



VISION PLANNING CONSULTANTS LTD.  
弘域城市規劃顧問有限公司

Our Ref.: K3-AS/PA/GEL/26-13  
Your Ref.: TPB/A/K3/604  
Date: 2 September, 2026

**By Hand and Email**  
(tpbpd@pland.gov.hk)

The Secretary,  
Town Planning Board,  
c/o Town Planning Board Section,  
Planning Department,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong.

Dear Sirs,

**Planning Application for Proposed Hotel (Student Hostel) (Partial Conversion of Existing Commercial Building) with Minor Relaxation of Plot Ratio Restriction in “Residential (Group A)” Zone, at Kowloon Inland Lots Nos. 9432 and 9433, 10 Anchor Street, Tai Kok Tsui, Kowloon (Application No. A/K3/604)**

– Further Information (3)

Please find enclosed four sets of the following submission materials to respond to Environmental Protection Department (“EPD”) and Transport Department (“TD”)’s comments on the captioned application: -

- i. Response-to-Comments (“R-to-C”) Table dated 2.9.2026 (**Table A**);
- ii. Possible Location of Fresh Air Intake Points (1-14/F) (i.e., **Figure 14a**) (**Annex A**);
- iii. Revised Sewerage Impact Assessment (**Annex B**); and
- iv. Revised Figure 15a and No. of Car Parking Spaces in Hang Tung Building (**Annex C**).

Should you have any queries with regard to the above, please do not hesitate to contact our Miss Nora WONG or the undersigned at [REDACTED].

Thank you very much for your kind attention.

Yours faithfully,  
for and on behalf of  
**VISION PLANNING CONSULTANTS LTD.**

pp. 

Kim On CHAN  
Managing Director

Encl. Table A, Annexes A to C  
[K3-AS/PA/GEL/26-13]  
KC/NW



## **Table A**

---

*Responses-to-Comments (“R-to-C”) Table dated 2.9.2026*

**Table A: Response-to-Comments (2.9.2026)**

| Departmental Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Applicant's Responses |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>A.</b>             | <b>Environmental Protection Department (received on 31.8.2026)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |
| 2.                    | On noise, the planning submission confirmed that the existing split-type air-conditioning system will be retained to serve all student hostel floors. Under normal operating conditions, the proposed hostel does not rely on open windows for ventilation. Hence, adverse noise impact is not anticipated. On air quality, the applicant has provided further information (F.I.) to show fresh air intake locations for A/C, i.e. 10.477m and 8.2m buffer distance from the Anchor Street and Oak Street respectively, which have fulfilled buffer distance requirement for nearby roads as stipulated in Chapter 9 of the HKPSG. Adverse air quality impact is not anticipated. | Noted.                |
| 3.                    | Considering sewerage system is available in the vicinity, it is unlikely to have insurmountable impact on the existing sewerage system from sewerage planning perspective. On the above basis, we have <b>no adverse comment</b> to the subject application. However, due to anticipated increase of sewage flow due to the change of population and usage of the proposed development, <b>a Sewerage Impact Assessment (SIA) clause</b> is suggested to be imposed in the approval condition to evaluate the potential impact on the existing public sewerage system and implement suitable mitigation                                                                           | Noted.                |

| Departmental Comments                                                                  |                                                                                                                                                                                                                                                                                      | Applicant's Responses                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                        | measure if needed.                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                          |
| 4.                                                                                     | Nevertheless, we have the following textual comment to the SIA and F.I. submission.                                                                                                                                                                                                  | Noted. Please refer to our responses below.                                                                                                                                                                                                                                                                                              |
| <b><u>F.I. (Annex D, Figure 14)</u></b>                                                |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                          |
| (1)                                                                                    | Please indicate the concerned floor(s) with the provision of fresh air intake for A/C.                                                                                                                                                                                               | The A/C will be installed from 1/F to 14/F. <b>Annex D</b> (Further Information 1 submitted on 27.8.2026) showed the arrangement of the typical floor from 5/F to 14/F. For 1/F to 4/F, the A/C will be located at the same location in the lightwell. As requested, please refer to the updated Figure 14a attached at <b>Annex A</b> . |
| <b><u>Sewerage Impact Assessment (Appendix 5)</u></b><br><b><u>General comment</u></b> |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                          |
| i.                                                                                     | Please be reminded that the implementation of local sewer connection/upgrading/diversion works shall meet the satisfaction of DSD. Please also seek DSD's view and agreement on the SIA.                                                                                             | Noted. The SIA Report had been submitted to DSD for their review and comment.                                                                                                                                                                                                                                                            |
| ii.                                                                                    | The consultant is suggested to provide softcopy of the report (in pdf) and calculation spreadsheet (in Excel) as well as all Response to Comments from EPD and DSD. Please also highlight the revised/updated content of the SIA report in the next submission to facilitate review. | Noted.                                                                                                                                                                                                                                                                                                                                   |

| Departmental Comments                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Applicant's Responses                                                                                                                                                                                                                                   |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| iii.                                                   | It is noted from Section 5.1.1.4 that the proposed development parameters are subject to update in the detailed design stage. In this regard, an updated SIA should be prepared with the latest development parameters, taking into account all existing and planned developments in the vicinity to ensure that the proposed development would not cause adverse impact to the public sewerage system and to propose effective sewerage mitigation measure where appropriate. | Noted.                                                                                                                                                                                                                                                  |
| <b><u>Specific comment</u></b>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                         |
| <b><i>Table 3-1 and Annex B</i></b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                         |
| iv.                                                    | Please use integers to represent the number of people, rounding up when division results in a fraction for a conservative assessment.                                                                                                                                                                                                                                                                                                                                          | Noted. Number of people of the proposed development and the relevant sections of the SIA Report at <b>Annex B</b> have been revised accordingly.                                                                                                        |
| <b><i>Section 4.2.1.2</i></b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                         |
| v.                                                     | The information provided in Section 4.2.1.2 seems irrelevant to the subject SIA. Please review.                                                                                                                                                                                                                                                                                                                                                                                | Noted. Section 4.2.1.2 has been deleted.                                                                                                                                                                                                                |
| <b>B. Transport Department (received on 31.8.2026)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                         |
| 1.                                                     | <i>The applicant is required to review the provisions of parking spaces and loading/unloading requirements of the proposed student hostel against the requirements in HKPSG. Therefore, the applicant <b>shall provide the required provision of parking spaces and loading/unloading spaces in accordance with HKPSG</b> and compare the requirements</i>                                                                                                                     | Referring to the Parking, and Loading/Unloading Requirements Standards for Hotels (Main Urban Areas & New Towns) under HKPSG, it is required to provide 1 car parking space per 100 rooms, 0.5-1 loading/unloading bay for goods vehicle per 100 rooms. |

| Departmental Comments                                                                                      | Applicant's Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>against the available number of parking spaces and loading/unloading spaces in the vicinity.</i></p> | <p>The proposed student hostel would provide 83 hostel rooms. Hence, 1 car parking space and 1 loading/unloading bay for goods vehicle is considered sufficient in accordance with the HKPSG requirements. 1,000 car parking spaces are provided at the Hang Tung Building in the vicinity of the Subject Site (<b>Annex C</b>). There are also several on street metered parking space and private car parks located in the vicinity (Figure 15a in <b>Annex C</b>). Please also refer to Figure 15a (<b>Annex C</b>) for the location of the loading/unloading bay for goods vehicle.</p> |

