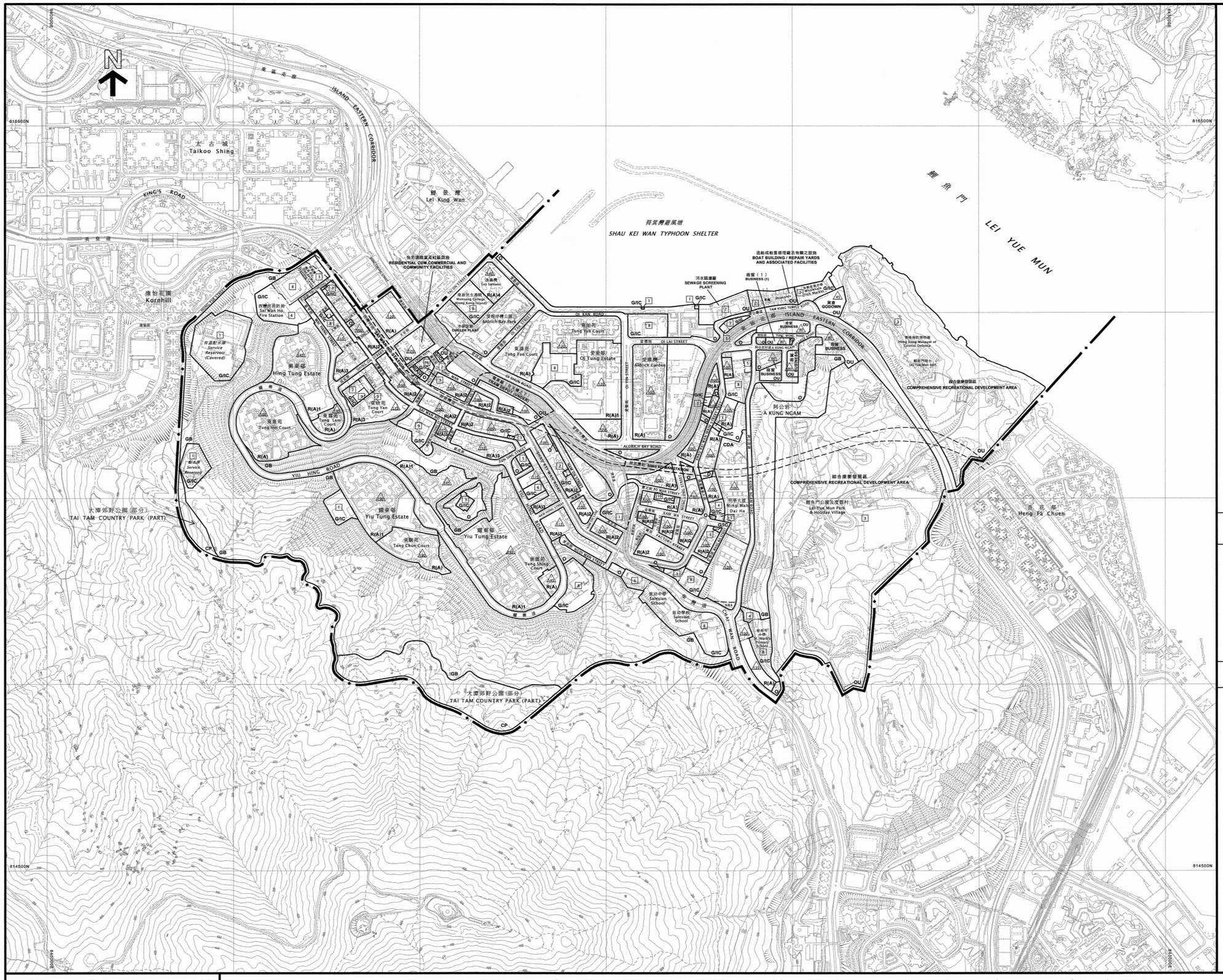
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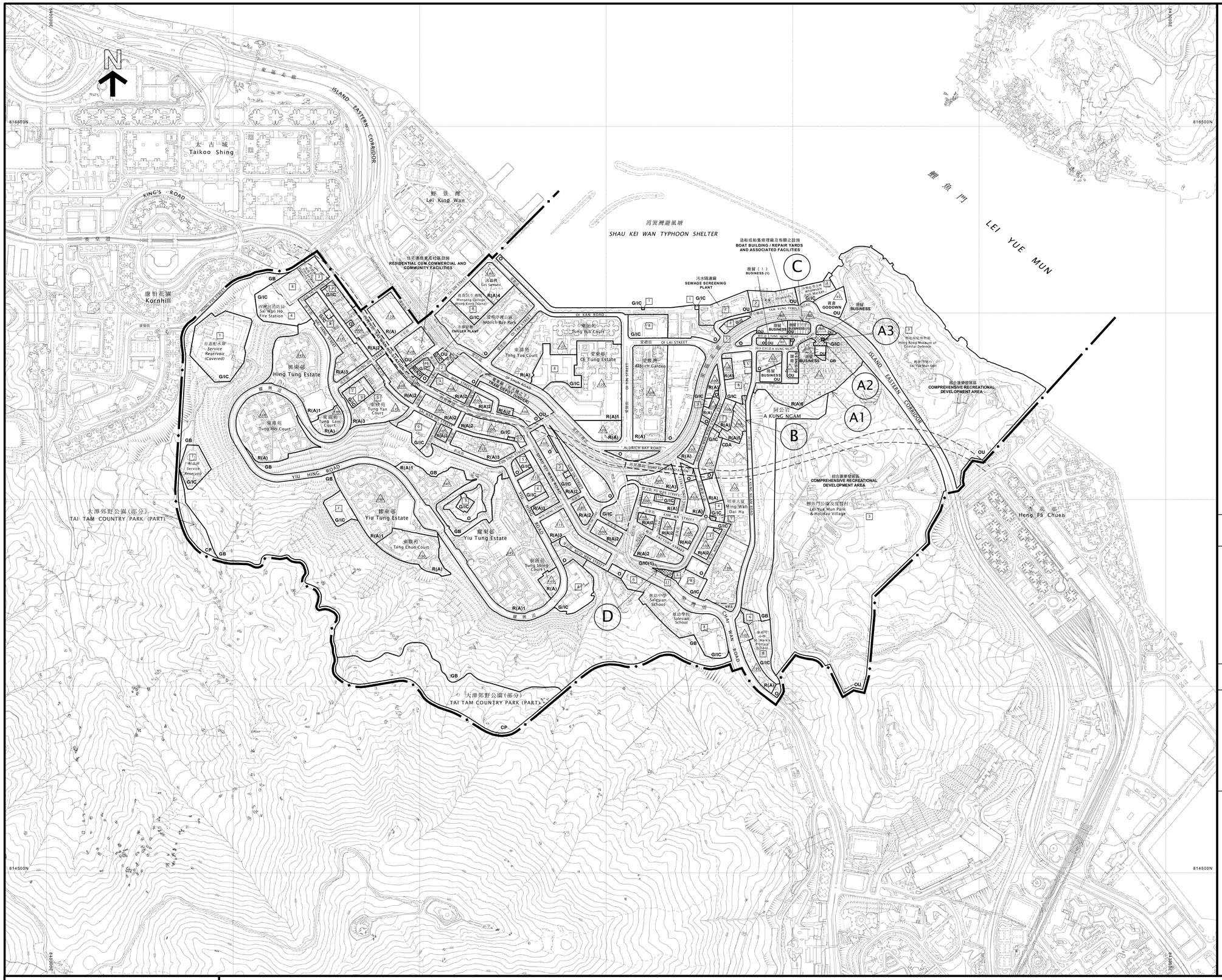
ISLAND EASTERN CORRIDOR
KING'S ROAD
大古坳
Taikoo Shing
鯉景灣
Lei King Wan
筲箕灣避風塘
SHAU KEI WAN TYPHOON SHELTER
鯉魚門
LEI YUE MUN
Kornhill
Service Reservoir (Covered)
Hing Tung Estate
興東邨
Tseng Hau Court
Tung Lan Court
Tung Yan Court
Tseng Hau Court
Yiu Tung Estate
耀東邨
Tung Chun Court
Tung Shing Court
YIU HING ROAD
大潭郊野公園（部分）
TAI TAM COUNTRY PARK (PART)
CP
GB
G/IC
O
OU
R(A)
R(A)1
R(A)2
R(A)3
R(A)4
CDA
Tung Yuk Court
Oi Tung Estate
Aldrich Garden
Tung Tau Court
Aldrich Bay Park
Sai Wan Ho Fire Station
Sai Wan Ho Community College (Hong Kong Island)
Sai Wan Ho Cooked Food Centre
Sai Wan Ho Sewage Pumping Station
Sai Wan Ho Service Reservoir (Covered)
Sai Wan Ho Service Reservoir
Sewage Screening Plant
SEWAGE SCREENING PLANT
Oi Kan Road
Oi Lai Street
Oi Yuen Street
Oi Wan Street
Oi Shun Road
Oi Kwan Road
Aldrich Bay Road
Shau Kei Wan Road
Shau Kei Wan Main Street East
Shau Kei Wan Main Street West
Tramway Depot (Shau Kei Wan)
TRAM DEPOT (SHAU KEI WAN)
Factory Street
Yue Kwong Chuen
Yue Kwong Chuen Factory Building
Yue Kwong Chuen Shopping Centre
Yue Kwong Chuen Car Park
Yue Kwong Chuen Service Reservoir
Yue Kwong Chuen Service Reservoir (Covered)
Yue Kwong Chuen Public Toilet
Yue Kwong Chuen Refuse Collection Point
Yue Kwong Chuen Sitting-out Area
Yue Kwong Chuen Temporary Playground
Yue Kwong Chuen Temporary Recreation Ground
Yue Kwong Chuen Temporary Sitting-out Area
Yue Kwong Chuen Temporary Soccer Pitch
Yue Kwong Chuen Temporary Volleyball Court
Yue Kwong Chuen Temporary Wheelched Ramp
Yue Kwong Chuen Temporary Wheelchair Ramp
Yue Kwong Chuen Temporary Wheelchair Ramp
Yue Kwong Chuen Temporary Wheelchair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ISLAND EASTERN CORRIDOR
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Lei King Wan
筲箕灣避風塘
SHAU KEI WAN TYPHOON SHELTER
鯉魚門
LEI YUE MUN
康怡花園
Kornhill
Sai Wan Ho Fire Station
Service Reservoir (Covered)
興東邨
Hing Tung Estate
東華邨
Tung Wah Court
東林邨
Tung Lam Court
東喜邨
Tung Hei Court
東欣邨
Tung Yan Court
東泰邨
Tung Tai Court
東安邨
On Tung Estate
東春邨
Tung Chun Court
東勝邨
Tung Shing Court
耀東邨
Yiu Tung Estate
耀安邨
Yiu On Court
耀華邨
Yiu Wah Court
耀興邨
Yiu Hing Court
耀東邨
Yiu Tung Estate
Sewage Pumping Station
Sewage Pumping Station
Service Reservoir
Service Reservoir
Sewage Pumping Station
Sewage Pumping Station
Sewage Pumping Station

Attachment III of
MPC Paper No. 6/23

HONG KONG PLANNING AREA NO.9

~~APPROVED~~*DRAFT* SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18*A*

(Being ~~an Approved~~***a Draft*** Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.

(b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.

(c) For the purposes of subparagraph (a) above, "existing use of any land or building" means–

(i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),

- a use in existence before the publication of the first plan which has continued since it came into existence; or
- a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

(ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

(4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

(5) Road junctions, alignments of roads and railway/tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.

(7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:

(a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

(b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(c) maintenance or repair of watercourse and grave.

(8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park, railway track and tram track.

(9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

HONG KONG PLANNING AREA NO. 9

~~APPROVED~~*DRAFT* SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18*A*

Schedule of Uses

	Page
COMPREHENSIVE DEVELOPMENT AREA	1
RESIDENTIAL (GROUP A)	4
GOVERNMENT, INSTITUTION OR COMMUNITY	~~7~~*8*
OPEN SPACE	~~9~~*10*
OTHER SPECIFIED USES	~~10~~*11*
GREEN BELT	~~22~~*23*
COUNTRY PARK	~~23~~*24*

S/H9/18***A***

COMPREHENSIVE DEVELOPMENT AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library ~~Market~~ Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Planning Intention

This zone is intended primarily for comprehensive development/redevelopment of the area for residential use with the provision of open space and other supporting facilities. In view of its proximity to the historic site of the former Lyemun Barracks Compound, the zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic and infrastructure constraints as well as air ventilation considerations.

Remarks

(1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information :-

(i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;

(ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;

(iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;

(iv) the alignment, widths and levels of any roads, walkways and footbridges proposed to be constructed within the area;

(v) the landscape and urban design proposals within the area;

(vi) programmes of development in detail;

(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;

(viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(x) an air ventilation assessment report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

(xi) a visual impact assessment to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and

(xii) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (Cont'd)

Remarks (Cont'd)

(2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.

(3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6 and the maximum building height as stipulated on the Plan.

(4) In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(5) Where the permitted plot ratio as defined in the Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (3) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (3) above may thereby be exceeded.

(6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(7) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

S/H9/18***A***

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) ***Public Vehicle Park (excluding container vehicle) (on land designated "R(A)5" and "R(A)6" only)*** Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) ***(not elsewhere specified)*** Religious Institution School (not elsewhere specified) Shop and Services ***(not elsewhere specified)*** Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

(1) On land designated "Residential (Group A)"("R(A)"), "Residential (Group A)1" ("R(A)1"), "Residential (Group A)2" ("R(A)2"), ~~and~~ "Residential (Group A)3" ("R(A)3"), ***"Residential (Group A)5" ("R(A)5") and "Residential (Group A)6" ("R(A)6")***, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(2) On land designated "R(A)2", a maximum building height of 120mPD would be permitted for sites with an area of 400m^2 or more.

(3) On land designated "R(A)3", a maximum building height of 135mPD would be permitted for sites with an area of 400m^2 or more.

(4) On land designated "Residential (Group A)4" ("R(A)4"), no new development, or addition, alteration and /or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of mPD, as stipulated on the Plan.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(5) On land designated "R(A)", "R(A)2", "R(A)3"**,** ~~and~~ "R(A)4" ***and "R(A)5"***, no new development of or redevelopment to a domestic or non-domestic building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 8 for Class A site, 9 for Class B site and 10 for Class C site, or a maximum non-domestic plot ratio of 15, as the case may be. The definition of Class A, Class B and Class C sites shall be in accordance with the Building (Planning) Regulations.

(6) On land designated "R(A)", "R(A)2", "R(A)3"**,** ~~and~~ "R(A)4" ***and "R(A)5"***, for new development of or redevelopment to a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum permitted non-domestic plot ratio of 15 and the actual non-domestic plot ratio proposed for the building and the maximum permitted domestic plot ratio for the building divided by the maximum permitted non-domestic plot ratio of 15. The maximum permitted domestic plot ratios are as stipulated in paragraph (5) above.

(7) On land designated "R(A)", "R(A)2", "R(A)3"**,** ~~and~~ "R(A)4" ***and "R(A)5"***, no addition, alteration and/or modification to an existing building shall result in a total development in excess of the relevant maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (5) or (6) above, or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable –

(a) the plot ratio(s) of the existing building shall apply only if any addition, alteration and/or modification to an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or

(b) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (5) or (6) above shall apply if any addition, alteration and/or modification to an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.

(8) On land designated "R(A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6, or the plot ratio of the existing building, whichever is the greater.

(9) On land designated "R(A)6", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 85,800m^2.

(~~9~~***10***) In determining the maximum plot ratio for the purposes of paragraphs (5), (6) and (8) above, the area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings solely for accommodating ~~Government, institution or community~~***GIC*** facilities including school(s) as may be required by Government shall be deducted from calculation of the site area.

(Please see next page)

S/H9/18***A***

***RESIDENTIAL (GROUP A)* (Cont'd)**

***Remarks* (Cont'd)**

(~~10~~***11***) In determining the ***relevant*** maximum plot ratio***/gross floor area*** for the purposes of paragraphs (5), (6)***,*** ~~and~~ (8) ***and (9)*** above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(12) On land designated "R(A)5" and "R(A)6", in determining the relevant maximum plot ratio/gross floor area for the purposes of paragraphs (5), (6) and (9) above, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may also be disregarded.

(13) On land designated "R(A)5", in determining the relevant maximum plot ratio for the purposes of paragraphs (5) and (6) above, any floor space that is constructed or intended for use solely as public vehicle parks may be disregarded.

(~~11~~***14***) Where the permitted plot ratio as defined in the Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio***/gross floor area*** for the building on land to which paragraph (5)***,*** ~~or~~ (6) ***or (9)*** applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio***/gross floor area*** specified in paragraphs (5)***,*** ~~or~~ (6) ***or (9)*** above may thereby be exceeded.

(~~12~~***15***) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height***/*** ~~and~~ plot ratio***/gross floor area*** restrictions stated in paragraphs (1) to (4)***,*** ~~and~~ (8) ***and (9)*** above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

S/H9/18***A***

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Driving School
Educational Institution	Eating Place (not elsewhere specified)
Exhibition or Convention Hall	Flat
Field Study/Education/Visitor Centre	Funeral Facility
Government Refuse Collection Point	Holiday Camp
Government Use (not elsewhere specified)	Hotel
Hospital	House
Institutional Use (not elsewhere specified)	Marine Fuelling Station
Library	Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances
Market	Off-course Betting Centre
Pier	Office
Place of Recreation, Sports or Culture	Petrol Filling Station
Public Clinic	Place of Entertainment
Public Convenience	Private Club
Public Transport Terminus or Station	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	Refuse Disposal Installation (Refuse Transfer Station only)
Recyclable Collection Centre	Residential Institution
Religious Institution	Sewage Treatment/Screening Plant
Research, Design and Development Centre	Shop and Services ***(not elsewhere specified)***
School	Utility Installation for Private Project
Service Reservoir	Zoo
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in total development and/or redevelopment in excess of the maximum building height, in terms of number of storey(s) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(2) In determining the maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.

(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(4) On land designated "Government, Institution or Community (1)", an at-grade public open space of not less than 187m^2 shall be provided.

S/H9/18***A***

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Business" only

Schedule I: for open-air development or for building other than industrial or industrial-office building[@]

Ambulance Depot
Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Use (Police Reporting Centre, Post Office only)
Hospital (wholesale conversion of existing building only) (for "OU(B)1" only)
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[△])
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications, Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
School (excluding free-standing purpose-designed building and kindergarten)
Shop and Services
Training Centre
Utility Installation for Private Project
Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility
Government Refuse Collection Point
Government Use (not elsewhere specified)
Hospital ***(not elsewhere specified)*** (for "OU(B)1" only)
Hotel
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Non-polluting Industrial Use (not elsewhere specified)
Petrol Filling Station
School (not elsewhere specified)
Social Welfare Facility (excluding those involving residential care)
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Business" only (Cont'd)

Schedule II: for industrial or industrial-office building [@]

Ambulance Depot
Cargo Handling and Forwarding Facility (not elsewhere specified)
Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△])
Office (excluding those involving direct provision of customer services or goods)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications, Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Research, Design and Development Centre
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)
Utility Installation for Private Project
Warehouse (excluding Dangerous Goods Godown)

Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Industrial Use (not elsewhere specified))
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Off-course Betting Centre
Office (not elsewhere specified)
Petrol Filling Station
Place of Recreation, Sports or Culture
Shop and Services (not elsewhere specified) (ground floor only except for Ancillary Showroom[#] which may be permitted on any floor)
Vehicle Repair Workshop
Wholesale Trade

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[△], the following use is always permitted :

Office

(Please see next page)

S/H9/18***A***

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution School (excluding kindergarten) Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

@ *An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.*

△ *Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).*

\# *Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.*

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum non-domestic plot ratio of 12 and a maximum building height of 80 metres above Principal Datum, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Remarks (Cont'd)

(2) In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) Where the permitted plot ratio as defined in the Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.

(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

S/H9/18***A***

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Comprehensive Recreational Development Area" only

Aviary
Barbecue Spot
Boating Centre
Exhibition or Convention Hall
Field Study/Education/Visitor Centre
Golf Course
Government Refuse Collection Point
Government Use (not elsewhere specified)
Holiday Camp
Library
Park and Garden
Picnic Area
Pier
Place of Entertainment
Place of Recreation, Sports or Culture
Playground/Playing Field
Public Convenience
Tent Camping Ground
Zoo
Cable Car Route and Terminal Building
Eating Place
Hotel
Marina
Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances
Private Club
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Religious Institution
Residential Institution
Service Reservoir
Shop and Services (Fast Food Shop and Retail Shop only)
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide/reserve land for recreational and cultural facilities as well as holiday-camp type accommodation in Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence and for the preservation of the features of historical significance within the zone.

Remarks

(1) Any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) any of the existing historic buildings requires planning permission of the Town Planning Board.

(2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys, or the height of the existing building(s), whichever is the greater.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Comprehensive Recreational Development Area" only (Cont'd)

Remarks (Cont'd)

(3) In determining the maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.

(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

S/H9/18***A***

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Residential cum Commercial and Community Facilities" only

Ambulance Depot
Eating Place
Educational Institution
Exhibition or Convention Hall
Flat
Government Use (not elsewhere specified)
Library
~~Market~~
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park
(excluding container vehicle)
Residential Institution
School
Shop and Services
Social Welfare Facility
Utility Installation for Private Project

Broadcasting, Television and/or Film Studio
Commercial Bathhouse / Massage Establishment
Government Refuse Collection Point
Mass Transit Railway Vent Shaft and/or other structure above ground level other than entrances
Petrol Filling Station
Public Convenience
Religious Institution

Planning Intention

This zone is intended primarily to provide land intended for integrated development of residential, commercial, government and community uses above a Mass Transit Railway station.

(Please see next page)

S/H9/18***A***

OTHER SPECIFIED USES (Cont'd)

For "Residential cum Commercial and Community Facilities" only (Cont'd)

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 53,590m^2 and non-domestic gross floor area of 13,540m^2.

(3) In determining the maximum gross floor area for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use as, or ancillary and directly related to, a Mass Transit Railway station may also be disregarded.

(4) Where the permitted plot ratio as defined in the Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraph (2) above applies may be increased by the additional gross floor area by which the permitted gross floor area is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum gross floor area specified in paragraph (2) above may thereby be exceeded.

(5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and gross floor area restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Godown" only

Eating Place (Canteen only)
Public Utility Installation
Utility Installation for Private Project
Warehouse (other than Dangerous Goods Godown)
Office not Ancillary to Godown use
Industrial Use (other than Offensive Trades)

Planning Intention

This zone is intended primarily to provide/reserve land for purpose-built godown building.

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 25,250m^2, and the maximum building height as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater.

(2) In determining the maximum gross floor area for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Sewage Screening Plant " only

Sewage Treatment/Screening Plant	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of sewage treatment/screening plant serving the needs of the general public.

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(2) In determining the maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.

(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Boat Building/Repair Yards and Associated Facilities " only

Boat Building/Repairing Yard	Government Use (not elsewhere specified) Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended primarily for use as boat building/repairing yards and associated facilities.

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(2) In determining the maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.

(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For All Other Specified Uses Not Listed Above	
As Specified on the Plan	Government Use Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances Public Utility Installation Utility Installation for Private Project

Planning Intention

This zone is intended primarily to provide land for specific purposes including tram depot and air-cooled chiller plant.

Remark

No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height above the soffit level of the Island Eastern Corridor.

S/H9/18***A***

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Country Park* Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Field Study/Education/Visitor Centre Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

S/H9/18***A***

COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Attachment IV of
MPC Paper No. 6/23

HONG KONG PLANNING AREA NO. 9

~~APPROVED~~*DRAFT* SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18*A*

EXPLANATORY STATEMENT

HONG KONG PLANNING AREA NO. 9

~~APPROVED~~*DRAFT* SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18*A*

EXPLANATORY STATEMENT

	Contents	Page
1.	Introduction	1
2.	Authority for the Plan and Procedures	1
3.	Object of the Plan	3
4.	Notes of the Plan	~~3~~***4***
5.	The Planning Scheme Area	4
6.	Population	~~4~~***5***
7.	Building Height Restrictions in the Area	~~4~~***5***
8.	Non-building Areas	6
9.	Land Use Zonings	7
	9.1 Comprehensive Development Area	7
	9.2 Residential (Group A)	~~7~~***8***
	9.3 Government, Institution or Community	~~9~~***11***
	9.4 Open Space	~~9~~***11***
	9.5 Other Specified Uses	~~10~~***12***
	9.6 Green Belt	~~11~~***13***
	9.7 Country Park	~~11~~***13***
10.	Communications	~~12~~***14***
11.	Utility Services	~~12~~***14***
12.	Cultural Heritage	~~12~~***14***
13.	Implementation	~~13~~***15***

HONG KONG PLANNING AREA NO. 9

~~APPROVED~~*DRAFT* SHAU KEI WAN OUTLINE ZONING PLAN NO. S/H9/18*A*

(Being ~~an Approved~~***a Draft*** Plan for the Purposes of the Town Planning Ordinance)

EXPLANATORY STATEMENT

(Note: For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.)

1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved~~***draft*** Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18***A***. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

2. AUTHORITY FOR THE PLAN AND PROCEDURES

2.1 On 5 May 1967, the draft Shau Kei Wan OZP No. LH 9/31, being the first statutory plan covering the Shau Kei Wan area, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). On 28 November 1967, the then Governor in Council approved the draft OZP. Since then, the OZP had been amended several times to reflect the changing circumstances.

2.2 On 22 October 2002, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/12. On 1 November 2002, the approved Shau Kei Wan OZP No. S/H9/12 was exhibited for public inspection under section 9(5) of the Ordinance.

2.3 On 8 July 2003, the CE in C referred the approved Shau Kei Wan OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance.

2.4 On 27 February 2004, the draft Shau Kei Wan OZP No. S/H9/13, incorporating amendments which involve rezoning of various sites from "Commercial/Residential" ("C/R") to "Residential (Group A)" ("R(A)"), rezoning of various areas at Shau Kei Wan Foothills to reflect existing land uses upon completion of public housing developments, rezoning of a strip of land on Nam On Street to reflect the completion of a sitting out area, incorporation of plot ratio restrictions into the Notes of the OZP for "R(A)" and "Other Specified Uses" annotated "Business" ***("OU(B)")*** zones, and revision to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed

by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, two objections were received. After giving considerations to the objections, the Board decided not to uphold them.

2.5 On 4 January 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/14. On 21 January 2005, the approval of the draft OZP was notified in the Gazette and the approved Shau Kei Wan OZP No. S/H9/14 was exhibited for public inspection under section 9(5) of the Ordinance.

2.6 On 20 June 2006, the CE in C referred the approved Shau Kei Wan OZP No. S/H9/14 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back was notified in the Gazette on 7 July 2006 under section 12(2) of the Ordinance.

2.7 On 7 November 2008, the draft Shau Kei Wan OZP No. S/H9/15 incorporating amendments to impose building height restrictions for "Comprehensive Development Area" ("CDA"), ~~"Residential (Group A)" (~~"R(A)"~~)~~, "Government, Institution or Community" ("G/IC") and "Other Specified Uses" ("OU") zones, various zoning amendments and technical amendments to the Notes of the Plan was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 10 representations were received. On 16 January 2009, the Board published the representations for three weeks for public comment, and three comments on the representations were subsequently received.

2.8 After giving consideration to the representations to the draft Shau Kei Wan OZP No. S/H9/15 under section 6B(1) of the Ordinance on 29 May 2009, the Board decided to propose an amendment to the OZP to partially meet one representation. On 19 June 2009, the proposed amendment was published under section 6C(2) of the Ordinance for three weeks for further representations. No further representation in respect of the proposed amendment was received.

2.9 On 8 December 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/16. On 18 December 2009, the approved Shau Kei Wan OZP No. S/H9/16 was exhibited for public inspection under section 9(5) of the Ordinance.

2.10 On 16 September 2014, the CE in C referred the approved Shau Kei Wan OZP No. S/H9/16 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. ~~The reference back was notified in the Gazette on 26 September 2014 under section 12(2) of the Ordinance.~~***The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.***

~~2.11 On 31 October 2014, the draft Shau Kei Wan OZP No. S/H9/17 incorporating amendments mainly to rezone a site at A Kung Ngam Village Road from "Other Specified Uses" annotated "Business" ("OU(B)") to "OU(B)1", with 'Hospital (for "OU(B)1" only)' incorporated under Column 2 of the Notes was exhibited for~~

~~public inspection under section 5 of the Ordinance. Upon the expiry of the two-month exhibition period, no representation was received.~~

2.~~12~~***11*** On 31 March 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Shau Kei Wan OZP, which was subsequently renumbered as S/H9/18. ~~On 17 April 2015, the approved Shau Kei Wan OZP No. S/H9/18 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.~~***On 18 October 2022, the CE in C referred the approved OZP No. S/H9/18 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the approved OZP was notified in the Gazette on 28 October 2022 under section 12(2) of the Ordinance.***

2.12 On XX XXXX 2023, the draft Shau Kei Wan OZP No. S/H9/18A (the Plan), incorporating amendments mainly to rezone the A Kung Ngam Village and its adjacent areas from "Open Space" ("O"), "Green Belt", "OU(B)", "OU" annotated "Comprehensive Recreational Development Area" and areas shown as 'Road' to "R(A)6", to rezone a site to the north of Ming Wah Dai Ha from "O", "R(A)" and "G/IC" to "R(A)5", to rezone a site at 5 A Kung Ngam Village Road from "OU(B)" to "OU(B)1", and to rezone a site at 456 Shau Kei Wan Road from "G/IC", "O" and an area shown as 'Road' to "G/IC(1)", was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area (the Area) can be put under statutory planning control.

3.2 The Plan is to illustrate only the broad principles of development within the Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.

3.3 Since the Plan is to show broad land use zoning, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculations. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Shau Kei Wan area and not to overload the road network in this area.

4. NOTES OF THE PLAN

4.1 Attached to the Plan is a set of Notes which shows the type of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department ***(PlanD)*** and can be downloaded from the Board's website at http://www.info.gov.hk/tpb.

5. THE PLANNING SCHEME AREA

5.1 The Area is shown by a heavy broken line on the Plan. It covers about 201 hectares (ha) of land in the north-eastern part of Hong Kong Island.

5.2 It is bounded by the Shau Kei Wan Typhoon Shelter to the north and Tai Tam Country Park to the south. To the east is Heng Fa Chuen and to the west are the residential developments of Lei King Wan, Taikoo Shing and Kornhill.

5.3 A mixture of commercial and residential uses is found in the Area with the old Shau Kei Wan town centre located mainly along Shau Kei Wan Road and Shau Kei Wan Main Street East (i.e. the inland built-up area) and newer developments on the reclamation and the foothill areas respectively to its north and south. Two large public housing estates, namely Yiu Tung Estate and Hing Tung Estate, and four Home Ownership Scheme (HOS) developments are situated at the foothills. The waterfront area, reclaimed from the former Aldrich Bay Typhoon Shelter, provides additional land mainly for housing, school and open space developments. A new typhoon shelter has been provided to the north of the reclamation.

5.4 The eastern portion of the Area at a slightly uphill position is dominated by the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence. They occupy the former Lyemun Barracks Compound which is a graded historic site.

5.5 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).

6. POPULATION

~~According to~~***Based on*** the ~~2011~~***2016*** Population ***By-***Census, the population of the Area was ***estimated by PlanD as*** about ~~125,900~~***124,600***. It is estimated that the planned population of the Area would be about ~~134,000~~***127,700***.

7. BUILDING HEIGHT RESTRICTIONS IN THE AREA

7.1 To provide better planning control on the built-form upon development/redevelopment and to meet public aspirations for a better living environment, a review of the Shau Kei Wan OZP has been taken with a view to incorporating building height restrictions on the Plan for various development zones. In the absence of building height control, excessively tall buildings may proliferate in the Area, intermixing with the older and lower buildings. The presence of protruding buildings could create an unpleasant townscape and may sometimes obstruct air circulation.

7.2 The review has taken into account urban design considerations, including preservation of public views from important viewpoints, stepped height concept as recommended in the Urban Design Guidelines Study (with building heights increasing progressively from the waterfront to the inland areas), compatibility of building masses in the wider setting, local topography and characteristics, findings of an air ventilation assessment (AVA) by expert evaluation, as well as the need to strike a balance between the public interest and private development rights. Moreover, due to the presence of the historic site of the former Lyemun Barracks, consideration is given to maintaining a lower building profile for the development areas located in its proximity. In the light of the above, height bands of 100 metres above Principal Datum (mPD), 120mPD and 140mPD are recommended for the waterfront area at the northern part of the Area, 100mPD and 115mPD for the inland built-up area (i.e. the town centre area), 145mPD, 160mPD and 190mPD for the higher platforms at the foothill area. The maximum building height for the 100mPD and 115mPD height band zones could be allowed to increase to 120mPD and 135mPD respectively for sites with an area over $400m^2$. For the sites in the eastern part of the Area, lower building heights of 80mPD (for the business area) to 120mPD are recommended, and at the elevated platform along Chai Wan Road, a slightly higher height band of 135mPD is proposed.

7.3 Building height restrictions are also imposed on "G/IC" and "OU" zones in terms of mPD or number of storeys which mainly reflect the existing building heights of developments. The imposition provides visual and spatial relief to the densely built-up environment of the Area.

7.4 In general, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with design merits/planning gains. Each application for minor relaxation of building height restriction under section 16 of the Ordinance

will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

(a) amalgamating smaller sites for achieving better urban design and local area improvements;

(b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;

(c) providing better streetscape/good quality street level public urban space;

(d) providing separation between buildings to enhance air and visual permeability;

(e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and

(f) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to the townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.5 However, for any existing building with building height already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

8. NON-BUILDING AREAS

8.1 The AVA by expert evaluation carried out to assess the likely impact of the proposed building heights of the development sites in the Area on the pedestrian wind environment finds that the major prevailing annual winds come from the north-east direction. In terms of seasonal behaviour, the easterlies and southerlies dominate the spring and summer months, while the north-easterlies dominate the autumn and winter months. Developments along the waterfront and at the foothill areas generally enjoy good ventilation and existing open space and ***Government, institution or community (***GIC***)*** developments on the waterfront help to bring seabreezes inland. However, some of the air paths into the central part of the Area, particularly along Shau Kei Wan Road and Sai Wan Ho Street, could be impeded by surrounding developments.

8.2 To facilitate better air ventilation in the Area, the AVA has recommended non-building areas across the Ming Wah Dai Ha and Yiu Tung Estate sites which are not only large in size but located, respectively, to the east and south of the Shau Kei Wan town centre, i.e. the directions of major winter and summer winds. It is therefore important that the future development on these sites should not shield the inland area against the prevailing winds. Apart from recommending detailed AVA

studies to be carried out when the sites are proposed for redevelopment, two non-building areas within the Ming Wah Dai Ha site (respectively a strip of land at least 10m in width across its central portion aligned with Kam Wa Street and another at its southern boundary abutting Chai Wan Road), and another non-building area running in a south to north direction at the Yiu Tung Estate site have been proposed to enhance the air paths to the town centre.

8.3 The exact alignment, width, level above ground and elevation of the non-building areas across the two subject sites are to be considered under detailed AVAs for the future redevelopment of the sites. However, for the non-building area at the southern boundary of the Ming Wah Dai Ha site which serves purposes other than air ventilation (e.g. tree preservation), its alignment is delineated on the Plan. ~~The intention for the designation of non-building area is to provide air/visual corridors above ground and development is permitted below ground. Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction may be considered by the Board on application under section 16 of the Ordinance.~~***As the designation of non-building areas is primarily for the purpose of above ground air ventilation, the non-building area requirements will not apply to underground developments. No above ground structure is allowed except for landscape feature, boundary fence/boundary wall that is designed to allow high air porosity, and minor structure for footbridge connection or covered walkway may be allowed. Moreover, minor relaxation clause has been incorporated in the Notes of the relevant zone to allow minor relaxation of the non-building area requirements as shown on the Plan under exceptional circumstances.***

8.4 Furthermore, future developments, especially those in the inland built-up area, are encouraged to adopt suitable design measures to minimise any possible adverse impacts. These include greater permeability of podium, wider gap between buildings, positioning of buildings to align with the prevailing wind directions, etc.

9. LAND USE ZONINGS

9.1 Comprehensive Development Area ("CDA") : Total Area 3.53 ha

9.1.1 This zone is intended primarily for comprehensive development/ redevelopment of the area for residential use with provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, visual, traffic, infrastructure constraints, as well as air ventilation considerations.

9.1.2 The Ming Wah Dai Ha site at A Kung Ngam Road is under this zoning. In view of its proximity to the historic site of the Lyemun Barracks, visual and air ventilation impacts as well as traffic concerns, redevelopment within this zone is subject to a maximum plot ratio of 6 (calculated on a net site basis

excluding slopes) as well as a maximum building height of 100mPD for the northern part of the zone and 120mPD for the southern part.

9.1.3 As stated in paragraph 8.2 above, in order to improve air ventilation into the inner parts of the Area, two non-building areas are required for the site, i.e. a corridor of at least 10m in width across the central portion of the site generally aligning with Kam Wa Street (which is to be detailed in the master layout plan submission including an AVA report), and another at its southern boundary to enhance the air path along Chai Wan Road as shown on the Plan.

9.1.4 Minor relaxation of the plot ratio and building height restrictions may be considered by the Board on application. Each application for minor relaxation of the plot ratio and building height restrictions will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.4 above.

9.1.5 Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction may be considered by the Board on application.

9.2 Residential (Group A) ("R(A)") : Total Area ~~42.55~~***45.55*** ha

9.2.1 This zone is intended primarily for high-density residential developments. Commercial uses such as shops and services and eating places are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The lowest three floors of a building include basements but exclude any floor used wholly or mainly for carparking, loading/unloading bay and/or plant room. Commercial uses on any floor above the lowest three floors will require permission from the Board.

9.2.2 This zone includes public housing estates, HOS, Private Sector Participation Scheme and private residential developments in Shau Kei Wan foothills**,** ~~and~~ the Aldrich Bay Reclamation Area ***and the A Kung Ngam Area***, and private residential developments to the south of Sai Wan Ho Street and along Shau Kei Wan Road, Mong Lung Street, Shau Kei Wan Main Street East and Chai Wan Road. The residential developments near Island Eastern Corridor (IEC) would be subject to traffic noise impacts. Where appropriate, the building design of new development/redevelopment should take into account the need to mitigate the traffic noise impacts from the IEC. Efforts should also be made to reduce the noise level at source, such as provision of noise reducing friction course on road surface.

9.2.3 In the consideration of the overall transport, environmental and infrastructural constraints, as well as the adequacy in the provision of community facilities, developments or redevelopments within the "R(A)",

"R(A)2", "R(A)3"**,** ~~and~~ "R(A)4" ***and "R(A)5"*** zones are subject to plot ratio restrictions specified in the Notes, i.e. a maximum plot ratio of 8 for Class A site, 9 for Class B site and 10 for Class C site for a domestic building, or a maximum plot ratio of 15 for a non-domestic building depending on the site class of development site. The definition of Class A, Class B and Class C sites shall be in accordance with the Building (Planning) Regulations.

~~9.2.4 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.~~

9.2.~~5~~***4*** To provide a better living environment, on land designated "R(A)1" covering Oi Tung Estate, Yiu Tung Estate and Hing Tung Estate, a maximum plot ratio of 6 (calculated on a net site basis excluding slopes, public roads and free-standing GIC facilities), or the plot ratio of the existing building, whichever is the greater, is imposed. For the site at the lower platform of Yiu Tung Estate broadly bounded by Yiu Hing Road, the maximum plot ratio of 6 should only be taken as the maximum level for the purpose of technical assessments, including traffic impact assessment and air ventilation assessment, and the actual permitted level is subject to satisfactory demonstration of no adverse impacts based on the technical assessments.

9.2.~~6~~***5*** Development and redevelopment within the "R(A)", R(A)1", "R(A)2"**,** ~~and~~ **"**R(A)3"**, *"R(A)5" and "R(A)6"*** zones are subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Redevelopment within the "R(A)4" zone covering the Les Saisons site, however, should conform to the stipulated maximum building height in view of its prominent waterfront location.

9.2.~~7~~***6*** Developments and redevelopments within the "R(A)2" and "R(A)3" zones are subject to maximum building height restrictions of 100mPD and 115mPD respectively to allow a better wind environment in the inland area, especially along Sai Wan Ho Street. Nonetheless, to cater for amalgamation of sites and inclusion of on-site parking and loading/unloading and other supporting facilities for larger sites, maximum building heights of 120mPD and 135mPD would be permitted within the "R(A)2" and "R(A)3" zones respectively for sites with an area of 400m^2 or more.

9.2.7 The "R(A)5" site to the north of Ming Wah Dai Ha has an area of about 0.46ha and is intended for public housing development. Development within this zone is restricted to maximum plot ratio as stated in paragraph 9.2.3 above and a maximum building height restriction of 100mPD. Social welfare facilities, public vehicle park and retail facilities will be provided within the housing site. The use of premises for GIC facilities

would be subject to change to cope with the prevailing demand as requested by relevant Government departments.

9.2.8 The "R(A)6" site covering an area to the south of A Kung Ngam Village Road and Tung Kin Road in A Kung Ngam area has an area of about 2.59ha and is intended for public housing development. Development within this zone is restricted to a maximum gross floor area (GFA) of 85,800m^2. In order to avoid out-of-context and incompatible developments, a maximum building height restriction of 110mPD is imposed on the site. GIC facilities including social welfare facilities will be provided within the housing site. The use of premises for GIC facilities would be subject to change to cope with the prevailing demand as requested by relevant Government departments. A planning brief setting out the planning parameters and special design requirements will be prepared to guide the future development of the site. A Preliminary Air Ventilation Assessment(AVA)-Expert Evaluation has been carried out for the "R(A)6" site and mitigation measures such as building orientation and building separation have been proposed in the assessment to alleviate the potential air ventilation impacts on the surrounding wind environment. A quantitative AVA shall be carried out at the detailed design stage. Requirements of the design measures and quantitative AVA shall be incorporated in the planning brief for implementation as appropriate.

9.2.9 In order to facilitate the provision of GIC facilities, in determining the relevant maximum plot ratio/GFA for land designated "R(A)5" and "R(A)6", any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.

9.2.10 In order to facilitate the provision of public vehicle parks, in determining the relevant maximum plot ratio for land designated "R(A)5", any floor space that is constructed or intended for use solely as public vehicle parks may be disregarded.

9.2.11 The plot ratio/GFA control under "R(A)5" and "R(A)6" zones are regarded as being stipulated in a "new or amended statutory plan" according to the Joint Practice Note No. 4 "Development Control Parameters Plot Ratio/Gross Floor Area", and shall be subject to the streamlining arrangements stated therein.

9.2.12 In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratios/GFA (except that of "R(A)1" zone) may be increased by what is permitted to be exceeded under Regulation 22. This is to maintain flexibility for unique circumstances such as dedication of part of a site for road widening or public uses.

9.2.~~8~~***13*** Minor relaxation of the plot ratio~~/ and~~ building height***/GFA*** restrictions may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of the plot ratio and building height restrictions will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.4 above.

9.3 Government, Institution or Community ("G/IC") : Total Area 16.23 ha

9.3.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

9.3.2 This zone includes sites for Government and community facilities such as police station, clinic, market, public convenience, public bathhouse, refuse collection point, school and bus terminus. Uses such as temple, church, electric substation and telephone exchange also fall within this zone.

9.3.3 Development and redevelopment within the "G/IC" zone is subject to building height restrictions as stipulated on the Plan or the height of the existing building, whichever is the greater. Minor relaxation of the building height restrictions may be considered by the Board on application. Each application for minor relaxation of the building height restriction will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.4 above.

9.3.4 A site at 456 Shau Kei Wan Road is designated for "G/IC(1)" zone with a building height restriction of 11 storeys to facilitate the redevelopment of the Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre for day activities centre, hostel places for severely mentally handicapped persons as well as a family and child development centre. An at-grade public open space of not less than 187m^2 shall be provided.

9.4 Open Space ("O") : Total Area ~~11.28~~***9.87*** ha

9.4.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.4.2 Whilst most of the existing open space sites are small sitting-out areas, they are well distributed within the Area and easily accessible on foot. Active recreational facilities can be found at the open space site on Nam On Street. Additional open space sites including a 15m wide promenade and three large open space sites are provided on the Aldrich Bay Reclamation Area to

serve the population in the Area. The waterfront promenade and open space to the north of Oi Lai Street have been completed.

9.5 Other Specified Uses ("OU") : Total Area ~~44.92~~***44.15*** ha

9.5.1 This zone is intended for specific development(s) and/or use(s), which is/are specified in the annotation of the zone. Two large sites under this zoning with a total area of about ~~40.21~~***39.9*** ha are annotated "Comprehensive Recreational Development Area". They cover the Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence, providing recreational and cultural facilities as well as holiday-camp type of accommodation. As these are on the historic site of the former Lyemun Barracks Compound, any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) any of the existing historic buildings requires planning permission of the Board. Moreover, prior consultation with the Antiquities and Monuments Office ***(AMO)***~~of the Leisure and Cultural Services Department~~ should be made if any development or redevelopment may affect the site or its buildings. A maximum building height restriction of three storeys, or the height of the existing building, whichever is the greater, is imposed on this zone.

9.5.2 About ~~1.48~~***1.18*** ha of land is zoned "OU" annotated "Business" ("OU(B)") and "OU(B)1". The planning intention of the business zone is primarily for general business uses. Under this zoning, a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. However, in order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial and industrial-office (I-O) buildings. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same industrial or I-O building in the A Kung Ngam Industrial Area (AKNIA) until the whole area is transformed to cater for the new non-polluting business uses. For ~~a~~ site***s*** at 3 ***and 5*** A Kung Ngam Village Road, "OU(B)1" zone is designated to facilitate the possible development of a private hospital specialised in cancer treatment and radiotherapy***, as well as a private hospital providing in-patient and out-patient services respectively***. ~~For better planning control,~~ ***To facilitate the hospital development, wholesale conversion of existing building for hospital use is always permitted whereas other*** hospital development on ~~this~~***these*** site***s*** requires permission from the Board under section 16 of the Ordinance. Development within this zoning should make reference to the relevant Town Planning Board Guidelines. In order to protect the view from the former Lyemun Barracks behind AKNIA, development within this zone

is subject to a maximum building height of 80mPD or the height of the existing building, whichever is the greater. Developments within this zone are also subject to a maximum non-domestic plot ratio of 12. In the circumstances set out in Regulation 22 of the Building (Planning) Regulations, the above specified maximum plot ratio may be increased by what is permitted to be exceeded under Regulation 22.

9.5.3 Other sites falling within this zone include the godown, the sewage screening plant and the boat building/repair yards in the A Kung Ngam area, the integrated development of residential use and commercial and community facilities at Tai On Street, Sai Wan Ho, and the tram depot underneath the IEC. These sites are subject to building height restrictions and, where appropriate, GFA restrictions as stipulated on the Plan and/or indicated in the Remarks of the Notes.

9.5.4 Minor relaxation of the plot ratio~~/gross floor area (~~GFA~~)~~ and/or building height restrictions imposed on the "OU" zones may be considered by the Board on application. Each application for minor relaxation of the plot ratio/GFA and/or building height restrictions will be considered on its own merits, taking into account the relevant criteria as set out in paragraph 7.4 above.

9.6 Green Belt ("GB") : Total Area ~~46.71~~***45.88*** ha

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type developments and to provide additional outlets for passive recreational activities. These areas are generally well wooded hill slopes forming a green backdrop to Shau Kei Wan. Where appropriate, passive recreational facilities such as walking trails and sitting-out areas are provided. There is a general presumption against development within this zoning to promote conservation of the natural environment. The "GB" zone comprises areas of steep terrain or difficult topography and hence is not suitable for development.

9.7 Country Park ("CP") : Total Area 5.88 ha

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). The main purpose of this zoning is to conserve the natural environment and to provide for recreational facilities where appropriate. The planning and development within this zoning are under the jurisdiction of the Country and Marine Parks Authority pursuant to the Country Parks Ordinance. Approval from the Board is not required. This zone covers the portion of Tai Tam Country Park which falls within the boundary of the Area.

10. COMMUNICATIONS

10.1 Roads

10.1.1 Shau Kei Wan Road, Chai Wan Road and the IEC are major roads connecting Shau Kei Wan with the other parts of Hong Kong Island.

10.1.2 To cater for the developments on Aldrich Bay Reclamation Area, link roads have been provided at Tai On Street, Mong Lung Street and A Kung Ngam Village Road.

10.2 Public Transport

10.2.1 The Area is served by various modes of public transport including Mass Transit Railway, buses, trams, public light buses and taxis. An existing bus terminus is located at the junction of Aldrich Street and Nam On Street. An additional bus terminus has been provided in Yiu Tung Estate.

10.2.2 Two Mass Transit Railway stations, namely Sai Wan Ho and Shau Kei Wan, are located within the Area, providing easy access to and from other districts. Most parts of the Area are within walking distance from these stations.

11. UTILITY SERVICES

The Area is adequately provided with water supply, electricity, gas, telephone and drainage services. A sewage screening plant is provided at A Kung Ngam. The screened effluent is transferred through a deep tunnel conveyance system to the Stonecutters Island Sewage Treatment Works for chemically enhanced primary treatment before discharging into the western harbour through a submarine outfall. A site located to its west has been reserved for the extension of the plant.

12. CULTURAL HERITAGE

12.1 ~~The former Lyemun Barracks Compound and a~~***A*** number of buildings within the ***former Lyemun Barracks*** Compound are ~~graded historic site~~***declared monuments*** and graded historic buildings~~ respectively~~. ***Blocks 7, 10 and 25 of the Compound are declared monuments. Blocks 18, 20, 21, 30, 31 and 32 of the Compound are Grade 1 historic buildings whereas Blocks 3, 5, 17, 33 and 34 of the Compound are Grade 2 historic buildings.*** Also, there are a number of temples in Shau Kei Wan which are graded historic buildings. They include Shing Wong Temple ***(Grade 3)***, Tin Hau Temple ***(Grade 2)*** and Tam Kung Temple ***(Grade 3)***. ***The Main Building and Villa of the Salesian Mission House are Grade 2 historic buildings.***

12.2 ***On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, and accorded grading to some buildings/structures within the Area. There are also a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by AAB. Details of the list of 1,444 historic buildings and new items for grading assessment have been uploaded onto the official website of AAB at http://www.aab.gov.hk. Information of the declared monuments, site of archaeological interest and Government Historic Sites Identified by AMO can be obtained from the official websites of AAB and AMO.***

12.3 Prior consultation with the ~~Antiquities and Monuments Office of the Leisure and Cultural Services Department~~***AMO*** should be made if any development***, redevelopment*** or rezoning proposals ***which may***~~might~~ affect the ~~sites/structures~~ ***declared monuments, historic buildings/structures graded by AAB, new items pending grading assessment by AAB or site of archaeological interest, Government Sites Identified by AMO, any other historic buildings/structures identified, both at grade and underground, and their immediate environs***.

13. IMPLEMENTATION

13.1 Works for the Aldrich Bay Reclamation were completed in early 1999. Planned housing developments, Government, institution and community facilities and open spaces have been completed.

13.2 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

13.3 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Eastern District Council would also be consulted as appropriate.

13.4 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all

relevant planning considerations which may include the departmental outline development plans/layout plans and the guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

TOWN PLANNING BOARD
~~APRIL 2015~~*XXX 2023*

土 木 工 程 拓 展 署
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

Agreement No. CE 30/2019 (CE)

Site Formation and Infrastructure Works for Proposed Public Housing Development at A Kung Ngam Village, Eastern – Feasibility Study

Final Feasibility Study Report for Rezoning

(Issue 3)

FINAL FEASIBILITY STUDY REPORT FOR REZONING (ISSUE 3)

CONTENTS

		Page
1.	**INTRODUCTION**	**1**
1.1	Project Background	1
1.2	Scope of the Project	1
1.3	Objective of this Report	1
2.	**PROPOSED PUBLIC HOUSING DEVELOPMENT**	**2**
2.1	The Site and Its Surrounding Area	2
2.2	Statutory Planning Context	2
2.3	Site Accessibility	2
2.4	Proposed Development Scheme	3
3.	**TRAFFIC AND TRANSPORTATION**	**8**
3.1	General	8
3.2	Existing Road Networks	8
3.3	Existing Traffic Conditions	8
3.4	Existing Public Transportation Services	9
3.5	Proposed Access Arrangements	9
3.6	Approach for Traffic Forecast	9
3.7	Parking Provision Requirement	11
3.8	Pedestrian Trip Generation and Public Transport Facilities	12
3.9	Summary	13
4.	**DRAINAGE AND SEWERAGE**	**14**
4.1	General	14
4.2	Drainage	14
4.3	Sewerage	15
4.4	Summary	16
5.	**WATER SUPPLIES AND UTILITIES**	**17**
5.1	General	17
5.2	Existing Water Supply Systems	17
5.3	Impacts of the Proposed Development on Water Supply	17
5.4	Recommendations for Water Supply	17
5.5	Existing Utilities	19
5.6	Findings and Recommendations on Utilities	19
5.7	Summary	19
6.	**GEOTECHNICAL ASPECT**	**20**
6.1	General	20
6.2	Ground Condition	20
6.3	Existing Man-made Slopes and Retaining Walls	21
6.4	Natural Terrain Hazard Study (NTHS)	21
6.5	Findings and Recommendations	22
6.6	Summary	22
7.	**LAND MATTERS**	**23**

7.1	General	23
7.2	Land Resumption	23
7.3	Land Alienation	23
7.4	Modification of Licenses	24
7.5	Modification of Tenancy Agreement	24
7.6	Squatters on Unleased Government Land	24
7.7	Crops, Fruit trees, Livestock Farm, Fish Pond	24
7.8	Graves, Kam Taps (Urns) or Shrines	24
7.9	Access Provision	24
7.10	Summary	24
8.	**ENVIRONMENTAL ASPECT**	**25**
8.1	General	25
8.2	Environmental Impact Assessment Ordinance (EIAO)	25
8.3	Air Quality	25
8.4	Noise	28
8.5	Water Quality	30
8.6	Waste Management	31
8.7	Land Contamination	32
9.	**AIR VENTILATION ASSESSMENT IN THE FORM OF EXPERT EVALUATION**	**33**
9.1	General	33
9.2	Summary on Site Wind Availability and Air Ventilation Performance	33
9.3	Conclusions and Recommendations	35
9.4	Summary	35
10.	**LANDSCAPE AND VISUAL IMPACTS**	**36**
10.1	General of Landscape Impacts	36
10.2	Tree and Vegetation Survey	36
10.3	Preliminary Tree Treatment Proposal	37
10.4	Landscape and Visual Mitigation Measures	37
10.5	Summary on Landscape Assessment	39
10.6	Summary of Landscape Impact	41
10.7	General of Visual Impacts	43
10.8	Existing Visual Elements	44
10.9	Appraisal on Visual Changes	44
10.10	Mitigation Measures	46
10.11	Overall Visual Appraisal	46
10.12	Conclusion	47
11.	**HERITAGE**	**49**
11.1	Introduction	49
11.2	Legislation, Standards and Guidelines	49
11.3	Assessment Methodology	52
11.4	Baseline Condition	52
11.5	Preliminary Impact Assessment	56
11.6	Mitigation Measures	57
11.7	Summary	57
12.	**IMPLEMENTATION PROGRAMME**	**58**

12.1 Key Milestone 58

13. CONCLUSION 59

LIST OF FIGURES

Figure	Title
CE30/IRB/101	Project Location Plan
CE30/IRB/102	Development Boundary
CE30/IRB/201	Existing Zoning Plan
CE30/IRB/202	Conceptual Building Layout Plan
CE30/IRB/203	Cross Section for the Proposed Housing Development (Sheet 1)
CE30/IRB/204	Cross Section for the Proposed Housing Development (Sheet 2)
CE30/IRB/205	Cross Section for the Proposed Housing Development (Sheet 3)
CE30/IRB/301	Area of Influence and Identified Critical Junction
CE30/IRB/302	Existing Public Transport Facilities
CE30/IRB/303	Proposed Junction Improvement for J1 – Tung Hei Road / A Kung Ngam Village Road / Oi Lai Street
CE30/IRB/304	Existing Pedestrian Network
CE30/IRB/305	Planned / Committed Developments
CE30/IRB/401	Proposed Drainage Layout Plan
CE30/IRB/402	Proposed Sewerage Layout Plan
CE30/IRB/501	Proposed Fresh Water Mains Layout Plan (Sheet 1)
CE30/IRB/502	Proposed Fresh Water Mains Layout Plan (Sheet 2)
CE30/IRB/503	Proposed Salt Water Mains Layout Plan
CE30/IRB/601	Ground Investigation Locations and Rockhead Contour Plan
CE30/IRB/602	Slope Feature Plan and Landslide Location Plan
CE30/IRB/701	Land Status Plan (Sheet 1 of 2)
CE30/IRB/702	Land Status Plan (Sheet 2 of 2)
CE30/IRB/801	Air Quality Impact Assessment 500m Assessment Area
CE30/IRB/802	Buffer Distance for Vehicle Emission Impact
CE30/IRB/901	Air Ventilation Assessment
CE30/IRB/1001	Tree Survey Plan Overlaid Proposed Work Layout (Sheet 1)
CE30/IRB/1002	Tree Survey Plan Overlaid Proposed Work Layout (Sheet 2)
CE30/IRB/1003	Tree Survey Plan Overlaid Proposed Work Layout (Sheet 3)
CE30/IRB/1004	Tree Survey Plan Overlaid Proposed Work Layout (Sheet 4)
CE30/IRB/1005	New Tree Planting
CE30/IRB/1006	Landscape Resource Plan
CE30/IRB/1007	Landscape Character Area Plan
CE30/IRB/1008	Photos of Affected Landscape Resources & Landscape Character Area (Sheet 1)
CE30/IRB/1009	Photos of Affected Landscape Resources & Landscape Character Area (Sheet 2)
CE30/IRB/1010	Location of Viewing Points
CE30/IRB/1011	Conceptual Landscape & Mitigation Measures Plan
CE30/IRB/1012	Photos of Viewing Point 1
CE30/IRB/1013	Photos of Viewing Point 2
CE30/IRB/1014	Photos of Viewing Point 3
CE30/IRB/1015	Photos of Viewing Point 4
CE30/IRB/1016	Photos of Viewing Point 5
CE30/IRB/1017	Photos of Viewing Point 6
CE30/IRB/1018	Photos of Viewing Point 7
CE30/IRB/1019	Photos of Viewing Point 8

LIST OF TABLES

Table	Title
2.4.1	Major Development Parameters
2.4.2	Potential Social Welfare Facilities to be provided at the Site
2.4.3	Provision of Ancillary Carparking and L/UL according to HKPSG and as agreed by Social Welfare Department based on Notional Scheme
3.3.1	Existing Junction Performance
3.6.1	Year 2036 Junction Performance
3.6.2	Year 2040 Junction Performance
3.6.3	Year 2040 Junction Performance with improvement scheme
3.7.1	Provision of Ancillary Parking and L/UL Facilities
3.7.2	Agreed Parking Provision for Social Welfare Facilities
3.8.1	Design Scenario LOS Assessment
6.3.1	Features Identified within or in the vicinity of the Site
8.3.1	Representative Air Sensitive Receivers (ASRs)
10.2.1	Summary of Surveyed Trees of Particular Interest (TPIs)
10.4.1	Landscape and Visual Mitigation Measures
10.5.1	Summary of Landscape Impacts
10.9.1	Summary of Visual Impacts
12.1.1	Date of Key Activities

LIST OF ABBREVIATIONS

AAB	Antiquities Advisory Board
AMO	Antiquities and Monuments Office
APCO	Air Pollution Control Ordinance
B/Ds	Government Bureau/Departments
BDTM	Base District Traffic Model
BHR	Building Height Restriction
CAP	Contamination Assessment Plan
CAR	Contamination Assessment Report
CDG	Completely Decomposed Granite
CEDD	Civil Engineering and Development Department
CLP	China Light and Power Co Ltd
DEVB	Development Bureau
DFC	Design Flow to Capacity
DP	Designated Project
DSD	Drainage Service Department
EAS	Environmental Assessment Study
EFS	Engineering Feasibility Study
EIAO	Environmental Impact Assessment Ordinance
EPD	Environmental Protection Department
FSD	Fire Service Department
FSP	Fine Suspended Particulates
FWSR	Fresh Water Service Reservoir
GA	Geotechnical Assessment
GI	Ground Investigation
GMB	Green Minibus
G/IC	Government / Institution / Community
HD	Housing Department
HIA	Heritage Impact Assessment
HKPSG	Hong Kong Planning Standards and Guidelines
HyD	Highways Department
I/R	Industrial / Residential
IDC	Investigation, Design and Construction
LandsD	Lands Department
LCSD	Leisure and Cultural Services Department
LIA	Landscape Impact Assessment
MDG	Moderately Decomposed Granite
MPD	Meters above Principal Datum
NTHS	Natural Terrain Hazard Study
NO2	Nitrogen Dioxide
NSR	Noise Sensitive Receivers
OH	Open Hillslope
OHL	Open Hillslope Landslide

OZP	Outline Zoning Plan
PES	Preliminary Environmental Study
PFRFs	Public Fill Reception Facilities
PME	Powered Mechanical Equipment
PGA	Preliminary Geotechnical Appraisal
PlanD	Planning Department
QPME	Quality Powered Mechanical Equipment
RAP	Remediation Action Plan
RC	Reserve Capacity
RF	Rockfall
RR	Remediation Report
RSP	Respirable Suspended Particulates
SDG	Slightly Decomposed Granite
SIS	Slope Information System
SKWPTW	Shau Kei Wan Preliminary Treatment Works
SWPS	Salt Water Pumping Station
SWSR	Salt Water Service Reservoir
TPEDM	Territorial Population and Employment Data Matrices
TCR	Total Core Recovery
TD	Topographic Depression
TDF	Failure within Topographic Depression
TSP	Total Suspended Particulates
TTIA	Traffic and Transportation Impact Assessment
VE	Visual Envelope
VIA	Visual Impact Assessment
VPs	Viewing Points
WSD	Water Supplies Department
WSIA	Water Supply Impact Assessment

1. INTRODUCTION

1.1 Project Background

1.1.1 As set out in various Policy Addresses in recent years, the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting the housing and other development needs. To meet and expedite housing land supply in the short and medium terms, among other things, the Government has been carrying out various land use reviews on an on-going basis, with a view to identifying more suitable sites for conversion to residential use. A site at A Kung Ngam Village in Shau Kei Wan has been identified for development of public housing. The proposed project location and development boundary are shown in **Figure CE30/IRB/101 and 102**.

