
Appendix F
Water Supply Impact Assessment

Prepared by

Ramboll Hong Kong Limited

**SECTION 16 PLANNING APPLICATION FOR PROPOSED
MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING
HEIGHT RESTRICTIONS FOR PERMITTED OFFICE USE AND
OTHER PERMITTED USES IN “COMMERCIAL (7)” ZONE
BOUNDED BY KING’S ROAD AND TAIKOO SHING ROAD,
QUARRY BAY**

**WATER SUPPLY IMPACT ASSESSMENT
FOR THE ADDITIONAL WATER DEMAND**

Date **June 2024**

Prepared by **Kitty Wong**
Senior Environmental Consultant



Signed _____

Approved by **Tony Cheng**
Senior Manager



Signed _____

Project Reference **SA1111KREI00**

Document No. **R9426_v1.1.docx**

No part of this document may be reproduced or transmitted, in any form or by any means electronic, mechanical, photographic, recording or otherwise, or stored in a retrieval system of any nature without the written permission of Ramboll Hong Kong Ltd, application for which shall be made to Ramboll Hong Kong Ltd, 21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong.

Disclaimer: This report is made on behalf of Ramboll Hong Kong Ltd. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any third party relying on it accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

Ramboll Hong Kong Limited

21/F, BEA Harbour View Centre
56 Gloucester Road, Wan Chai, Hong Kong

Tel: (852) 3465 2888
Fax: (852) 3465 2899
Email: hkinfo@ramboll.com

Q:\Projects\SA1111KREI00\04 Deliverables\02 WSIA Report\R9426_v1.1.docx

CHAPTERS

	Page
1. INTRODUCTION	1
1.1 Background and Objectives.....	1
1.2 Proposed Development.....	1
2. ADDITIONAL WATER DEMAND FROM THE PROPOSED DEVELOPMENT.....	2
2.1 Calculation of Additional Freshwater and Flushing Water Demand	2
3. CONCLUSION	3

FIGURES

- Figure 1 Location of “C(7)” Zone and 1111 King’s Road Extension
- Figure 2 Indicative Floor Plan of 1111 King’s Road Extension and Section Plan

1. INTRODUCTION

1.1 Background and Objectives

- 1.1.1 The “Commercial (7)” (“C(7)”) zone bounded by King’s Road and Taikoo Shing Road on the Quarry Bay Outline Zoning Plan (OZP) consists of 1111 KING’S ROAD (formerly known as Cityplaza One), Cityplaza and east HONG KONG (see **Figure 1** for the site location). This “C(7)” zone is subject to a maximum non-domestic gross floor area (GFA) of 123,129m² and is subject to 2 building height (BH) bands: Cityplaza One and east HONG KONG are subject to maximum BH of 135mPD; while Cityplaza in between Cityplaza One and east HONG KONG is subject to maximum BH of 45mPD.
- 1.1.2 In this planning application, to support office extension of Cityplaza One, extra GFA and BH is required for Cityplaza One. Therefore, two items that require planning permission from the Town Planning Board (the Board) are involved:
- Minor relaxation of the GFA restriction of “C(7)” zone from 123,129m² to 148,629m² (+25,500m² / 20.7%)
 - Minor relaxation of the BH restriction of Cityplaza One from 135mPD to 165mPD (+30m / 22.2%)
- 1.1.3 The increase in GFA and BH will be absorbed by Cityplaza One only, other buildings in the “C(7)” zone will not be affected.
- 1.1.4 Ramboll Hong Kong Limited is commissioned by the project proponent to carry out water demand assessment for the additional water demand of the Cityplaza One arising from the proposed minor relaxation of GFA and BH Restrictions.

1.2 Proposed Development

- 1.2.1 The Applicant proposes additional GFA and BH to Cityplaza One for its extension above the existing office building. The proposed extension will be constructed on top of the existing office building, no changes to the existing Cityplaza One will be made.
- 1.2.2 The increase in GFA to Cityplaza One is 25,500m² and will bring 13 new storeys to the existing office building of Cityplaza One. Out of the 13 new storeys, 10 storeys will be for office use, 2 floors are for mechanical and electrical (M&E) facilities, and 1 floor will be designated as refuge floor-cum-sky garden. **Figure 2** shows the indicative floor plan of Cityplaza One Extension and section plan.
- 1.2.3 The tentative completion of proposed development is in Year 2029.

2. ADDITIONAL WATER DEMAND FROM THE PROPOSED DEVELOPMENT

2.1 Calculation of Additional Freshwater and Flushing Water Demand

2.1.1 The increase in GFA to Cityplaza One is 25,500m² that cover the use of office use, M&E facilities and refuge floor-cum-sky garden. As a conservative assessment, it is assumed all additional area is for office use.

