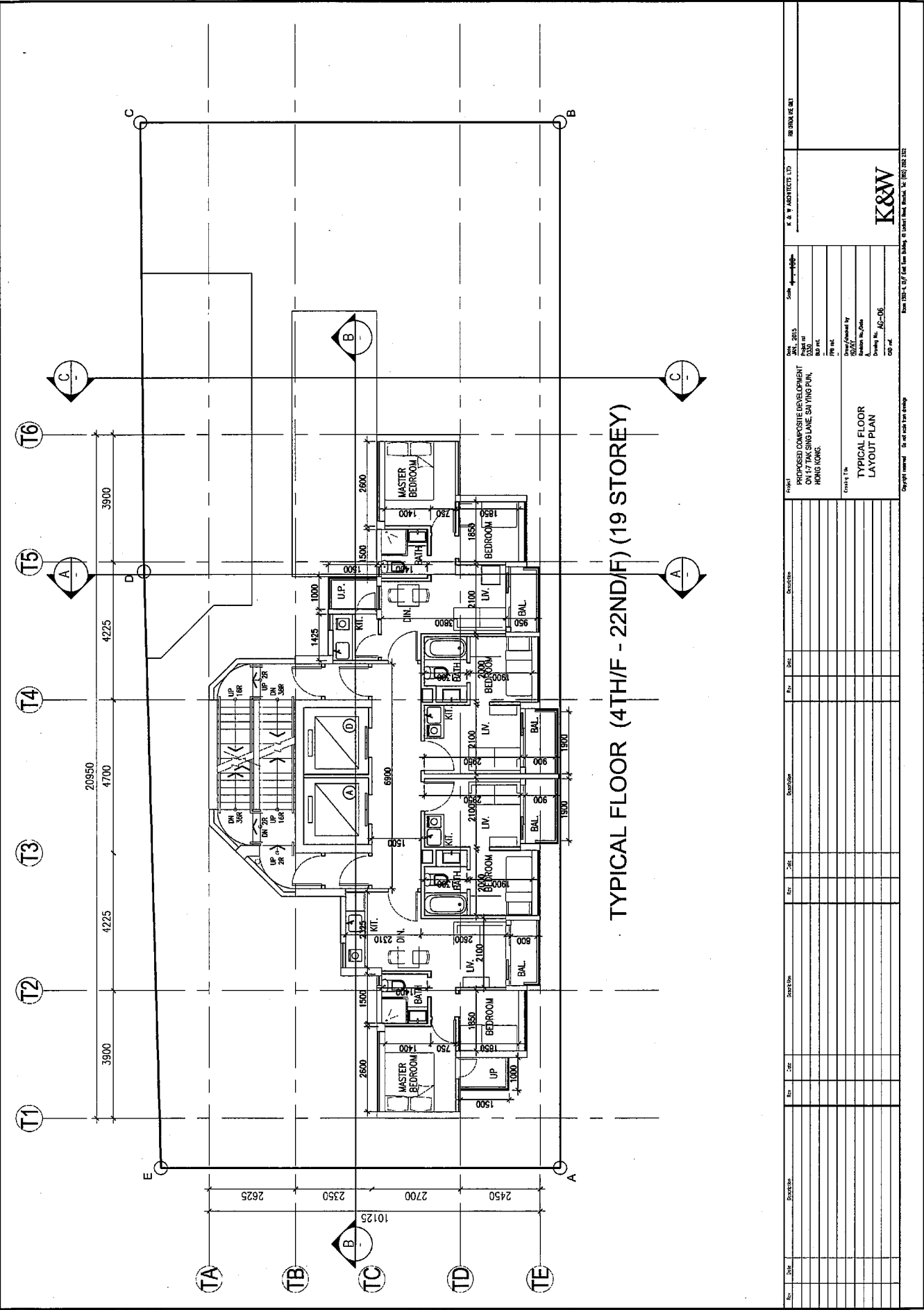
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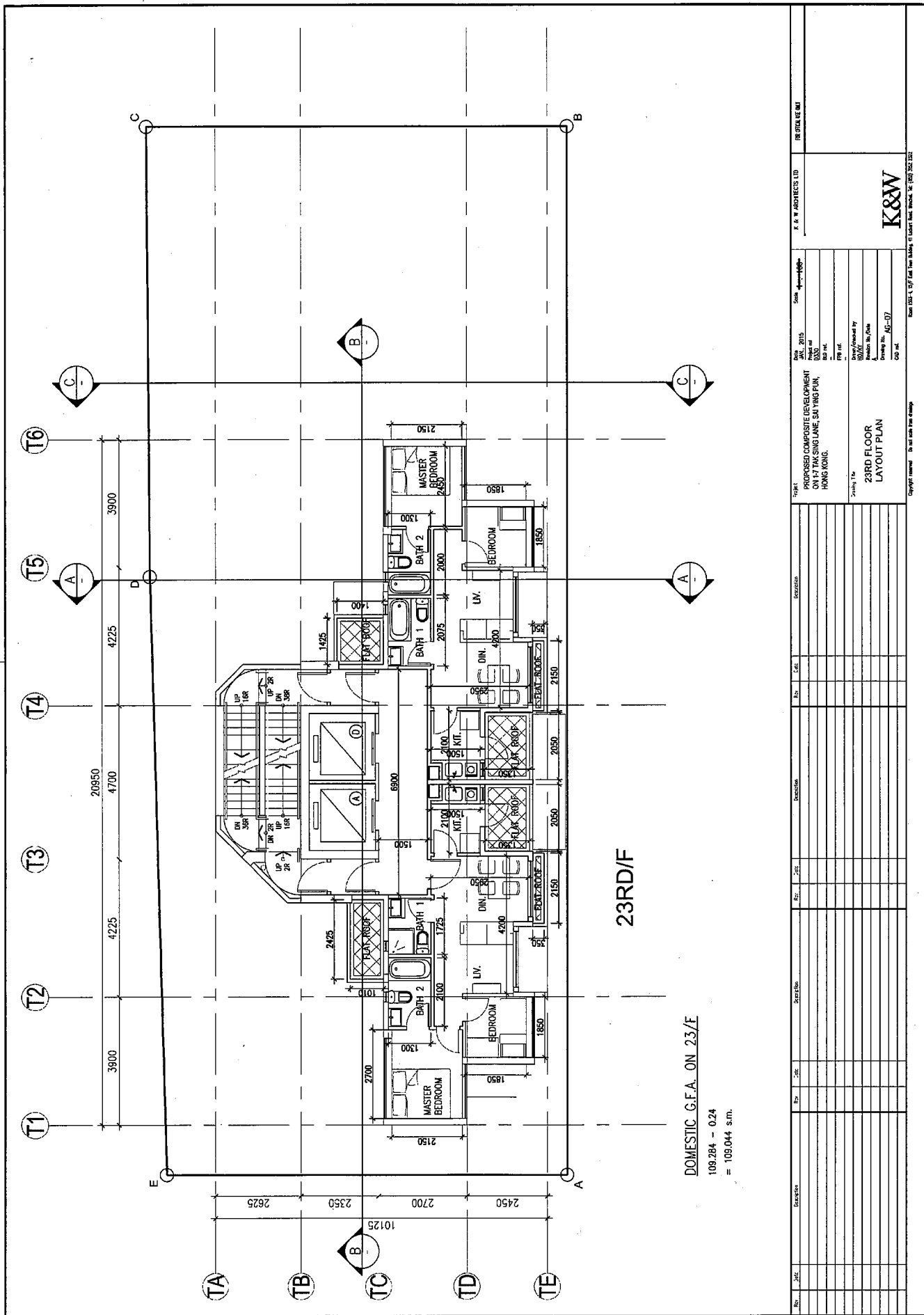
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 Form 1000-1, 1/17 (4th June 2004), 11 Colston Road, Hong Kong, Tel: (852) 2372 2222



| No. | REV. | Description | Date | By | CHK. | Appr. | Description | Scale | Author | Project | Sheet |
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PROPOSED COMPOSITE DEVELOPMENT  
 ON 17 TAI SING LANE, SAI YING PUN,  
 HONG KONG.

Drawn by: AS-07  
 Checked by: AS-07  
 Date: 2015

K & W ARCHITECTS LTD  
 THE OFFICE USE ONLY

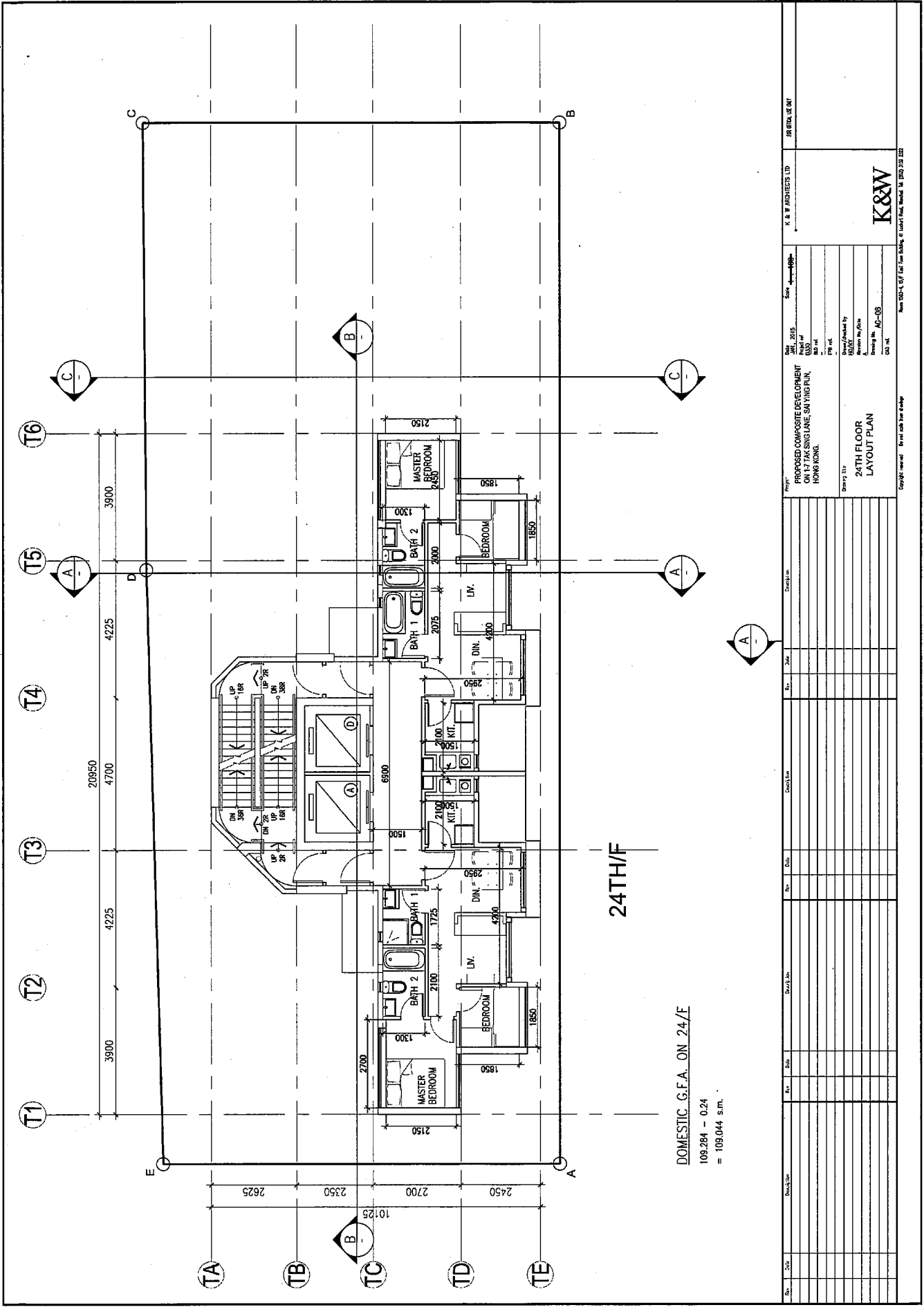
K&W

Scale: 1:100

Sheet No: 23/F

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DOMESTIC G.F.A. ON 24/F  
 109,284 - 0.24  
 = 109,044 s.m.