1.1.2 WSP (Asia) Limited (WSP) was commissioned by Civil Engineering and Development Department (CEDD) under Agreement no. CE 30/2019 (CE) in January 2020 to undertake the Engineering Feasibility Study (EFS) for the site formation and infrastructure works for supporting the proposed public housing development at the Site.

1.2 Scope of the Project

1.2.1 The Project comprises the following major works elements:

- Site clearance of existing structures and trees;
- Site formation works;
- Natural terrain hazard mitigation measures.
- Road works;
- Drainage, sewerage and waterworks;
- Environmental mitigation measures;
- Landscape works and
- Other infrastructure works such as utility works deemed to be necessary to support the Development.

1.3 Objective of this Report

1.3.1 This objective of this report is summarize the findings, recommended works and mitigation measures to demonstrate no insurmountable impact on/due to the proposed development and infrastructure works to facilitate the rezoning process.

2. PROPOSED PUBLIC HOUSING DEVELOPMENT

2.1 The Site and Its Surrounding Area

2.1.1 The Site is located at the northeast part of Shek Kei Wan. It is bounded by Island Eastern Corridor to the east, Old Lei Yue Mun Barrack Compound to the south, A Kung Ngam Road to the west and A Kung Ngam Village Road to the north. The western portion of the Site is currently occupied by CEDD's temporary works area while the eastern portion is occupied by an existing village settlement of A Kung Ngam Village with village houses and squatters as well as unnamed industrial buildings.

2.1.2 The Site is located in a community intermixed with business/industrial, residential, community and recreational uses. To its north is existing commercial developments along Tung Wong Road and A Kung Ngam Village Road including Sing Tao News Corporation Building and Hang Tung Resources Centre and existing industrial developments[1] along Tung Kin Road and A Kung Ngam Village Road including Len Shing Industrial Centre, Elegance Printing Centre, Centro-Sound Industrial Building and Manson Industrial Building, and existing medical centre/planned hospital at A Kung Ngam Village Road including Hong Kong Sanatorium & Hospital (HKSH) Eastern Medical Centre - Tsao Yin Kai Block and HKSH Eastern Medical Centre - Li Shu Fong Building. To its west is Shaukiwan Tsung Tsin School and Shaukeiwan Government Primary School and a cluster of private residential developments along Shau Kei Wan Main Street East. To its south is a steep uphill area with man-made and natural slopes and to the further south is the Old Lei Yue Mun Barrack Compound, which is now used as Lei Yue Mun Park and Holiday Village. To its east is the Island Eastern Corridor and to the further east across Island Eastern Corridor is the Hong Kong Museum of Coastal Defence.

2.2 Statutory Planning Context

2.2.1 The Site currently falls within an area zoned "Open Space" ("O"), "Green Belt" ("GB"), "Other Specified Uses" annotated "Business" ("OU(B)") and "Other Specified Uses" annotated "Comprehensive Recreational Development Area" ("OU(CRDA)") and areas shown as 'Road' on the approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18 as shown in **Figure No. CE30/IRB/201**. To facilitate the proposed public housing development, it is considered necessary to rezone the Site to a residential zone.

2.3 Site Accessibility

2.3.1 The Site can be accessed from Tung Kin Road, A Kung Ngam Village Road and A Kung Ngam Village Lane.

2.3.2 The Site will be mainly served by public transport, including MTR, franchised buses, public light buses and taxis. It is located approximately 450m from the MTR Shau Kei Wan Station and a bus terminus at Nam On Street is located approximately 550m from the Site, which can be accessible on foot.

[1] The potential industrial/residential interface issue in terms of air quality and noise impact between the existing industrial developments and the proposed public housing development are discussed in the Environmental Assessment under Section 8 of this Report. It is concluded that there will be no insurmountable environmental impact caused by the surrounding industrial developments to the proposed public housing development.

2.4 Proposed Development Scheme

2.4.1 The scope of the proposed development at the Site includes public housing development (either public rental housing or subsidized sales flat) with provision of ancillary retail, social welfare and kindergarten facilities, which would support the residents of the housing development and the local community. In order to formulate the proposed development scheme and layout, different B/Ds have been consulted on the development requirements.

2.4.2 The proposed development parameters which are subject to review in detailed design stage are summarized in **Table 2.4.1** below. The notional layout which is subject to review in detailed design stage is shown in **Figure no. CE30/IRB/202**.

Table 2.4.1 Major Development Parameters

Proposed Rezoning Area	Approx. 2.59ha
Gross Area of Proposed Housing Development Area	Approx. 2.41ha
Maximum Gross Floor Area (GFA)	85,800 m^2
Maximum Building Height	+110mPD
No. of Domestic Blocks	7
Estimated No. of Flats (1)	Approx. 2,000
Estimated No. of Population (2)	Approx. 5,400
Greenery Coverage	Minimum 20% of the housing site area
Other Facilities	- Social welfare facilities (3) - 6-classroom kindergarten; and - Retail facilities
Estimated Completion Year	2032 (Phase 1) 2037 (Phase 2)

(1) To allow for future design flexibility, the infrastructure capacity for the Development is tested at 2,200 nos. of flats (2,000 + 10%). The proposed development parameters are subject to review in detailed design stage.

(2) Assuming 2.7 persons per flat.

(3) GFA equivalent to about 5% of the attainable domestic GFA of the public housing development will be reserved for the provision of social welfare facilities as per advice from Social Welfare Department (SWD). The proposed social welfare facilities have been included for assessment under the EFS. The location, type and actual provision of social welfare facilities will be subject to agreement with relevant departments in detailed design stage.

Built Form and Layout

2.4.3 Under the notional layout, seven residential towers are proposed, i.e. one residential tower with 27 domestic storeys on top of a 3-storey podium at the western part of the Site, three residential towers with 19 domestic storeys on top of a 4-storey podium at the middle part of the Site and three residential towers with 21 to 24 domestic storeys on top of a 4-storey podium at the eastern part of the Site. Podium design would enable flexible space planning for ancillary car park, retail, social welfare and kindergarten facilities in support the public housing development and the local community. The proposed building height of +110mPD for the residential towers above the podium (ranging from +80mPD to +107mPD) is recommended taking into account the compatibility with surrounding context and key public viewers located within the assessment area. Although the proposed scheme would create a certain degree of visual impacts, especially the views from the Old Lei Yue Mun Barracks Compound, the proposed development with recommended mitigation measures incorporated into design layout is considered acceptable from the visual perspective, while also striking a balance in optimizing the land resource for housing production. Also, with the good ventilation design measures adopted in the building design, the possible air ventilation impact arising from the proposed development on the surroundings would be minimized. Section plans of the proposed housing development are shown in **Figure no. CE30/IRB/203**, which are subject to further review at detailed design stage.

Provision of GIC and Supporting Facilities

2.4.4 To support the additional population at the Site and the wider district, retail shops and GIC facilities including a 6-classroom kindergarten and social welfare facilities are reserved within the podium of the residential towers.

2.4.5 According to the Chief Executive's 2020 Policy Address, 5% of the domestic GFA can be set aside for the provision of social welfare facilities. According to the notional scheme, GFA equivalent to about 5% of the attainable domestic GFA is reserved for the provision of social welfare facilities within the proposed housing development which is subject to further review at detailed design stage. The potential provision of social welfare facilities at the Site is summarised in **Table 2.4.2**.

Table 2.4.2 Potential Social Welfare Facilities to be provided at the Site

Type of facilities
- Home Care Service for Frail Elderly Persons (2-team size non-kitchen based)
- Integrated Community Centre for Mental Wellness
- Day Care Centre for the Elderly (60 places)
- Community Rehabilitation Day Centre
- District Support Centre for Persons with Disabilities

Remark: The exact provision of social welfare facilities is subject to further review.

Provision of Local Open Space

2.4.6 With reference to the Hong Kong Planning Standards and Guidelines (HKPSG), 1m^2 local open space per person is required for housing developments.

Car Parking Provision

2.4.7 The parking and loading/unloading (L/UL) facilities for the proposed housing development generally are provided in accordance with the HKPSG's requirement for parking provision as well as special requirement by relevant users. Based on the proposed development parameters in **Table 2.4.1** above, the parking and L/UL provision for the proposed housing development in presented in **Table 2.4.3** below.

Table 2.4.3 Provision of Ancillary Carparking and L/UL according to HKPSG and as agreed by Social Welfare Department based on Notional Scheme

Proposed Public Housing Development	Provision of Parking and L/UL facilities according to HKPSG and as agreed by SWD based on notional scheme	Required No. of Parking Space and L/UL
Domestic Development (2,000 no. of flats)	Private Car Parking (HKPSG Requirement – GPS x R1 x R2 GPS = 1 car space per 4-7 flats R1 = 0.52 for all Subsidised Housing R2 = 0.85 for within a 500m-radius of rail station)	126 – 221 nos.; (include 2 – 3 Accessible Car Parking Spaces)
	Visitor Parking (HKPSG Requirement = up to 5 spaces per block)	35 nos. (include 3 Accessible Car Parking Spaces, due to the geography of the development as requested by TD)
	Motorcycle Parking (HKPSG Requirement = 1 space per 110 – 250 flats)	8 – 18 nos.
	Light Goods Vehicle (LGV) Parking (HKPSG Requirement = 1 LGV space per 260 flats)	8 nos.
	L/UL Bay (for Medium/Heavy Goods Vehicle and Coach) (HKPSG Requirement = 2 shared-use L/UL bays per residential block)	14 nos.
Retail Facility (670 m^2 GFA)	Private Car Parking (HKPSG Requirement = 1 car parking per 150-300 m^2 GFA)	3 – 5 nos.

	L/UL (HKPSG Requirement = 1 L/UL bay for every 800-1200 m2 GFA)	1 no.
Social Welfare Facilities	<u>Phase 1:</u> • Home Care Service for Frail Elderly Persons (2-team size non-kitchen based)	No designated parking space nor L/UL space will be provided due to site constraints.
	<u>Phase 2:</u> • Integrated Community Centre for Mental Wellness (ICCMW) • 60- place Day Care Centre for the Elderly (DE) • Community Rehabilitation Day Centre • District Support Centre for Persons with Disabilities	A total of 6 designated parking spaces with dimension of 8m(L) x 3m(W) x 3.3m(H) will be provided. No designated L/UL space will be provided due to site constraints.

Note:
- "One person/two persons" flats shall be excluded from the calculation of the overall parking provision of private car, motorcycle parking spaces and shared-use spaces for LGV and light bus. The above calculation should be further reviewed in the later stage subject to the flats mix.
- The development proposal and associated parking facilities provision are based on notional scheme and subject to detailed design.
- The notional scheme includes parking facilities with up to five visitor parking spaces per residential block subject to site and design constraints and at least one visitor parking space for accessible parking space in accordance with HKPSG requirement.
- TD's comments on including one accessible car parking space per block for visitor parking will be explored at housing project's detailed design stage, given the notional scheme is for rezoning purpose only and is subject to review.
- The parking provision for welfare facilities is subject to review and confirmation with relevant departments at detailed design stage.

<u>Pedestrian and Vehicular Access</u>

2.4.8 As mentioned in Section 2.3, the Site is located approximately 450m from the MTR Shau Kei Wan Station and a bus terminus at Nam On Street is located approximately 550m from the Site, which can be accessible on foot. From these public transport facilities, pedestrians can access the Site via Tung Hei Road and Shau Kei Wan Main Street East (**Figure CE30/IRB/302**).

2.4.9 The Site abuts Tung Kin Road, A Kung Ngam Village Road and A Kung Ngam Village Lane. Proposed vehicular accesses will be provided at Tung Kin Road (for Phase 1 and Phase 2-West) and A Kung Ngam Village Lane (for Phase 2). In addition, an emergency vehicular access will be provided at A Kung Ngam Village Road, via the access road leading to Manson Industrial Building. The proposed vehicular access for Phase 2 will require modification works on the existing junction near A Kung Ngam Village Lane (**Figure CE30/IRB/202**).

<u>Technical Assessment for the Proposed Housing Development at the Site</u>

2.4.10 According to the proposed housing development scheme as mentioned in this Section, the Consultant has conducted the preliminary technical assessments in various aspects

to identify the development constraints and demonstrate the technical feasibility of the proposed housing development to support the proposed zoning amendment at the Site. The ensuing sections would provide a summary of findings of the preliminary technical assessments.

3. TRAFFIC AND TRANSPORTATION

3.1 General

3.1.1 Preliminary Traffic and Transport Impact Assessment (TTIA) has been conducted under EFS to assess the traffic impact of the proposed development. This section provides a summary of the key findings of the Preliminary TTIA.

3.2 Existing Road Networks

3.2.1 The Site is located at A Kung Ngam Village adjacent to A Kung Ngam Road, A Kung Ngam Village Road, A Kung Ngam Village Lane and Tung Kin Road.

3.2.2 Currently, the roads leading to the sites include A Kung Ngam Village Road and Tung Hei Road. They are described as follows:-

- A Kung Ngam Village Road is a Local Distributor with undivided 2-lane carriageway connecting Tung Hei Road at the east and the signal junction of A Kung Ngam Village Road / Shau Kei Wan Main Street East / Tung Hei Road / Oi Lai Street at the west.
- Tung Hei Road is a District Distributor with a dual 2-lane carriageway connecting Island Eastern Corridor at both eastern and western end and Nam On Lane at the west. Motorists can further access to another district through Island Eastern Corridor.

3.3 Existing Traffic Conditions

3.3.1 The observed AM and PM peak hours are 08:00 – 09:00 and 17:00 – 18:00 respectively. The locations of the critical junctions are presented in **Figure CE30/IRB/301** assessment results of existing performance are tabulated in **Table 3.3.1**.

Table 3.3.1 – Existing Junction Performance

Index [1]	Junction	Junction Type	Existing RC/DFC [2]	
			AM Peak	PM Peak
J1	Tung Hei Road / A Kung Ngam Village Road / Oi Lai Street	Signalized	49%	71%
J2	A Kung Ngam Road / A Kung Ngam Village Road / Tung Wong Road	Priority	0.41	0.32
J3	Tung Hei Road / Tam Kung Temple Road	Priority	0.08	0.09
J4	Tung Hei Road / Tam Kung Temple Road / A Kung Ngam Village Road	Priority	0.16	0.15
J5	Chai Wan Road / A Kung Ngam Road	Signalized	35%	61%
J6	Tung Hei Road / Mong Lung Street / Aldrich Bay Road	Signalized	57%	67%
J7	Nam Hong Street / Nam On Lane	Signalized	77%	126%
J8	Shau Kei Wan Road / Nam On Lane	Signalized	79%	54%
J9	Shau Kei Wan Road / Aldrich Street / Chai Wan Road	Signalized	152%	151%

[1] Location of critical junction are shown in Figure CE30/IRB/301.
[2] Figures shown represent Reserve Capacity (RC) for the signal controlled junctions and Design Flow to Capacity (DFC) ratio for the roundabouts or priority junctions. Negative RC and DFC ratio over 1.00 indicates overload conditions.

3.4 Existing Public Transportation Services

3.4.1 The public transport services providing services in the vicinity of the Site and the service coverage of franchised bus include Hong Kong Island and Kowloon. The green minibus (GMB) services mainly provide short-haul feeder services to feeder services to Quarry Bay and Chai Wan. The existing public transport servicing points in the vicinity of the proposed development are shown in **Figure CE30/IRB/302**.

3.4.2 As the pedestrian generation is low comparing with the total capacity of public transport services provided in the vicinity (MTR, several bus and GMB routes nearby), it could be concluded that the existing public transport services could be enough to serve the additional pedestrian demand.

3.5 Proposed Access Arrangements

3.5.1 Vehicular accesses will be provided at Tung Kin Road and at A Kung Ngam Village Lane. In addition, emergency vehicular access will be provided at A Kung Ngam Village Road, via the access road leading to Manson Industrial Building. The proposed vehicular access for Phase 2 will require modification works of existing junction as shown in **Figure CE30/IRB/202**.

3.6 Approach for Traffic Forecast

3.6.1 In order to carry out the traffic forecast, the base year and future year traffic models for weekday AM & PM peaks are developed using HK2 model of 2015 Base District Traffic Model (BDTM), the 2016-based Territorial Population and Employment Data Matrices (TPEDM) and latest planning assumptions for providing traffic forecast.

3.6.2 The tentative completion is in financial year 2032/33 for Phase 1 and 2036/37 for Phase 2.

3.6.3 Based on the information provided by the Planning Department as well as gathered from the public domain, the major planned/committed developments in the vicinity of the Site had been considered in the traffic forecasts.

3.6.4 The major planned/committed developments found within the AOI are as follows and shown in **Figure No. CE30/IRB/305**.

i. Proposed HKSH Eastern Medical Centre – Tsao Yin Kao Block at 3 A Kung Ngam Village Road.

ii. Existing HKSH Eastern Medical Centre – Li Shu Fong Building at 5 A Kung Ngam Village Road and proposed in-situ wholesale conversion to hospital (s.12A planning application no. Y/H9/7)

iii. Proposed hotel at 8 A Kung Ngam Village Road (s.16 planning application No. A/H9/80)

iv. Redevelopment of Ming Wah Dai Ha

v. Proposed public housing development to the north of Ming Wah Dai Ha (s.12A planning application No. Y/H9/6)

vi. Redevelopment of Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre and adjoining sitting-out area at 456 Shau Kei Wan Road.

3.6.5 Traffic forecasts have been developed for the design years. The operational Traffic Impact Assessment identifies critical issues and recommends any associated traffic improvement schemes to alleviate the identified traffic problems as necessary.

3.6.6 Based on the forecasted peak hour traffic flows, the operational performance of the identified critical junctions has been assessed for scenarios with the proposed development under the design year 2036 and 2040. The results are summarized in **Table 3.6.1 and 3.6.2**.

Table 3.6.1 – Year 2036 Junction Performance

Index	Junction	Junction Type	Year 2036 Reference RC/DFC		Year 2036 Design RC/DFC	
			AM Peak	PM Peak	AM Peak	PM Peak
J1	Tung Hei Road / A Kung Ngam Village Road / Oi Lai Street	Signalized	23%	34%	17%	31%
J2	A Kung Ngam Road / A Kung Ngam Village Road / Tung Wong Road	Priority	0.51	0.36	0.52	0.37
J3	Tung Hei Road / Tam Kung Temple Road	Priority	0.11	0.12	0.12	0.12
J4	Tung Hei Road / Tam Kung Temple Road / A Kung Ngam Village Road	Priority	0.29	0.21	0.30	0.24
J5	Chai Wan Road / A Kung Ngam Road	Signalized	39%	51%	39%	51%
J6	Tung Hei Road / Mong Lung Street / Aldrich Bay Road	Signalized	31%	39%	29%	37%
J7	Nam Hong Street / Nam On Lane	Signalized	51%	82%	47%	79%
J8	Shau Kei Wan Road / Nam On Lane	Signalized	69%	46%	69%	46%
J9	Shau Kei Wan Road / Aldrich Street / Chai Wan Road	Signalized	138%	140%	138%	140%

Table 3.6.2 – Year 2040 Junction Performance

Index	Junction	Junction Type	Year 2040 Reference RC/DFC		Year 2040 Design RC/DFC	
			AM Peak	PM Peak	AM Peak	PM Peak
J1	Tung Hei Road / A Kung Ngam Village Road / Oi Lai Street	Signalized	17%	29%	4%	20%
J2	A Kung Ngam Road / A Kung Ngam Village Road / Tung Wong Road	Priority	0.53	0.37	0.56	0.39
J3	Tung Hei Road / Tam Kung Temple Road	Priority	0.12	0.12	0.12	0.12
J4	Tung Hei Road / Tam Kung Temple Road / A Kung Ngam Village Road	Priority	0.35	0.25	0.40	0.35
J5	Chai Wan Road / A Kung Ngam Road	Signalized	37%	48%	37%	47%
J6	Tung Hei Road / Mong Lung Street / Aldrich Bay Road	Signalized	29%	35%	22%	29%
J7	Nam Hong Street / Nam On Lane	Signalized	48%	78%	42%	70%
J8	Shau Kei Wan Road / Nam On Lane	Signalized	64%	45%	64%	45%
J9	Shau Kei Wan Road / Aldrich Street / Chai Wan Road	Signalized	128%	136%	128%	136%

As shown in **Table 3.6.1** and **Table 3.6.2**, most of the assessed critical junction will be in satisfaction for both reference and design scenario in years 2036 and 2040, except J1 – Tung Hei Road/A Kung Ngam Village Road/Oi Lai Street.

Proposed Junction Improvement Schemes for J1 - Tung Hei Road/A Kung Ngam Village Road/Oi Lai Street

3.6.7 The junction capacity assessment results revealed that the signalised junction J1 – Tung Hei Road/A Kung Ngam Village Road/Oi Lai Street would operate less than 15%, with the proposed public housing development.

3.6.8 To enhance the junction performance, it is proposed to revise the road marking at A Kung Ngam Village Road WB. The proposed improvement scheme is presented in Figure **CE30/IRB/303**.

3.6.9 The junction performance assessment results of Junction J1 in Design Year 2040 with the implementation of the proposed improvement scheme are tabulated in **Table 3.6.3**.

Table 3.6.3 – Year 2040 Junction Performance with improvement scheme

Index [(1)]	Junction	Junction Type	Year 2040 Design RC/DFC (With Junction Improvement)	
			AM Peak	PM Peak
J1	Tung Hei Road / A Kung Ngam Village Road / Oi Lai Street	Signalized	15%	30%

3.7 Parking Provision Requirement

3.7.1 The parking provision requirement for the Proposed Public Housing Development in according to the HKPSG and advice from relevant departments. It is noted that the boundary of 500m catchment area of Shau Kei Wan MTR Station located within the site. Hence, the Accessibility Adjustment Ratio (R2) with 0.85 is adopted for the calculation. Also, according to the Note of Table in Section 2 of Chapter 8 under HKPSG, "For schools and kindergartens within public housing estates, the carparking provisions, taxi and private car lay-bys and loading/unloading provisions should be subject to the requirements of Housing Authority.". Hence, the parking spaces for kindergarten would not be included in this section. The required provision for public housing and retail are presented in **Table 3.7.1** and the agreed provision for the social welfare facilities are presented in **Table 3.7.2**.

Table 3.7.1 – Provision of Ancillary Parking and L/UL Facilities

Facility	Parking Space Dimension	Provision of Parking and L/UL Bay according to HKPSG	Required No. of Provision
Public Housing (2,000 no. of flats)			
Private Car Parking	5m(L) × 2.5m(W) × 2.4m(H) (Accessible Car Parking Spaces: 5m(L) × 3.5m(W) × 2.4m(H))	GPS = 1 space per 4- 7 flats R1 = 0.52 for all subsidised housing R2 = 0.85 for within 500m radius of rail station Total = GPS x R1 x R2	126 – 221 nos.; (include 2 – 3 Accessible Car Parking Spaces)
Visitor Car Parking	5m(L) × 2.5m(W) × 2.4m(H)	Up to 5 spaces per block	35 nos. (include 3 Accessible Car Parking Spaces, due to the geography of the development as requested by TD)
Motorcycle Parking	2.4m(L) × 1m(W) × 2.4m(H)	1 space per 110 – 250 flats	8 – 18 nos.

Facility	Parking Space Dimension	Provision of Parking and L/UL Bay according to HKPSG	Required No. of Provision
Non-van-type Light Goods Vehicle and Private Light Bus Parking	8m(L) × 3.5m(W) × 3.6m(H)	1 space per 260 flats	8 nos.
Medium/Heavy Goods Vehicle and Coach	12m(L) × 3.5m(W) × 4.7m(H)	2 loading/unloading bays per block for overnight parking	14 nos.
Retail (420m^2 IFA, Assume 670 m^2 GFA subject to further study)			
Private Car Parking	5m(L) × 2.5m(W) × 2.4m(H)	1 space per 150 – 300 m^2 GFA	3 – 5 nos.
Loading/Unloading Bay	11m(L) × 3.5m(W) × 4.7m(H)	1 space per 800 –1,200m2 GFA	1 no.

Note:
- "One person/two persons" flats shall be excluded from the calculation of the overall parking provision of private car, motorcycle parking spaces and shared-use spaces for LGV and light bus. The above calculation should be further reviewed in the later stage subject to the flats mix.
- The development proposal and associated parking facilities provision are based on notional scheme and subject to detailed design.
- The notional scheme includes parking facilities with up to five visitor parking spaces per residential block subject to site and design constraints and at least one visitor parking space for accessible parking space in accordance with HKPSG requirement.
- TD's comments on including one accessible car parking space per block for visitor parking will be explored at housing project's detailed design stage, given the notional scheme is for rezoning purpose only and is subject to review.

Table 3.7.2 – Agreed Parking Provision for Social Welfare Facilities

	Provision of Parking and L/UL Facilities as agreed by SWD based on notional scheme
Phase 1: • Home Care Service for Frail Elderly Persons (2-team size non-kitchen based)	No designated parking space nor L/UL space will be provided due to site constraints.
Phase 2: • Integrated Community Centre for Mental Wellness (ICCMW) • 60- place Day Care Centre for the Elderly (DE) • Community Rehabilitation Day Centre • District Support Centre for Persons with Disabilities	A total of 6 designated parking spaces with dimension of 8m(L) x 3m(W) x 3.3m(H) will be provided. No designated L/UL space will be provided due to site constraints.

Note: The parking provision for welfare facilities is subject to review and confirmation with relevant departments at detailed design stage.

3.8 Pedestrian Trip Generation and Public Transport Facilities

3.8.1 For the proposed residential developments, the two peak demands for public transport normally occur when people go to work, school, or other places in the morning and return to home in the evening. The pedestrian trips from the Site are likely to use

public transport services during the peak hour. The Site is located about 450m of Shau Kei Wan MTR Station, it is expected that most of the trips heading to Shau Kei Wan MTR Station on foot. The pedestrian will pass though A Kung Ngam Road / Tung Kin Road, A Kung Ngam Village Road, Shau Kei Wan Main Street East / Tung Hei Road going to the public transport facilities in the vicinity (**Figure CE30/IRB/304)**.

3.8.2 The pedestrian generation is low comparing with the total capacity of public transport services provided in the vicinity (with MTR, several bus and GMB routes nearby). It could be concluded that the existing public transport services could be enough to serve the additional passenger's demand.

3.8.3 Ample level-of-service (LOS) could be maintained at all the assessed critical walkways in design scenario with the pedestrian facilities as shown in **Table 3.6.4**. It can be concluded that the pedestrian facilities nearby could serve the additional pedestrian demand.

TABLE 3.8.1 –DESIGN SCENARIO LOS ASSESSMENT

Index	Location	Clear Width (m)	Effective Width (m)	Pedestrian Flow (ped/15-min)		Flow Rate (ped/min/m) / Level-Of-Service (LOS)	
				AM	PM	AM	PM
P1	A Kung Ngam Village Road southern footpath (Outside Shaukiwan Tsung Tsin School)	2.8	1.8	740	420	27.4 / C	15.6 / A
P2	A Kung Ngam Road eastern footpath (Outside Basel Road Playground)	3.4	2.4	190	110	5.3 / A	3.1 / A
P3	Tung Hei Road eastern footpath (near Shau Kei Wan MTR Station)	3.3	2.3	440	430	12.8 / A	12.5 / A
P4	A Kung Ngam Village Road western footpath (Outside A Kung Ngam Village)	2.4	1.4	330	200	15.7 / A	9.5 / A
P5	Tung Kin Road	3.5	2.5	20	20	0.5 / A	0.5 / A

Note: The pedestrian flow is rounded to nearest 10.

3.9 Summary

3.9.1 Based on the traffic and transport impact assessment, the performance of all critical junctions will be in satisfaction for both reference and design scenario. Therefore, the housing development will not induce insurmountable adverse traffic impact on the nearby road network, junctions and transport facilities.

4. DRAINAGE AND SEWERAGE

4.1 General

4.1.1 Preliminary Drainage Impact Assessment (DIA) and Preliminary Sewerage Impact Assessment (SIA) have been conducted in EFS to assess the potential drainage and sewerage impact arising from the proposed development. The section provides a summary of the key findings of the preliminary DIA and SIA.

4.2 Drainage

Existing Drainage Conditions

4.2.1 The proposed public housing development is located at A Kung Ngam Village which falls into drainage catchment currently served by proper drainage pipelines in A Kung Ngam Village Road and Tung Hei Road.

4.2.2 Downstream of these drainage pipelines connects to the 1200mm dia. existing storm drain across Tung Hei Road and Tam Kung Temple Road, then connects to a 2650mm (W) x 2650mm (D) box culvert adjacent to Shau Kei Wan Wholesale Fish Market. Stormwater eventually discharges to the sea at Outfall at the north of the site.

Drainage Impact of Proposed Public Housing Development

4.2.3 Preliminary DIA was carried out to assess the impact to existing drainage branch system under a 50-year rainfall event and existing drainage trunk system under a 200-year rainfall event. According to the results of preliminary assessment, the freeboards in existing condition are less than the limit of 300mm and some are suspected to be flooded at the maximum water level.

4.2.4 In view of existing drainage deficiency in the area, new drainage pipes and upgrading of existing drainage pipes at Tung Kin Road, A Kung Ngam Village Lane and A Kung Ngam Village Road are proposed to cater for the additional surface runoff from development site.

4.2.5 With the proposed upgrading works, the water level would be slightly decreased under post-development scenario. Besides, water level and freeboard for the downstream existing 2650mm x 2650mm box culvert in 200-year return period also have been assessed. The result shows that the freeboard would still within 500mm allowance after the proposed public housing development.

4.2.6 There is an existing 375mm dia. stormwater drain from Manson Industrial Building found within the proposed public housing development, hence it is proposed to divert outside of the development boundary.

Recommendations

4.2.7 The proposed drainage system is shown in **Figure CE30/IRB/401.** The surface runoff due to the development is proposed to be conveyed to existing pipelines at Tung Kin Road, A Kung Ngam Village Lane, A Kung Ngam Village Road and Tung Hei Road. To properly convey the runoff to the downstream, three terminal manholes are proposed to be constructed at the northern and northwestern site within public housing development boundary subject to detailed checking and design. New connecting pipes ranging from 375mm to 900mm in diameters would be provided between proposed

terminal manholes and existing drainage system, whereas some existing storm drains are proposed to be upgraded ranging from 675mm to 1500mm in diameters.

4.2.8 A detailed hydraulic analysis and design of the proposed drainage works should be carried out in the subsequent Investigation and Design stage to determine the final drainage scheme and ensure appropriate drainage mitigation measures would be implemented to cater for the latest site conditions and developments.

4.3 Sewerage

Existing Sewerage Conditions

4.3.1 The proposed development falls into the sewerage catchment of Shau Kei Wan Preliminary Treatment Works (SKWPTW).

4.3.2 Public sewerage pipelines are identified at Tung Kin Road, A Kung Ngam Village Road, A Kung Ngam Village Lane and Tung Hei Road in vicinity of the development area. These sewerage pipelines connect to a downstream sewer laying at Tung Hei Road eventually to the SKWPTW.

Sewerage Impact of Proposed Public Housing Development

4.3.3 The sewage generated from the proposed development is proposed to be conveyed to the SKWPTW. The site would be connected to the sewerage pipelines at Tung Kin Road, A Kung Ngam Village Road, A Kung Ngam Village Lane and Tung Hei Road and thus assessments on the adequacy of the existing sewerage system in accommodating the additional sewage due to the proposed development is carried out.

4.3.4 According to the results of preliminary sewerage impact assessment, section of existing downstream sewerage pipelines along Tung Kin Road, A Kung Ngam Village Lane, A Kung Ngam Village Road and Tung Hei Road would not have sufficient capacity to cater the additional sewage flow generated from the development. Upgrading works of affected sewers would be required.

4.3.5 SKWPTW has sufficient capacity to cater for the peak sewerage flow after development.

4.3.6 There is an existing 225mm dia. sewer from Manson Industrial Building found within the proposed public housing development, hence it is proposed to divert outside of the development boundary.

Recommendation

4.3.7 The sewerage system for proposed development is shown in **Figure CE30/IRB/402.** To properly convey the sewage to the downstream, three terminal manholes are proposed to be constructed at the northern and northwestern site within public housing development boundary. New 225mm and 300mm dia. sewer would be constructed between proposed terminal manhole and existing sewerage system, whereas some existing sewers are proposed to be upgraded ranging from 300mm to 450mm in diameters. Besides, it is proposed to reline sections of existing 450mm diameter sewers along Tung Hei Road.

4.3.8 A comprehensive sewerage impact assessment should be carried out in subsequent Investigation, Design & Construction stage to incorporate the actual implementation programme, development parameters of the proposed public housing developments

and the adjacent planned developments and ensure appropriate sewerage mitigation measures would be implemented.

4.4 Summary

4.4.1 Following the implementation of the proposed drainage and sewerage works, no insurmountable issues are anticipated for the proposed development from drainage and sewerage viewpoints.

5. WATER SUPPLIES AND UTILITIES

5.1 General

5.1.1 The purpose of this chapter is to assess potential water supply and utilities impacts arising from the proposed development and recommend necessary mitigation measures.

5.2 Existing Water Supply Systems

Fresh Water Supply

5.2.1 The proposed development falls within the supply zone of Shau Kei Wan Fresh Water Service Reservoir (FWSR) and Shau Kei Wan No.2 FWSR. The two FWSRs are interconnected with each other.

Salt Water Supply

5.2.2 Salt water supply to the proposed development is directly pumped from the Sai Wan Ho Salt Water Pumping Station (SWPS). The excess flushing water would be stored at Shau Kei Wan Low Level Salt Water Service Reservoir (SWSR) which serves as balance tank.

5.3 Impacts of the Proposed Development on Water Supply

Fresh Water Service Reservoir

5.3.1 According to the hydraulic examination on the water supply network, both Shau Kei Wan FWSR and Shau Kei Wan No. 2 FWSR have sufficient capacities to cater for the additional fresh water demand arising from the proposed development. However, the residual head at the connection point to the existing fresh water main at development boundary is lower than the minimum residual head requirement. Thus, the mitigation measure such as upgrading of existing fresh water main at A Kung Ngam Road and Tung Kin Road is proposed.

Salt Water Pumping Station

5.3.2 According to the hydraulic examination on the water supply network, Sai Wan Ho SWPS has adequate capacity to cater for the additional salt water demand arising from the proposed development and sufficient residual head could be provided by existing water supply system at the proposed salt water supply connection to the site.

5.4 Recommendations for Water Supply

Fresh Water Supply

5.4.1 Since the residual head at the connection point to the existing fresh water main at development boundary is lower than the minimum residual head requirement as mentioned in Section 5.3.1, mitigation measure is proposed in order to ensure the proposed development will not cause adverse impact to the existing users. Approximate 775m length of existing 150mm dia. fresh water main at A Kung Ngam Road and Tung Kin Road is proposed to be upgraded to 300mm dia. DI pipe as the mitigation measure.

5.4.2 There are several sections of existing public fresh water mains located inside the east side of proposed development boundary. The fresh water main would be removed since the related supplying area would be demolished due to the proposed housing development. Besides, there is an existing 4" (approx. 100mm) fresh water main found within the site and it is proposed to divert.

5.4.3 Three nos. of fresh water connection points are proposed for each block of the proposed public housing development as shown in **Figure CE30/IRB/501 to 502.** For Phase 1, a 200mm dia. fresh water main is proposed to tee-off from the existing 150mm dia. fresh water main, at south side of Len Shing Industrial Centre which located at the west side of housing development site near Tung Kin Road. A 150mm dia. F.S. main is proposed to tee-off from the proposed 200mm dia. fresh water main. For Phase 2 - West, a 150mm dia. fresh water main is proposed to tee-off from the existing 6 inch (approx. 150mm) dia. fresh water main at A Kung Ngam Village Road which located at the north side of housing development site. A 150mm dia. F.S. main is proposed to tee-off from the proposed 150mm dia. fresh water main. For Phase 2 - East, a 100mm dia. fresh water main is proposed to tee-off from the existing 4 inch (approx. 100mm) dia. fresh water main at A Kung Ngam Village Road which located at the north side of housing development site. A 100mm dia. F.S. main is proposed to tee-off from the proposed 100mm dia. fresh water main.

5.4.4 The size of proposed tee-off mains, detailed alignments and connection points should be further investigated in Investigation, Design & Construction stage once more site information is available.

Salt Water Supply

5.4.5 According to the results of preliminary water supply assessment, Sai Wan Ho SWPS has sufficient water capacity and residual head to support the proposed development. Therefore, there is no need to upgrade the existing salt water supply system.

5.4.6 For Phase 1, a 150mm dia. salt water main is proposed to tee-off from the existing 150mm dia. salt water main along Tung Kin Road. The existing 150mm dia. salt water main along A Kung Ngam Village Road to be extended to A Kung Ngam Village Lane for connection works. For Phase 2, a 150mm dia. salt water main is proposed to tee-off from the extended 150mm dia. salt water main along A Kung Ngam Village Road and A Kung Ngam Village Lane. The proposed connection points to existing salt water mains is shown in **Figure CE30/IRB/503**.

5.4.7 Detailed alignments and connection points should be further investigated in Investigation, Design & Construction stage once more site information is available.

Smart Water Supply Initiatives

5.4.8 The application of the smart water supply initiatives for the proposed public housing developments should be explored and implemented as far as possible. Details of the smart water supply initiatives will be worked out in the Investigation, Design & Construction stage. Close coordination with WSD and the project team of the housing development will be necessary.

5.5 Existing Utilities

Power Supply

5.5.1 There are low voltage ,11kV and 22kV HKE power cables along Tung Kin Road, A Kung Ngam Village Road, A Kung Ngam Village Lane and A Kung Ngam Road.

Gas Supply

5.5.2 There are 250mm dia. low pressure gas mains identified along A Kung Ngam Village Road.

Communication

5.5.3 There are several utility undertakers including HKBN, HKBNES (WTT), TGT and HKT owning telecommunication cables near the site.

Road Lighting

5.5.4 Existing lighting facility can be found within and near the site.

5.6 Findings and Recommendations on Utilities

5.6.1 From this study on utilities including power supply from HKE, gas main from Towngas & telecommunication cables, available connection points are proposed at the footpath of Tung Kin Road, A Kung Ngam Village Road and A Kung Ngam Village Lane near the site area and distribution network for serving the proposed public housing development will be laid within the site area.

5.6.2 Part of the existing utilities within the development boundary may be decommissioned and removed, subject to further coordination with departments and relevant utilities undertakings.

5.6.3 Programme of laying works arising from the utilities service diversions are further studied. The detailed arrangements for all utilities will be proposed in the detailed design stage. Future liaison and coordination with utilities undertakers should also be conducted during the detailed design stage to minimize the interface amongst all utilities.

5.7 Summary

5.7.1 From water supply and utilities viewpoints, no insurmountable issues are anticipated for the proposed development.

6. GEOTECHNICAL ASPECT

6.1 General

6.1.1 This chapter aims to summarize the geological and geotechnical information about the Site, identify potential geotechnical impacts that may arise from the proposed development, and recommend the necessary improvements or upgrading works, if any.

6.2 Ground Condition

6.2.1 The ground condition within the Site has been determined from a review of desk study information as well as the existing ground investigation (GI) records and site-specific GI results. The site-specific GI works for the Site comprising 3 vertical drillholes (DH1, DH2 and DH4) and 3 trial pits (TP1, TP2 and TP3) with associated field testing, soil and rock sampling, and monitoring across the Site. The locations of the GI stations are presented in **Figure CE30/IRB/601**. The GI works under this project were completed by Gammon Construction Limited under Contract No. GE/2019/07 administered by GEO of CEDD in December 2020, Task Order No. GE/2019/07.40.

6.2.2 The Site is located at A Kung Ngam Village adjacent to A Kung Ngam Road and Tung Kin Road. The Site is located at the southern end on the fringe of the Shau Kei Wan Industrial Area. To its north-west are four existing industrial/commercial buildings (Len Shing Industrial Centre, Elegance Printing Centre, Centro-Sound Industrial Building and Hang Tung Resources Centre) and one hospital (HKSH Eastern Medical Centre). To its south-east are one industrial/commercial building (Mansion Industrial Building) and natural terrain further above. These industrial buildings within or in vicinity of the Site are primarily used as warehouse/storage or offices. The Site can be accessed via A Kung Ngam Village Road.

6.2.3 Apart from vacant government land, the Site is predominantly occupied by unused/vacant industrial uses, village houses and squatters.

6.2.4 According to the existing ground investigation, the site is underlain by completely decomposed Granite (CDG) and then bedrock of moderately decomposed Granite (MDG) to slightly decomposed Granite (SDG). A number of existing drillholes encountered Grade III or better rock with 85% Total Core Recovery (TCR) or more. They indicated that the bedrock is relatively shallow and this agrees with the exposed rock cuts on the lower slope behind the existing factory buildings.

6.2.5 The thickness of CDG and C/HDG layer across the site ranged from 3.13m at the drillhole 41459-DH4 to 15.95m at DH3 (GCI 3/4/DH19/09/HK). From the drillholes sunk along the crest of the existing cut slopes on the southern boundary of the site, a superficial layer of colluvium with a thickness of up to 2m is located on the hillside (GIU ref. 41459). Localised fill bodies of up to 3m thick were found at the middle portion of the site where squatters are situated (GIU ref. 11874 & 13960). No adverse geological features e.g. weak zone or fault zone were encountered in the previous GI.

6.2.6 The project specific drillholes DH1, DH2 and DH4 were sunk on the western platform, middle platform and eastern platform of the Site respectively as shown in **Figure No. CE30/IRB/601**. These drillholes indicate fill materials underlain the platforms with the fill depths ranging from 3.02m and 3.61m. Bedrock is shallow and lies at 3.61m (+11.35mPD), 3.02m (+1.39mPD) and 4.28m (+11.27mPD) at DH1, DH2 and DH4 respectively.

6.2.7 According to Hong Kong Geological Survey Map Sheet 11, 'Hong Kong & Kowloon: Solid and Superficial Geology (1 : 20 000 map) (Edition II - 2012)', no superficial deposit was identified within the Site. The site is underlain predominantly by medium-grained biotite granite (klk_gm) of Lion Rock Suite under early Cretaceous as Solid Geology. No inferred fault was identified on the published geological map underneath within boundary of the site. High rock head level is anticipated across the Site.

6.3 Existing Man-made Slopes and Retaining Walls

6.3.1 According to GEO's Slope Information System (SIS) records, 13 nos. existing registered features are located within or adjacent to the Site that would affect or be affected by the proposed development. Details are given in **Table 6.3.1** below. Location plans of the features are presented in **Figure No. CE30/IRB/602.**

Table 6.3.1 - Features Identified within or in the vicinity of the Site

(1)	11SE-B/C116*	(2)	11SE-B/C625*	(3)	11SE-B/C93*
(4)	11SE-B/C101*	(5)	11SE-B/C117*	(6)	11SE-B/C155*
(7)	11SE-B/C258*	(8)	11SE-B/C259*	(9)	11SE-B/C264*
(10)	11SE-B/C627*	(11)	11SE-B/CR647*	(12)	11SE-B/F180*
(13)	11SE-B/R46*				

Note:
1. Features marked with asterisk (*) will be removed/modified.

6.3.2 The site formation works primarily involved trimming the hilly terrain and installation of soldier pile wall to form the proposed platform level, as such all the existing slopes within the Site will need to be removed/modified to kind of temporary/permanent slopes with use of soldier pile wall to manage the slightly level difference between the proposed platform level and the adjoining area. These temporary/permanent slopes and soldier pile wall to be formed under the Site formation works would be designed and constructed to the current safety standard.

6.4 Natural Terrain Hazard Study (NTHS)

6.4.1 A Natural Terrain Hazard Study (NTHS) has been conducted according to GEO Report No. 138, to identify potential natural terrain hazard that may affect the Site. The NTHS includes one Study Area located to the south of the Site. The Study Area consists of 2 Open Hillslope (OH) catchments and 2 Topographic Depression (TD) catchments.

6.4.2 The preliminary natural terrain hazard study report indicates that there are potential hazards of Open Hillslope Landslide (OHL), Failure within Topographic Depression (TDF) and Rockfall (RF) within the Study Area. The debris mobility modelling and Rockfall assessment reveal that landslide debris from hillside catchments OH-1, OH-2, TD-1 and rock blocks from TD-2 will reach the site. Therefore, mitigation measures for natural terrain hazards are required.

6.4.3 Based on the findings and taken into consideration of technical, cost, environment and long-term maintenance issue, rigid barriers (subject to IDC) have been proposed as mitigation measures for Catchments OH-1, OH-2 and TD-1. Flexible barrier (subject to IDC) at the toe of the catchment for stabilisation of rock blocks have been proposed for Catchment TD-2.

6.5 Findings and Recommendations

6.5.1 Preliminary Geotechnical Appraisals (PGA) have been conducted under the Study. According to the results of the PGA (including the assessment on the existing ground investigation works, geological condition, and geotechnical constraints), it is considered that the proposed geotechnical works which include mainly excavation works and slope works for the Site and the supporting infrastructure are technically feasible.

6.5.2 All relevant existing man-made slope features as identified in the PGA will be reviewed to assess the risk of landslide and necessary geotechnical works should be proposed in the later Investigation, Design and Construction (IDC) stage. Also, A detailed geotechnical assessment will be carried out for the recommended site formation layout at the later I, D&C stage to define the scope and programme of necessary geotechnical works to be carried out under the Project.

6.5.3 According to existing drillhole records and site-specific G.I. works, the high bedrock is identified at the middle of Site and close to the proposed formation level, hence rock breaking is required for the Site. From the previous project experiences, it would be required 6 years for site formation works. The target completion of the proposed public housing development would be in financial year 2032/33 for Phase 1 and 2036/37 for Phase 2 respectively. Since it is envisaged that all cut slope works will be excavated down to bedrock, the soil cut slopes will be kept to a maximum of 45 degrees stabilized by soil nails while the rock cut slope will be kept to a maximum of 80 degrees. Also, no specific constraints on site formation are anticipated. Further assessment will be undertaken to assess the effect of the proposed site formation works on the sewerage tunnel.

6.6 Summary

6.6.1 In view of the preliminary findings from the geotechnical appraisals, no insurmountable issue is anticipated for the proposed development in the geotechnical aspect. It is confirmed that the proposed development is geotechnically feasible.

7. LAND MATTERS

7.1 General

7.1.1 The purpose of this chapter is to summarize the key land requirement issues arising from the proposed development. The land status plan is shown in **Figures No. CE30/IRB/701** and **702**.

7.2 Land Resumption

7.2.1 The proposed site formation works would encroach onto the private village lots as summarised below. Land resumption of these private lots is required for the proposed development.

- AKNL 3 s.A
- AKNL 3 RP
- AKNL 5
- AKNL 6
- AKNL 7
- AKNL 9
- AKNL 10
- AKNL 11
- AKNL 14
- AKNL 18
- AKNL 27 s.A
- AKNL 28
- AKNL 29
- AKNL 30
- AKNL 31
- AKNL 32

7.2.2 Besides, land resumption of private land lot nos. SIL 665, SIL 635 sA ss.1, SIL 635 sA RP, SIL 635 sB and SIL 635 RP where existing unnamed industrial buildings locate will be required for the site formation works and housing development.

7.2.3 Cap 124 Lands Resumption Ordinance and Cap 370 Roads (Works, Use and Compensation) Ordinance are preliminarily proposed for land resumption within development boundary and outside development boundary for roadworks respectively. Consultation with relevant Bureau and Departments for resumption details will be conducted in later stages of the project.

7.2.4 In addition, the Government land adjoining lot no. ANKL 28 which is subject to possessory title will be affected by the proposed development. Consultation with relevant Bureau and Departments for resumption details will be conducted in later stages of the project.

7.3 Land Alienation

7.3.1 The proposed site formation works for housing development would encroach onto a government land lot no. GLA-THK 1844 temporarily allocated to CEDD as depot and works area. Land alienation would be required for planned development.

7.4 Modification of Licenses

7.4.1 The proposed site formation works would encroach onto a government land license no. H2337 GLL, H4552 GLL and H4301GLL. The aforesaid GLLs would be terminated and the government land would be allocated for planned development.

7.5 Modification of Tenancy Agreement

7.5.1 According to land status plan, two tenancy agreement nos. 80/EHLT/87 TA and EHX98 TA are identified within the works boundary. However, LandsD advised that there was no record of tenancy agreement no. 80/EHLT/87 TA and EHX98 TA. Therefore, no tenancy agreement will be affected by the proposed development.

7.6 Squatters on Unleased Government Land

7.6.1 Squatters are identified on unallocated and unleased government land within the Site and physically conflict with the proposed site formation works. The aforesaid squatters would be removed before site formation works and the affected residents would be rehoused and compensated in accordance with Ex-gratia Allowance for Permitted Occupiers of Licenced Structures and Surveyed Squatters affected by Clearance. The compensation and rehousing arrangement would be liaised with LandsD in later stage.

7.7 Crops, Fruit trees, Livestock Farm, Fish Pond

7.7.1 There are no crops, fruit trees, livestock farm, fish pond that require clearance within the site.

7.8 Graves, Kam Taps (Urns) or Shrines

7.8.1 There are 9 nos. of suspected urns identified within the works boundary. Clearance will be required.

7.9 Access Provision

7.9.1 Manson Industrial Building located on Lot SIL 739 is in vicinity of the Site. The existing access of Manson Industrial Building would be affected throughout the construction and after completion of the proposed development. Temporary access in construction stage and a new access in permanent stage should be provided for Manson Industrial Building. Detailed agreement with owner of Manson Industrial Building will be required in IDC phase of this project.

7.10 Summary

7.10.1 A preliminary land requirement study is carried out to identify the land requirements of the proposed site formation and infrastructure works. It is anticipated that there would be no insurmountable issues from the land acquisition viewpoint.

8. ENVIRONMENTAL ASPECT

8.1 General

8.1.1 A Preliminary Environmental Study (PES) has been conducted to identify the key environmental issues associated with the recommended scheme of the proposed development and associated site formation and infrastructure works during the construction and operation phases.

8.2 Environmental Impact Assessment Ordinance (EIAO)

8.2.1 The overall site area of the proposed development is less than 20ha and involving less than 100,000 total population. Furthermore, no roadwork at district distributor, primary distributor, trunk road or expressway is proposed. Thus, in accordance with the Environmental Impact Assessment Ordinance (EIAO), the proposed development and its relevant road works, shall not be classified as a Designated Project (DP).

8.3 Air Quality

Potential Air Quality Impact

8.3.1 The major construction activities would be occurred during site clearance, site formation and earth works. During the construction stage, fugitive dust would be generated from construction works, e.g. piling, excavation, loading/unloading of spoils and material handling and wind erosion of exposed open area. Total Suspended Particulates (TSP), Respirable Suspended Particulates (RSP) and Fine Suspended Particulates (FSP) generated from the construction works would be the major pollutant sources.

8.3.2 Various work activities will include site clearance and site formation works. For the site formation works, the total estimated excavation volume is approx. 195,000 m^3. It is preliminarily estimated that no more than 3 nos. of dump truck (subject to review in IDC stage) will be over the haul road of the site at the same time. An EM&A programme will be implemented to ensure that no nearby ASRs will be subject to adverse air quality impact. The relevant requirements for the EM&A programme shall be developed and implemented by the contractor of the construction stage. The requirements for EM&A will be included in the contractor's specifications.

8.3.3 During the construction phase, there would be construction activities arising from other nearby concurrent projects, including as below:

- Ming Wa Dai Ha Redevelopment
- Existing HKSH Medical Centre – Li Shu Fong Building at 5 A Kung Ngam Village Road and proposed in-situ wholesale conversion to hospital (s.12A planning application no. Y/H9/7)
- Proposed hotel at 8 A Kung Ngam Village Road (s.16 planning application No. A/H9/80)
- Proposed public housing development to the north of Ming Wah Dai Ha (s.12A planning application No. Y/H9/6)
- Redevelopment of Salvation Army Shau Kei Wan Community Day Rehabilitation Service Centre and adjoining sitting-out area at 456 Shau Kei Wan Road

8.3.4 The tentative construction period of the above identified concurrent projects are not yet available. Cumulative dust impacts arising from the concurrent projects will be evaluated at detailed design stage if required.

Identification of Air Sensitive Receivers

8.3.5 The representative Air Sensitive Receivers (ASRs) have been identified within the Assessment Area of 500m from the Site and summarised in **Table 8.3.1**. The locations of representative ASRs are shown in **Figure CE30/IRB/801**.

Table 8.3.1 Representative Air Sensitive Receivers (ASRs)

ASR	Description	Type	Approx. Distance to the Development Boundary (m)
A01	Shau Kei Wan Government Primary School	Educational	70
A02	Len Shing Industrial Centre	Industrial/Office	<5
A03	Basel Road Playground	Recreational	55
A04	Temple (皇母娘娘廟)	Place of Public Worship	100
A05	Horizon East	Office	50
A06	Elegance Printing Centre	Industrial/Office	<5
A07	Centro-Sound Industrial Building	Industrial/Office	<5
A08	HKSH Eastern Medical Centre	Hospital	15
A09	Hang Tung Resources Centre	Industrial/Office	10
A10	Manson Industrial Building	Industrial/Office	<5
A11	Lei Yue Mun Park and Holiday Village	Recreational	50
A12	Yuk Wong Po Din	Place of Public Worship	16

8.3.6 During operation phase, vehicular emissions of Nitrogen Dioxide (NO_2), RSP and FSP from surrounding would be the major potential sources of air impact upon the proposed site. Tung Kin Road, A Kung Ngam Village Road, Tung Hei Road and Island Eastern Corridor are located immediately around of the Project Site. With reference to the Annual Traffic Census 2021 published by Transport Department (TD), Island Eastern Corridor is an Expressway (Ex). As advised by the Project traffic engineer, Tung Kin Road, A Kung Ngam Village Road and Tung Hei Road are all classified as Local Distributor (LD). The buffer distance requirements for Island Corridor are 20m, while that for Tung Kin Road, A Kung Ngam Village Road and Tung Hei Road are 5m according to requirements mentioned in Table 3.1 of the HKPSG.

8.3.7 Air sensitive uses (including ASRs with openable windows, fresh air intake and recreational uses) should not be located within the buffer distance as shown in **Figure No. CE30/IRB/802**. It is identified that certain areas of residential building fall within

the buffer zone. However, those areas are mainly used as plant room, lift or staircase. Also, the allocation of recreational area will be further revised in the detailed design stage. The buffer distance requirement of HKSPG shall be maintained for future layout plans development, and the design shall locate the sensitive receivers and fresh air intake outside and away from the buffer zone.

8.3.8 The nearby temple (Yuk Wong Po Din (玉皇寶殿)) is considered as a potential source of air nuisance/impact upon the proposed development during operation phase. To minimize the potential nuisance while preserving the traditional Chinese ritual activity of the temple (including joss paper and joss stick burning), at-source mitigation measures including installation of smoke abatement plant and full enclosure of furnace with high efficiency air purification system is proposed for the temple. According to the preliminary air quality assessment conducted for the notional scheme, with the implementation of mitigation measures, it is anticipated the air quality impact arising from the temple would be minimal. Sensitive building design may also be adopted to further minimize the potential nuisance to the air sensitive receivers of the proposed public housing development.

8.3.9 The design details, operation and administration arrangement of the smoke abatement plant and installation arrangement of the furnace will be developed and provided to EPD for consideration in the detailed design stage. Collaborative efforts between different government departments and relevant parties including CEDD, HYAB and Chinese Temples Committee (CTC) will continue during the detailed design stage to confirm the details of the smoke abatement equipment. CEDD is committed to secure funding for the proposed works for the Temple. CEDD will coordinate with HYAB and CTC to ensure the timely installation of enclosure and air purification system to mitigate the possible nuisance from the furnace to the nearby public/residents.

8.3.10 Based on the desktop study and site visits in August 2020, March 2021 and October 2022 and review of specified process record, there is no industrial chimney identified within the 500m study area.

Proposed Mitigation Measures

8.3.11 In order to comply with Air Pollution Control Ordinance (APCO), requirements for dust control stipulated in the Air Pollution Control (Construction Dust) Regulation should be incorporated in the Contract Specification in order to minimize any potential dust nuisance arising from the construction activities of the Project. The Contractor shall implement dust suppression measures to control the dust emissions level. Any potential dust impact and watering mitigation would be subject to the actual site condition. On-site electricity supply should also be provided for powered mechanical equipment during construction phase.

8.3.12 Dust control measures as recommended in the Air Pollution Control (Construction Dust) Regulation, where applicable, should be implemented. Typical control measures are shown as below.

- The works area for site clearance shall be sprayed with water throughout the operation to maintain the entire surface wet;
- Restricting heights from which materials are to be dropped, as far as practicable to minimise the fugitive dust arising from unloading/ loading;

- All vehicles shall be washed to remove any dusty materials from its body and wheels before leaving a construction site;
- All spraying of materials and surfaces should avoid excessive water usage;
- When a vehicle leaving a construction site is carrying a load of dusty materials, the load shall be covered entirely by clean impervious sheeting;
- Travelling speeds should be controlled to reduce traffic induced dust dispersion and re-suspension within the Site from the operating trucks;
- Erection of hoarding of not less than 2.4m high from ground level along the construction boundary and higher hoarding should be adopted at locations close to sensitive receivers;
- Locate the haul road away from close sensitive receivers;
- Avoid dusty works or placing stockpile near to sensitive receivers;
- Any stockpile of dusty materials shall be covered entirely by impervious sheeting; and/or placed in an area sheltered on the top and 4 sides; and
- All dusty materials shall be sprayed with water immediately prior to any loading, unloading or transfer operation so as to maintain the dusty materials wet.

Residual Impact

8.3.13 As the detailed implementation plan for construction works is not available at the time of the PES, further assessment for the construction phase will be carried out at the detail design stage. With the implementation of appropriate mitigation measures as mentioned above, potential construction dust impact could be minimized as far as practicable.

8.3.14 For operation phase, air polluting sources against the proposed public housing development are identified. Sufficient buffer distances shall be provided between the corresponding roads and the air sensitive uses of the proposed development according to Table 3.1 of HKSPG (including ASRs with openable windows, fresh air intake and recreational uses). The potential air quality nuisance/impact arising from the temple will be mitigated at source and sensitive building design may be adopted to further minimize the potential environmental nuisance to the proposed public housing development as far as practicable. No chimney is identified within 500m Study Area. Therefore, the air quality impact during operational stage is considered as limited.

8.4 Noise

Potential Construction Noise Impact

8.4.1 The potential source of noise impact for construction of the Project would be the use of Powered Mechanical Equipment (PME) for various activities, including site clearance, earth works, rock excavation, construction of retaining structure and road works within the project Sites.

Potential Traffic Noise Impact

8.4.2 Road traffic from nearby road network (i.e. Island Eastern Corridor) is the dominant noise impact on the Noise Sensitive Receivers (NSRs).

Potential Fixed Noise Impact

8.4.3 The major fixed noise impact on the proposed development would be generated by the operation of chillers / cooling towers of surrounding commercial and industrial buildings.

Proposed Mitigation Measures for Construction Noise Impact

8.4.4 All practicable noise mitigation measures would be considered and adopted in order to minimize construction noise impact as far as practicable, including proper scheduling of construction activities, good site practice to limit noise emission at source, use of quiet construction methods, use of Quality Powered Mechanical Equipment (QPME), use of movable noise barrier or noise enclosure, reduction in the number of items of PME operation at any given time; and avoidance of works in restricted hours. These mitigation measures can be enforced by specifying a construction noise control plan as part of the contract document. The noise impact of construction phase will be further assessed in the detail design stage of the Project when the detailed implementation plan is available.

Proposed Mitigation Measures for Road Traffic Noise Impact

8.4.5 Exceedance of noise criterion was predicted at assessment points near Island Eastern Corridor. Noise mitigation measures (e.g. acoustic window etc.) will be considered to be adopted to mitigate the road traffic noise impact. With the implementation of the proposed mitigation measures, all representative NSRs of domestic floors could comply with noise criterion (i.e. 70dB(A)).

Proposed Mitigation Measures for Fixed Noise Impact

8.4.6 Predicted noise levels at residential blocks exceeded the relevant noise criteria. Noise mitigation measures (e.g. building orientation, architectural fin, etc) will be considered to be adopted to mitigate the fixed noise impact. With the implementation of the proposed mitigation measures, it is observed that there are still certain units with noise exceedance. It is recommended to truncate those units with noise exceedance or adopt single aspect design to ensure all representative NSRs of domestic floors could comply with noise criterion. Detailed noise impact assessment would be conducted separately in an Environmental Assessment Study (EAS) in the IDC stage.

Residual Impact

8.4.7 Further assessment for the construction phase will be carried out in the detail design stage. All practicable noise mitigation measures would be considered and adopted in order to minimize construction noise impact as far as practicable.

Yuk Wong Po Din

8.4.8 The existing temple will be retained at its original location. Hence, no major construction works of the temple will be involved. During operation of the proposed public housing development, Yuk Wong Po Din is not identified as a noise source, therefore it is anticipated that no noise impact will be generated on the noise sensitive uses of the proposed public housing development.