## **Annex A**

---

*Possible Location of Fresh Air Intake Points (1-14/F)*

Figure 14a - POSSIBLE LOCATION OF FRESH AIR INTAKE POINTS (1-14/F)



## **Annex B**

---

### *Revised Sewerage Impact Assessment*

**Section 16 Planning Application for  
the Proposed Partial Conversion of  
an Existing Building into Student Hostel  
at 10 Anchor Street, Tai Kok Tsui, Kowloon**

**Sewerage Impact Assessment Report**

Prepared by Skyline Consultants Ltd

Name: Willie Wong

Date: 1 September 2026

Report Ref.: P194R045-01 (Ver. 2)

## Table of Contents

|          |                                              |          |
|----------|----------------------------------------------|----------|
| <b>1</b> | <b>Introduction .....</b>                    | <b>1</b> |
| <b>2</b> | <b>Site Description.....</b>                 | <b>2</b> |
| 2.1      | Site Location.....                           | 2        |
| 2.2      | Proposed Development Scheme .....            | 2        |
| 2.3      | Existing Sewerage .....                      | 2        |
| <b>3</b> | <b>Sewerage Impact.....</b>                  | <b>4</b> |
| 3.1      | Assessment Assumptions and Methodology ..... | 4        |
| 3.2      | Sewage Generation .....                      | 4        |
| 3.3      | Sewerage Capacity .....                      | 5        |
| <b>4</b> | <b>Assessment Results .....</b>              | <b>6</b> |
| 4.1      | Existing Sewerage .....                      | 6        |
| 4.2      | Proposed Sewerage Works .....                | 6        |
| <b>5</b> | <b>Conclusion .....</b>                      | <b>7</b> |

### List of Figures

|            |                                    |
|------------|------------------------------------|
| Figure 2-1 | Site Location                      |
| Figure 2-2 | Existing Sewerage                  |
| Figure 3-1 | Proposed Sewage Discharge Location |

### List of Tables

|           |                                               |
|-----------|-----------------------------------------------|
| Table 2-1 | Proposed Development Schedule                 |
| Table 3-1 | Population Estimation of Proposed Development |
| Table 4-1 | Estimated Downstream Sewer Capacities         |

### List of Annexes

|         |                                   |
|---------|-----------------------------------|
| Annex A | Development Plans                 |
| Annex B | Calculations of Sewage Generation |
| Annex C | Calculations of Sewer Capacities  |

# 1 Introduction

- 1.1.1.1 The Applicant intends to partially convert an existing commercial building, Chow Yin Sum Trust Fund Building, into student hostel (hereafter called as “the proposed development”) at 10 Anchor Street, Tai Kok Tsui, Kowloon (the Site).
- 1.1.1.2 Owing to the anticipated change in sewage generation arising from the proposed development, Skyline Consultants Limited (Skyline) has been commissioned to conduct a Sewerage Impact Assessment (SIA) to facilitate the consideration of this planning application.
- 1.1.1.3 The objectives of this SIA are to assess the potential sewerage impact arising from the proposed development and recommend the mitigation measures, if necessary, to alleviate the impacts.

# 2 Site Description

## 2.1 Site Location

- 2.1.1.1 The Site is bounded by Anchor Street to its south and surrounded by residential and commercial developments. The site area is approximately 166.7 m<sup>2</sup>. The following uses or buildings are located in close proximity to the Site:
- North: low-rise residential developments;
  - East: serviced apartment of Oootopia Tai Kok Tsui;
  - South: Anchor Street Playground; and
  - West: low-rise residential developments.
- 2.1.1.2 **Figure 2-1** shows the Site location and its surrounding areas.

## 2.2 Proposed Development Scheme

- 2.2.1.1 The proposed development involves partial conversion of an existing commercial building, from 1/F to 14/F, into a student hostel to accommodate a total of 112 beds. The shops at G/F level remain unchanged. There will be no change to the existing building bulk and building height. The schedule of the proposed development is listed in **Table 2-1** and the development plans are shown in **Annex A**.

**Table 2-1 Proposed Development Schedule**

| Floor      | Major Uses                                |
|------------|-------------------------------------------|
| G/F        | Shop / Eating Place / Lobby (unchanged)   |
| 1/F - 14/F | Student Dormitory / Supporting Facilities |
| R/F        | Plant Rooms                               |

## 2.3 Existing Sewerage

- 2.3.1.1 The drainage plans (plan no.: 11-NW-19A-2) were obtained from the Drainage Services Department (DSD) to gather the background information on sewerage infrastructure in the vicinity of the Site. The relevant drainage data were extracted from the drainage plans and are presented in **Figure 2-2**.

2.3.1.2 According to the drainage plans from the Buildings Department, sewage generation from the existing commercial building is discharged into the existing 150 mm diameter sewers at manhole A14 (manhole no.: FMH4066430) along service lane at east of the Site. An existing 300 mm diameter sewers at manhole B1 (manhole no.: FMH4046424) located at the western boundary of the Site along Oak Street, which can serve the proposed development for sewage discharge (refer to **Figure 2-2**).

3 Sewerage Impact

3.1 Assessment Assumptions and Methodology

- 3.1.1.1 All sewage generation from the proposed development will be discharged into the existing 300 mm diameter sewer at manhole B1 (manhole no.: FMH4046424) via the 225 mm diameter connection pipe (refer to **Figure 3-1**). The adequacy in capacities of the existing downstream sewers and the 225 mm diameter connection pipe between proposed terminal manhole X1 and manhole B1 have been checked based on the estimation of the future sewage generation from the proposed development. The proposed pipe material of the connection pipe segment X1 to B1 will be HDPE.
- 3.1.1.2 This assessment is being conducted in accordance with “*Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning*” (hereafter as “GESF”) published by Environmental Protection Department (EPD) in 2005.

