

Appendix II
Response to Comments from Drainage Services Department
and Public Comments

Comments from Drainage Services Department (Received from Planning Department on 11 February 2025) (Contact Person: Ms Veda Tsang, tel.: [REDACTED])	Our Response to Drainage Services Department and Public Comments
<p><i>Please clarify whether there's sewage discharge for the existing and proposed use of the captioned portion of G/F. If affirmative, please provide a comparison to justify that there's no increase in sewage discharge.</i></p>	<p>Please be clarified that there shall be no increase in sewage discharge upon implementation of the proposed development. A comparison on the required sanitary fitments for the existing workshop use and proposed 'Shop and Services' and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) are shown in Annex I.</p> <p>It is demonstrated that <u>the required sanitary fitments for the proposed development at the application premises shall be less than the required sanitary fitments for the existing workshop</u>, there shall be less sewage discharge upon implementation of the proposed development. Provision of sufficient sanitary fitments for the proposed development shall be addressed in the formal General Building Plan submission stage for compliance with the statutory requirements under Buildings Ordinance. Please be clarified that the proposed development shall not involve 'Eating Place' use.</p> <p>In view of the above, there shall be no sewage impact from the proposed development.</p>
Public Comments received by TPB on 12 February 2025	
<p>大廈法團擔心因地渠日久失修，已長期出現反湧情況，不贊成批准進行食店或飲料店營運，此等服務曾加大去水排污系統負荷。</p>	

Annex I**(1) Proposed Provision and Required Sanitary Fitments for the Proposed Development under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123 I)**

Floor	Location	Use	UFA (sq.m)	Factor of sq.m per Person	No. of Person		Male to Female Ratio		Sanitary Fitments							
									W.C.		Basin		Urinal		Accessible Unisex Toilet	
									REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
G/F	Shop 1	Shop & Services	127.099	15	9	1:1	M	5	N/A	N/A	N/A	N/A	N/A	N/A	1	1
							F	5	N/A	N/A	N/A	N/A	N/A	N/A		
	Shop 2	Shop & Services	253.850	15	17	1:1	M	9	1	1	1	1	Nil	-	1	#1
							F	9	1	#1	1	#1	-	-		

Remark: # Accessible Unisex Toilet, including 1 W.C. & 1 Basin in Sanitary Fitment Calculations.

(2) Existing Sanitary Fitments Provision for the Industrial Premises

	Location	Use	UFA (sq.m)	Factor of sq.m per Person	No. of Person		Male to Female Ratio		Sanitary Fitments							
									W.C.		Basin		Urinal		Accessible Unisex Toilet	
									REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
G/F	Workshop	Workshop	316.610	4.5	71	1:1	M	36	2	3	2	3	1	1	1	-
							F	36	3	4	2	3	-	-		