

Appendix VII

Air Quality Impact Assessment

Prepared by

Ramboll Hong Kong Limited

**PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND
SHOP & SERVICES/EATING PLACE AT 43 - 49A HANKOW
ROAD IN TSIM SHA TSUI**

AIR QUALITY IMPACT ASSESSMENT

Date **4 July 2025**

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Signed



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Signed

Project Reference **NWDHKR43EI00**

Document No. **R9822_v1.0.docx**

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1. INTRODUCTION

1.1 Background

- 1.1.1 The Application Site at 43-49A Hankow Road, Tsim Sha Tsui, is zoned as "Commercial" ("C(6)") under the Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29 ("the OZP") with a site area of about 1074.5 m² and maximum building height ("BH") of 110 metres above principal datum ("mPD") at the Application Site ("the Proposed Development").
- 1.1.2 A planning application for the Proposed Development under Section 16 of the Town Planning Ordinance (Application No. A/K1/269) was approved by the Town Planning Board on 12 January 2024. Since then, the type of use for the Proposed Development and layout plans have undergone modifications. Hence, the fresh submission of an Air Quality Impact Assessment (AQIA) is required to demonstrate that the latest development proposal would not be subject to adverse air quality impact.
- 1.1.3 Ramboll Hong Kong Ltd. has been commissioned by the Applicant to conduct this Air Quality Impact Assessment (AQIA) in support of the planning application under Section 16 of the Town Planning Ordinance (Cap.131) for the Proposed Development.

1.2 The Project Location

- 1.2.1 The Application Site is bounded by No. 51 Hankow Road Building to the north, Hankow Road to the east, Maxwell Centre to the south, Astoria Building to the west. **Figure 1.1** shows the location and the environ of the Application Site.

1.3 The Project Description

- 1.3.1 The Proposed Development consists of one single composite tower with retails, office, hotel, and residential use, with a proposed domestic plot ratio of about 3.4 and a proposed non-domestic plot ratio of about 8.6, providing 95 residential units. 3 storeys of Shop and Services/ Food and Beverage (F&B), 4 storeys of Office/ Shop/ F&B and 8 storeys of hotel are proposed under 11 residential floors.
- 1.3.2 The height of the tower is 110 mPD. The anticipated population intake year of the Proposed Development is expected to be in 2029. The master layout plan of the Proposed Development is shown in **Figure 1.2** with details shown in **Appendix 1.1**. Major development parameters are summarised as follows:

Table 1.1 Development Parameters for Proposed Development

Building	Residential
Zoning under Draft OZP	"C(6)" under S/K1/29
Site Area, m²	~1075
No. of Residential Units	95
No. of Storey	G/F -7/F (retails and commercials) 8/F -17/F (hotel) 18/F to 29/F (11 residential floors)
Top Level of Residential Floors / Building Height, mPD	110
Facilities	Retail, Shop & Services, F&B, Hotel, Office & Clubhouse
Anticipated Population Intake Year	2029

1.4 Scope

- 1.4.1 The scope of this AQIA includes air quality impact assessment for evaluating key potential air quality impact of the Proposed Development.

2. AIR QUALITY

2.1 Introduction

- 2.1.1 This section assesses and addresses the potential air quality impacts on the Proposed Development at the Application Site.

2.2 Legislation, Standards, Guidelines and Criteria

- 2.2.1 Table 3.1 of Chapter 9 (Environment) of Hong Kong Planning Standards and Guidelines (HKPSG) (extracted as **Table 2.1** below) set out the minimum horizontal buffer distance required between kerb side of roads and air sensitive uses for different types of road, and the buffer distance required between industrial areas with chimneys and sensitive uses.

Table 2.1 Guidelines on Usage of Open Space Site

Pollution Source	Parameter	Buffer Distance	Permitted Uses
Road and Highways	<i>Type of Road</i>		
	Trunk Road and Primary Distributor	>20m	Active and passive recreation uses
		3-20m	Passive recreational uses
		<3m	Amenity areas
	District Distributor	>10m	Active and passive recreation uses
		<10m	Passive recreational uses
	Local Distributor	>5m	Active and passive recreation uses
		<5m	Passive recreational uses
	Under Flyovers		Passive recreational uses
Industrial Areas	<i>Difference in Height between Industrial Chimney Exit and the Site</i>		
	<20m	>200m	Active and passive recreation uses
		5-200m	Passive recreational uses
	20-30m (*)	>100m	Active and passive recreation uses
		5-100m	Passive recreational uses
	30-40m	>50m	Active and passive recreation uses
		5-50m	Passive recreational uses
	>40m	>10m	Active and passive recreation uses
Construction and earth moving Activities	-	<50m	Passive recreational uses
	-	>50m	Active and passive recreation uses

Remarks:

- In situations where the height of chimneys is not known, use the set of guidelines marked with an asterisk for preliminary planning purpose and refine as and when more information is available.
- The buffer distance is the horizontal, shortest distance from the boundary of the industrial lot, the position of existing chimneys or the edge of road kerb, to the boundary of open space sites.
- The guidelines are generally applicable to major industrial areas but NOT individual large industrial establishments which are likely to be significant air pollution sources. Consult EPD when planning open space sites close to such establishments.
- Amenity areas are permitted in any situation.

2.3 Air Quality Impact Assessment

- 2.3.1 Since the proposed development is for retail, hotel, clubhouse, office and residential uses, there will be no particular air pollution sources anticipated during operation of the Proposed Development.
- 2.3.2 The Proposed Development is an air sensitive receiver. The potential air quality impacts affecting the Proposed Development are identified and discussed below.

Vehicular Emissions

- 2.3.3 Vehicular emissions from the adjacent roads could be a potential source of air pollution affecting the proposed development.
- 2.3.4 Hankow Road in the immediate vicinity of the Application Site is categorised as a Local Distributor (LD) according to the Annual Traffic Census 2023. According to **Table 2.1**, a buffer distance of >5m for LD is required between the kerb side of the air sensitive uses.
- 2.3.5 Building setback of more than 5m from road kerb of Hankow Road has been incorporated into the design of the Proposed Development (**Figure 2.1** refers). Fresh air intake location for the residential floors will be sited at least 5m from Hankow Road. As the Application Site has incorporated adequate setback distance and can satisfy the above-mentioned buffer distance requirement in HKPSG, no adverse air quality impact is therefore anticipated.

Industrial Emissions

- 2.3.6 A chimney survey was conducted in March 2023 and June 2025. No active chimneys were identified within 200m of the Application Site. Air quality impact related to chimney emissions is not anticipated.

2.4 Conclusion

- 2.4.1 Adequate building setback from the road kerb of Hankow Road in accordance with the buffer distance requirements stated in the HKPSG has been incorporated into the design of the Proposed Development. No unacceptable air quality impact due to vehicular emissions is expected.

3. OVERALL CONCLUSION

- 3.1.1 The potential air quality impacts that may arise from the operation phase of the Proposed Development have been assessed.
- 3.1.2 Vehicular emission impact and industrial emission impact have been reviewed. With the provision of adequate setback from Hankow Road incorporated into the design of the development, no adverse air quality impact to the Proposed Development is anticipated.

