

**Proposed Flat with Permitted Office and Shops & Services/Eating Places
at 43 - 49A Hankow Road in Tsim Sha Tsui
S16 Planning Application
(Planning Application No: A/K1/269)**

Response-to-Comment Table

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Comments	Response
<p><u>Comments from Environmental Protection Department:</u> (Contact Person: Ms Tiffany CHAN; Tel: 2835 1600)</p> <p><u>Air Quality</u></p> <ol style="list-style-type: none"> 1. Please provide justifications and discussion in a separate supporting document (i.e. an air quality impact assessment) including below information. <ol style="list-style-type: none"> a. Please identify nearby roads and confirm the road type. The separation distance between air sensitive receiver of the proposed development and the nearby road should meet buffer distance requirements stated in Chapter 9 of HKPSG. These information/data shall be presented in form of an assessment report. b. Please identify the chimneys in the surrounding of the subject site by site surveys and desktop review. 2. Please review and revise relevant sections (e.g. 3.5.6 and S.4.10.2) in the Planning Statement based on conclusion of the assessment if necessary. A separate section under Planning Statement Section 4 should be added to demonstrate "No Adverse Air Quality Impact" instead of putting the conclusion under Noise Impact Section - S.4.10. 	<p>Please kindly refer to the Air Quality Impact Assessment in Further Information No. 1 submitted on 3 October 2023.</p> <p>Please kindly refer to the Air Quality Impact Assessment in Further Information No. 1 submitted on 3 October 2023.</p> <p>Relevant section has been updated. Please refer to <i>Appendix I</i>.</p>

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<u>Sewerage Impact Assessment (R9093_V1.0, 10 August 2023)</u>	
3. Table 2.1 -	
a. Please advise if there is any swimming pools in the proposed clubhouse.	There will be no swimming pool in the proposed clubhouse.
b. Please provide calculation for the floor area to be used as office and F&B.	Floor area used for office and F&B calculation has been supplemented in Table 2.1 in the revised SIA in <i>Appendix II</i> .
4. Figure 2.2 - Based on the best available information, some buildings in the concerned sewerage catchment were omitted, for example, Zhongda Building, Honytex Building and Maxwell Centre. Please check and revise the assessment.	Flow contributed from Zhongda Building, Honeytex Building and 16 Ashley Road have been supplemented in Catchment C and B respectively. According to information from BRAVO, sewer of Maxwell Centre is connecting to public sewer through the service lane to Ashley Road which is not within the concerned sewerage catchment.
5. Appendix 2.1, Table 3 -	
a. Please provide the source of reference for the assumed use of planned development at 31-37 Hankow Road.	Source of reference for the assumed use of planned development at 31-37 Hankow Road has already been provided in the calculation. According to the announcement of the developer of this planned development, this site will be redeveloped to Grade A commercial tower with a maximum GFA of approximately 115,800 sq. ft.
b. Please review the unit flow factor adopted for residents of Citadines Ashley Hong Kong. Please also estimate the sewage flow generated from staff of Citadines Ashley Hong Kong.	Modena by Fraser Hong Kong (previously Citadines Ashley Hong Kong) on 18 Ashley Road is a serviced apartment with salon and restaurants in the building. Official website of the service apartment has been supplemented in Appendix 2.1 for reference. Unit flow factor of "Private R2" has been adopted for all service apartments in the assessment.
c. Please review if there is any residents in Hanyee Building.	Calculation of flow from Hanyee Building has been revised (revised SIA in <i>Appendix II</i> refers). The SIA has assumed 33 residential units by subtracting the 9 non-residential use units from the total number of 42

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<p>d. Please review if there is any restaurants in Lokville Commercial Building.</p> <p>e. Please provide the source of reference for the number of flats in Hon Kwong Mansion.</p> <p>6. Please provide softcopy of the report and the calculation spreadsheet (in Excel) in CD Rom format and all Response to Comments from EPD and DSD as appendix as well as highlight the revised / updated content of the SIA report in next submission to facilitate review.</p> <p>7. Please be reminded that the implementation of local sewer connection / upgrading / diversion works shall meet the satisfaction of DSD. Please seek DSD's view on the SIA.</p>	<p>units of the building.</p> <p>Flow contributed by restaurants on G-1/F of Lokville Commercial Building have been supplemented in the calculation in Appendix 2.1 of the revised SIA in <i>Appendix II</i>.</p> <p>Typo has been rectified and the correct source of reference for the number of flat in Han Kwong Mansion has been supplemented in Appendix 2.1, there are 32 residential units in Hon Kwong Mansion.</p> <p>Noted.</p> <p>Noted.</p>
<p><u>Noise Impact Assessment (R9114 V1.1, 16 August 2023)</u></p> <p>8. Please enclose TD's endorsement on the traffic forecast data adopted for the noise impact assessment.</p>	<p>TD's endorsement record will be provided in due course.</p>

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<p><u>Comments from Drainage Services Department:</u> (Contact Person: Mr Kelvin LAI; Tel: 2300 1581)</p> <p>1. The SIA for the subject planning application needs to meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure. DSD's comments on the captioned SIA submitted by the developer are subject to views and agreement of EPD.</p> <p>2. For manholes with unknown or doubtful invert level (e.g. FMH4000707), manhole survey is required to determine the actual invert levels and pipe capacity.</p>	<p>Noted.</p> <p>Noted, manhole survey will be carried out at detailed design stage if required.</p>

Consolidated by: **KTA Planning Limited**

Date: **10 October 2023**

Appendix I Revised page of the Supporting Planning Statement

Appendix II Revised Sewerage Impact Assessment