2.1.2 The additional water demand has been assessed in **Table 2-1** below.

Table 2-1 Additional Freshwater and Flushing Water Demand

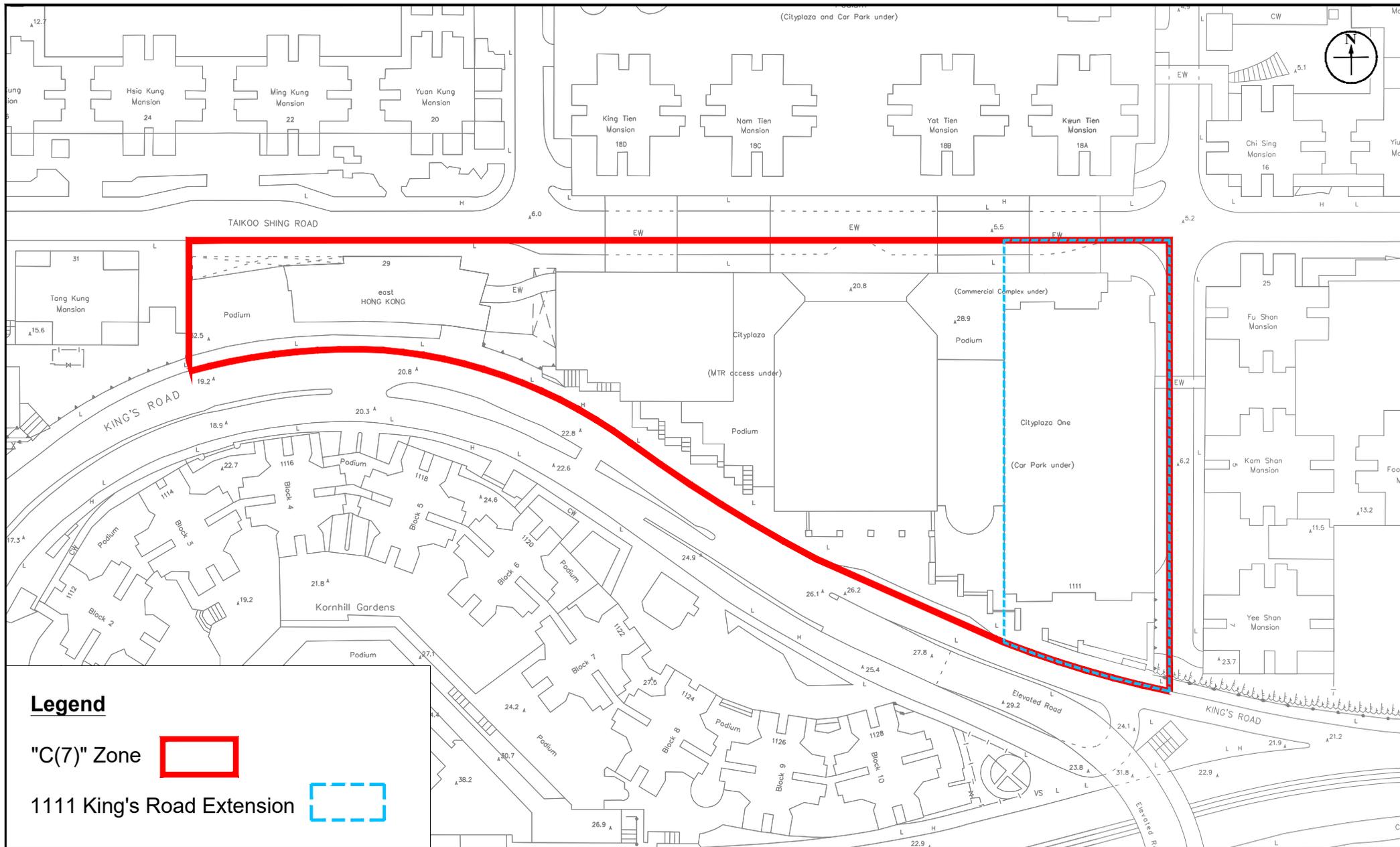
Type of Use	GFA Area (m ²)	Freshwater		Flushing water	
		Daily Unit Demand (m ³ /GFA m ² /day)	Daily Demand (m ³ /day)	Daily Unit Demand (m ³ /GFA m ² /day)	Daily Demand (m ³ /day)
Office	25,500	0.002	51.00	0.0007	17.85

2.1.3 The assessment results show that the additional freshwater and flushing water demand arising from the proposed minor relaxation of GFA and BH restrictions is 51m³/day and 17.85m³/day respectively.

3. CONCLUSION

- 3.1.1 The water demand assessment for the additional water demand of the Cityplaza One arising from the proposed minor relaxation of GFA and BH Restrictions has been carried out.
- 3.1.2 The assessment results show that the additional freshwater and flushing water demand arising from the proposed minor relaxation of GFA and BH restrictions is 51m³/day and 17.85m³/day respectively. There is no significant increase of the additional water demand, adverse impact and upgrading works is not anticipated.