Figures

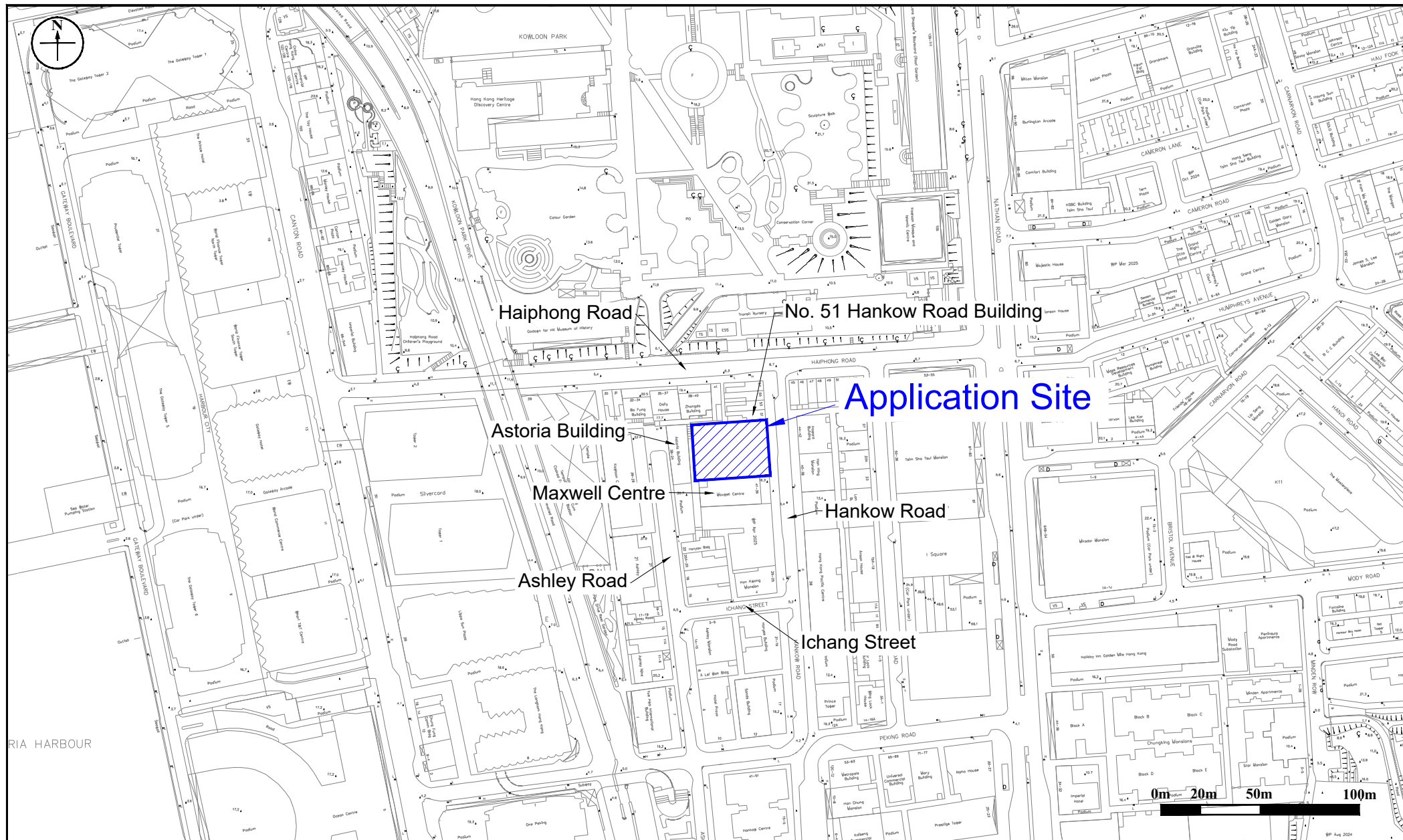


Figure: 1.1

Title: Application Site & Its Environ

Project: Proposed Flat with Permitted Hotel, Office and Shop & Services/Eating Place at 43 - 49A Hankow Road in Tsim Sha Tsui

RAMBOLL

Drawn by: VS

Checked by: KY

Rev.: 1.0

Date: May 2025

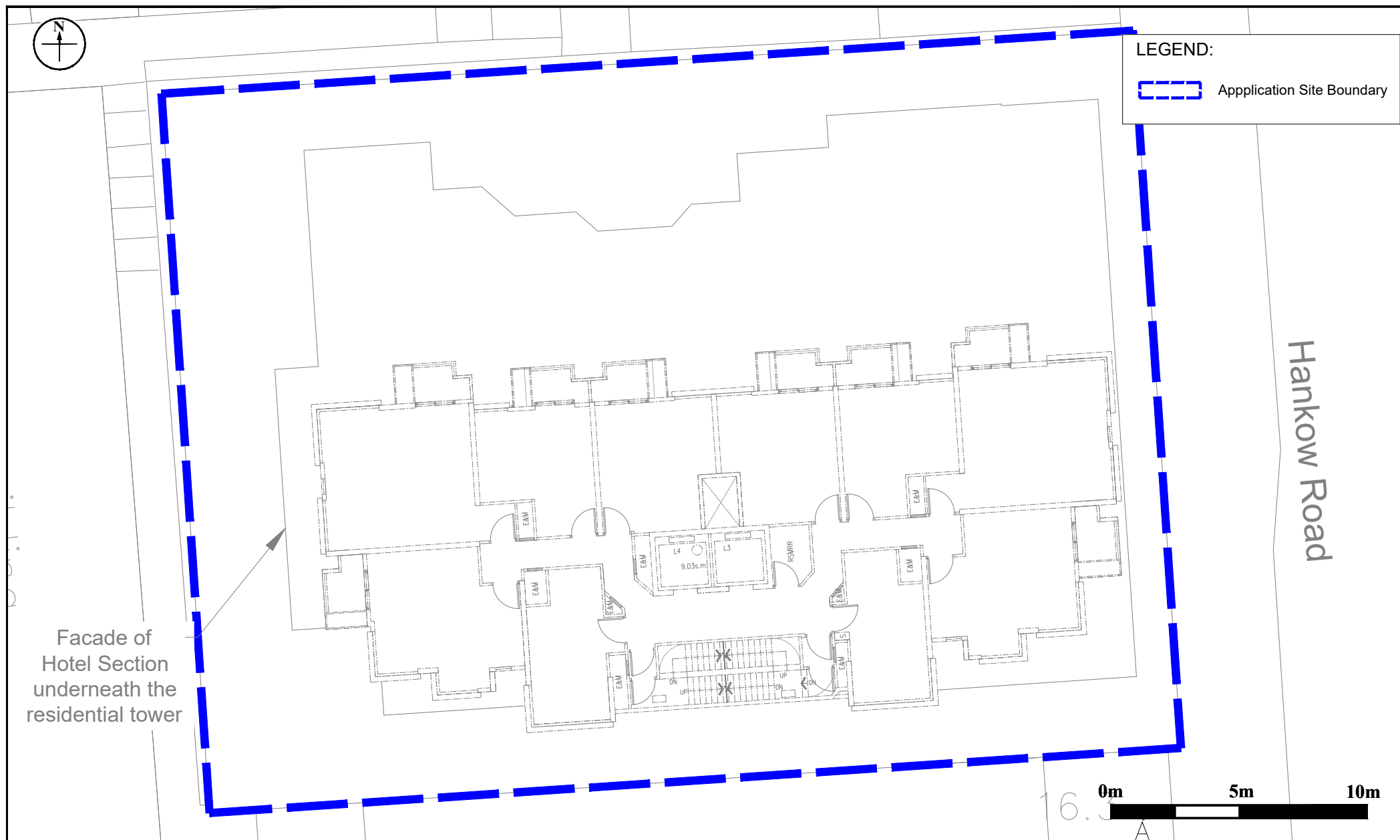


Figure: 1.2

Title: Master Layout Plan of Indicative Scheme

Project: Proposed Flat with Permitted Hotel, Office and Shop & Services/Eating Place at 43 - 49A Hankow Road in Tsim Sha Tsui

RAMBOLL

Drawn by: VS

Checked by: KY

Rev.: 1.0

Date: Jul 2025

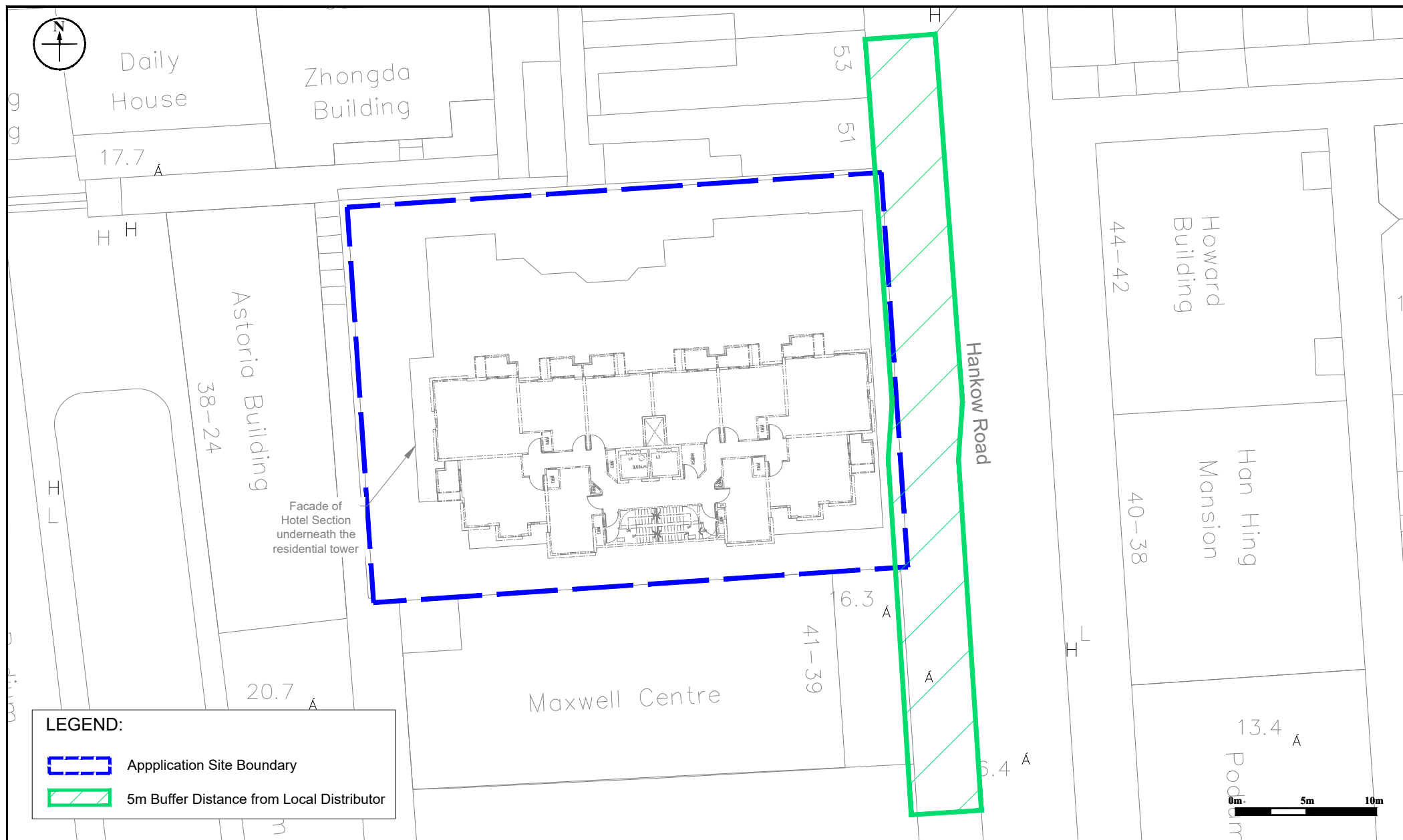


Figure: 2.1

Title: Buffer Distance between Application Site and the nearby Road Network

Project: Proposed Flat with Permitted Hotel, Office and Shop & Services/Eating Place at 43 - 49A Hankow Road in Tsim Sha Tsui