3.2 Sewage Generation

- 3.2.1.1 To estimate the sewage flows of the proposed and existing developments, the planning units flow factors as stated in the GESF have been adopted.
- 3.2.1.2 The sewage generation from the proposed development includes the flow contributions employees and visitors. The estimated number of population of the proposed development are summarised in **Table 3-1**. The detailed calculations of sewage generations from the proposed development are provided in **Annex B** for reference.

Table 3-1 Population Estimation of Proposed Development

| Type of People                    | No. of People | Unit Flow Factors (m³/day) | Reference                                                                         |
|-----------------------------------|---------------|----------------------------|-----------------------------------------------------------------------------------|
| Residents                         | 112           | 0.190                      | "Institutional and special class" in GESF                                         |
| Employees for Property Management | 6             | 0.280                      | Commercial Employee + Commercial Activities (General-territorial average) in GESF |
| Employees for Eating Place        | 4             | 1.580                      | "Commercial Employee + Commercial Activities J10 - Restaurants & Hotels" in GESF  |
| Employees for Shop & Services     | 3             | 0.280                      | "Commercial Employee + Commercial Activities: J4 Wholesale & Retail" in GESF      |

### 3.3 Sewerage Capacity

- 3.3.1.1 According to the “*Sewerage Manual – Key Planning Issues and Gravity Collection System (Third Edition)*” published by DSD in 2013, the capacities of respective sewers have been calculated based on Colebrook-White equation for circular pipes:

$$V = -\sqrt{8gDs} \log\left(\frac{k_s}{3.7D} + \frac{2.5 \nu}{D\sqrt{2gDs}}\right)$$

where  $V$  = mean velocity (m/s)  
 $g$  = gravitational acceleration (m/s<sup>2</sup>)  
 $D$  = pipe diameter (m)  
 $k_s$  = hydraulic pipeline roughness (m) ("poor" condition of clayware slimed sewer was assumed)  
 $\nu$  = kinematic viscosity of fluid (m<sup>2</sup>/s)  
 $s$  = frictional slope (energy gradient due to frictional loss)

- 3.3.1.2 The sewerage impact on various segments of the sewer was evaluated by comparing the estimated peak flow against the capacity of the respective sewer segments. The detailed calculations are provided in **Annex C**.

## 4 Assessment Results

### 4.1 Existing Sewerage

- 4.1.1.1 Based on the results of the assessment, the total estimated daily flow of the proposed development will be approximately **39.2 m<sup>3</sup>/day**. The final discharge point from the proposed development will be connected to the existing 300 mm diameter sewer at the manhole B1 (manhole no.: FMH4046424) (refer to **Figure 3-1**).
- 4.1.1.2 The capacity of each segment for the downstream sewers (i.e., from segment X1 to B4 as shown in **Figure 3-1**) between each manhole has been evaluated and are summarised in **Table 4-1**. The percentages of capacity used by the proposed development for the downstream sewers will be ranged from about 3% to 18%. Estimation of the flows and capacities are detailed in **Annex B** and **Annex C**, respectively.

**Table 4-1 Estimated Downstream Sewer Capacities**

| Pipe Segment | Diameter, mm | Gradient | Pipe Capacity, m <sup>3</sup> /s | Estimated Peak Flow, m <sup>3</sup> /s | % of Capacity |
|--------------|--------------|----------|----------------------------------|----------------------------------------|---------------|
| X1 - B1      | 225          | 0.0517   | 0.130                            | 0.004                                  | 3%            |
| B1 - B2      | 300          | 0.0098   | 0.110                            | 0.004                                  | 3%            |
| B2 - B3      | 300          | 0.0052   | 0.063                            | 0.004                                  | 6%            |
| B3 - B4      | 300          | 0.0072   | 0.094                            | 0.017                                  | 18%           |

- 4.1.1.3 The assessment results as presented in **Table 4-1** indicates that the sewage flow for segments B1 to B4 with 300 mm diameter will not exceed the capacity under the worst-case scenario. As such, no upgrading works on the existing sewerage network is required.

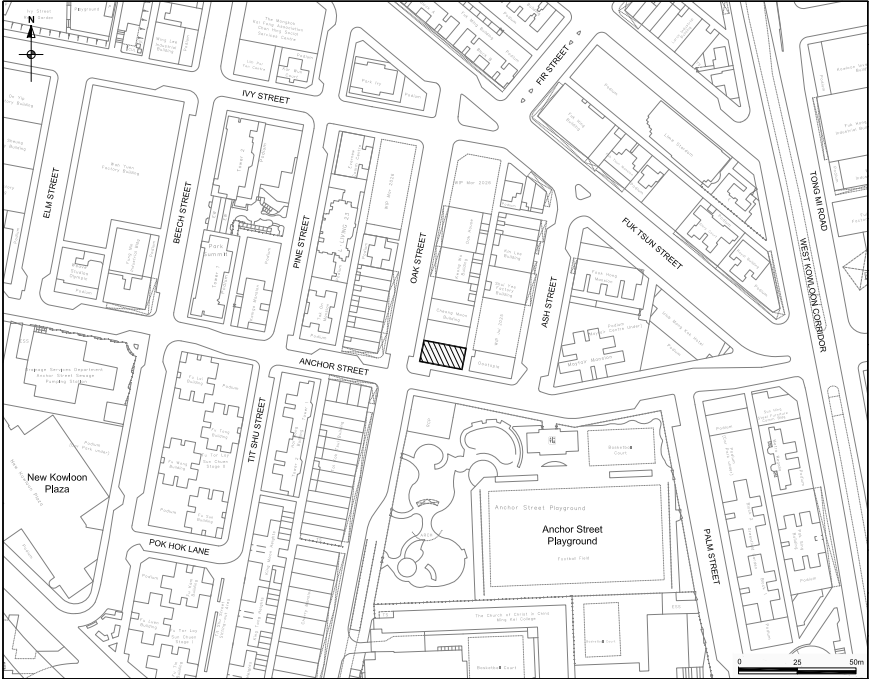
### 4.2 Proposed Sewerage Works

- 4.2.1.1 A new 225 mm diameter connection pipe between X1 to B1 is proposed and will be constructed with pipe material of HDPE.

## 5 Conclusion

- 5.1.1.1 This Sewerage Impact Assessment (SIA) aims to evaluate the sewerage impacts on the local sewerage network due to the operation of the proposed development.
- 5.1.1.2 The findings of the assessment have demonstrated that with the provision of the proposed sewerage works, there should be sufficient sewage capacity for the public sewers along Oak Street to handle sewage generation from the proposed development.
- 5.1.1.3 The project proponent will be responsible for the design and construction of the proposed sewerage works which will be further discussed with DSD at the detailed design stage of the project. The detailed technical studies will be submitted to relevant Government Departments for further consideration thereafter.
- 5.1.1.4 Since this SIA is carried out based on the current situation at the early planning stage, it should be taken into account that there may be other future planning or developments in the vicinity resulting in change of the sewerage network and to assess the sewerage impact on the further downstream sewers. Hence, this SIA Report will be updated and re-submitted to EPD and DSD for further review and comment at the detailed design stage of the project.
- 5.1.1.5 Based on the above, it is concluded that the sewerage impact arising from the proposed development should be acceptable.