## 24TH/F

| No. | Size | Location | Description | No. | Size | Description |
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K&W

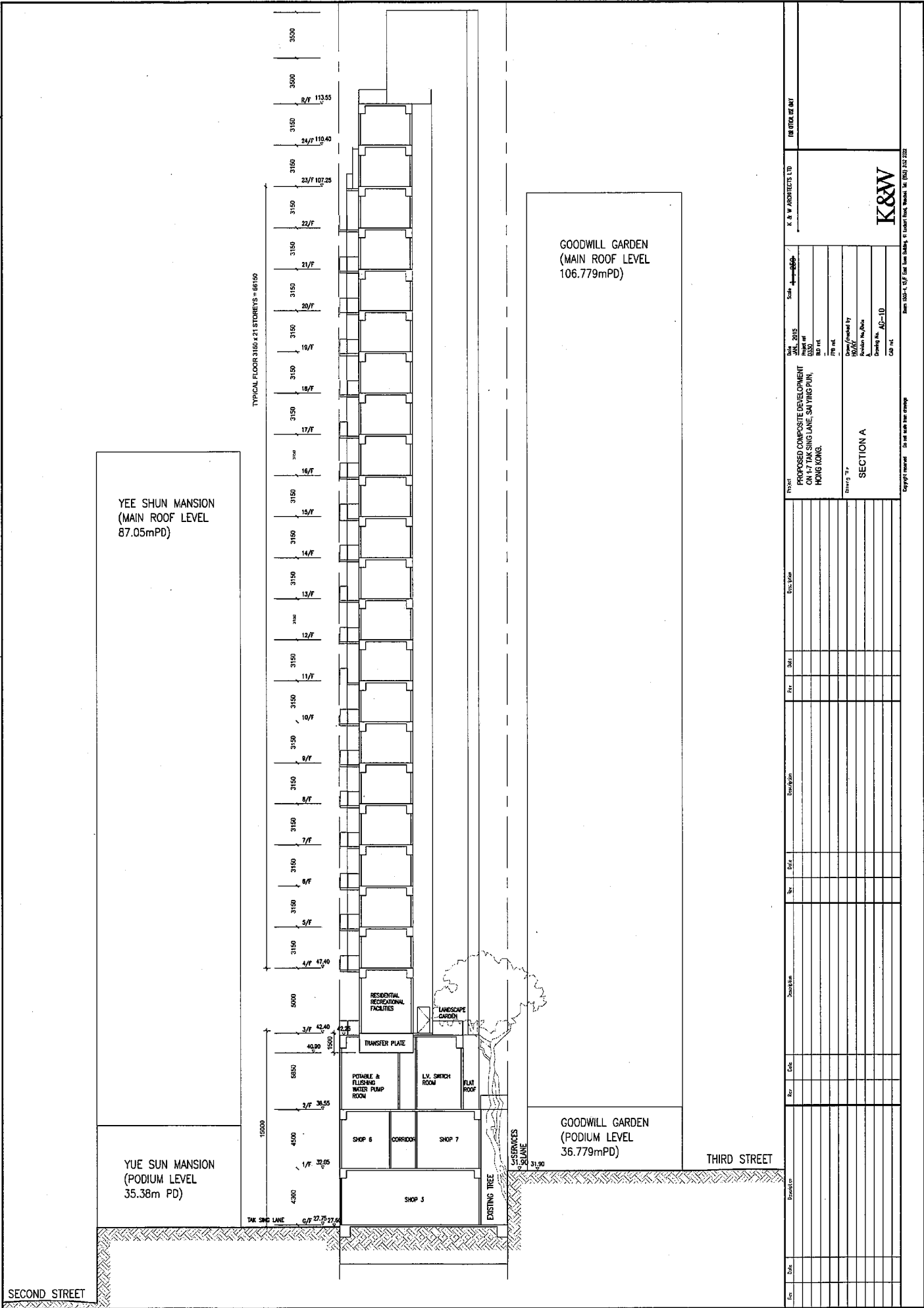
繪圖  
DRAWING  
Z - 9

參考編號  
REFERENCE No.  
Y/H3/6

(資料來源 : 由申請人提供)  
(SOURCE : SUBMITTED BY THE APPLICANT)

Date: JUN. 2015  
 Proposed Composite Development  
 On 17 Tak Sing Lane, Sai Ying Pun,  
 Hong Kong.  
 Prepared by: K&W  
 Checked by: K&W  
 Drawing No.: AC-09  
 Scale: 1/50

Architects Ltd.  
 K. K. & W. Architects Ltd.  
 117 Canton Road, 11th Floor, Hong Kong.

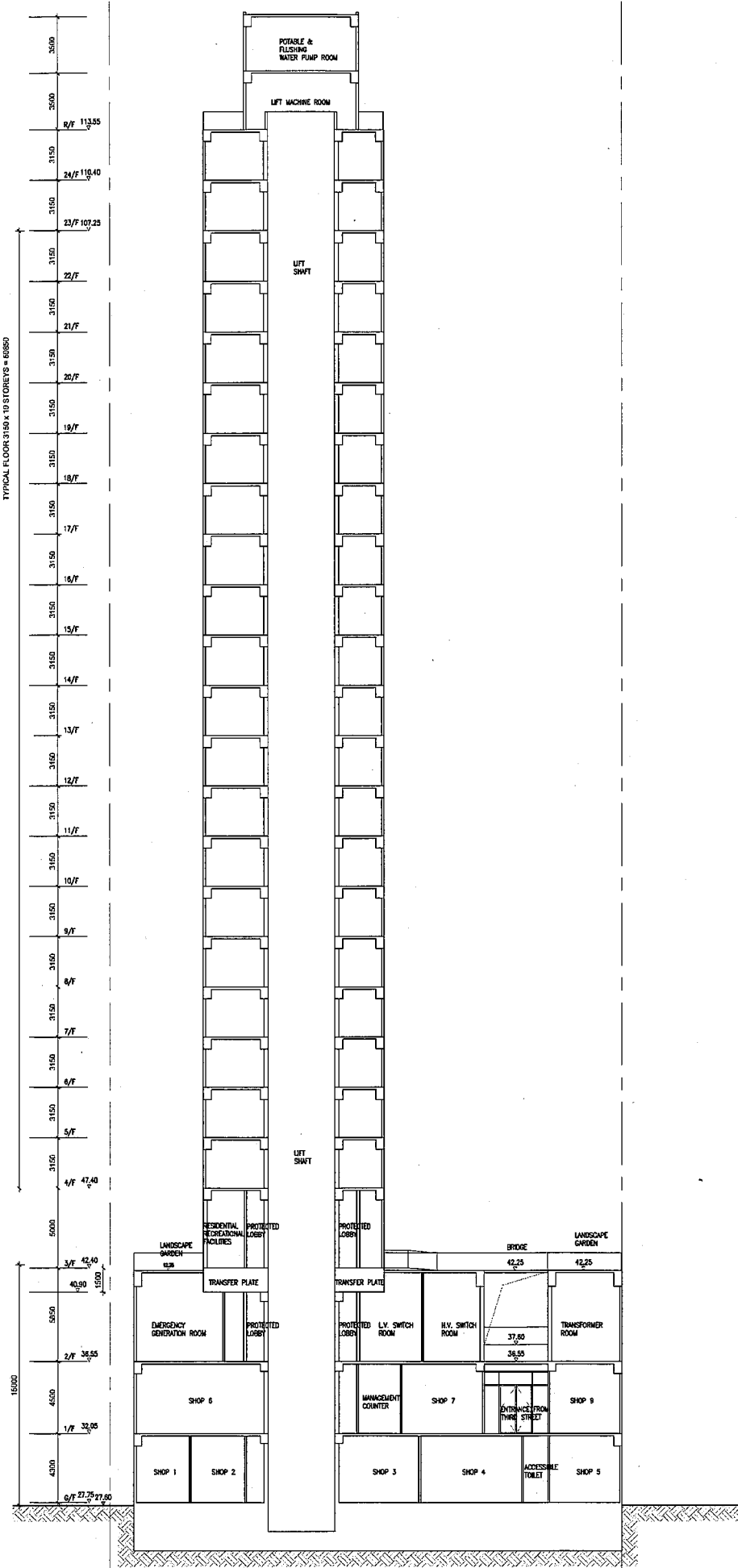


| Scale          | Project   |                     |              | Drawing No. |              |         | Drawing Title |      |         |
|----------------|---|---------------------|--------------|-------------|--------------|---------|---------------|------|---------|
| Scale          | Project Name  | Project Address     | Project City | Sheet No.   | Total Sheets | Author  | Checked By    | Date | Version |
| AS-10          | PROPOSED COMPOSITE DEVELOPMENT FOR YUE SUN MANSION AND YEE SHUN MANSION | 3160 LANE, SHANGHAI | HONG KONG    | 10/01       | 1            | Y. HONG |               | 2015 | 1.0     |
|                | SECTION A   |                     |              |             |              |         |               |      |         |
| <b>K&amp;W</b> |   |                     |              |             |              |         |               |      |         |

|  |                                |
|--|--------------------------------|
| 參考編號<br>REFERENCE No.<br><b>Y/H3/6</b> | 繪圖<br>DRAWING<br><b>Z - 10</b> |
|--|--------------------------------|

(資料來源：由申請人提供)  
(SOURCE: SUBMITTED BY THE APPLICANT)

TYPICAL FLOOR 3150 X 10 STOREYS = 69850



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|---|------|-------------|----|---|------|----|-----|
| K&W ARCHITECTS LTD  |      |             |    | FIR OF THE SCHEMATIC  |      |    |     |
| Project No. 2015<br>Project of<br>PROPOSED COMPOSITE DEVELOPMENT<br>OF L.V. SWITCH ROOM, SAVING PUMP,<br>HONG KONG. |      |             |    | Scale: 1/1000   |      |    |     |
| Drawing Title<br>SECTION B  |      |             |    | Drawn/Checked by<br>HO KY<br>Approved by<br>A. [Name]<br>Drawing No. AG-11<br>Date [Date] |      |    |     |
| Rev   | Date | Description | By | CHK   | Date | By | CHK |
|   |      |             |    |   |      |    |     |

參考編號  
 REFERENCE No.  
 Y/H3/6

繪圖  
 DRAWING  
 Z - 11

(資料來源：由申請人提供)  
 (SOURCE: SUBMITTED BY THE APPLICANT)



**Photomontage 1**

Spatial Quality of the view from Third Street

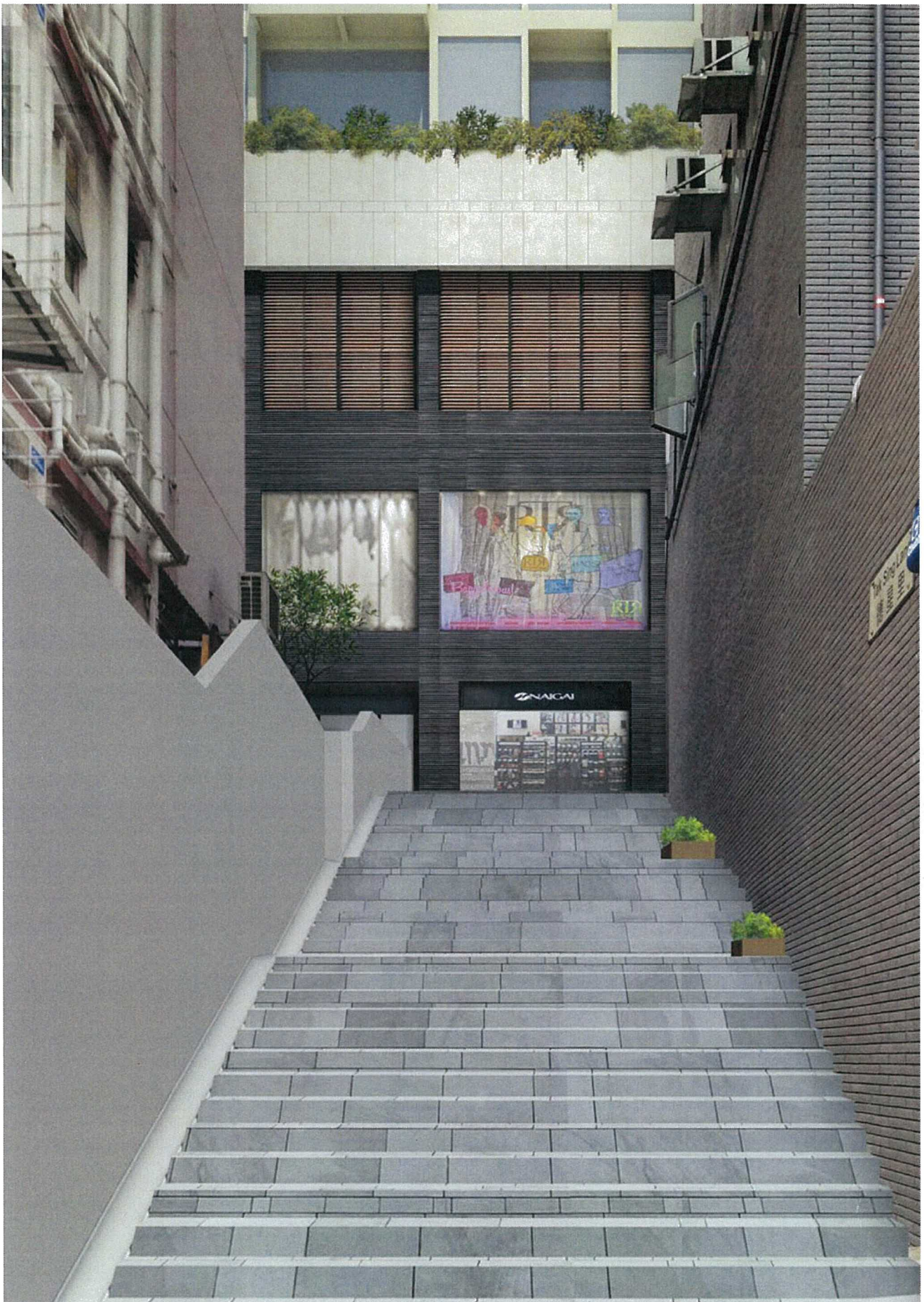


**Photomontage 3**

Spatial Quality of the view of the lift provision from Tak Sing Lane

(資料來源：由申請人提供)  
(SOURCE : SUBMITTED BY THE APPLICANT)

|                                 |                         |
|---------------------------------|-------------------------|
| 參考編號<br>REFERENCE No.<br>Y/H3/6 | 繪圖<br>DRAWING<br>Z - 12 |
|---------------------------------|-------------------------|