8.5 Water Quality

Potential Water Quality Impact

8.5.1 The major water quality pollution sources during construction phase would be generated from construction site run-off, accidental spillage, general construction activities and sewage effluent from workforce. Without proper mitigation measures, increased loads of suspended solids, high levels of BOD, ammonia, E.coli counts and chemicals would have impact on the water quality of the nearby water bodies.

8.5.2 Potential sources of water quality impact associated with operation of the Project include sewage generated from the development and runoff from road surfaces and paved areas.

Proposed Mitigation Measures for Water Quality Impact

8.5.3 During construction phase, the good site practices outlined in ProPECC PN 1/94 “Construction Site Drainage" should be followed as far as practicable in order to minimize surface runoff and erosion, and also to retain and reduce any suspended solids prior to discharge. Mitigation measures as described in ETWB TC (Works) No. 5/2005 “Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works” should also be followed where necessary for construction activities in close vicinity to inland watercourses. Contractor must register as a chemical waste producer if chemical wastes would be produced from the construction activities. The Waste Disposal Ordinance (Cap. 354) and its subsidiary regulations in particular the Waste Disposal (Chemical Waste) (General) Regulation, should be observed and complied with for control of chemical wastes. The Contractor should provide temporary sanitary facilities, such as portable chemical toilets within the construction site to handle sewage from the workforce.

8.5.4 During the operation phase, the design of site drainage and disposal of various site effluents generated within the development area should follow the relevant guidelines and practices as given in the ProPECC PN 5/93 “Drainage Plans subject to Comments by EPD. All sewage arising from the proposed development will be collected and conveyed to the nearest public sewerage system via proper connections. Proposed sewage will be discharged to Shau Kei Wan Preliminary Treatment Works (SKWPTW). As advised by EPD, this development is within the catchment of SKWPTW, which is being upgraded, and that the treatment works will have sufficient capacity to handling the additional loading generated from the proposed development. The stormwater drainage system will be designed in accordance with Drainage Services Department’s (DSD) Stormwater Drainage Manual (SDM). As part of the design, silt removal facilities such as silt traps will be installed to reduce the potential for suspended solids entering the drainage system.

Residual Impact

8.5.5 With the effective implementation of the recommended mitigation measures, e.g. construction of a suitable drainage system with silt traps, good site management practices, careful working practices and proper sewage collection and disposal system, no adverse water quality impact during construction phase is anticipated.

8.5.6 During the operation phase, with full implementation of the mitigation measures, no adverse water quality impact is anticipated.

8.6 Waste Management

Construction Waste Management

8.6.1 A variety of wastes are anticipated to be generated during the construction phase that can be divided into different key categories based on their composition and ultimate method of disposal. The identified waste types include Construction and Demolition (C&D) materials (includes inert and non-inert C&D materials), chemical waste and general refuse. Mitigation measures as follows have been proposed.

- Good site practices with appropriate waste handling, store and disposal methods;
- Waste reduction measures at planning and design stage as well as ensuring the implementation of good site practices;
- The inert C&D materials (particularly excavated soil) should be reused on-site as fill material as far as practicable or reused as fill materials in local projects requiring public fill for reclamation. The surplus inert C&D materials will be disposed of at the Government's Public Fill Reception Facilities (PFRFs) for beneficial use by other projects in Hong Kong. The C&D materials generated from general site clearance should be sorted on site to segregate inert materials for reuse or disposal at PFRFs, whereas the non-recyclable non-inert materials will be disposed of at the designated landfill site.
- The Contractor will be required to register with the EPD as a chemical waste producer and follow the guidelines stated in the "Code of Practice on the Packaging Labelling and Storage of Chemical Wastes". Good quality containers compatible with the chemical waste should be used, and incompatible chemicals should be stored separately.
- General refuse should be stored in enclosed bins or compaction units separated from inert C&D materials. A reputable waste collector should be employed by the Contractor to remove general refuse off-site separately from inert C&D materials.

Operation Phase Waste Management

8.6.2 During operation, general refuse should be collected on daily basis and delivered to the refuse collection point accordingly. A reputable waste collector should be employed to remove general refuse regularly to avoid odour nuisance or pest/vermin problems.

8.6.3 In the case of chemical waste being generated, the operator should register with EPD as a Chemical Waste Producer.

Residual Impact

8.6.4 Construction waste is suggested to be on-site recycled as much as possible. Various waste management measures and good site practices also provided to reduce the volume of waste. Provided that the waste is managed by implementing all the recommended measures, no unacceptable adverse environmental impacts arising from the handling, storage, transportation or disposal of the waste generated by the Project would be envisaged during construction and operation phases.

8.7 Land Contamination

8.7.1 Potential contaminated areas have been identified, a Contamination Assessment Plan (CAP) submission in accordance with the prevailing guidelines is required from the Project Proponent (CEDD) in the later stages of this Project, and shall be submitted to the EPD for endorsement to present site appraisal findings and the proposed site investigation programme. The results of the site investigation shall be presented in a Contamination Assessment Report (CAR) by the Project Proponent and submitted to the EPD. In the case of the contamination level exceeding the RBRGs level of Urban Residential land use, soil remediation will be required and a Remediation Action Plan (RAP) shall be submitted. Completion of remediation works confirming the remediated soil does not exceed the relevant RBRGs shall be presented in the Remediation Report (RR), which shall be submitted to EPD for endorsement before any construction work starts.

9. AIR VENTILATION ASSESSMENT IN THE FORM OF EXPERT EVALUATION

9.1 General

9.1.1 Qualitative assessments of wind environments with the proposed public housing development have been carried out based on the conceptual building layout. The conceptual building layout of the proposed public housing development is shown in **Figures CE30/IRB/901.**

9.2 Summary on Site Wind Availability and Air Ventilation Performance

Site Wind Availability

9.2.1 The annual prevailing winds mainly come from NNE, NE, ENE, E and ESE directions, while the winds from E, ESE, SE, SW and WSW are the dominant wind directions during summer. The existing site area is currently occupied by low-rise village developments and green vegetated slopes without large building structure. It is expected that the new high-rise development would partially obstruct wind flow to downstream areas.

9.2.2 *Existing Wind Environment*

9.2.3 Under annual prevailing N8NE and NE wind, incoming winds would be partially blocked by immediate upstream existing high-rise building blocks, i.e. HKSH Eastern Medical Centre and Hang Tung Resource Centre. It is expected that weakened prevailing wind would flow into the vicinity of the Site, i.e. Manson Industrial Building, Centro-sound Industrial Building and Elegance Printing Centre etc.

9.2.4 Under annual prevailing ENE, E and ESE winds, Island Eastern Corridor, A Kung Ngam Village Road and Tung Wong Road serve as breezeway at the northern side to facilitate the ventilation across and nearby the Site. A portion of the prevailing wind would be impeded by the existing buildings, i.e. Hang Tung Resources Centre and Mansion Industrial Building, to induce a weak ventilation performance at the immediate downstream areas of those buildings due to the building blockage effect.

9.2.5 Under summer prevailing SE wind, no significant wind blocking development could be identified in the upstream areas. Hence, most of the prevailing wind could ventilate across the Site and its vicinity. However, at the northern immediate downstream areas, a series of high-rise buildings (i.e. HKSH Eastern Medical Centre, Hang Tung Resource Centre and Manson Industrial Building) may hinder the continuity of the prevailing wind to the further downstream Island Eastern Corridor.

9.2.6 Under summer prevailing SW and WSW winds, as a couple of high-rise buildings at the farther upstream areas, i.e. East 17, Newton Harbour View, Tung Po Mansion, Le Riviera, etc., hinder part of the prevailing wind reaching the proposed site areas. However, the Basel Road and A Kung Ngam Village road served as wind corridors could help to maintain the ventilation at the vicinity of the Site.

9.2.7 In general, the study area has a good ventilation network at most of the prevailing wind direction. The annual and summer prevailing winds could flow through the current low-rise/vacant development site and reach its downstream areas.

Ventilation Performance of Proposed Development

9.2.8 The upstream NNE wind from the open space and the green vegetated slopes would cross over the Island Eastern Corridor and be weakened by a series of high-rise buildings. The rest of the weakened NNE stream would reach the northern portion of the site and be further blocked by the proposed housing blocks and Manson Industrial Building. Most of NNE wind would bypass the cluster of the proposed housing blocks along A Kung Ngam Road at the western direction of the site. This road serves as a wind channel near the Site to ventilate the downstream areas under NNE winds. Only small amount of the prevailing NNE winds can ventilate the Site.

9.2.9 Regarding NE wind, the longer frontage of the proposed Blocks 3 group at Phase 2 – East are generally arranged to align with the prevailing NE wind. These characteristics of building arrangements fulfil the Urban Design Guidelines on air ventilation part, i.e. development should be laid out and orientated to maximize air penetration by aligning the longer frontage in parallel to the incoming wind direction. As a result, it could maximize air penetration to ventilate the downstream area of Block 3. A portion of the incoming NE wind would skim over the podium through the building gaps of approximately 15m wide amongst Blocks 3 group, and further flow through the site to the downstream green belt area. The southern portion of the proposed development site and its downstream areas could be ventilated.

9.2.10 A portion of the prevailing ENE, E and ESE winds bypass the high-rise building groups along Island Eastern Corridor in the north side and the green belt space in the south-easter side, respectively. The upstream ENE and E winds from the green vegetated slopes would cross over the Island Eastern Corridor and reach the northeast portion of the site. The proposed Block 3 arrangement and building separation could facilitate a portion of incoming winds to ventilate its downstream area. Hence, the incoming winds would skim over the podium through the building separation amongst Blocks 3 group. A small portion of the incoming winds can continue to turn along the building edge of Blocks 2 group at Phase 2 - West to ventilate the southern portion of the Site and the downstream area. In the southside, a portion of the incoming E and ESE wind would flow through the green space and reach the southern portion of the Site. Although it has site constraint, e.g., the high congested site areas, the building separation between Phase 1 and Phase 2 - West still can allow a portion of the incoming E and ESE winds to pass through and ventilate the downstream areas. The rest incoming winds could penetrate the green space at the southern part of Phase 1 smoothly and reach the downstream areas.

9.2.11 Under SE wind direction, most of the incoming winds from the green vegetated slopes in the southeast side will be blocked by the proposed building layout and then bypass the high-rise building groups along Island Eastern Corridor in the north-eastern side and the green belt space in the south-western side, respectively. Although the building separation between Phase 1 and Phase 2 - West cannot consider as an effective air path under the SE wind directions, a portion of the incoming winds can still pass through this building separation and reach the downstream areas.

9.2.12 Under SW wind direction, a portion of incoming winds flowing from the green vegetated slopes can enter southeast part of the Site. Since Blocks 3 group at Phase 2 - East are generally aligned to the incoming SW wind directions, the effective building separation in between can be interlinked with the upstream southern green vegetated slopes and the downstream northeast open areas to form an effective air path to allow

the prevailing SW winds to pass through. For the WSW wind, it can flow along A Kung Ngam Village Road in the north-west side of the Site. The prevailing winds will skim over the existing low to medium-rise buildings and enter the Site.

9.3 Conclusions and Recommendations

9.3.1 In order to minimize the potential ventilation impacts, the building layout of the proposed public housing development has been carefully designed after a qualitative assessment of wind performance of the Site with the consideration of the existing condition and the proposed scheme. A preliminary assessment on site characteristics and wind availabilities has been conducted, which are indicated as follows:

9.3.2 For the existing condition of the site area, most of the prevailing winds would flow through the current low-rise/vacant development site and reach its downstream areas.

9.3.3 For the proposed scheme, in comparison with the existing condition, the proposed public housing development inevitably has some effect on the pedestrian wind environment in its downstream area. The increased building mass would induce additional wind blockage to the vicinity of the Site. With mitigation measures in place, the potential impact induced by the proposed development under prevailing winds could be alleviated.

9.3.4 In the directional analysis, mitigation measures in place, such as provision of effective building gaps among Blocks 3 group and aligning building blocks with prevailing winds, the potential impacts in southern and eastern portions of the site, as well as in the surroundings could be alleviated.

9.3.5 To further reduce the impacts and improve the wind environment, good design features could be considered in detailed design of the development. Further enhancement may be considered to facilitate wind penetration, such as enhancing building permeability, providing sufficient width of building separation, providing building setback, reducing podium bulk, etc., as far as practicable.

9.3.6 A quantitative AVA Initial Study is recommended to be conducted in the detailed design stage to demonstrate that wind performance of the future scheme and the scheme is optimized to further alleviate any potential adverse impacts to the surrounding pedestrian wind environment.

9.4 Summary

9.4.1 From the air ventilation point of view, it is anticipated that with the proposed development with the incorporation of mitigation measures/good building design features in place, the potential impact induced by the proposed development under prevailing winds could be alleviated.

10. LANDSCAPE AND VISUAL IMPACTS

10.1 General of Landscape Impacts

10.1.1 Landscape impact assessment (LIA) and preliminary tree and vegetation survey was conducted to assess the potential impacts of the Project before and after mitigation in both construction and operations phases in accordance with EIAO GN No. 8/2010. The assessment area for the LIA includes all areas within a 500m distance from the development boundary. The tree survey will include all areas within a 5m offset from the development boundary.

10.1.2 The LIA was conducted for the Site to provide a landscape impact assessment for the Development at A Kung Ngam Village.

10.2 Tree and Vegetation Survey

10.2.1 **453** nos. of individual trees and **252** nos. of trees in 6 tree groups were surveyed within the tree survey boundary. Amongst the individual trees surveyed, approximately **91** nos. of them are proposed to be retained in-situ, **362** nos. may be affected by the proposed public housing development due to the proposed site formation works. For the trees under tree group survey, approximately **87** nos. are proposed to be retained in-situ, while approximate **165** nos. maybe affected by the proposed site formation works. In total, there are approximately **527** trees (including 16 nos. *Leucaena leucocephala* 銀合歡) will be affected (**Figure Nos. CE30/IRB/1001 to 1004**).

10.2.2 Amongst the trees proposed to be removed, **3** nos. of them are TPIs. **Table 10.2.1** summarised the findings of the TPIs.

Table 10.2.1 – Summary of Surveyed Trees of Particular Interest (TPIs)

Tree no.	Botanical name	Height (m)	DBH (mm)	Crown spread (m)	Reasons as TPI	Justification for Removal
T49	*Ficus microcarpa*	16	1225	20	DBH >1m	In direct conflict with the proposed work; On slope, excavation of root ball for transplanting is not feasible
T50	*Ficus microcarpa*	16	1191	20	DBH >1m	In direct conflict with the proposed work; On slope, excavation of root ball for transplanting is not feasible
T80	*Ficus microcarpa*	16	1100	15	DBH >1m	In direct conflict with the proposed work; On slope, excavation of root ball for transplanting is not feasible

10.2.3 No registered "Old and Valuable Trees" (OVTs) was recorded under DEVB TC(W) No. 05/2020 – Registration and Preservation of Old and Valuable Trees within the tree survey boundary.

10.2.4 Based on the vegetation survey, **158** plant species are found within the tree survey boundary. **118** and **40** of the plant species are known to be native and exotic in Hong Kong respectively. Species range from common to widely distributed in Hong Kong.

10.2.5 An array of the found species are common at the Site, including climber *Mikania micrantha* (薇金菊), shrubs of *Bidens alba* (白花鬼針草) and *Lantana camara* (馬纓丹).

10.2.6 *Dalbergia benthamii* (兩廣黃檀), is a plant species listed under the Protection of Endangered Species of Animals and Plants Ordinance (Cap 586) which was found within the development boundary. Since *Dalbergia benthamii* were scattered in various localities and all of them are in the form of vines sprawling in tree canopies, therefore, transplanting is not recommended. In addition, it is a common species found in Hong Kong woodland, and they are not considered as highly important for conservation. These vines would be proposed for removal.

10.3 Preliminary Tree Treatment Proposal

10.3.1 527 nos. of trees are proposed unavoidably to be removed, amongst which 362 nos. are individually surveyed trees and 165 nos. are trees surveyed as tree groups. 16 nos. are *Leucaena leucocephala* (undesirable species exempted from compensation).

10.3.2 New tree planting will be arranged within the proposed public housing site. Final provision of tree planting for housing site shall be subjected to detail design and landscape master planning to be developed in detail design stage. These new trees are not considered as compensatory trees induced by the Works under other departments. (**Figure No. CE30/IRB/1005**).

10.3.3 Offsite tree planting locations had been explored and initial communication established with concerned maintenance department – Lands Department, in order to compensate for the loss of 511 nos. trees due to the site formation work. Details of the compensatory planting proposal, including off-site planting and their proposed locations, should be continued to be explored and confirmed at the detailed design stage.

10.3.4 Communication about the land status and planting proposal has been established with the concerned party (i.e. LandsD). Further negotiation and discussion should be continued during the next phase of the Project. The project proponent (i.e. CEDD) should also further explore compensatory planting sites.

10.3.5 Since a large majority of the impacted trees were located on slope due to the proposed site formation work, according to DEVB TC(W) No. 4/2020 Tree Preservation, the compensation ratio of 1:1 by number requirement may not apply due to site constraints; and the planting of whips or seedlings as a woodland mix outside housing site boundary to be undertaken by CEDD would be more appropriate.

10.4 Landscape and Visual Mitigation Measures

10.4.1 Proposed mitigation measures are used to reduce potential landscape and visual impacts of the proposed public housing development as low as possible and finally,

mitigating residual impacts as practically as possible. The proposed landscape and visual mitigation measures in the construction and operation phases are listed in the **Table 10.4.1**, together with an indication of relevant Implementation and Maintenance Agencies in accordance to *DEVB TC(W) No. 6/2015*. Some mitigation measures will be implemented during construction and continue in the operation phase e.g. compensatory planting. It should be noted that some mitigation measures may not be appreciated immediately for several years.

10.4.2 **Figure No. CE30/IRB/1011** shows the location of the proposed mitigation measures based on the latest scheme layout design. Photomontages of the proposed public housing development with proposed mitigation measures are provided in **Figures No. CE30/IRB/1012 to 1019**.

Table 10.4.1 Landscape & Visual Mitigation Measures

ID No.	Proposed Landscape and Visual Mitigation Measure
Construction Phase	
CM1	Preservation of Existing Vegetation – Any existing vegetation, trees and tree of particular interest (TPI) not affected by the proposed public housing development and within 5m offset from the development boundary shall be carefully preserved and protected in accordance with DEVB TCW No. 4/2020 and the latest Guidelines on Tree Preservation by GLTMS of DEVB. The wooded slopes of LR3.1 should be preserved as far as practicable as it provides good green views to the future development.
CM2	Control of Night-time Lighting Glare - All night-time lighting shall be avoided as far as possible. All lights should be directed light and no light glare shall illuminate directly outside the development boundary. Potential glare impacts arising from the proposed public housing development will be evaluated with reference to the "Charter on External Lighting" and "Guidelines on Industry Best Practices for External Lighting Installations" promulgated by Environmental Bureau.
CM3	Optimisation of Construction Areas and Providing Temporary Landscape Treatment on Temporary Construction Works – Construction areas' control, such as reducing the extent of working areas, temporary working areas, storage area and shortening construction period, shall be enforced to minimise potential landscape and visual impact arising from construction activities. Temporary landscape treatment such as hydroseeding temporary stockpiles is recommended.
CM4	Erection of Decorative Screen Hoarding - Site hoardings shall be painted in a colour that is compatible with the surrounding. Where possible, non-reflective, recessive colours should be used. Hoarding should be taken down at the end of the construction period.
Operation Phase	
OM1	Buffer Planting – Buffer trees, shrubs or climbers are proposed to be planted as a visual barrier to nearby unsightly views and to soften the I/R interface issue or to reduce wall effect of the proposed public housing development on the surrounding neighbourhood. Evergreen plant species with dense foliage is recommended to be planted close to noise and dust emitters for better noise and dust reduction efficiency. Recommended locations of buffer planting include along the podium edge facing Island Eastern Corridor, landscape areas between Manson Industrial Building and proposed block 2 and 3. The selection of planting species should make reference to *Street Tree Selection Guide*, of *GLTMS, DEVB* and the GMP for Eastern District.
OM2	Landscape Treatment within the Proposed Public Housing Development – Planting should be provided on the podium, at-grade and engineered slopes where practicable. The provision of greenery and local open space as mitigation measures should take consideration in accordance with *HKPSG* and *PNAP APP-152*. A minimum 20% of housing site area of green coverage and local open space at $1m^2$ per person will be provided. New tree planting will be planted within the proposed public housing site. Final provision of tree planting for housing site shall be subjected to detail design and landscape master planning

ID No.	Proposed Landscape and Visual Mitigation Measure
	to be developed in detail design stage. These new trees are not considered as compensatory trees induced by the Works under other departments. Landscape treatment for the slope such as hydroseeding, shrubs and groundcover shall be considered. Screening planting should be considered to soften the built structures. Blue-green infrastructure and sustainable landscape design, such as zero-irrigation, swales and rain gardens, should be taken into consideration. The selection of planting species should make reference to *Street Tree Selection Guide*, of *GLTMS, DEVB* and the GMP for Eastern District.
OM3	Aesthetic Design of Proposed Public Housing Development – A compatible design (including careful layout design and control of development massing), construction materials and façade for the proposed public housing development will assist in achieving visual uniformity with the surrounding urban landscape. Finishing materials on the form, micro and macro texture, reflectivity / light absorbance and compatibility to the nearby environment will be considered.

10.5 Summary on Landscape Assessment

10.5.1 The locations of baseline LRs and LCAs are mapped in **Figure No. CE30/IRB/1006 - 1007**.

10.5.2 **LR1.1 Village Settlement** – The loss of vegetation is inevitable during the construction stage due to site formation works and approximately **35** nos. of trees from individual tree survey will be affected. The residual impact during construction phase remains **moderately adverse.** In the operation phase, trees are expected to be planted within this LR and form part of the residential landscape. In addition, it is assumed that there will be a general enhancement to this LR with the replacement of the proposed public housing development, therefore the residual impact will be **slightly adverse** in the operation phase Day 1 when the planting is not yet mature. The residual impact will be **slightly beneficial** in Year 10 when the planting and landscape treatment have matured and in full effect.

10.5.3 **LR2.1 Man-made Slopes by Lei Yue Mun Park** – The slope (SMRIS 11SE-B/C93, 11SE-B/C627, 11SE-B/C625, 11SE-B/F180(2), 11SE-B/C101(2), 11SE-B/F180(3), 11SE-B/C101(1), 11SE-B/C155(1) and 11SE-B/C155(2)) will be partially modified to suit for the proposed public housing development. The loss of trees are approximately **40** nos. of tree from individual tree survey, including **1** no. of TPI (*Ficus microcarpa* – T80*)* will be inevitable during the construction stage. Residual impact during construction phase will remain **moderate adverse**. However, landscape treatment within development boundary is recommended for visual and noise screening, dust amelioration and visual enhancement. Species choice should take reference to GMP for Eastern District by CEDD and Street Tree Selection Guide by DEVB to increase compatibility with the surroundings and ecological value. Residual impact in operation phase Day 1 will be remained as **moderately adverse** when the planting is not yet mature. However, the residual impact during operation phase Year 10 will be reduced to **slightly adverse**.

10.5.4 **LR2.2 Man-made Slopes by Island Eastern Corridor** - The slope (SMRIS 11SE-B/C116, 11SE-B/C117, 11SE-B/C259 and 11SE-B/C258) will be partially converted to proposed blocks. The loss of trees including approximately **55** nos. of existing tree from individual tree survey, including **1** no. of TPI (*Ficus microcarpa* -T50*)*, T50 will be inevitable during the construction stage. Residual impact during construction phase

will remain **moderate adverse**. However, buffer planting and landscape treatment within the development boundary is recommended for visual and noise screening, dust amelioration and visual enhancement. Species choice should take reference to GMP for Eastern District by CEDD and Street Tree Selection Guide by DEVB to increase compatibility with the surroundings and ecological value. Residual impact in operation phase Day 1 will be remained as **moderate adverse** when the planting is not yet mature. However, the residual impact during operation phase Year 10 will be reduced to **slight adverse**.

10.5.5 **LR3.1 Woodland** – Due to its location at the midst of the site, parts of this LR and vegetation will be unavoidably affected. The loss of trees including approximately 186 nos. of existing tree from individual tree survey including 1 no. of TPI (*Ficus microcarpa* – T49*).* Residual impact during construction phase and operation phase Day 1 will remain **substantially adverse**. However, when the landscape treatment within the development boundary in full effect, the residual impact at operation phase Year 10 will be reduced to **moderately adverse**.

10.5.6 **LR4.1 Industrial Area / Depot** – The loss of vegetation is inevitable during the construction stage due to site formation works and approximately 29 nos. of trees from individual tree survey will be affected. The residual impact during construction phase remains **slight adverse.** In the operation phase, trees are expected to be planted within this LR and form part of the residential landscape. In addition, it is assumed that there will be a general enhancement to this LR with the replacement of the proposed public housing development, therefore the residual impact will be **slight beneficial** in operation phase Day 1 and Year 10.

10.5.7 **LR10.1 Primary Distributor** – The loss of vegetation is inevitable during the construction stage due to the road works and approximately 12 nos. of trees from individual tree survey will be affected. The residual impact during construction phase remains **slightly adverse.** In the operation phase, trees are expected to be planted within this LR. In addition, it is assumed that there will be a general enhancement to this LR with the instatement of the roads, therefore the residual impact will be **slightly beneficial** in operation phase Day 1 and Year 10.

10.5.8 **LR10.2 Local Distributor** – There is no tree to be affected. The residual impact during construction phase remains **slightly adverse.** In the operation phase, it is assumed that there will be a general enhancement to this LR with the instatement of the roads, therefore the residual impact will be **insubstantial** in operation phase Day 1 and Year 10.

10.5.9 **LCA1 Urban Peripheral Village Landscape -** The residual impact during construction phase remains **moderately adverse.** In the operation phase, trees are expected to be planted within this LR and form part of the residential landscape. In addition, it is assumed that there will be a general enhancement to this LCA with the replacement of the proposed public housing development, therefore the residual impact will be **slightly adverse** in the operation phase Day 1 when the planting is not yet mature. The residual impact will be **slightly beneficial** in Year 10 when the planting and landscape treatment have matured and in full effect.

10.5.10 **LCA2 Mixed Comprehensive Urban Development Landscape-** Residual impact during construction phase and operation phase Day 1 will remain **slightly adverse**. However, when the landscape treatment within the development boundary in full

effect, the residual impact at operation phase Year 10 will be enhanced to **slightly beneficial**.

10.5.11 **LCA4 Residential Urban Landscape** - Residual impact during construction phase and operation phase Day 1 will remain **slightly adverse**. However, when the landscape treatment within the works boundary in full effect, the residual impact at operation phase Year 10 will be enhanced to **slightly beneficial**.

10.5.12 **LCA5 Transportation Corridor Landscape** - Residual impact during construction phase and operation phase Day 1 will remain **slight adverse**. In the operation phase, it is assumed that there will be a general enhancement to this LCA with the reinstatement of the existing road and footpath, therefore the residual impact will be **insubstantial** in operation phase Day 1 and Year 10.

10.5.13 **LCA6 Recreational and Cultural Landscape-** Residual impact during construction phase and operation phase Day 1 will remain **substantially adverse**. However, when the landscape treatment within the development boundary in full effect, the residual impact at operation phase Year 10 will be reduced to **moderately adverse**.

10.5.14 In general, the incorporation of proposed mitigation measures into the proposed public housing development will effectively reduce the residual impact and provide landscape enhancement. Affected LR and LCA will receive **moderately adverse to slightly beneficial** impact by Year 10.

10.5.15 Cumulative landscape and visual impacts during construction and operation phase for the proposed public housing developments in the vicinity is assessed below:

10.5.15.1 Proposed Hotel Development at No. 8 A Kung Nga Village Road - The proposed public housing development together with the planned hotel development would form a cluster of high-rise developments and sharing a similar visual character. However, it would cause a visual obstruction to open sky views and reduce visual openness in the vicinity.

10.5.15.2 Proposed Comprehensive Redevelopment of Ming Wah Dai Ha - Due to the relative long distance away from the proposed public housing development, no additional cumulative landscape and visual impact will be expected.

Based on the LIA, a total of 7 landscape resources (LR) and 5 landscape character area (LCA) will be affected. Locations of LR and LCA are shown in **Figures No. CE30/IRB/1006 to 1007**. Photos of the affected LR1.1, LR2.1, LR2.2, LR3.1, LR4.1, LR10.1, LR10.2, LCA1, LCA2, LCA4, LCA5 and LCA6 are provided in **Figures No. CE30/IRB/1008 to 1009**. It is expected that with the implementation of mitigation measures shown in **Table 10.4.1**, the residual landscape impact to the LR and LCA can be reduced to slight beneficial or insubstantial by Year 10 in the Operation Phase. The landscape impact to the affected LR and LCA are summarized in **Table 10.5.1**.

10.6 Summary of Landscape Impact

10.6.1 In general, the incorporation of proposed mitigation measures into the proposed public housing development will effectively reduce the residual impact and provide landscape enhancement. Affected LR and LCA will receive moderately adverse to slightly beneficial impact by Year 10. The existing site will be transformed smoothly from vacant government land to residential development to create an urban landscape setting and improve the living quality of the environment.

Table 10.5.1 Summary of Landscape Impacts

LR/LCA ID^	LR/LCA Name^	Sensitivity of LR/LCA(High / Medium / Low)	Magnitude of Change (Large / Intermediate / Small / Negligible)		Significance Threshold of Potential Landscape Impact* (before mitigation) (Substantial, Moderate, Slight, Insubstantial)		Proposed Mitigation Measures	Significance Threshold of Potential Landscape Impact* (after mitigation) (Substantial, Moderate, Slight, Insubstantial)		
			Construction	Operation	Construction	Operation		Construction	Operation (Day 1)	Operation (Year 10)
LR1.1	Village Settlements	Low	Large	Large	Moderately adverse	Moderately adverse	CM1-CM4, OM1-OM3	Moderately adverse	Slightly adverse	Slightly beneficial
LR2.1	Man-made Slopes by Lei Yue Mun Park	Medium	Intermediate	Intermediate	Moderately adverse	Moderately adverse	CM1-CM4, OM1-OM3	Moderately adverse	Moderately adverse	Slightly adverse
LR2.2	Man-made Slopes by Island Eastern Corridor	Medium	Intermediate	Intermediate	Moderately adverse	Moderately adverse	CM1-CM4, OM1-OM3	Moderately adverse	Moderately adverse	Slightly adverse
LR3.1	Woodland	High	Large	Large	Substantially adverse	Substantially adverse	CM1-CM4, OM1-OM3	Substantially adverse	Substantially adverse	Moderately adverse
LR4.1	Industrial Area / Depot	Low	Small	Small	Slightly adverse	Slightly adverse	CM1-CM4, OM1-OM3	Slightly adverse	Slightly beneficial	Slightly beneficial
LR10.1	Primary Distributor	Low	Small	Small	Slightly adverse	Slightly adverse	CM1-CM4, OM1	Slightly adverse	Slightly beneficial	Slightly beneficial
LR10.2	Local Distributor	Medium	Small	Small	Slightly adverse	Slightly adverse	CM1-CM4	Slightly adverse	Insubstantial	Insubstantial
LCA1	Urban Peripheral Village Landscape	Low	Large	Large	Moderately adverse	Moderately adverse	CM1-CM4, OM1-OM3	Moderately adverse	Slightly adverse	Slightly beneficial
LCA2	Mixed Comprehensive Urban Development Landscape	Low	Small	Small	Slightly adverse	Slightly adverse	CM1-CM4, OM1-OM3	Slightly adverse	Slightly adverse	Slightly beneficial
LCA4	Residential Urban Landscape	Low	Small	Small	Slightly adverse	Slightly adverse	CM1-CM4, OM1	Slightly adverse	Slightly adverse	Slightly beneficial
LCA5	Transportation Corridor Landscape	Low	Small	Small	Slightly adverse	Slightly adverse	CM1-CM4	Slightly adverse	Insubstantial	Insubstantial
LCA6	Recreational and Cultural Landscape	High	Large	Large	Substantially adverse	Substantially adverse	CM1-CM4, OM1-OM3	Substantially adverse	Moderately adverse	Moderately adverse

Note: * Refer to Section 9.5.

10.7 General of Visual Impacts

10.7.1 A Visual Impact Assessment (VIA) is carried out to assess the potential visual impacts arising from the proposed public housing development in accordance with TPB PG-No. 41.

10.7.2 The Visual Impact Assessment Area is defined by the visual envelope (VE). The VE is the viewshed of the proposed public housing development formed by natural or man-made features. It will be based on desktop study of topographic maps, street maps, photographs, cross-sections to determine visibility and subsequent site visits. Estimated heights of the new structures are used to determine their visibility within the VE. Assessment of the VE will utilize the proposed height data for the new buildings provided by the project team of the housing development. Existing vegetation will be assessed in its current condition and assumed to remain at a similar height and density. The VE is shown in **Figure No. CE30/IRB/1010.**

10.7.3 An open view had been observed for the wider context, it stretches from south (hilltops of Sai Wan Shan and Lei Yue Mun Barracks) to north (Lei Yue Mun open waters and Yau Tong). It overlooks the built environment at the foothill and towards the other side of the harbour. As stated in the Explanatory Statement of the approved Shau Kei Wan Outline Zoning Plan No. S/H9/18, in order to protect the view from the former Lei Yue Mun Barracks behind the A Kung Ngam Industrial Area (AKNIA), development within the "Other Specified Uses annotated Business" ("OU(B)") is subject to a maximum building height of +80mPD. The formulation of initial development layout has been taken into consideration of such restricted maximum building height and to avoid affecting this view.

10.7.4 In view of the above, to preserve the view towards Lei Yuen Mun open waters and Yau Tong, when viewing from Lei Yue Mun Barracks, the proposed Phase 2 – West will have the building height at +80mPD. Since the proposed public housing development will be rezoned as "Residential (Group A)" ("R(A)"), in accordance with the approved Shau Kei Wan Outline Zoning Plan No. S/H9/18, the maximum building height for adjacent "R(A)" zone is +100mPD. With consideration to the surrounding building height context, (e.g. Sing Tao New Group Building at +84.5mPD, HKSH Eastern Medical Center at +80mPD and, the approved hotel development under planning application No. A/H9/80 at 87mPD) and to maximize the provision of housing units, the proposed building height for Phase 1 and Phase 2 - East will be at +110mPD and +100mPD respectively.

Effect on Public Viewers

10.7.5 A total of 8 public viewing points (VPs) has been identified to present the visual changes on sensitive public viewers (**Figure No. CE30/IRB/1010**), taking into account visual sensitivity, local significance, and accessibility. The 8 VPs are:

- VP1 Lei Yue Mun Typhoon Shelter Breakwater Sitting-out Area
- VP2 Lei Yue Mun Rest Garden
- VP3 Tin Hau Temple (Lei Yue Mun)
- VP4 Aldrich Bay Promenade
- VP5 Eastern District Cultural Square

- VP6 Basel Road Playground
- VP7 Lei Yue Mun Park Lookout Area
- VP8 Hong Kong Museum of Coastal Defence

10.8 Existing Visual Elements

10.8.1 The visual envelope is shaped by the vegetated hill and slopes of Lei Yue Mun Park to the South, vegetated slopes of Hong Kong Museum of Coastal Defence to the East, high-rise building blocks of Shau Kei Wan and Sai Wan Ho towards the East and Lei Yue Mun and Sam Ka Tsuen to the West.

10.9 Appraisal on Visual Changes

Visual Composition

10.9.1 In general, the proposed public housing development will be located in an urban area with industrial buildings, warehouses, and residential buildings surrounding the proposed public housing development. Block 7 of the former Lyemun Barracks Compounds are located to the south of the proposed public housing development. The Development will be partially visible to most of the public viewers due to the nearby buildings, such as Sing Tao News Group Building, Shaukiwan Tsung Tsin School, Hang Tung Resources Centre and HKSH Eastern Medical Centres, providing some visual screening.

10.9.2 In terms of visual composition, the proposed public housing development will reduce visual amenity by replacing existing vegetation with 7 residential blocks. The proposed public housing development is located at the foothill of steep rocky cliffs where the dense vegetation atop the cliff and steep hillside slopes surrounds the proposed public housing development in the East and South. High-rise residential blocks surround the proposed public housing development towards the West and medium-rise industrial buildings surrounds the proposed public housing development immediately to its North. Given that the proposed public housing development is mostly surrounded by buildings or steep slopes, typical views to the proposed public housing development are partially blocked due to the visual enclosure offered by the adjacent built environment.

10.9.3 Apart from vacant government land, the proposed public housing development is predominantly occupied by village houses, squatters and industrial buildings with the primarily usage of warehouse / storage.

10.9.4 The Development will inevitably exert some negative impacts and involve the removal of trees within the proposed public housing development.

10.9.5 The proposed maximum building height for the proposed blocks is not more than +110mPD[2].

10.9.6 The Site will be replaced with an urbanized residential visual character. Engineered slopes will be constructed for the site formation works. To minimize the visual impact, landscape treatment for the slope such as shrubs and groundcover shall be considered.

[2] The proposed public housing development's layout and maximum building height are subject to findings of EFS and to be further reviewed at detailed design stage.

Visual Obstruction

10.9.7 There will be a reduction to open sky views and visual openness for viewers at ground level. The building height has been limited to minimize obstruction to Lei Yue Mun Barrack Compound. The proposed maximum building height has minimized the significant visual obstruction and visual incompatibility to the local visual context.

Visual Resource

10.9.8 The main visual resource affected is the blockage of the vegetated hillside slopes at Lei Yue Mun Barrack Compound and the open sky from at grade level. The proposed public housing development will be located in front of the Lei Yue Mun Barrack Compound from certain angle, which is located outside the existing open view, therefore the open view is generally unaffected.

10.9.9 The photomontages of the views from the VPs are prepared based on the latest conceptual layout and are enclosed in **Figures No. CE30/IRB/1012 to 1019**. A summary of the visual impacts is shown in **Table 10.9.1**.

Table 10.9.1 Summary of Visual Impacts

VP	VP Name	Sensitivity of VP	Visual Impacts at Construction Phase (before mitigation)	Visual Impacts at Operation Phase (before mitigation)	Proposed Mitigation Measures*	Visual Impacts at Construction Phase (after mitigation)	Visual Impacts at Operation Phase (after mitigation)
VP1	Lei Yue Mun Typhoon Shelter Breakwater Sitting-out Area	Medium	Moderately adverse	Moderately adverse	CM2-CM3, OM2-3	Slightly Adverse	Slightly Adverse
VP2	Lei Yue Mun Rest Garden	Medium	Moderately adverse	Moderately adverse	CM2- CM3, OM2-3	Slightly Adverse	Slightly Adverse
VP3	Tin Hau Temple (Lei Yue Mun)	Medium	Slightly adverse	Slightly adverse	CM2- CM3, OM2-3	Negligible	Negligible
VP4	Aldrich Bay Promenade	Medium	Moderately adverse	Moderately adverse	CM2- CM3, OM2-3	Slightly Adverse	Slightly Adverse
VP5	Eastern District Cultural Square	Low	Substantially adverse	Substantially adverse	CM2- CM3, OM2-3	Moderately adverse	Moderately Adverse
VP6	Basel Road Playground	Low	Substantially adverse	Substantially adverse	CM2- CM3, OM2-3	Moderately Adverse	Moderately Adverse
VP7	Lei Yue Mun Park Lookout Area	High	Slightly adverse	Slightly adverse	CM2- CM3, OM3	Moderately adverse	Moderately adverse
VP8	Hong Kong Museum of Coastal Defence	Medium	Substantially adverse	Substantially adverse	CM2- CM3, OM2-3	Moderately adverse	Moderately Adverse

Note: * Refer to **Section 10.4** & **Table 10.4.1**

10.10 Mitigation Measures

10.10.1 Taking into consideration the landscape impacts, the proposed mitigation measures and design considerations are described in **Section 10.4** and **Table 10.4.1**.

10.11 Overall Visual Appraisal

10.11.1 As the detailed development layout of the Development shall be further studied at a later stage, the visual appraisal has been based on the preliminary development parameters stated in **Table 2.3.1**. Based on these Development assumptions, a preliminary conceptual layout is formulated and illustrated in **Figure No. CE30/IRB/202**. A total of 7 building blocks is proposed to accommodate the targeted population. The highest building block (+110mPD) is placed towards the western end of the proposed public housing development and the lowest building block (+80mPD) is placed to the middle and the north to reflect the natural contouring of the surrounding environment.

10.11.2 The photomontage demonstrating the visual influence of the Development at each VP is illustrated in **Figure No. CE30/IRB/1012 to 1019**. It is recommended that mitigation measures can be adopted to mitigate the visual impacts during the construction and operational phase of the development and the degradation in the overall visual quality in the Shau Kei Wan area. The proposed building height is comparable to the surrounding existing building height. Under the current Shau Kei

Wan OZP (Plan No.: S/H9/18), the area to the west of the proposed public housing development is zoned as OU(B) with a building height restriction (BHR) of 80mPD. The building heights of the existing Sing Tao News Group Building and a proposed hotel development near the Site are 84.5mPD and 86.15mPD respectively.

10.11.3 Although the overall visual impacts of the Development to some VPs are considered moderately adverse, the proposed development with a maximum building height of 110mPD will generally be compatible with the visual character and height profile of the surrounding developments and topography. The proposed developments are also in line with the housing policy which optimizes the land use and increases the housing land supply for public housing developments.

10.11.4 With proposed mitigation measures in place, the overall visual impact in respect to the proposed public housing development will be range from **negligible** to **moderately adverse** in both construction and operation phases.

10.12 Conclusion

10.12.1 The proposed public housing development will inevitably result in some landscape and visual impacts. 0.74 ha of Village Settlements (LR1.1), 0.50 ha of Man-made Slopes by Lei Yue Mun Park (LR2.1), 0.18 ha of Man-made Slopes by Island Eastern Corridor (LR2.2), 1.11 ha of Woodland (LR3.1), 0.51 ha of Industrial Area / Depot (LR4.1), 0.38 ha of Primary Distributor (LR10.1), 1.43 ha of Local Distributor (LR10.2), 0.76 ha of Urban Peripheral Village Landscape (LCA1), 1.06 ha of Mixed Comprehensive Urban Development Landscape (LCA2), 0.81 ha of Residential Urban Landscape (LCA4), 0.43 ha of Transportation Corridor Landscape (LCA5) and 1.78 ha of Recreational and Cultural Landscape (LCA6) are expected to be affected the most due to the amount of affected area and the loss of trees during the construction phase. After mitigation, residual landscape impacts of the affected LRs and LCAs can be reduced to **moderately adverse - slightly beneficial**.

10.12.2 **VP8** are expected to be mitigated to **moderately adverse** impact at both construction and operation phase. **VP5, VP6** and **VP7** is expected to be remained as **moderately adverse. VP1**, **VP2** and **VP4** will be mitigated to **slightly adverse** impact at both construction and operation phase. Impact of **VP3** is expected to be mitigated to **negligible** in the operation phase. In view of the residual impacts and the possibility to alleviate most of the landscape and visual impact after mitigation, the resultant overall visual impact is expected to be reduced to **negligible - moderately adverse** in the operation phase with proposed mitigation measures implemented. With the proposed mitigation measures in place, the visual impacts are anticipated to be mitigated.

10.12.3 **453** nos. of individual trees and **252** nos. of trees in 6 nos. of tree group were surveyed within the tree survey boundary. Amongst the individual trees surveyed, approximately **362** nos. of tree may be affected by the proposed public housing development due to the proposed site formation works. For the trees under tree group survey, approximately **165** nos. maybe affected. In total, there are approximately **527** trees will be affected (including 16 nos. *Leucaena leucocephala)*. **3** nos. of TPIs (**3** nos. of *Ficus microcarpa* – T49, T50 and T80) will be removed. No trees were found suitable for transplanting. No registered "Old and Valuable Trees" (OVTs) was recorded under *DEVB TCW No. 05/2020 – Registration of Old and Valuable Trees* within the tree survey boundary.

10.12.4 New tree planting will be planted within the proposed public housing site. Final provision of tree planting for housing site shall be subjected to detail design and landscape master planning to be developed in detail design stage. These new trees are not considered as compensatory trees induced by the Works under other departments.

10.12.5 Offsite tree planting locations had been explored and initial communication established with concerned maintenance department in order to compensate for the loss of 511 nos. trees due to the site formation work. Details of the compensatory planting proposal, including off-site planting and their proposed locations, should be continued to be explored and confirmed at the detailed design stage.

10.12.6 The proposed public housing development will be occupied by residential blocks and associated facilities. Although it will inevitably limit the additional spaces for greenery, in accordance with HKPSG requirements, landscape measures including soft landscaping of engineering slope, children's play area are proposed to create a quality living environment (see **Figures No. CE30/IRB/1011**). Local open space for $1m^2$ per 1 person in accordance with HKPSG requirements will be provided. Every opportunity has been explored to improve the overall landscape quality of the proposed public housing development.

10.12.7 The proposed public housing development in line with the housing policy is considered not relevant to the acceptability of the proposed development in landscape and visual aspects. The overall landscape and visual impacts would be acceptable with proposed mitigation measures during construction and operation phase.

11. HERITAGE

11.1 Introduction

11.1.1 The PES includes initial identification of heritage sites known and potential within or in proximity of the development area. The PES will determine the possible impacts of the Development and Infrastructure Works on the preliminary identified heritage sites and recommend further action if necessary.

11.2 Legislation, Standards and Guidelines

11.2.1 Legislation, standards, guidelines and criteria relevant to the consideration of Cultural Heritage Impact Study under this Preliminary Environmental Study (PES) include the following;

- Antiquities and Monuments Ordinance (Cap.53);
- Environmental Impact Assessment Ordinance (EIAO) (Cap.499); including Technical Memorandum on Environmental Impact Assessment Process (TM-EIAO) and Guidelines on Cultural Heritage Impact Assessment (04 May 2020);
- Hong Kong Planning Standards and Guidelines (HKPSG);
- Development Bureau Technical Circular (Works) No. 1/2022: Heritage Impact Assessment Mechanism for Capital Works Projects; and
- Proposed Graded and Graded Historic Buildings Classification.

Antiquities and Monuments Ordinance (Cap.53)

- The Antiquities and Monuments Ordinance (the Ordinance) provides the statutory framework to provide for the preservation of objects of historical, archaeological and paleontological interest. The Ordinance contains the statutory procedures for the Declaration of Monuments. The proposed monument can be any place, building, site or structure, which is considered to be of public interest by reason of its historical, archaeological or paleontological significance.
- Under Section 6 and subject to sub-section (4) of the Ordinance, the following acts are prohibited in relation to certain monuments, except under permit:
- To excavate, carry on building works, plant or fell trees or deposit earth or refuse on or in a proposed monument or monument; and
- To demolish, remove, obstruct, deface or interfere with a proposed monument or monument.

11.2.2 The discovery of an Antiquity, as defined in the Ordinance must be reported to the Antiquities Authority (the Authority), or a designated person. The Ordinance also provides that, the ownership of every relic discovered in Hong Kong after the commencement of this Ordinance shall vest in the Government from the moment of discovery. The Authority on behalf of the Government may disclaim ownership of the relic.

11.2.3 No archaeological excavation may be carried out by any person, other than the Authority and the designated person, without a licence issued by the Authority. A

licence will only be issued if the Authority is satisfied that the applicant has sufficient scientific training or experience to enable him to carry out the excavation and search satisfactorily, is able to conduct, or arrange for, a proper scientific study of any antiquities discovered as a result of the excavation and search and has sufficient staff and financial support.

11.2.4 It should also be noted that the discovery of an antiquity under any circumstances must be reported to the Authority, i.e. the Secretary for Development or designated person. The Authority may require that the antiquity or suspected antiquity is identified to the Authority and that any person who has discovered an antiquity or suspected antiquity should take all reasonable measures to protect it.

Environmental Impact Assessment Ordinance (Cap.499)

11.2.5 The EIAO was implemented on 1 April 1998. Its purpose is to avoid, minimise and control the adverse impact on the environment of designated projects, through the application of the EIA process and the Environmental Permit (EP) system.

Technical Memorandum on Environmental Impact Assessment Process

11.2.6 The general criteria and guidelines for evaluating and assessing impacts to Sites of Cultural Heritage are listed in Annexes 10 and 19 of the Technical Memorandum on Environmental Impact Assessment Process TM-EIAO. It is stated in Annex 10 that all adverse impacts to Sites of Cultural Heritage should be kept to an absolute minimum and that the general presumption of impact assessment should be in favour of the protection and conservation of all Sites of Cultural Heritage. Annex 19 provides the details of scope and methodology for undertaking Cultural Heritage Impact Assessment, including baseline study, impact assessment and mitigation measures.

Guidelines for Cultural Heritage Impact Assessment (04 May 2020)

11.2.7 The *Guidelines for Cultural Heritage Impact Assessment* document, as issued by the AMO, outlines the specific technical requirement for conducting archaeological and built heritage impact assessments and is based upon the requirements of the TM-EIAO. It includes the parameters and scope for the Baseline Study, specifically desk-based research and field evaluation.

11.2.8 The identification of heritage sites is based on known sites included in List of the 1,444 historic buildings with assessment results and the List of new items for grading assessment with assessment results at the website of the Antiquities Advisory Board (http://www.aab.gov.hk) and potential heritage sites which fall under the criteria mentioned under Point 1.1 a. i-vii of the Guidelines for Cultural Heritage Impact Assessment for cultural heritage resources and historic buildings / structures with potential heritage value regardless of age.

11.2.9 The document also includes guidelines encompassing reporting requirements and archive preparation and submission in the form of Guidelines for Archaeological Reports and Guidelines for Handling of Archaeological Finds and Archives. There is no field evaluation at this preliminary cultural heritage review stage, recommendations for further investigation however, is part of the PER. The further investigation recommendations are to be reviewed during Final Design Stage in a detailed archaeological impact assessment.

11.2.10 The prerequisite conditions for conducting impact assessment and mitigation measures are presented in detail. The guidelines also state that preservation in totality must be taken as the first priority and if this is not feasible due to site constraints or other factors, full justification must be provided.

11.2.11 Mitigation measures will be proposed in cases with identified impacts and shall have the aim of minimising the degree of adverse impact and also where applicable providing enhancement to a heritage site through means such as enhancement of the existing environment or improvement to accessibility of heritage sites. The responsibility for the implementation of any proposed mitigation measures must be clearly stated with details of when and where the measures will be implemented and by whom.

HKPSG

11.2.12 Chapter 10 of the HKPSG details the planning principles for the conservation of natural landscape and habitats, historical buildings and Sites of Archaeological Interest. The document states that the retention of significant heritage features should be adopted through the creation of conservation zones within which uses should be restricted to ensure the sustainability of the heritage features. The guidelines state that the concept of conservation of heritage features, should not be restricted to individual structures, but should endeavour to embrace the setting of the feature or features in both urban and rural settings.

11.2.13 The guidelines also address the issue of the preparation of plans for the conservation of historical buildings, Sites of Archaeological Interest and other antiquities. It is noted that the existing Declared Monuments and proposed Monuments be listed in the explanatory notes of Statutory Town Plans and that it be stated that prior consultation with Antiquities and Monuments Office (AMO) is necessary for any redevelopment or rezoning proposals affecting the Monuments and their surrounding environments.

11.2.14 It is also noted that planning intention for non-statutory town plans at the sub-regional level should be include the protection of monuments, historical buildings, Sites of Archaeological Interest and other antiquities through the identification of such features on sub-regional layout plans. The appendices list the legislation and administrative controls for conservation, other conservation related measures in Hong Kong, and Government departments involved in conservation.

Development Bureau Technical Circular (Works) No. 01/2022: Heritage Impact Assessment Mechanism for Capital Works Projects

11.2.15 This technical circular contains the procedures and requirements for assessing heritage impact arising from the implementation of new capital works projects. It is stated in the document that the works agent identifies any heritage sites (as defined in the technical circular) situated within or within the vicinity of the project boundary (usually to be defined as not more than 50 metres measured from the nearest point of the project boundary, including works areas).

11.2.16 The identification of the heritage sites should be undertaken at the earliest possible stage, preferably as part of the Technical Feasibility Statement. Based on the detailed submitted information of heritage sites bot above and below ground within the project boundary (inclusive of works area) or in its vicinity (usually interpreted as not more than 50 meters measured from the nearest point of the project boundary (inclusive of

works area), AMO will advise whether the works agent should conduct a Heritage Impact Assessment (HIA) for the project. The initial information submitted to AMO will include but not limited to site plans, building plans / record information, historic and recent photos of external and internal of Heritage Sites.

11.2.17 If a HIA is required, the works agent shall submit a proposal for the scope of the HIA for AMO approval. Once the scope has been approved it will be the responsibility of the works agent to conduct the HIA. For any subsequent revision or expansion of project boundary (inclusive of works area), the works agent is required to review whether the change should warrant a re-submission of the checklist to AMO and if affirmative, the re-submission should be made as soon as possible.

Proposed Graded and Graded Historic Buildings Classification

11.2.18 A grading system has been in place as a government administration mechanism for classifying historic buildings based on heritage significance since the 1980's. Currently the Antiquities Advisory Board is completing the task of assessing 1,444 historic buildings. There are three grades which are defined as follows;

- Grade 1. Grade-1 buildings are those of outstanding merits, of which every effort should be made for preservation if possible;
- Grade 2. Grade-2 buildings are those of special merits, of which efforts should be made for selective preservation; and
- Grade 3. Grade-3 buildings are those of some merits, of which preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

11.2.19 The system is not established under any legislation and graded buildings are not under any statutory protection unlike Declared Monuments.

11.2.20 As well as the assessment of the 1,444 historic buildings listed above there is a mechanism for new heritage buildings, structures and sites to be nominated by the public for assessment (New Items and New Categories for Assessment). The AMO will review all submissions and if it is determined that they have heritage value, the AAB panel will conduct further assessment for determination of grading.

11.3 Assessment Methodology

11.3.1 The methodology used in the Preliminary Environmental Study (PES) is based on criteria and guidelines for evaluating and assessing the cultural heritage impacts as stated in Annexes 10 and 19 of the EIAO-TM, respectively, and the Guidance Notes on Assessment of Impact on Sites of Cultural Heritage in Environmental Impact Assessment Studies. The details of the proposed project are preliminary and so is the evaluation of the potential impact on heritage.

11.4 Baseline Condition

11.4.1 The Study Area is located in eastern part of Shau Kei Wan. It starts around the juncture of Chai Wan Road A Kung Ngam Road in the south, goes along A Kung Ngam Road, and its north end covers a bigger area around A Kung Ngam village and part of the hillock behind (**Figure 11.1 in Appendix A**).

Geological and topographical background of Study Area

11.4.2 The geological background of the Study Area consists of granite (**Figure 11.2 in Appendix A**). The Study Area includes steep cut slopes and flattened areas. The 1841 map shows the topography prior to quarrying and development and shows the proposed housing development site area at the end of an elongated hill with steep sides.

Historical background

11.4.3 Lei Yue Mun on Hong Kong Island has long been of strategic importance. A brief description of the historical importance of Lei Yue Mun follows.

Ming to Qing Period

11.4.4 Lei Yue Mun was already known to international sailors in the Ming dynasty as a significant sea route passage. A 16th-century Portuguese chart had it marked with "Yanjiangkou" (which translates to 'Mouth of Salt River') (Kwok 1990:118). At the end of the century, the name Lei Yue Mun appeared on a map attached to a Guangdong related account Yuedaji, completed in 1595). After the Qing defeated the Ming, the water was successively occupied by different Ming loyalists considered pirates (amongst them Li Man-wing and Cheng Lin-cheong) by the Qing government. The pirates extorted merchant ships going through the channel (Kwok 1990:118).

11.4.5 On land, the village of A Kung Ngam in Shau Kei Wan was populated before the British arrival. The first demographic censure in 1841 recorded around 200 people in the area (Mingpo 2013). The settlers comprised mainly Hakkas from various regions of Guangdong. Subsistence-wise, they relied upon fishing and mining of the granite in the stone quarry behind the village. Now abandoned, the quarry once provided stones for construction purposes to the South China region until about a hundred years ago (Mingpo 2013). The village is currently a squatter area built on the hill slope (ibid). The Grade 3 Tam Kung Temple (Shau Kei Wan) was erected by the local fishermen community in 1905 nearby.

British colonial period

11.4.6 After the British seized Hong Kong Island in 1841, a chain of military fortifications including batteries, barracks, redoubts were constructed and upgraded to guard the territory. Lei Yue Mun, given its strategic position controlling the eastern approach to the Victoria Harbour, was among the first areas to be garrisoned and fortified. A barrack was built in Sai Wan (Sywan in old spelling) south of the water pass as early as 1844 (HKMCD 2014). The barracks, however, were briefly abandoned after a number of soldiers died of severe illnesses (HKMCD 2014; PRO no date).

11.4.7 It wasn't until 1883, although the land had been transferred to the War Department in 1847 and 1859, that the governor urged under the threat of French and Russia (both with powerful navies (Kwong and Tsoi 2018:38)) for full and final defensive plan (PRO no date).

11.4.8 As potential threats were considered largely from sea route and a submarine mine defense plan was trailed in Lei Yue Mun Pass as early as 1883 (Bard 2015:77). Fortifications on the headland to the south of the Lei Yue Mun Pass were constructed by 1885 (PRO no date; HKMCD 2014; Bard 2015:77). The area gradually developed

as Lyemun Barracks, which later included three parts including the main barracks in the centre, the upper fort at Sai Wan and the lower fort on the headland (AMO 2021a).

11.4.9 Among the permeant coastal defences, the Redoubt on the headland was a key structure. Soil covering 7,000 square meters was extracted from the summit of Lei Yue Mun Headland to construct eighteen concealed underground casemates. These casemates were divided into barrack rooms, magazines, shell store and coal store. An open courtyard was designed in the middle for assembly purposes (HKMCD 2014). The Redoubt was surrounded by a ditch. Regarding firepower, it was designed to use 2 x 6-inch breech loading disappearing guns (Bard 2015:83). An 1894 military order shows twenty-five officers and men of the Royal Artillery (RA) were stationed in the Redoubt (Bard 2015:105). Furthermore, the West, Central, Reverse Batteries were all armed and stationed with soldiers of the RA. The fire ranges of these defences covered the entire passage of the Lei Yue Mun channel.

11.4.10 By 1890, a cave by the waterline was dug to house installations for a submarine mine; winding gear for the boom which attached to the mines was housed inside (Bard 2015:83). A military order dated May 1894 reveals that the location of Minefield no.4 was set across the Lei Yue Mun Pass while Minefield no.5 at some distance inside the Pass. The testing room and dynamo were set inside Lei Yue Mun Redoubt (Bard 2015:105).

11.4.11 Between 1892 to 1894, the Brennen Torpedo Station was built to protect the inner harbour near the coast north of the West Battery. Guided torpedo technology was first invented in 1877 by Louis Brennen. The British Government had purchased the invention and controlled the production of torpedoes. The Brennen Torpedo Station was among the most powerful submarine weapons in the time, but it is believed that torpedoes were never fired, and its production was suspended in 1906. The Brennen Torpedo Station was hewn into hard rocks. It contained three primary underground compartments and a torpedo chute orientated towards the sea (Bard 2015:111-113)

11.4.12 Before 1907, two more permeant artillery defenses were added; these include Pak Shan Wan Battery (1903) in today's Heng Fa Chuen and Lei Yue Mun Pass Battery (c.1907) below the West Battery (Bard 2015:83). Yet, after the 1910s, the armaments in most Lei Yue Mun batteries were removed, apart from Pak Shan Wan and Lei Yue Mun Pass Batteries. Lei Yue Mun Pass by the time was secured by the batteries on Devil's Peak on the opposite shore. Records also indicate that the Sai Wan Hill area had become strategically more important and Pak Shan Wan Battery became the primary battery in Lei Yue Mun (Bard 2015:109).

11.4.13 The (central) main barracks were constructed in phases from 1890 to 1939. After the War Department acquired the land in 1889, they started the first batch barrack building construction probably between 1890 to 1895. The existing buildings of this period include Blocks 7, 10 and 25. Between 1895 to 1905, Blocks 17, 18, 20 and 21 were added. Blocks 05, 31, and 32 were constructed prior to 1909 and Blocks 30, 34, 33 and 03 were all completed before 1939, prior to the Japanese invasion (AAB website). The Barrack Square experienced a rebuilt in 1933 (Bard 2015: 123). These buildings mainly served as quarters for soldiers, officers, married soldiers, and other facilities such as ablution house, church, and hall.

11.4.14 While during the 1890s to 1900s, Lei Yue Mun had been developed into a strong coastal defense, by the 1930s, due to technological (use of aircrafts) and tactical

development (more batteries elsewhere), Lei Yue Mun's strategic importance had decreased.

Japanese invasion

11.4.15 8th December 1941 marks the start of the Japanese invasion in Hong Kong. As Lei Yue Mun was considered a potential landing point, the British enhanced the defensive power of Lei Yue Mun. By then, Sai Wan Hill and Pak Shan Wan were the only areas in Lei Yue Mun where fixed artillery defenses still existed. Sai Wan Hill had a battery guarded by Hong Kong and Singapore Royal Artillery (with two 6-inch howitzers) and an anti-aircraft position manned by the 5th anti-aircraft Battery of the Hong Kong Volunteers (with two 3-inch anti-craft guns), and Pak Shan Wan Battery was guarded by the Volunteers' 4th Battery (with two 6-inch guns) (Bard 2015:135). Apart from batteries, the west facing coastline was defended by Indian army the 5/7 Rajputs and the waterline by the Royal Rifles (UCRSC 1990:14-15).