RAMBOLL

Drawn by: VS

Checked by: KY

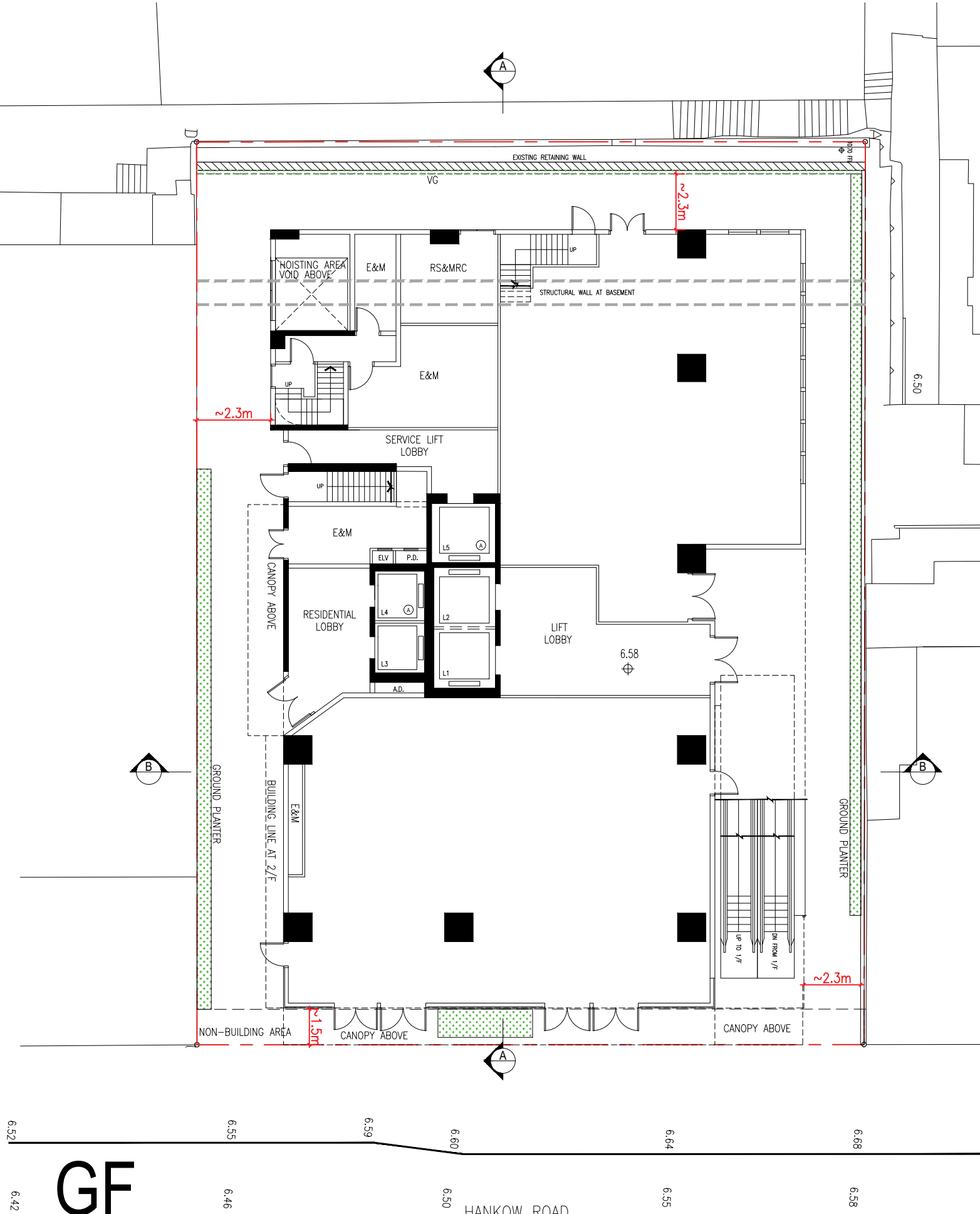
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Appendices

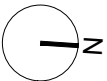
Appendix 1.1

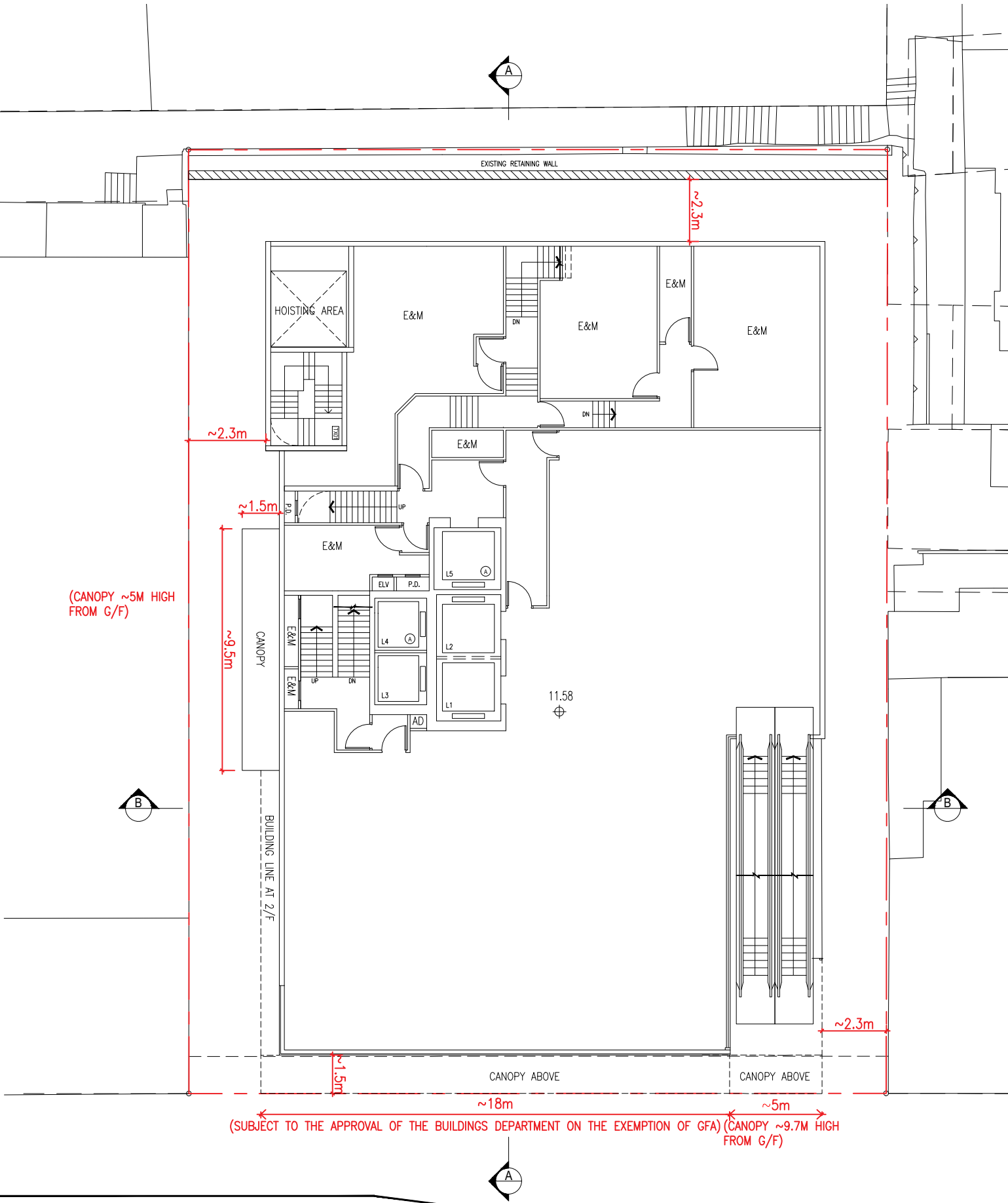
Detailed Layout of the Proposed Development