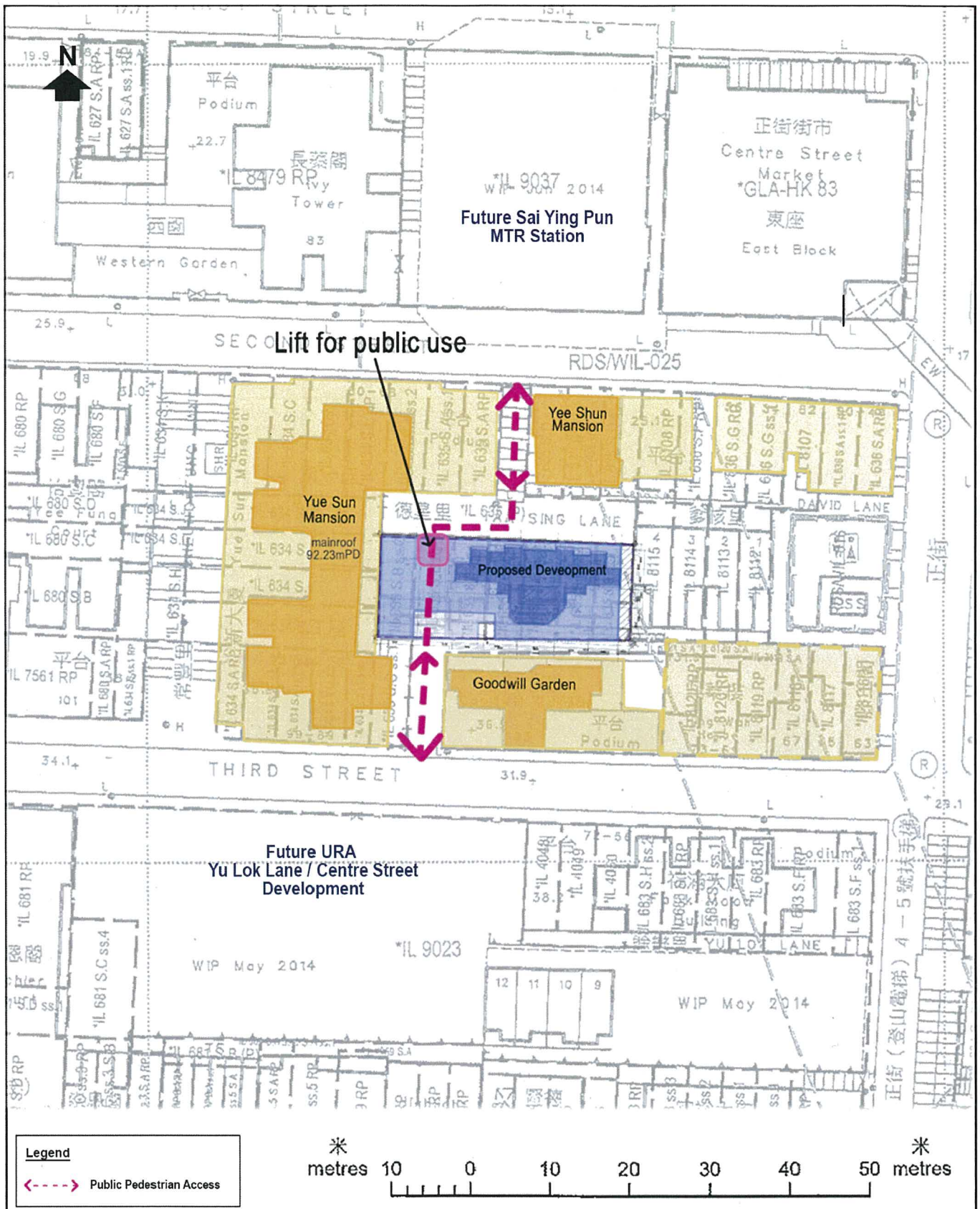
## Photomontage 2

Spatial Quality of the view from Second Street

(資料來源：由申請人提供)  
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號  
REFERENCE No.  
Y/H3/6

繪圖  
DRAWING  
Z - 13



**KTA**

Kenneth To & Associates Ltd.  
 杜立基規劃顧問有限公司  
 TOWN PLANNING  
 AND DEVELOPMENT  
 CONSULTANTS

**Provision of Public Pedestrian Access at the Proposed Development**

Figure 2.1

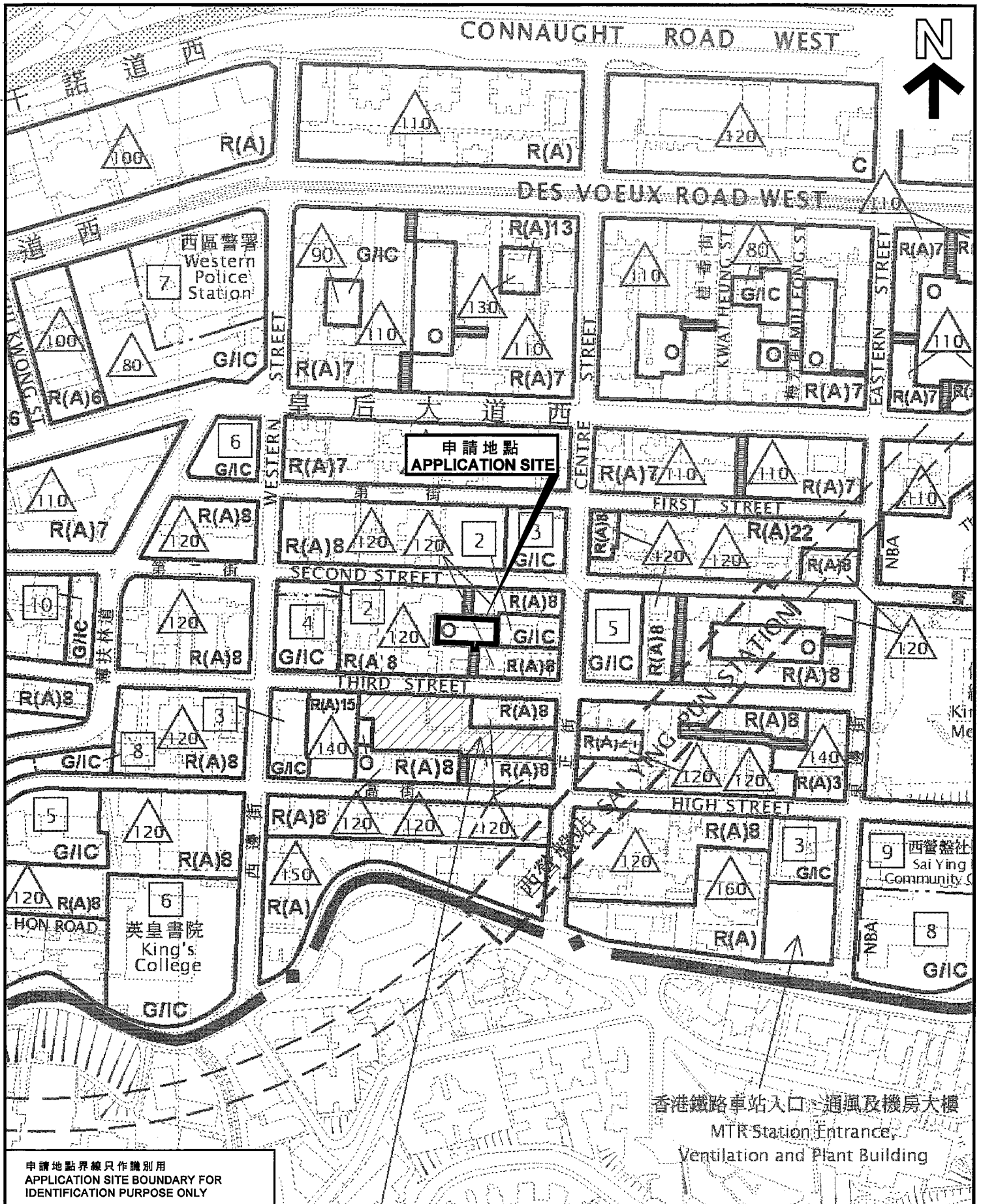
Proposed Rezoning from "O" and "Pedestrian Precinct / Street" to "R(A)23" for Residential Development at 1-7 Tak Sing Lane, Sai Ying Pun (S12A Application No. Y/H3/6)

Date: 4 Nov 2014

參考編號  
 REFERENCE No.  
 Y/H3/6

繪圖  
 DRAWING  
 Z - 14

(資料來源：由申請人提供)  
 (SOURCE : SUBMITTED BY THE APPLICANT)



申請地點  
APPLICATION SITE

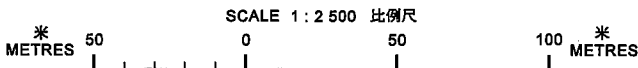
香港鐵路車站入口、通風及機房大樓  
MTR Station Entrance,  
Ventilation and Plant Building

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

**位置圖 LOCATION PLAN**

本摘要圖於2015年3月11日擬備，  
所根據的資料為於2013年9月10日  
核准的分區計劃大綱圖編號S/H3/29  
EXTRACT PLAN PREPARED ON 11.3.2015  
BASED ON OUTLINE ZONING PLAN  
No. S/H3/29 APPROVED ON 10.9.2013

把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，  
並訂定該地帶的建築物高度限制為主水平基準上120米  
西營盤德星里1-7號  
TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND  
"PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23", AND  
STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE  
1-7, TAK SING LANE, SAI YING PUN

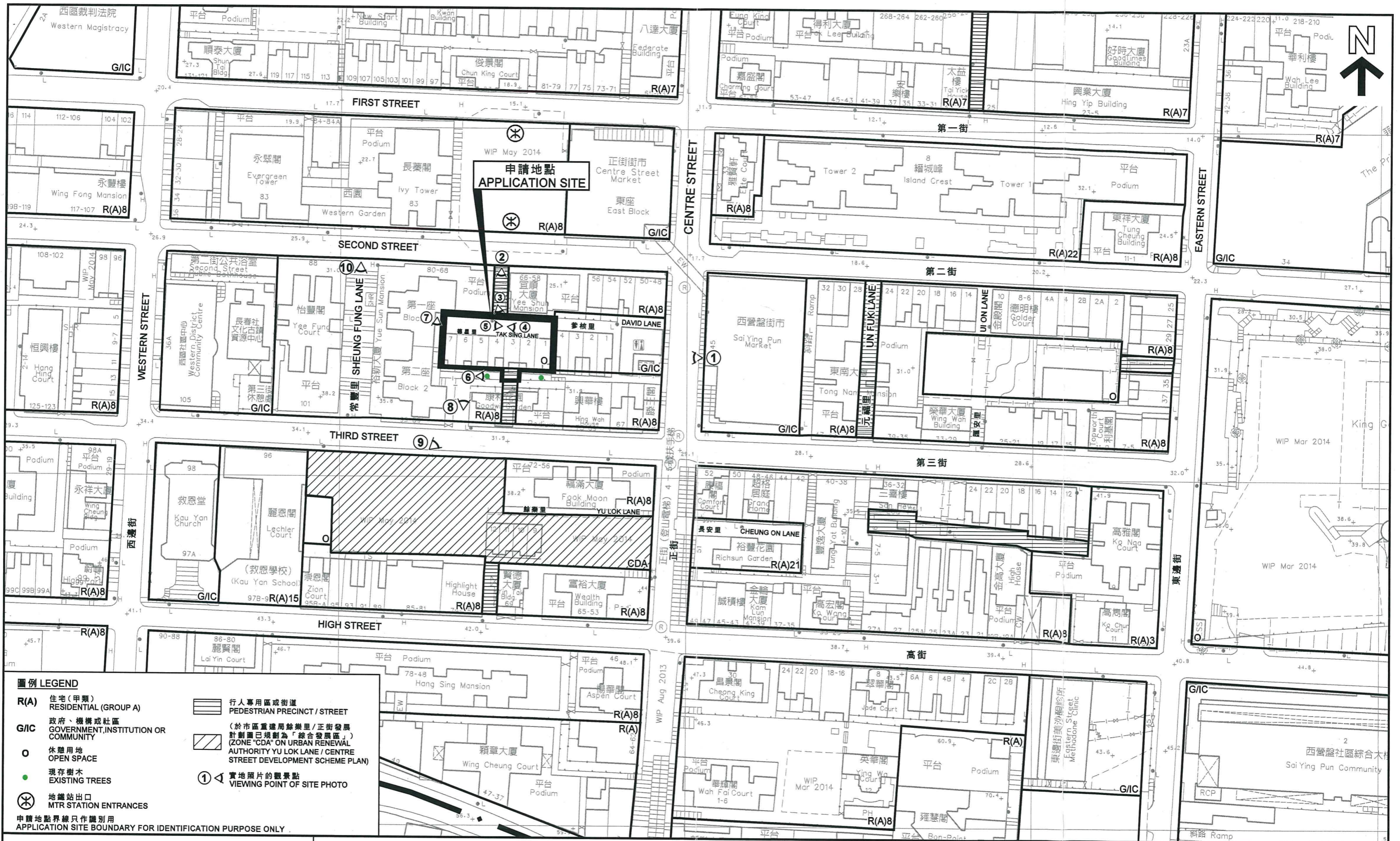


規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/H3/6

圖 PLAN  
Z - 1



**平面圖 SITE PLAN**

把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，並訂定該地帶的建築物高度限制為主水平基準上120米  
西營盤德星里1-7號

TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND "PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23", AND STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE 1-7, TAK SING LANE, SAI YING PUN

SCALE 1:1000 比例尺

米 METRES 20 0 20 40 60 80 米 METRES

**圖例 LEGEND**

**R(A)** 住宅(甲類) RESIDENTIAL (GROUP A)

**G/C** 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY

○ 休憩用地 OPEN SPACE

● 現存樹木 EXISTING TREES

⊗ 地鐵站出口 MTR STATION ENTRANCES

申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

行人專用區或街道 PEDESTRIAN PRECINCT / STREET

(於市區重建局餘樂里/正街發展計劃圖已規劃為「綜合發展區」) (ZONE "CDA" ON URBAN RENEWAL AUTHORITY YU LOK LANE / CENTRE STREET DEVELOPMENT SCHEME PLAN)

① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO

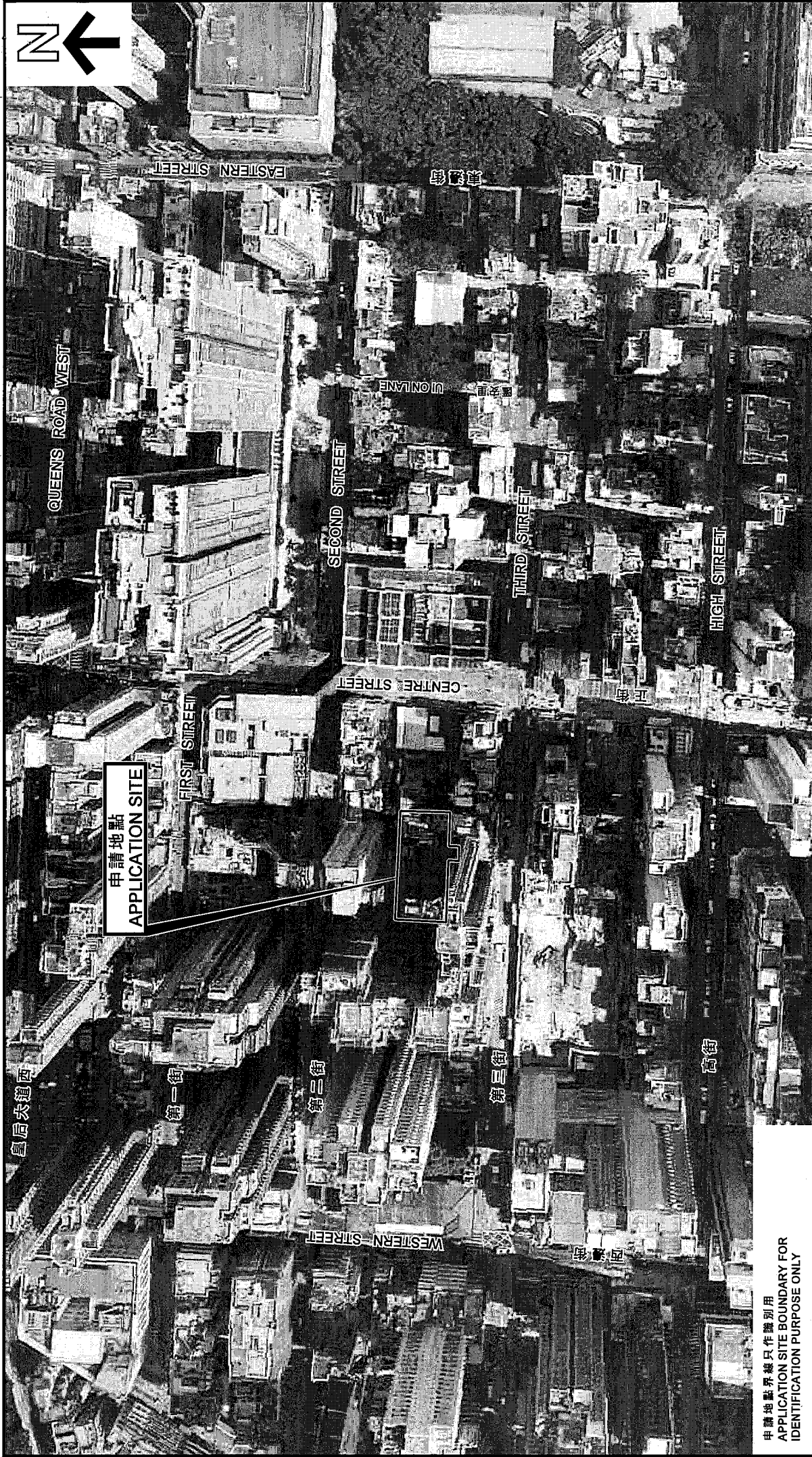
本摘要圖於2015年3月24日擬備，所根據的資料為測量圖編號11-SW-7B和7D  
EXTRACT PLAN PREPARED ON 24.3.2015 BASED ON SURVEY SHEET No. 11-SW-7B & 7D

**規劃署 PLANNING DEPARTMENT**

參考編號 REFERENCE No. Y/H3/6

**圖 PLAN Z - 2**





申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要屬於2015年3月11日經備，所根據的資料為地政總署於2013年2月22日拍得的航攝照片編號CW102820  
EXTRACT PLAN PREPARED ON 11.3.2015  
BASED ON AERIAL PHOTO No. CW102820  
TAKEN ON 22.2.2013 BY  
LANDS DEPARTMENT

把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，並訂定該地帶的建築物高度限制為主水平基上120米  
西營盤德星里1-7號

TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND "PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23", AND STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE  
1-7, TAK SING LANE, SAI YING PUN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

Y/H3/6

圖 PLAN

Z - 3



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2015年3月11日製備，所根據的資料為攝於2014年9月5日的實地照片  
EXTRACT PLAN PREPARED ON 11.3.2015  
BASED ON SITE PHOTO TAKEN ON 5.9.2014

實地照片 SITE PHOTO

把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，並訂定該地帶的建築物高度限制為主水平基準上120米  
西營盤德星里1-7號

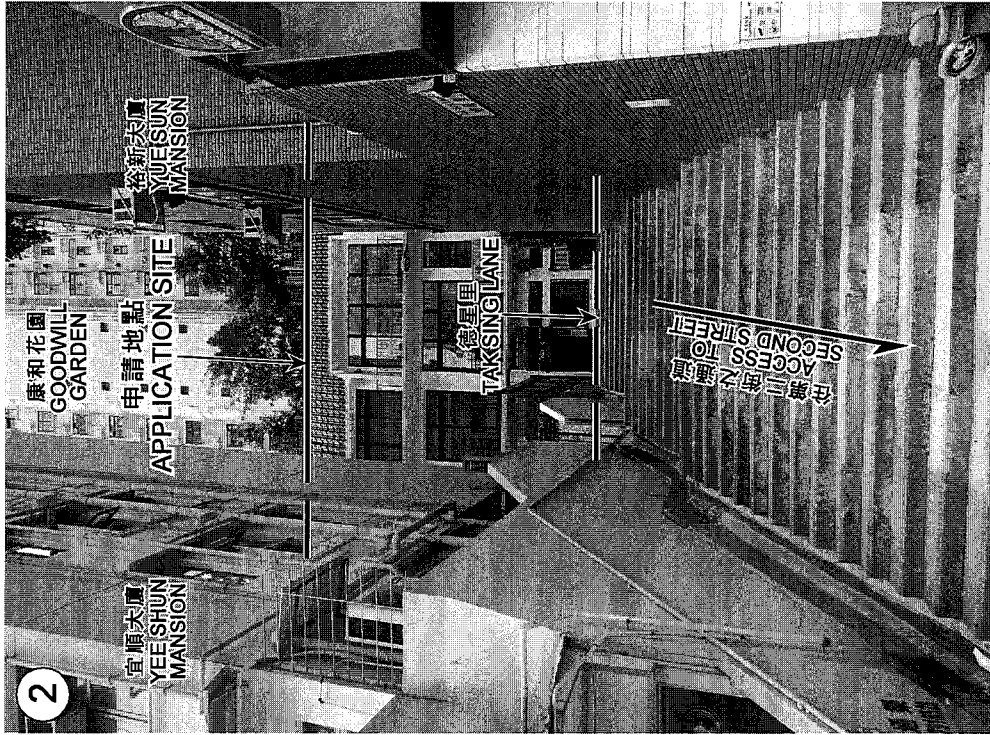
TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND "PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23", AND STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE 1-7, TAK SING LANE, SAI YING PUN

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
Y/H3/6

圖 PLAN  
Z - 4





申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTOS**

本圖於2015年3月11日擬備，所根據的資料為攝於2014年9月5日(左)及2014年11月28日(右)的實地照片  
EXTRACT PLAN PREPARED ON 11.3.2015 BASED ON SITE PHOTOS TAKEN ON 5.9.2014 (LEFT) & 28.11.2014 (RIGHT)

把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，並訂定該地帶的建築物高度限制為主水平基準上120米  
西營盤德星里1-7號  
TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND "PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23", AND STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE 1-7, TAK SING LANE, SAI YING PUN

規劃署  
PLANNING  
DEPARTMENT

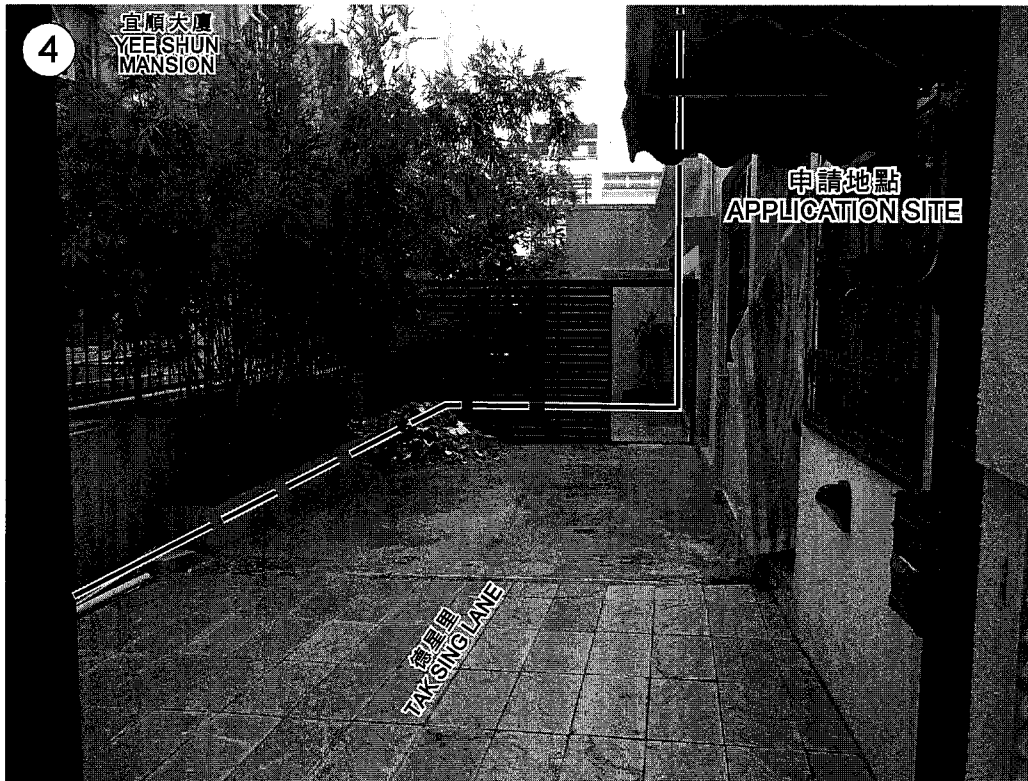


參考編號  
REFERENCE NO.

Y/H3/6

圖 PLAN

Z - 5



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTOS**

本圖於2015年3月11日擬備，所根據的資料為攝於2014年9月3日的實地照片  
EXTRACT PLAN PREPARED ON 11.3.2015  
BASED ON SITE PHOTOS TAKEN ON 3.9.2014

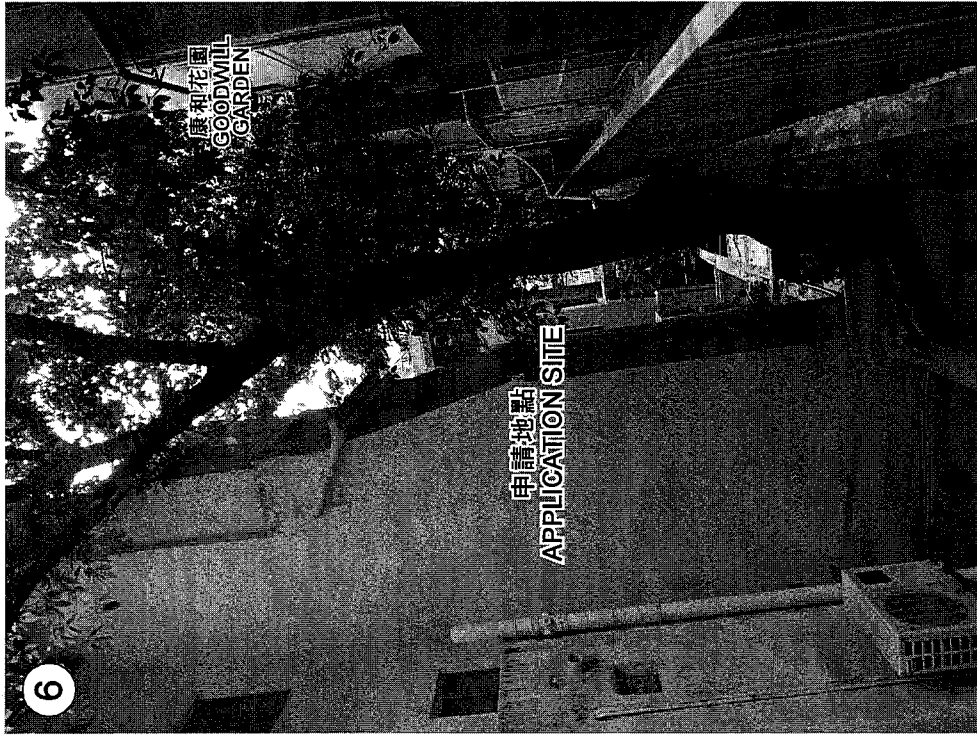
把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，並訂定該地帶的建築物高度限制為主水平基準上120米  
西營盤德星里1-7號  
TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND "PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23", AND STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE 1-7, TAK SING LANE, SAI YING PUN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/H3/6

圖 PLAN  
Z - 6



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2015年3月11日撥備，所根據的資料為攝於2014年9月5日的實地照片  
EXTRACT PLAN PREPARED ON 11.3.2015  
BASED ON SITE PHOTOS TAKEN ON 5.9.2014

實地照片 SITE PHOTOS

把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，並訂定該地帶的建築物高度限制為主水平基準上120米  
西營盤德輔道1-7號

TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND "PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23" AND STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE 1-7, TAK SING LANE, SAI YING PUN

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.