11.4.16 Apart from the gunned batteries, anti-craft site and accommodation buildings mentioned above, the old barracks also included Victorian tunnel system, ammunition bunkers, search lights, a range, a jetty pier, pillboxes, observation posts, gauge railway system and more (UCRSC 1990:14). On the night of the 18th of December 1941, the Japanese landed at the jetty by the lower fort, but after a battle, the British defensive forces were isolated and outnumbered (UCRSC 1990:15). The artillery defenses soon fell into the hand of the Japanese and were sabotaged (HKMCD 2014).

Post-war period

11.4.17 Immediately after the war, the damaged facilities were renovated, and explosives and ammunitions cleared by the Jaipur Infantry Regiment (Bard 2015:143; UCRSC 1990:15). In addition, artillery at San Wan Hill was upgraded to 3.7-inch anti-aircraft guns and manned by the 6th Battery and 27th Heavy Anti-aircraft Regiment RA. The military significance of Lei Yue Mun defensive facilities were lost in post-war period.

11.4.18 From 1948 to 1984, the Old Lei Yue Mun Barracks, covering the present-day Lei Yue Mun Park and Holiday Village and the Hong Kong Museum of Coastal Defence, was a turned into a military training ground for the Hong Kong Chinese Training Unit (HKCTU) (SRL 2016:23; HKG 2013). Its training centre was set inside Block 7 (AMO 2021b).

11.4.19 The HKCTU was a regular British Army unit that recruited mainly the locals and served Hong Kong until its disbandment in 1997. The unit later changed its title to the Hong Kong Military Service Corps (HKMSC) in 1962 (HKG 2013). The major duty of HKMSC included rescue services during natural disasters, anti-illegal immigrant operations and aiding the Police during unrest in the 1960s (ibid). In 1984, the HKMSC moved to a new site on Stonecutters Island. In 1982 the 2/7 Gurkha Rifles moved into the barracks until their disbandment in 1986; they were the last occupants. All military land and defenses were handed back to the government in March 1987 (Bard 2015:143).

11.4.20 In the 1980s, Island Eastern Corridor was constructed on the gap between the headland fort and the main barracks. In 1988, the former Urban Council transformed the part south of Island Eastern Corridor (the main barrack area) into the Lei Yue Mun Park and Holiday Village. The former military buildings were renovated into hostels open to the public (Chan 2013:100). In addition, the site contains facilities including

rope courses, basketball courts, tennis courts, football pitches, a Public Riding School run by the Hong Kong Jockey Club, and indoor activity space. The headland was converted after 1993 into the Hong Kong Museum of Coastal Defence. The museum was completed in 2000 with a cost of HK$300 million. It opened to the public on 25th July 2000 (HKMCD 2014).

Archaeological background

11.4.21 There are no sites of archaeological interest within the development and infrastructure area. There are also no known previous archaeological investigations within or near the study area. The topography, i.e., steep slopes are not conducive to habitation, settling or use and therefore the archaeological potential is deemed limited. The topographical situation at Lei Yue Mun, however, is of strategic value and military use of the area needs to be considered (see Historical background). Further review, however, indicates that large swathes of the proposed development area were quarried since 19th century and until 100 years ago; this would have affected archaeological potential.

Existing impacts

11.4.22 Review of old maps and aerial photographs between 1903 and 2019 show ongoing quarrying and development in the area. The changed topography of the hillslope to the south of the Site was equally recorded during the field visit conducted on 1 March 2022. It appears that a squatter area developed around a few stone houses at A Kung Ngam Village.

11.4.23 The area behind the village is terraced and is currently used for bee keeping and some minor gardening. The area has floors and remnants of brick walls. A lot of concrete covering of surfaces was noted too.

11.4.24 The Study Area along A Kung Ngam Road is located on existing impacts consisting of cut slopes, existing utility provisions and road construction.

11.5 Preliminary Impact Assessment

11.5.1 A number of Declared Monuments and graded historic buildings and structures are located in the wider vicinity of the proposed works area such as Salesian Mission House, Main Building (Grade 2) and Salesian Mission House, Villa (Grade 2) (**Figure 11.1 in Appendix A**). Notably military structures within and part of coastal defense of Colonial Hong Kong (now the Museum) are within Old Lei Yue Mun Barracks Compound including the main barracks (central area) with Block 7 of the old Lei Yue Mun Barracks (Declared Monument), upper fort, i.e. Sai Wan Battery (western ridge), and the lower fort (headland) (Coastal Defense Museum). These are unlikely to be directly affected since they are away from the proposed works. These are in addition to the Stone House in A Kung Ngam village (New Item) and Yuk Wong Po Din Temple already known within the works area.

11.5.2 It is unlikely that most of the squatter buildings within A Kung Ngam village works area can be retained within the Site, therefore a full built heritage impact assessment, including a built heritage survey to supplement-built heritage information in particular the potential for additional historic sites pre-1969 should be undertaken in the next stage as part of HIA. While some of the built heritage items will have to be removed to allow site formation, others may be indirectly affected through for instance vibration, tilting, settlement, access issues or accidental contact with equipment and

machinery. These potential impacts are to be further defined within detailed built heritage assessment in next stage.

11.5.3 There are no sites of archaeological interest within or in close proximity of the Study Area. In addition, desk-based review has indicated that the Study Area has been severely altered partially though quarrying activities (**Figure 11.3 in Appendix A**) and residential construction. No archaeological is expected within the proposed public housing development or along A Kung Ngam Road.

11.6 Mitigation Measures

11.6.1 As confirmed with Antiquities and Monuments Office (AMO), a separate Heritage Impact Assessment (HIA) will be required for the project as Declared Monuments and Graded Historic Buildings in Lei Yue Mun Park and other heritage sites are located within 50m from the works boundary as shown in **Figure 11.1** in **Appendix A**. The HIA will be prepared in later stage of the project.

11.6.2 Mitigation measures for site formation and infrastructure works of the proposed public housing development will result in the demolishing of the squatter structures within A Kung Ngam Village and possible indirect built heritage impacts on nearby structures through vibration, settlement and tilting, accidental contact with machinery, restricted access and so forth. Detailed built heritage impact assessment will identify the details of possible mitigation recommendations.

11.7 Summary

11.7.1 HIA will be prepared and submitted for AMO's approval in later stage of the project. It is anticipated that no insurmountable issue from heritage point of view for the proposed development.

12. IMPLEMENTATION PROGRAMME

12.1 Key Milestone

12.1.1 The key activities of the preliminary implementation programme are as follows: -

Table 12.1 Date of Key Activities

Key Milestone	Financial Year
Commencement of site formation and infrastructure works for Phase 1	2025/26
Completion of site formation works for Phase 1 for site handover to the project team of the public housing development	2027/28
Completion of infrastructure works for Phase 1	2028/29
Completion of building works for Phase 1	2032/33
Commencement of site formation and infrastructure works for Phase 2	2027/28
Completion of site formation and infrastructure works for Phase 2 for site handover to the project team of the public housing development	2031/32
Completion of building works for Phase 2	2036/37

12.1.2 The proposed implementation programme as shown in **Table 12.1** above is subject to review in detailed design stage.

13. CONCLUSION

13.1.1 The proposed development at the A Kung Ngam Village Site has been studied under this EFS, and the study concluded that there is no insurmountable problem in terms of traffic, environmental, geotechnical, services and utilities, land acquisition, heritage, air ventilation, visual and landscape aspects.

13.1.2 In support of the rezoning process of the site, site formation layout plans have been prepared and relevant technical assessments have been conducted. It is revealed that the development is technically feasible.

APPENDIX A

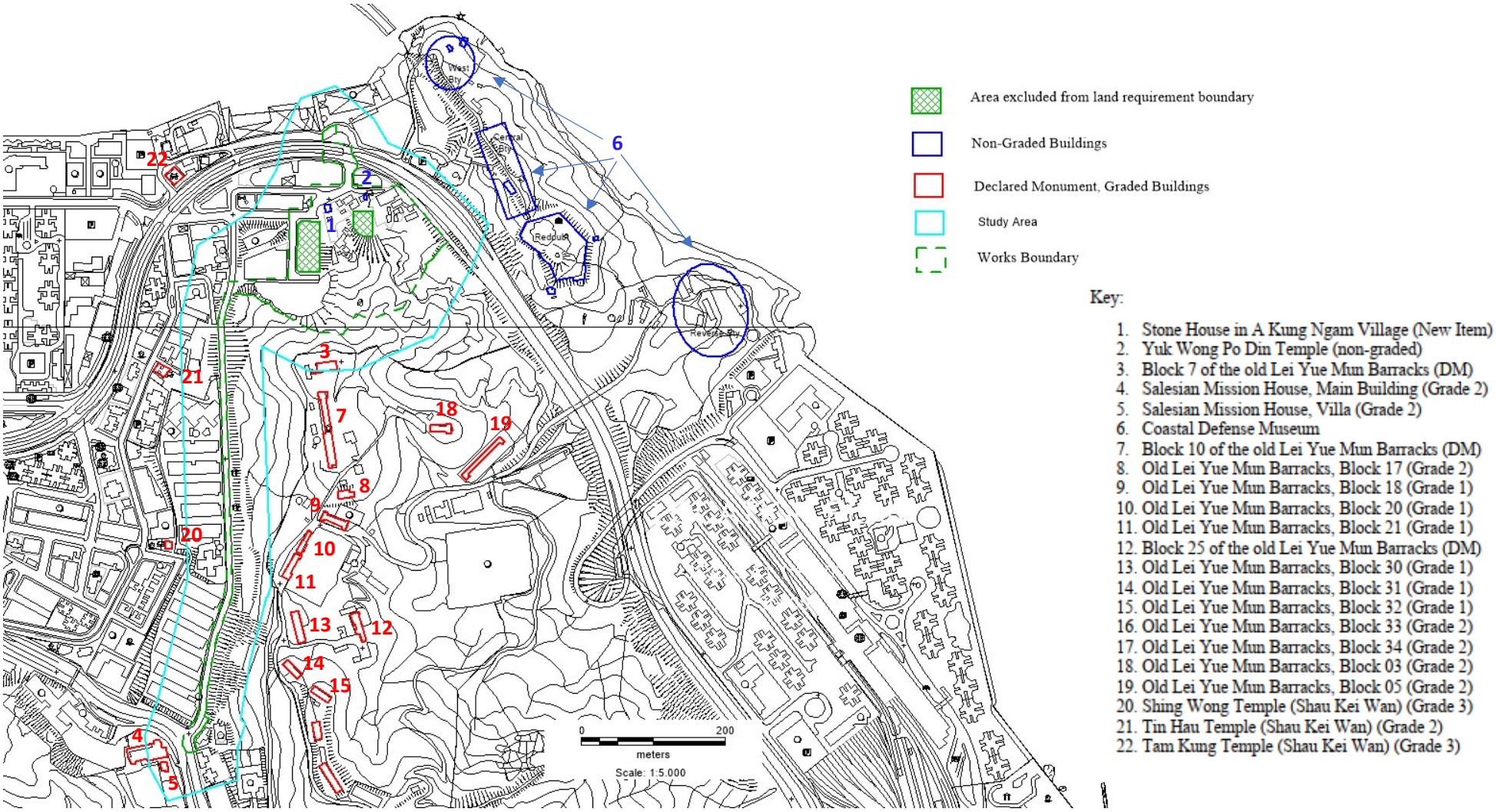

Figure 11.1 Map showing the initially recorded built heritage sites

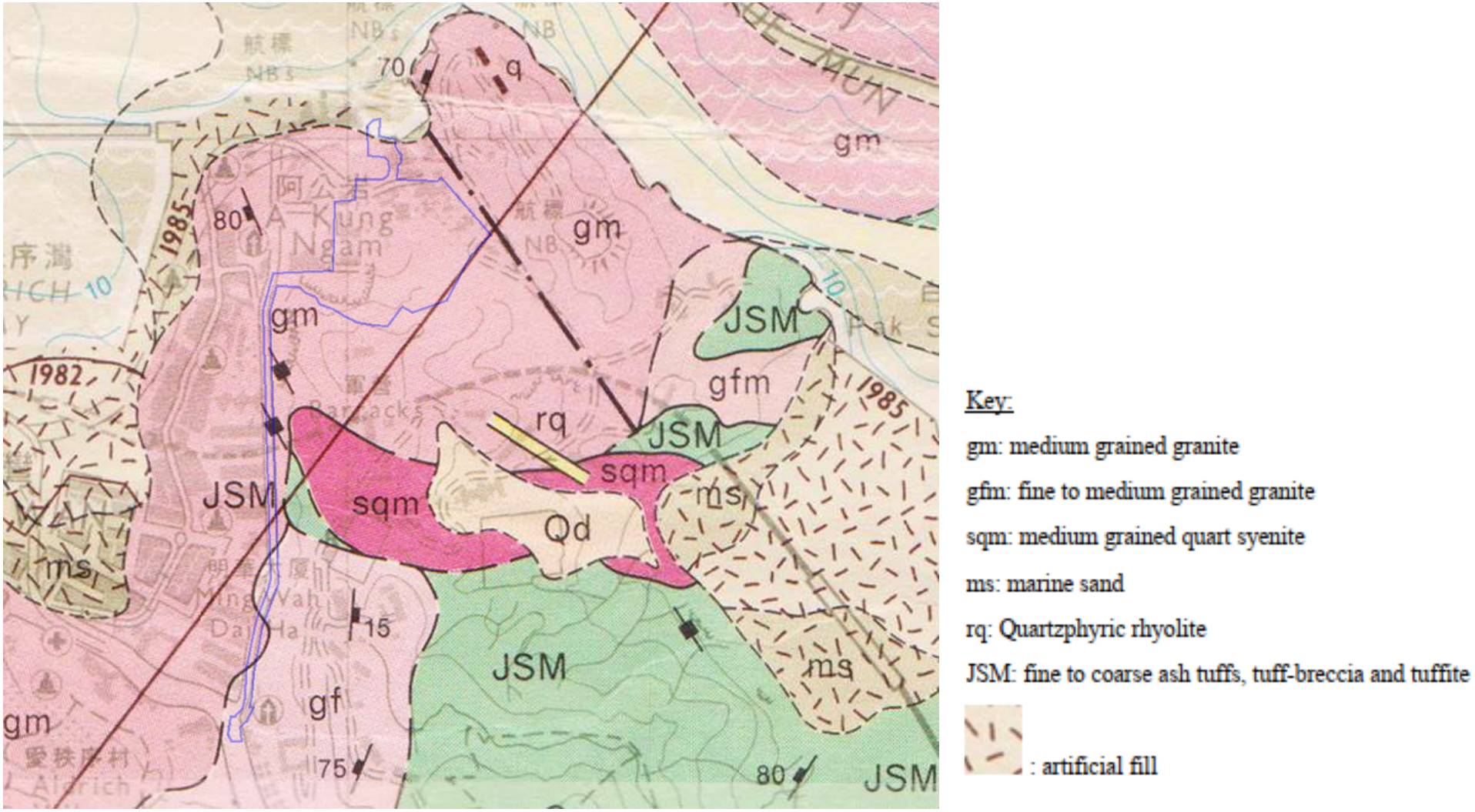

Figure 11.2 Map showing the geological background of the Study Area (GCO1986)

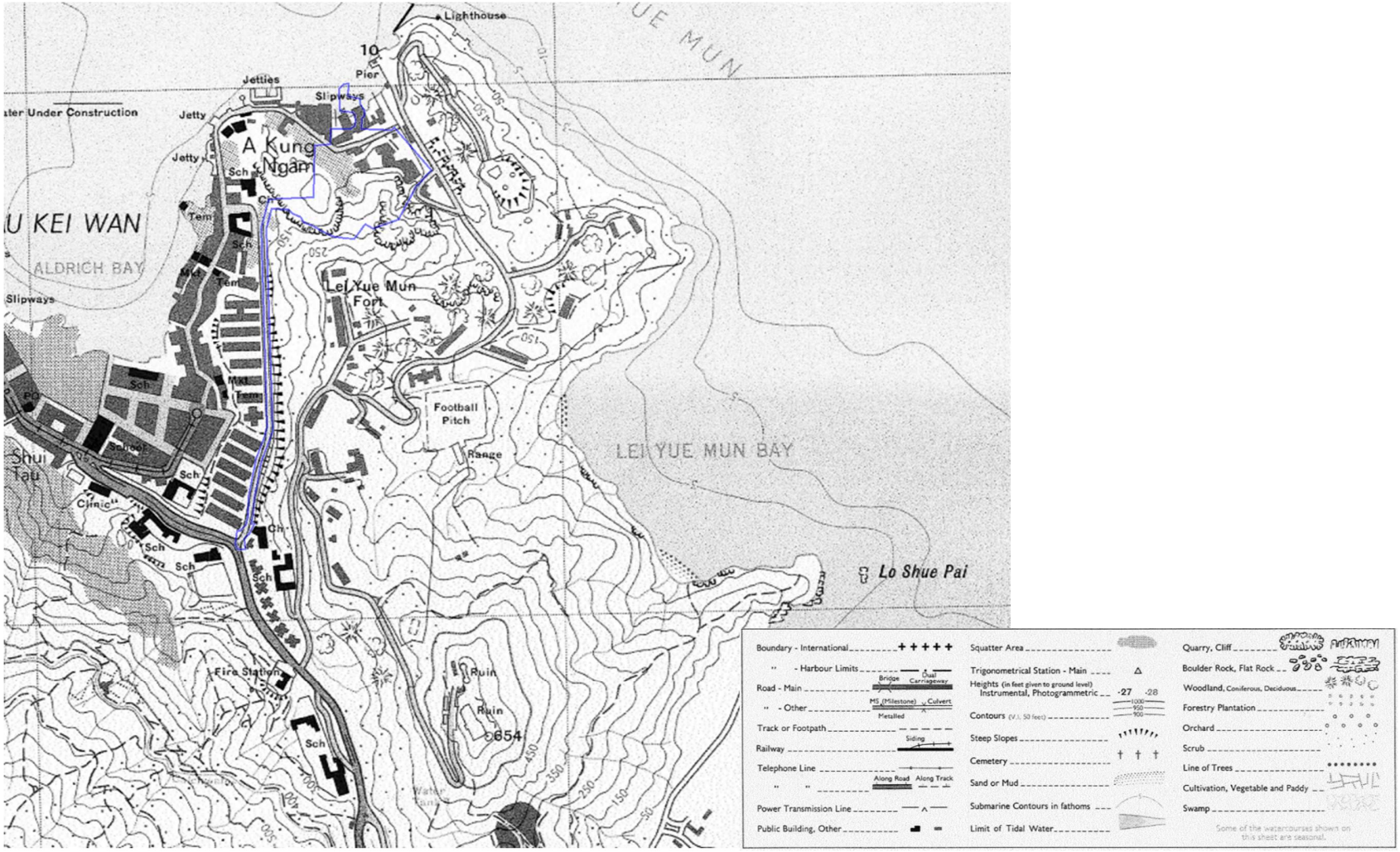

Figure 11.3 Detail of 1970 topographical map showing the Study Area; note the quarry areas and development (scale 1:20 000 Topographical Series L884)

FIGURES

MATCH LINE

INSET PLAN
SCALE 1:5000

842000 E
842100 E
842200 E
841900 E
815500 N
815900 N
815800 N

TAM KUNG TEMPLE ROAD
譚公廟道
TUNG HEI ROAD (under)
東喜道（下層）
TUNG WONG ROAD
A KUNG NGAM VILLAGE ROAD
阿公岩村道
A KUNG NGAM VILLAGE LANE
阿公岩村里
TUNG KIN ROAD
東建道
Road
道路

養和東區醫療中心
HKSH Eastern Medical Centre
新聞集團大廈
News Corp. Bldg
恒通資源中心
Hang Tung Resources Centre
平台
停車場
Car Park
火藥庫
Gunpowder Factory
Family Medicine And Primary Care Centre (Island East)
RCP
民興工業大廈
Manxon Industrial Building
新高登工業大廈
Centre-Sound Industrial Building
精雅印刷集團大廈
Elegance Printing Centre
聯昇工貿中心
Len Shing Industrial Centre
Shaukeiwan Tsung Tsin Church
Basketball Court
籃球場
Playground
遊樂場
TS
CUL

PLANNING APPLICATION NO. A/H9/81 FOR THE PROPOSED HOTEL DEVELOPMENT APPROVED ON 18 DECEMBER 2020

FOR CONTINUATION SEE INSET PLAN
MATCH LINE

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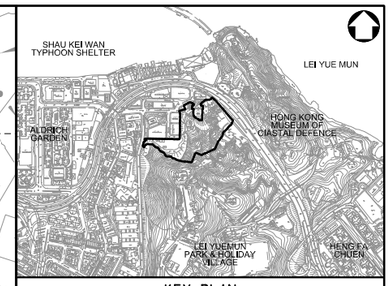

KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

WORKS BOUNDARY

AREA EXCLUDED FROM WORKS BOUNDARY

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

PROJECT LOCATION PLAN

Drawing no.			Rev.
CE30/IRB/101			-
Drawn	Date	Checked	Approved
CAD	21/01/2020	-	-
Scale		Status	
1:1000 (A3)		FIGURE	

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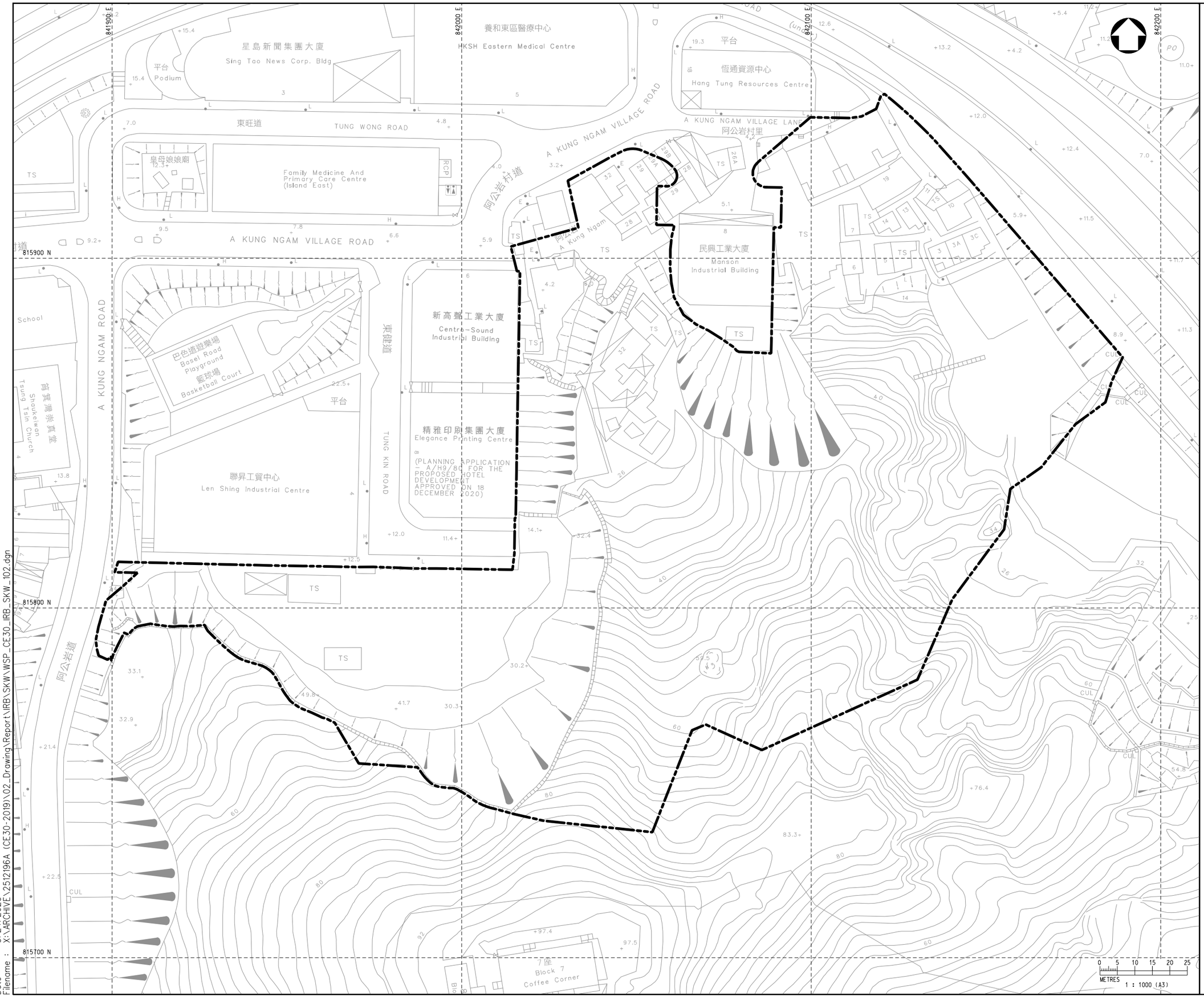

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LEGEND :

DEVELOPMENT BOUNDARY

Rev	Description	By	Date

Consultant

wsp

Project title

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SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

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DEVELOPMENT BOUNDARY

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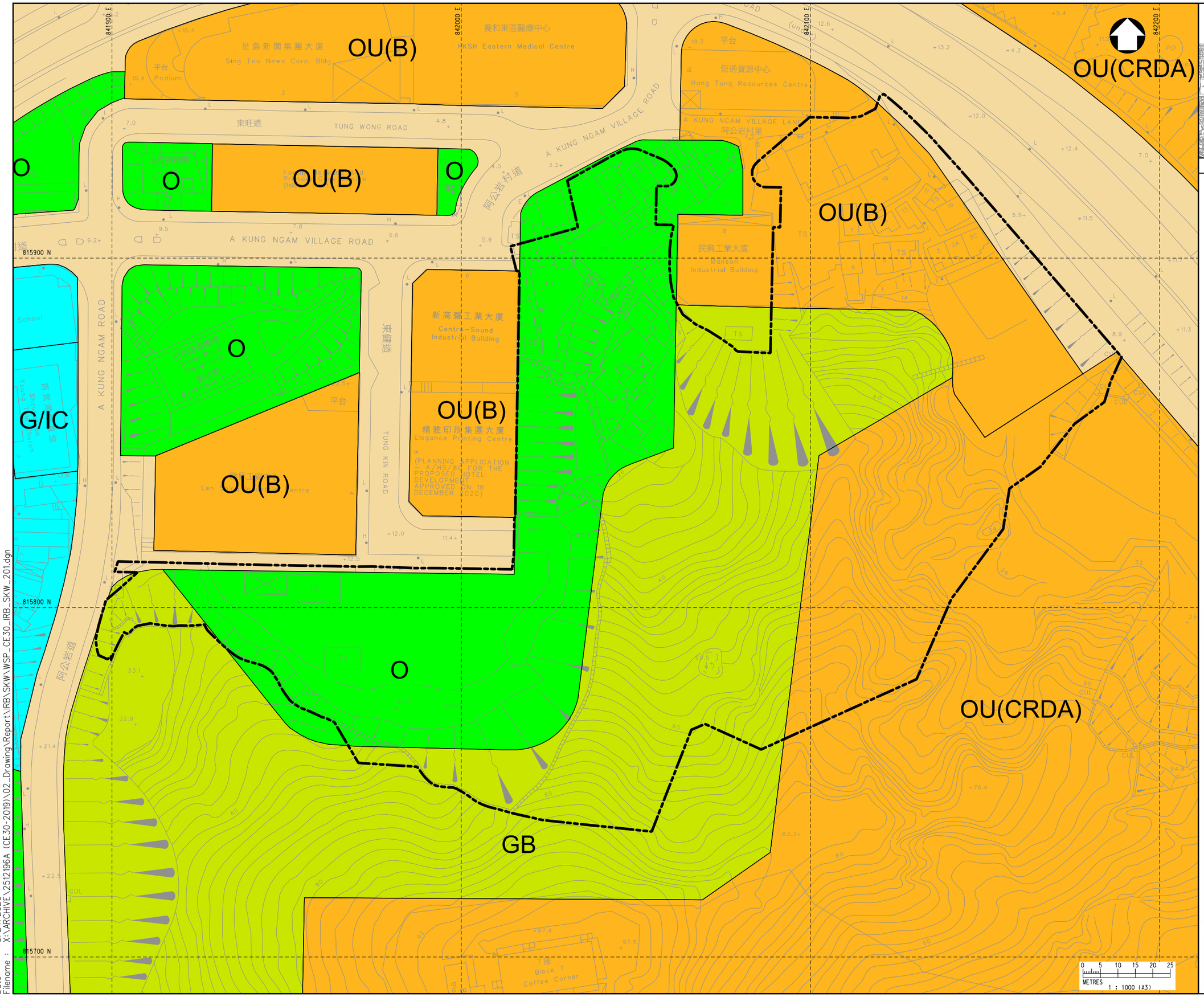

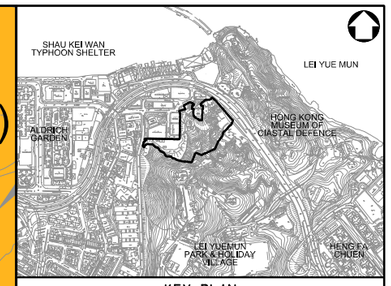

KEY PLAN

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1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
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- OU (CRDA) — OTHER SPECIFIED USES (COMPREHENSIVE RECREATIONAL DEVELOPMENT AREA)
- O — OPEN SPACE
- G/IC — GOVERNMENT, INSTITUTION OR COMMUNITY
- GB — GREEN BELT

Rev	Description	By	Date

Consultant

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Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

EXISTING ZONING PLAN

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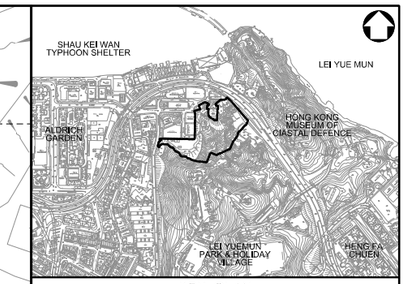

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2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

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- PROPOSED 30 DEGREE SOIL CUT SLOPE
- PROPOSED MAX. 45-50 DEGREE SOIL CUT STABILIZED WITH SOIL NAILS
- EXISTING SLOPE TO BE MAINTAINED
- INTERVENING SPACE

Rev	Description	By	Date
A	GENERAL REVISION	VC	10/21

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

CONCEPTUAL BUILDING LAYOUT PLAN

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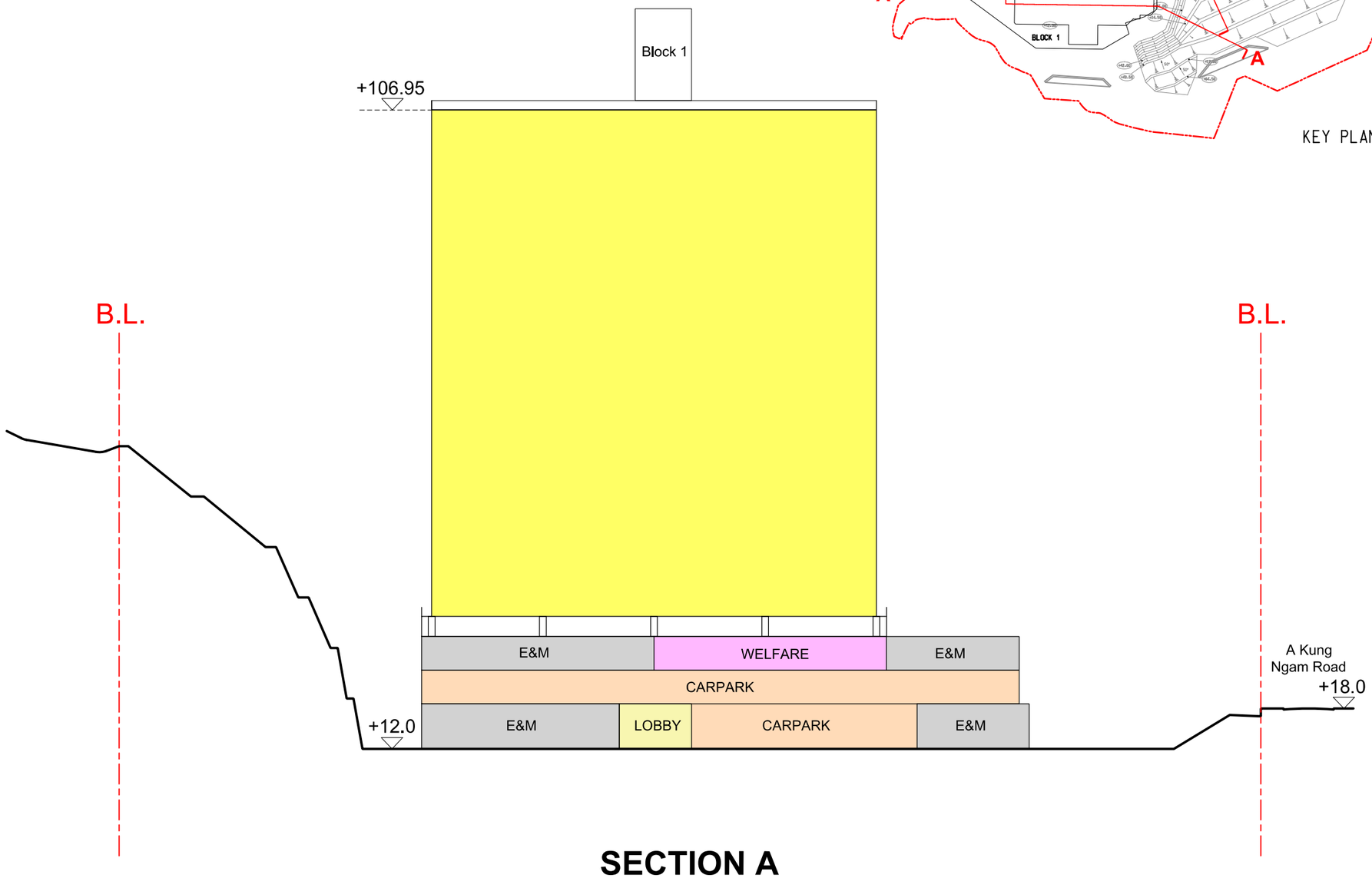
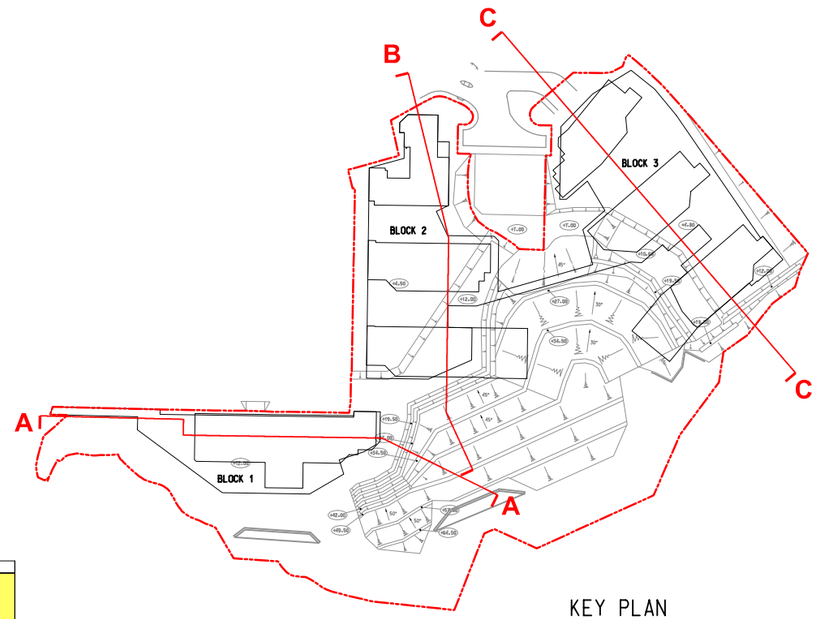


SECTION A



KEY PLAN

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Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

CROSS SECTION FOR THE PROPOSE HOUSING DEVELOPMENT SHEET 1

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Date : 5/24/2023
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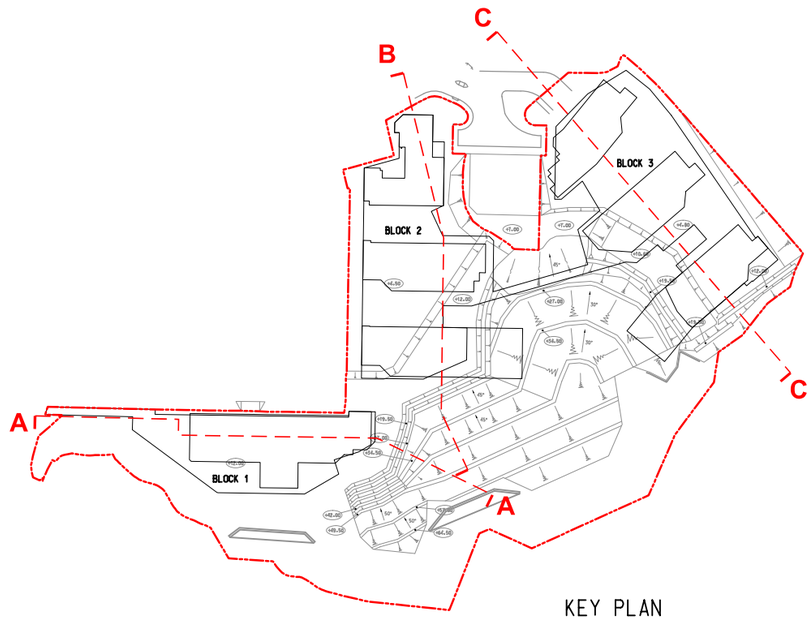
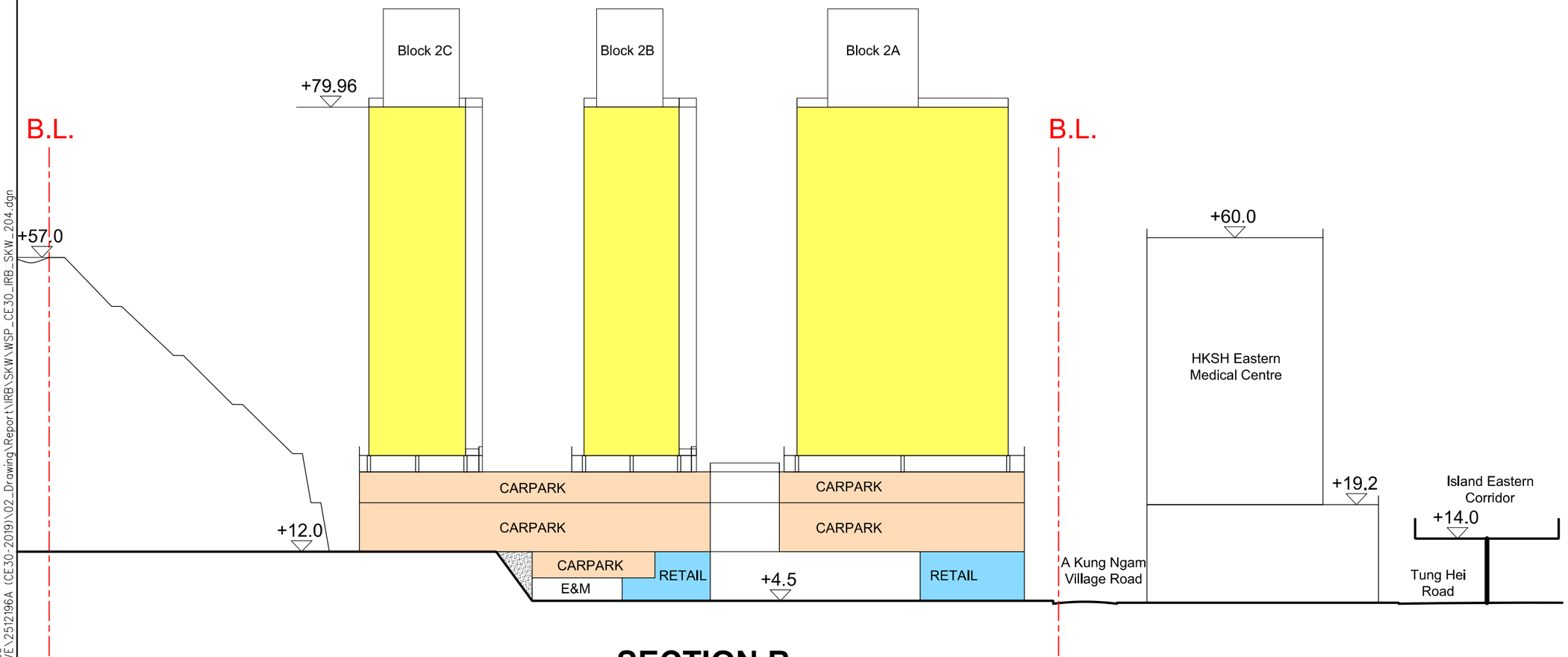


KEY PLAN



SECTION B

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

CROSS SECTION FOR THE PROPOSE HOUSING DEVELOPMENT SHEET 2

Drawing no.	Rev.
CE30/IRB/204	-

Drawn	Date	Checked	Approved
CAD	21/09/2022	PL	CL

Scale	Status
1:700 (A3)	-

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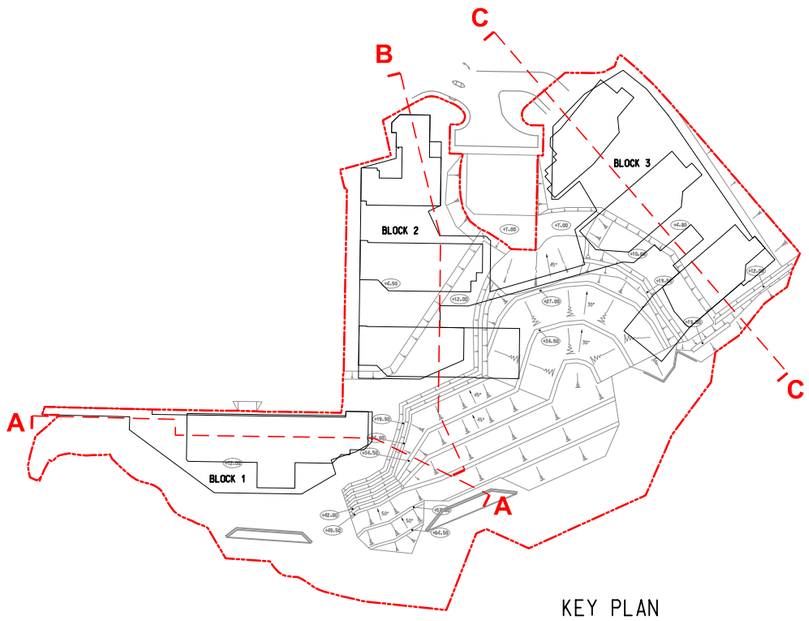
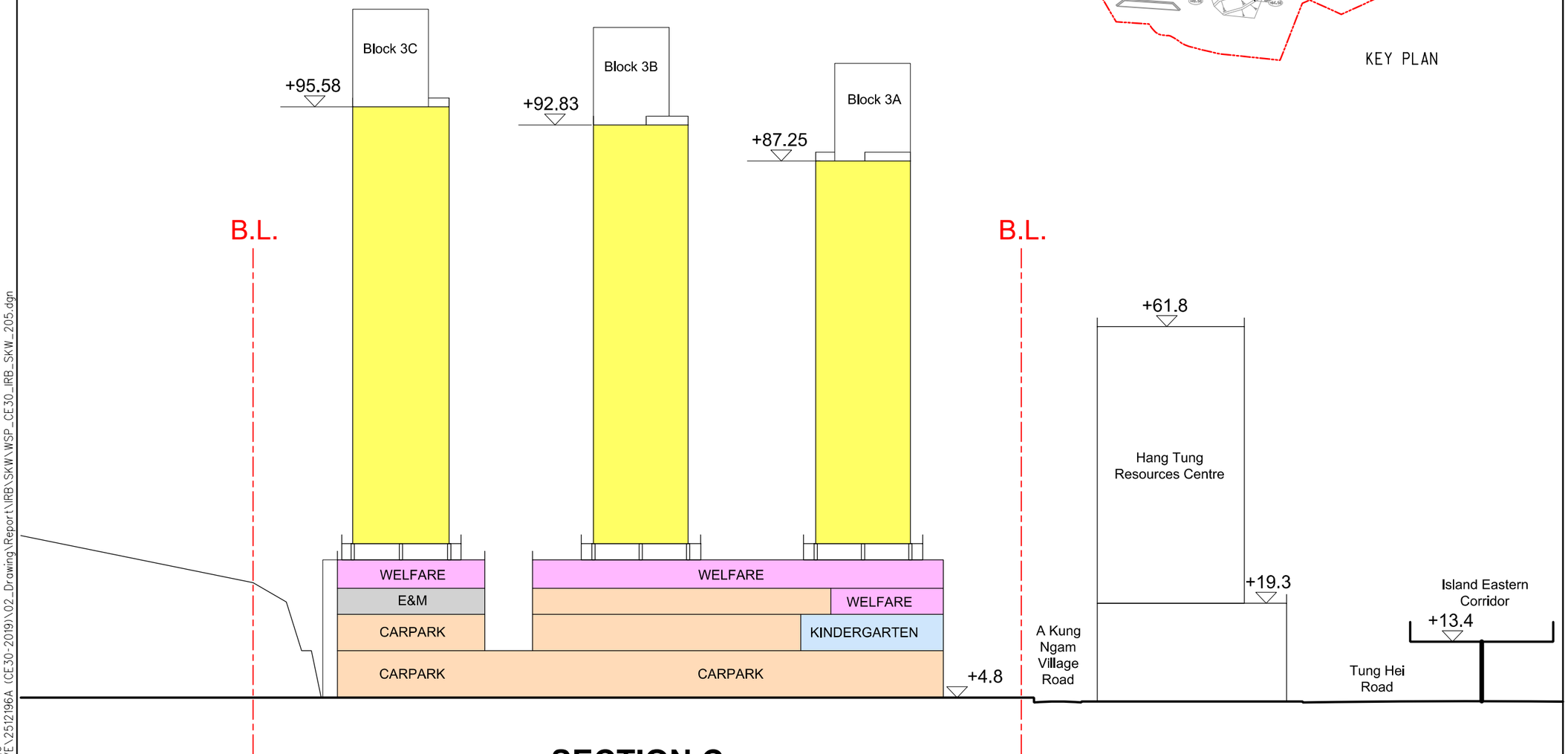
SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_204.dgn



KEY PLAN



SECTION C

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

CROSS SECTION FOR THE PROPOSE HOUSING DEVELOPMENT SHEET 3

Drawing no.	Rev.
CE30/IRB/205	-

Drawn	Date	Checked	Approved
CAD	21/09/2022	PL	CL

Scale	Status
1:700 (A3)	-

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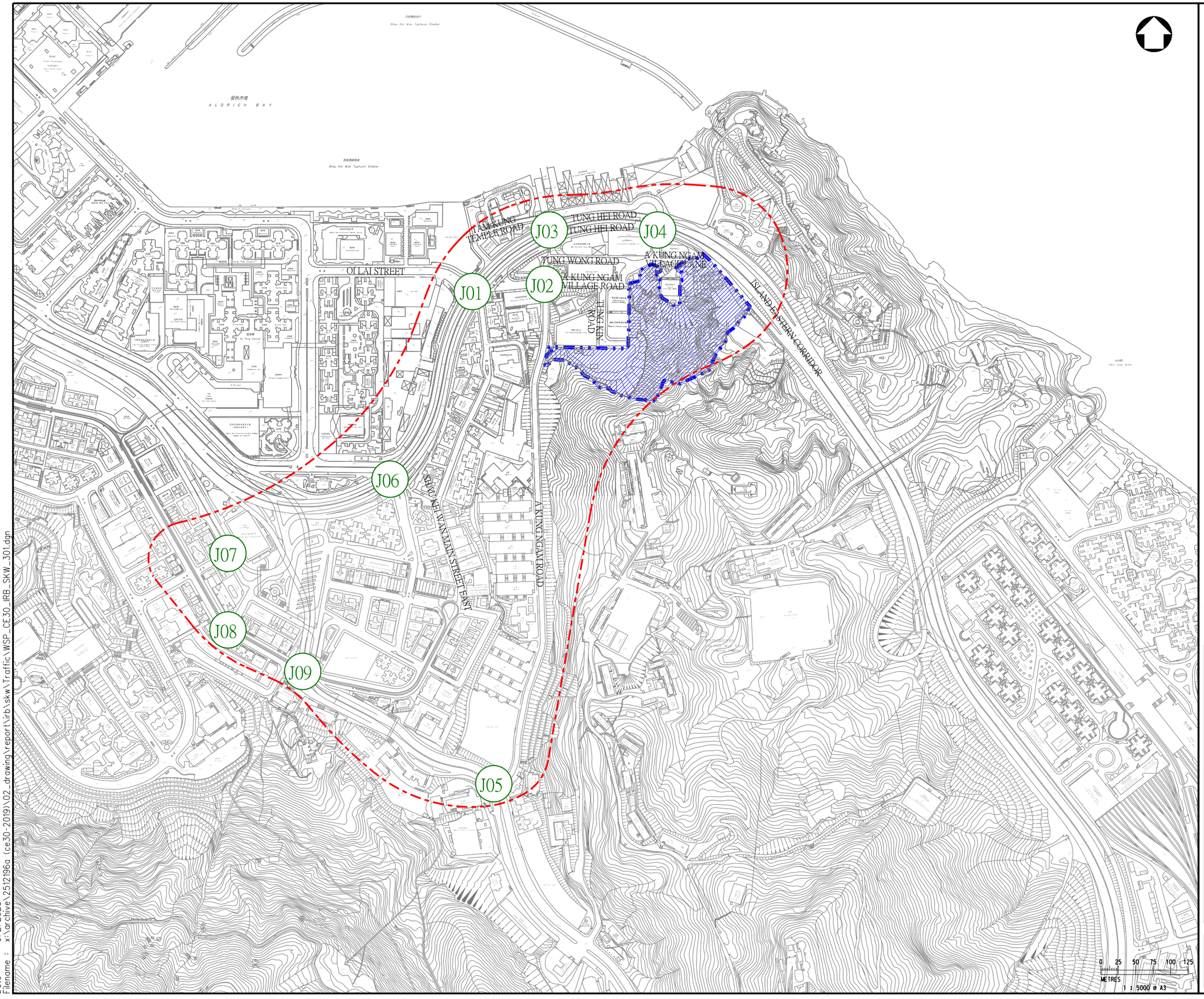
Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_205.dgn



LEGEND :

- AREA OF INFLUENCE
- DEVELOPMENT BOUNDARY
- J03 KEY JUNCTION

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

AREA OF INFLUENCE AND IDENTIFIED CRITICAL JUNCTION

Drawing no.	Rev.
CE30/IRB/301	-

Drawn	Date	Checked	Approved
CAD	20/05/2020	AC	EW

Scale 1:5000 (A3) Status -

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CIVIL ENGINEERING OFFICE

Date : 5/2/2023
Filename : x:\archive\2512196a (ce30-2019)\02_drawing\report\irb\skw\Traffic\WSP_CE30_IRB_SKW_301.dgn

筲箕灣避風塘
Shau Kei Wan Typhoon Shelter

TAM KUNG TEMPLE ROAD
TUNG HEI ROAD
TUNG HEI ROAD
TUNG WONG ROAD
A KUNG NGAM VILLAGE ROAD
A KUNG NGAM VILLAGE LANE
ISLAND EASTERN CORRIDOR
OI LAI STREET
TUNG KIN ROAD
SHAU KEI WAN MAIN STREET EAST
A KUNG NGAM ROAD

82X, 85, N8P
85
85
85
66, 66A,68
66, 66A, 68
2, 85A, 720
2, 2X, 102, 102P, 720, 720A, N122
66, 66A

Aldrich Bay Government Primary School
Shaukiwan Government Primary School
Shaukiwan Tsung Tsin School
Sing Tao News Corp. Bldg
HKSH Bodhi Vihara
Hong Tung Resources Centre
Monsoon Industrial Building
Centre-Sound Industrial Building
Elegance Printing Centre
Len Shing Industrial Centre
Indoor Recreation Centre
Multi-storey Car Park
Car Park
Playground
Basketball Court
Badminton Court
Sitting-out Area
Perfect Mount Gardens
Aldrich Bay Children's playground
WIP Dec 2017

LEGEND :

- DEVELOPMENT BOUNDARY
- BUS STOP
- GMB STOP
- MTR STATION
- 500m CATCHMENT AREA FROM MTR STATION

Rev	Description	By	Date

Consultant

Project title
AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title
EXISTING PUBLIC TRANSPORT FACILITIES

Drawing no.	Rev.
CE30/IRB/302	-

Drawn	Date	Checked	Approved
CAD	09/03/2020	AC	EW

Scale 1:2000 (A3) Status -

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SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

0 10 20 30 40 50
METRES
1 : 2000 @ A3

Date : 5/2/2023
Filename : x:\archive\2512196a (ce30-2019)\02_drawing\report\irb\skw\traffic\WSP_CE30_IRB_SKW_302.dgn

WIP Dec 2017

4.0
+
籃球場
Basketball
Court

Chai Wan
柴灣

18
: 1975 x 825

LLAGE ROAD

Car Park

Chai Wan 柴灣
A Kung Ngam 亞公岩

Hong Kong
Art School
香港藝術學院

筲箕灣譚公廟
Tam Kung Temple
Shau Kei Wan

EASTERN ISLAND

Exp/w/300m

KLUO

OWT

NRT

Exp DI 200R

Exp DI 100R

Subway

行人隧道

阿公岩村

ISLAND EASTERN CORRIDOR

TUNG HEI ROAD (under)

麗東海景豪苑

Child/Sch

金發大廈
平台
Podium
11

安樂樓
平台
Podium
15

筲箕灣崇真學校
Shaukiwan Tsung Tsin Chai

Ramp

籃球場
Basketball
Court

Shau Kei Wan Main St. E.

METRES
1 : 500 @ A3

LEGEND :

EXISTING ROAD MARKINGS TO BE REMOVED

PROPOSED ROAD MARKING

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

PROPOSED JUNCTION IMPROVEMENT FOR J1 - TUNG HEI ROAD / A KUNG NGAM VILLAGE ROAD / OI LAI STREET

Drawing no.	Rev.
CE30/IRB/303	-

Drawn	Date	Checked	Approved
CAD	19/01/22	PL	CL

Scale	Status
1 : 500 (A3)	-

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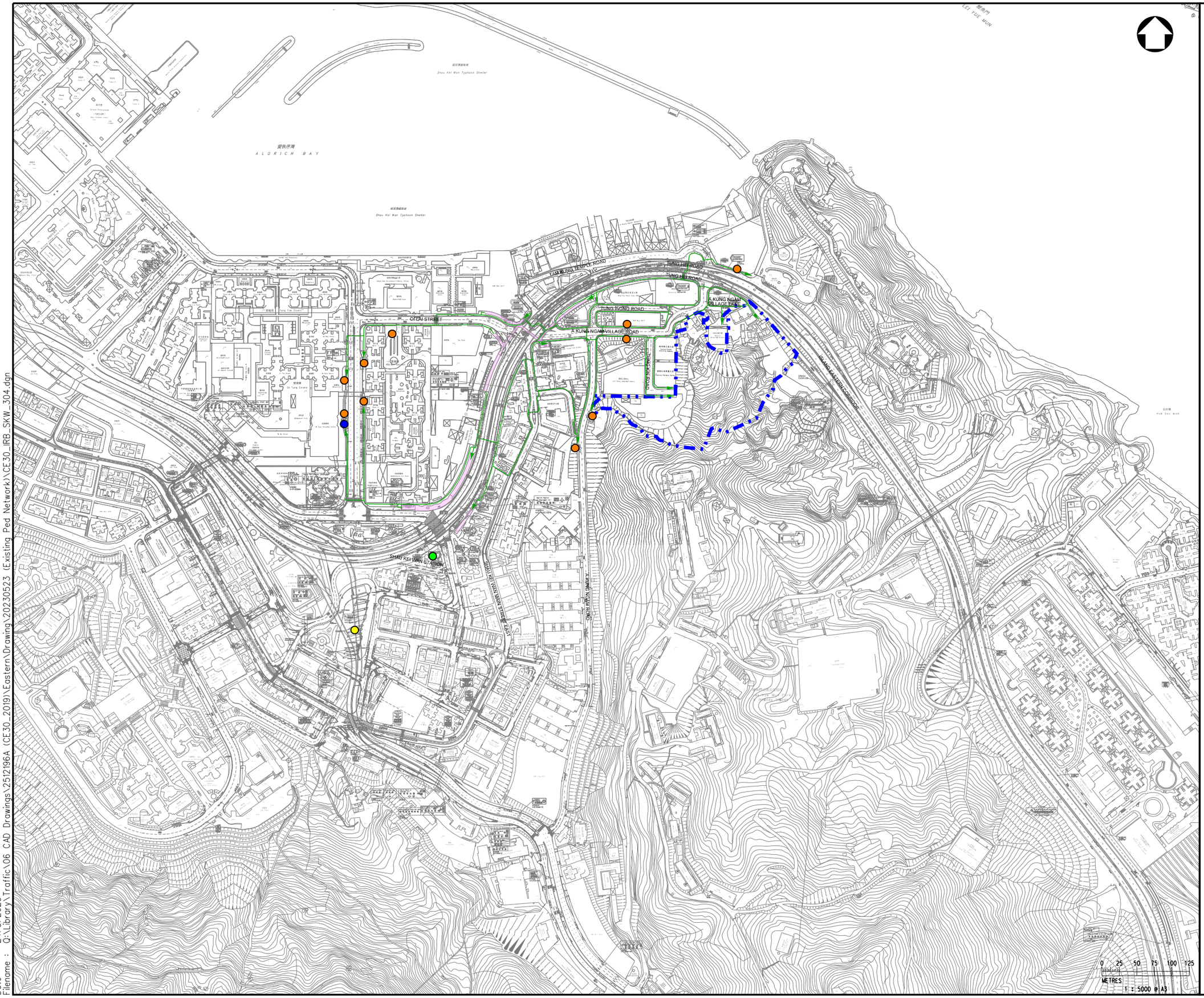
CIVIL ENGINEERING OFFICE

Date : 5/2/2023
Filename : x:\archive\2512196a (ce30-2019)\02_drawing\report\irb\skw\traffic\WSP_CE30_IRB_SKW_303.dgn



Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
- FEASIBILITY STUDY

Drawing title

EXISTING PEDESTRIAN NETWORK

Drawing no.		Rev.
CE30/IRB/304		-
Drawn: CAD	Date: 23/05/2023	Checked: PL / Approved: CL
Scale: 1:5000 (A3)	Status: -	

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CIVIL ENGINEERING OFFICE

Date : 24/5/2023
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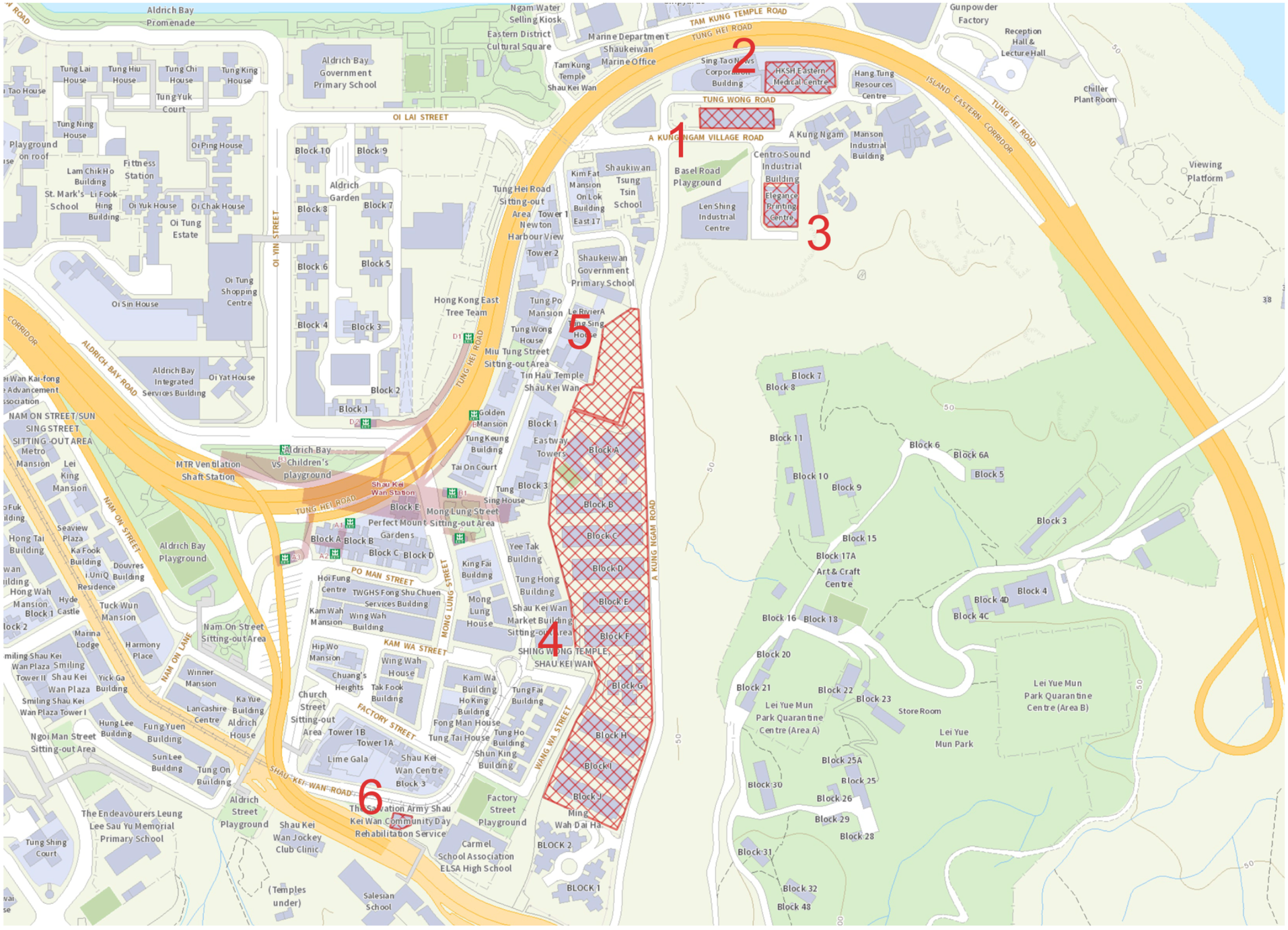

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

Planned / Committed Developments

Drawing no.		Rev.
CE30/IRB/305		-
Drawn: CAD	Date: 21/09/2022	Checked: PL	Approved: CL
Scale: -		Status: -	

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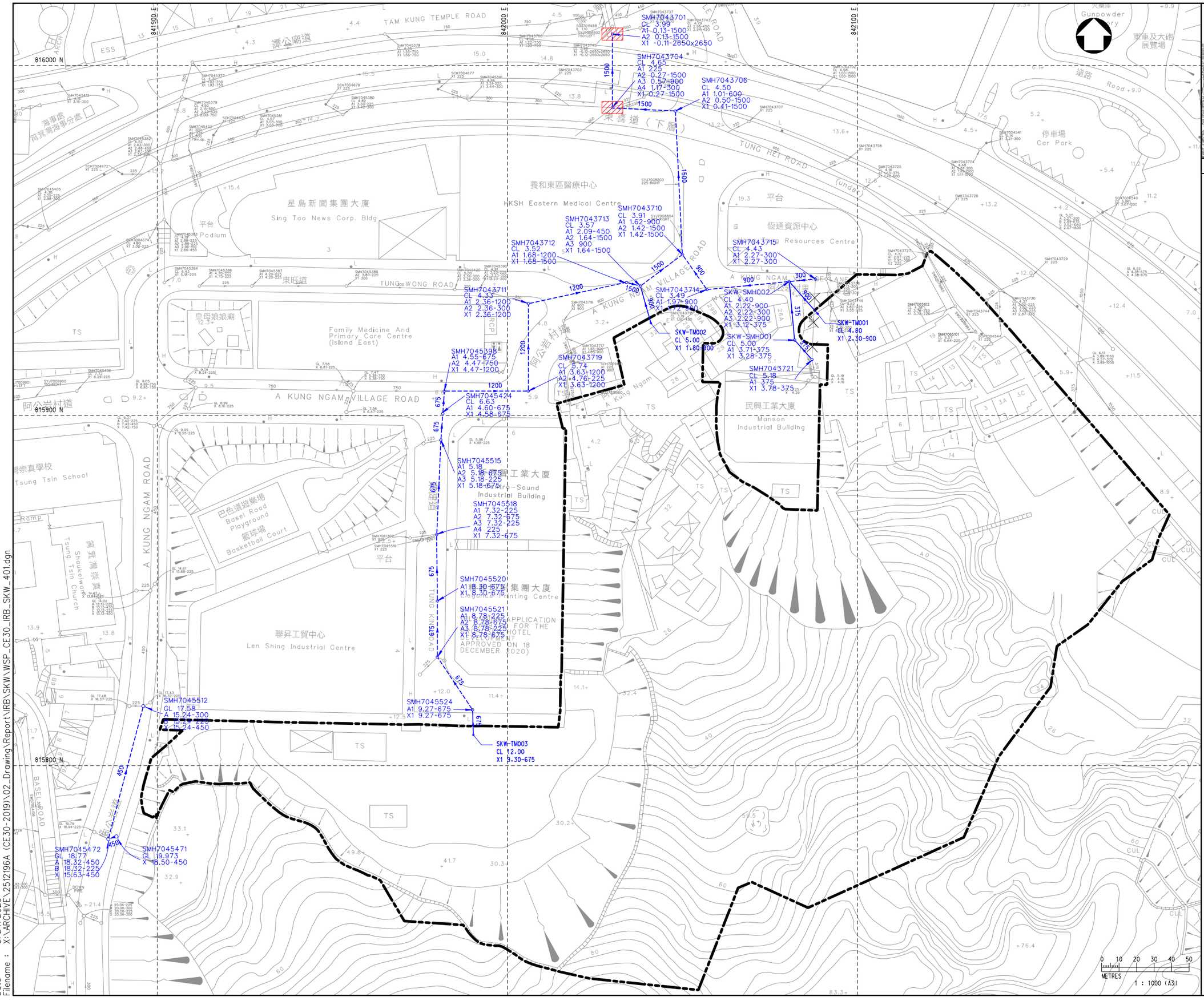
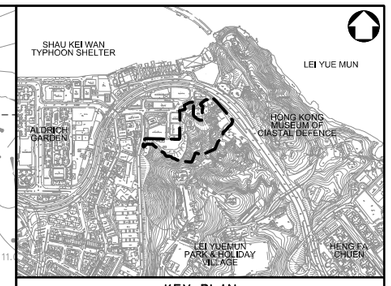
Date : 5/24/2023
Filename : X:\ARCHIVE\252196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_203.dgn





KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).
3. THE SITE BOUNDARY IS SUBJECT TO REVIEW.