## Figures



PROJECT NO.: P194R\_045

PROJECT TITLE: Section 16 Planning Application for the Proposed Partial Conversion of an Existing Building into Student Hostel at 10 Anchor Street, Tai Kok Tsui, Kowloon

Sewerage Impact Assessment

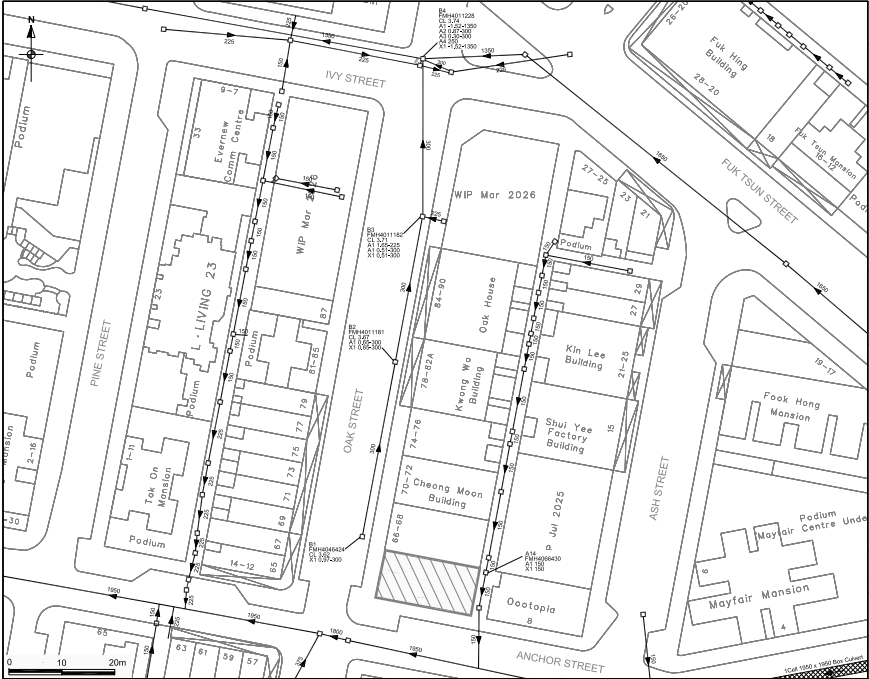
FIGURE TITLE: Site Location

LEGEND: Subject Site

FIGURE NO.: 2 - 1

DATE: 2026-07-07

CONSULTANT: Skyline Consultants Ltd



PROJECT NO.: P194R\_045

PROJECT TITLE: Section 16 Planning Application for the Proposed Partial Conversion of an Existing Building into Student Hostel at 10 Anchor Street, Tai Kok Tsui, Kowloon