Y/H3/6

圖 PLAN

Z - 7

申請地點  
APPLICATION SITE



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2015年3月11日擬備，所根據的資料為攝於2014年11月28日(上)及2014年9月5日(下)的實地照片  
EXTRACT PLAN PREPARED ON 11.3.2015 BASED ON SITE PHOTOS TAKEN ON 28.11.2014 (UPPER) & 5.9.2014 (LOWER)

把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，並訂定該地帶的建築物高度限制為主水平基準上120米  
西營盤德星里1-7號  
TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND "PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23", AND STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE 1-7, TAK SING LANE, SAI YING PUN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/H3/6

圖 PLAN  
Z - 8



實地照片 SITE PHOTO

本圖於2015年3月11日擬備，所根據的資料為攝於2014年9月5日的實地照片  
EXTRACT PLAN PREPARED ON 11.3.2015  
BASED ON SITE PHOTO TAKEN ON  
5.9.2014

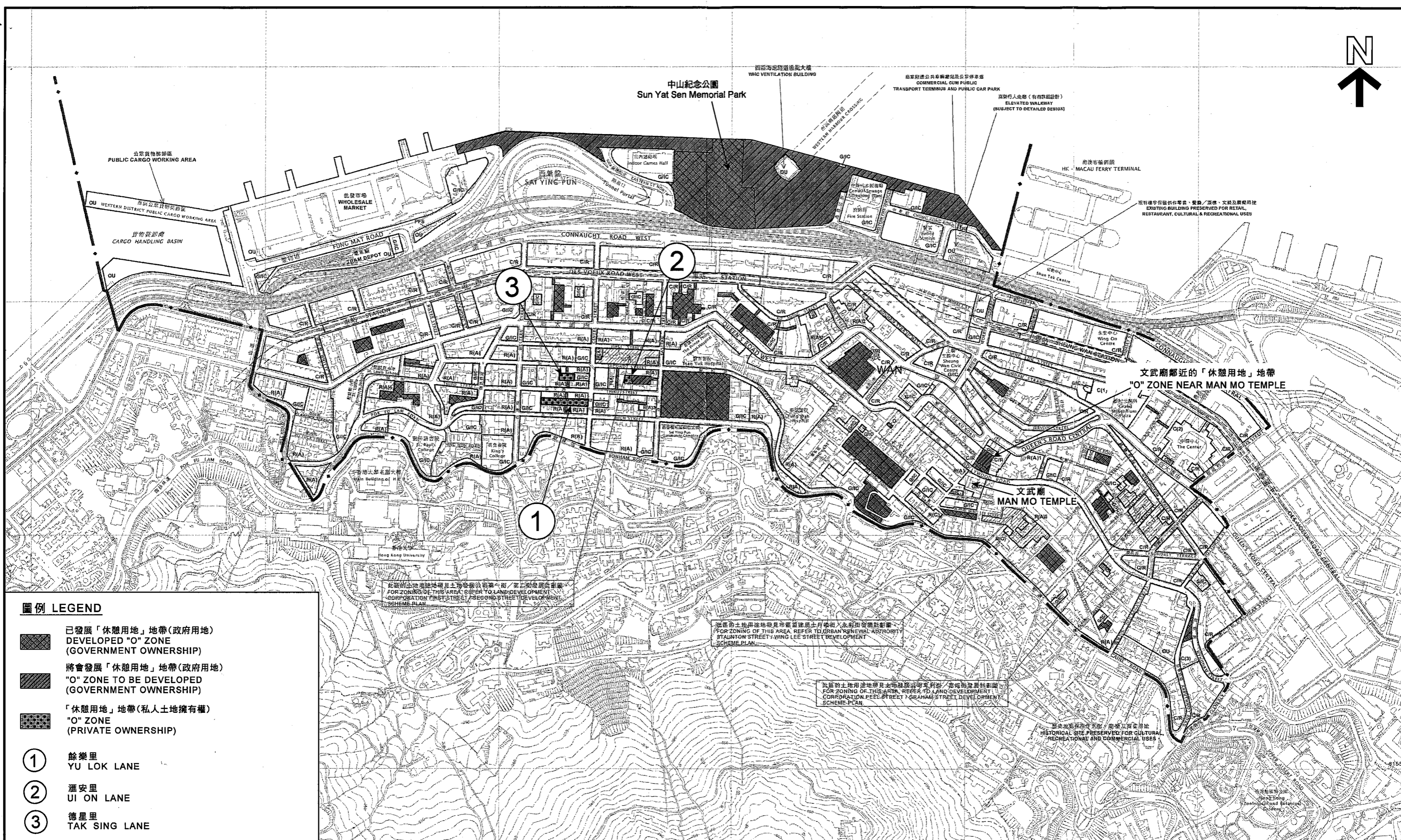
把「休憩用地」及「行人專用區或街道」地帶改劃為「住宅(甲類)23」地帶，  
並訂定該地帶的建築物高度限制為主水平基準上120米  
西營盤德星里1-7號  
TO REZONE THE APPLICATION SITE FROM "OPEN SPACE" AND  
"PEDESTRIAN PRECINCT/STREET" TO "RESIDENTIAL (GROUP A) 23", AND  
STIPULATE BUILDING HEIGHT RESTRICTION OF 120mPD FOR THE ZONE  
1-7, TAK SING LANE, SAI YING PUN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/H3/6

圖 PLAN  
Z - 9



**圖例 LEGEND**

- 已發展「休憩用地」地帶(政府用地)  
DEVELOPED "O" ZONE  
(GOVERNMENT OWNERSHIP)
- 將會發展「休憩用地」地帶(政府用地)  
"O" ZONE TO BE DEVELOPED  
(GOVERNMENT OWNERSHIP)
- 「休憩用地」地帶(私人土地擁有權)  
"O" ZONE  
(PRIVATE OWNERSHIP)
- 餘樂里  
YU LOK LANE
- 滙安里  
UI ON LANE
- 德星里  
TAK SING LANE

此區的土地用途地帶見土地發展公署第一街/第二街發展計劃  
FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION FIRST STREET/SECOND STREET DEVELOPMENT SCHEME PLAN

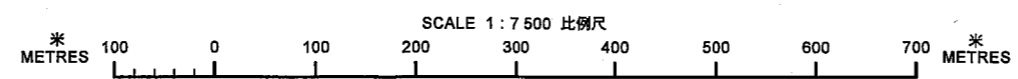
此區的土地用途地帶見市區重建局士丹頓街/永利街發展計劃  
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY STANTON STREET/YING LEE STREET DEVELOPMENT SCHEME PLAN

此區的土地用途地帶見土地發展公署第一街/第二街發展計劃  
FOR ZONING OF THIS AREA, REFER TO LAND DEVELOPMENT CORPORATION FIRST STREET/SECOND STREET DEVELOPMENT SCHEME PLAN

歷史地帶保存區(限於商業用途)  
HISTORICAL SITE PRESERVED FOR CULTURAL RECREATIONAL AND COMMERCIAL USES

**位置圖 LOCATION PLAN**

於西營盤及上環分區計劃大綱核准圖編號S/H3/20內所顯示的「休憩用地」地帶  
"OPEN SPACE" ZONE ON THE APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN No. S/H3/20



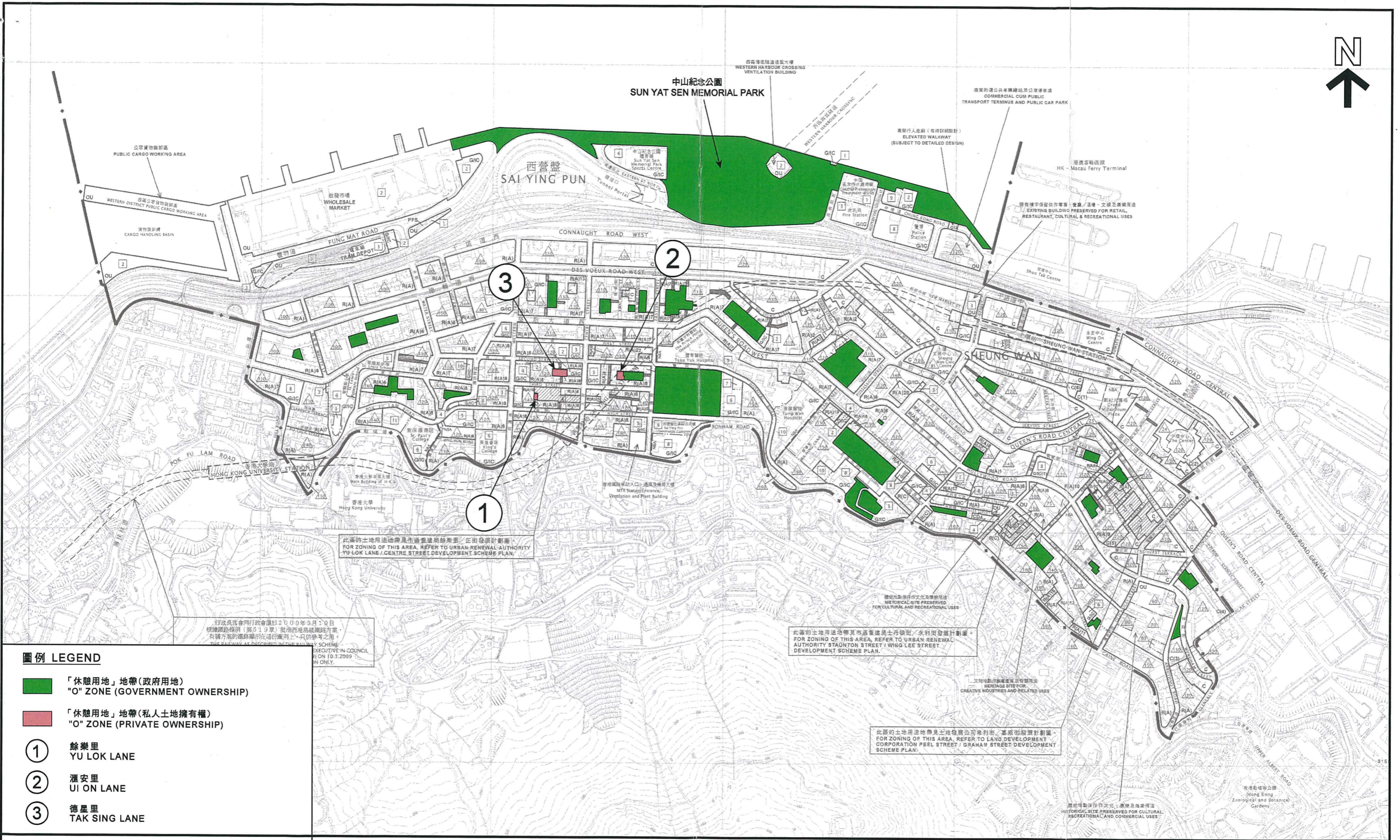
本摘要圖於2015年3月11日擬備，  
所根據的資料為於2003年12月16日  
核准的分區計劃大綱圖編號S/H3/20  
EXTRACT PLAN PREPARED ON 11.3.2015  
BASED ON OUTLINE ZONING PLAN No. S/H3/20  
APPROVED ON 16.12.2003

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
Y/H3/6

圖 PLAN  
Z - 10



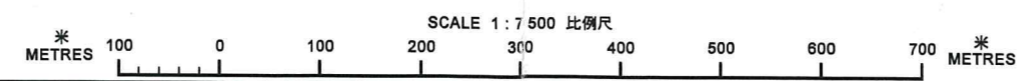


- 圖例 LEGEND**
- 「休憩用地」地帶(政府用地)  
"O" ZONE (GOVERNMENT OWNERSHIP)
  - 「休憩用地」地帶(私人土地擁有權)  
"O" ZONE (PRIVATE OWNERSHIP)
  - ① 餘樂里  
YU LOK LANE
  - ② 滙安里  
UI ON LANE
  - ③ 德星里  
TAK SING LANE

**位置圖 LOCATION PLAN**

於西營盤及上環分區計劃大綱核准圖編號S/H3/29內所顯示的「休憩用地」地帶  
"OPEN SPACE" ZONE ON THE APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN No. S/H3/29

本摘要圖於2015年3月11日擬備，  
所根據的資料為於2013年9月10日  
核准的分區計劃大綱編號S/H3/29  
EXTRACT PLAN PREPARED ON 11.3.2015  
BASED ON OUTLINE ZONING PLAN No. S/H3/29  
APPROVED ON 10.9.2013



**規劃署**  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
Y/H3/6

圖 PLAN  
Z - 11

**Agenda Item 3**

**Section 12A Application**

[Open Meeting (Presentation and Question Sessions only)]

Y/H3/6                      Application for Amendment to the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/29, To rezone the application site from "Open Space" and "Pedestrian Precinct/Street" to "Residential (Group A) 23", and stipulate building height restriction of 120mPD for the zone, 1-7, Tak Sing Lane, Sai Ying Pun, Hong Kong  
(MPC Paper No. Y/H3/6A)

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3.                      The Secretary reported that Kenneth To & Associates Ltd. (KTA) was one of the consultants of the applicant.    The following Members had declared interests in this item:

|                        |   |  |
|------------------------|---|--|
| Mr Patrick H.T. Lau    | ] |  |
|                        | ] | having current business dealings with KTA  |
| Mr Dominic K.K. Lam    | ] |  |
| Professor P.P. Ho      | - | his spouse owning a flat in Third Street and a flat in Kui Yan Court, 3 Kui Yan Lane |
| Mr Clarence W.C. Leung | - | his mother owning a flat in Sai Ying Pun   |

4.                      The Committee noted that Mr Patrick H.T. Lau had no involvement in the application and the properties of Professor P.P. Ho's spouse did not have a direct view of the site, the Committee agreed that they should be allowed to stay in the meeting.    The Committee noted that Mr Dominic K.K. Lam had tendered apologies for being unable to attend the meeting and Mr Clarence W.C. Leung had not yet arrived to join the meeting.

**Presentation and Question Sessions**

5.                      The following representative from the Planning Department (PlanD) and the representatives of the applicant were invited to the meeting at this point:

Ms Ginger K. Y. Kiang                      -    District Planning Officer/Hong Kong

Ms W. H. Ho (DPO/HK)  
- Senior Town Planner/Hong Kong (STP/HK)

Mr Leung Chung Ching, Edwin  
Ms Wong Fung San, Hanny  
Mr Yuen Man Chiu, Henry  
Mr To Lap Kee, Kenneth  
Ms Lam Tsz Kwan, Camille  
Mr Kwan Wing Hong, Dominic  
Mr Yu Kwun Ho, Kenneth  
Mr Cheng Chi Ming, Ton  
Mr Chan Kwok Keung  
Ms Yeung Shiu Yu

6. The Chairman extended a welcome and explained the procedure of the hearing. He then invited Ms W. H. Ho, STP/HK, to brief Members on the background of the application.