LEGEND :

- DEVELOPMENT BOUNDARY
- EXISTING STORM DRAIN & MANHOLE
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN & TERMINAL MANHOLE
- EXISTING STORM DRAIN TO BE UPGRADED
- EXCAVATION PIT FOR PIPE JACKING

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

PROPOSED DRAINAGE LAYOUT PLAN

Drawing no.			Rev.
CE30/IRB/401			–
Drawn	Date	Checked	Approved
CAD	21/01/2020	AC	EW
Scale		Status	
1:1000 (A3)		–	

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CIVIL ENGINEERING OFFICE

Date : 5/24/2023
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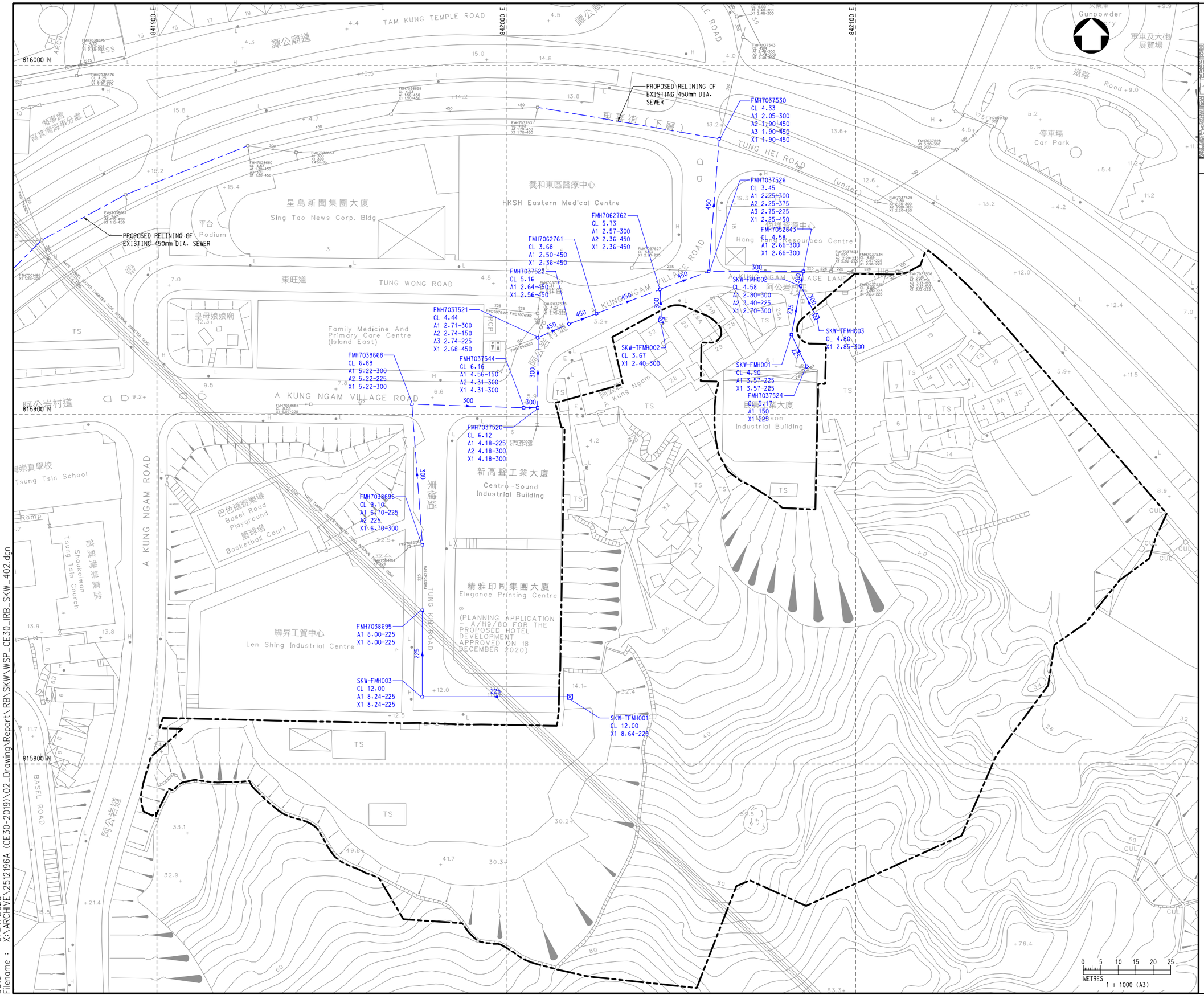

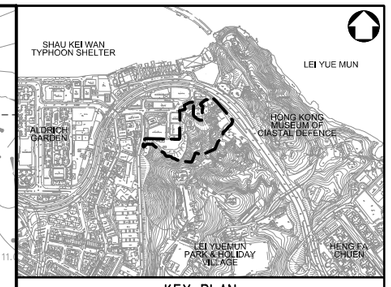

KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- PIPE SIZE (375) — EXISTING SEWERAGE MANHOLES / EXISTING SEWER
- EXISTING SEWER TO BE UPGRADED
- PROPOSED SEWER
- PROPOSED TERMINAL MANHOLE
- PROPOSED RELINING OF EXISTING SEWER

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

PROPOSED SEWERAGE LAYOUT PLAN

Drawing no.			Rev.
CE30/IRB/402			–
Drawn: CAD	Date: 16/06/2020	Checked: DT	Approved: EW
Scale: 1:1000 (A3)		Status: SIA REPORT	

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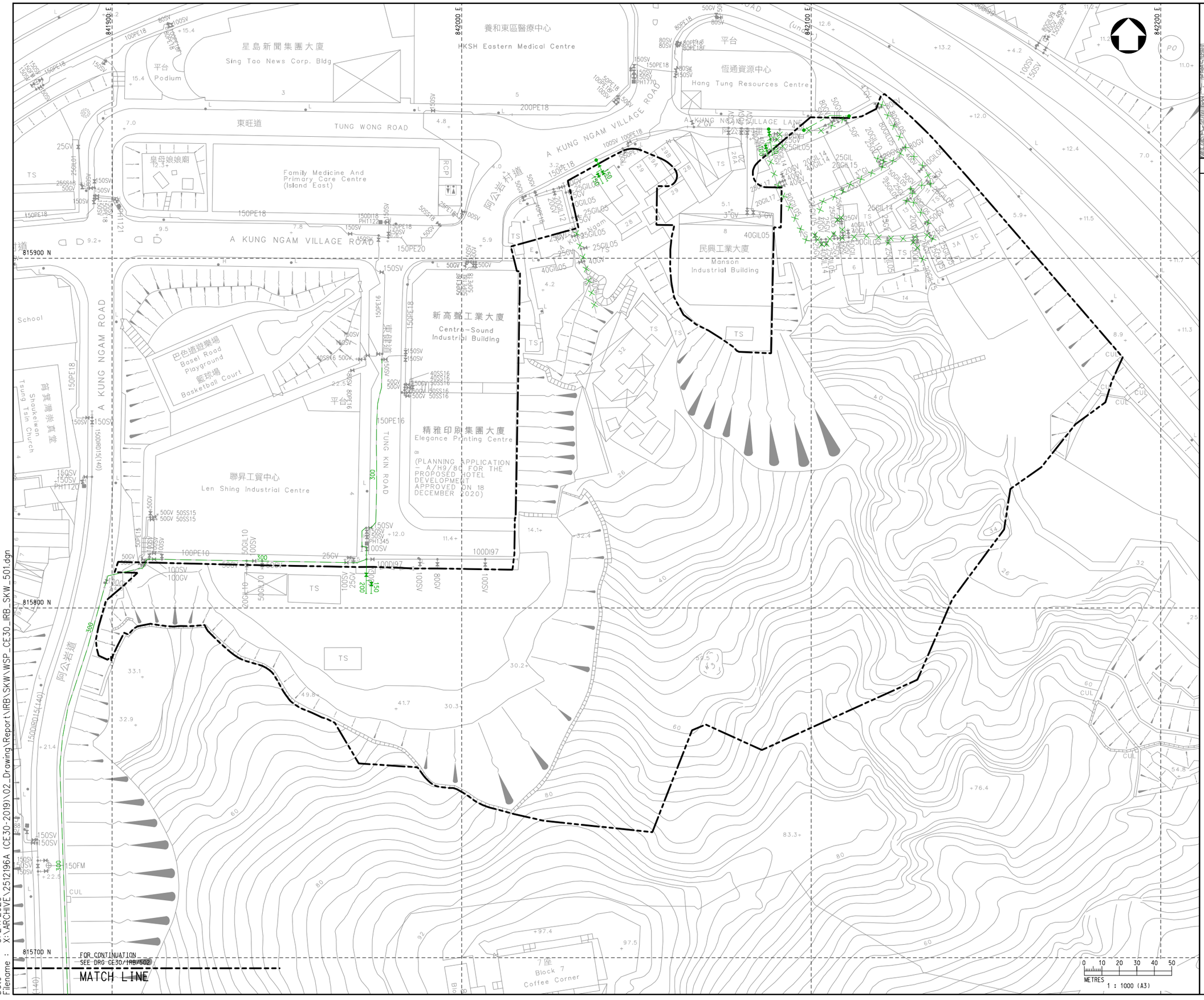
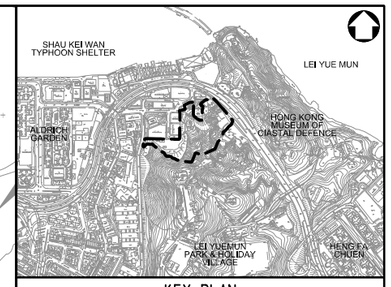
Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_402.dgn





KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- EXISTING FRESH WATER MAIN
- PROPOSED FRESH WATER CONNECTION POINT
- PROPOSED FRESH WATER MAINS
- PROPOSED DIVERSION OF EXISTING FRESH WATER MAINS
- EXISTING FRESH WATER MAINS TO BE UPGRADED TO 300mm DIA.
- EXISTING FRESH WATER MAINS TO BE REMOVED DUE TO PROPOSED DEVELOPMENT

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

PROPOSED FRESH WATER MAINS LAYOUT PLAN (SHEET 1)

Drawing no.			Rev.
CE30/IRB/501			-
Drawn	Date	Checked	Approved
CAD	16/06/2020	DT	EW
Scale		Status	
1:1000 (A3)		-	

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Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_501.dgn

FOR CONTINUATION SEE DRG CE30/IRB/501

MATCH LINE

MATCH LINE

MATCH LINE

815700 N

815600 N

815500 N

815400 N

815300 N

815200 N

841800 E

841900 E

A座 Block A

B座 Block B

C座 Block C

D座 Block D

E座 Block E

F座 Block F

G座 Block G

H座 Block H

I座 Block I

J座 Block J

Eastway Towers

SHAN PIN TERRACE

WANG WA STREET

A KUNG NGAM ROAD

WIP Dec 2019

METRES

1 : 1000 (A3)

SHAU KEI WAN TYPHOON SHELTER

LEI YUE MUN

ALDRICH GARDEN

HONG KONG MUSEUM OF COASTAL DEFENCE

LEI YUE MUN PARK & HOLIDAY VILLAGE

HENG NA TSUEN

KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- EXISTING FRESH WATER MAIN
- PROPOSED FRESH WATER CONNECTION POINT
- PROPOSED FRESH WATER MAINS
- EXISTING FRESH WATER MAINS TO BE UPGRADED TO 300mm DIA.

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

PROPOSED FRESH WATER MAINS LAYOUT PLAN (SHEET 2)

Drawing no.	Rev.
CE30/IRB/502	-

Drawn	Date	Checked	Approved
CAD	16/06/2020	DT	EW

Scale 1:1000 (A3) Status -

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Date : 5/24/2023
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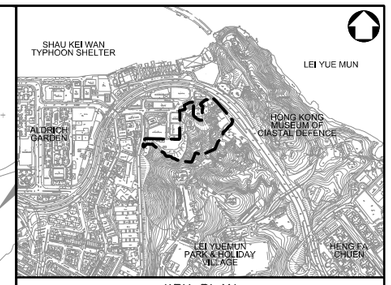

KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- EXISTING SALT WATER MAIN
- PROPOSED SALT WATER CONNECTION POINT
- PROPOSED SALT WATER MAINS

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

PROPOSED SALT WATER MAINS LAYOUT PLAN

Drawing no.			Rev.
CE30/IRB/503			-
Drawn	Date	Checked	Approved
CAD	16/06/2020	DT	EW
Scale		Status	
1:1000 (A3)		-	

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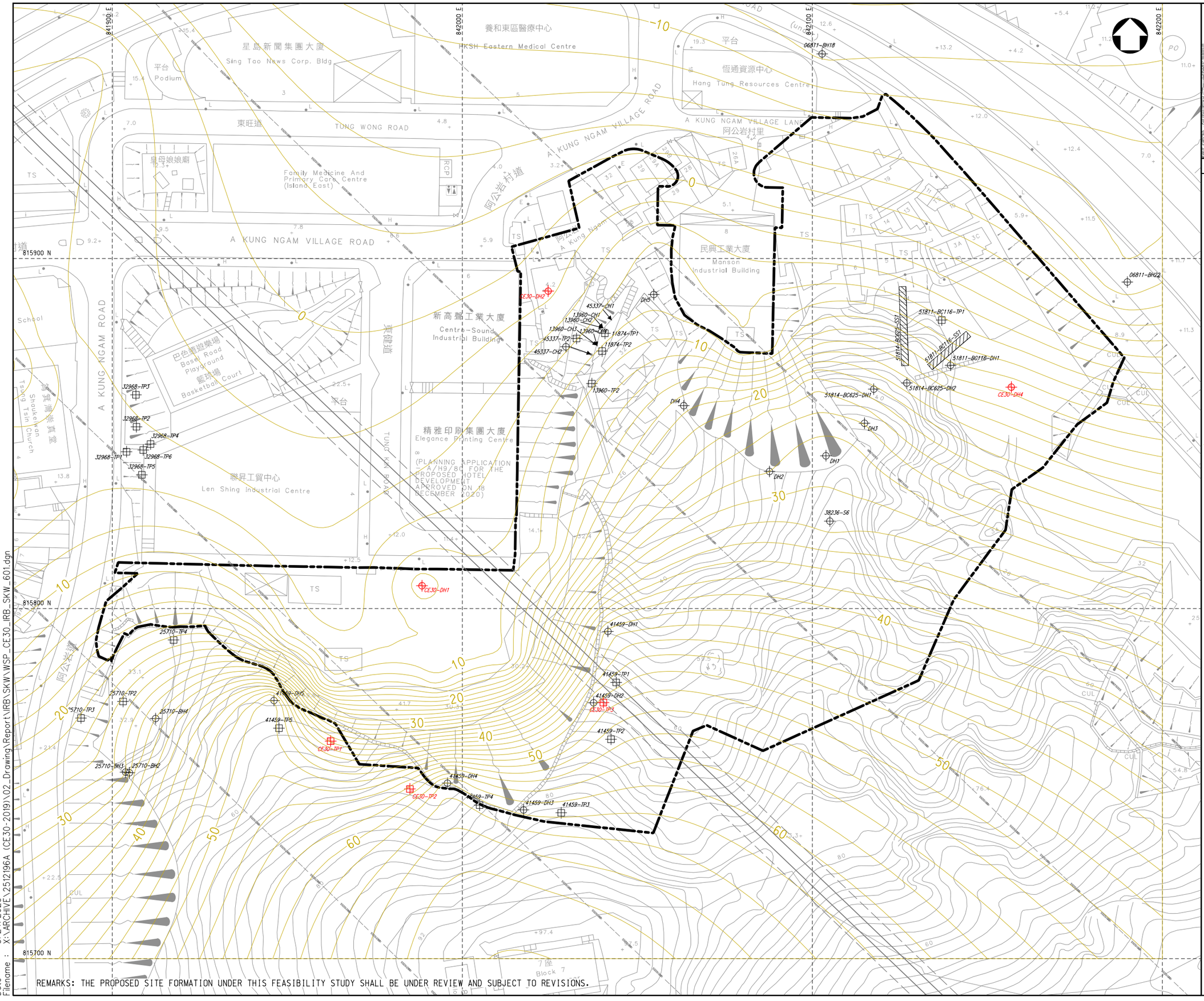
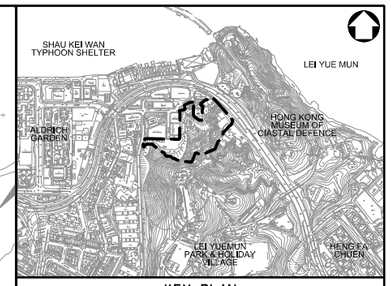
土木工程處 專責事務(工程)部
SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

0 10 20 30 40 50 METRES
1 : 1000 (A3)

Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_503.dgn





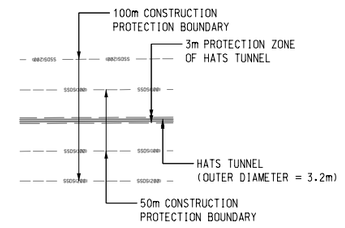
KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- BH1 — EXISTING BOREHOLE
- TP1 — EXISTING TRIAL PIT
- CH1 — EXISTING COREHOLE
- EXISTING SLOPE STRIPPING
- CE30-DH3 — PROJECT-SPECIFIC BOREHOLE
- CE30-TP1 — PROJECT-SPECIFIC TRIAL PIT
- 20 — ROCKHEAD CONTOUR



Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

GROUND INVESTIGATION LOCATIONS AND ROCKHEAD CONTOUR PLAN

Drawing no.			Rev.
CE30/IRB/601			
Drawn	Date	Checked	Approved
CAD	25/03/2020	DT	EW
Scale		Status	
1:1000 (A3)			

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SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

REMARKS: THE PROPOSED SITE FORMATION UNDER THIS FEASIBILITY STUDY SHALL BE UNDER REVIEW AND SUBJECT TO REVISIONS.

Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_601.dgn

841800 E
842000 E
842200 E
816000 N
815800 N
815600 N

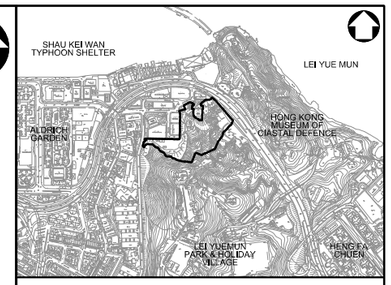
11SE-B/F182
11SE-B/C626
11SE-B/R16
11SE-B/R15
11SE-B/R17
11SE-B/C474
11SE-B/C159
11SE-B/C156
11SE-B/FR137
11SE-B/R100
11SE-B/C195
11SE-B/C154
11SE-B/C127
11SE-B/C155
11SE-B/C157
11SE-B/CR647
11SE-B/C158
11SE-B/F180
11SE-B/C90
11SE-B/C89
11SE-B/C67
11SE-B/C68
11SE-B/R46
11SE-B/C93
11SE-B/C625
11SE-B/C627
11SE-B/C259
11SE-B/C116
11SE-B/C258
11SE-B/C117
11SE-B/R47
11SE-B/C101
11SE-B/C264
11SE-B/R48
11SE-B/C261
11SE-B/CR257
11SE-B/C274
11SE-B/R27
11SE-B/R26
11SE-B/FR28
11SE-B/C148

HK82/7/0
HK96/3/6
HK94/7/47
HK87/9/5
HK94/7/9
HK94/8/11
HK99/9/3
HK95/8/67
HK89/7/25
HK92/4/28
HK89/5/42
HK94/7/52
HK82/7
HK88/6/2
HK86/10/7
HK93/9/42
HK93/7/15
HK2000/8/33
2002/08/0121
2005/06/0450
2003/08/0169
HK2000/5/12
2003/06/0038
1/11SEB
3/11SEB

NTSA

REMARKS: THE PROPOSED SITE FORMATION UNDER THIS FEASIBILITY STUDY SHALL BE UNDER REVIEW AND SUBJECT TO REVISIONS.

Date : 5/24/2023
Filename : X:\ARCHIVE\252196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_602.dgn



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- 11SE-B/C259 — REGISTERED GEOTECHNICAL FEATURES :
  - R RETAINING WALL
  - C CUT SLOPE
  - F FILL SLOPE
  - DT DISTURBED TERRAIN
  - FR FILL SLOPE WITH RETAINING WALL
- HK99/9/3 — GEO INCIDENT NO.
- STUDY AREA

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

SLOPE FEATURES PLAN AND LANDSLIDE LOCATION PLAN

Drawing no.			Rev.
CE30/IRB/602			
Drawn	Date	Checked	Approved
CAD	25/03/2020	DT	EW
Scale		Status	
1:2000 (A3)			

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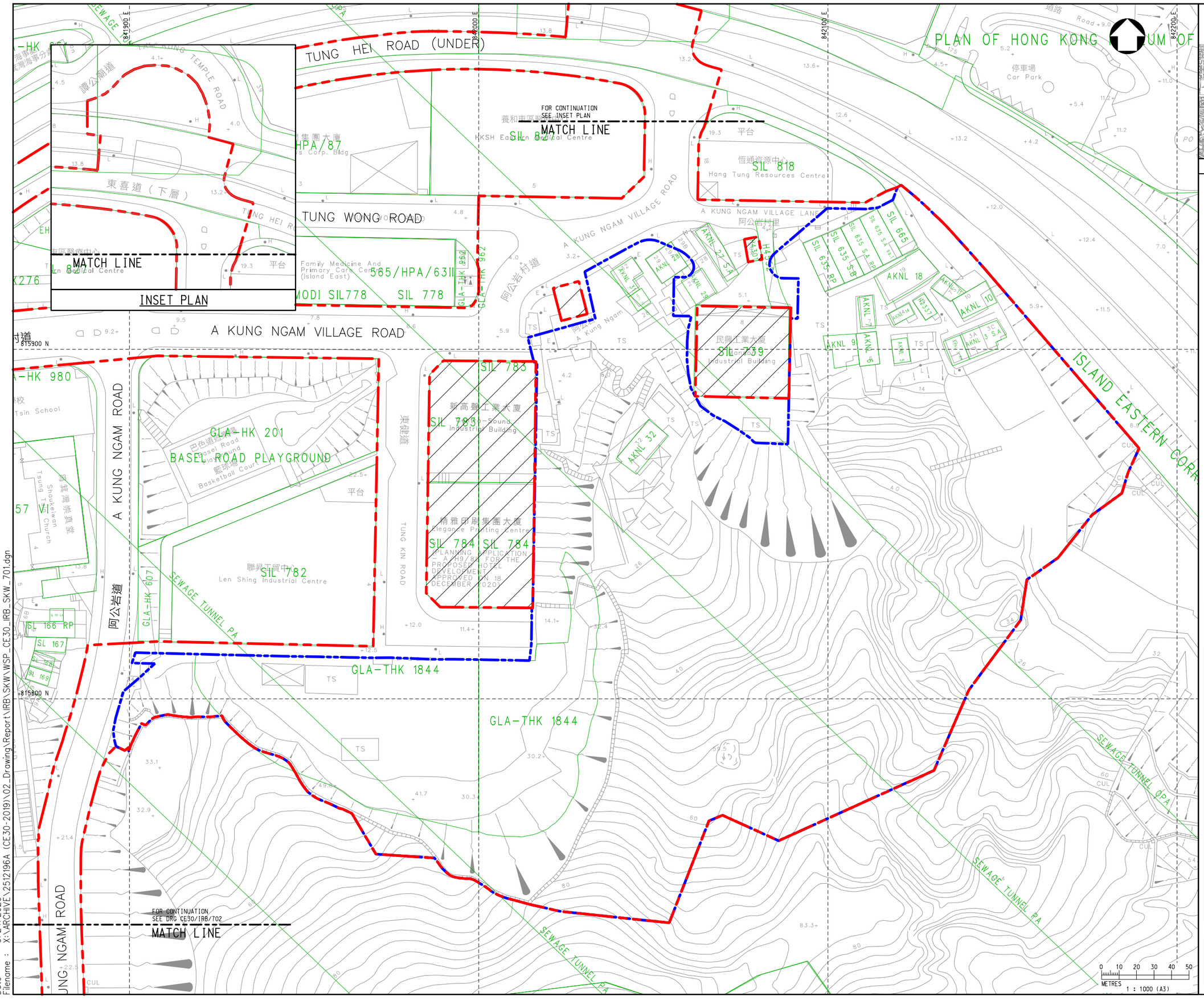
CIVIL ENGINEERING OFFICE



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- WORKS BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- DEVELOPMENT BOUNDARY OF SITE B
- LOT BOUNDARY

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

LAND STATUS PLAN
SHEET 1 OF 2

Drawing no.	Rev.
CE30/IRB/701	-

Drawn	Date	Checked	Approved
CAD	12/06/2020	BL	EW

Scale: 1:1000 (A3)

Status:

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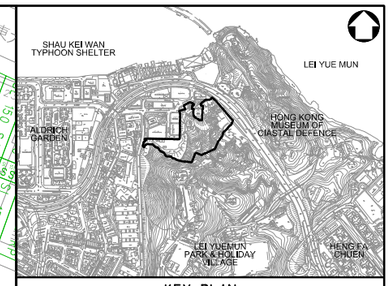
METRES 0 10 20 30 40 50
1 : 1000 (A3)

Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_701.dgn



KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- WORKS BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- LOT BOUNDARY

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

LAND STATUS PLAN
SHEET 2 OF 2

Drawing no.			Rev.
CE30/IRB/702			-
Drawn	Date	Checked	Approved
CAD	12/06/2020		
Scale		Status	
1:1000 (A3)			

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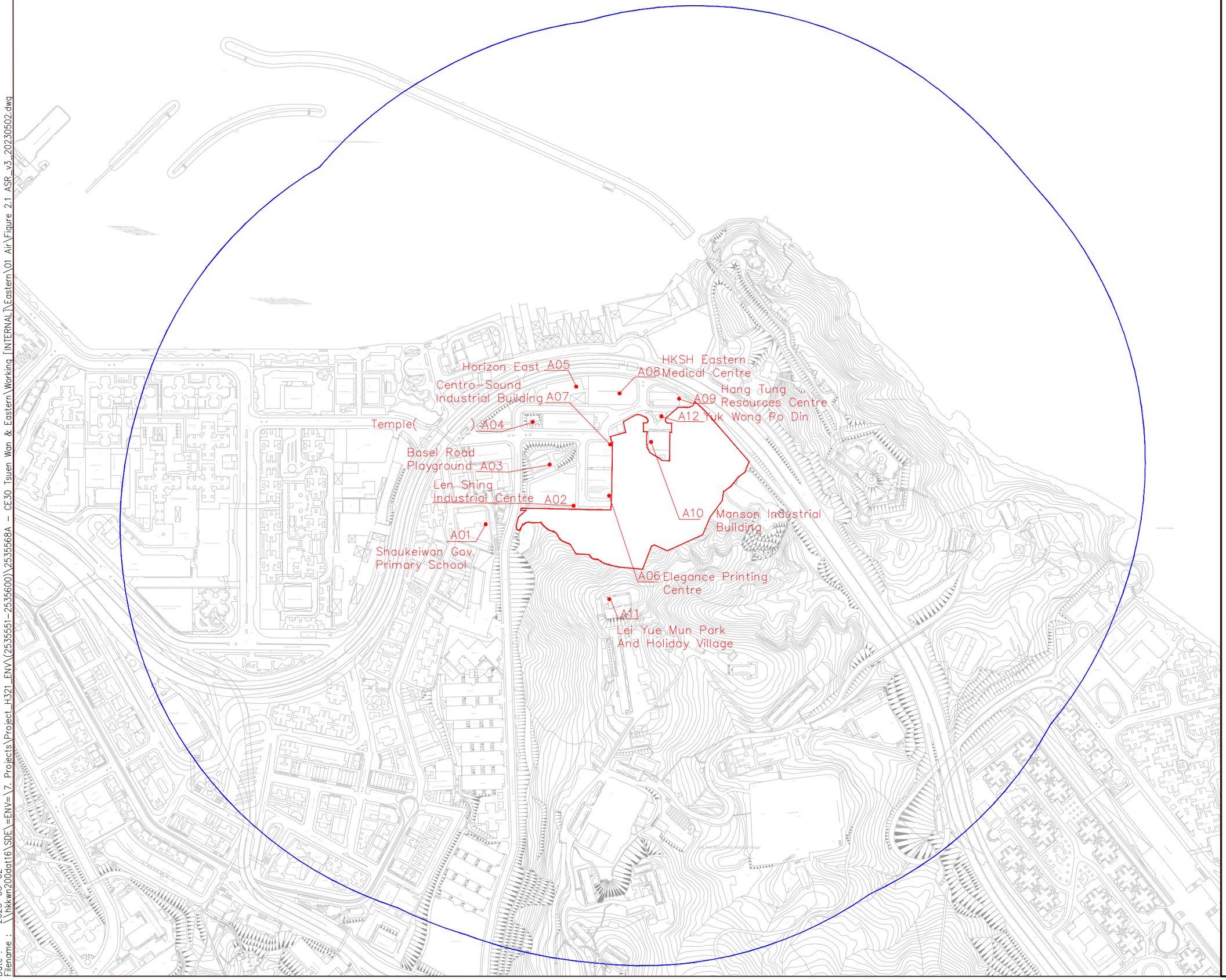
CIVIL ENGINEERING OFFICE

Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_702.dgn



LEGEND :

- PROJECT SITE
- 500M ASSESSMENT BOUNDARY
- XXXXX **REPRESENTATIVE ASRs**

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

AIR QUALITY IMPACT ASSESSMENT 500M ASSESSMENT AREA

Drawing no.			Rev.
CE30/IRB/801			2
Drawn: JY	Date: MAY2023	Checked: AL	Approved: BC
Scale: AS SHOWN		Status:	

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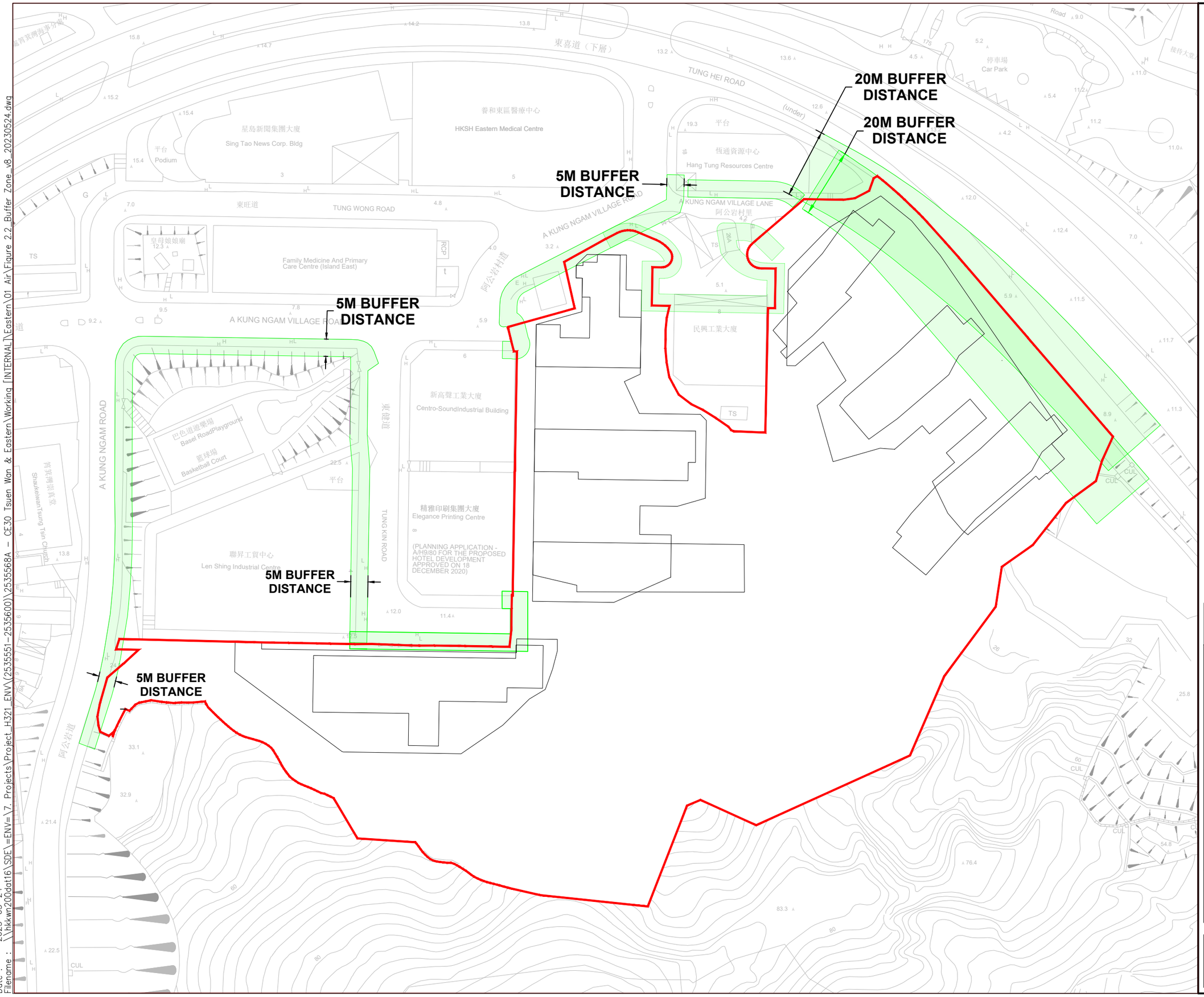
( )
SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

Date : 2023-05-02
Filename : \\hkkwn200dat16\SDE\=ENV=\7. Projects\Project_H321_ENV\(2535551-2535600)\2535568A - CE30 Tsuen Wan & Eastern\Working_[INTERNAL]\Eastern\01 Air\Figure 2.1 ASR_v3_20230502.dwg



LEGEND :

- PROJECT SITE
- BUFFER AREA

Remark:
Openable windows and fresh air intake of air sensitive uses, and recreational uses in open space will not be located within the buffer area.

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

BUFFER DISTANCE FOR VEHICULAR EMISSION IMPACT

Drawing no.	Rev.
CE30/IRB/802	6

Drawn	Date	Checked	Approved
LW	MAY2023	AL	BC

Scale: AS SHOWN
Status:

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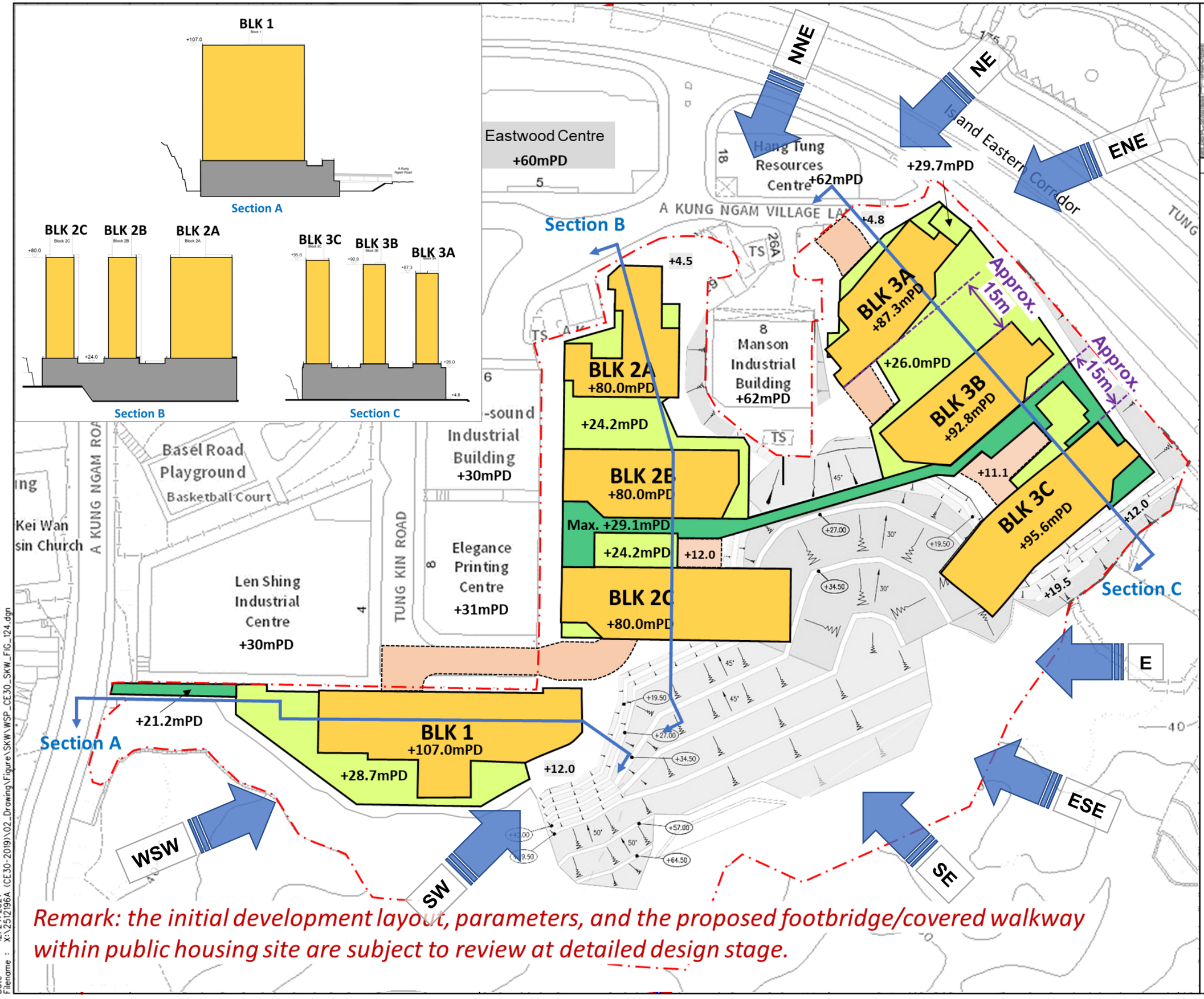
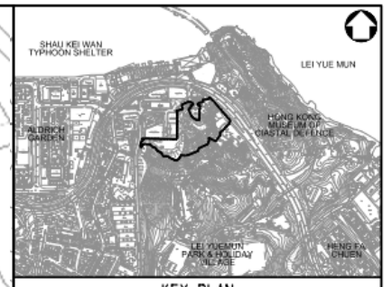
土木工程處　專責事務(工程)部
SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

Date : 2023-05-24
Filename : \\hkkwn200datt16\SDE\=ENV=\7. Projects\Project_H321_ENV\(2535551-2535600)\2535568A – CE30 Tsuen Wan & Eastern\Working [INTERNAL]\Eastern\01 Air\Figure 2.2_Buffer Zone_v8_20230524.dwg





Prevailing Winds:
Annual (NNE, NE, ENE,E,ESE)
Summer (E,ESE,SE, SW,WSW)

Proposed Development Site Boundary

Building Blocks

Building Podium

Proposed Footbridge /Covered Walkway

Proposed Road Access

Rev	Description	By	Date
A	GENERAL REVISION	VC	10/21

Consultant: wsp

Project title:
AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title:
Air Ventilation Assessment

Drawing no.	Rev.
CE30/IRB/901	–

Drawn	Date	Checked	Approved
CAD	21/01/2020		

Scale: 1:1000 (A3)
Status:

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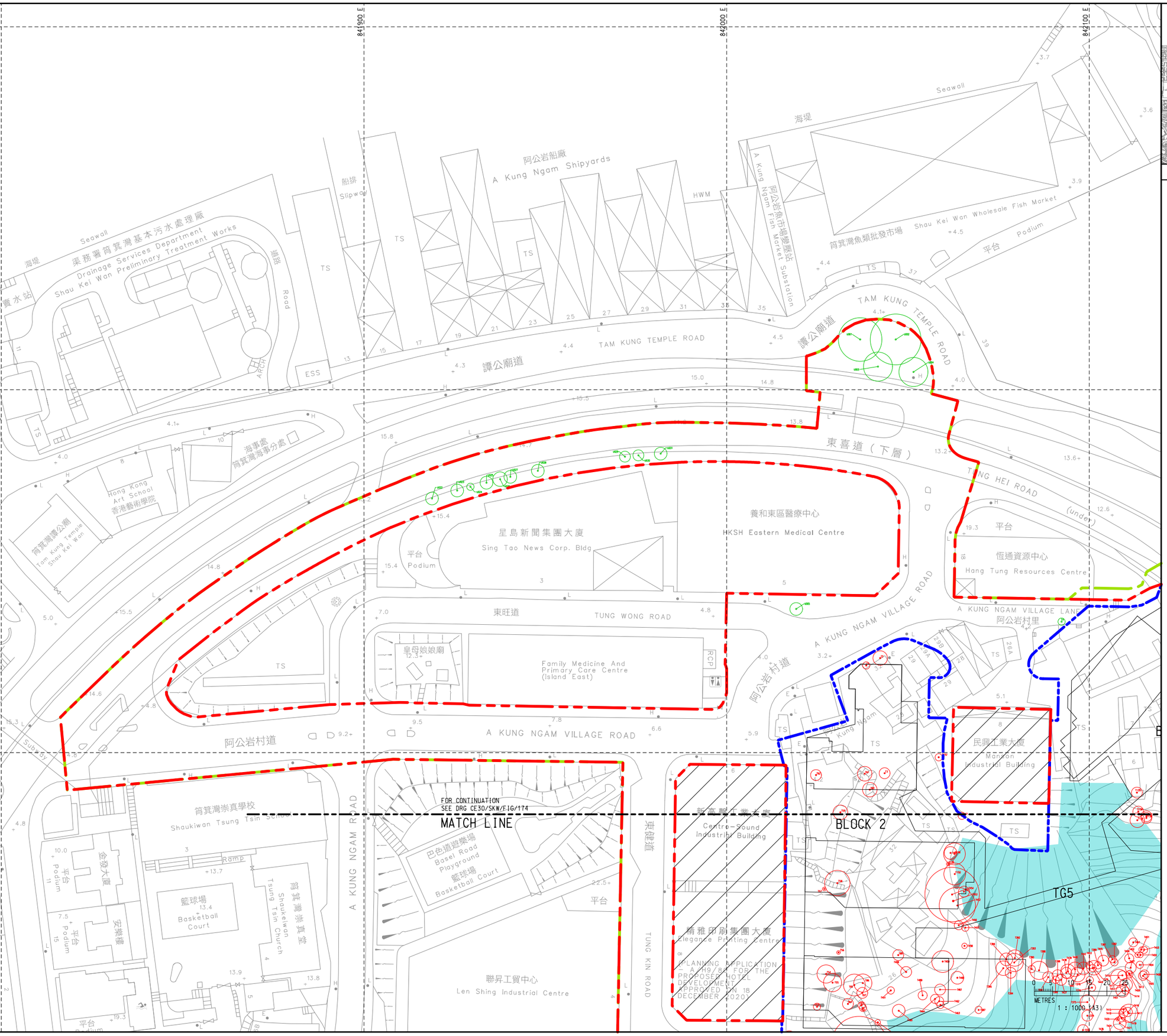
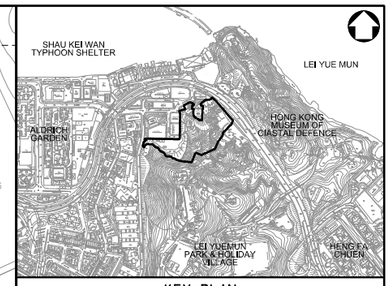
Remark: the initial development layout, parameters, and the proposed footbridge/covered walkway within public housing site are subject to review at detailed design stage.

Date : 12/24/2021
Filename : X:\2512196A (CE30-2019)\02_Drawing\Figure\SKW\WSP_CE30_SKW_FIG_124.dgn

816100 N
816000 N
815900 N
841800 E
841900 E
842000 E
842100 E





KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- WORK BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- DEVELOPMENT BOUNDARY
- TREE SURVEY BOUNDARY
- TREE GROUP
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE FELLED

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

SITE B
TREE SURVEY PLAN OVERLAID PROPOSED WORK LAYOUT
(SHEET 1)

Drawing no.		Rev.
CE30/IRB/1001		–
Drawn: CAD	Date: 04/11/2021	Checked: AC / Approved: EW
Scale: 1:1000 (A3)	Status: FIGURE	

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CIVIL ENGINEERING OFFICE

Date : 2/15/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Figure\SKW\WSP_CE30_SKW_FIG_173.dgn

FOR CONTINUATION
SEE DRG CE30/SKW/FIG/173
MATCH LINE

FOR CONTINUATION
SEE DRG CE30/SKW/FIG/175
MATCH LINE

842000 E
841900 E
815900 N
815800 N

星島新聞集團大廈
Sing Tao News Corp. Bldg
平台
Podium
東旺道
TUNG WONG ROAD
皇母娘娘廟
Family Medicine And Primary Care Centre (Island East)
A KUNG NGAM VILLAGE ROAD
阿公岩村道
恒通資源中心
Hang Tung Resources Centre
A KUNG NGAM VILLAGE LANE
阿公岩村里
民興工業大廈
Manson Industrial Building
新高聲工業大廈
Centre-Sound Industrial Building
精雅印刷集團大廈
Elegance Printing Centre
東健道
TUNG KIN ROAD
巴色道遊樂場
Basel Road Playground
籃球場
Basketball Court
聯昇工貿中心
Len Shing Industrial Centre
Shaukeiwan Tsung Tsin Church
A KUNG NGAM ROAD
BLOCK 1
BLOCK 2
BLOCK 3
TG1
TG2
TG3
TG4
TG5
TG6
PLANNING APPLICATION NO. A/H9/81 FOR THE PROPOSED HOTEL DEVELOPMENT APPROVED ON 18 DECEMBER 2020
HKSH Eastern Medical Centre
TS
RCP
CUL
PO

SHAU KEI WAN TYPHOON SHELTER
LEI YUE MUN
ALDRICH GARDEN
HONG KONG MUSEUM OF COASTAL DEFENCE
LEI YUE MUN PARK & HOLIDAY VILLAGE
HENG FA CHUEN

KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- WORK BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- DEVELOPMENT BOUNDARY
- TREE SURVEY BOUNDARY
- TREE GROUP
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE FELLED

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
- FEASIBILITY STUDY

Drawing title

SITE B
TREE SURVEY PLAN OVERLAID PROPOSED WORK LAYOUT
(SHEET 2)

Drawing no.			Rev.
CE30/IRB/1002			–
Drawn	Date	Checked	Approved
CAD	04/11/2021	AC	EW
Scale		Status	
1:1000 (A3)		FIGURE	

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SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

0 5 10 15 20 25
METRES
1 : 1000 (A3)

Date : 2/15/2023
Filename : X:\ARCHIVE\252196A (CE30-2019)\02_Drawing\Figure\SKW\WSP_CE30_SKW_FIG_174.dgn

FOR CONTINUATION
SEE DRG CE30/SKW/FIG/174

MATCH LINE

841800 E

842000 E

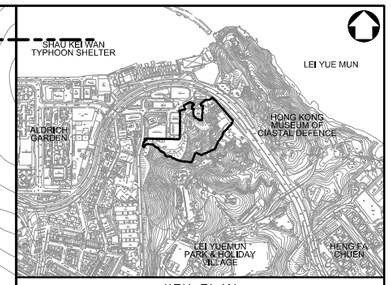
842200 E

815600 N

815500 N

FOR CONTINUATION
SEE DRG CE30/SKW/FIG/187

MATCH LINE



KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- WORK BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- DEVELOPMENT BOUNDARY
- TREE SURVEY BOUNDARY
- TREE GROUP
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE FELLED

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

SITE B
TREE SURVEY PLAN OVERLAID PROPOSED WORK LAYOUT
(SHEET 3)

Drawing no.			Rev.
CE30/IRB/1003			–
Drawn	Date	Checked	Approved
CAD	04/11/2021	AC	EW
Scale		Status	
1:1000 (A3)		FIGURE	

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0 5 10 15 20 25
METRES
1 : 1000 (A3)

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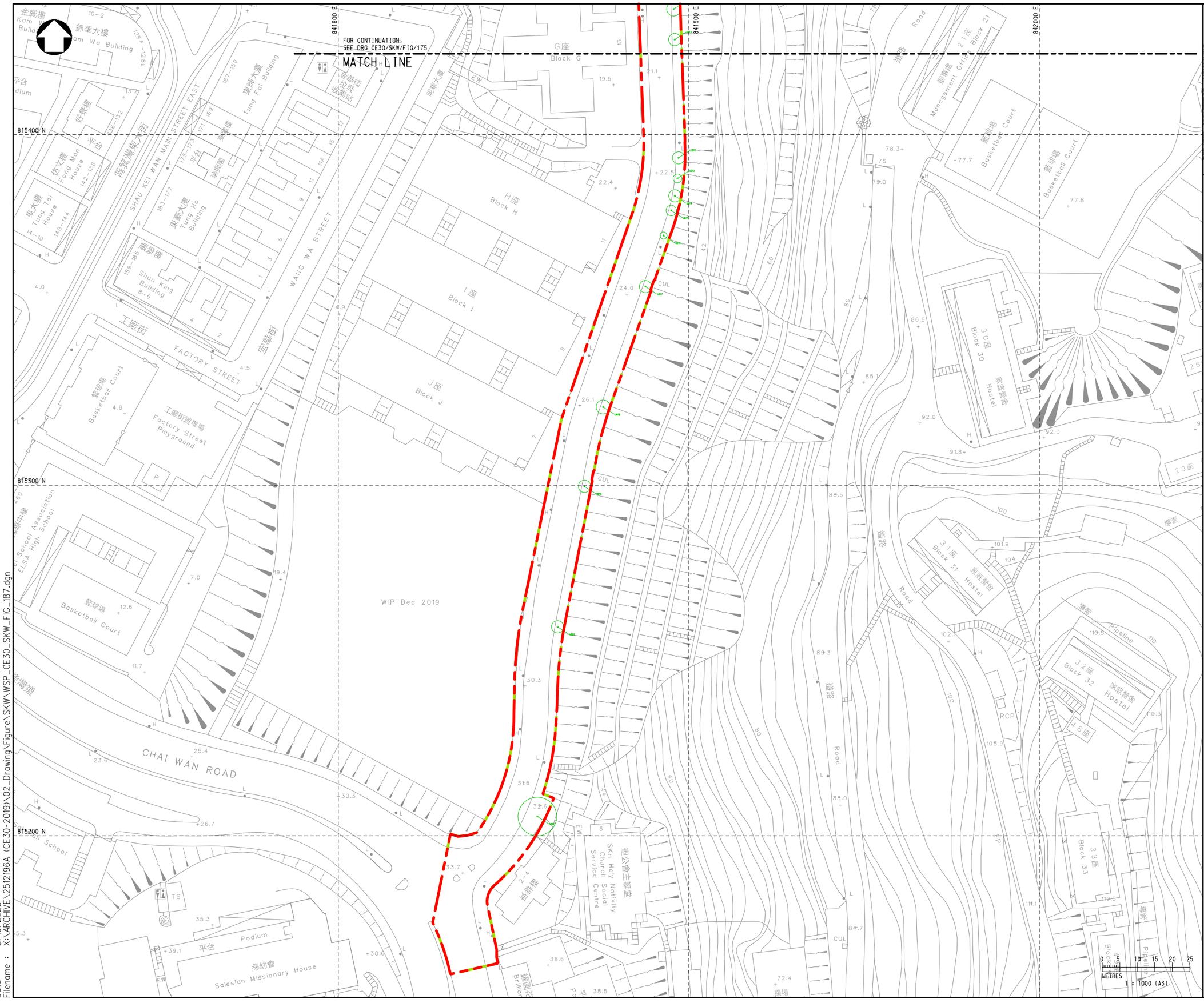
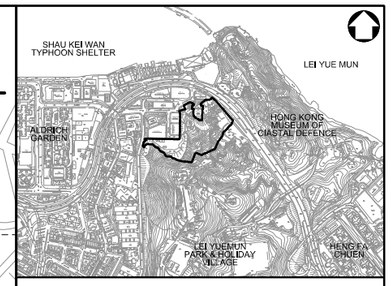
SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

Date : 2/15/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Figure\SKW\WSP_CE30_SKW_FIG_175.dgn





NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- WORK BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- DEVELOPMENT BOUNDARY
- TREE SURVEY BOUNDARY
- TREE GROUP
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE FELLED

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

SITE B
TREE SURVEY PLAN OVERLAID PROPOSED WORK LAYOUT
(SHEET 4)

Drawing no.			Rev.
CE30/IRB/1004			–
Drawn: CAD	Date: 04/11/2021	Checked: AC	Approved: EW
Scale: 1:1000 (A3)		Status: FIGURE	

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SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

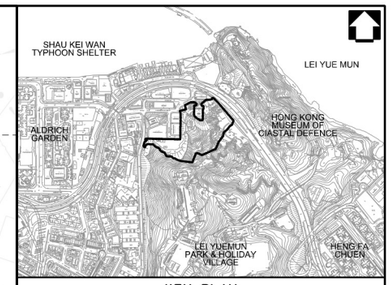
0 5 10 15 20 25
METRES
1 : 1000 (A3)

Date : 2/15/2023
Filename : X:\ARCHIVE\251196A (CE30-2019)\02_Drawing\Figure\SKW\WSP_CE30_SKW_FIG_187.dgn

841900 E
842000 E
842100 E
842200 E
816000 N
815900 N
815800 N

BLOCK 1
BLOCK 2
BLOCK 3

NOTES:
THE BUILDING BLOCK LAYOUT AND LANDSCAPE DESIGN FOR THE PROPOSED PUBLIC HOUSING DEVELOPMENT ARE STILL IN PRELIMINARY DESIGN STAGE, THE EXACT NUMBER, LOCATION OF THE NEW TREE PLANTING, GREEN COVERAGE, OPEN SPACE, PAVING DESIGN WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT ARE SUBJECT TO FURTHER REVIEWED AT DETAILED DESIGN STAGE.



KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- WORK BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- DEVELOPMENT BOUNDARY
- AT-GRADE PLANTER, WITH MIN. 1200MM SOIL DEPTH
- PODIUM PLANTER, WITH MIN. 1200MM SOIL DEPTH
- **SEEDING / WHIP TREE PLANTING AT ≤ 30 DEGREE SLOPE WITH SUFFICIENT SOIL DEPTH**

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

NEW TREE PLANTING

Drawing no.		Rev.
CE30/IRB/1005		–
Drawn: CAD	Date: 04/11/2021	Checked: AC / Approved: EW
Scale: 1:1000 (A3)	Status: FIGURE	

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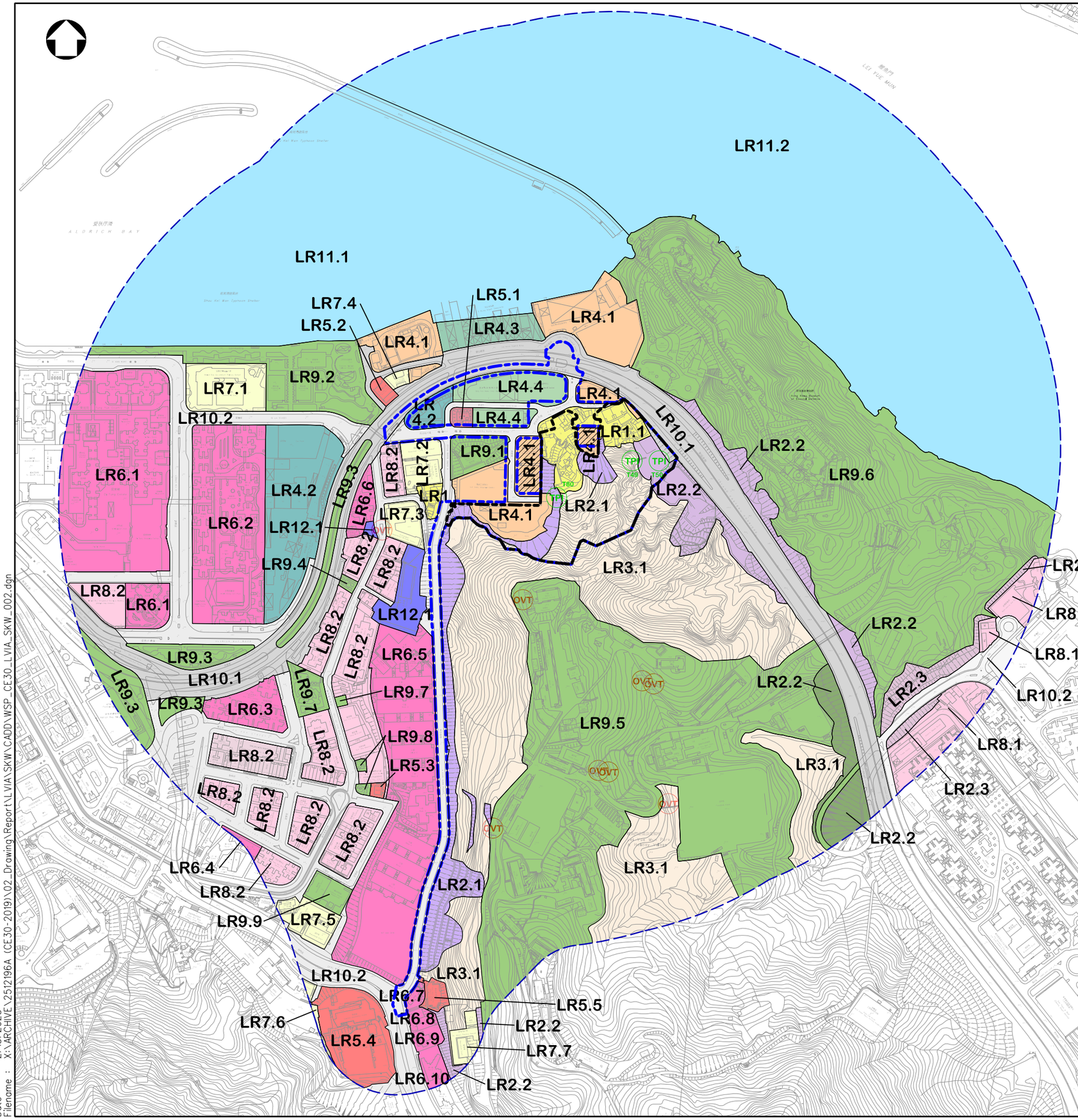
SPECIAL DUTIES (WORKS) DIVISION
CIVIL ENGINEERING OFFICE

Date : 9/6/2022
Filename : X:\2512196A (CE30-2019)\02_Drawing\Figure\SKW\WSP_CE30_SKW_FIG_154.dgn



LEGEND :

- DEVELOPMENT BOUNDARY
- WORKS BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- 500m ASSESSMENT BOUNDARY
- OVT — OLD AND VALUABLE TREES
- TPI — TREE OF PARTICULAR INTEREST

LR1 VILLAGE LANDSCAPE

LR1.1	VILLAGE SETTLEMENTS

LR2 PLANTATION SLOPE

LR2.1	MAN-MADE SLOPES BY LEI YUE MUN PARK
LR2.2	MAN-MADE SLOPES BY ISLAND EASTERN CORRIDOR
LR2.3	MAN-MADE SLOPES BY SHING TAI ROAD

LR3

LR3.1	WOODLAND

LR4 PLANTING SURROUNDING INDUSTRIAL AREA/DEPOT

LR4.1	INDUSTRIAL AREA / DEPOT
LR4.2	LOW-RISE TEMPORARY INDUSTRIAL / OFFICE AREA
LR4.3	A KUNG NGAM SHIPYARDS
LR4.4	OFFICES & GIC

LR5 PLANTING SURROUNDING RELIGIOUS PLACE

LR5.1	TEMPLE OF GODDESS OF HEAVEN
LR5.2	TAM KUNG TEMPLE
LR5.3	SHING WONG TEMPLE
LR5.4	SALESIANS OF DON BOSCO MONASTERY
LR5.5	HONGKONG SHENG KUNG HUI HOLY NATIVITY CHURCH

LR6 RESIDENTIAL ESTATE

LR6.1	OI TUNG ESTATE
LR6.2	ALDRICH GARDEN
LR6.3	PERFECT MOUNT GARDENS
LR6.4	LIME GALA
LR6.5	MING WAH DAI HA
LR6.6	NEWTON HARBOUR VIEW
LR6.7	2-4 A KUNG NGAM ROAD
LR6.8	BRILLIANT COURT
LR6.9	HEUNG YUEN GARDENS
LR6.10	ISLAND GARDEN

LR7 PLANTING SURROUNDING SCHOOL CAMPUS

LR7.1	ALDRICH BAY GOVERNMENT PRIMARY SCHOOL
LR7.2	SHAUKEIWAN TSUNG TSIN SCHOOL
LR7.3	SHAUKEIWAN GOVERNMENT PRIMARY SCHOOL
LR7.4	HONG KONG ART SCHOOL
LR7.5	CARMEL SCHOOL ASSOCIATION ELSA HIGH SCHOOL
LR7.6	SALESIAN SCHOOL
LR7.7	ST. MARK'S PRIMARY SCHOOL

LR8 PLANTING SURROUNDING MIXED USES URBAN DEVELOPMENT

LR8.1	MIXED USE AREA BY HENG FA CHUEN
LR8.2	MIXED USE AREA BY SHAU KEI WAN

LR9 OPEN SPACE / RECREATIONAL AREA

LR9.1	BASEL ROAD PLAYGROUND
LR9.2	ALDRICH BAY PROMENADE, EASTERN DISTRICT CULTURAL SQUARE
LR9.3	ALDRICH BAY PLAYGROUND, ALDRICH BAY CHILDREN'S PLAYGROUND, TUNG HEI ROAD SITTING-OUT AREA
LR9.4	MIU TUNG STREET SITTING-OUT AREA
LR9.5	LEI YUE MUN PARK
LR9.6	HONG KONG MUSEUM OF COASTAL DEFENCE
LR9.7	MONG LUNG STREET SITTING-OUT AREA
LR9.8	SHAU KEI WAN MARKET BUILDING SITTING-OUT AREA, KAM WAH STREET REST GARDEN
LR9.9	FACTORY STREET PLAYGROUND

LR10 TRANSPORTATION CORRIDOR

LR10.1	PRIMARY DISTRIBUTOR
LR10.2	LOCAL DISTRIBUTOR

LR11 HARBOUR

LR11.1	SHAU KEI WAN TYPHOON SHELTER
LR11.2	LEI YUE MUN

LR12 ABANDONED LAND

LR12.1	ABANDONED LAND

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
- FEASIBILITY STUDY

Drawing title

LANDSCAPE RESOURCE PLAN

Drawing no.			Rev.
CE30/IRB/1006			
Drawn	Date	Checked	Approved
CAD	21/09/2021		
Scale		Status	
1:5000 (A3)			

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Date : 2/15/2023
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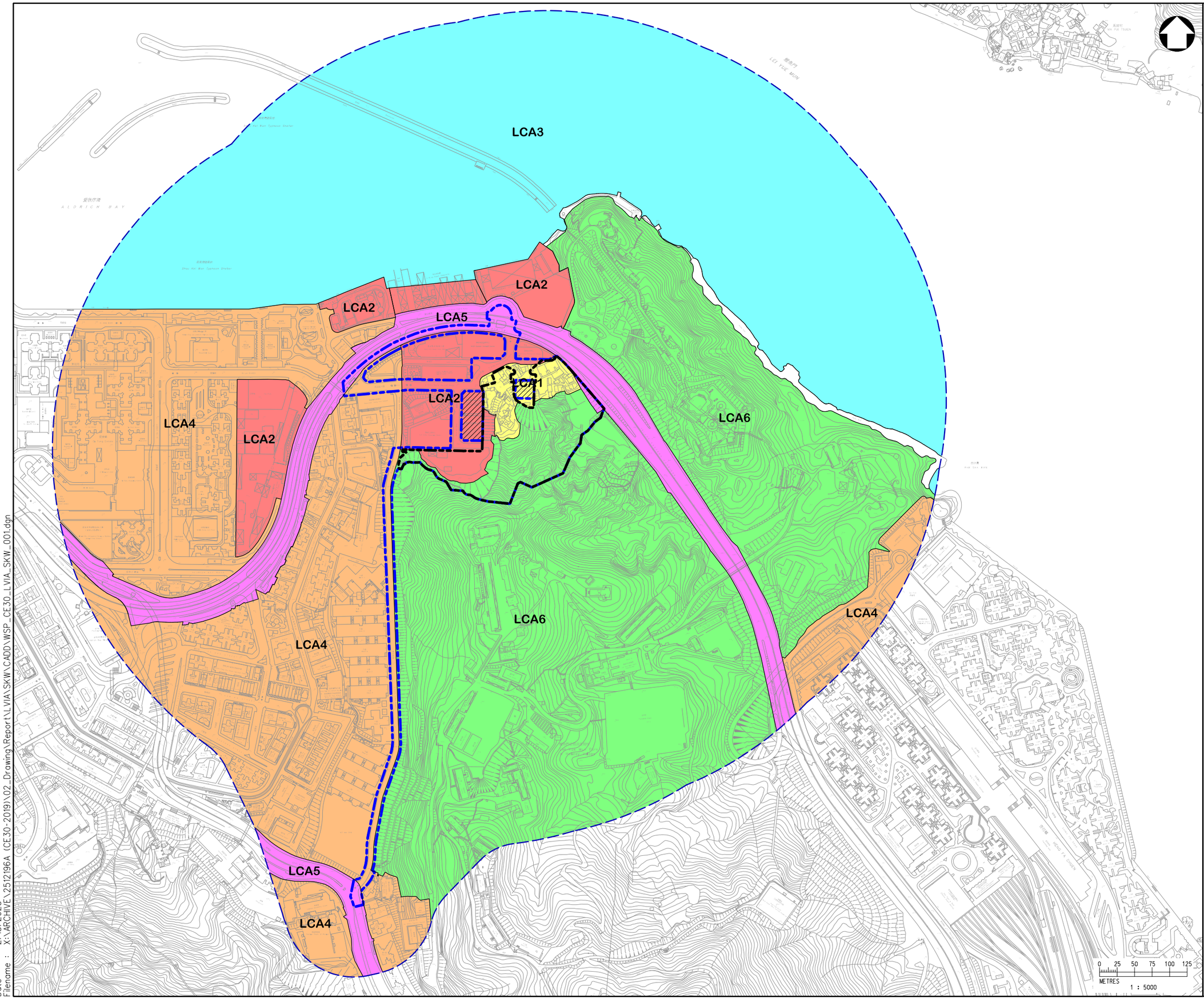

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- WORKS BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- LCA1 URBAN PERIPHERAL VILLAGE LANDSCAPE
- LCA2 MIXED COMPREHENSIVE URBAN DEVELOPMENT LANDSCAPE
- LCA3 STRAIT LANDSCAPE
- LCA4 RESIDENTIAL URBAN LANDSCAPE
- LCA5 TRANSPORTATION CORRIDER
- LCA6 RECREATIONAL AND CULTURAL LANDSCAPE

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

LANDSCAPE CHARACTER AREA PLAN

Drawing no.			Rev.
CE30/IRB/1007			
Drawn: CAD	Date: 12/09/2021	Checked	Approved
Scale: 1:5000 (A3)		Status	

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Date : 2/15/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\LVIA\SKW\CADD\WSP_CE30_LVIA_SKW_001.dgn

LR1.1 VILLAGE SETTLEMENT

This LR consists of low-rise village and squatter housings within the development boundary and between the westbound of A kung Ngam Road and Basel Road. Ancestral shrines are in areas close to the industrial area. Existing scattered trees are mainly located towards the backslopes of the village and within scattered abandoned and active agricultural land adjacent to the village. Smaller potted plants owned by local villagers can be found in the narrow alleys and pathways within the village. One building located within this LR is undergoing heritage review.

LR2.1 MAN-MADE SLOPES BY LEI YUE MUN PARK

This LR covers the retaining structures and man-made slopes at the bottom of the hillside slope close to the Site and the surrounding area of Lei Yue Mun Park. The slopes are mostly covered with concrete structures, shotcrete, with some tree pits on slopes with a lower gradient. There is limited vegetation cover due to the limited soil surface. Plants can be seen growing in cracks, drainage holes and planting pits.

LR2.2 MAN-MADE SLOPES BY ISLAND EASTERN CORRIDOR

This LR covers the retaining structures and man-made slopes by the Island Eastern Corridor. The slopes are mostly vegetated with retaining structures on the lower slopes in some areas.

LR3.1 WOODLAND

This LR consists of a densely wooded hillside slopes surrounding Lei Yue Mun Park.

LR4.1 INDUSTRIAL AREA / DEPOT

This LR comprises medium-rise industrial buildings and low-rise warehouses. Planting can be found mainly within the buildings, podiums or roofs, which are inaccessible to the public. Limited planting can be found in tree pits at grade. It is mainly a built resource with minimal planting.

LR10.1 PRIMARY DISTRIBUTOR

This LR consists of planting adjacent or underneath the Island Eastern Corridor. Planting underneath the structures are mainly shade tolerant ground covers or shrubs but they appear to be sparse due to the lack of sunlight.

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
- FEASIBILITY STUDY

Drawing title

PHOTOS OF AFFECTED LANDSCAPE RESOURCES & LANDSCAPE CHARACTER AREA (SHEET 1)

Drawing no.	Rev.
CE30/IRB/1008	

Drawn	Date	Checked	Approved
CAD			
Scale		Status	

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CIVIL ENGINEERING OFFICE

Date : $DATE$
Filename : $FILE$

LR10.2 LOCAL DISTRIBUTOR

This LR consists of planting within the smaller district streets. Trees in tree pits and potted plants can be found along the roadside. Most of the planting are scattered and incoherent.

LCA1 URBAN PERIPHERAL VILLAGE LANDSCAPE

This LCA consists of scattered village houses that have been retained in-situ amidst the new development around them. Traditional and newer housing, temple, shrines and scattered fruit trees can be found within this LCA. Vegetation mainly consists of scattered trees, potted plants and peripheral woodland on hillside.

LCA2 MIXED COMPREHENSIVE URBAN DEVELOPMENT LANDSCAPE

This LCA is located in a low-lying and / or reclaimed land with mixed uses of development, intermittent open spaces and temporary buildings grouped together to form an incoherent urban structure. Vegetation is mainly located along roadside tree pits or in leftover space around the site boundaries.

LCA4 RESIDENTIAL URBAN LANDSCAPE

This LCA is dominated by high and medium-rise residential buildings located on a reclaimed land and coastal flat lands. It sets amongst open space, podium gardens, connecting footbridges, roads, schools, community and retail facilities. Vegetation is located by roadside and open space. This is a fairly ordered landscape comprising of mainly hard landscapes and built environments softened by greenery.

LCA5 TRANSPORTATION CORRIDOR LANDSCAPE

This LCA is characterized with Island Eastern Corridor. It consists of elevated structures, signage, lamp poles, powerlines and roadside amenity planting areas underneath the elevated structures.

LCA6 RECREATIONAL AND CULTURAL LANDSCAPE

This LCA comprises of hillside topography covering Lei Yue Mun Park and Hong Kong Museum of Coastal Defence. This area is mainly occupied by passive recreational uses with ornamental planting, lawn, pathways, sitting out areas, pavilions and hiking trails. Some active recreational sports facilities such as ball courts, horse-riding and archery range can also be found within this LCA.

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
- FEASIBILITY STUDY

Drawing title

PHOTOS OF AFFECTED LANDSCAPE RESOURCES & LANDSCAPE CHARACTER AREA (SHEET 2)

Drawing no.	Rev.
CE30/IRB/1009	

Drawn	Date	Checked	Approved
CAD			

Scale | Status

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CIVIL ENGINEERING OFFICE

Date : $DATE$
Filename : $FILE$

VP1	LEI YUE MUN TYPHOON SHELTER BREAKWATER SITTING-OUT AREA
VP2	LEI YUE MUN REST GARDEN
VP3	TIN HAU TEMPLE (LEI YUE MUN)
VP4	ALDRICH BAY PROMENADE
VP5	EASTERN DISTRICT CULTURAL SQUARE
VP6	BASEL ROAD PLAYGROUND
VP7	LEI YUE MUN PARK LOOKOUT AREA
VP8	HONG KONG MUSEUM OF COASTAL DEFENCE

VICTORIA HARBOUR

SAM KA TSUEN

LEI YUE MUN

SHAU KEI WAN TYPHOON SHELTER

SAI WAN HO

ALDRICH BAY PROMENADE

EASTERN DISTRICT CULTURAL SQUARE

SHAU KEI WAN

ISLAND EASTERN CORRIDOR

HONG KONG MUSEUM OF COASTAL DEFENCE

LEI YUE MUN PARK

LEI YUE MUN BARRACKS

VP1 VP2 VP3 VP4 VP5 VP6 VP7 VP8

LEGEND :

- DEVELOPMENT BOUNDARY
- VISUAL ENVELOPE
- VISUAL CORRIDOR
- MAIN VISUAL DETRACTOR
- MAIN VISUAL RESOURCE

0 50 100 150 200 250
METRES
1 : 7000 (A3)

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

LOCATION OF VIEWING POINTS

Drawing no.			Rev.
CE30/IRB/1010			–
Drawn: CAD	Date: 21/01/2020	Checked	Approved
Scale: 1:7000 (A3)		Status	

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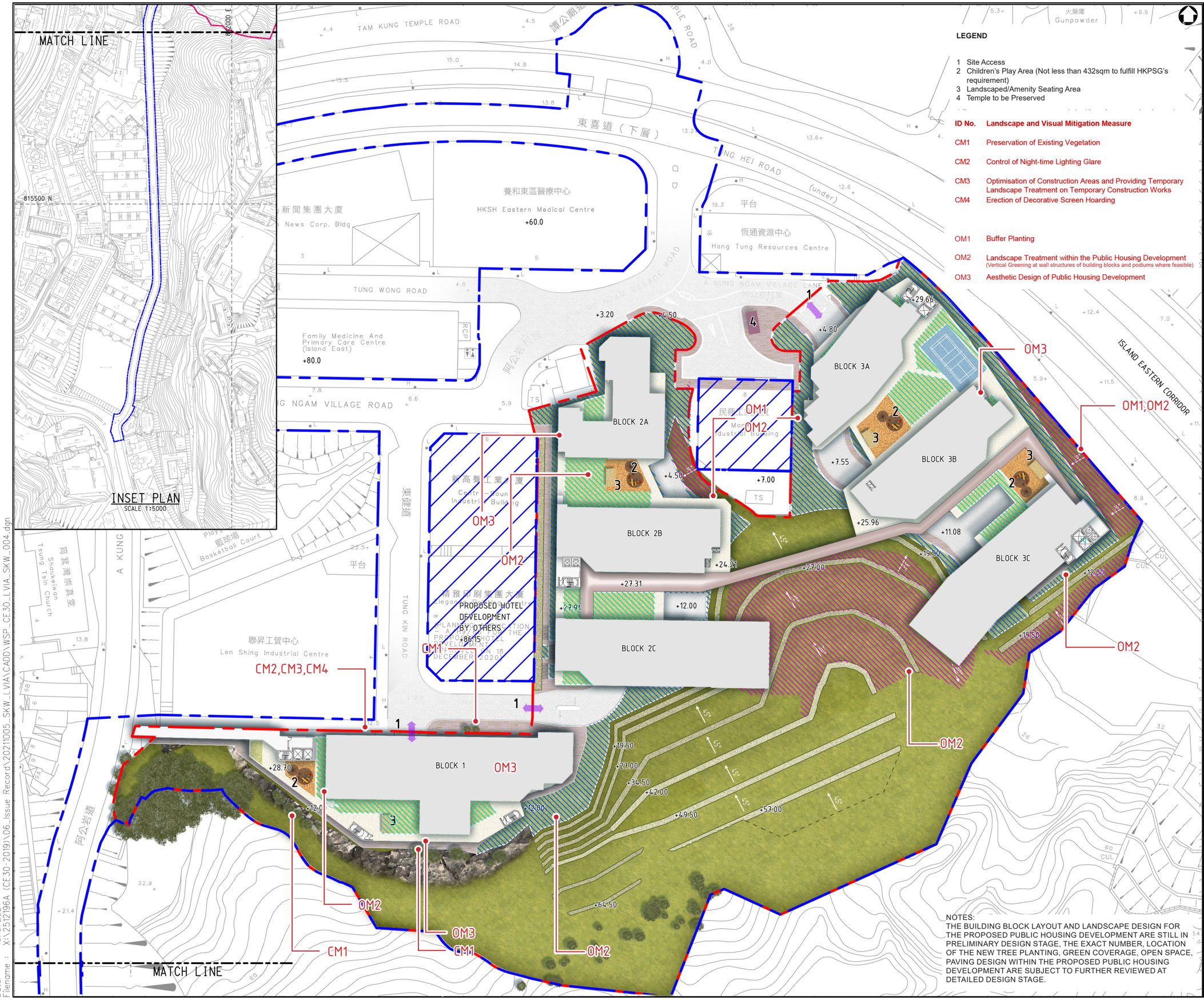
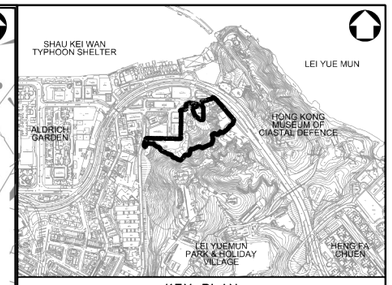
Date : 11/23/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211123_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_003.dgn



LEGEND

1 Site Access
2 Children's Play Area (Not less than 432sqm to fulfill HKPSG's requirement)
3 Landscaped/Amenity Seating Area
4 Temple to be Preserved

ID No.	Landscape and Visual Mitigation Measure
CM1	Preservation of Existing Vegetation
CM2	Control of Night-time Lighting Glare
CM3	Optimisation of Construction Areas and Providing Temporary Landscape Treatment on Temporary Construction Works
CM4	Erection of Decorative Screen Hoarding
OM1	Buffer Planting
OM2	Landscape Treatment within the Public Housing Development (Vertical Greening at wall structures of building blocks and podiums where feasible)
OM3	Aesthetic Design of Public Housing Development



KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- WORKS BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- PROPOSED TREE PLANTING AREA
  - PODIUM
  - AT GRADE
  - SLOPE (≤ 30 ° SLOPE)
- EXISTING TREE TO BE RETAINED
- ROAD
- AT GRADE PAVING
- PODIUM PAVING
- CHILDREN'S PLAY AREA/FITNESS AREA
- AT-GRADE PLANTING
- SLOPE PLANTING (Hydroseeding/Groundcover/Shrubs etc.)
- PODIUM PLANTING
- RETAINING WALL
- INGRESS / EGRESS
- COVERED WALKWAY

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

CONCEPTUAL LANDSCAPE
&
MITIGATION MEASURES PLAN

Drawing no.	Rev.
CE30/IRB/1011	–

Drawn	Date	Checked	Approved
CAD	JUL 2022		

Scale | Status

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Date : 10/5/2021
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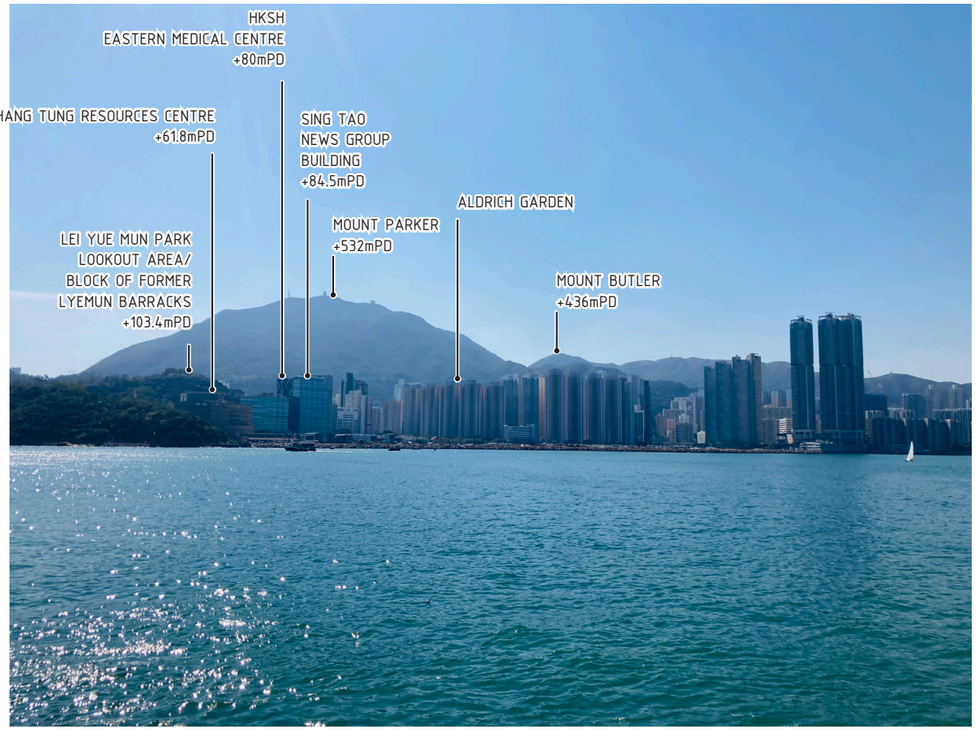
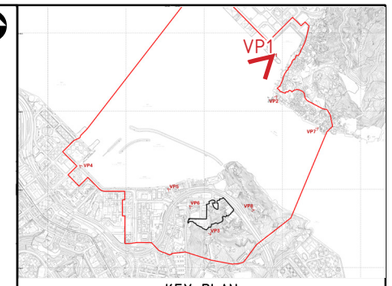


VP1 - LEI YUE MUN TYPHOON SHELTER BREAKWATER SITTING-OUT AREA

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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OM1 Buffer Planting

OM2 Landscape Treatment within the Proposed Public Housing Development

OM3 Aesthetic Design of Proposed Public Housing Development

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 1

Drawing no.		Rev.
CE30/IRB/1012		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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Date : 10/5/2021
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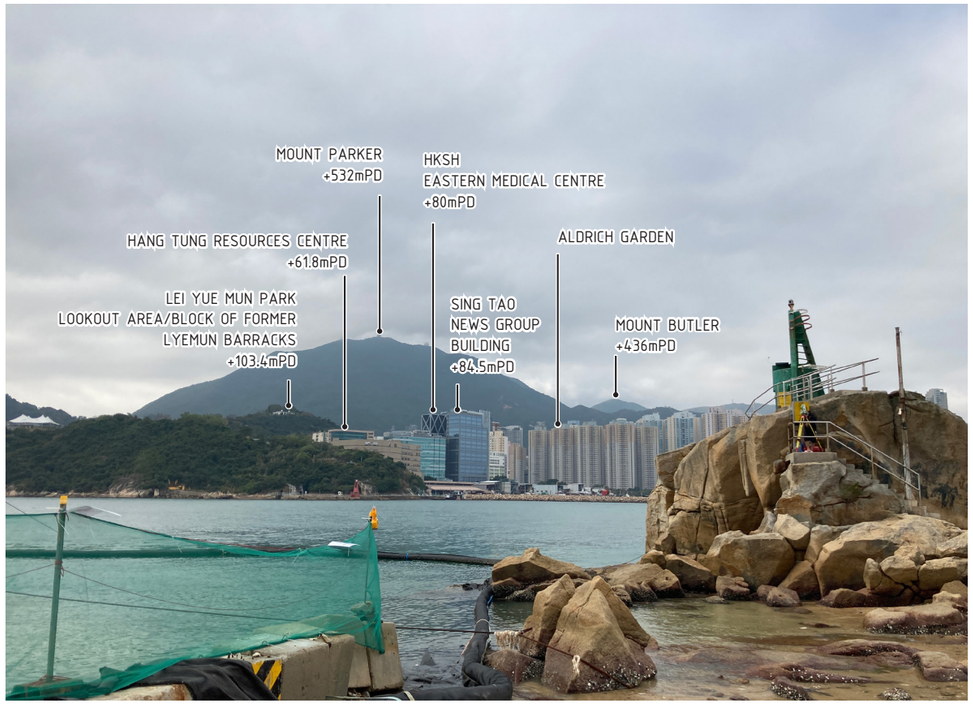
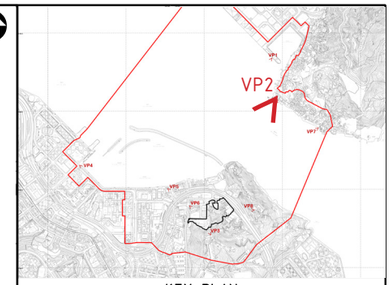


VP2 - LEI YU MUN REST GARDEN

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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OM1 Buffer Planting

OM2 Landscape Treatment within the Proposed Public Housing Development

OM3 Aesthetic Design of Proposed Public Housing Development

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 2

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CE30/IRB/1013		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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CIVIL ENGINEERING OFFICE

Date : 10/5/2021
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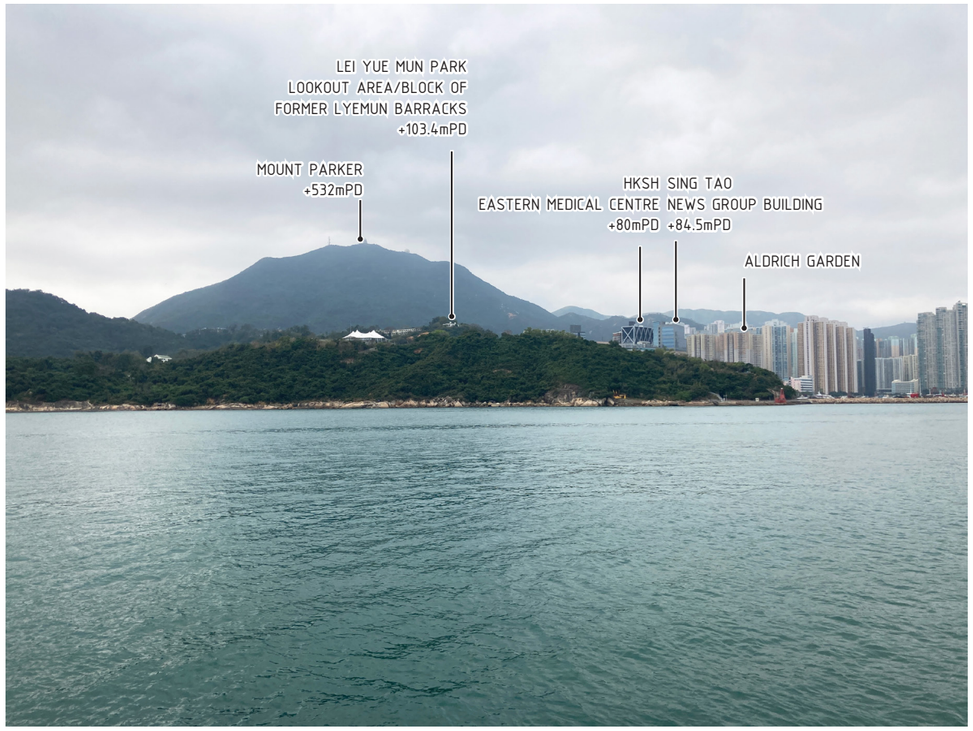
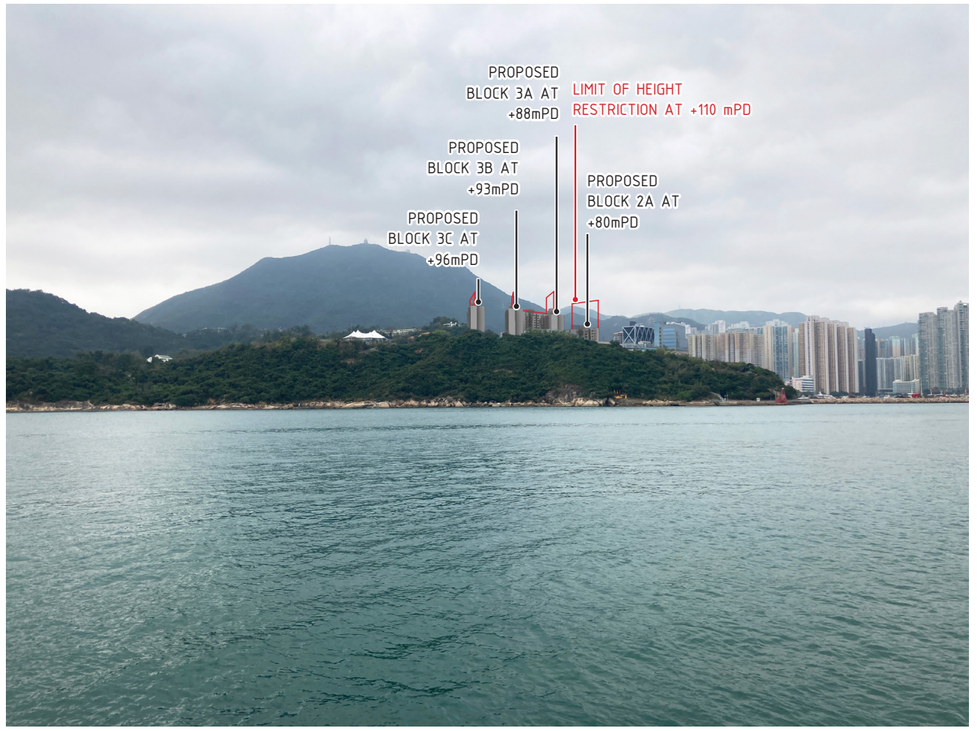
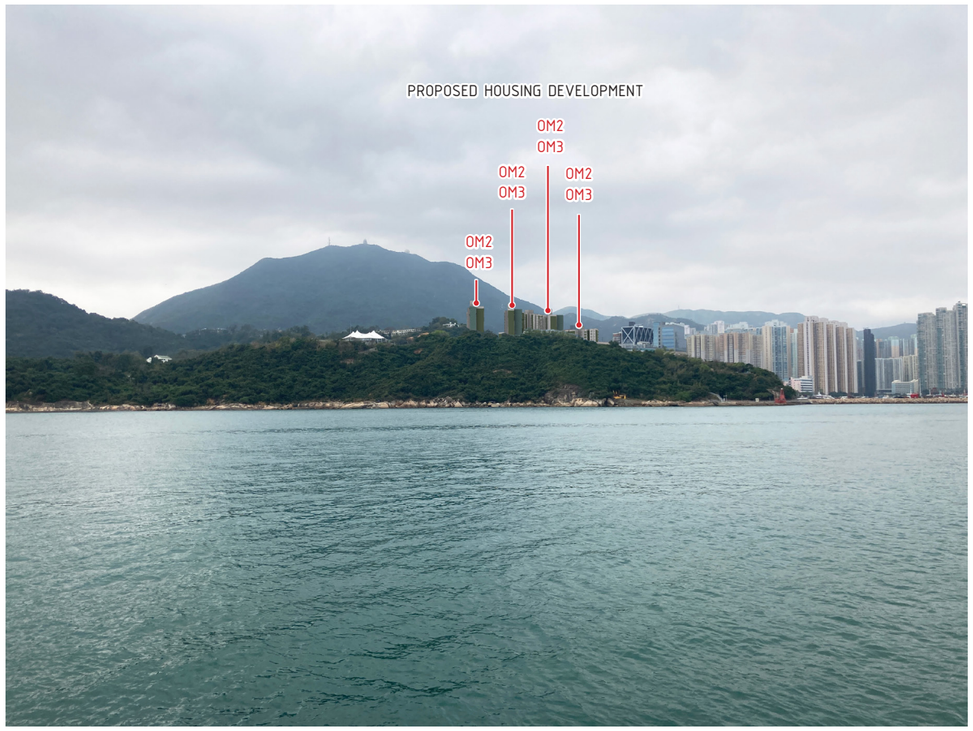


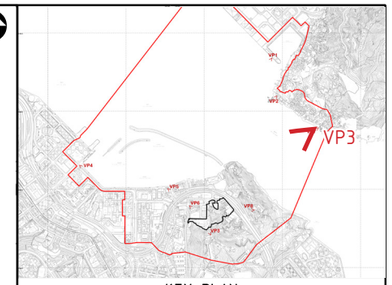
VP3 - TIN HAU TEMPLE (LEI YUE MUN)



PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).
3. THE BUILDING BLOCK LAYOUT AND LANDSCAPE DESIGN FOR THE PROPOSED PUBLIC HOUSING DEVELOPMENT ARE STILL IN PRELIMINARY DESIGN STAGE, THE EXACT NUMBER, LOCATION OF THE NEW TREE PLANTING, GREEN COVERAGE, OPEN SPACE, PAVING DESIGN WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT ARE SUBJECT TO FURTHER REVIEWED AT DETAILED DESIGN STAGE.

OM1 Buffer Planting

OM2 Landscape Treatment within the Proposed Public Housing Development

OM3 Aesthetic Design of Proposed Public Housing Development

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 3

Drawing no.		Rev.
CE30/IRB/1014		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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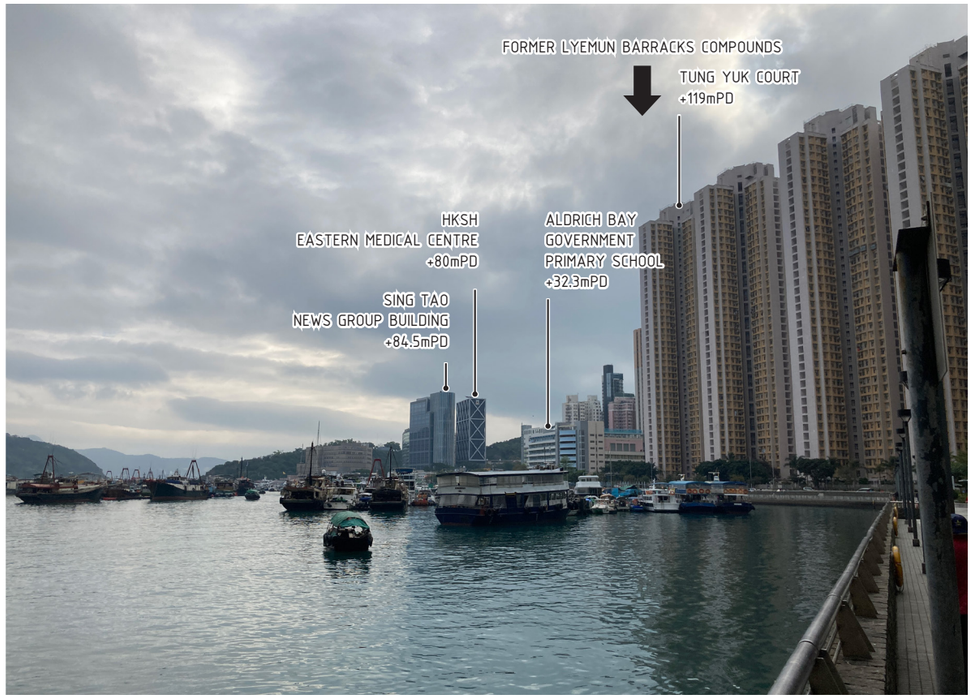
CIVIL ENGINEERING OFFICE

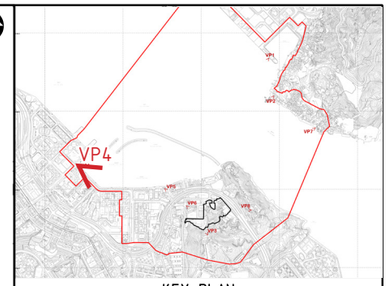
Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn



VP4 - ALDRICH BAY PROMENADE

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 4

Drawing no.	Rev.
CE30/IRB/1015	–

Drawn	Date	Checked	Approved
CAD	FEB 2022		

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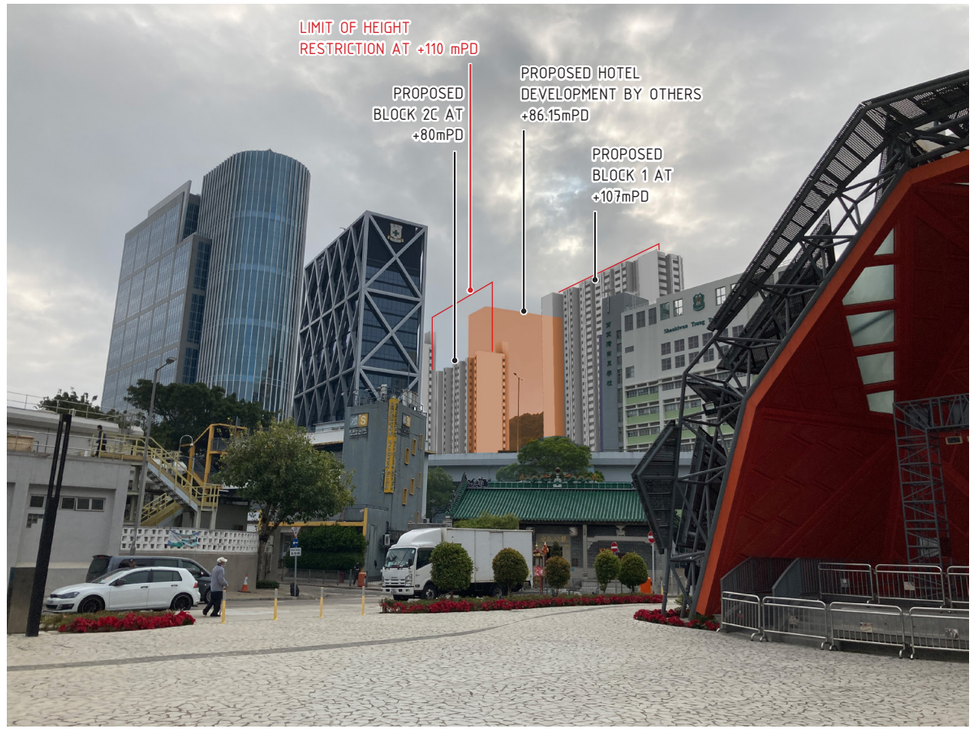
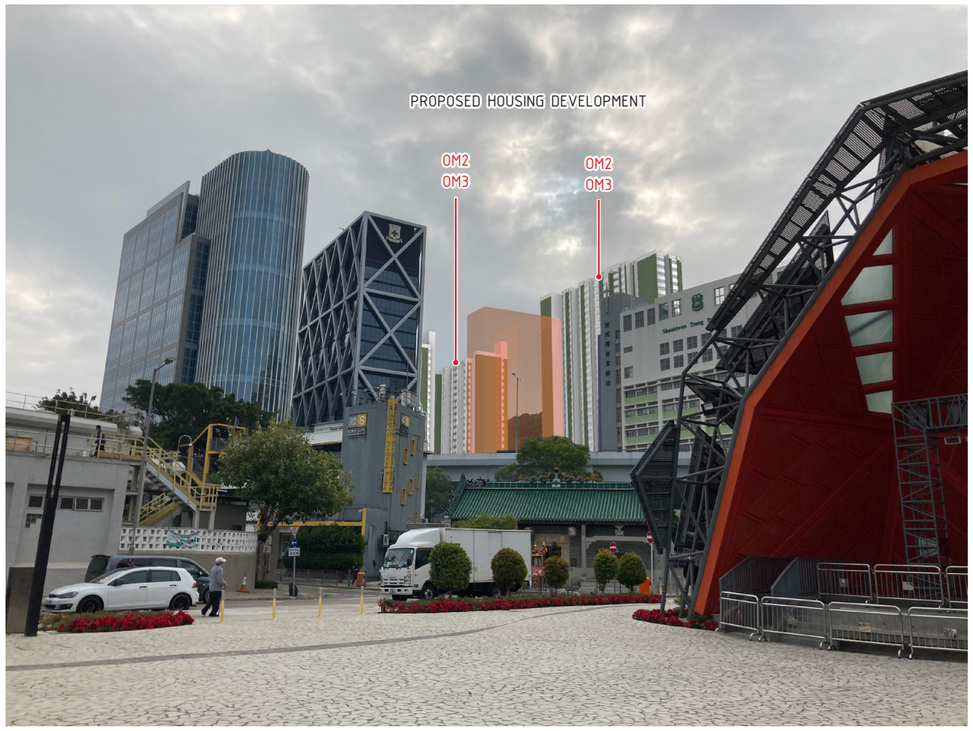
Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn

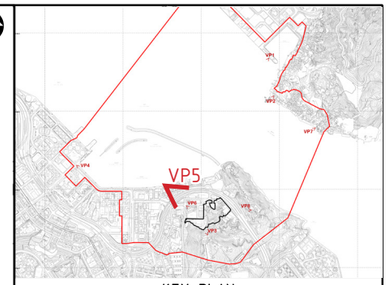
VP5 - EASTERN DISTRICT CULTURAL SQUARE



PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

NOTES :

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OM1 Buffer Planting

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Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 5

Drawing no.		Rev.
CE30/IRB/1016		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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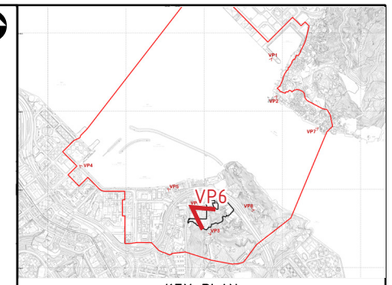
Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn

VP6 - BASEL ROAD PLAYGROUND

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PROPOSED HOUSING DEVELOPMENT

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 6

Drawing no.		Rev.
CE30/IRB/1017		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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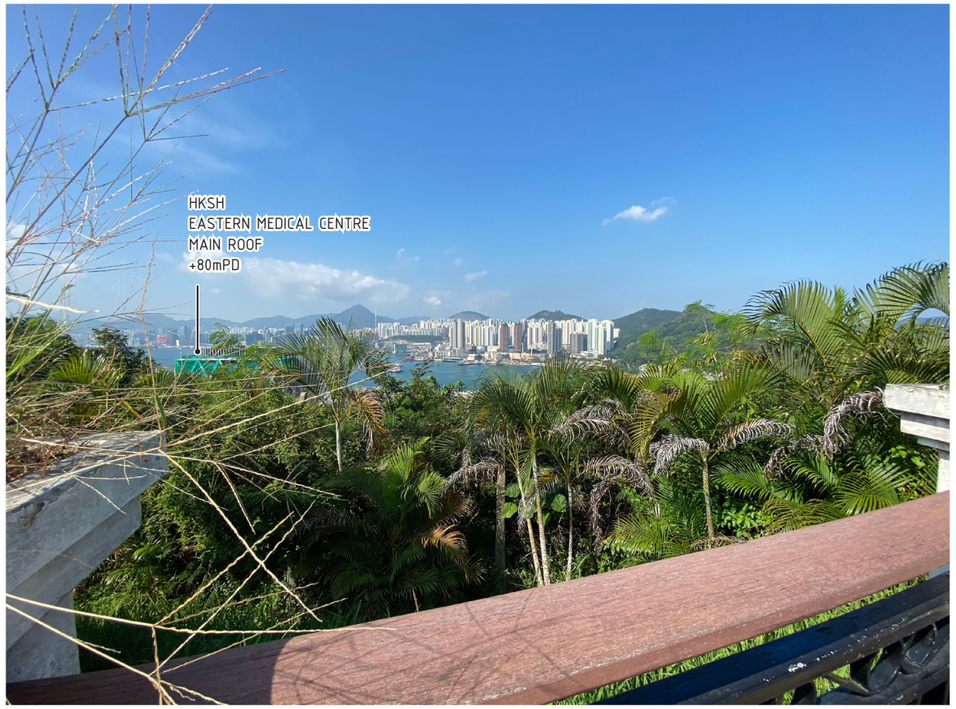
CIVIL ENGINEERING OFFICE

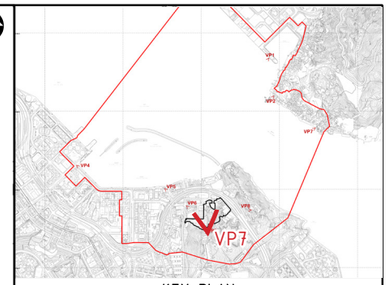
Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn



VP7 - LEI YUE MUN PARK LOOKOUT AREA

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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OM1 Buffer Planting

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Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 7

Drawing no.		Rev.
CE30/IRB/1018		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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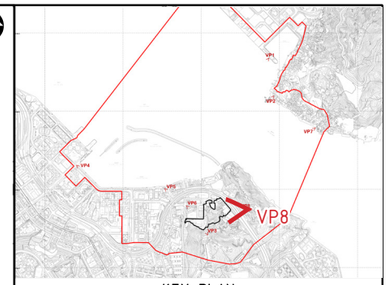
CIVIL ENGINEERING OFFICE

Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn

VP8 - HONG KONG MUSEUM OF COASTAL DEFENCE

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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OM1 Buffer Planting

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Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 8

Drawing no.	Rev.
CE30/IRB/1019	–

Drawn	Date	Checked	Approved
CAD	FEB 2022		

Scale

Status

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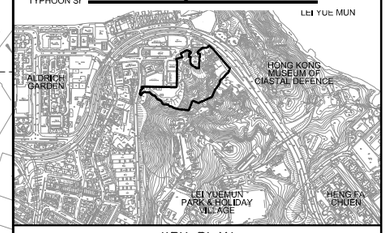
Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn

Attachment VI of MPC Paper No. 6/23



KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- WORKS BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- DEVELOPMENT BOUNDARY
- +5.000 FORMATION LEVEL (mPD)
- PROPOSED MAX. 70-80 DEGREE ROCK CUT SLOPE
- PROPOSED 30 DEGREE SOIL CUT SLOPE
- PROPOSED MAX. 45-50 DEGREE SOIL CUT STABILIZED WITH SOIL NAILS
- EXISTING SLOPE TO BE MAINTAINED
- INTERVENING SPACE

Rev	Description	By	Date
A	GENERAL REVISION	VC	10/21

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

CONCEPTUAL BUILDING LAYOUT PLAN

Drawing no.	Rev.
CE30/IRB/202	–

Drawn	Date	Checked	Approved
CAD	21/01/2020		

Scale 1:1000 (A3) Status

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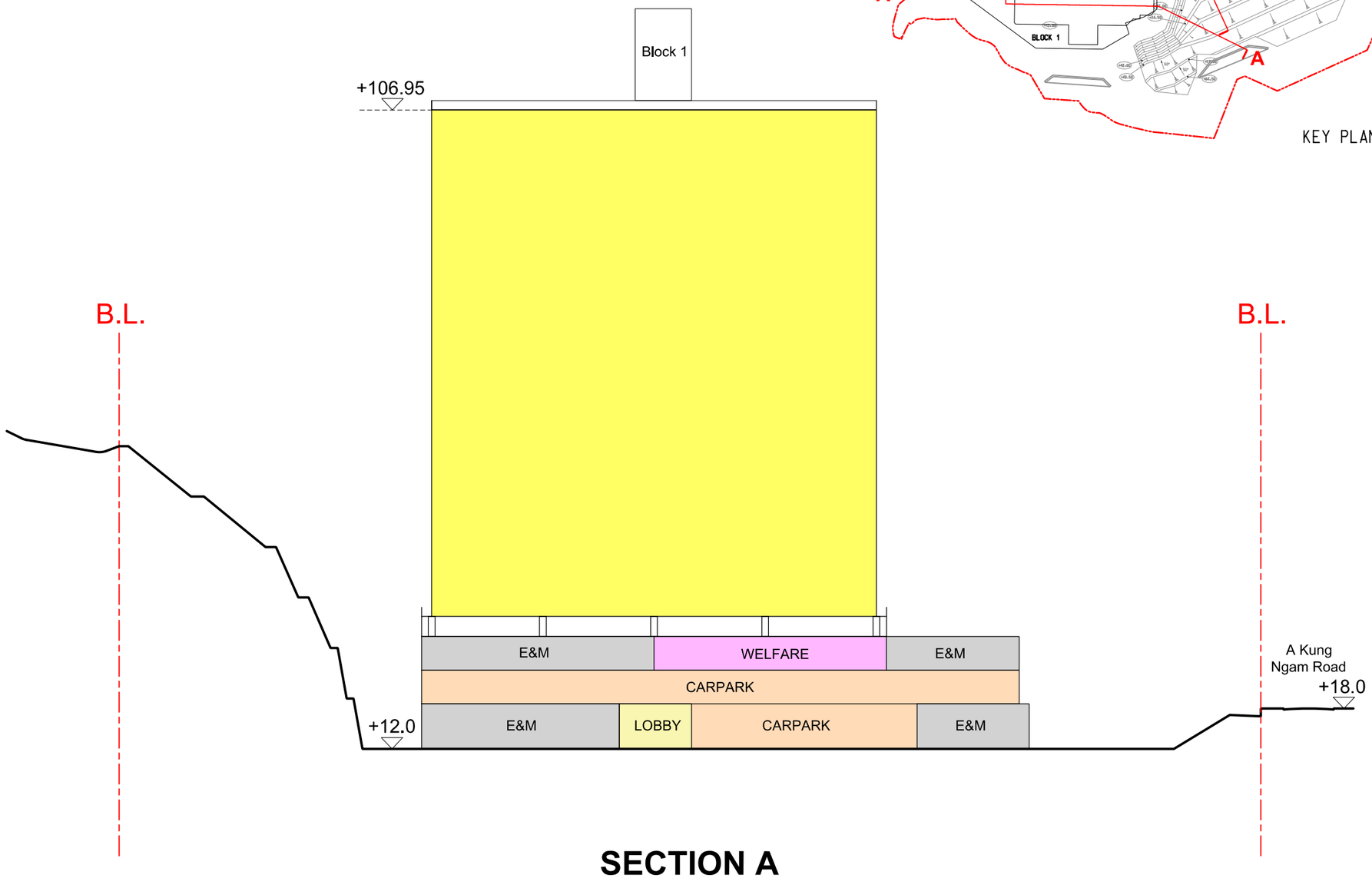
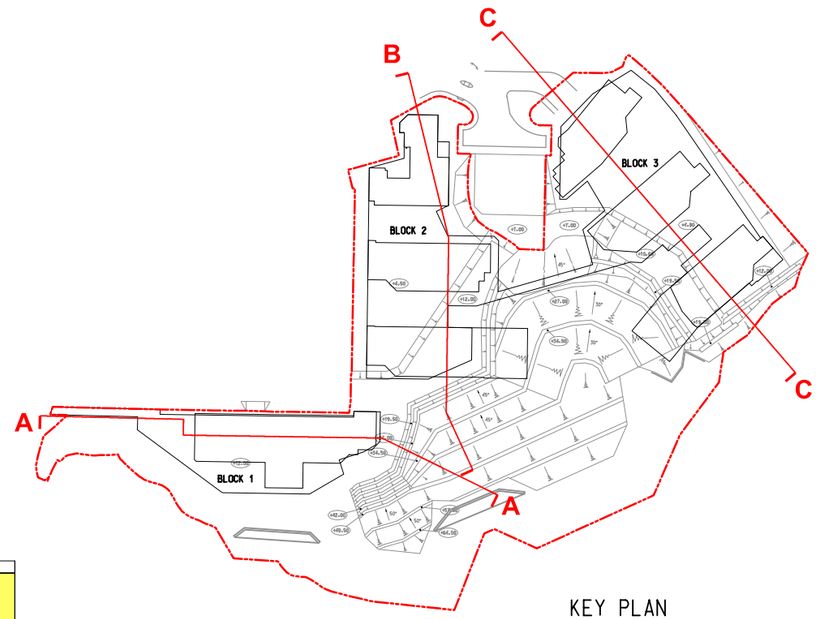
Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_202.dgn



SECTION A



KEY PLAN

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Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

CROSS SECTION FOR THE PROPOSE HOUSING DEVELOPMENT SHEET 1

Drawing no.	Rev.
CE30/IRB/203	-

Drawn	Date	Checked	Approved
CAD	21/09/2022	PL	CL

Scale	Status
1:700 (A3)	-

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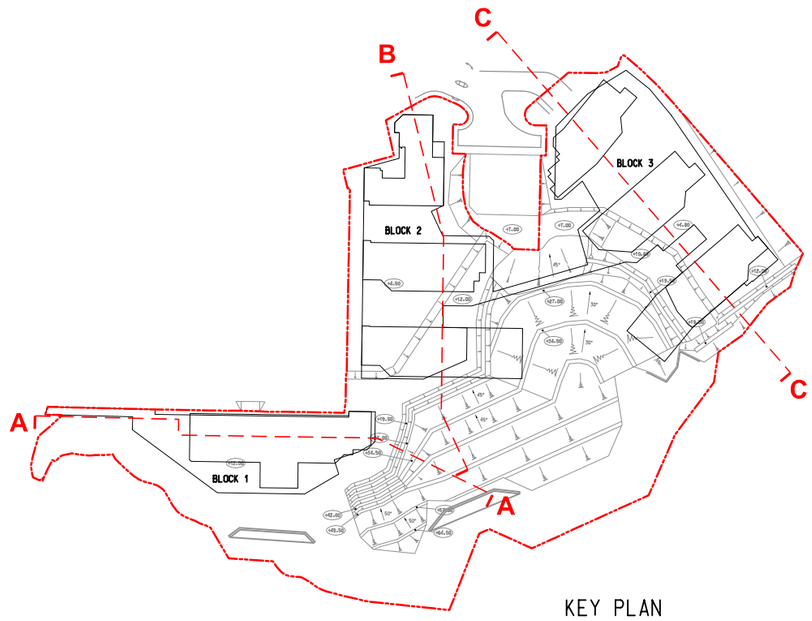
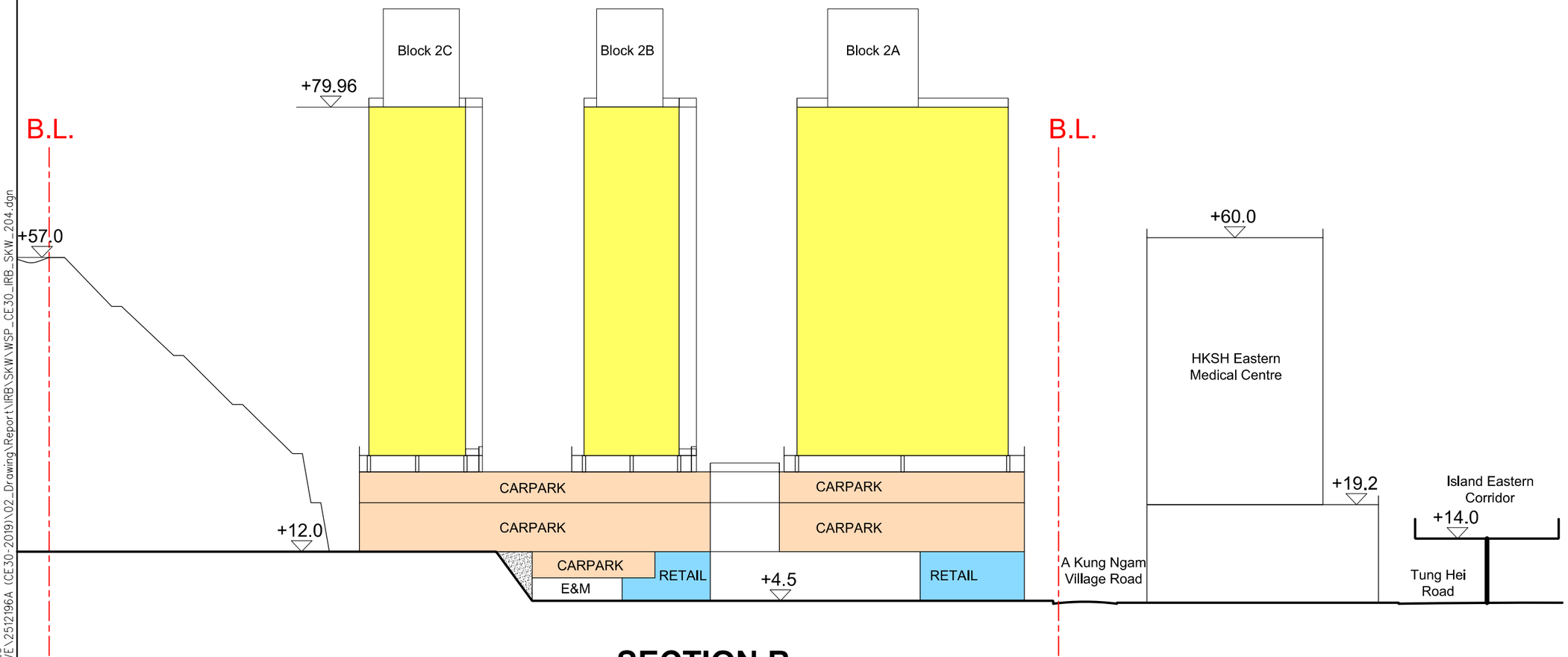
Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_203.dgn