Sewerage Impact Assessment

FIGURE TITLE: Existing Sewerage

LEGEND: Subject Site, Public Sewer

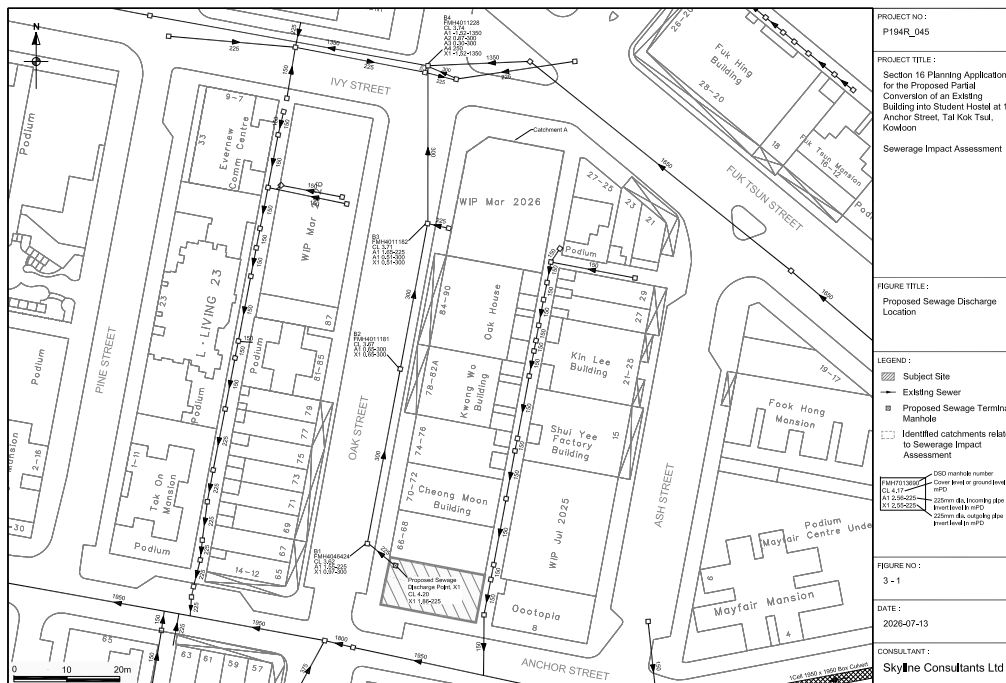
FIGURE NO.: 2 - 2

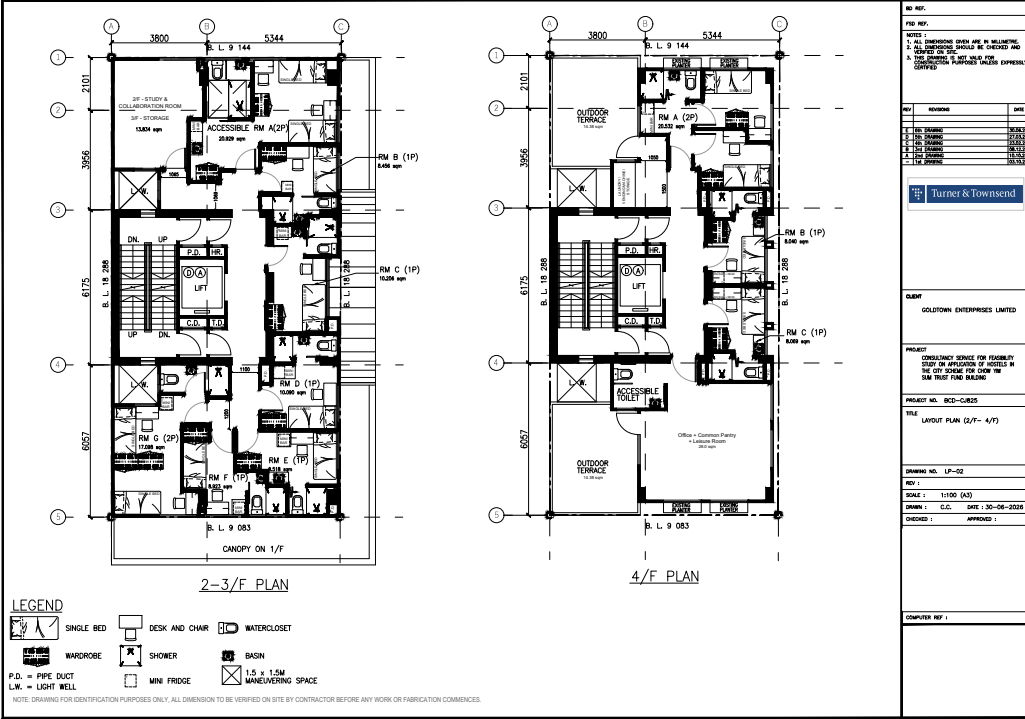
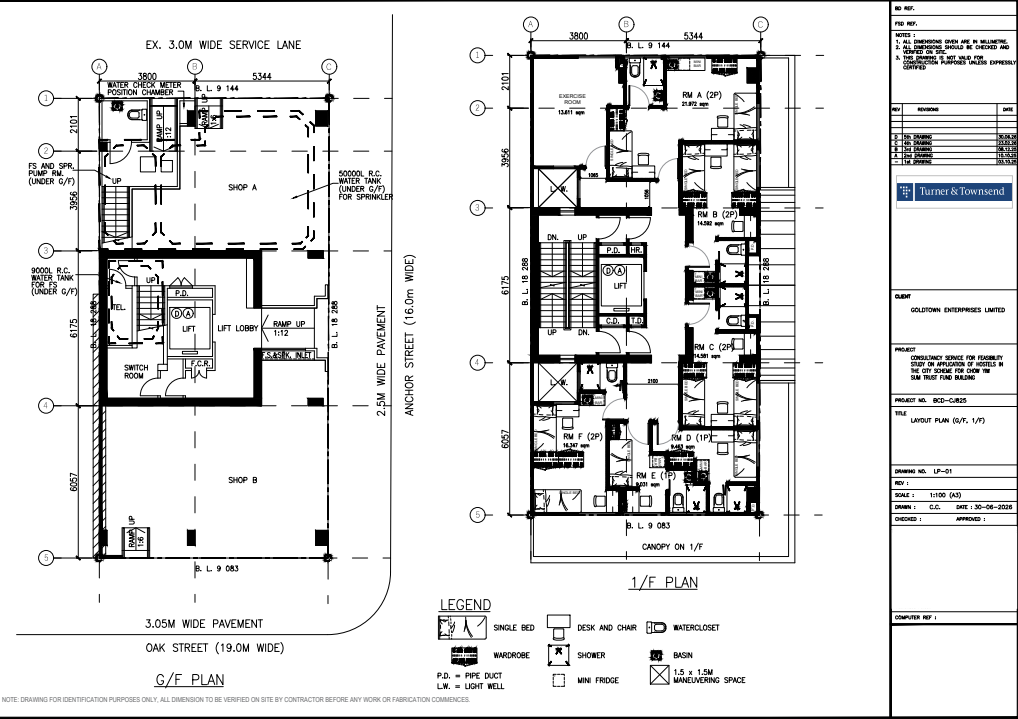
DATE: 2026-07-13