7. With the aid of a PowerPoint presentation, Ms W.H. Ho presented the application and covered the following aspects as detailed in the Paper:

#### The Proposal

- (a) The applicant proposed to rezone the application site (the Site) from “Open Space” (“O”) and “Pedestrian Precinct/Street” (“PPS”) to “Residential (Group A) 23” (“R(A)23”) and stipulate building height (BH) restriction of 120mPD for the “R(A)23” zone on the approved Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/29 for a residential development. The site was currently occupied by seven 3-storey buildings which were constructed in the early 1950s;
- (b) according to the indicative development scheme, the proposed 25-storey residential building had a total Gross Floor Area (GFA) of about 3,380m<sup>2</sup>, plot ratio (PR) of about 8.78 and a maximum BH of 120mPD with shops on G/F and 1/F. Tak Sing Lane would be retained as a Non-Building Area

(NBA) and a service lane would also be provided along the eastern boundary of the Site. Two entrances would be provided on G/F and 1/F via Tak Sing Lane/Second Street and Third Street respectively to provide a public access through the Site;

- (c) the major proposed development parameters were as follows:

|  |   |                                 |
|--|---|---------------------------------|
| Site Area  | : | 495m <sup>2</sup>               |
| Development Area<br>(excluding the NBA and service lane) | : | 385m <sup>2</sup>               |
| Plot Ratio (PR)  | : | 8.78                            |
| ➤ Domestic   | : | 7.08                            |
| ➤ Non-domestic   | : | 1.70                            |
| Total Gross Floor Area (GFA)                             | : | 3,380m <sup>2</sup>             |
| ➤ Domestic GFA   | : | 2,723m <sup>2</sup>             |
| ➤ Non-domestic GFA                                       | : | 655m <sup>2</sup>               |
| No. of Storeys   | : | 25 (including G/F)              |
| Building Height (BH)                                     | : | 120mPD                          |
| No. of Residential Units                                 | : | 80                              |
| Private Open Space                                       | : | Not less than 176m <sup>2</sup> |

### Background

- (d) the existing seven 3-storey residential buildings at 1-7 Tak Sing Lane were completed in 1952 and 1953 before the Site was zoned "O" on the first statutory plan gazetted on 20.3.1970;
- (e) a review of the "O" zones on OZP No. S/H3/20 was considered by the Committee on 3.3.2006. The Committee agreed that two "O" sites (including the Site at Tak Sing Lane which was the subject of the application) should be retained for the reasons that there was a severe shortage of local open space in the Sai Ying Pun and Sheung Wan area, the sites had no direct vehicular access and were not suitable for other types of uses other than public open space (POS);
- (f) the Leisure and Cultural Services Department (LCSD) advised that there

was no programme for open space development at the site at Tak Sing Lane and the land resumption matters needed to be resolved before the department might proceed with open space development. The Urban Renewal Authority (URA) also advised that there was currently no plan to include the site at Tak Sing Lane as a comprehensive project;

#### Departmental Comments

- (g) departmental comments were set out in paragraph 9 of the Paper. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD), though considered the proposal not visually incompatible with the surrounding built-up context, had some reservation on the application as the loss of "O" zones for development uses would permanently deprive the built environment of the much needed spatial and visual reliefs and the applicant should provide substantiation regarding the feasibility of retaining trees T1 and T2. Besides, adverse air ventilation impact was expected and the Air Ventilation Assessment (AVA) submitted by the applicant had failed to demonstrate the air ventilation impact and to propose mitigation measures to alleviate such impact. The Director of Environmental Protection (DEP) did not support the application as the applicant had yet to fully address the air quality and sewerage issues. Other concerned departments had no objection to or no adverse comment on the application;

#### Public Comments

- (h) District Officer (Central & Western), Home Affairs Department (DO(C&W), HAD) pointed out that the Central & Western (C&W) District Council (DC) members had raised grave concern on the application given the adverse visual, environmental and air circulation impact on nearby buildings as well as fire safety and privacy issues;
- (i) during the first three weeks of the statutory public inspection periods, a total of 890 public comments submitted by C&WDC members, Democratic

Party, Designing Hong Kong Limited, Incorporated Owners/Owners Committee of the nearby buildings, local residents and members of the public were received. Among them, 3 supported and 887 objected to the application. While the supporting views had not provided any reasons, the objecting views were summarised as follows:

- (i) the proposed development was not compatible with the surrounding environment and was too close to the surrounding buildings;
- (ii) it would cause adverse impacts on traffic, environment (air, noise, hygienic), visual, natural lighting, air ventilation and fire safety;
- (iii) the Site should be reserved for open space development or community uses;
- (iv) it was more desirable for a comprehensive redevelopment with the surrounding lots;

[Ms Julia M.K. Lau and Dr Wilton W.T. Fok arrived to join the meeting at this point.]

#### The Planning Department (PlanD)'s Views

- (j) PlanD did not support the application based on the assessments made in paragraph 11 of the Paper, which were summarised as follows :
  - (i) there was a deficit of 9.3ha of planned open space in the C&W District. The proposed rezoning would result in a permanent loss of open space and aggravate the shortfall of local open space in the district;
  - (ii) the pocket open spaces in the districts were important to serve as breathing space and visual relief which were supported by the AVA for the Sheung Wan & Sai Ying Pun Area (2010);

- (iii) the applicant had failed to provide sufficient information to demonstrate that the proposal would not have adverse air ventilation, tree preservation, sewerage and air quality impacts on the surrounding areas;
- (iv) there had been public concern on the provision of public facilities within private developments; and
- (v) approval of the application would set an undesirable precedent.

[Mr Clarence W.C. Leung arrived to join the meeting at this point.]

8. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr To Lap Kee Kenneth made the following main points :

Background

- (a) as the subject buildings were completed in the 1950s, they were in very dilapidated condition. However, since the Site had been zoned "O" on the OZP, the redevelopment potential was very limited unless the Site was rezoned;
- (b) on 3.3.2006, the review of "O" sites conducted by PlanD was considered by the Committee which agreed that two "O" sites including the Site should be retained. On 17.3.2006, 'Flat' use was deleted from Column 2 of the Notes of the "O" zone on the draft OZP No. S/H3/21. The owners of the buildings were frustrated and many of them moved out between 2007 and 2011;
- (c) for the past 45 years, there had been no development proposal for the Site by government departments or public organizations (i.e. LCSD had no implementation programme for the open space, URA did not include the Site in its redevelopment project of Yu Lok Lane and Centre Street, and the

Mass Transit Railway Corporation Limited did not resume the land for the West Island Line development). However, sites surrounding the Site had been redeveloped into tall buildings, including Yee Shun Mansion (1984), Yue Sun Mansion (1986) and Goodwill Garden (1995);

- (d) since 1999, there had been no implementation of undeveloped "O" sites for open space in the Sheung Wan & Sai Ying Pun district;

#### The Proposal

- (e) The development parameters of the application were similar to those of the surrounding developments;
- (f) The applicant's proposal would bring about the following planning/design merits:
  - (i) provision of a 24-hour pedestrian access for the public – a public pedestrian access was proposed to pass through the Site linking Second Street and Third Street. A lift would be provided within the Site and opened 24 hours daily for public use. This arrangement would be a planning gain to the local community as it would facilitate pedestrian access from Third Street to the Site and particularly to the future Sai Yin Pun Station on Second Street;
  - (ii) provision of ventilation and visual corridor – landscape gardens were proposed on the second and third floors for ventilation purpose and visual relief.

#### Responses to PlanD's Views

- (g) landlocked site – in response to the applicant's enquiry made on 21.8.2014, the Building Department (BD) confirmed that the site was abutting to a street of not less than 4.5m wide in between No. 83 and Nos. 89-99 Third Street and was connected to Third Street. The Site might be regarded as



“Class A Site” und Building (Planning) Regulation 18A(1);

- (h) intensification of open space shortage – under the current situation, the Site could neither be developed into an open space for public enjoyment nor redeveloped into a new residential building to meet the housing demand. Despite the fact that there was a shortfall of overall open space provision within the Sai Ying Pun & Sheung Wan area, there had been no implementation programme for the “O” site for the past 45 years and even for 10 years after the review of “O” sites in 2006;

#### The Enhanced Scheme

- (i) the applicant proposed to modify the original proposal by removing a number of shops on the 1/F of the commercial portion for the provision of an open space of 120m<sup>2</sup> for the public. The open space would be connected to Third Street. The applicant had indicated that he would agree to the stipulation in the Remarks of the Notes of the “R(A)23” zone the requirement of the provision of a public open space of not less than 120m<sup>2</sup> should the Town Planning Board (the Board) agree to the rezoning application, and such stipulation was similar to those in other “R(A)” zones of the same OZP; and

#### Conclusion

- (j) Members were urged to give sympathetic consideration to the application with a view to breaking the 45-year deadlock. Besides, the applicant was willing to provide open space within the Site for public enjoyment. It was not anticipated that the proposed development would generate adverse environmental impacts, including air quality and sewerage, on the surrounding area and a detailed air quality assessment report would be provided upon approval by the Board.

9. In response to a Member’s question, Mr Cheng Chi Ming, Ton said that according to the AVA conducted by PlanD for the Sheung Wan & Sai Ying Pun Area, as the

Sai Yin Pun area was closely packed with tall buildings, the existing wind environment in the area was already very poor. Winds coming from the east mainly blew through the east-west oriented streets and road, however, all those streets and roads were not straight in alignment and were relatively narrow, their efficiency as air path was not high. The Site was located in the inner part of Sai Yin Pun and was far away from the existing streets. As the Site did not fall within any air paths as identified in the AVA report, the proposed development would not obstruct air ventilation in the surrounding area. Moreover, the proposed open space within the Site could serve as an air ventilation corridor linking up the alley from Third Street to the podium of Yue Sun Mansion. It was anticipated that the proposed development would not affect the wind environment in the area. In response to the points made by Mr Cheng, Ms Ginger K. Y. Kiang, DPO/HK, said that although the Site did not fall within any air paths as identified in the AVA report, the Site in itself was a pocket space which was essential for air ventilation in an area closely packed with tall buildings. In response to the Vice-chairman's enquiry, Ms Ginger K.Y. Kiang said that, in general, for vacant site, the AVA would compare the proposed development with a notional scheme based on the planning intention whilst for those sites with existing buildings, the AVA would compare the proposed development with the existing scenario.

10. Mr Cheng Chi Ming, Ton continued to say that in response to DEP's comment which required the applicant to conduct site surveys to address any potential chimney impacts within a study area of 200m in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), the applicant had conducted a site visit to the area and there seemed to be no obvious source of chimney emissions within an area of 200m from the Site. The only possible source of chimney emissions would be from Tsan Yuk Hospital, however, as Tsan Yuk Hospital was located in a distance more than 200m away from the site, it was not anticipated that the proposed development would be affected by the chimney emissions.

11. In response to a Member's question, Ms Ginger K.Y. Kiang said that the Site was surrounded by buildings, however, it did not necessarily mean that the site could not be developed. Given the site constraints, it was considered not suitable for other types of development other than public open space to alleviate the congested living environment and meet the needs of the local residents. While the revised scheme with the provision of a public open space of not less than 120m<sup>2</sup> as proposed at the meeting was considered an improvement to the original proposal, as there was a deficit of 9.9 ha and 9.3 ha of the

existing and planned local open space in the C&W District, approval of the application would set an undesirable precedent and aggravate the shortfall of local open space in the district.

12. In response to the Chairman's question, Ms Ginger K.Y. Kiang said that the "G/IC" site to the immediate east of the Site was currently partly occupied by a public toilet and an electricity substation. The remaining part of the "G/IC" site was occupied by four 2-storey tenement buildings under private ownership and there was no designated G/IC use for this part of the site.

13. A Member asked whether there was any mechanism to implement the planned use considering that the existing situation would be prolonged and whether comparison had been made between the existing situation and the applicant's proposal. In response, Ms Ginger K.Y. Kiang said that the applicant's proposal would involve a 25-storey building which might induce adverse impact on the surroundings as compared to the existing 3-storey buildings.

14. A Member asked whether all the redevelopment projects surrounding the Site were carried out by the Urban Renewal Authority (URA) and whether rezoning/planning applications were required for those projects and how the open space in those sites were implemented. In response, Ms Ginger K.Y. Kiang said that most of them were private redevelopment projects. As those sites were zoned "R(A)" on the OZP, planning permission from the Board was not required. For the URA's redevelopment project of Yu Lok Lane/Centre Street, as the site was zoned "Comprehensive Development Area", a planning brief governing the redevelopment had been prepared which had stipulated the requirement of the provision of public open space for incorporation in the URA scheme.

15. A Member asked how the planning intention of the "O" zone could be achieved given that LCSD had no implementation programme and the Site was under private ownership. In response, Ms Ginger K.Y. Kiang said that generally speaking, both the public and the private sectors were required to follow the planning intention stipulated for the respective zones on the OZP for implementing their proposals. The Site was under private ownership and was occupied by buildings before it was zoned "O" on the first statutory plan. As stated in the Explanatory Statement of the OZP No. LH3/48 for Public Open Space, the proposed "O" sites were on private land and it might be many years before they could be

acquired and used for recreational purposes. LCSD had been consulted and it was advised that that there was no programme for open space development at the Site at Tak Sing Lane and the land resumption matters needed to be resolved before the department might proceed with open space development. Besides, URA was consulted and advised that there was currently no plan to include the Site at Tak Sing Lane as a comprehensive project. Nevertheless, URA would continue to identify suitable sites in the old urban areas for redevelopment.

16. In response to a Member's question regarding the fire safety issue, Mr Cheng Chi Ming, Ton said that the building was located just about 10m from Third Street and the arrangement of emergency vehicular access would comply with the Code of Practice for Fire Safety in Buildings.

17. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed them that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked Ms Ginger K. Y. Kiang, DPO/HK, Ms W. H. Ho, STP/HK, and the applicant's representatives for attending the meeting. They left the meeting at this point.

#### Deliberation Session

18. The Secretary reported that a petition letter was submitted by The Democratic Party (Central and Western District Branch) who provided comments on the application which were similar to those submitted by them during the statutory public inspection periods. Members noted that their comments had already been incorporated in the Paper.

19. A Member said that the existing 3-storey buildings had already become dilapidated and redevelopment of the site into a new residential building could help meet the housing demand as well as improve the local environment. As the Site was under private ownership and the proposed redevelopment was under private initiatives, there would not be any financial implication on the Government. It was also noted that the Site had already been built before it was zoned "O", and the application was not a proposal for developing a residential tower on a vacant "O" site. Given that there was no implementation programme

for the Site by LCSD, the Member inclined to support the application.

20. The Chairman said that as the applicant's proposal was to redevelop the existing 3-storeys buildings into a 25-storey residential block, the improvement in the local environment as claimed by the applicant should be carefully weighted against the possible impacts induced by the proposal. A Member said that the Site, which was currently occupied by low-rise residential buildings and trees and was situated away from the street frontage, actually created a very nice environment. Approval of the application would affect the ambience and planning intention for the area. The Member agreed with the recommendation of the review of "O" zones in 2006 which recommended retaining the site as "O" and did not support the application.