KEY PLAN



SECTION B

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

CROSS SECTION FOR THE PROPOSE HOUSING DEVELOPMENT SHEET 2

Drawing no.	Rev.
CE30/IRB/204	-

Drawn	Date	Checked	Approved
CAD	21/09/2022	PL	CL

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1:700 (A3)	-

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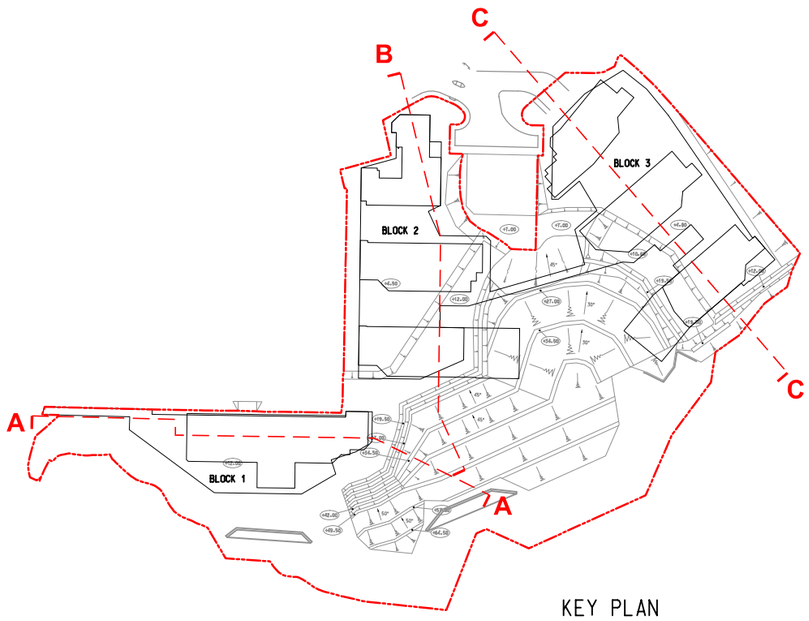
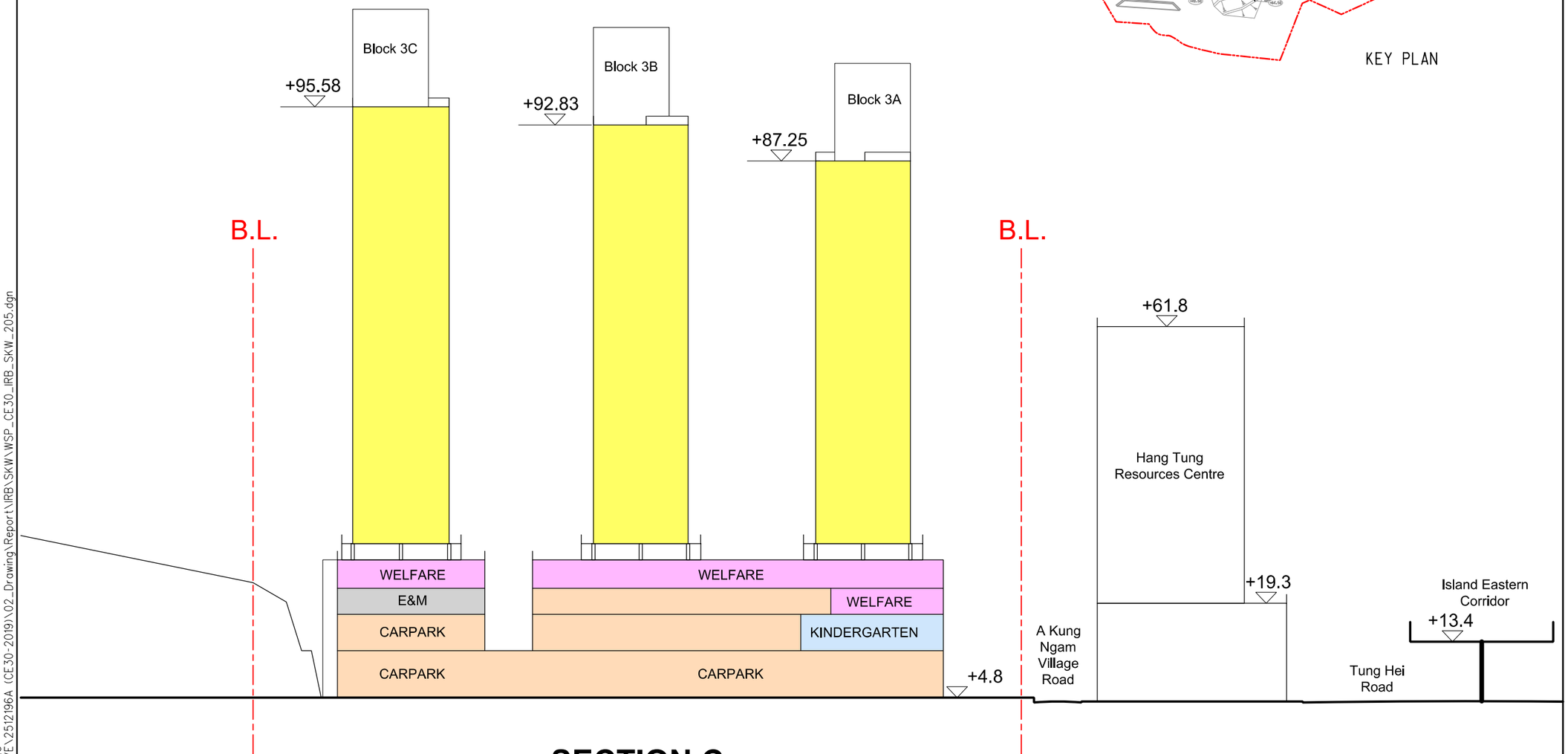
Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_204.dgn



KEY PLAN



SECTION C

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
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Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

CROSS SECTION FOR THE PROPOSE HOUSING DEVELOPMENT SHEET 3

Drawing no.	Rev.
CE30/IRB/205	-

Drawn	Date	Checked	Approved
CAD	21/09/2022	PL	CL

Scale	Status
1:700 (A3)	-

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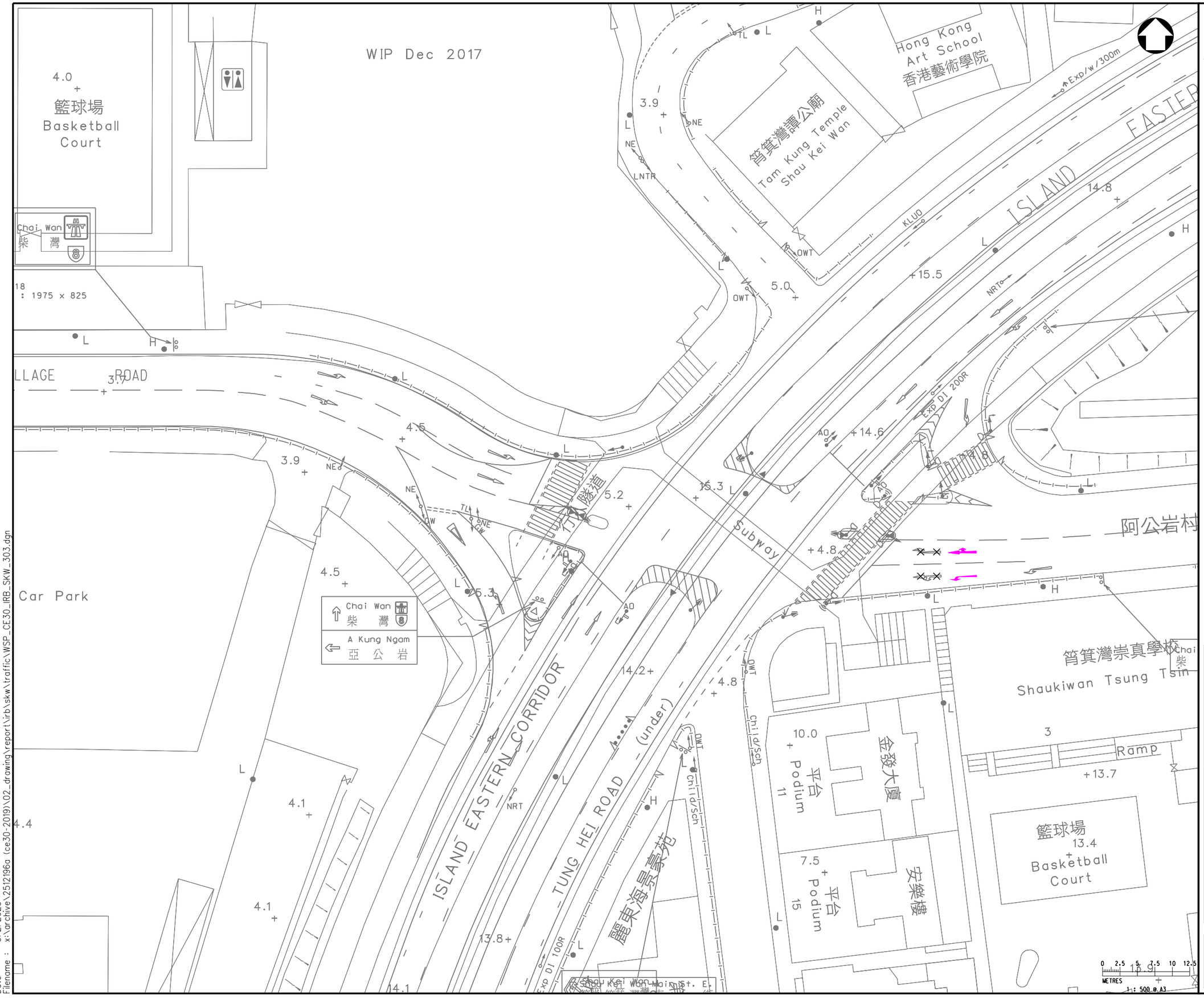
Date : 5/24/2023
Filename : X:\ARCHIVE\2512196A (CE30-2019)\02_Drawing\Report\IRB\SKW\WSP_CE30_IRB_SKW_205.dgn



LEGEND :

EXISTING ROAD MARKINGS TO BE REMOVED

PROPOSED ROAD MARKING

Attachment VII of MPC Paper No. 6/23

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN - FEASIBILITY STUDY

Drawing title

PROPOSED JUNCTION IMPROVEMENT FOR J1 - TUNG HEI ROAD / A KUNG NGAM VILLAGE ROAD / OI LAI STREET

Drawing no.	Rev.
CE30/IRB/303	-

Drawn	Date	Checked	Approved
CAD	19/01/22	PL	CL

Scale	Status
1 : 500 (A3)	-

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CIVIL ENGINEERING OFFICE

Date : 5/2/2023
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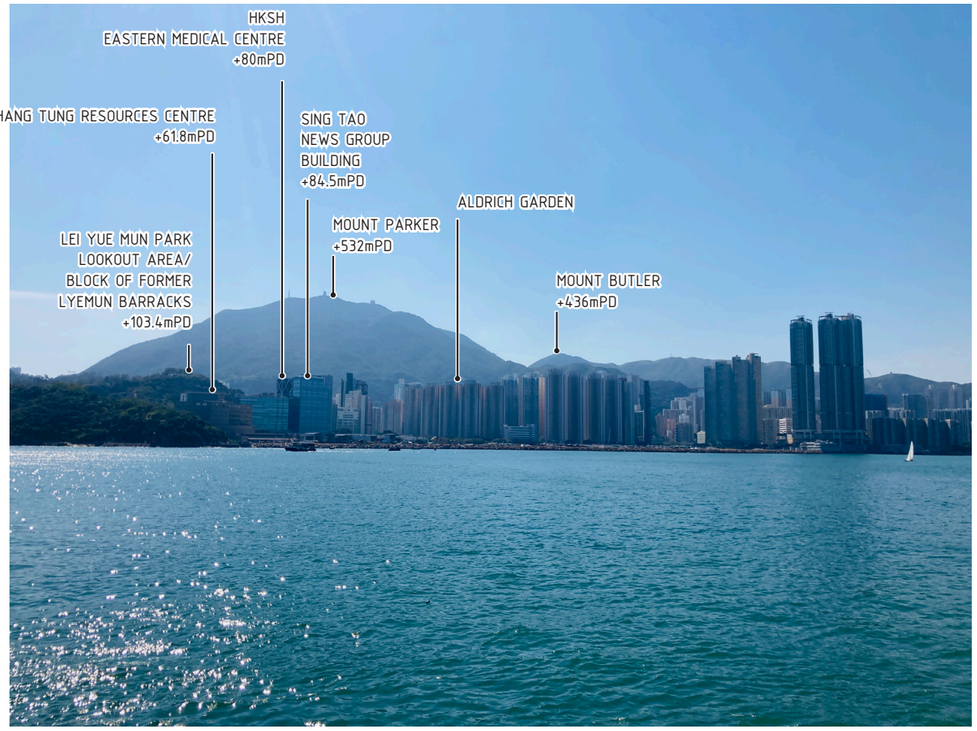
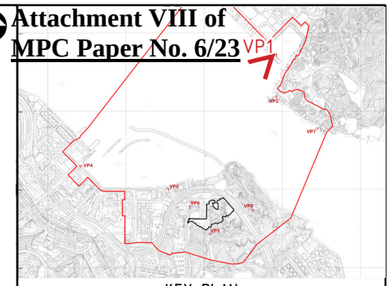


VP1 - LEI YUE MUN TYPHOON SHELTER BREAKWATER SITTING-OUT AREA

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).
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OM1 Buffer Planting

OM2 Landscape Treatment within the Proposed Public Housing Development

OM3 Aesthetic Design of Proposed Public Housing Development

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 1

Drawing no.		Rev.
CE30/IRB/1012		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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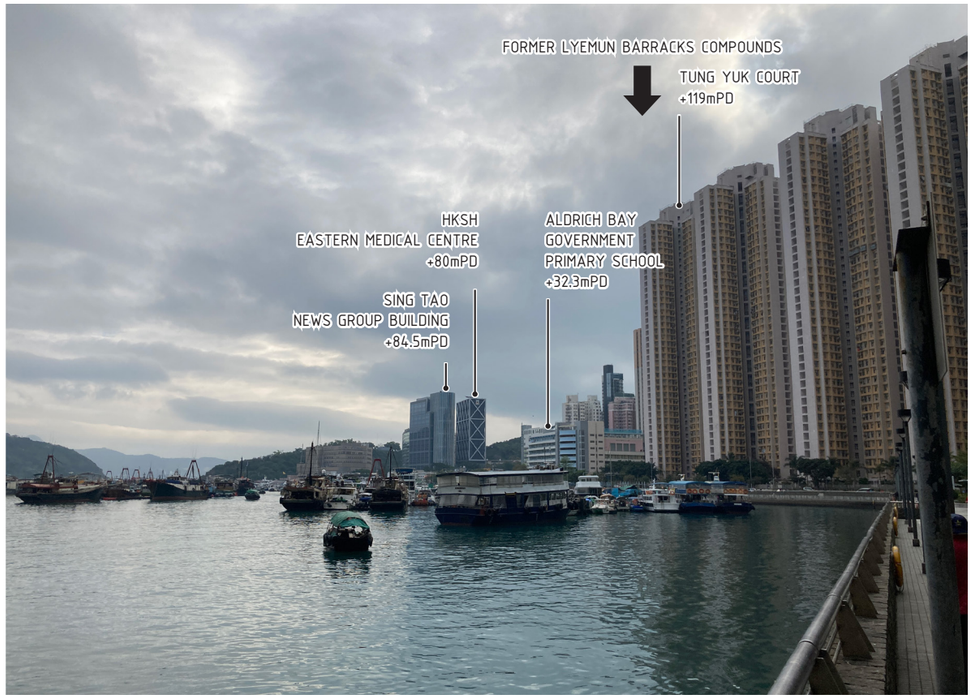
CIVIL ENGINEERING OFFICE

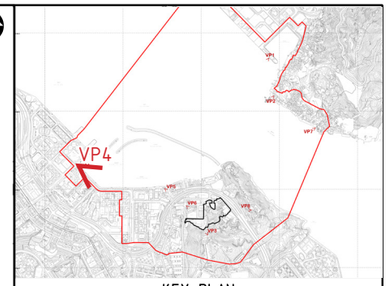
Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn



VP4 - ALDRICH BAY PROMENADE

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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OM1 Buffer Planting

OM2 Landscape Treatment within the Proposed Public Housing Development

OM3 Aesthetic Design of Proposed Public Housing Development

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 4

Drawing no.	Rev.
CE30/IRB/1015	–

Drawn	Date	Checked	Approved
CAD	FEB 2022		

Scale

Status

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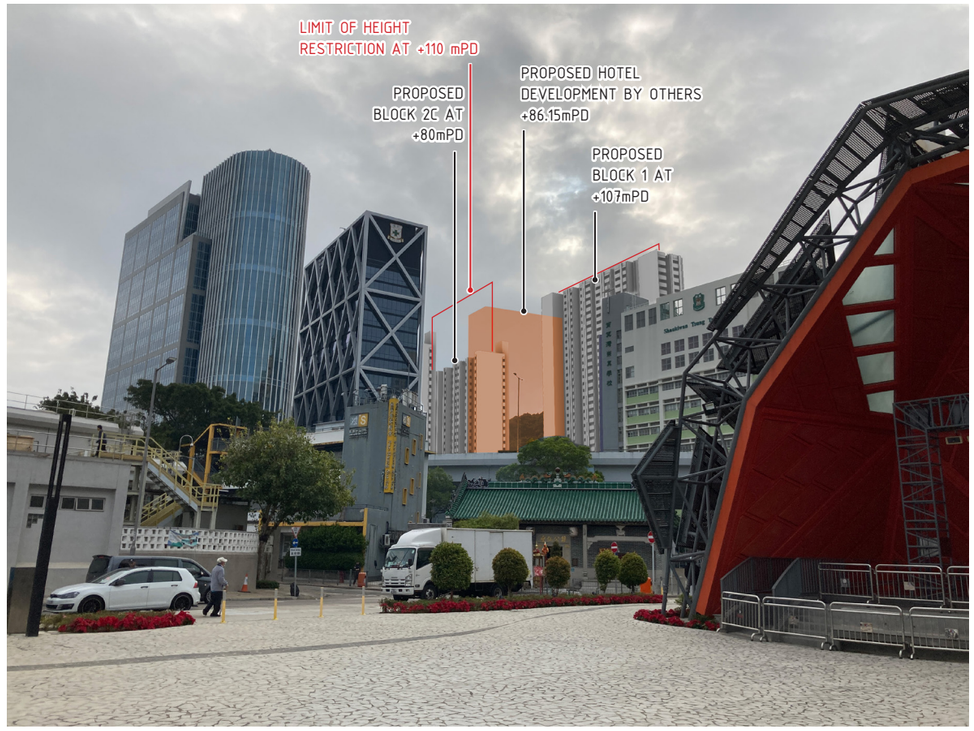
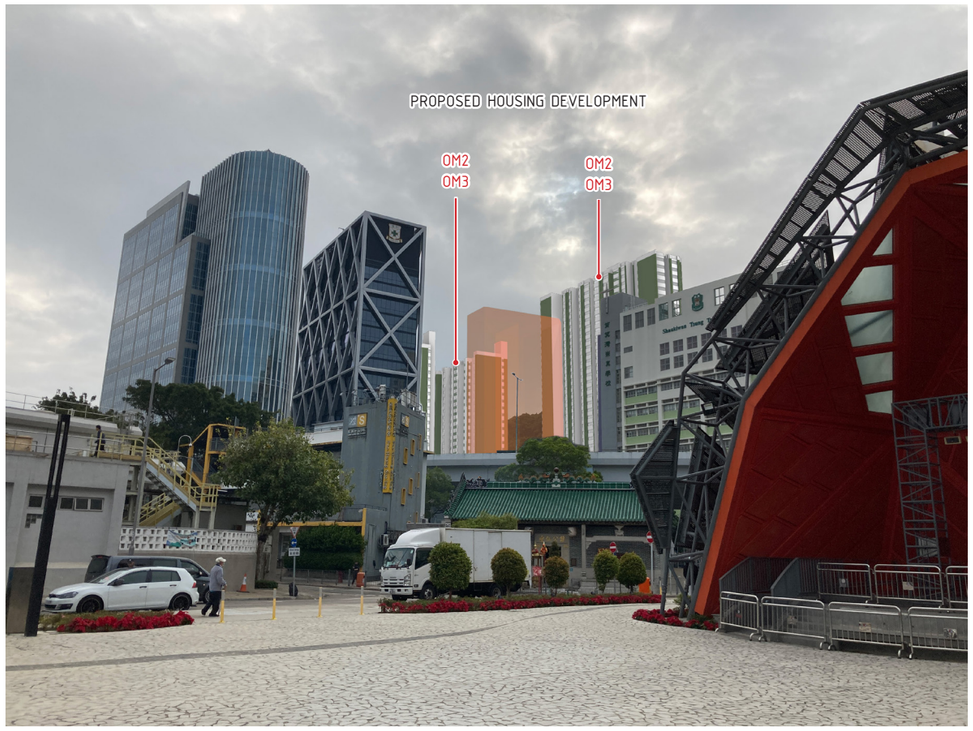
CIVIL ENGINEERING OFFICE

Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn

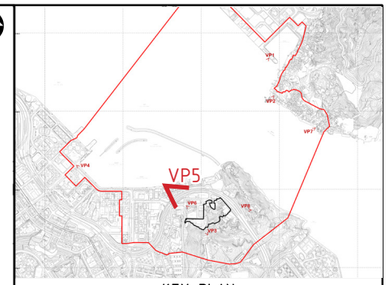
VP5 - EASTERN DISTRICT CULTURAL SQUARE



PHOTOMONTAGE WITHOUT MITIGATION MEASURES



PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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OM1 Buffer Planting

OM2 Landscape Treatment within the Proposed Public Housing Development

OM3 Aesthetic Design of Proposed Public Housing Development

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 5

Drawing no.		Rev.
CE30/IRB/1016		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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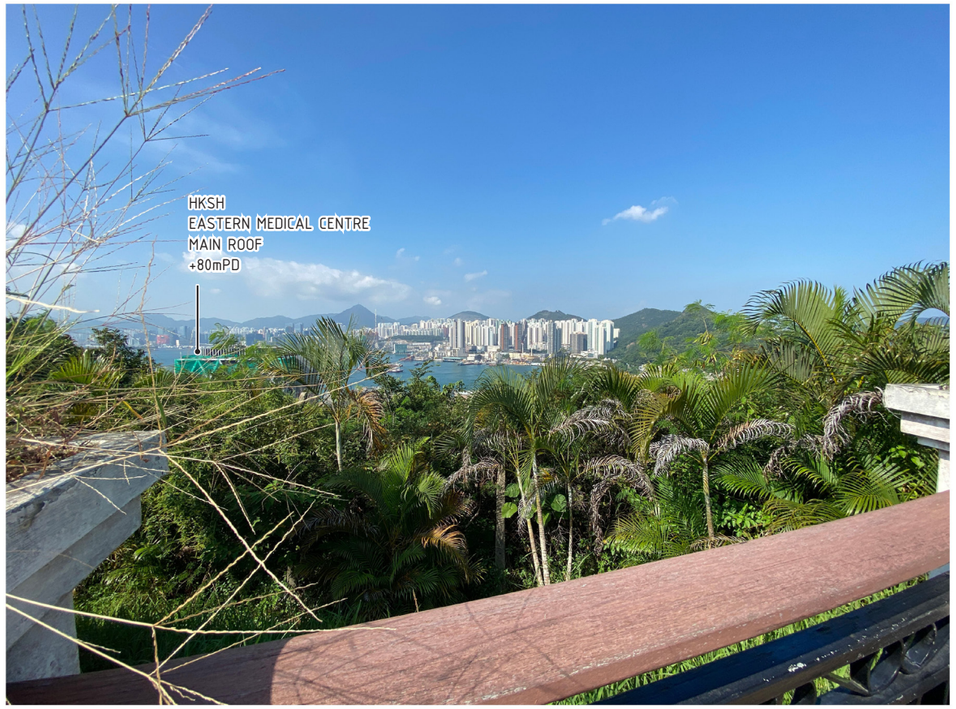
CIVIL ENGINEERING OFFICE

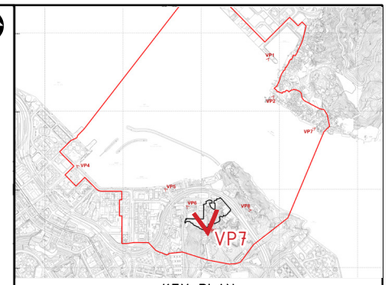
Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn



VP7 - LEI YUE MUN PARK LOOKOUT AREA

PHOTOMONTAGE WITHOUT MITIGATION MEASURES

PHOTOMONTAGE WITH MITIGATION MEASURES



KEY PLAN

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OM1 Buffer Planting

OM2 Landscape Treatment within the Proposed Public Housing Development

OM3 Aesthetic Design of Proposed Public Housing Development

Rev	Description	By	Date

Consultant

wsp

Project title

AGREEMENT NO. CE 30/2019 (CE)

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title

PHOTOS OF VIEWING POINT 7

Drawing no.		Rev.
CE30/IRB/1018		–
Drawn: CAD	Date: FEB 2022	Checked	Approved
Scale		Status	

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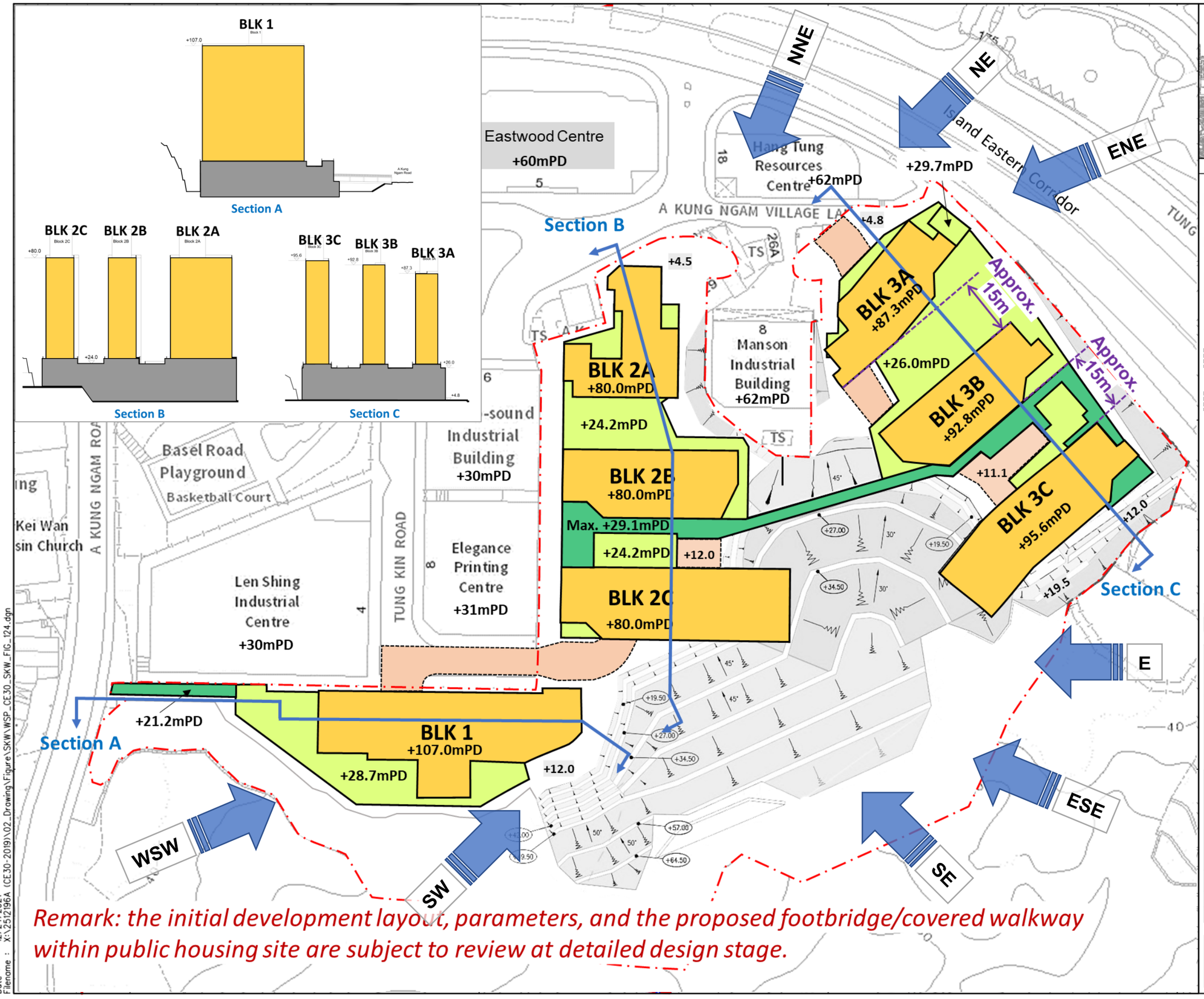
Date : 10/5/2021
Filename : X:\2512196A (CE30-2019)\06_Issue Record\20211005_SKW_LVIA\CADD\WSP_CE30_LVIA_SKW_004.dgn

Attachment IX of
MPC Paper No. 6/23



Prevailing Winds:
Annual (NNE, NE, ENE,E,ESE)
Summer (E,ESE,SE, SW,WSW)

Proposed Development Site Boundary

Building Blocks

Building Podium

Proposed Footbridge /Covered Walkway

Proposed Road Access

Remark: the initial development layout, parameters, and the proposed footbridge/covered walkway within public housing site are subject to review at detailed design stage.

Rev	Description	By	Date
A	GENERAL REVISION	VC	10/21

Consultant: wsp

Project title:
AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN – FEASIBILITY STUDY

Drawing title:
Air Ventilation Assessment

Drawing no.	Rev.
CE30/IRB/901	–

Drawn	Date	Checked	Approved
CAD	21/01/2020		

Scale: 1:1000 (A3)
Status:

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Date : 12/24/2021
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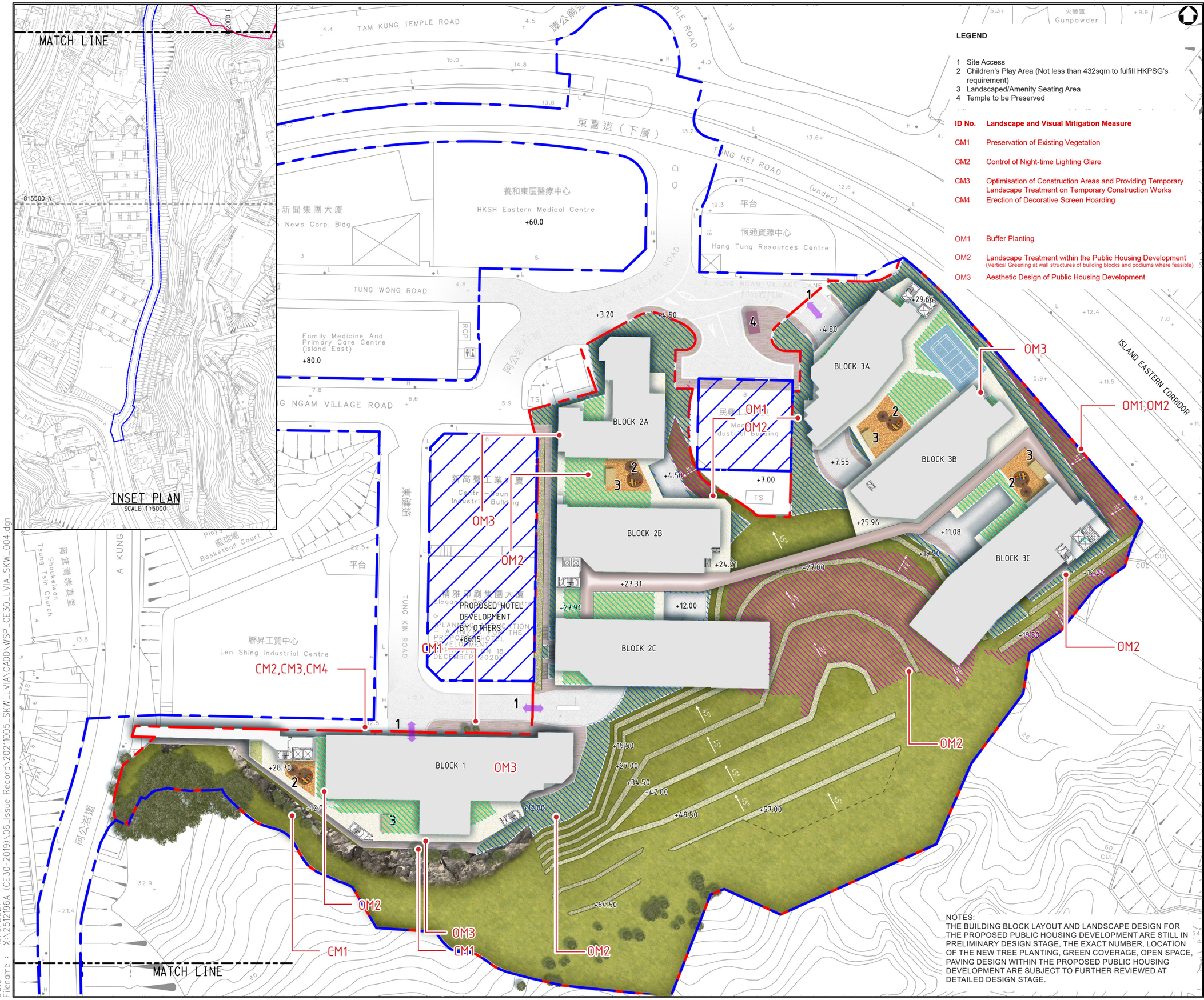


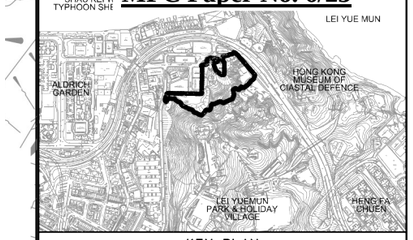
LEGEND

1 Site Access
2 Children's Play Area (Not less than 432sqm to fulfill HKPSG's requirement)
3 Landscaped/Amenity Seating Area
4 Temple to be Preserved

ID No.	Landscape and Visual Mitigation Measure
CM1	Preservation of Existing Vegetation
CM2	Control of Night-time Lighting Glare
CM3	Optimisation of Construction Areas and Providing Temporary Landscape Treatment on Temporary Construction Works
CM4	Erection of Decorative Screen Hoarding
OM1	Buffer Planting
OM2	Landscape Treatment within the Public Housing Development (Vertical Greening at wall structures of building blocks and podiums where feasible)
OM3	Aesthetic Design of Public Housing Development

NOTES:
THE BUILDING BLOCK LAYOUT AND LANDSCAPE DESIGN FOR THE PROPOSED PUBLIC HOUSING DEVELOPMENT ARE STILL IN PRELIMINARY DESIGN STAGE, THE EXACT NUMBER, LOCATION OF THE NEW TREE PLANTING, GREEN COVERAGE, OPEN SPACE, PAVING DESIGN WITHIN THE PROPOSED PUBLIC HOUSING DEVELOPMENT ARE SUBJECT TO FURTHER REVIEWED AT DETAILED DESIGN STAGE.

Attachment X of MPC Paper No. 6/23



KEY PLAN

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES (M) AND RELATIVE TO HONG KONG PRINCIPAL DATUM (mPD).

LEGEND :

- DEVELOPMENT BOUNDARY
- WORKS BOUNDARY
- AREA EXCLUDED FROM WORKS BOUNDARY
- PROPOSED TREE PLANTING AREA
  - PODIUM
  - AT GRADE
  - SLOPE (≤ 30 ° SLOPE)
- EXISTING TREE TO BE RETAINED
- ROAD
- AT GRADE PAVING
- PODIUM PAVING
- CHILDREN'S PLAY AREA/FITNESS AREA
- AT-GRADE PLANTING
- SLOPE PLANTING (Hydroseeding/Groundcover/Shrubs etc.)
- PODIUM PLANTING
- RETAINING WALL
- INGRESS / EGRESS
- COVERED WALKWAY

Rev	Description	By	Date

Consultant: wsp

Project title:
AGREEMENT NO. CE 30/2019 (CE)
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED PUBLIC HOUSING DEVELOPMENT AT TSUEN WAN AND EASTERN
– FEASIBILITY STUDY

Drawing title:
CONCEPTUAL LANDSCAPE
&
MITIGATION MEASURES PLAN

Drawing no.	Rev.
CE30/IRB/1011	–

Drawn	Date	Checked	Approved
CAD	JUL 2022		

Scale: | Status:

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Date : 10/5/2021
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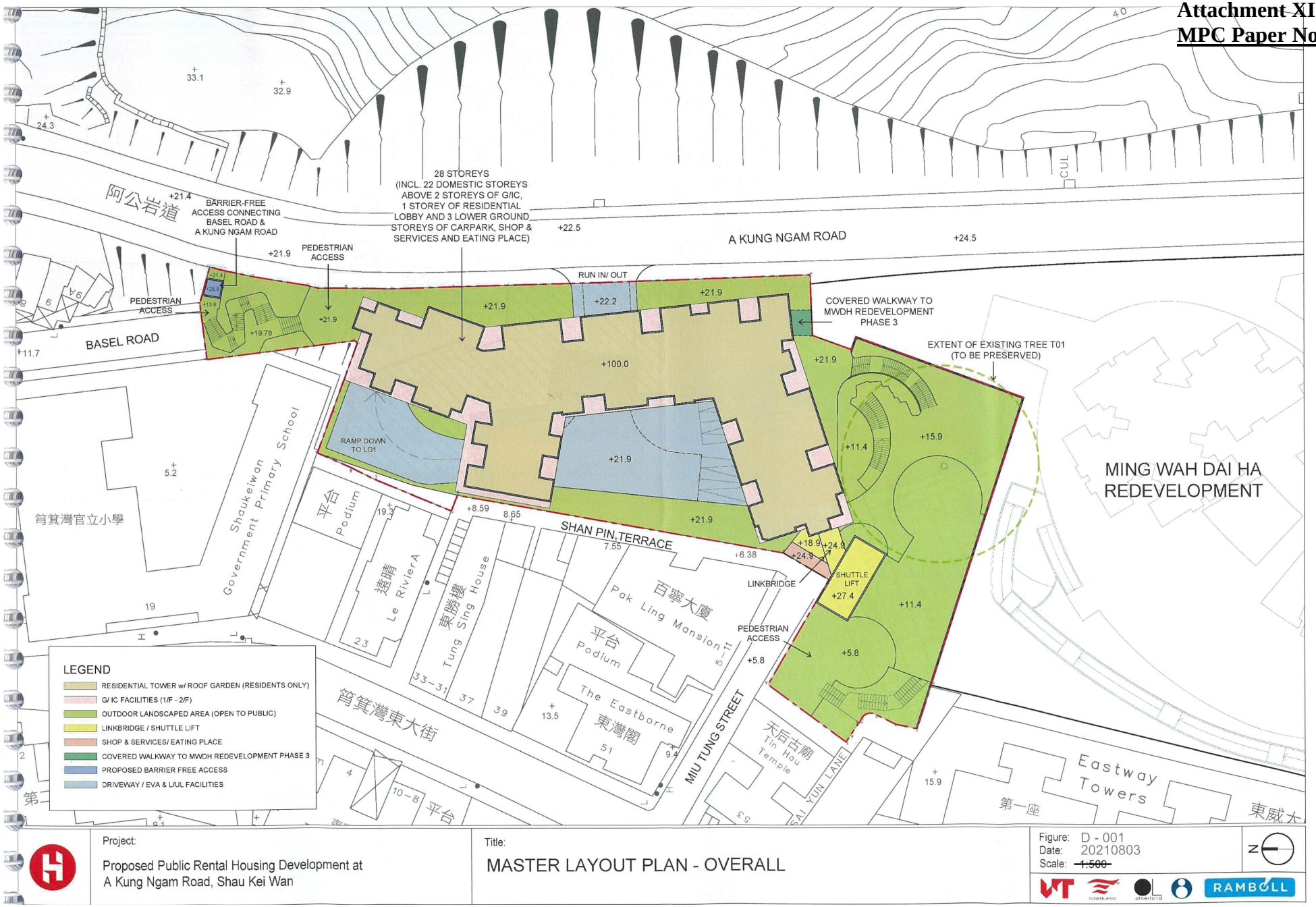


Project:
Proposed Public Rental Housing Development at
A Kung Ngam Road, Shau Kei Wan

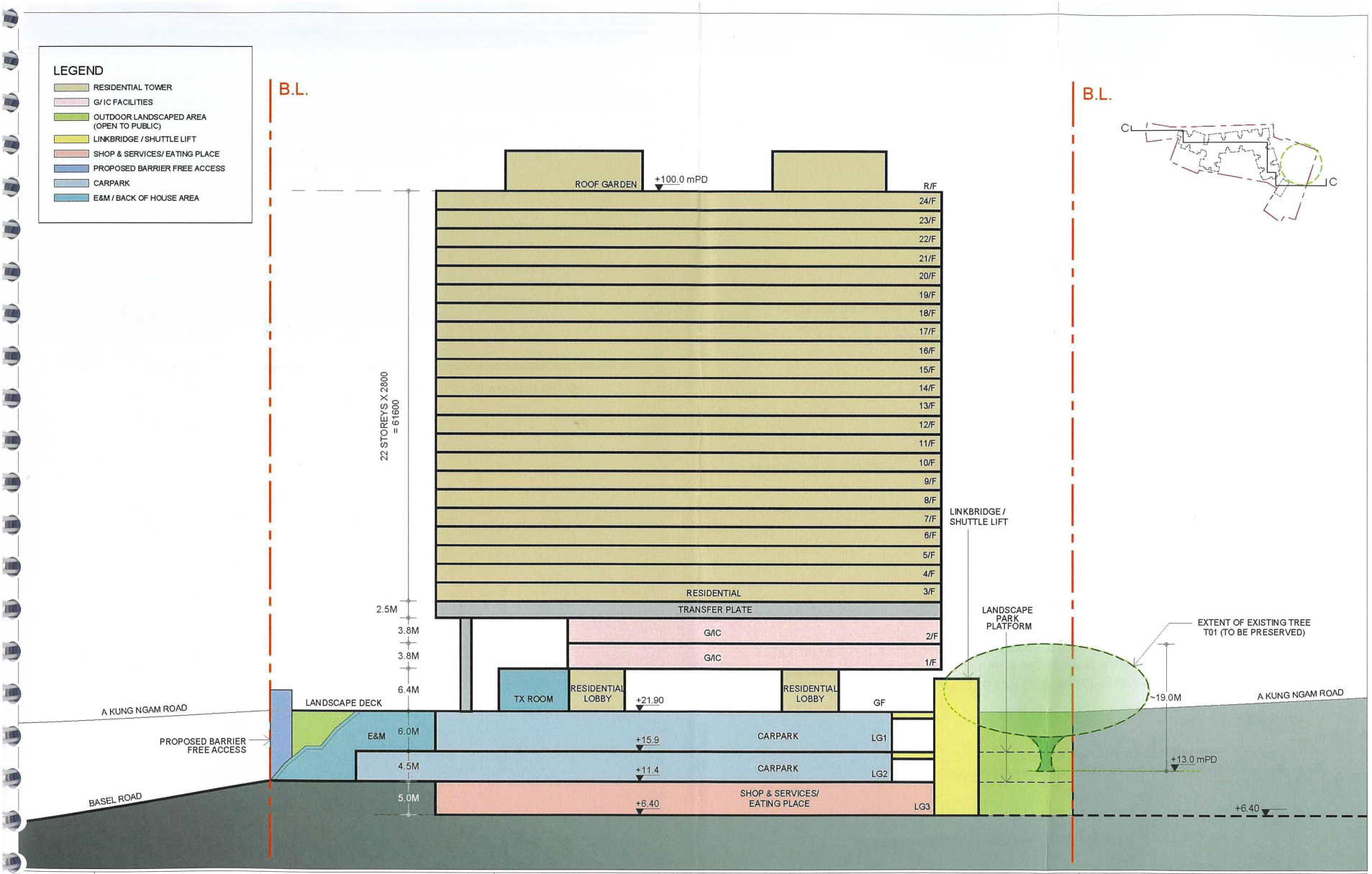
Title:
MASTER LAYOUT PLAN - OVERALL

Figure: D - 001
Date: 20210803
Scale: ~~1:500~~

Attachment XI of
MPC Paper No. 6/23

(資料來源：由申請人於2021年9月13日提交)
(Source: Submitted by the applicant on 13.9.2021)

參考編號 REFERENCE No.	繪圖 DRAWING
Y/H9/6	~~Z-1~~



Project:
Proposed Public Rental Housing Development at A Kung Ngam Road, Shau Kei Wan

Title:
MLP - N-S SCHEMATIC SECTIONAL ELEVATION
SECTION C-C

Figure: D - 009
Date: 20210803
Scale: ~~1:500~~

RAMBOLL

(資料來源：由申請人於2021年9月13日提交)
(Source: Submitted by the applicant on 13.9.2021)

參考編號 REFERENCE No.	繪圖 DRAWING
Y/H9/6	~~Z - 9~~

EXISTING CONDITIONS (WITHOUT PROPOSED DEVELOPMENT)

WITH PROPOSED DEVELOPMENT

Project:
Proposed Public Rental Housing Development at
A Kung Ngam Road, Shau Kei Wan

Title:
Viewpoint 7 – View from Block 10 of The Lei Yue Mun Barracks

Figure: 10
Date: 20210730
Scale:

(資料來源：由申請人於2021年9月13日提交)
(Source: Submitted by the applicant on 13.9.2021)

參考編號 REFERENCE No. Y/H9/6	繪圖 DRAWING ~~Z - 13~~

Agenda Item 4

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/H9/6	Application for Amendment to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18, To rezone the application site from "Open Space", "Residential (Group A)" and "Government, Institution or Community" to "Residential (Group A) 5", Amend the Notes of the zone applicable to the site, Shaukiwan Lots 170 S.A, 170 RP, 171, 172, 173, 174, 175 & 176, Shaukiwan Inland Lot 794 and adjoining Government Land, A Kung Ngam Road, Shau Kei Wan, Hong Kong (MPC Paper No. Y/H9/6A)

24. The Secretary reported that the application was submitted by the Hong Kong Housing Society (HKHS) and the application site (the Site) abutted Ming Wah Dai Ha, Shau Kei Wan. The following Members had declared interests on the item:

Mr Ivan M.K. Chung *(Chairman)*	-	being an ex-officio member of the Supervisory Board of the HKHS;
Ms Lilian S.K. Law	-	being a member of HKHS and an ex-Executive Director and committee member of the Boys' and Girls' Clubs Association of Hong Kong (BGCA), which had a service unit in Ming Wah Dai Ha, Shau Kei Wan; and
Mr Daniel K.S. Lau	-	being a member of the HKHS.

25. As the interest of Mr Ivan M.K. Chung (the Chairman) was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the interest of Ms Lilian S.K. Law in relation to BGCA was indirect, and Ms Law and Mr Daniel K.S. Lau had no involvement in the application, the Committee agreed that they could stay in the meeting.

[Mr Ivan M.K. Chung left the meeting temporarily at this point.]

26. Mr Wilson Y.W. Fung, the Vice-chairman, took over the chairmanship at this point.

Presentation and Question Sessions

27. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Mr Mann M.H. Chow	-	District Planning Officer/Hong Kong (DPO/HK)
Mr. Ng Kwok Tim	-	Senior Town Planner/Hong Kong (STP/HK)

Applicant's Representatives

Hong Kong Housing Society

Mr Markus Li

Mr Alex Hui

Ms Grace Siu

Townland Consultants Limited

Ms Cindy Tsang

Mr Leo Chung

Wong Tung and Partners Limited

Mr Larry Poon

Mr Tony Ho

Otherland Limited

Mr Ivan Shiu

28. The Vice-chairman extended a welcome and explained the procedure of the

meeting. He then invited PlanD's representatives to brief Members on the background of the application.

29. With the aid of a PowerPoint presentation, Mr. Ng Kwok Tim, STP/HK, briefed Members on the background of the application, the proposed rezoning, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

30. The Vice-chairman then invited the applicant's representatives to elaborate on the application. Ms Cindy Tsang, the applicant's representatives, indicated that they had no further elaboration and stood ready to answer Members' questions. As the presentation of PlanD's representative was completed and the applicant's representatives had no further presentation, the Vice-chairman invited questions from Members.

31. Some Members raised the following questions:

(a) Why the proposed ratio of felling to compensatory planting was at a ratio of 1:0.8, that was less than Government's normal provision at a 1:1 ratio in terms of quantity;

(b) whether the open space would be accessible to the public; and

(c) the pedestrian connectivity between A Kung Ngam Road and Miu Tung Street/Shau Kei Wan Main Street East.

32. In response, by referring to Drawing Z-15 of the Paper, Mr Mann M.H. Chow, DPO/HK, said that two open spaces, namely the Northern Garden and the Southern Garden where an existing big tree was preserved as a landscaped feature, were proposed. The Site was a sloping site with level difference of more than 16m. To strike a balance between the provision of open space and optimisation of housing units under the existing site constraints, the applicant considered that the proposed compensatory planting ratio of 1:0.8 was the best achievable proposal.

33. Ms Cindy Tsang, the applicant's representative, made the following main points:

(a) the proposed open spaces, including covered and uncovered open spaces as shown in Drawing Z-16 of the Paper, would be opened for public enjoyment; and

(b) referring to Drawing Z-18 of the Paper, the pedestrian connectivity of the Site with the surrounding developments would be enhanced through the provision of both horizontal and vertical barrier-free connections on a 7 days x 24 hours basis, including a lift tower and a link bridge connecting Miu Tung Street at the Shau Kei Wan level to the proposed and surrounding developments at A Kung Ngam Road level.

34. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Vice-chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Vice-chairman thanked the representatives from PlanD and the applicant for attending the meeting. They left the meeting at this point.

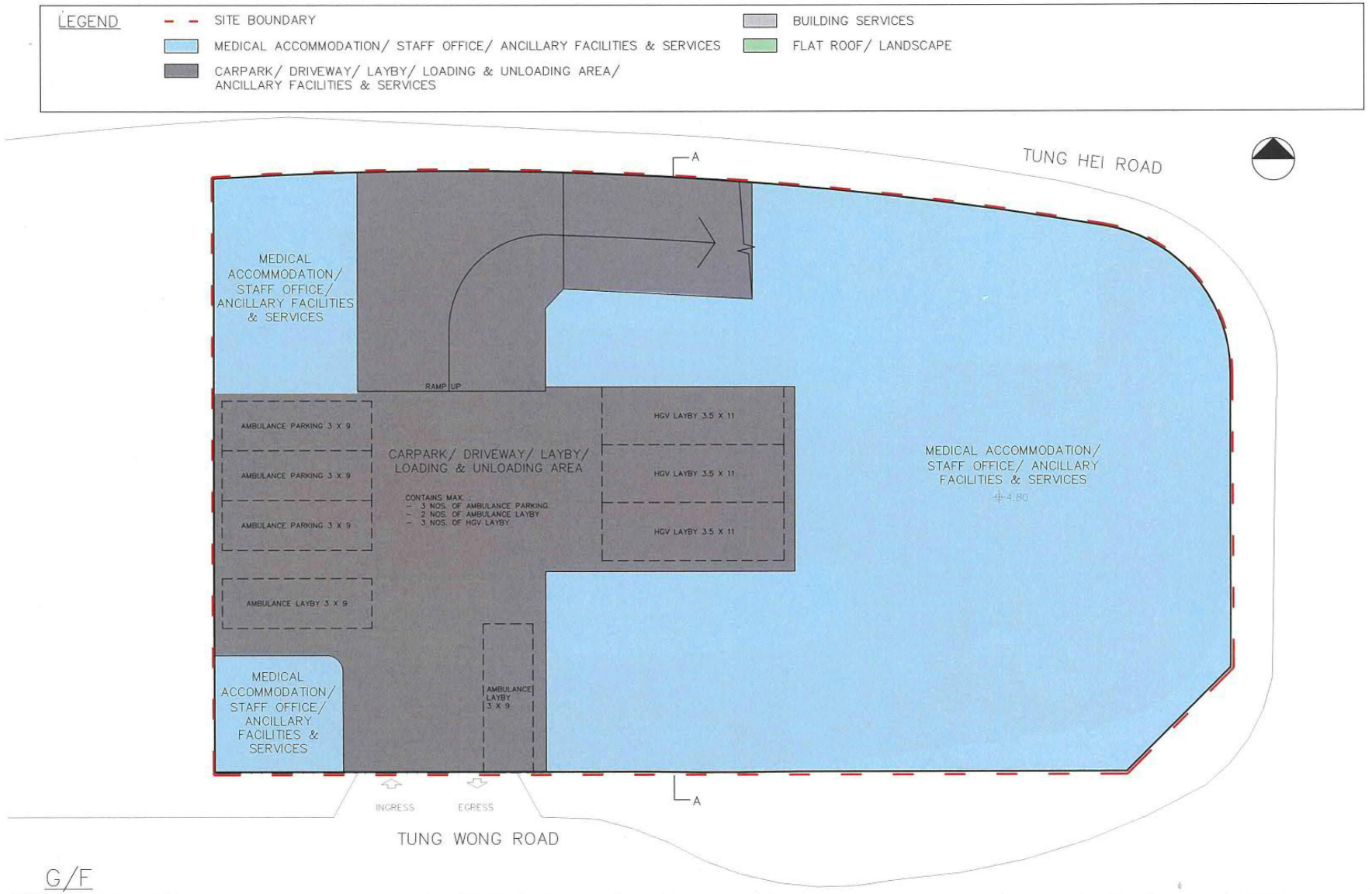
Deliberation Session

35. Members generally had no objection to the application. After deliberation, the Committee decided to agree to the application, and Members noted that the relevant proposed amendments to the approved Shau Kei Wan Outline Zoning Plan No. S/H9/18 would be submitted to the Committee for agreement prior to gazetting under section 5 of the Town Planning Ordinance.

Tsuen Wan and West Kowloon District

[Mr. Ng Kar Shu, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK) and Ms Cheryl H.L. Yeung, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), were invited to the meeting at this point.]

[Mr Ivan M.K. Chung rejoined the meeting and took up the chairmanship at this point.]



G/F

RONALD LU & PARTNERS

HKSH EASTERN MEDICAL CENTRE
AT NO. 5 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG, S.I.L. 827

JULY 2021
~~SCALE 1:300~~

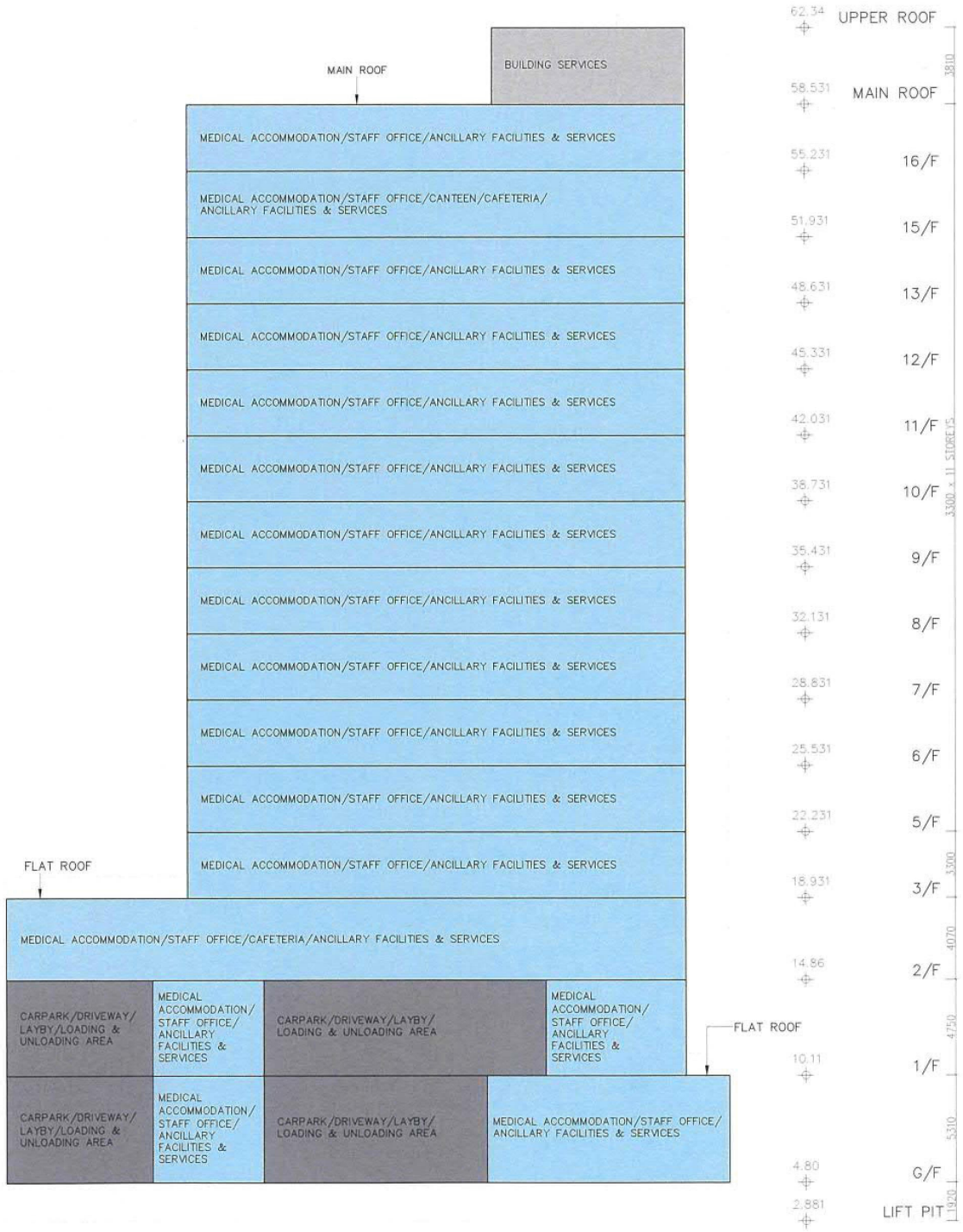
Attachment XIII of
MPC Paper No. 6/23

(資料來源：由申請人於2021年10月21日提交)
(Source: Submitted by the applicant on 21.10.2021)

參考編號 REFERENCE No.	繪圖 DRAWING
Y/H9/7	~~Z-1~~

LEGEND

- SITE BOUNDARY
- MEDICAL ACCOMMODATION/ STAFF OFFICE/ ANCILLARY FACILITIES & SERVICES
- CARPARK/ DRIVEWAY/ LAYBY/ LOADING & UNLOADING AREA/ ANCILLARY FACILITIES & SERVICES
- BUILDING SERVICES
- FLAT ROOF/ LANDSCAPE



DIAGRAMMATIC SECTION A—A

RONALD LU & PARTNERS

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AT NO. 5 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN, HONG KONG, S.I.L. 827

JULY 2021
SCALE ~~1:300~~

(資料來源：由申請人於2021年10月21日提交)
(Source: Submitted by the applicant on 21.10.2021)

參考編號 REFERENCE No.	繪圖 DRAWING
Y/H9/7	~~Z - 13~~

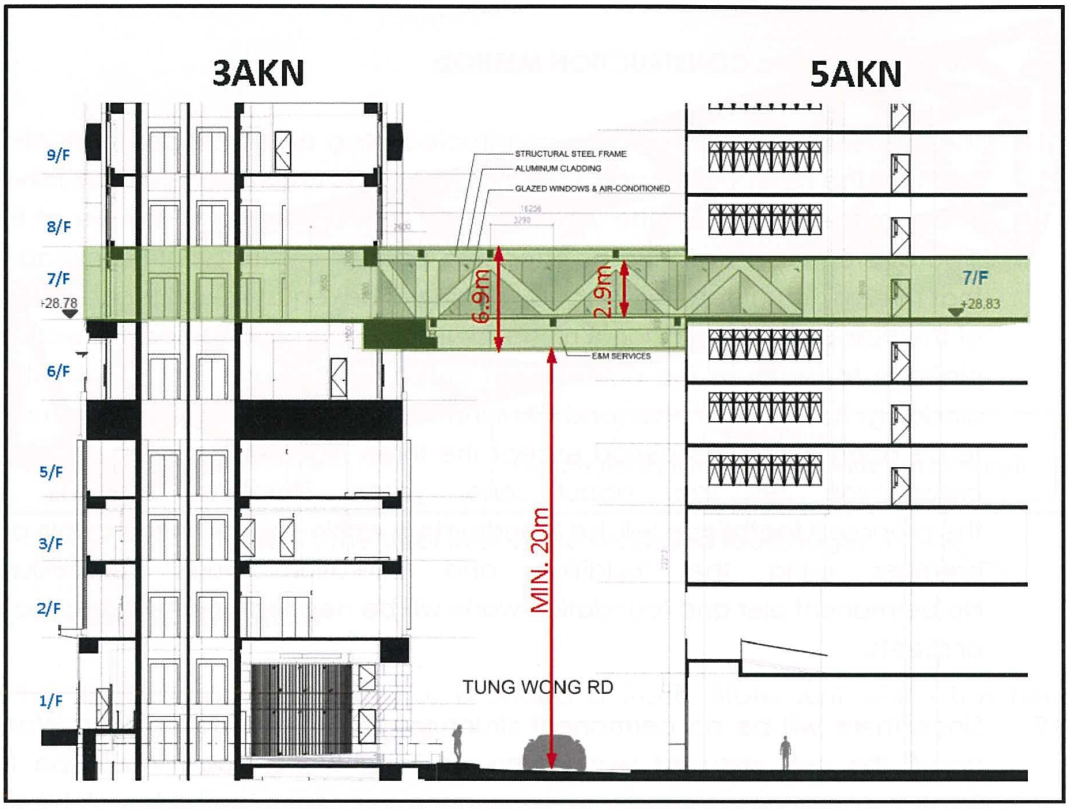

Figure 3 : Schematic section of the proposed footbridge.

Figure 7 : Indicative perspective of the western side of the proposed footbridge, as seen from A Kung Ngam Village Road. Showing 3AKN, 5AKN joined by the footbridge, with the existing Sing Tao News Group Building in the background behind the proposed footbridge.

本圖於2022年2月16日擬備
PLAN PREPARED ON 16.2.2022

擬建人行天橋連接阿公岩村道3號和5號
摘自都會規劃小組委員會文件編號A/H9/79A
PROPOSED FOOTBRIDGE CONNECTING
3 AND 5 A KUNG NGAM VILLAGE ROAD
(EXTRACTED FROM MPC PAPER No. A/H9/79A)

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
Y/H9/7

圖 PLAN
~~Z-9~~

~~**Agenda Item 1**~~

Matter Arising

[Open Meeting]

~~1. The Secretary reported that there were no matters arising.~~

Hong Kong District

Agenda Item 2

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/H9/7 Application for Amendment to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18, To rezone the application site from "Other Specified Uses" annotated "Business" to "Other Specified Uses" annotated "Business (1)", Shau Kei Wan Inland Lot 827, 5 A Kung Ngam Village Road, Shau Kei Wan, Hong Kong
(MPC Paper No. Y/H9/7)

2. The Secretary reported that the application site (the Site) was located in Shau Kei Wan. Ms Lilian S.K. Law had declared an interest on the item for being an ex-Executive Director and committee member of The Boys' & Girls' Clubs Association of Hong Kong which had a service unit in Shau Kei Wan. As the interest of Ms Lilian S.K. Law was indirect, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

3. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Mr Mann M.H. Chow - District Planning Officer/Hong Kong (DPO/HK)

Mr K.T. Ng - Senior Town Planner/Hong Kong (STP/HK)

Applicant's Representatives

HKSH Medical Group Limited

Dr Joseph Chan

Dr C.C. Lau

Dr Simon Tang

Ms Eunice Cheng

Townland Consultants Limited

Ms Cindy Tsang

Ronald Lu & Partners (Hong Kong) Limited

Mr Anthony Cheung

MVA Hong Kong Limited

Mr Alan Pun

SMEC Asia Limited

Mr Fred Ng

4. The Chairman extended a welcome and explained the procedure of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

5. With the aid of a PowerPoint presentation, Mr K.T. Ng, STP/HK, briefed Members on the background of the application, the proposed rezoning, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application and recommended to the Committee to partially agree to the application to rezone the Site to "Other Specified Uses" annotated

"Business (1)" ("OU(B)1") and amend the Notes of the Outline Zoning Plan (OZP) for "OU(B)1" zone with wholesale conversion of existing building for hospital use being a Column 1 use whereas other hospital uses being a Column 2 use to facilitate the wholesale conversion and to allow flexibility.