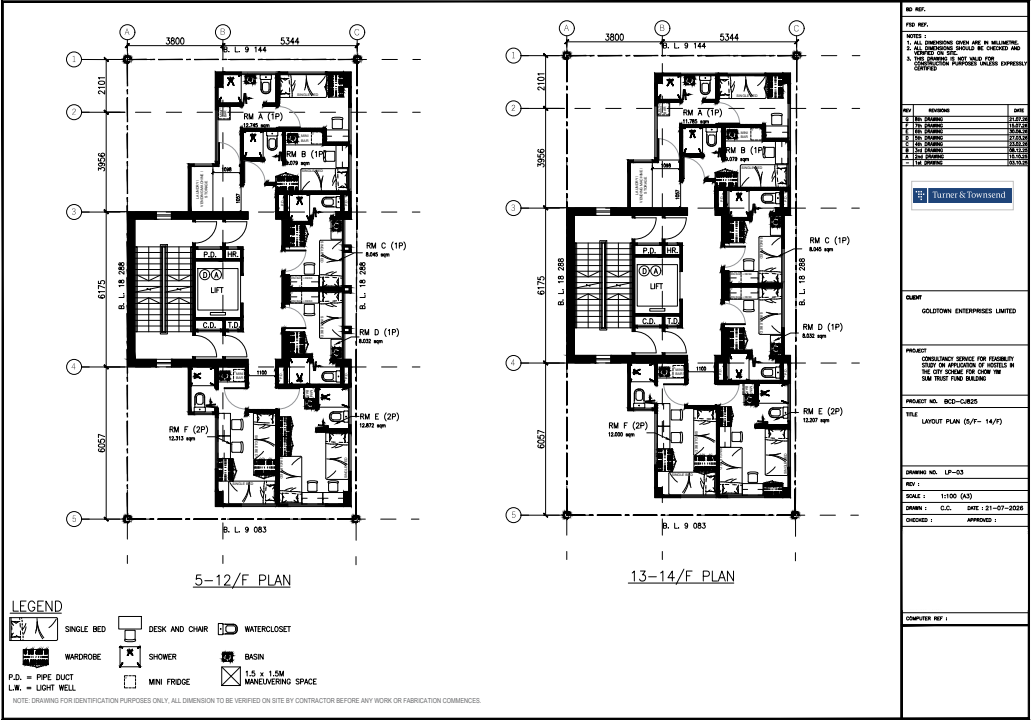
CONSULTANT: Skyline Consultants Ltd

## Annex A

## Development Plans







## Annex B

### Calculations of Sewage Generation

| Sewerage Impact Assessment                                                                                                                     |                                    | Calculation of Sewage Generation                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1 Estimation of Sewage Flow from the Proposed Development</b>                                                                               |                                    | <b>Notes</b>                                                                                                                                                             |
| <b>a) Generation from Residents</b>                                                                                                            |                                    |                                                                                                                                                                          |
| Total number of residents                                                                                                                      | 112 persons                        | Refer to total no. of bedspaces.                                                                                                                                         |
| Unit flow                                                                                                                                      | 0.190 m <sup>3</sup> /person/day   | Refer to the planning unit flow for "Institutional and Special Class" in Table T-1 of GESF <sup>(a)</sup> .                                                              |
| Estimated daily flow                                                                                                                           | 21.3 m <sup>3</sup> /day           |                                                                                                                                                                          |
| <b>b) Generation from Employees Activities for Property Management</b>                                                                         |                                    |                                                                                                                                                                          |
| Max. number of employees                                                                                                                       | 6 persons                          | Advised by the project operators.                                                                                                                                        |
| Unit flow                                                                                                                                      | 0.280 m <sup>3</sup> /person/day   | Refer to the planning unit flow factor for "Commercial Employee" + "Commercial Activities: General-territorial average" in Table T-2 of GESF <sup>(a)</sup> .            |
| Estimated daily flow                                                                                                                           | 1.7 m <sup>3</sup> /day            |                                                                                                                                                                          |
| <b>c) Generation from Employees Activities for Eating Place</b>                                                                                |                                    |                                                                                                                                                                          |
| Total eating place area (GFA)                                                                                                                  | 61 m <sup>2</sup>                  | Refer to building plans from the Buildings Department.                                                                                                                   |
| Assumed worker density                                                                                                                         | 5.1 workers per 100 m <sup>2</sup> | Refer to worker density for "Restaurants" in Table 8 of CIFSUS <sup>(b)</sup> .                                                                                          |
| Total number of employees                                                                                                                      | 4 persons                          |                                                                                                                                                                          |
| Unit flow                                                                                                                                      | 1.58 m <sup>3</sup> /person/day    | Refer to the planning unit flow factor for "Commercial Employee" + "Commercial Activities J10 - Restaurants & Hotels" in Table T-2 of GESF <sup>(a)</sup> .              |
| Estimated daily flow                                                                                                                           | 6.3 m <sup>3</sup> /day            |                                                                                                                                                                          |
| <b>d) Generation from Employees Activities for Shop &amp; Services</b>                                                                         |                                    |                                                                                                                                                                          |
| Total shop & services area (GFA)                                                                                                               | 61 m <sup>2</sup>                  | Refer to building plans from the Buildings Department.                                                                                                                   |
| Assumed worker density                                                                                                                         | 3.5 workers per 100 m <sup>2</sup> | Refer to worker density for "Retail Trade" in Table 8 of CIFSUS <sup>(b)</sup> .                                                                                         |
| Total number of employees                                                                                                                      | 3 persons                          |                                                                                                                                                                          |
| Unit flow                                                                                                                                      | 0.28 m <sup>3</sup> /person/day    | Refer to the planning unit flow factor for "Commercial Employee" + "Commercial Activities: J4 Wholesale & Retail" in Table T-2 of GESF <sup>(a)</sup> .                  |
| Estimated daily flow                                                                                                                           | 0.8 m <sup>3</sup> /day            |                                                                                                                                                                          |
| Total estimated daily flow                                                                                                                     | 30.1 m <sup>3</sup> /day           |                                                                                                                                                                          |
| Catchment inflow factor                                                                                                                        | 1.30                               | Refer to the Catchment Inflow Factor for "North West Kowloon" in Table T-4 of GESF <sup>(a)</sup> .                                                                      |
| Estimated daily flow including catchment inflow factor                                                                                         | 39.2 m <sup>3</sup> /day           |                                                                                                                                                                          |
| <b>2 Generation from Catchment A</b><br><b>(Assumed residential development at 31 Fuk Tsun Street)</b>                                         |                                    | <b>Notes</b>                                                                                                                                                             |
| <b>Generation from Residents</b>                                                                                                               |                                    |                                                                                                                                                                          |
| Site Area                                                                                                                                      | 409 m <sup>2</sup>                 |                                                                                                                                                                          |
| Plot ratio                                                                                                                                     | 9                                  | Refer to the Approved Mong Kok Outline Zoning Plan No. S/K3/25.                                                                                                          |
| Total floor area                                                                                                                               | 3681 m <sup>2</sup>                |                                                                                                                                                                          |
| Assumed flat size                                                                                                                              | 20 m <sup>2</sup>                  | Refer to smallest flat size category of private domestic flat in the Rating and Valuation Department.                                                                    |
| Total number of units                                                                                                                          | 184 units                          |                                                                                                                                                                          |
| Assumed number of person in each unit                                                                                                          | 2.3 persons                        | Refer to average domestic household size in "2021 Population Census - Household Characteristics of Population in Tai Kok Tsui South District Council Constituency Area". |
| Total number of residents                                                                                                                      | 423 persons                        |                                                                                                                                                                          |
| Unit flow                                                                                                                                      | 0.270 m <sup>3</sup> /person/day   | Refer to the planning unit flow for "Private R2" in Table T-1 of GESF <sup>(a)</sup> .                                                                                   |
| Estimated daily flow                                                                                                                           | 114.3 m <sup>3</sup> /day          |                                                                                                                                                                          |
| Total estimated daily flow                                                                                                                     | 114.3 m <sup>3</sup> /day          |                                                                                                                                                                          |
| Catchment inflow factor                                                                                                                        | 1.30                               | Refer to the Catchment Inflow Factor for "North West Kowloon" in Table T-4 of GESF <sup>(a)</sup> .                                                                      |
| Estimated daily flow including catchment inflow factor                                                                                         | 148.6 m <sup>3</sup> /day          |                                                                                                                                                                          |
| <b>Note:</b>                                                                                                                                   |                                    |                                                                                                                                                                          |
| (a) GESF - "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" published by Environmental Protection Department (EPD). |                                    |                                                                                                                                                                          |
| (b) CIFSUS - "Commercial and Industrial Floor Space Utilization Survey" published by Planning Department (PlanD).                              |                                    |                                                                                                                                                                          |