21. The Vice-chairman said that for air ventilation purpose, the disposition of the proposed residential tower should better be north-south oriented. The east-west orientation of the residential tower currently proposed by the applicant would block the wind passage between Second Street and Third Street and create air ventilation problem in the area. He considered that the "O" zoning was appropriate for the Site.

22. A Member expressed sympathy for the land owners as the Site was under private ownership but was zoned "O" without implementation programme. Given that the existing buildings were in poor condition and the implementation of open space seemed to be unlikely in the near future, redevelopment of the Site could be a way out. However, the Member considered the development of a 25-storey residential tower not appropriate for the Site and did not support the application.

23. The Chairman said that the development pattern in Sai Ying Pun had long been characterised by rows of buildings within a street block. Such development pattern was not much a problem in the past as the buildings were usually 2 to 4 storeys high. In recent years, redevelopment projects in the surrounding areas usually involved the merging of sites in the middle row with those with street frontage in order to carry out redevelopment in a more comprehensive manner. The URA's redevelopment project of Yu Lok Lane/Centre Street was a good example. Considering that the Site was located in the middle row with no direct frontage on the main street, a more comprehensive redevelopment proposal by merging the Site with other sites with street frontage could result in a better scheme. Moreover, the

development of a 25-storey residential tower at the Site in the midst of tall buildings would have adverse impacts on the surrounding area and was considered not acceptable. He suggested PlanD to continue to liaise with URA to explore the opportunity for comprehensive redevelopment of the Site with other sites and LCSD for implementation of open space at the Site.

24. The Chairman concluded that Members generally did not support the application. He then invited Members to go through the rejection reasons as suggested in the Paper. Members generally considered that it was due to the nature and surroundings of the Site that rendered an "O" zone more suitable for the Site, and agreed that rejection reason (a) should be suitably amended to reflect that.

25. After further deliberation, the Committee decided not to agree to the application for the following reasons :

- “(a) given the nature and surroundings of the site, the “O” zoning for the site is considered appropriate to alleviate the congested living environment and meet the needs of the local residents;
- (b) rezoning of the site from “O” to residential use would result in a permanent loss of open space and further aggravate the shortfall of local open space provision in Sai Ying Pun and Sheung Wan area;
- (c) there is no strong planning justification nor merit for rezoning of the site from “O” and “PPS” to “R(A)23”; and
- (d) the approval of the application would set an undesirable precedent for similar applications in the “O” zone and the cumulative effect of which would deprive the built environment of the much needed spatial and visual reliefs.

[Mr Patrick H.T. Lau, Ms Julia M.K. Lau and Mr Clarence W.C. Leung left the meeting temporarily at this point.]

**Comparison on Development Parameters of  
Original Scheme (2015) and Revised Scheme (2018)**

|                               | <b>Original Scheme<br/>(Considered in 2015)</b>  | <b>Revised Scheme<br/>(Submitted in 2018)</b>  | <b>Difference<br/>+/- (%)</b>                   |
|-------------------------------|--|--|---|
| Site Area                     | 495m <sup>2</sup>  | 495m <sup>2</sup>  | -   |
| Development Area              | 385m <sup>2</sup><br>(excluding Tak Sing Lane<br>and proposed service<br>lane)             | 403m <sup>2</sup><br>(excluding Tak Sing<br>Lane)  | +18m <sup>2</sup><br>(+4.6%)                    |
| PR ^                          | 8.78   | 8.514  | -0.247  |
| ➤ Domestic                    | 7.08   | 7.253  | -0.175  |
| ➤ Non-domestic                | 1.70   | 1.261  | +0.422  |
| Total GFA                     | 3,380m <sup>2</sup>  | 3,431m <sup>2</sup>  | -51m <sup>2</sup> (-1.5%)                       |
| ➤ Domestic GFA                | 2,725m <sup>2</sup>  | 2,923m <sup>2</sup>  | -198m <sup>2</sup> (-7.3%)                      |
| ➤ Non-domestic<br>GFA         | 655m <sup>2</sup>  | 508m <sup>2</sup>  | +140m <sup>2</sup> (+22.4%)                     |
| Site Coverage (SC) ^          |  |  |   |
| ➤ Domestic                    | 33.33%   | 33.33%   | -   |
| ➤ Non-domestic                | 90% (G/F)<br>70% (1/F – 2/F)<br>33.33% (3/F)   | 90% (G/F)<br>60% (1/F),<br>55% (2/F),<br>32.5% (3/F)   | -<br>-10% (1/F),<br>-15% (2/F),<br>-0.83% (3/F) |
| No. of Storeys                | 25 (including G/F)   | 25 (including G/F)   | -   |
| Building Height               | 120mPD   | 120mPD   | -   |
| No. of Residential<br>Units   | 80   | 84   | +4 (+7.5%)                                      |
| Average unit size             | 34.1 m <sup>2</sup>  | 34.8m <sup>2</sup>   | +0.7m <sup>2</sup> (+2.1%)                      |
| Private Open Space            | Not less than 176m <sup>2</sup>  | 84.89m <sup>2</sup>  | -91.11m <sup>2</sup> (-51.8%)                   |
| Open Space for Public<br>Use  | Nil  | About 127m <sup>2</sup>  | +127m <sup>2</sup>                              |
| Service Lane/Public<br>Access | About 18m <sup>2</sup><br>(proposed service lane on<br>the eastern portion of the<br>Site) | About 30m <sup>2</sup><br>(public staircase on<br>western portion of the<br>Site between G/F and<br>1/F) | -   |

**Similar s.16 Applications for Residential or Commercial/Residential Development**  
**Within the “O” zone on the Sai Ying Pun & Sheung Wan OZP**

**Approved Applications**

| <b><u>Application No.</u></b> | <b><u>Location</u></b>  | <b><u>Proposed Use(s)/ Development(s)</u></b>                            | <b><u>Date of Consideration (MPC/TPB)</u></b> | <b><u>Approval Conditions</u></b> |
|-------------------------------|---|--|---|-----------------------------------|
| A/H3/2                        | 2-6 Gutzlaff Street, Central                                    | Commercial/<br>Residential   | 19.12.1975                                    | /                                 |
| A/H3/4                        | 62-82 & 86-96 First Street<br>& 61-105 Second Street            | Commercial/<br>Residential with<br>Public Open Space<br>at Podium Levels | 20.2.1976                                     | (1), (3), (4),<br>(5), (6)        |
| A/H3/4                        |   | Commercial/<br>Residential with<br>Public Open Space<br>at Podium Levels | 16.7.1976                                     | (1), (3), (4),<br>(5), (6)        |
| A/H3/4R                       |   | Commercial/<br>Residential with<br>Public Open Space<br>at Podium Levels | 21.7.1978                                     | /                                 |
| A/H3/6                        | 108-110 Wellington Street<br>& 1-2 Yim Fong Lane,<br>Central    | Commercial/<br>Residential   | 23.4.1976                                     | (2), (5), (6),<br>(7)             |
| A/H3/129R                     | 1-14 Yuk Ming Street, 1-5<br>Yau Yee Lane & 1-5 Kui<br>Yan Lane | Residential  | 20.3.1987                                     | (8), (9), (10)                    |

**Approval Conditions:**

- (1) the open space should be provided at the eastern end of the site, open to the sky, in such a way and at such a level as it links with the proposed adjoining U.S.D. development;
- (2) the area to be surrendered for open space will count as part of the site for the purpose of the development subject to the owner’s applying for modifications under Building (Planning) Regulations;
- (3) the provided open space should be with direct access from the main streets and should be managed by the Urban Council;



- (4) the open space area shall be assigned, as and when the Registrar General (Land Office) (R.G.(L.O.)) shall require, free of cost to the Colonial Treasurer Incorporated for use as Public Open Space;
- (5) lowest floors as non-domestic and non-industrial uses and the floors above as private residential use;
- (6) any necessary modification, exchange or grant shall be to the satisfaction of, and shall contain such terms and conditions, including premium, as may be required by R.G.(L.O.);
- (7) subject to a building height limit on the lot to the height of those buildings in the same street;
- (8) the open space for active and passive recreation shall be provided and designed;
- (9) the provision of community facilities including children and youth centre, social centre for the elderly and day crèche; and
- (10) the provision of vehicular access to the site, road widening, building setback, loading/unloading spaces and provision of parking shall be provided.

### **Rejected Applications**

| <b><u>Application No.</u></b> | <b><u>Location</u></b>                                     | <b><u>Proposed Development</u></b> | <b><u>Date of Consideration (MPC/TPB)</u></b> | <b><u>Main Reason(s) for Rejection</u></b> |
|-------------------------------|--|------------------------------------|---|--|
| A/H3/23                       | 5-13 Queen Street  | Commercial/<br>Residential         | 16.12.1977                                    | /  |
| A/H3/71                       | 1 & 2 Sai On Lane, 1 & 5 Hing Lung Lane East, Sai Ying Pun | Commercial/<br>Residential         | 18.12.1981                                    | /  |
| A/H3/96                       | 13-19 Mui Fong Street, Sai Ying Pun                        | Commercial/<br>Residential         | 16.3.1984                                     | (1)  |
| A/H3/104                      | 2 Sai On Lane & 5 Hing Lung Lane East, Sai Ying Pun        | Residential                        | 7.3.1985                                      | (1), (2)                                   |
| A/H3/106                      |  | Residential                        | 7.6.1985                                      | (1), (2)                                   |
| A/H3/109                      | 7-13 Li Sing Street, Sai Ying Pun                          | Commercial/<br>Residential         | 2.8.1985                                      | (1)  |
| A/H3/113                      | 13, 15, 17 & 19 Mui Fong Street                            | Residential                        | 6.9.1985                                      | /  |
| A/H3/118                      | 2 Sai On Lane & 5 Hing                                     | Residential                        | 17.1.1986                                     | (1), (2)                                   |

| <u>Application No.</u> | <u>Location</u>                      | <u>Proposed Development</u>           | <u>Date of Consideration (MPC/TPB)</u> | <u>Main Reason(s) for Rejection</u> |
|------------------------|--------------------------------------|---------------------------------------|--|-------------------------------------|
|                        | Lung Lane East, Sai Ying Pun         |                                       |  |                                     |
| A/H3/119               | 4 Sutherland Street, Sai Ying Pun    | Commercial/ Residential               | 9.5.1986                               | (2)                                 |
| A/H3/176               | 97 High Street, Sai Ying Pun         | Community Centre/School & Residential | 21.2.1992                              | (3), (4), (5)                       |
| A/H3/195               |                                      | School and Residential                | 19.3.1993                              | (6), (7), (8)                       |
| A/H3/198               |                                      | School and Residential                | 18.6.1993                              | (6), (7), (8)                       |
| A/H3/199               | 15-16 Yu Lok Lane, Sai Ying Pun      | Residential with Sitting-Out Area     | 18.6.1993                              | (6), (7), (8), (9)                  |
| A/H3/203               | 97 High Street, Sai Ying Pun         | School and Residential                | 19.11.1993                             | (7), (8), (10)                      |
| A/H3/236               | 1-9 Yu Lok Lane, Sheung Wan          | Commercial/ Residential               | 15.12.1995                             | (9), (11), (12), (13), (14)         |
| A/H3/240               |                                      | Residential                           | 22.3.1996                              | (9), (11), (12), (13)               |
| A/H3/284               | 1-10 Yu Lok Lane, Sheung Wan         | Commercial/ Residential               | 28.5.1999                              | (11), (12), (15), (16)              |
| A/H3/335               | 2, 4, 6 & 8 Ui On Lane, Sai Ying Pun | Commercial/ Residential               | 17.1.2003                              | (11), (17), (18)                    |
| A/H3/337               |                                      | Commercial/ Residential               | 5.9.2003                               | (11), (17), (18)                    |
| A/H3/351               |                                      | Commercial/ Residential               | 14.5.2004                              | (11), (17), (18)                    |
| A/H3/364               |                                      | Residential                           | 29.7.2005                              | (11), (18)                          |

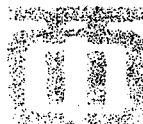
Main Reasons for Rejection:

- (1) the site should be in line with its planning intention as part of an open space;
- (2) the proposed development was not acceptable under the Buildings Ordinance;

- (3) the proposed development would generate additional traffic and the provision of insufficient car parking spaces and non-provision of loading/unloading facilities would aggravate the on-street parking and loading/unloading problem;
- (4) absence of setback for the widening of the pedestrian-way to improve pedestrian circulation in the area;
- (5) the proposed development does not provide local open space and recreational facilities to serve its residents in accordance with the Hong Kong Planning Standards and Guidelines;
- (6) there was a chronic shortfall of public open space in the Sai Ying Pun area. The proposed development will frustrate the planning intention to include part of the application site to form part of the larger "Open Space" zone to meet the demand of much needed public local open space demand in the area;
- (7) will result in an increased development intensity and aggravate the open space shortage situation;
- (8) the approval of the application will set an undesirable precedent for similar cases which may have cumulative effect on the deficiency in the provision of public open space in the district;
- (9) the proposed partly-covered sitting-out area at the ground floor will result in a piecemeal and unattractive open space development;
- (10) although the proposed open space will be developed and surrendered at no cost to the Government as and when required, it can hardly serve any functional purpose as a public open space due to its small size and poor accessibility. The planning gains from the open space will be minimal;
- (11) the proposed development was not in line with the planning intention for the site which was for open space development. There was no strong justification to merit a departure from the planning intention;
- (12) the proposed development, which will induce additional population in the area and will take up area intended for open space development, will aggravate the shortage of open space in the district;
- (13) the proposed development will render the remaining part of the proposed open space at Yu Lok Lane being landlocked and even more concealed, and hence more undesirable from accessibility, visibility, design and management points of view;
- (14) the proposed development was not acceptable in that there was no detailed traffic impact

assessment included in the submission to demonstrate that the traffic generated from the proposed development will not overload the local road network;

- (15) the cumulative effect of approving similar applications would result in further reduction of ("O") sites in the district;
- (16) the proposed development would render the remaining part of the open space lack of a street frontage, which was undesirable from accessibility, management and urban design point of view;
- (17) the proposed development would take up land zoned for open space development. Hence, it would further aggravate the shortage of open space in the district; and
- (18) the proposed development would result in a more congested residential environment.