GF

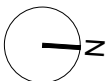
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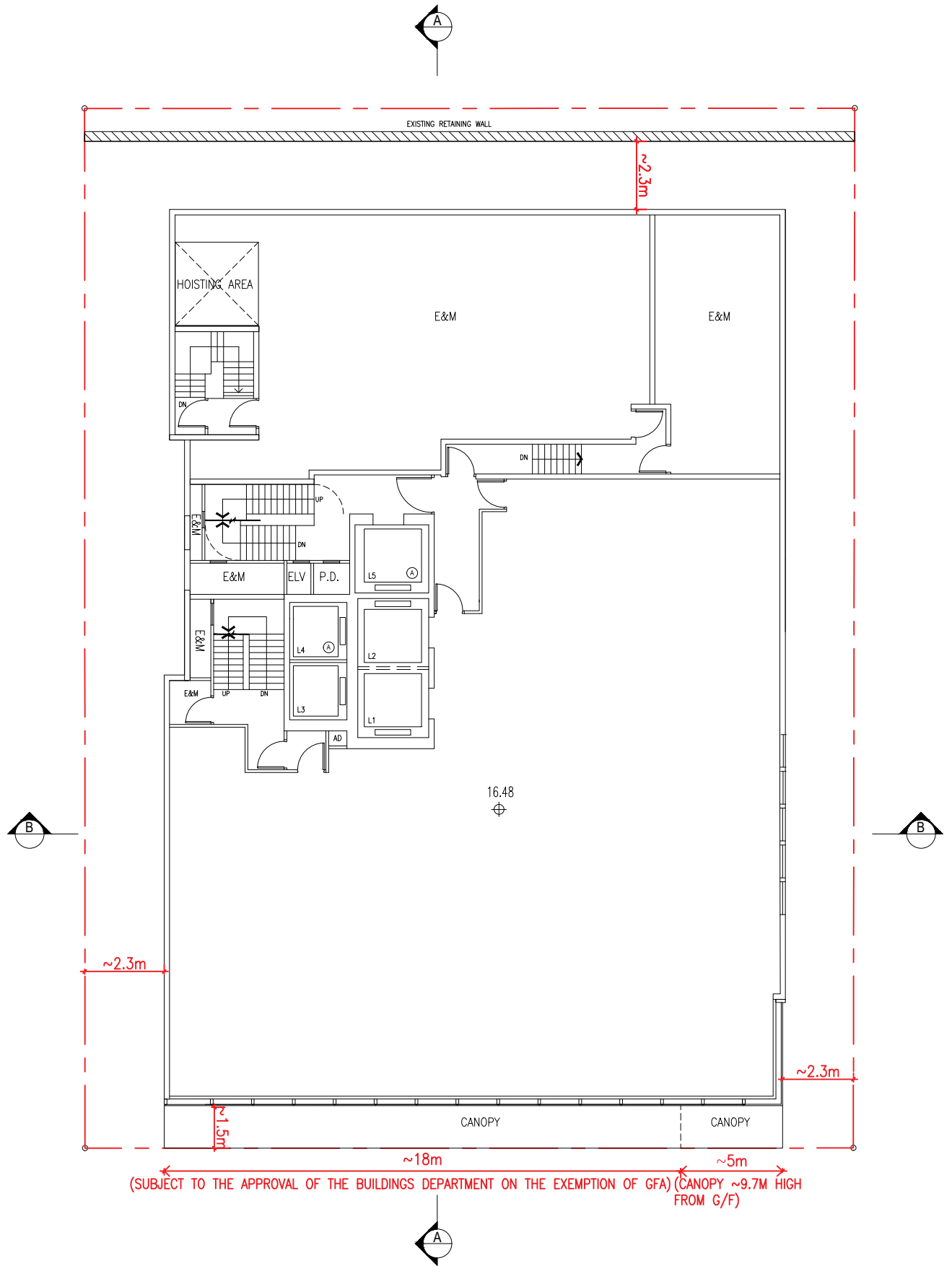




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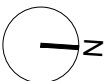
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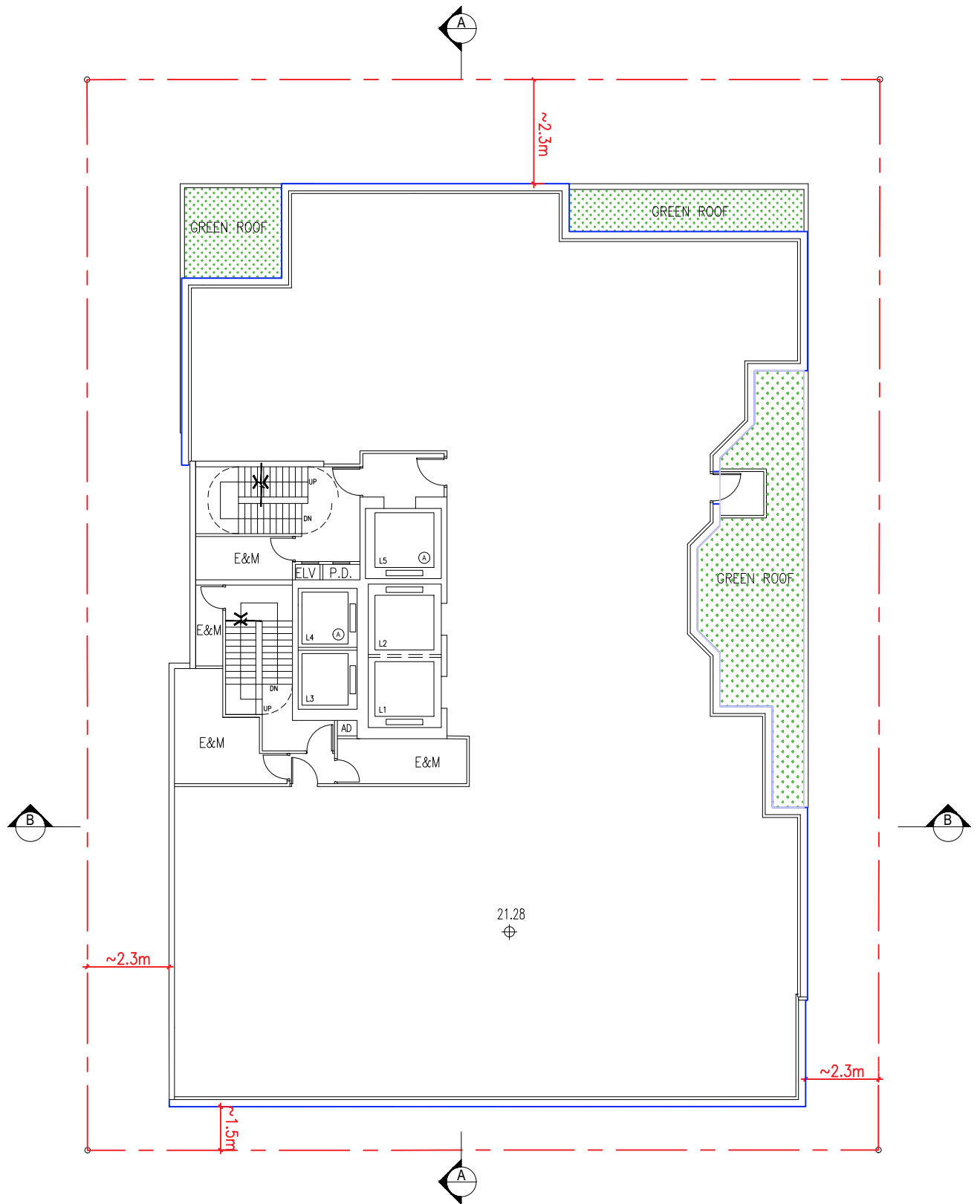