## Annex C

### Calculations of Sewer Capacities

Sewerage Impact Assessment

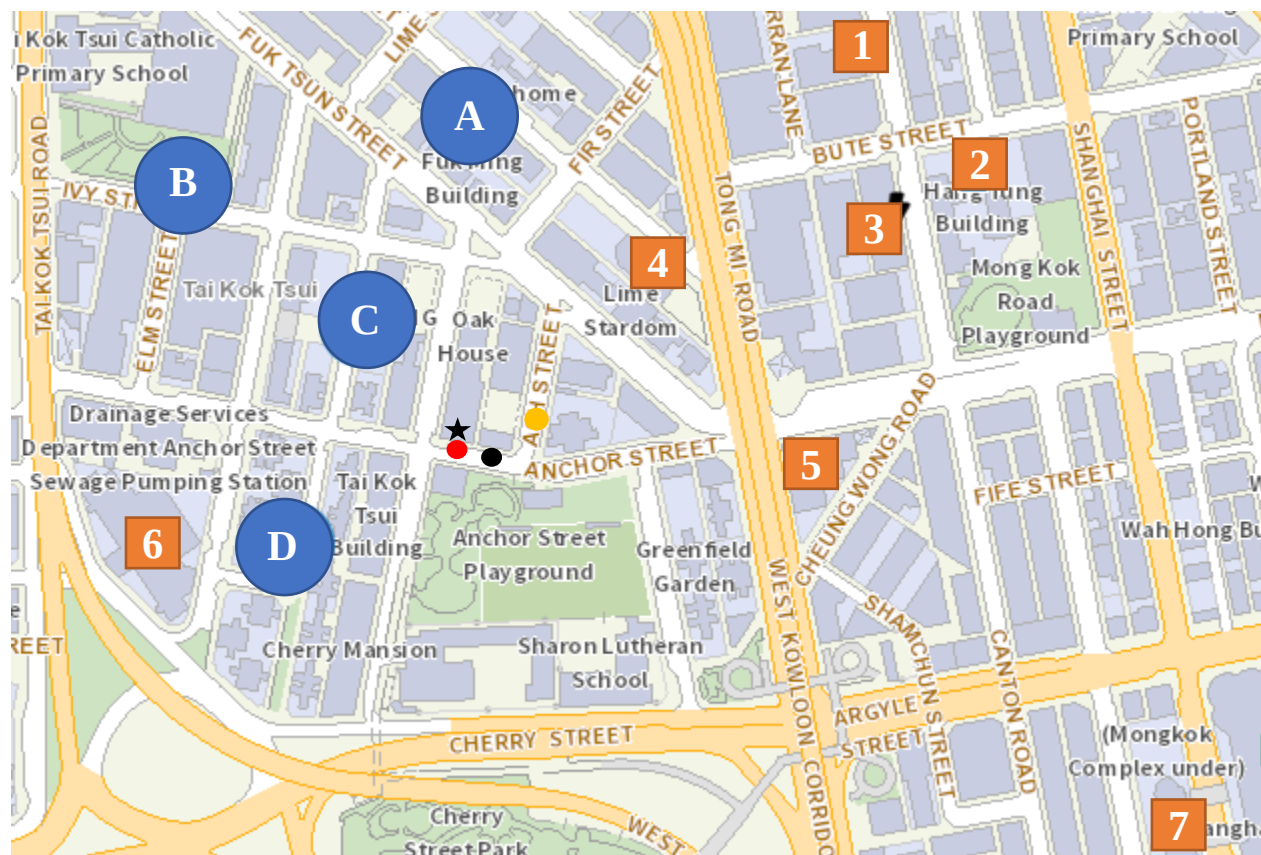
Estimated Pipe Capacity and Adequacy Check for Sewerage

| Sewer Pipe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Manhole no.         |             | Length<br>m | level (out)<br>mPD | Level (in)<br>mPD | d<br>m | A <sub>w</sub><br>m <sup>2</sup> | k <sub>s</sub> <sup>(1)</sup><br>m | v<br>m <sup>3</sup> /s | s<br>- | g<br>m/s <sup>2</sup> | V<br>m/s | Q <sub>c</sub><br>m <sup>3</sup> /s | Q <sub>s</sub><br>m <sup>3</sup> /day | PF <sup>(2)</sup><br>- | Q <sub>p</sub><br>m <sup>3</sup> /s | Is Q <sub>s</sub> > Q <sub>p</sub> ?<br>Y/N | Utilization of the<br>Sewer Pipe<br>% | Notes                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------|-------------|--------------------|-------------------|--------|----------------------------------|------------------------------------|------------------------|--------|-----------------------|----------|-------------------------------------|---------------------------------------|------------------------|-------------------------------------|---------------------------------------------|---------------------------------------|-------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Upstream            | Downstream  |             |                    |                   |        |                                  |                                    |                        |        |                       |          |                                     |                                       |                        |                                     |                                             |                                       |                                                                   |
| Downstream Sewer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |             |             |                    |                   |        |                                  |                                    |                        |        |                       |          |                                     |                                       |                        |                                     |                                             |                                       |                                                                   |
| X1 - B1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Terminal<br>Manhole | FMI14046424 | 6.0         | 1.86               | 1.55              | 0.225  | 0.040                            | 0.0003                             | 1.14E-06               | 0.0517 | 9.806                 | 3.259    | 0.130                               | 39.2                                  | 8                      | 0.004                               | Y                                           | 3%                                    | Qd = estimated daily flow of the proposed development.            |
| B1 - B2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | FMI14046424         | FMI14011181 | 32.8        | 0.97               | 0.65              | 0.300  | 0.071                            | 0.0006                             | 1.14E-06               | 0.0098 | 9.806                 | 1.551    | 0.110                               | 39.2                                  | 8                      | 0.004                               | Y                                           | 3%                                    | Qd = estimated daily flow of the proposed development.            |
| B2 - B3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | FMI14011181         | FMI14011182 | 27.1        | 0.65               | 0.51              | 0.300  | 0.071                            | 0.0000                             | 1.14E-06               | 0.0052 | 9.806                 | 0.892    | 0.063                               | 39.2                                  | 8                      | 0.004                               | Y                                           | 6%                                    | Qd = estimated flow of former segment B1-B2.                      |
| B3 - B4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | FMI14011182         | FMI14011228 | 29.0        | 0.51               | 0.30              | 0.300  | 0.071                            | 0.0006                             | 1.14E-06               | 0.0072 | 9.806                 | 1.334    | 0.094                               | 1457.2                                | 8                      | 0.017                               | Y                                           | 18%                                   | Qd = Sum of the flow of former segment B2-B3 and the Catchment A. |
| <div>Note:<br/>(1) Assume ks is for HDPE at "Poor" condition for the proposed 225 mm connection pipe and slotted sewers of diameter at "Poor" condition for the existing sewers.<br/>(2) Adopted Peaking Factor (PF) is based on the contributing population of the upstream development(s) and referred to Table T-5 of CSESF.</div>                                                                                                                                                                                                         |                     |             |             |                    |                   |        |                                  |                                    |                        |        |                       |          |                                     |                                       |                        |                                     |                                             |                                       |                                                                   |
| <div>Legend<br/>A<sub>w</sub> = wetted area, m<sup>2</sup><br/>k<sub>s</sub> = equivalent sand roughness, m<br/>ν = kinematic viscosity of fluid, m<sup>2</sup>/s<br/>s = slope of the total energy line<br/>g = gravitational acceleration, m/s<sup>2</sup><br/>V = velocity of flow calculated based on Colebrook-White Equation, m/s<br/>Q<sub>c</sub> = flow capacity, m<sup>3</sup>/s<br/>Q<sub>s</sub> = estimated daily flow, m<sup>3</sup>/day<br/>PF = Peaking factor<br/>Q<sub>p</sub> = estimated peak flow, m<sup>3</sup>/s</div> |                     |             |             |                    |                   |        |                                  |                                    |                        |        |                       |          |                                     |                                       |                        |                                     |                                             |                                       |                                                                   |