Figures



Legend

"C(7)" Zone 

1111 King's Road Extension 

Figure: 1	Title: Location of "C(7)" Zone and 1111 King's Road Extension		RAMBOLL	
			Drawn by:	SC
	Checked by:	TC	Rev.:	1.1
	Project: Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in "Commercial (7)" Zone Bounded by King's Road and Taikoo Shing Road, Quarry Bay		Date:	Dec 2025

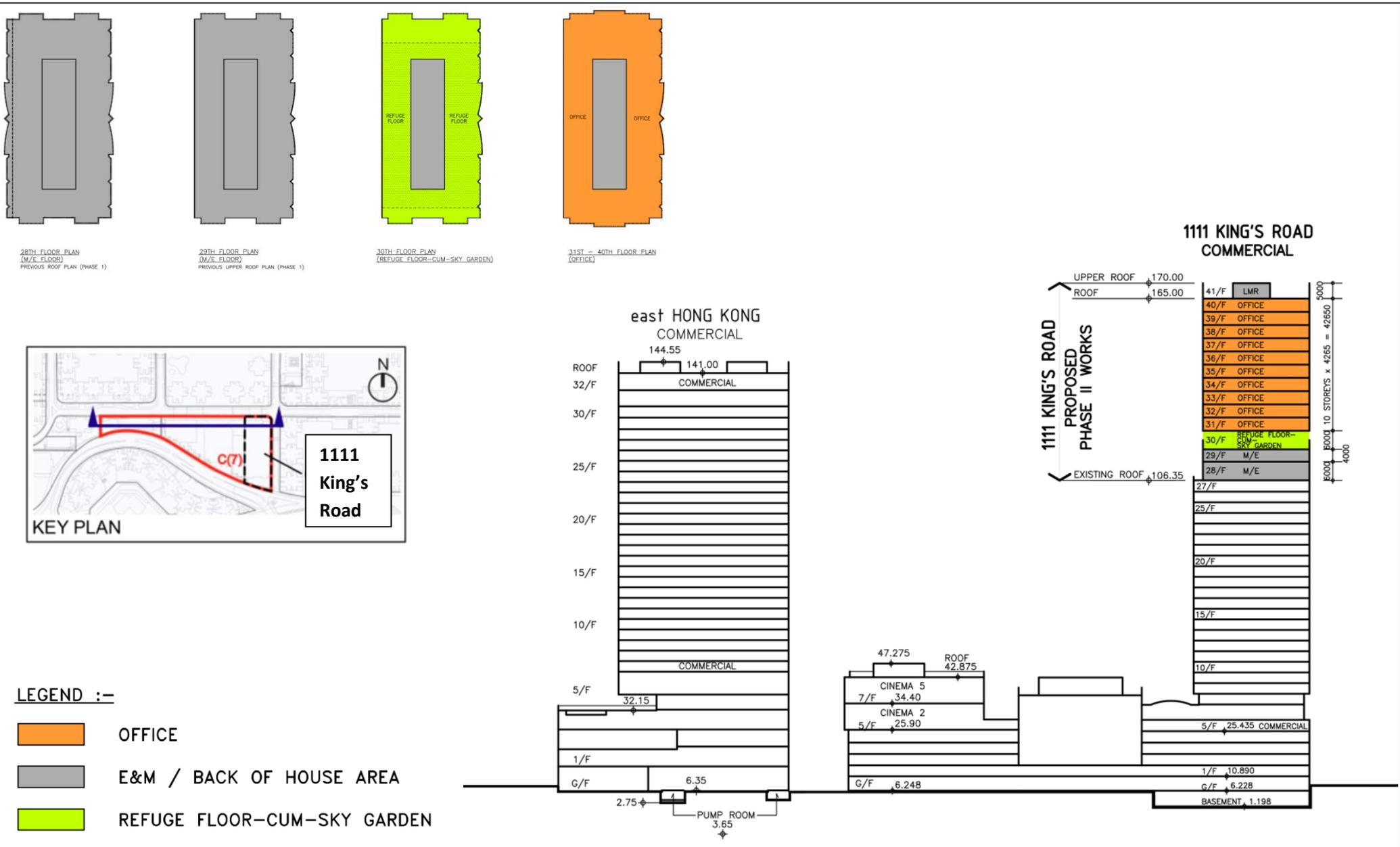


Figure: 2

Title: Indicative Floor Plan of 1111 King's Road Extension and Section Plan



Drawn by: KW

Checked by: TC

Project: Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in "Commercial (7)" Zone bounded by King's Road and Taikoo Shing Road, Quarry Bay

Rev.: 1.0

Date: Dec 2025