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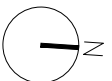
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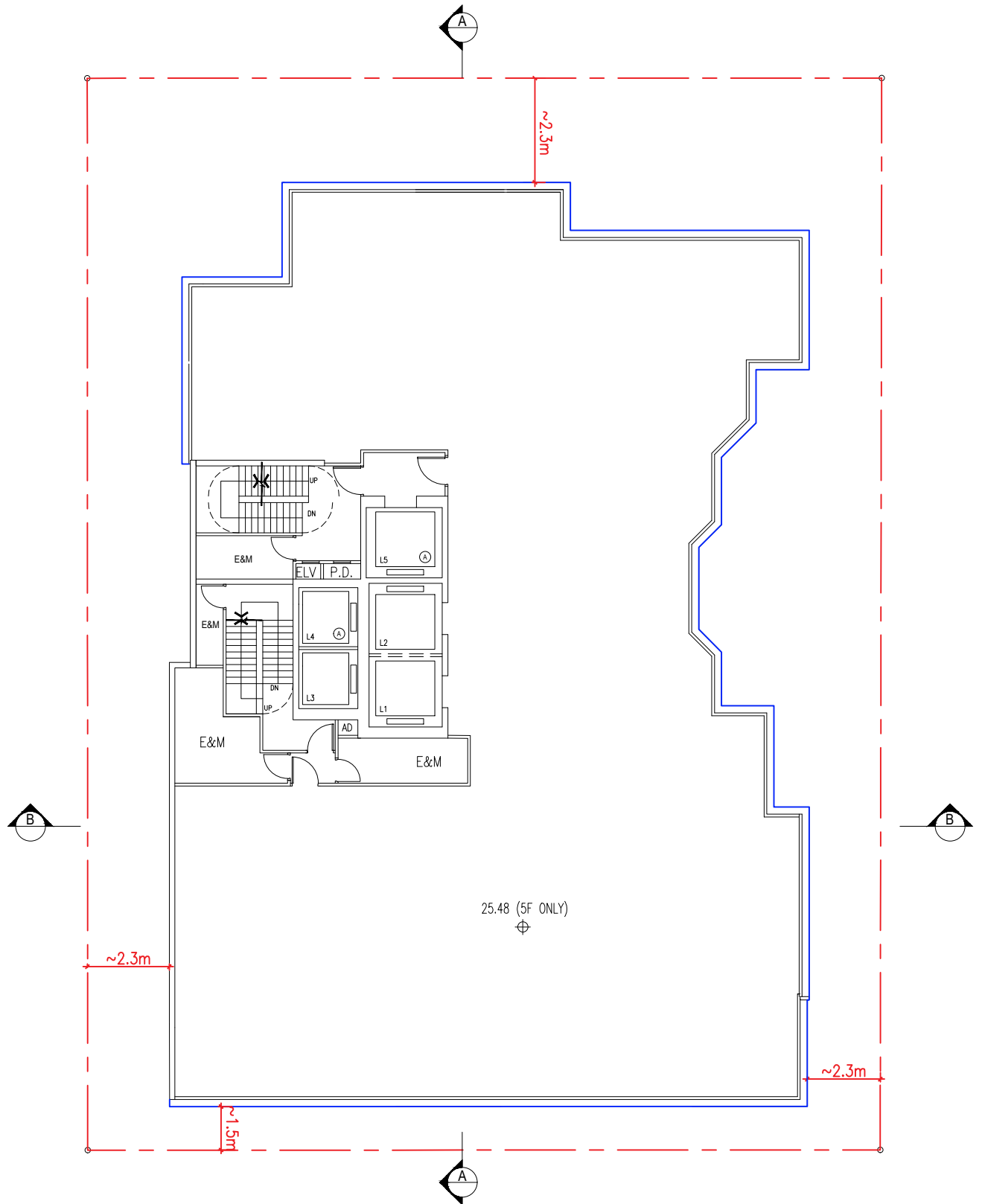




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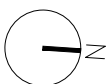
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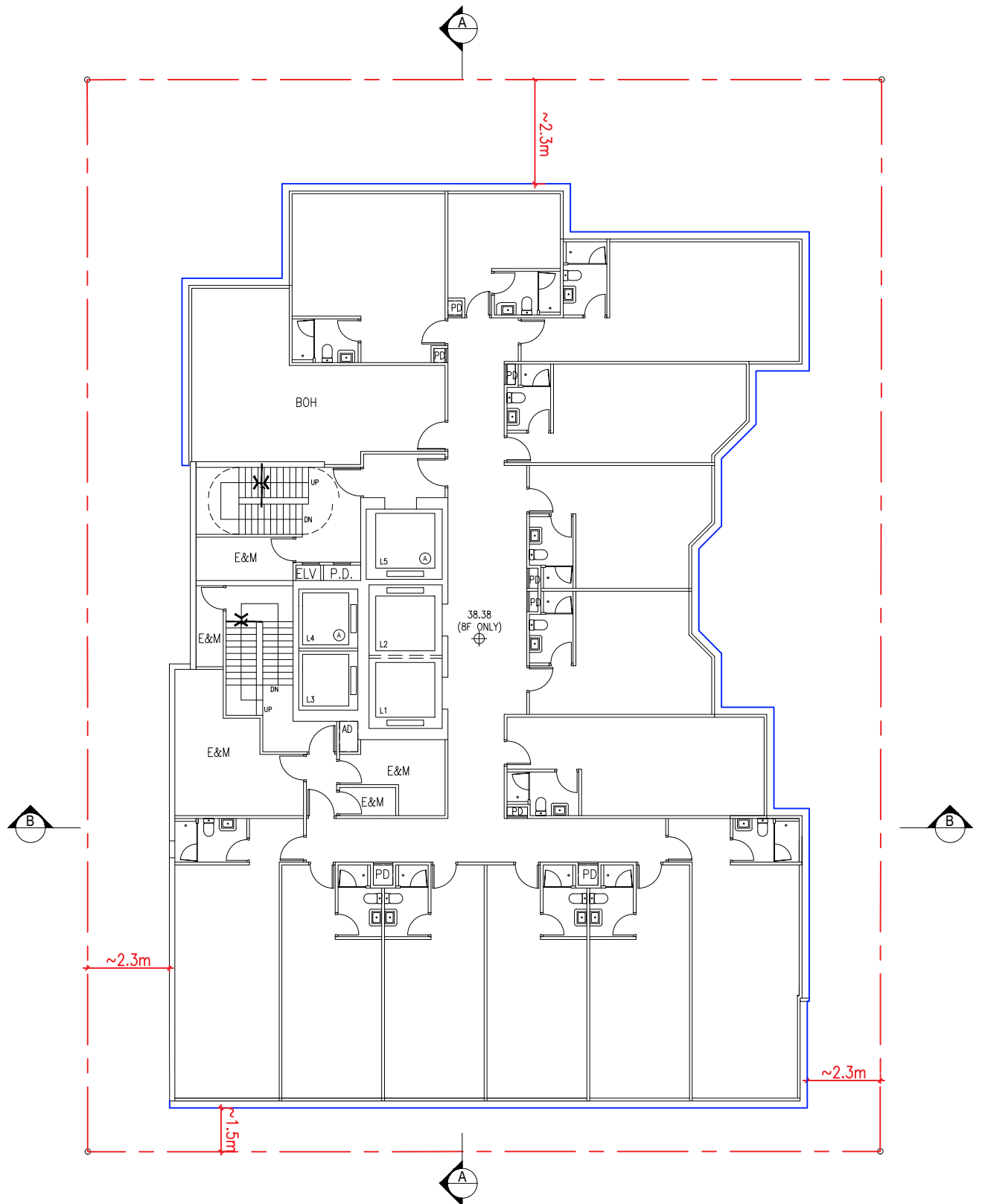




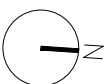
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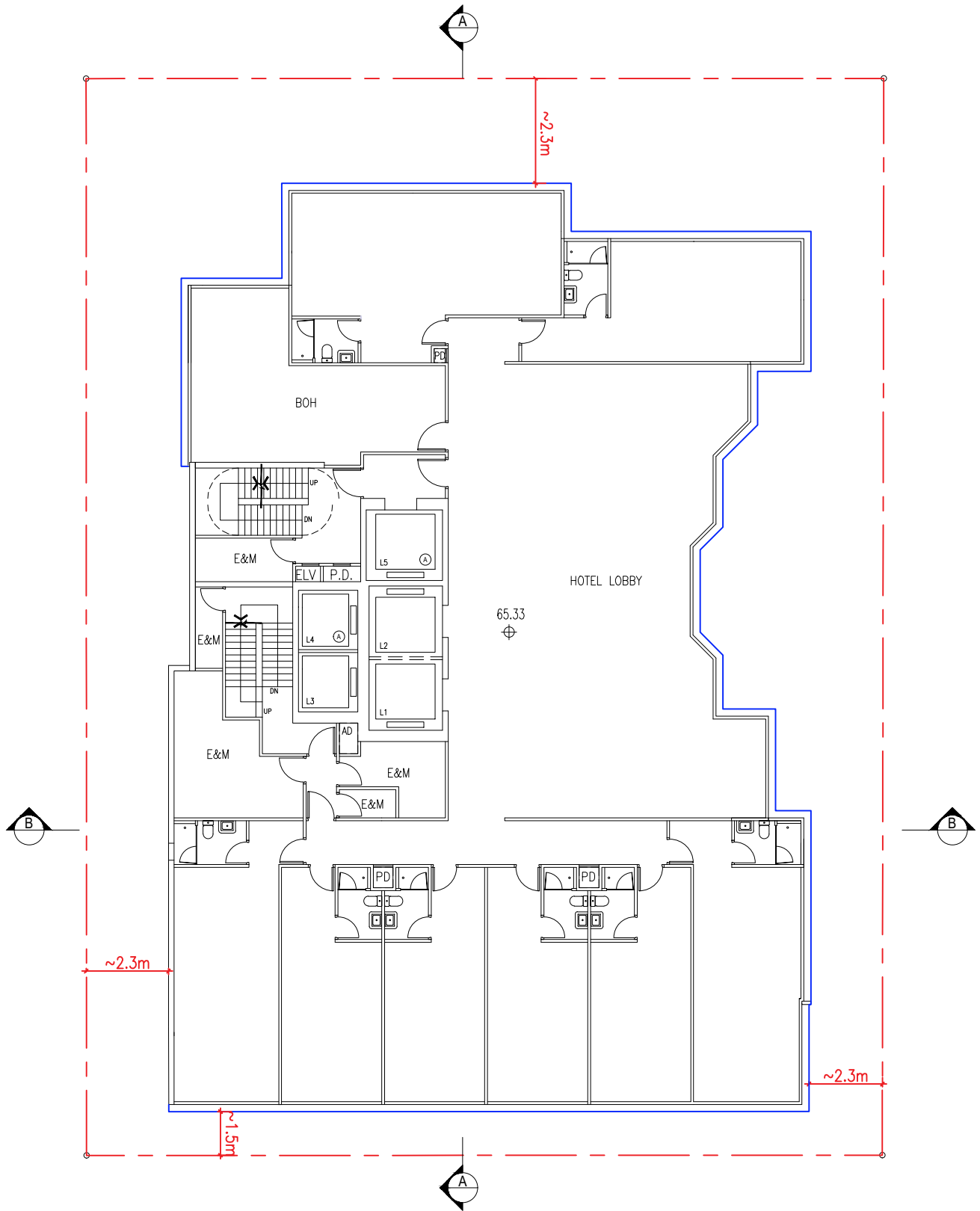
SHOP & SERVICES / EATING PLACE / OFFICE