## **Annex C**

---

*Revised Figure 15a and No. of Car Parking Spaces in Hang Tung Building*



| Legend |                                         |
|--------|-----------------------------------------|
| ★      | Subject Site                            |
| ●      | Loading/Unloading Bay for Goods Vehicle |
| ●      | Taxi Lay-by                             |
| ●      | Single-deck Tour Bus Lay-by             |

Source: HKeMobility (Extracted on 28.8.2026)

| On Street Metered Parking Spaces |                                                               |                                                   |
|----------------------------------|---------------------------------------------------------------|---------------------------------------------------|
| A                                | Larch Street On Street Metered Parking Space                  | Nos. for Cars/Light Goods Vehicle/Light Buses: 24 |
| B                                | Ivy Street On Street Metered Parking Space                    | Nos. for Cars/Light Goods Vehicle/Light Buses: 4  |
| C                                | Pine Street On Street Metered Parking Space                   | Nos. for Cars/Light Goods Vehicle/Light Buses: 11 |
| D                                | Tit Shu Street & Pok Hok Lane On Street Metered Parking Space | Nos. for Cars/Light Goods Vehicle/Light Buses: 13 |
| Private Carparks                 |                                                               |                                                   |
| 1                                | Sunbeam Plaza, Canton Road                                    |                                                   |
| 2                                | Hang Tung Building, Canton Road                               |                                                   |
| 3                                | Lodgewood, Canton Road                                        |                                                   |
| 4                                | Lime Stardom, Larch Street                                    |                                                   |
| 5                                | One Mong Kok Road Commercial Centre, Mong Kok Road            |                                                   |
| 6                                | New Kowloon Plaza, Tai Kok Tsui Road                          |                                                   |
| 7                                | Langham Place Hotel MongKok HK, Shanghai Street               |                                                   |

Figure 15a – Existing Parking Spaces and Loading/Unloading Bay in the Vicinity of the Subject Site

## C. MAJOR INVESTMENT PROPERTIES

At December 31, 2018

|                                  |                                                                                                                                           | Total Gross Floor Area (sq.m.) |            |                               |                                     |                           |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------|-------------------------------|-------------------------------------|---------------------------|
|                                  | Location                                                                                                                                  | Lease Expiry                   | Commercial | Office and Industrial/ Office | Residential and Serviced Apartments | No. of Car Parking Spaces |
| HONG KONG                        |                                                                                                                                           |                                |            |                               |                                     |                           |
| CENTRAL                          |                                                                                                                                           |                                |            |                               |                                     |                           |
| Printing House                   | 6 Duddell Street, IL 339                                                                                                                  | 2848                           | 1,709      | 5,980                         | –                                   | –                         |
| 1 Duddell Street                 | 1 Duddell Street, IL 7310                                                                                                                 | 2848                           | 2,340      | 6,616                         | –                                   | –                         |
| Baskerville House                | 22 Ice House Street, IL 644                                                                                                               | 2880                           | 1,473      | 3,379                         | –                                   | –                         |
| Standard Chartered Bank Building | 4-4A Des Voeux Road Central, Sections A&B of ML 103                                                                                       | 2854                           | 4,814      | 23,730                        | –                                   | 16                        |
| CAUSEWAY BAY AND WAN CHAI        |                                                                                                                                           |                                |            |                               |                                     |                           |
| Hang Lung Centre                 | 2-20 Paterson Street, IL 524 & IL 749                                                                                                     | 2864                           | 8,777      | 22,131                        | –                                   | 126                       |
| Fashion Walk                     | Paterson Street, Houston Street, Great George Street, Cleveland Street, Kingston Street, Gloucester Road, ML 231 & ML 52, IL 469 & IL 470 | 2842, 2864 & 2868              | 31,072     | –                             | 7,935                               | –                         |
| Shui On Centre                   | 15/F-28/F, 6-8 Harbour Road, IL 8633                                                                                                      | 2060*                          | –          | 16,313                        | –                                   | 42                        |
| KORNHILL (QUARRY BAY)            |                                                                                                                                           |                                |            |                               |                                     |                           |
| Kornhill Plaza                   | 1-2 Kornhill Road, IL 8566                                                                                                                | 2059*                          | 53,080     | 10,577                        | –                                   | 1,069                     |
| Kornhill Apartments              | 2 Kornhill Road, IL 8566                                                                                                                  | 2059*                          | –          | –                             | 35,275                              | –                         |
| THE PEAK AND MID-LEVELS          |                                                                                                                                           |                                |            |                               |                                     |                           |
| The Peak Galleria                | 118 Peak Road, RBL 3                                                                                                                      | 2047                           | 12,446     | –                             | –                                   | 493                       |
| The Summit                       | 41C Stubbs Road, IL 8870                                                                                                                  | 2047                           | –          | –                             | 15,225                              | 54                        |
| HONG KONG SOUTH                  |                                                                                                                                           |                                |            |                               |                                     |                           |
| Burnside Villa                   | 9 South Bay Road, RBL 994                                                                                                                 | 2072                           | –          | –                             | 9,212                               | 89                        |
| MONGKOK                          |                                                                                                                                           |                                |            |                               |                                     |                           |
| Grand Plaza                      | 625 & 639 Nathan Road, KIL 10234 & KIL 10246                                                                                              | 2060                           | 20,905     | 31,251                        | –                                   | 40                        |
| Hang Tung Building               | 1112-1120 Canton Road, KIL 9708                                                                                                           | 2045*                          | –          | –                             | –                                   | 1,000                     |
| Gala Place                       | 56 Dundas Street, KIL 9590                                                                                                                | 2044*                          | 7,454      | 30,205                        | –                                   | 478                       |

Source: [https://www.hanglung.com/hlpannualreport2018/file/en/hlp\\_major\\_property\\_of\\_the\\_group\\_e.pdf](https://www.hanglung.com/hlpannualreport2018/file/en/hlp_major_property_of_the_group_e.pdf)  
 (Extracted on 31.8.2026)