中西區區議會  
二零一四至二零一五年度  
食物環境衛生及工務委員會  
第五次會議紀錄

日期：二零一四年十月二十三日

時間：下午二時三十分

地點：香港中環統一碼頭道 38 號  
海港政府大樓 14 樓  
中西區區議會會議室

出席者：

主席

李志恒議員\*

委員

陳捷貴議員, BBS, JP\*

陳財喜議員, MH\*

陳學鋒議員, MH\*

鄭麗琼議員\*

張國鈞議員, JP

(下午 2 時 57 分至 5 時 27 分)

張翼雄議員

(下午 6 時 00 分至會議結束)

許智峯議員\*

葉國謙議員, GBS, JP

(下午 2 時 30 分至 4 時 10 分)

甘乃威議員, MH

(下午 2 時 30 分至 5 時 37 分)

盧懿杏議員

(下午 2 時 30 分至 3 時 20 分)

蕭嘉怡議員\*

文志華議員, MH\*

黃堅成議員\*

葉永成議員, BBS, MH, JP\*

增選委員

李寶明先生

(下午 3 時 07 分至會議結束)

呂鴻賓先生\*

伍凱欣女士\*

楊可琦先生

(下午 2 時 45 分至會議結束)

楊學明先生\*

註：\* 出席整個會議的委員

( ) 出席會議時間

## 嘉賓

### 第 4 項

|       |          |                 |
|-------|----------|-----------------|
| 林捷文先生 | 政府產業署    | 總產業經理(租售編配)     |
| 何耐紅女士 | 規劃署      | 高級城市規劃師/港島 4    |
| 朱金盛先生 | 社會福利署    | 中西南及離島區助理福利專員 2 |
| 余恩恩女士 | 中西區民政事務處 | 高級行政主任 (地區管理)   |

### 第 5 項

|       |         |             |
|-------|---------|-------------|
| 凌榮昌先生 | 食物環境衛生署 | 署理中西區環境衛生總監 |
|-------|---------|-------------|

### 第 6 項

|       |            |              |
|-------|------------|--------------|
| 關東開先生 | 路政署        | 區域工程師/西區     |
| 黃維安先生 | 香港中華煤氣有限公司 | 總經理 - 市務及營業  |
| 黎錦圖先生 | 香港中華煤氣有限公司 | 高級網絡操作經理     |
| 張柏堅先生 | 香港中華煤氣有限公司 | 高級客戶維修服務經理   |
| 周樹文先生 | 機電工程署      | 高級工程師/氣體標準A3 |
| 吳玉華女士 | 機電工程署      | 工程師/氣體標準A3/2 |

### 第 7 項

|       |         |             |
|-------|---------|-------------|
| 關東開先生 | 路政署     | 區域工程師/西區    |
| 曾慧華女士 | 渠務署     | 高級工程師/香港中西區 |
| 凌榮昌先生 | 食物環境衛生署 | 署理中西區環境衛生總監 |

### 第 8 項

|        |                     |      |
|--------|---------------------|------|
| 金力堅教授  | 香港大學牙醫學院/<br>菲臘牙科醫院 | 署理院長 |
| 黃馮坤儀女士 | 菲臘牙科醫院              | 審計主任 |

### 第 9 項

|       |          |                                    |
|-------|----------|------------------------------------|
| 謝英傑先生 | 消防處      | 堅尼地城消防局局長                          |
| 程知仁先生 | 香港警務處    | 西區警民關係主任                           |
| 范家賢先生 | 香港警務處    | 西區警民關係組社區聯絡主任                      |
| 郭健敏先生 | 地政總署     | 高級產業測量師/土地管制及契約執行<br>(港島東,西及南區地政處) |
| 林國偉先生 | 效率促進組    | 首席管理參議主任(效率促進組)3                   |
| 郁惠豐先生 | 效率促進組    | 項目顧問                               |
| 關東開先生 | 路政署      | 區域工程師/西區                           |
| 陳偉泰先生 | 屋宇署      | 高級結構工程師/強制驗樓 1-D                   |
| 鄭子龍先生 | 屋宇署      | 結構工程師/強制驗樓 1-D5                    |
| 凌榮昌先生 | 食物環境衛生署  | 署理中西區環境衛生總監                        |
| 余恩恩女士 | 中西區民政事務處 | 高級行政主任 (地區管理)                      |

第 10 項

何尉紅女士 規劃署 高級城市規劃師/港島 4  
吳栢明先生 正街區大廈法團及業主聯會 主席

第 11 項

凌榮昌先生 食物環境衛生署 署理中西區環境衛生總監

第 12 項

孫幼侯先生 政務司司長辦公室轄 總行政主任(總務)  
下行政署

袁福長先生 政務司司長辦公室轄 高級行政主任(總務)1  
下行政署

第 13 項

凌榮昌先生 食物環境衛生署 署理中西區環境衛生總監

列席者

|           |                     |                 |
|-----------|---------------------|-----------------|
| 周可喬女士, JP | 中西區民政事務處            | 民政事務專員          |
| 陳潤民先生     | 中西區民政事務處            | 民政事務助理專員        |
| 黃明慧女士     | 中西區民政事務處            | 高級行政主任(區議會)     |
| 余欣欣女士     | 中西區民政事務處            | 高級行政主任(地區管理)    |
| 王錦玲女士     | 屋宇署                 | 屋宇測量師/A3-SD     |
| 黃悅群女士     | 地政總署<br>(港島西及南區地政處) | 高級產業測量師/中區      |
| 區瑞芬女士     | 香港警務處               | 中區警民關係組社區聯絡主任   |
| 程知仁先生     | 香港警務處               | 西區警民關係主任        |
| 范家賢先生     | 香港警務處               | 西區警民關係組社區聯絡主任   |
| 凌榮昌先生     | 食物環境衛生署             | 署理中西區環境衛生總監     |
| 蔡耀國先生     | 康樂及文化事務署            | 中西區副康樂事務經理 2    |
| 葉萬英先生     | 土木工程拓展署             | 工程師 25(港島發展部 1) |
| 羅思翰先生     | 環境保護署               | 高級環境保護主任(區域南)1  |

秘書

葉潔慧小姐 中西區民政事務處 行政主任(區議會)3

因事缺席者

林懷榮議員  
陳浩濂議員 (因病缺席)  
吳少強議員, MH, JP  
劉尉欣女士

54. 郁惠豐先生表示會不時檢討培訓的內容，亦歡迎區議員到 1823 參觀。

55. 屋宇署高級結構工程師/強制驗樓 1-D 陳偉泰先生回應部門不會因應投訴次數的多少，而有不同的跟進行動。另外，他指因同事在巡視時見不到有工程正在進行，若當時見到有工程進行，會即時勒令停止。

56. 陳財喜議員指效率促進組需要作出檢討，而地政處亦有改善空間，不能接受地政處在收到投訴三日後才到場視察的安排，建議部門以此個案作為日後培訓用途。他建議把個案轉交申訴專員及審計署，以檢視效率促進組的存在價值。

57. 主席建議把確認的會議紀錄提交予地政總署署長，知悉各委員的意見。

#### 第 10 項：關注西營盤德星里 1-7 號要求更改土地用途之申請 (中西區環工會文件第 74/2014 號)

(下午 5 時 19 分至 5 時 35 分)

58. 主席表示，城市規劃委員會(城規會)將於本年 11 月審議西營盤德星里 1-7 號要求更改土地用途之申請，並知悉城規會的諮詢期已過，因此只能把委員的意見委託出席城規會的委員代為轉達。他指出由於附近的大廈業主立案法團及居民均對申請表示關注，故他提交此份討論文件，以供部門及各委員知悉及給予意見。

59. 主席表示在會前收到正街區大廈法團及業主聯會的信件，要求在會上發言。主席同意給予三分鐘時間讓正街區大廈法團及業主聯會主席作補充，再開放文件討論。

60. 正街區大廈法團及業主聯會(聯會)主席吳栢明先生表示，近日很多附近的居民反映擔心更改德星里 1-7 號的土地用途會影響周邊的環境、空氣質數及私隱。另外，有居民表示正街現時的空間不多，擔心擬建的「插針式樓宇」會影響日後的居住環境及消防通道。他建議規劃署向城規會反映附近居民的意見。

61. 主席請委員發表意見及提問，委員的發言重點如下：

- (i) 甘乃威議員反對把該地點由休憩用地更改為住宅用途。他指過往區議會亦曾就已逾城規會諮詢期的申請進行討論，並把會議紀錄交予城規會備悉，建議委員會去信城規會以反映委員會意見。他詢問規劃署在回覆中指，城規會在 2014 年 5 月 23 日就一宗擬議在德星里 1-7 號地下作食肆的規劃申請在有條件下批給許可的詳情。
- (ii) 鄭麗琼議員詢問更改規劃用途的申請人的資料及現時德星里 1-7 號土地的擁有人。從資料顯示，改劃的地點並沒有行車路，加上擬建樓高 25 層的樓宇，她詢問是否合乎消防規格。她指若有關土地為政府擁有，在政府改



劃有關地段為「住宅(甲類)23」後，是否會進行賣地，政府可獲得多少利益或補地價的價值。她建議去信發展局局長及行政長官，反映不滿政府把原有的休憩用地改為住宅用地。

- (iii) 許智峯議員反對有關改變土地用途的申請，指把休憩用地改劃為其他用地是一項敏感的議題。如有關改劃對社會有補償或有益，議會及居民定必支持。他表示有大廈業主立案法團向他表示擬興建的「插針式樓宇」會使大廈與大廈之間十分擠逼，認為是項申請對社區沒有任何益處，故反對有關申請。
- (iv) 楊學明委員表示曾做問卷調查，回覆一致反對有關申請。他表示曾在城規會開會之前提交請願信，城規會會把有關文件呈給以供委員備悉。他建議把是次會議的意見交予規劃署，反映區議會反對把該「休憩用地」改為住宅用途的意見。
- (v) 主席曾詢問附近的大廈業主立案法團的意見，收到不少反對意見，特別是裕新大廈業主立案法團。裕新大廈亦向他提供了一封信，請他讀出，內容如下：他們做了 160 份問卷，收回 53% 的問卷，所收回的 60 份問卷全表示反對，主要有四方面的意見：(一) 不能接受高密度樓宇對空氣質素、樓宇光線及阻礙消防通道；(二) 人口密度高會引起環境污染及治安問題；(三) 樓宇之間太接近會影響私隱，擬建大廈與裕新大廈造成窗對窗般貼近；及(四) 不能減少區內休憩用地。主席表示，同意各委員的意見，建議秘書處在 2014 年 11 月 28 日城規會會議前把會議紀錄(擬稿)交予城規會備悉。

62. 規劃署高級城市規劃師/港島 4 何尉紅女士解釋根據《城市規劃條例》，任何人士均可提出修訂圖則的申請，今次有關改劃土地用途的修訂圖則申請是由部份土地擁有人提交予城規會考慮。該地段的七幢三層高私人住宅樓宇是在五十年代興建，在第一份西營盤及上環分區計劃大綱圖刊憲前已存在。有關用地在第一份分區計劃大綱圖上已劃為「休憩用地」土地用途地帶，但尚未實施。回應甘乃威議員就有關食肆申請方面的查詢，她解釋有關規劃申請亦是由現行的土地擁有人提交。她解釋在「休憩用地」土地用途地帶內，食肆用途需要向城規會提出申請及獲得批准。申請人在 2014 年 4 月提交了有關食肆的規劃申請，並於 5 月獲城規會批准。至於鄭麗琼議員詢問有關補地價的問題，屬地政總署的範疇，因此不宜由她作答。雖然有關申請的諮詢期已過，她亦歡迎委員會提交會議紀錄予城規會委員備悉。

#### 第 11 項：西半山狗糞問題嚴重，臭氣熏天 (中西區環工會文件第 75/2014 號)

(下午 5 時 35 分至 5 時 42 分)

63. 陳捷貴議員認為部門在一年內發出 22 封失責通知書予承辦商，認為部門有需要監管承辦商。另外，他查詢部門扣減失責的承辦商服務月費的數字為何。此外，他建議加強懲罰缺德的狗主及利用狗隻晶片以檢控狗主，建議由區議會把有關建

致：規劃署署長 凌嘉勤先生, JP

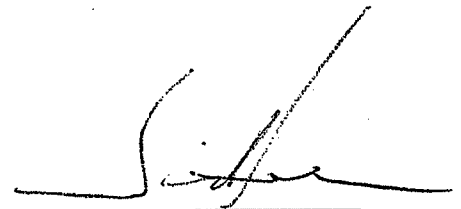
強烈反對：西營盤德星里 1-7 號更改土地用途申請

敬啓者：

就規劃署文件 - 西營盤德星里 1-7 號(申請編號:Y/H3/6) 擬把「休憩用地」及「行人專用區或街道」地帶改爲「住宅(甲類)23 地帶」，本接獲區內市民及團體的反對，請城規會及有關部門當局了解及重視居民之反對意見，否決有關申請，確保區內有足夠「休憩用地」。

中西區區議會亦就本人提案於 2014 年 10 月 23 日就上述申請作出討論，各與會者均表示反對意見。

請規劃署及城規會重視居民之反對意見，否決有關申請，確保區內有足夠「休憩用地」。



中西區區議員 李志恒律師上

2014 年 12 月 4 日

敬啟者：

**強烈反對德星里 1-7 號申請改劃為住宅地帶**

日前城市規劃委員會發出諮詢，表示西營盤德星里 1-7 號現正申請把「休憩用地」及「行人專用區域街道」地帶改劃為「住宅(甲類)23」地帶(地圖詳見背頁)。擬建建築物為 25 層(120 米)，將提供 80 個住宅單位。我們曾就此申請進行問卷調查，並收到十多名附近居民的反對意見，認為此申請不單會令區內居民失去休憩用地，更會影響附近樓宇的通風、採光及景觀。因此，我們強烈反對德星里 1-7 號申請改劃為住宅地帶。

現特函 貴署希望能就此建議予以跟進。若 貴署對上述情況有任何查詢，請致電 28176612 與謝承益先生聯絡。有勞之處，不勝銘感！

此致  
規劃署

民建聯中西區支部  
葉國謙、張國鈞、陳學鋒、盧懿杏、蕭嘉怡議員辦事處  
楊學明地區服務處

謹啟

二零一四年十二月四日

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真誠為香港