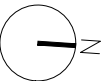


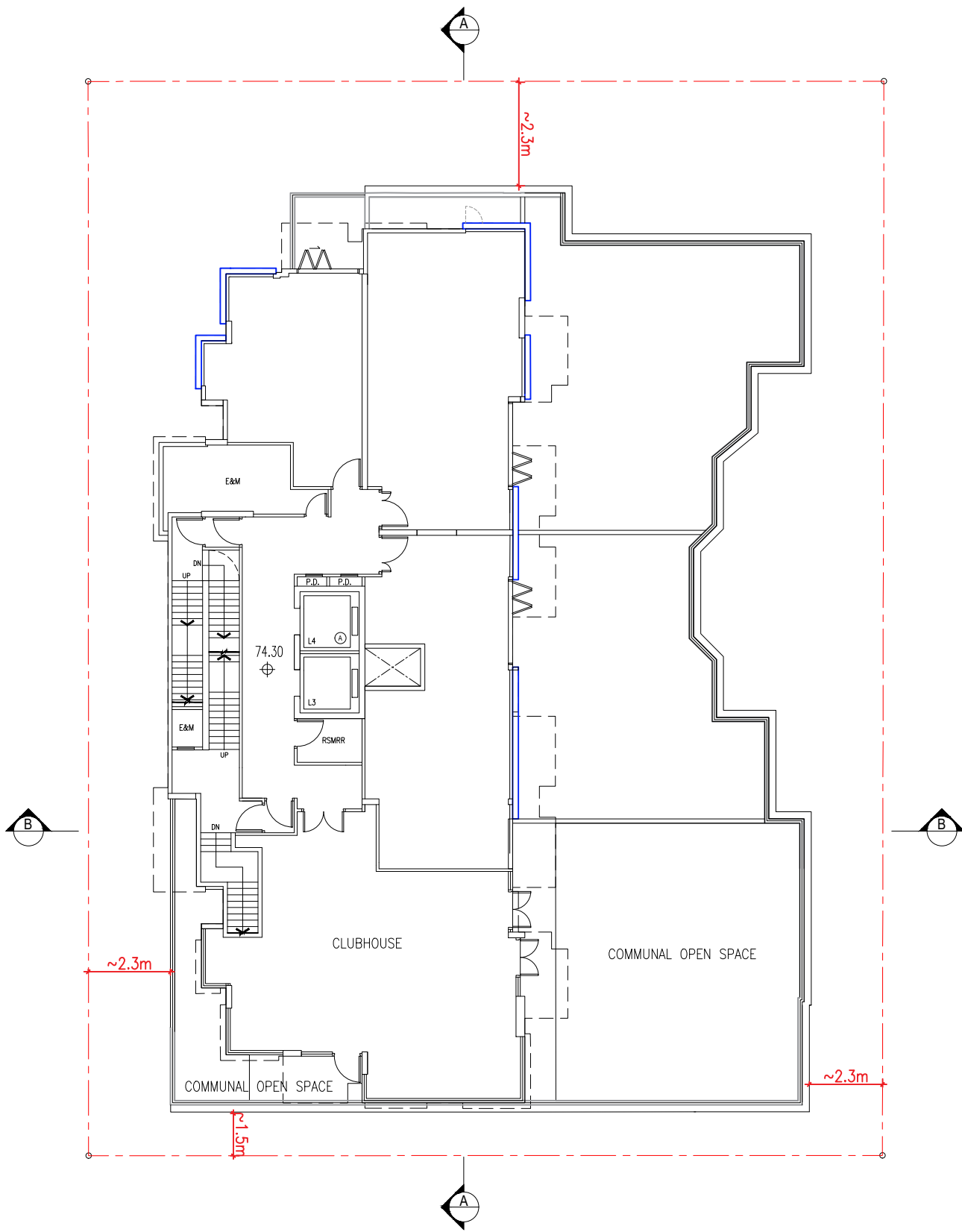
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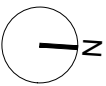


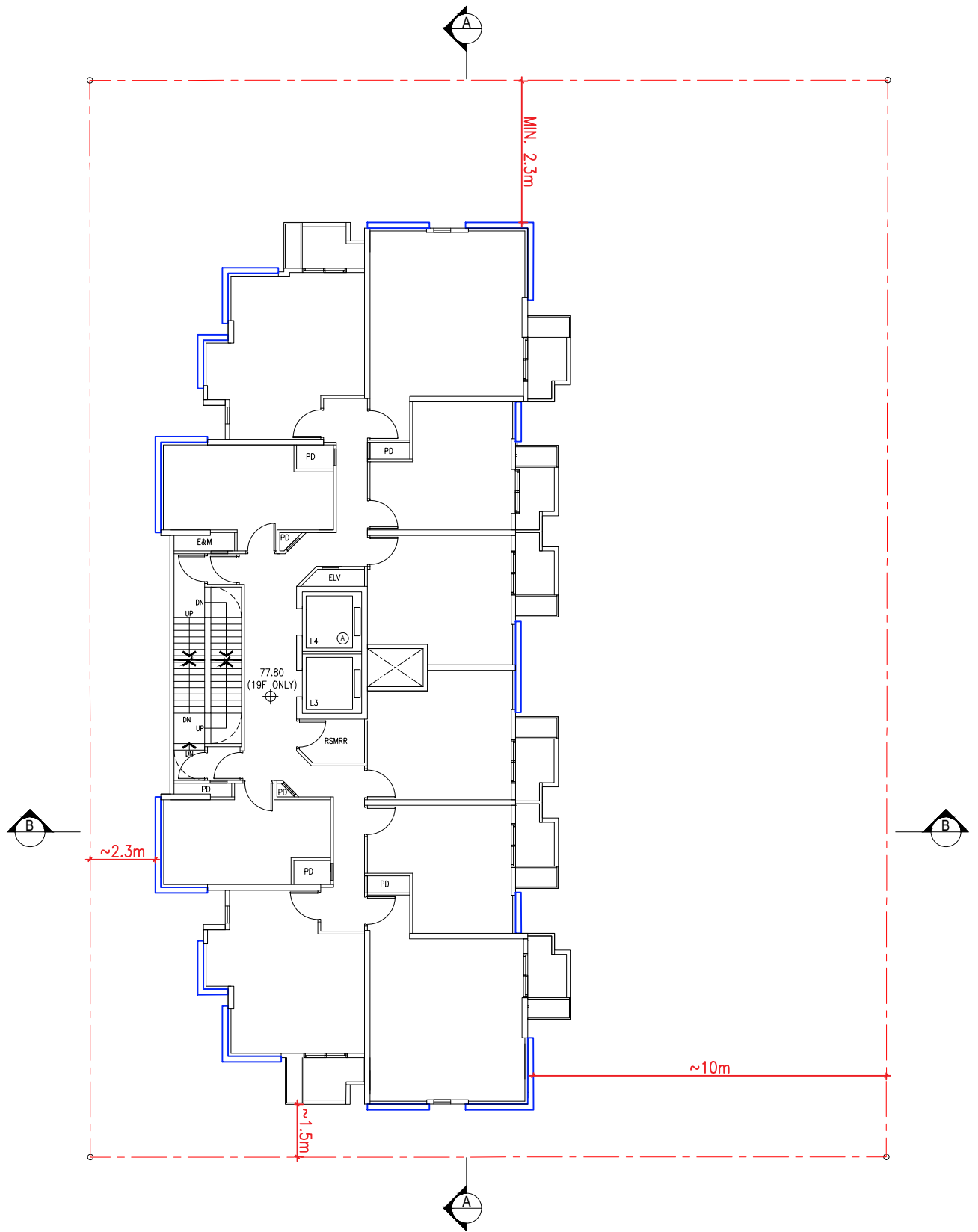
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HOTEL



