
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**

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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 142,254m² (+19,125m² / 15.53%)
 - Minor relaxation of the BH restriction of Cityplaza One from 135mPD to 149.8mPD (+14.8m / 10.96%)
- 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 19,125m² and will bring 10 new storeys to the existing office building of Cityplaza One (7 office floors, 1 refuge floor-cum-sky garden, 1 M&E floor, and 1 office-cum-M&E floor). **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 19,125m² 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	19,125	0.002	38.25	0.0007	13.3875

- 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 38.25m³/day and ~13.39m³/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 **38.25m³/day and ~13.39m³/day** respectively. There is no significant increase of the additional water demand, adverse impact and upgrading works is not anticipated.

Figures

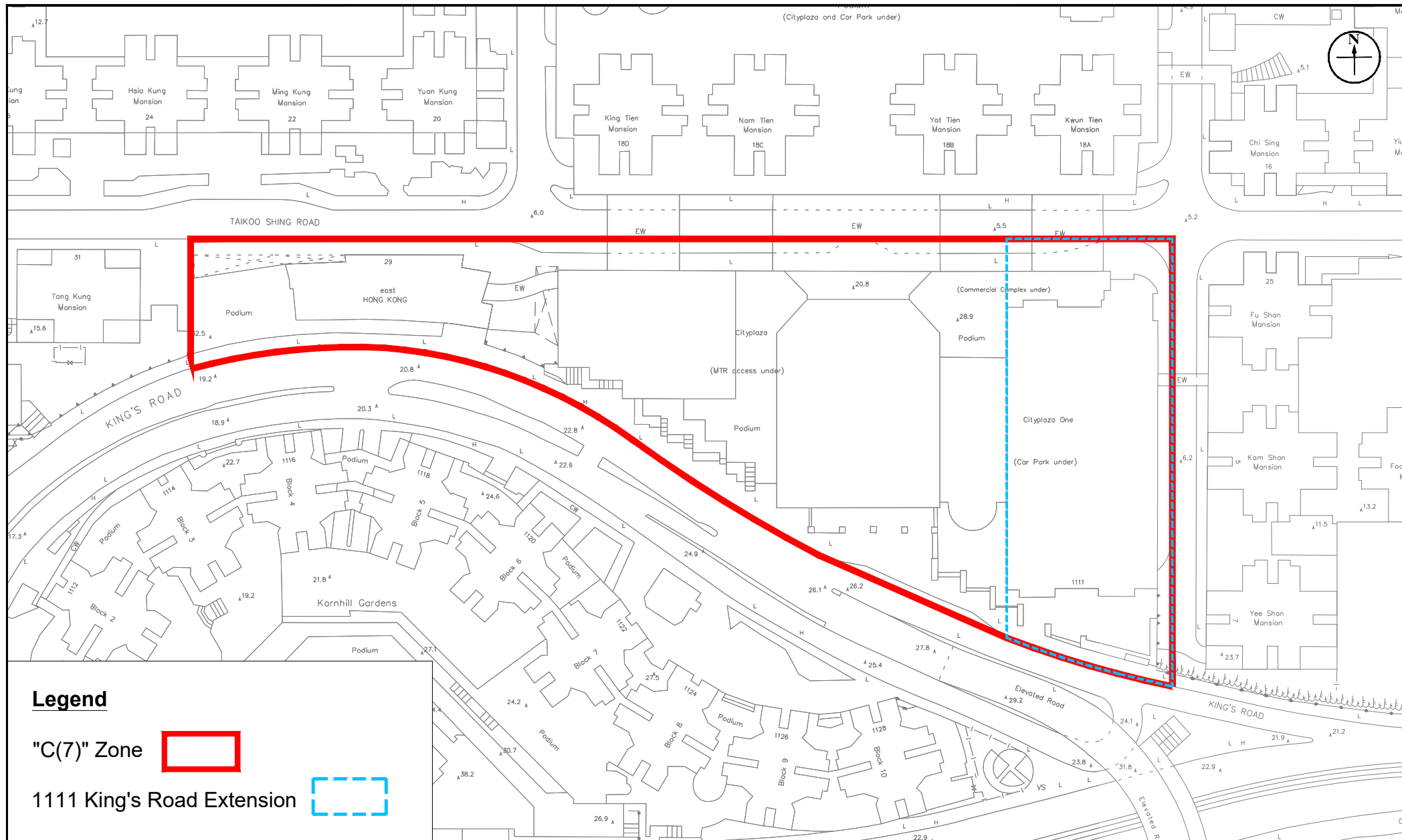


Figure: 1

Title: Location of "C(7)" Zone and 1111 King's Road Extension

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

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