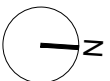


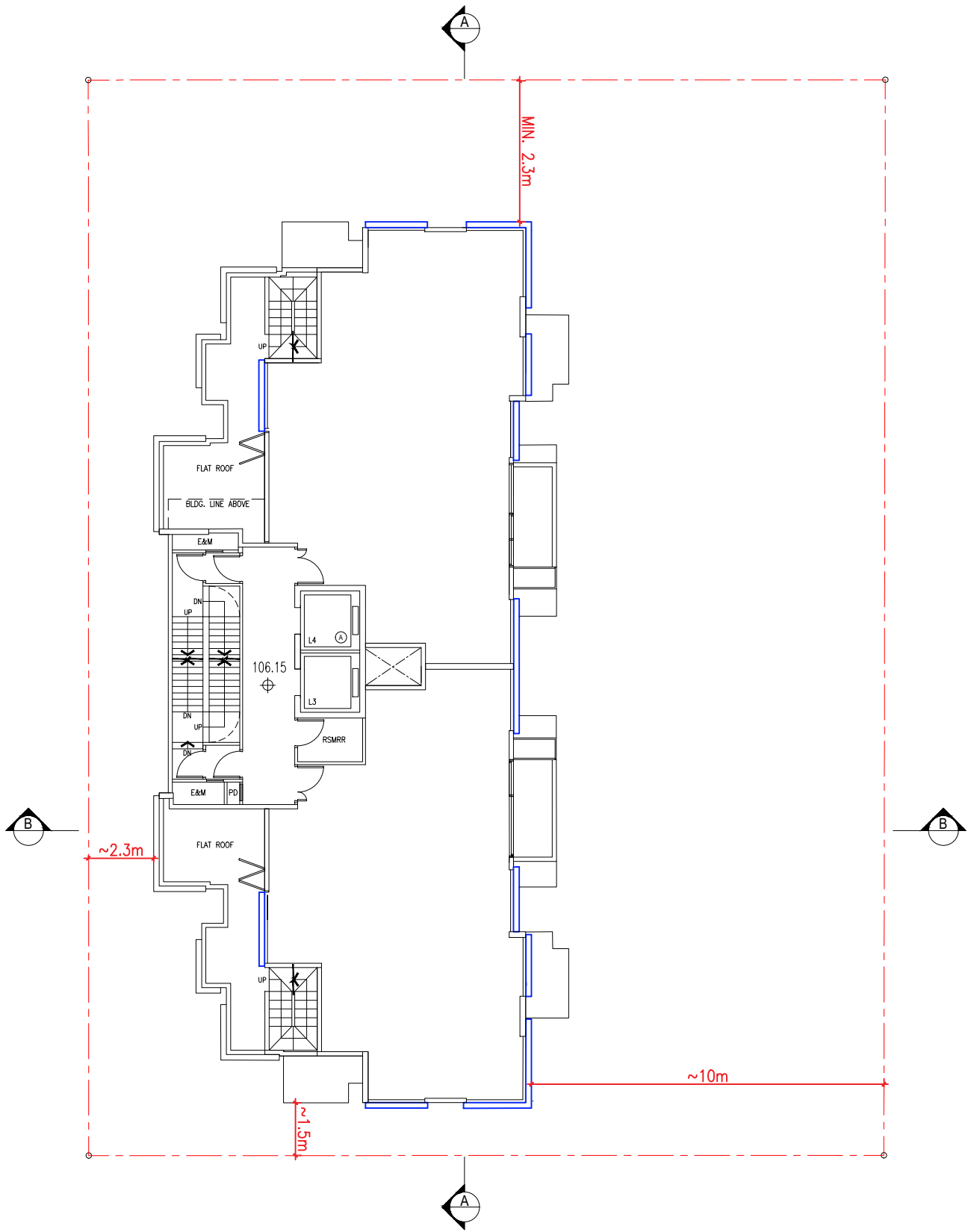
18F
FLAT



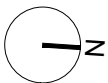


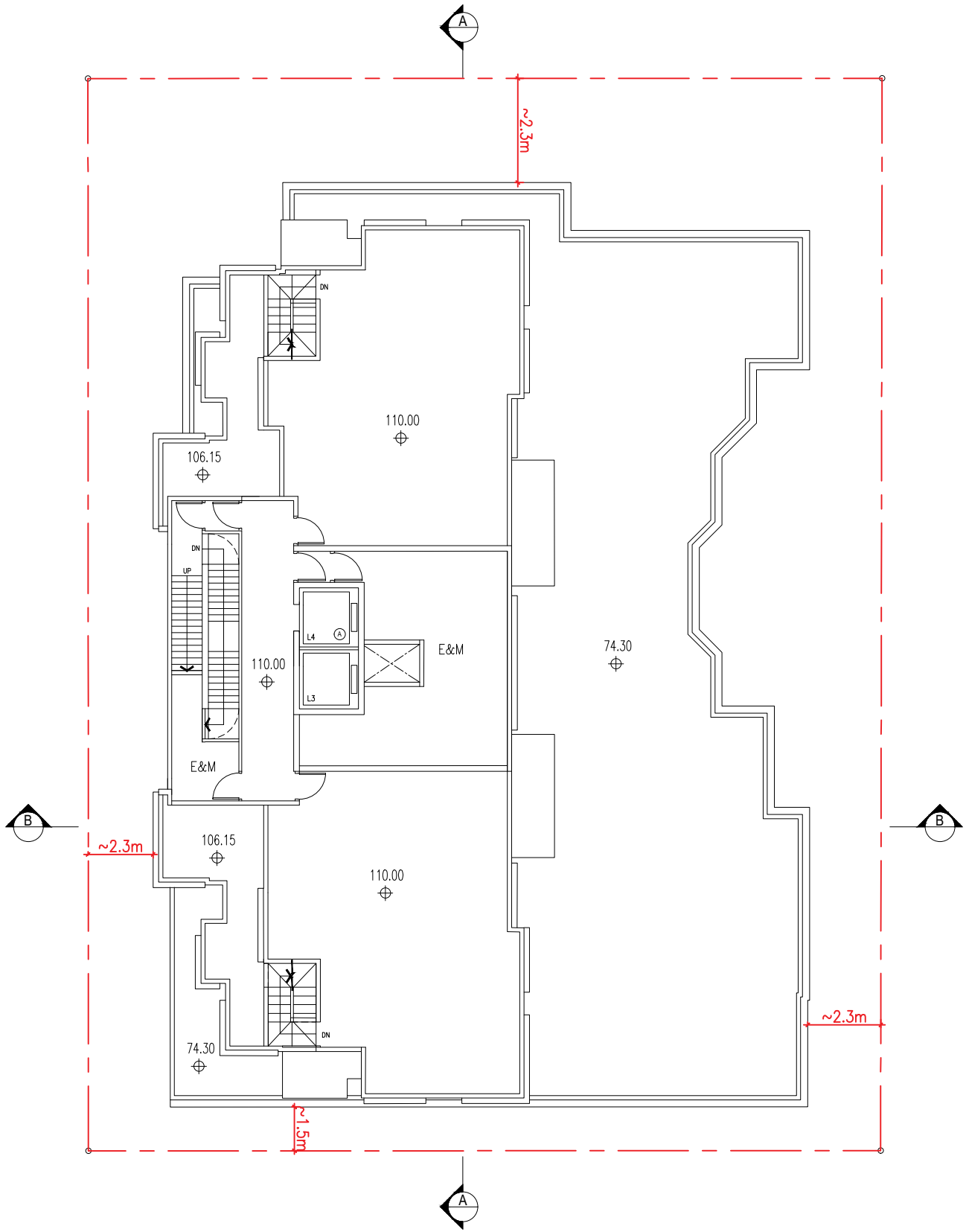
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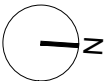


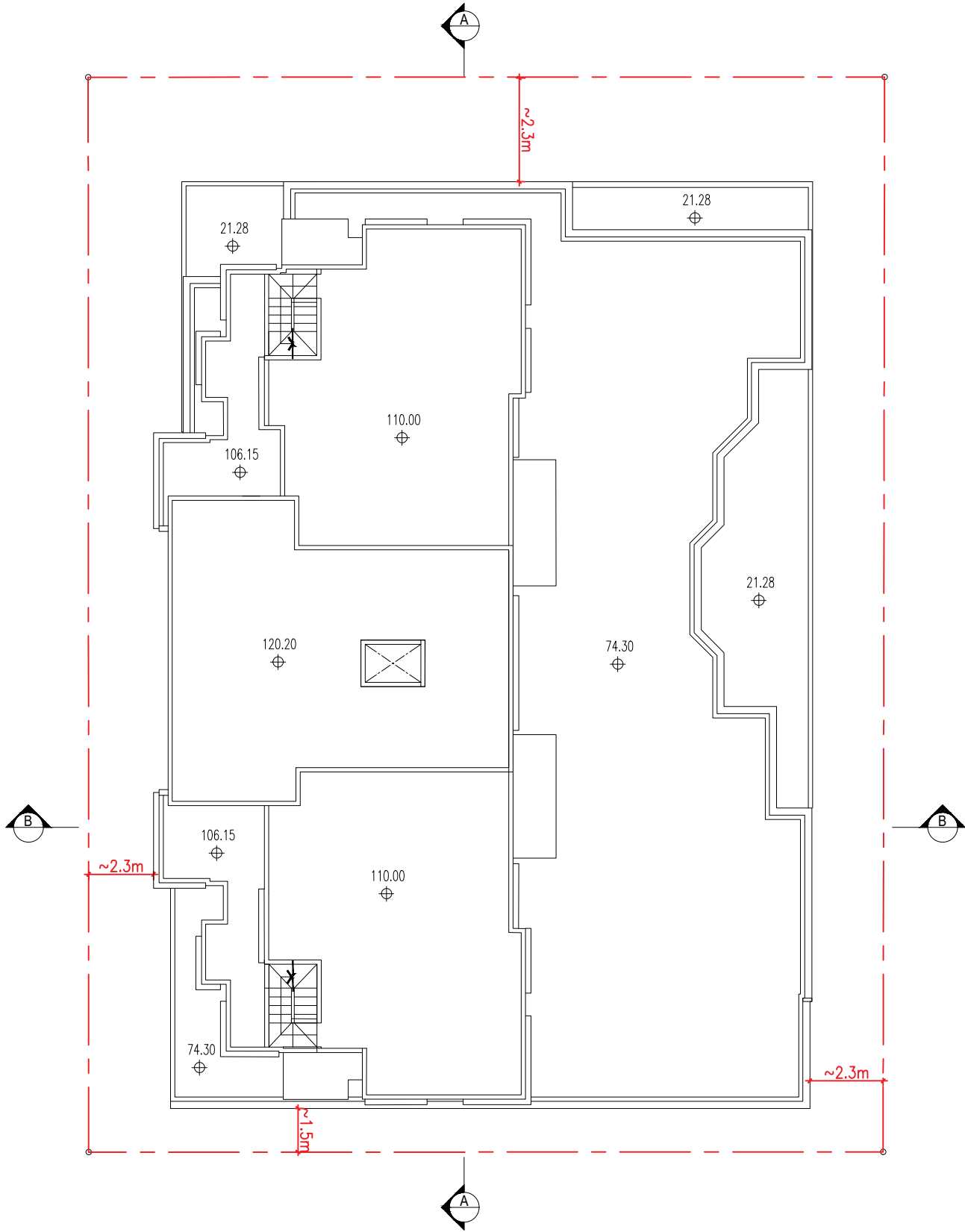
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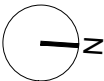


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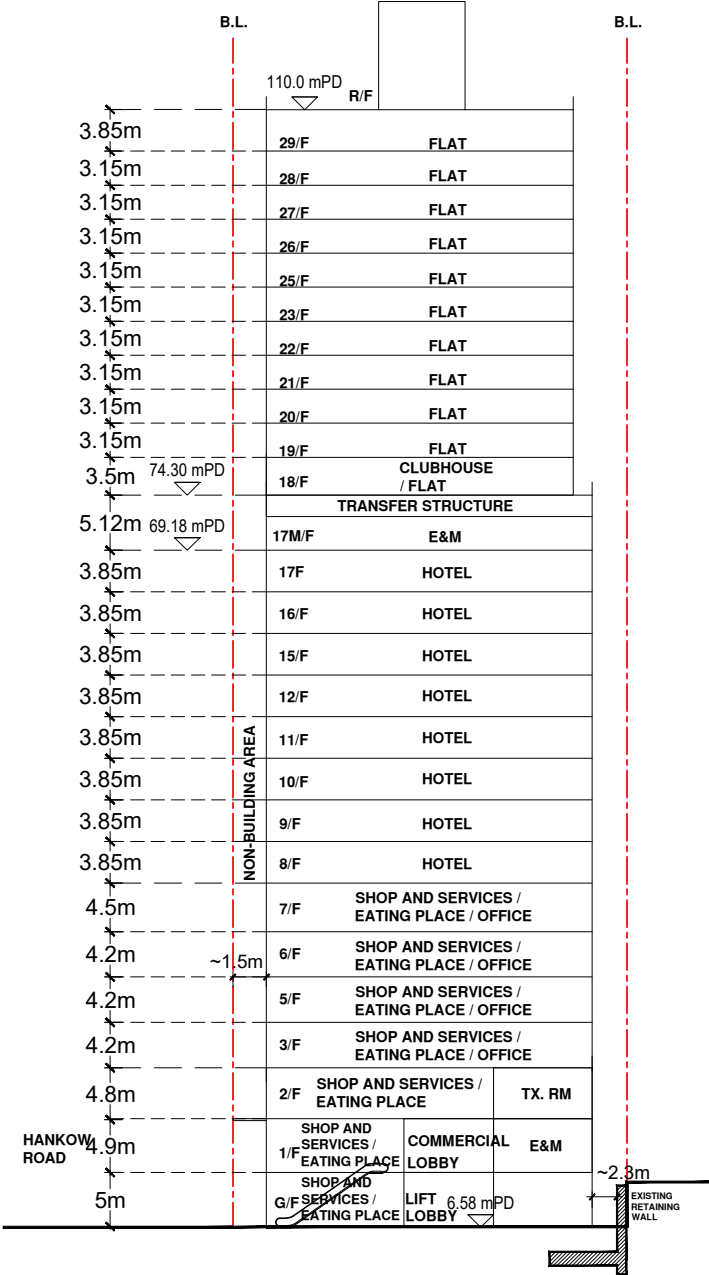




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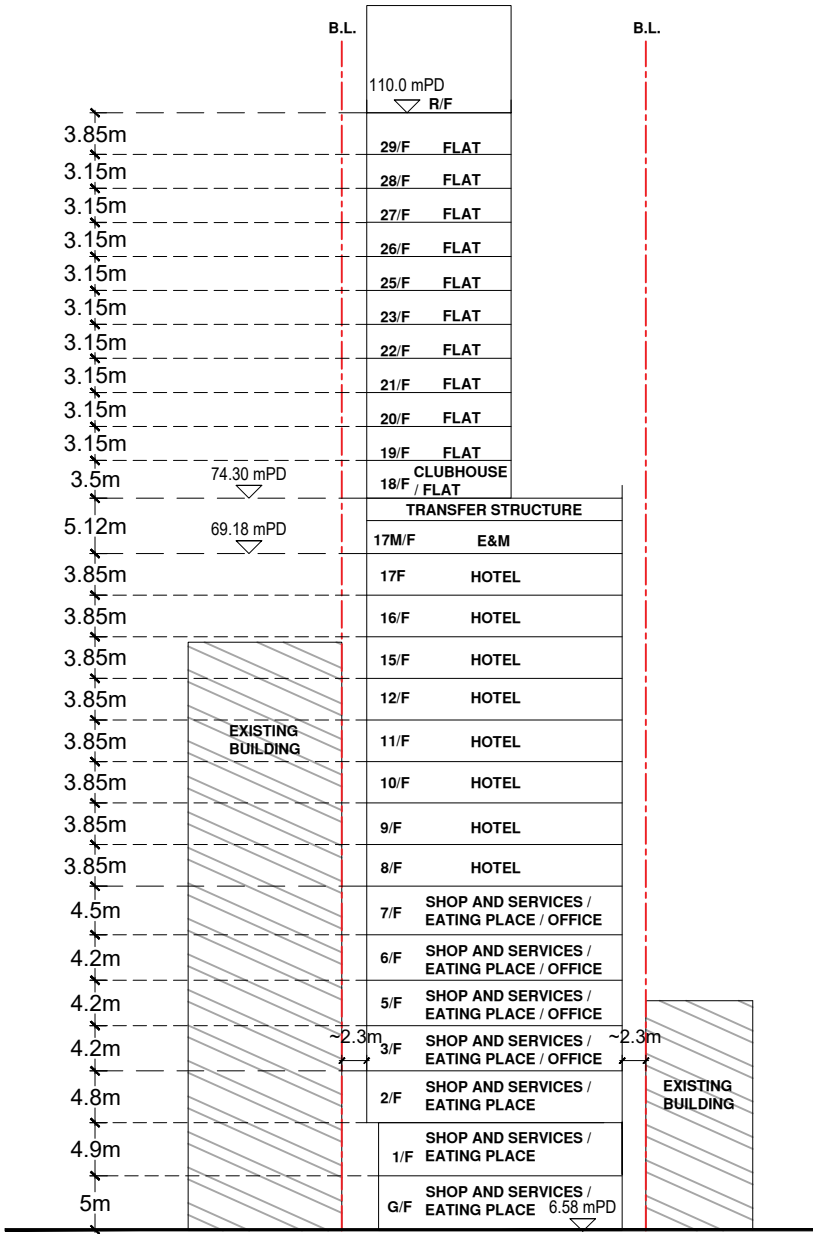


2025.05.27



SECTION A-A

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SECTION B-B