6. The Chairman then invited the applicant's representatives to elaborate on the application. Dr Joseph Chan, the applicant's representative, made the following main points:

(a) the applicant, i.e. Hong Kong Sanatorium Hospital (HKSH) had been established in Hong Kong for a hundred years. Since 2007, the HKSH had expanded its service footprint to wider communities in Central, Taikoo Shing and Tanner Hill, catering for the communities' need in private medical services. In 2019, HKSH developed its HKSH Eastern Medical Centre at two sites at 3 and 5 A Kung Ngam Village Road (AKNVR), which were a specialised hospital and a medical centre focusing on cancer treatment; and

(b) the rezoning application would address the rising demand for cancer care and would enhance the Site's capacity for in-patient service with 160 hospital beds and accommodation of supporting medical equipment and facilities.

7. As the presentations of PlanD's representative and the applicant's representative were completed, the Chairman invited questions from Members.

8. Some Members raised the following questions to PlanD's representatives:

(a) why the Site was proposed to be rezoned to "OU(B)1" instead of "Government, Institution or Community" ("G/IC") zone for hospital use;

(b) the planning concept for the areas surrounding the Site, which consisted of a mix of industrial buildings and shipyards;

(c) the provision of Government, institution and community (GIC) facilities in the Eastern District; and

(d) information on existing private hospitals in Hong Kong.

9. In response, Mr Mann M.H. Chow, DPO/HK, made the following main points:

(a) under the similar application No. Y/H9/3, the HKSH proposed to rezone the 3 AKNVR site to "G/IC" to facilitate their specialised hospital scheme. The Committee then, having noted that HKSH was not the owner of the site/building at that time, was of the view that the site should be better zoned "OU(B)" to allow flexibility for reverting the site/building to business use in case the specialized hospital was no longer pursued in the longer term. Hence, the applicant under the current application proposed to rezone the Site to "OU(B)1" with 'hospital' use being a Column 2 use. The current application was considered to be in line with the Committee's previous decision on application No. Y/H9/3;

(b) the A Kung Ngam Industrial Area, where the Site was located, was previously zoned "Industrial" on the OZP. Upon a land use review, the industrial area, including the Site, was rezoned to "OU(B)" which was primarily intended for general business use and to phase out the industrial uses. The transformation process was still on-going;

(c) although the GIC facilities in the area were generally adequate, there were deficiencies in secondary school classrooms, hospital beds and elderly facilities. The proposed hospital beds at the Site would help to reduce the deficit of 548 hospital beds in the Eastern District ; and

(d) there were a total of 13 private hospitals in the territory with six of them on Hong Kong Island.

10. Some Members raised the following questions to the applicant's representatives:

Rezoning Proposal and Medical Services

(a) the reason for proposing "OU(B)1" zone instead of "G/IC" zone;

(b) data on improvement in services, e.g. reduction in waiting time for specialised medical services with the proposed development;

(c) details of medical services to be provided at the Site and how the services at the Site could benefit patients in public hospital through public-private collaboration;

Traffic Concerns

(d) details of ingress and egress routes to/from the Site;

(e) the estimated traffic flow and whether the proposed hospital would cause adverse traffic impact as experienced in the applicant's hospital in Happy Valley; and

(f) accessibility to public transport for users of the proposed hospital.

11. In response, Dr Joseph Chan, Dr C.C. Lau, Dr Simon Tang, Mr Anthony Cheung and Mr Alan Pun, the applicant's representatives, made the following main points:

Rezoning Proposal and Medical Services

(a) the proposed rezoning to "OU(B)1" under the current application was referenced to the Committee's previous decision on application No. Y/H9/3 at 3 AKNVR site. The applicant clarified that the Site was owned by Billion Field Enterprises Limited, which was a subsidiary company of the HKSH Medical Group Limited. The HKSH had invested lots of resources in the advanced medical equipment and

facilities at the Site and it was the long-term vision of HKSH to deliver advanced and comprehensive medical services to the community. HKSH was determined to implement and continue to operate the hospital scheme as currently proposed in the long-term and had no intention to pursue any alternative use other than a hospital at the Site;

(b) although it was difficult to quantify the improvement in service, e.g. the exact reduction of waiting time for specialized cancer treatment services, the applicant was committed to bring in the most advanced technology enabling cancer patients to have early diagnosis and timely treatment and with more choices of treatment options. Currently, bookings for cancer treatment at 3 and 5 AKNVR were quite full and there was a need for additional hospital beds for in-patient treatments;

(c) the HKSH Eastern Medical Centre, at 3 and 5 AKNVR, aimed to provide premier technologies for cancer treatment, specializing on gynaecology-related and liver cancers which were the two most common cancers diagnosed in the population of Hong Kong. The medical centre would also provide community care and a wide range of medical services, such as clinical health psychology, dietetics, podiatry and family clinic. The proposed 160 beds would be accommodated on the vacant floors of the existing building at the Site so that the existing medical services would not be affected. HKSH had close collaboration with the public medical sector to provide their patients with access to certain kinds of medical services at a range of discounted rates (from free services, at cost fees and some 30% discounted rate) determined on a case basis. For the proton therapy, there would be specified time and rooms reserved for patients of public hospitals, such as the Pamela Youde Nethersole Eastern Hospital and the Hong Kong Children's Hospital. Besides, venues for training were provided to medical professionals in the public sector and universities;

Traffic Concerns

(d) the vehicular access point of the Site was via Tung Wong Road after vehicles exited the Island Eastern Corridor and Chai Wan Road. Tung Wong Road currently had low vehicular flow. Some vehicles might travel south via AKNVR;

(e) there would be an estimated increase of 100 private vehicles in the AM Peak Hour and an increase of 110 private vehicles in PM Peak Hour. As for pedestrian flow in every 15 minutes interval, there was an estimated increase of 180 persons in AM Peak Hour and an increase of 250 persons in PM Peak Hour. The additional vehicular and pedestrian flows were mainly generated by the medical staffs of the proposed hospital. The traffic impact assessment (TIA) concluded that all key road junctions and pedestrian walkways would operate with capacities and there would not be significant adverse traffic impact on the surrounding areas. Besides, most of the patients would visit the medical centre for cancer treatment by appointment and thus would not generate excessive traffic at a particular period of time; and

(f) the Site was served by franchised buses and within walking distance (about six to seven minutes) from the MTR Shau Kei Wan Station. The applicant would continue to explore ways to enhance accessibility of the Site, including provision of shuttle bus services, and would liaise with relevant government departments as appropriate. As for internal transport arrangement, car parking spaces (45 spaces and 2 spaces for disabled vehicles) and lay-by facilities for cars, taxis and ambulances, etc. would be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). The Commissioner for Transport considered the TIA acceptable and had no objection to the application.

12. A Member asked whether a change in the specialised medical service, i.e. cancer treatment at the proposed hospital, would require a further planning application from the

applicant. In response, Mr Mann M.H. Chow, DPO/HK, explained that according to the existing Notes of the OZP for the "OU(B)" zone, 'Hospital' use was neither a Column 1 nor Column 2 use. Hence, the applicant applied for a rezoning of the Site to facilitate wholesale conversion of the existing building to provide both out-patient and in-patient medical services. However, the statutory planning control was related to the broad land uses but not the details of the medical services to be provided.

13. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives of PlanD and the applicant for attending the meeting. They left the meeting at this point.

Deliberation Session

14. The Chairman recapitulated the background of the application and the major planning considerations, including land use compatibility, technical feasibility of the rezoning proposal and PlanD's recommendation as detailed in the Paper, and invited Members to consider the application.

15. A Member recalled that the applicant originally had proposed to house its proton machine for cancer treatment in its development in Happy Valley. Given that many objecting views from the locals against the proposal, the applicant subsequently changed its plan and developed the 3 and 5 AKNVR Sites into a medical centre providing inter alia cancer treatment by proton therapy. The Member said that private hospitals had the duty under regulation to provide affordable medical services for patients in need. The same Member indicated support to the application.

16. Another Member opined that the Site was relatively accessible as compared to other private hospitals on the Hong Kong Island. While there was still scope for enhancing the traffic arrangement, it should not be the major consideration for the case. The proposed development to enhance provision of medical treatment facilities with hospital beds was supported and should be implemented as soon as possible as time was critical particularly for cancer patients. Another Member supported the application since the proposed development

involved in-situ conversion and there would be no change in the building bulk and the proposal was technically feasible.

17. While indicating no in-principle objection to the application, a Member raised concern that the proposed parking provision based on HKPSG standard for hospital might not be adequate to cater for parking demand for private hospital uses and might lead to traffic issues in the area.

18. At the Chairman's invitation, Mr Patrick K.H. Ho, Assistant Commissioner/Urban, Transport Department (TD), explained that the proposed car parking provision was close to the upper end of the specific requirement for hospital development under the HKPSG and the applicant had also proposed double-deck parking stacks to maximize the provision under the tight site constraints. The proposed traffic arrangement was considered acceptable from traffic viewpoint.

19. A few Members said that the applicant should be reminded to enhance medical services to the queued community and to live up to the commitment to provide affordable medical services to public hospital patients through public-private collaboration. A Member suggested the need to further enhance accessibility and connectivity to Shau Kei Wan Main Street East.

20. The Chairman concluded that Members generally supported the application and agreed with PlanD's recommendation to amend the Notes for the "OU(B)1" zone with wholesale conversion of existing building for hospital use being a Column 1 use whereas other hospital uses being a Column 2 use. Relevant lease conditions for transport facilities and/or provision of shuttle bus service could be considered as appropriate at the lease modification stage. As regards a Member's suggestion for further enhancement of accessibility and connectivity to Shau Kei Wan Main Street East, the Chairman said that the suggestion could be conveyed to the relevant government department by PlanD for follow-up as appropriate.

21. After deliberation, the Committee decided to partially agree to the application for rezoning the Site from "Other Specified Uses" annotated "Business" ("OU(B)") to "OU(B)1" with wholesale conversion of existing building for hospital use being a Column 1 use

whereas other hospital uses being a Column 2 use. The proposed amendments to the approved Shau Kei Wan OZP No. S/H9/18 would be submitted to the Committee for agreement prior to gazetting under section 5 of the Town Planning Ordinance upon reference back of the OZP for amendment by the Chief Executive in Council.

~~**Tsuen Wan & West Kowloon District**~~

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/TWW/7 Application for Amendment to the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19, To rezone the application site from "Comprehensive Development Area (1)", "Green Belt" and area shown as 'Road' to "Residential (Group B)2", Tsuen Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan, New Territories (MPC Paper No. Y/TWW/7)

22. The Secretary reported that the application was submitted by Leverson Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Ms Lilian S.K. Law	-	being an ex-Executive Director and committee member of The Boys' & Girls' Clubs Association of Hong Kong which had received sponsorship from SHK; and
Mr Franklin Yu	-	his spouse being an employee of SHK.

23. As the interest of Mr Franklin Yu was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the interest of Ms Lilian S.K. Law was indirect, the Committee agreed that she could stay in the meeting.

~~[Mr Franklin Yu left the meeting temporarily at this point.]~~

Attachment XV of
MPC Paper No. 6/23 -

15.8

4.7

SITTING OUT AREA

BUILDING LINE ABOVE

4.85

4.85

E&M

ENTRANCE LOBBY

CARPARK

REFUSE STORAGE

E&M ROOM

1233

1046

1869

1010

12.60

13.70

14.10

12.4

13.7

13.9

22.6

CHAI WAN ROAD

Site Area

Town Gas pressure Regulator

Maintenance Area
(1m from Town Gas Pressure Regulator)

Access to Town Gas Pressure Regulator from Shau Kei Wan Road

* All areas are indicative and subjected to detailed setting out. The Town Gas Pressure Regulator and its Maintenance Area will be excluded from Development Area.

G/F ENTRANCE/CARPARK
SK20221212

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ISSUED DATE :

PROJECT :

PROPOSED REDEVELOPMENT OF SALVATION ARMY SKW SITE AT SHAUKEIWAN INLAND LOT.755, NO.456 SHAUKEIWAN RD., HONG KONG

TITLE :

GROUND FLOOR PLAN

DRAWN BY : K.C./	JOB NO. : MW1610
CHECKED BY : M.N./	
APPROVED BY : W.P./	DRAWING NO. : 201
SCALE : 1 : 200	
DATE : 01/2017	REVISION : (-)

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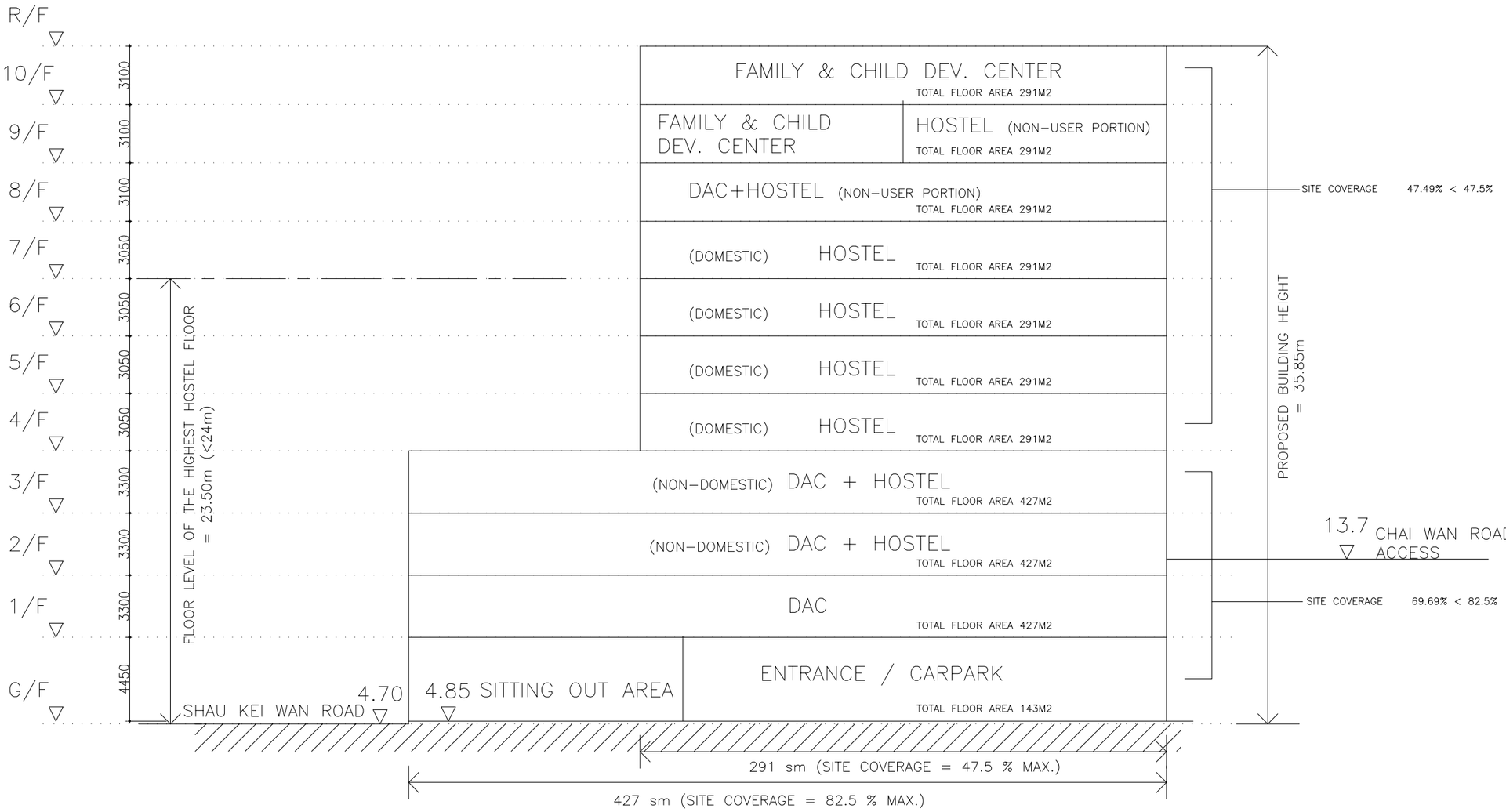

SCHEMATIC SECTION (1)

SK20210401

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PROJECT :

PROPOSED REDEVELOPMENT OF SALVATION ARMY SKW SITE AT SHAUKEIWAN INLAND LOT.755, NO.456 SHAUKEIWAN RD., HONG KONG

TITLE :

SCHEMATIC SECTION (1)

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APPROVED BY : W.P./	DRAWING NO. : 212
SCALE : 1 : 250	
DATE : 01/2017	REVISION : (–)

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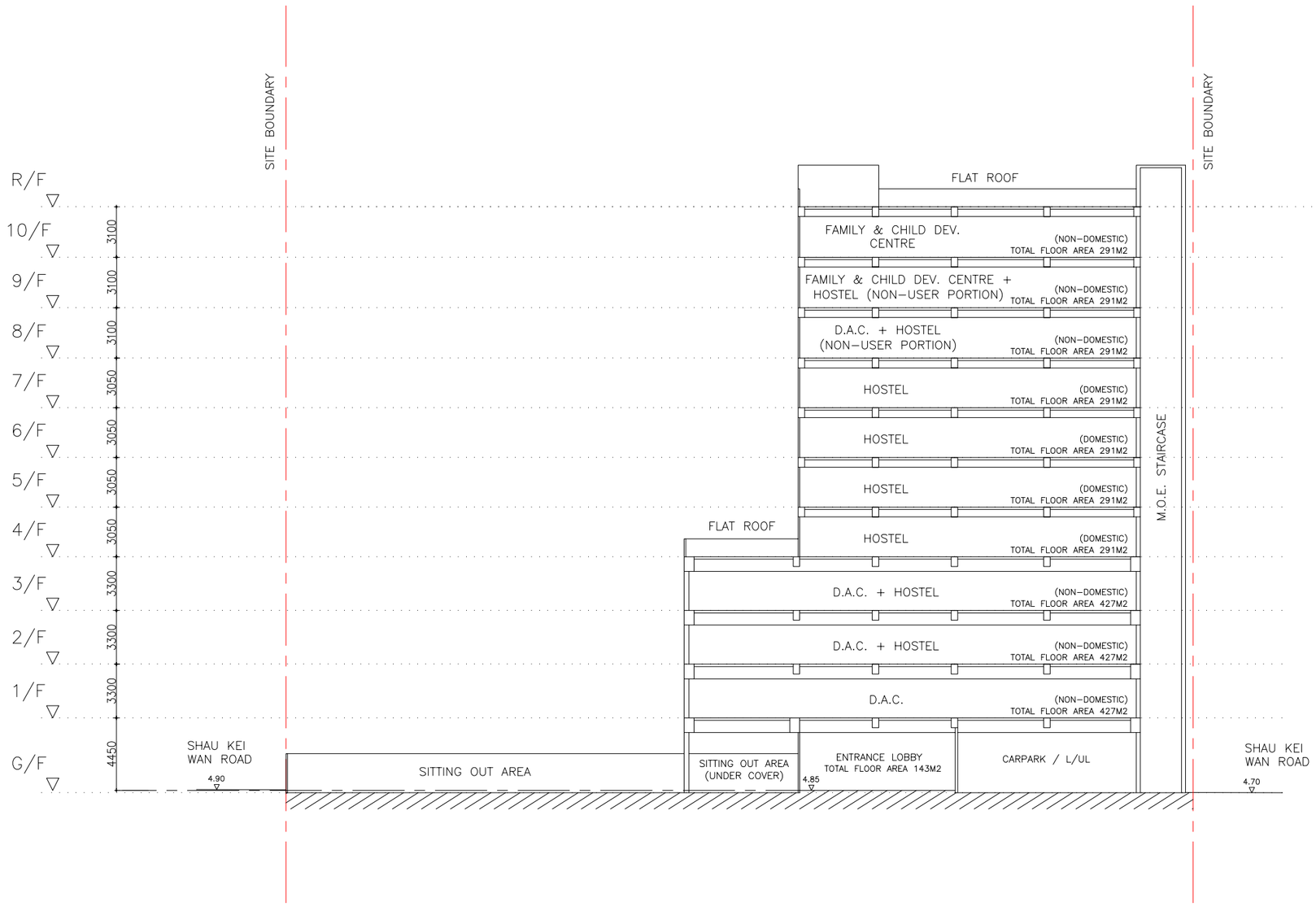

SCHEMATIC SECTION (2)

SK20200903

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ISSUED DATE :

PROJECT :

PROPOSED REDEVELOPMENT OF SALVATION ARMY SKW SITE AT SHAUKEIWAN INLAND LOT.755, NO.456 SHAUKEIWAN RD., HONG KONG

TITLE :

SCHEMATIC SECTION (2)

DRAWN BY : A.C./	JOB NO. : MW1610
CHECKED BY : M.N./	DRAWING NO. : 213
APPROVED BY : W.P./	REVISION : (-)
SCALE : 1 : 300	
DATE : 01/2017	

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The Salvation Army

Proposed Redevelopment of The Salvation Army Shaukeiwan Day Activity Centre at No. 456 Shaukeiwan Road, Shaukeiwan, Hong Kong (Shaukeiwan Inland Lot No. 755RP)
Proposed Amendment to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18

Summary of Technical Assessments

Issue 1 | May 2023

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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80 Tat Chee Avenue
Kowloon Tong
Kowloon
Hong Kong
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ARUP

Contents

			Page
1	**TRAFFIC IMPACT ASSESSMENT**		**1**
	1.1	Locality and Access to the Site	1
	1.2	Internal Transport Facility Provision	1
	1.3	Junction Capacity Assessment	1
	1.4	Conclusion	1
2	**VISUAL IMPACT ASSESSMENT**		**2**
	2.1	Assessment of Visual Impacts	2
3	**LANDSCAPE IMPACT ASSESSMENT**		**3**
	3.1	Assessment of Landscape Impacts	3
4	**TREE PRESERVATION PROPOSAL**		**4**
	4.1	Existing Trees	4
	4.2	Proposed Treatment of Trees	4
	4.3	Compensatory Planting Proposal	4
5	**AIR VENTILIATION ASSESSMENT**		**5**
6	**AIR QUALITY IMPACT ASSESSMENT**		**6**
	6.1	Construction Phase Assessment	6
	6.2	Operational Phase Assessment	6
7	**NOISE IMPACT ASSESSMENT**		**7**
	7.1	Evaluation of Road Traffic Noise Impact	7
8	**DRAINAGE IMPACT ASSESSMENT**		**8**
9	**SEWERAGE IMPACT ASSESSMENT**		**9**

Figures

Figure 2.1 Viewing Points and Visual Elements Plan

Figure 2.2a-e Photomontages for Viewpoints VP1-VP5

Figure 3.1 Landscape Resources Plan

Figure 3.2 Landscape Character Areas Plan

Figure 4.1 Tree Compensation Plan (Ground Floor)

Figure 4.2 Tree Compensation Plan (4th Floor)

1 TRAFFIC IMPACT ASSESSMENT

1.1 Locality and Access to the Site

The Application Site abuts a district distributor, Shau Kei Wan Road. The Application Site is well connected to local road networks of Shau Kei Wan. External traffic to/from the Application Site is mainly traveling through Mong Lung Street and Factory Street. The Application Site is connected with the urban areas by the strategic road Island Eastern Corridor.

1.2 Internal Transport Facility Provision

In terms of transport mode, most of the users of existing Day Activity Centre are expected to arrive and depart the Day Activity Centre by private light bus operated by the Salvation Army, therefore two “shared-use” parking spaces for LGV and light buses will be provisioned at ground floor of the Proposed Development. The Application Site is also well-served by both railway and non-railway based public transport services, thus reliance on private transport by both staff and visitors is expected to be low. Hence one private car parking space will also be provided at ground floor of the Proposed Development for pick-up / drop-off use.

1.3 Junction Capacity Assessment

Traffic Impact Assessment of the junctions in the vicinity has been conducted and all junctions are operating with ample capacity for both design years (i.e. the intake year and three years after the intake year of the Proposed Development). It is considered that traffic impact induced by the Proposed Development would be insignificant.

1.4 Conclusion

The Proposed Development will not generate adverse traffic impact to its vicinity and the Proposed Development is technically feasible from traffic point of view.

2 VISUAL IMPACT ASSESSMENT

2.1 Assessment of Visual Impacts

Visual Impact Assessment is conducted in accordance with TPB PG-NO.41. The Visual Envelope (VE) is defined to cover the fields of views from all sensitive viewers in direct sight of the proposed development. The VE of the Proposed Development is embraced by the hillside with dense woodland to the south and restricted by the developments due to the highly developed context in Shau Kei Wan.

Six (6) Viewing Points (VPs) are identified within the VE presented in **Figure 2.1**. Comparison of the views from the selected VPs before and after the Proposed Development is shown in **Figure 2.2a** to **Figure 2.2e**. The Proposed Development would not cause substantial visual changes to majority of the VPs. Given that the adjoining landscape is high density residential buildings and large-scale infrastructure facilities, it is expected the proposed 11-storey building is consistent with the existing urban characteristic of the surrounding environment. In addition, mitigation measures such as the design of variable roof heights and greenery from podium garden provide visual relief to some public viewers. Hence, the effects of visual changes are graded as negligible to moderate for all VPs except VP5. VP5 is considered to have relatively notable effects on public viewers as the proposed building would be hiding part of the continuous ridgeline which is one of the major visual resources within the Study Area.

Overall, the Proposed Development would be compatible with the neighbouring buildings such as Shau Kei Wan Centre and Lime Gala and therefore will only cause a slight change to the overall visual character in Shau Kei Wan. Most of the visual impact are negligible to moderate level in light of the consistent urban characteristic and proposed mitigation measures. The overall negative visual impacts are classified as slightly adverse.

To address the potential visual impacts during operational stage, detailed architectural articulations, for example, compatible design and surface finishes of the proposed structure should match with the nearby existing external appearance of the proposed buildings for achieving visual uniformity. Finishing materials shall have due consideration to the form, light earthy tone colours treatments, micro and macro-texture, etc.

3 LANDSCAPE IMPACT ASSESSMENT

3.1 Assessment of Landscape Impacts

Landscape Impact Assessment is conducted in accordance with the Environmental Impact Assessment Ordinance Guidance Note No. 8/2010. The assessment area has been defined and includes all areas within 500m from the project boundary. Landscape Resources (LRs) and Landscape Character Areas (LCAs) are identified within the assessment area using a combination of desktop study and site verification. LRs are mapped based on the area of their existing and major physical landscape elements and characteristics while LCAs are referenced from the Planning Department 'Study of Landscape Value Mapping of Hong Kong'.

5 LRs and 6 LCAs are identified within the assessment area and their locations are presented in **Figure 3.1** and **Figure 3.2** respectively. Most of the LRs and LCAs are not affected by the proposed development as they fall outside the boundary of the Project Site. LR3 'Urban Park', LR5 'Urban Development' and LCA4 'Commercial/ Residential Complex Landscape' may be directly impacted by the proposed development. They experience slight to moderate adverse impacts during construction stage due to site clearance and formation works as well as residual impacts from the removal of existing trees.

Appropriate mitigation measures are considered are considered to alleviate the landscape impact, including construction phase mitigation measures - Optimisation of Construction Area (CM1) and Tree Protection and Preservation (CM2), and operation phase mitigation measures – Re-instatement of Excavated Area and Compensatory Planting, which the removed trees will be compensated 1:1 by quantity within the Application Site (**Section 4.3** refers). The residual impacts on LR3 and LR6 can be effectively alleviated to slight for both operation and construction stages. Given only a small scale of physical extent of LCA4 would be affected by the Proposed Development and no significant change of land use types within this LCA before and after the development, residual impacts on LCA4 would remain as slight. The overall residual impact for LRs and LCAs are insignificant to slight.

4 TREE PRESERVATION PROPOSAL

4.1 Existing Trees

A Tree Preservation Proposal is prepared in accordance with Development Bureau Technical Circular (Works) No. 4/2020. A total of 15 trees are recorded within the Application Site. All trees are exotic species. No registered or potential Old and Valuable Trees or protected species are found. One (1) mature tree *Aleurites moluccana* of 16m height with large size, and eleven (11) palm trees of *Caryota mitis* are located within the planters of the sitting-out area. Two (2) trees of *Bauhinia variegate* and One (1) tree of *Ficus microcarpa* are found on the engineered man-made slope.

The mature tree is in good health and structural condition while the eleven palm trees are of far health and structural condition. The trees growing along the man-made slope are in poor conditions and hence have a low survival rate after transplanting due to growing through the chain link fence or broken planter surrounded with concrete in paved area.

4.2 Proposed Treatment of Trees

One (1) mature tree *Aleurites moluccana* is proposed to be retained on-site under the Proposed Development. 14 trees are proposed to be felled with compensation as they are in direct conflict with the Proposed Development. No trees are recommended to be transplanted because of poor health condition, transplant difficulty, low survival rate after transplanting and low cost-effectiveness.

4.3 Compensatory Planting Proposal

14 new heavy standard trees (75mm DBH) will be planted to meet the minimum 1:1 ratio to compensate for the 14 felled trees. They will be planted in the proposed planting area at ground level and the flat roof on 4/F. Five (5) *Gordonia axillaris* and seven (7) *Ailanthus fordii* are chosen as new feature trees as they are native species with attractive flowers and seasonal variety. Two (2) *Caryota mitis* are proposed to compensate for the loss of this species. The compensatory tree locations are indicated in the Tree Compensation Plan in **Figure 4.1** and **Figure 4.2**.

5 AIR VENTILIATION ASSESSMENT

An Air Ventilation Assessment (AVA) – Initial Study has been carried out to assess the ventilation performance of the Proposed Development in comparison with former Salvation Army Day Activity Centre (Baseline Scheme).

Under annual and summer condition, as various existing high-rise developments to the northeast of the site and Mount Parker further to the south would dominant the wind environment, the overall wind environment would be similar under both schemes. Similar site spatial average velocity ratio (SVR) and local spatial average velocity ratio (LVR) are achieved as compared with Baseline Scheme.

Although the high-rise massing of the Proposed Development would create wind shadow at localized area at leeward side such as Cheung Fei Temple and Lau Bei Temple and sitting out area within the Application Site, following wind enhancement features have been incorporated under the Proposed Development, which are found to be effective to facilitate wind penetration and maintain the local wind performance near the Study Site at a comparable level.

- 5.5m-wide and 4.5m-tall empty bay on G/F;
- Setback of 7m with 4.5m-tall headroom on G/F; and
- setback from west site boundary by about 25m.

6 AIR QUALITY IMPACT ASSESSMENT

6.1 Construction Phase Assessment

Air quality impact during construction phase may be arisen from fugitive dust emission generated from the construction activities associated with the proposed redevelopment, such as demolition and site clearance, foundation works; and superstructure works.

The construction works would be in small scale (<0.1ha) and substantial formation works is not required. Dust suppression measures, such as regular watering on exposed worksites and haul road, and good site management, would be implemented to control dust emissions.

The Contractor is also obliged to follow the procedures and requirements given in the Air Pollution Control (Construction Dust) Regulation, which stipulates the construction dust control requirements for both Notifiable and Regulatory Works to be carried out by the Contractor.

The emissions from fuel combustion from the use of Powered Mechanical Equipment (PMEs) are considered relatively small and will not cause insurmountable air quality impact.

With implementation of these mitigation measures during construction phase of the Project, no insurmountable construction dust impact is therefore anticipated.

6.2 Operational Phase Assessment

The key existing air pollution sources within the 500m assessment area that may bear upon the air quality during operational phase include the vehicular emission from neighbouring roads such as Island Eastern Corridor, Shau Kei Wan Road and Chai Wan Road. There are no industrial chimneys, Specified Processes (SP) within the 500m assessment area.

Quantitative air quality assessment has been conducted to evaluate potential air quality impact from vehicle emission from neighbouring roads. The results show that all the predicted criteria pollutant concentrations are in compliance with the AQO. Hence, no mitigation measures are required.

Potential odour sources in the vicinity of the proposed development include Shau Kei Wan Primary Treatment Works (SKWPTW), located approximately 700m from the proposed Site. Given the long distance between the SKWPTW and the proposed development, no odour impact is anticipated.

7 NOISE IMPACT ASSESSMENT

7.1 Evaluation of Road Traffic Noise Impact

All noise sensitive uses of the Proposed Development will be provided with split-type air-conditioning. Under the Applicant's central management of the Proposed Development, while openable windows would be provided in the facility, they are not for ventilation purpose. Hence, relevant criteria in the Hong Kong Planning Standards and Guidelines (HKPSG) are not applicable to all noise sensitive uses of the Project.

The key existing noise sources within the 300m assessment area during operational phase include the vehicular emission from neighbouring roads such as Island Eastern Corridor, Shau Kei Wan Road and Chai Wan Road.

Traffic noise assessment has been conducted by adopting the maximum traffic projection within 15 years after the population intake. With the provision of Proposed Development, there will be a 0.5% increase in the traffic volume during peak hours within the 300m assessment area, which is equivalent to less than 1.0dB(A) increase in road traffic noise. Hence, no insurmountable road traffic noise impacts on nearby existing and planned noise sensitive receivers (NSRs) due to the Project is anticipated.

8 DRAINAGE IMPACT ASSESSMENT

The Application Site is located between Chai Wan Road and Shau Kei Wan Road. There is existing public drainage system along Chai Wan Road and Shau Kei Wan Road. Under the existing condition, the runoff from re-development site to public drainage system is conveyed by 150mm pipe to 225mm storm drain running along Shau Kei Wan Road.

Green roof, porous pavement and rainwater harvesting at building level are proposed in the Proposed Development. This will reduce the peak runoff from 0.047 m^3/s to 0.042 m^3/s under 50 year storm return period event at downstream and will provide resilience to downstream drainage system against extreme rainfall event.

Although there is no increase in peak discharge to existing drainage system due to Proposed Development but existing drainage system does not have capacity to convey peak discharge due to 50 year storm period event to culvert running along Factory Street. In view of this, the existing drainage system along Shau Kei Wan Road recommended to be upgraded to 375mm to convey peak flow from a 50 year storm period event. The Applicant will also be responsible for proposed improvement works.

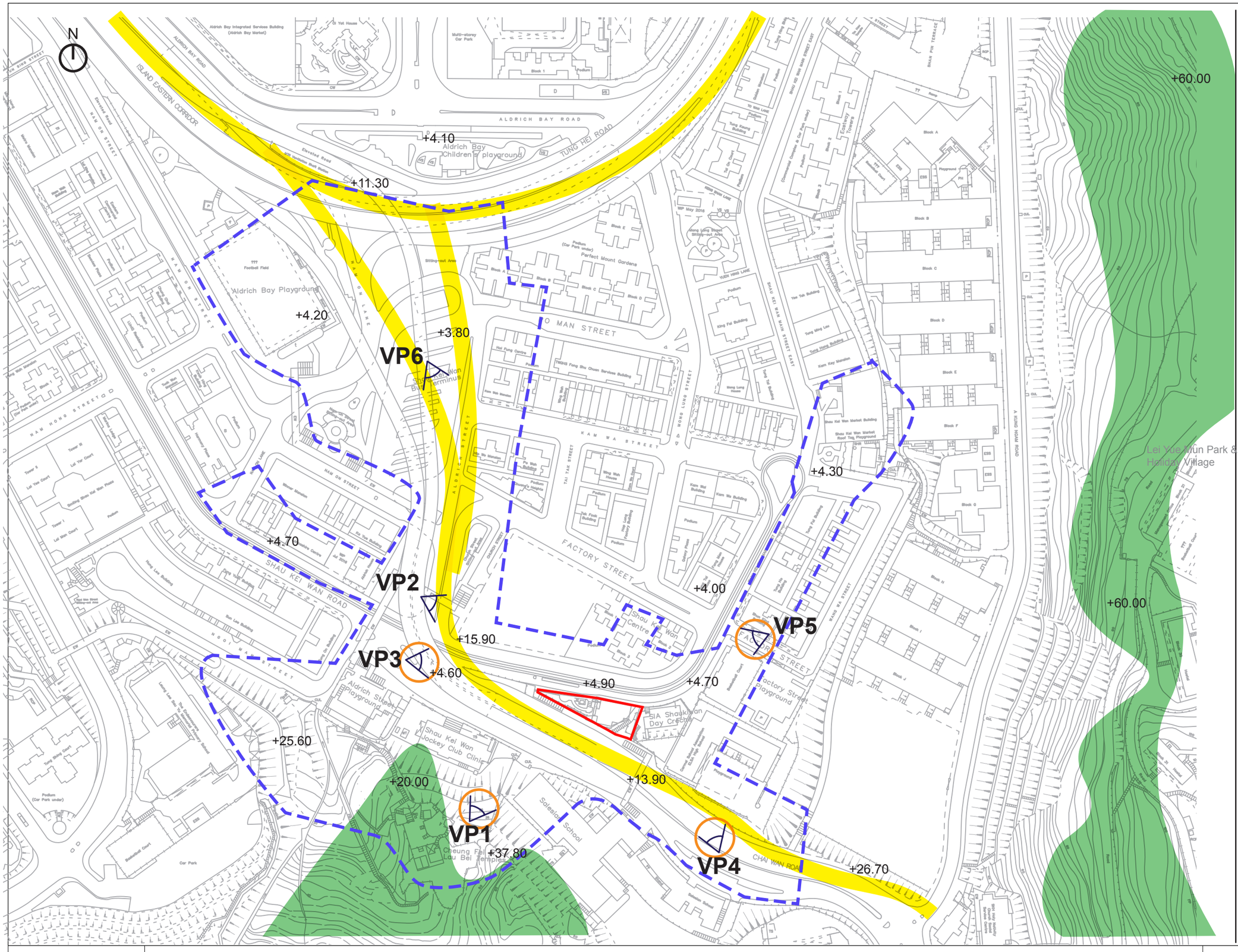
9 SEWERAGE IMPACT ASSESSMENT

There is an existing 150mm sewer from the Application Site connected to 150mm sewer along the Shau Kei Wan Road.

The estimated Average Dry Weather Flow (ADWF) from the Application Site is approximately 43.4 m^3/day. Based on the hydraulic assessment, the existing public sewerage system would be able to convey sewage flow from the Application Site to 450mm sewer along Mong Lung Road.

In order to comply with Sewerage Manual (3rd Edition), existing 150mm sewer along Shau Kei Wan Road between the Application Site and Factory Street is proposed to upgrade to 200mm diameter.

Figures



Legend:

- Site Boundary
- Visual Envelope
- Mountains
- Transport Corridor
- +0.00 Levels
- Viewing Points (VPs)
- VP1 Cheung Fei & Lau Bei Temple
- VP2 Elevated Footbridge above Shau Kei Wan Road
- VP3 Aldrich Street Playground
- VP4 Salesian School
- VP5 Factory Street Playground
- VP6 Shau Kei Wan Bus Terminus
- VPs For Photomontage

ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE
VIEWING POINTS AND VISUAL ELEMENTS PLAN

SCALE:	1:2000	FIGURE No. 2.1
DATE:	15-02-2022	

VP1 Cheung Fei & Lau Bei Temple - Existing View

VP1 Cheung Fei & Lau Bei Temple - Photomontage

Notes:

Sample photomontages have been generated to provide a preliminary idea on the scale and extent of the proposed development. These images will be subject to change and are for illustrative purposes only. Built form demonstrates scale and massing only, it does not represent architecural design, finishes or any other related detailed design components.

ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE
PHOTOMONTAGE FOR VP1

SCALE:	NTS	FIGURE No.
DATE:	15-02-2022	2.2a

VP2 Elevated Footbridge above Shau Kei Wan Road - Existing View

VP2 Elevated Footbridge above Shau Kei Wan Road - Photomontage

Notes:

Sample photomontages have been generated to provide a preliminary idea on the scale and extent of the proposed development. These images will be subject to change and are for illustrative purposes only. Built form demonstrates scale and massing only, it does not represent architecural design, finishes or any other related detailed design components.

ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE
PHOTOMONTAGE FOR VP2

SCALE:	NTS	FIGURE No.
DATE:	15-02-2022	2.2b

Shaukiwan Centre

Shau Kei Wan Chest Clinic

VP3 Aldrich Street Playground - Existing View

+100.0mPD

+40.7mPD

VP3 Aldrich Street Playground - Photomontage

Notes:

Sample photomontages have been generated to provide a preliminary idea on the scale and extent of the proposed development. These images will be subject to change and are for illustrative purposes only. Built form demonstrates scale and massing only, it does not represent architecural design, finishes or any other related detailed design components.

ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE
PHOTOMONTAGE FOR VP3

SCALE:	NTS	FIGURE No.
DATE:	15-02-2022	2.2c

VP4 Salesian School - Existing View

VP4 Salesian School - Photomontage

Notes:

Sample photomontages have been generated to provide a preliminary idea on the scale and extent of the proposed development. These images will be subject to change and are for illustrative purposes only. Built form demonstrates scale and massing only, it does not represent architecural design, finishes or any other related detailed design components.

ARUP

REDEVELOPMENT OF THE SALVATION army SHAU KEI WAN DAY ACTIVITY CENTRE
PHOTOMONTAGE FOR VP4

SCALE:	NTS	FIGURE No.
DATE:	15-02-2022	2.2d

VP5 Factory Playground - Existing View

VP5 Factory Playground - Photomontage

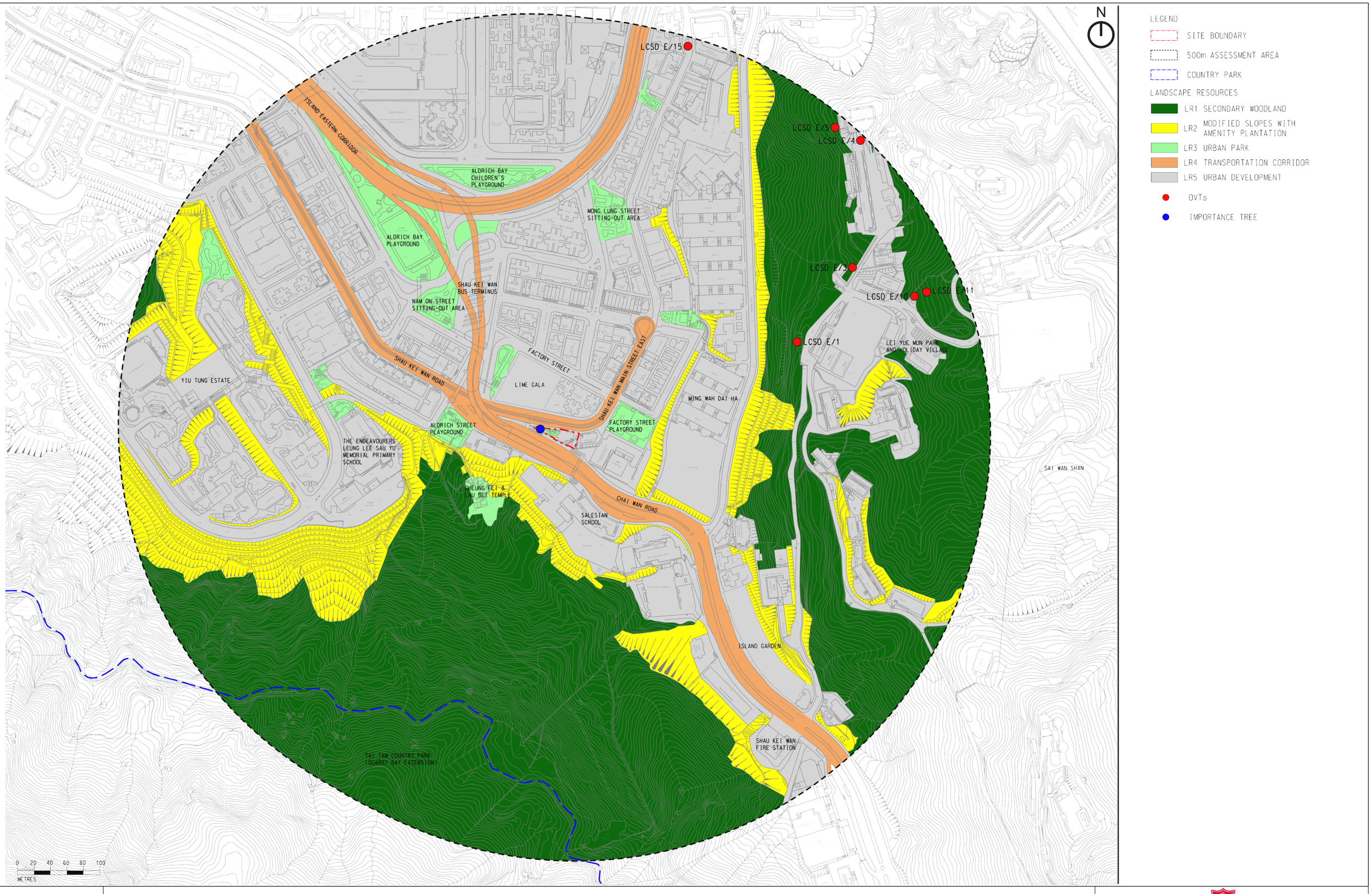
Notes:

Sample photomontages have been generated to provide a preliminary idea on the scale and extent of the proposed development. These images will be subject to change and are for illustrative purposes only. Built form demonstrates scale and massing only, it does not represent architecural design, finishes or any other related detailed design components.

ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE PHOTOMONTAGE FOR VP5

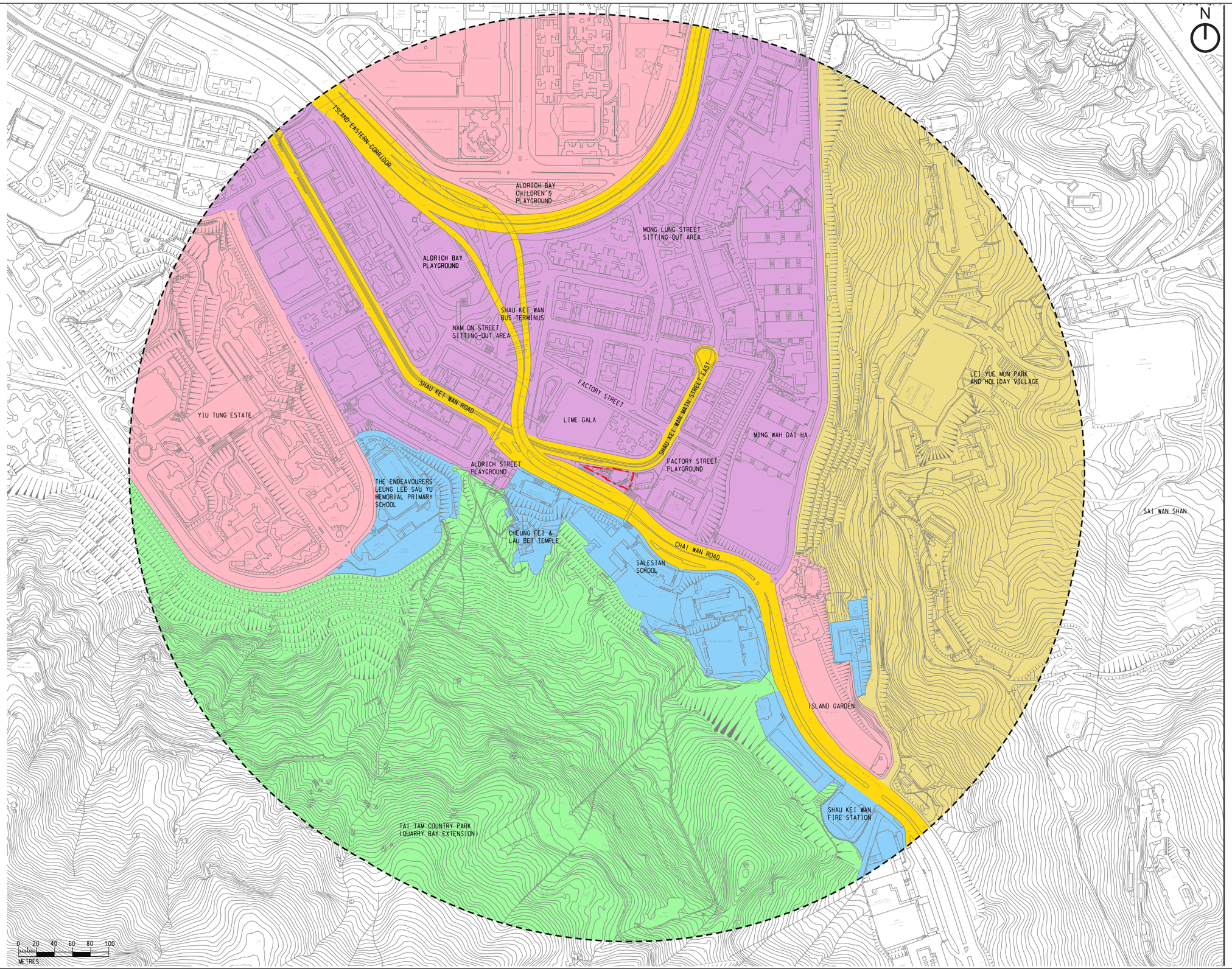
SCALE:	NTS	FIGURE No.
DATE:	15-02-2022	2.2e



ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE
LANDSCAPE RESOURCES PLAN

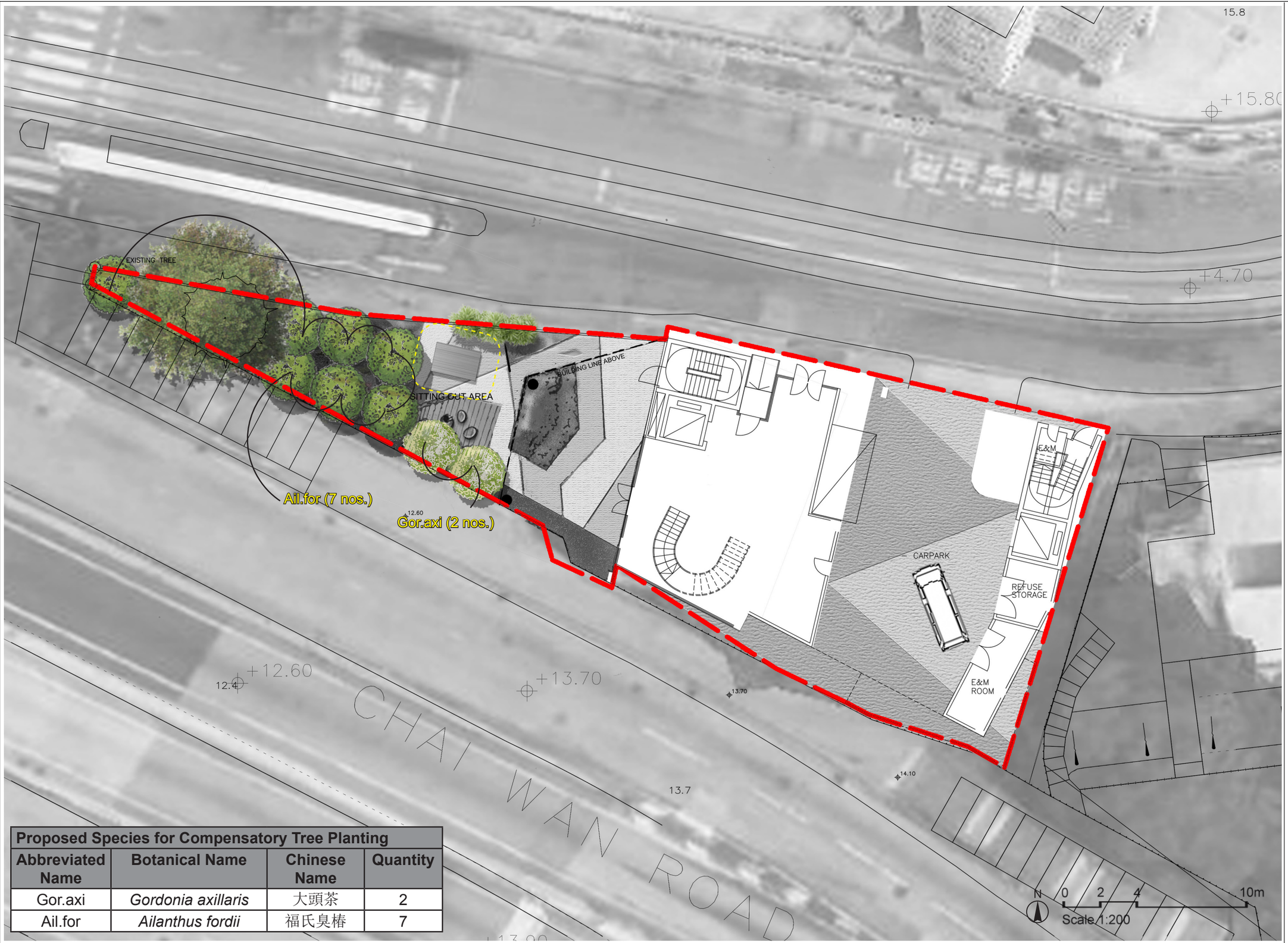
SCALE:	1:4000	FIGURE No. 3.1
DATE:	15-02-2022	



ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE
LANDSCAPE CHARACTER AREA PLAN

SCALE:	1:4000	FIGURE No.
DATE:	15-02-2022	3.2



Legend:

Site Boundary

Compensatory Trees

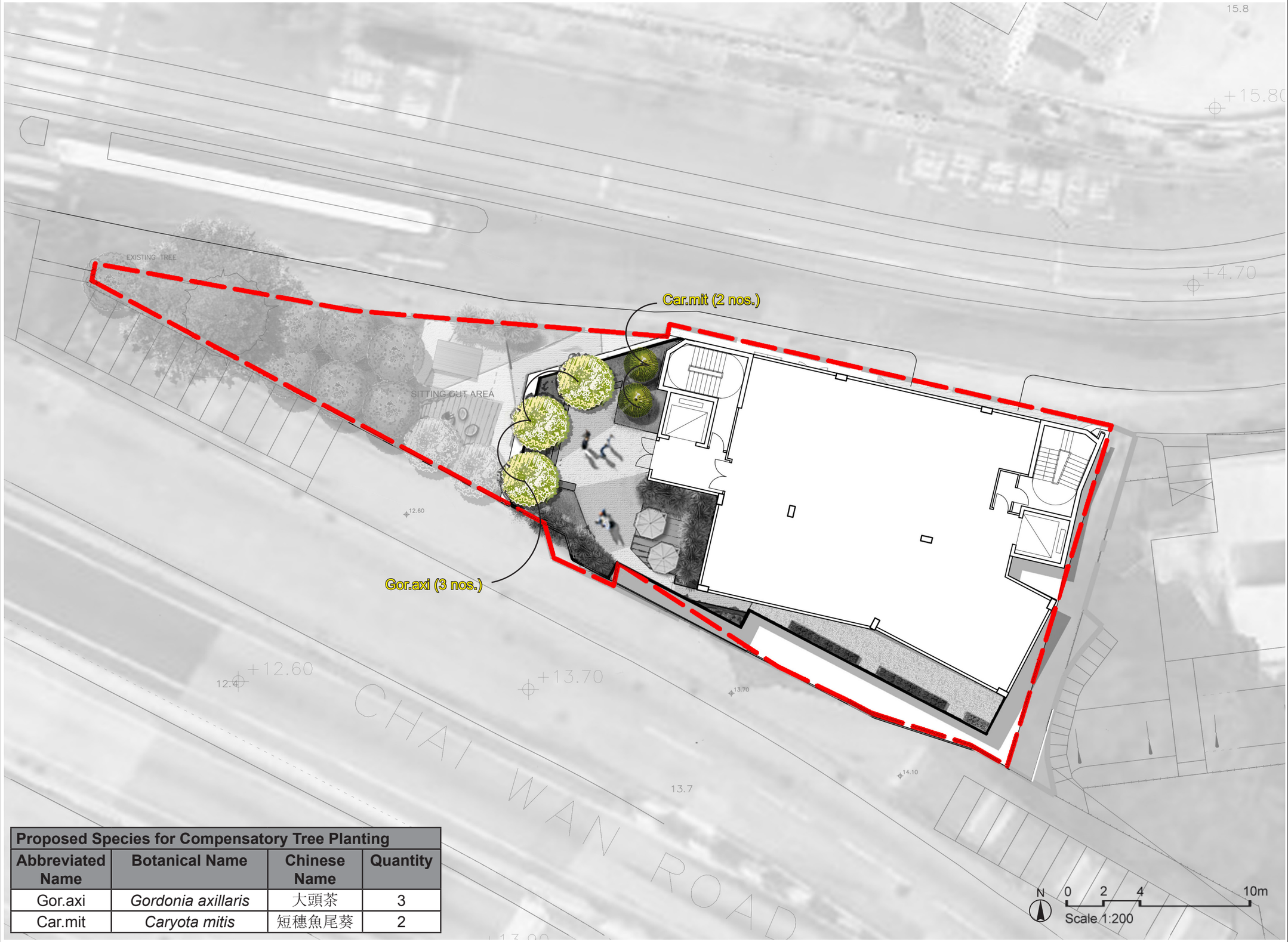
9 nos. compensatory trees to be planted

Proposed Species for Compensatory Tree Planting			
Abbreviated Name	**Botanical Name**	**Chinese Name**	**Quantity**
Gor.axi	*Gordonia axillaris*	大頭茶	2
Ail.for	*Ailanthus fordii*	福氏臭椿	7

ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE
APPENDIX E - TREE COMPENSATION PLAN (GROUND FLOOR)

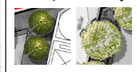
SCALE:	A3_1:200	FIGURE No.
DATE:	15-12-2022	4.1



Legend:

Site Boundary

Compensatory Trees



5 nos. compensatory trees to be planted

Proposed Species for Compensatory Tree Planting			
Abbreviated Name	**Botanical Name**	**Chinese Name**	**Quantity**
Gor.axi	*Gordonia axillaris*	大頭茶	3
Car.mit	*Caryota mitis*	短穗魚尾葵	2

ARUP

REDEVELOPMENT OF THE SALVATION ARMY SHAU KEI WAN DAY ACTIVITY CENTRE
APPENDIX E - TREE COMPENSATION PLAN (4TH FLOOR)

SCALE:	A3_1:200	FIGURE No.
DATE:	15-12-2022	4.2

Provision of Major Government, Institution or Community Facilities and Open Space in Shau Kei Wan

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons[#]	12.77ha	11.76ha	13.77ha	+1.01ha
Local Open Space	10 ha per 100,000 persons[#]	12.77ha	12.56ha	16.49ha	+3.72ha
Sports Centre	1 per 50,000 to 65,000 persons[#] (assessed on a district basis)	1	1	1	0
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons[#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons[#] (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	1	1	N.A.
Library	1 district library for every 200,000 persons[π] (assessed on a district basis)	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6[#]	55 classrooms	107 classrooms	114 classrooms	+59 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11[#] (assessed by EDB on a district/school network basis)	173 classrooms	229 classrooms	229 classrooms	+56 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17[#] (assessed by EDB on a territorial-wide basis)	152 classrooms	126 classrooms	128 classrooms	-24 classrooms[&]
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	726 beds	0 beds	238 beds	-488 beds[^]
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	1	1	1	0
Child Care Centre	100 aided places per 25,000 persons[#] (assessed by SWD on a local basis)	510 places	184 places	284 places	-226 places[@] (A long-term target assessed on a wider spatial context by SWD[@])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24[#] (assessed by SWD on a local basis)	1	3	3	+2
Integrated Family Services Centre	1 for 100,000 to 150,000 persons[#] (assessed by SWD	0	1	1	+1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
	on a service boundary basis)				
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above[#] (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing[#] (assessed by SWD)	N.A.	4	4	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above[#]* (assessed by SWD on a district basis)	774 places	359 places	479 places	-295 places[@] (A long-term target assessed on a wider spatial context by SWD[@])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above[#] (assessed by SWD on a cluster basis)	959 beds	639 beds	729 beds	-230 beds[@] (A long-term target assessed on a wider spatial context by SWD[@])
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6[#] (assessed by SWD on a district basis)	82 places	0 places	0 places	-82 places[@] (A long-term target assessed on a wider spatial context by SWD[@])

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above[#] (assessed by SWD on a district basis)	254 places	127 places	127 places	-127 places[@] (A long-term target assessed on a wider spatial context by SWD[@])
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above[#] (assessed by SWD on a cluster basis)	398 places	189 places	189 places	-209 places[@] (A long-term target assessed on a wider spatial context by SWD[@])
Community Rehabilitation Day Centre	1 centre per 420,000 persons[#] (assessed by SWD on a district basis)	0	0	1	+1
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons[#] (assessed by SWD on a district basis)	0	0	1	+1
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons[#] (assessed by SWD on a district basis)	0	1	2	+2

Note:
The planned resident population is about 127,700. If including transients, the overall planned population is about 132,100. All population figures have been adjusted to the nearest hundred.

Remarks:
The requirements exclude planned population of transients.

& The shortfall of secondary school classrooms in the area can be catered by the surplus of secondary school classrooms in the surrounding area, in particular in the Chai Wan area.

^ The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The shortfall of hospital beds in the area can be catered by the surplus of hospital beds in the surrounding area, in particular in the Chai Wan area.

* Consisting of 40% centre-based CCS and 60% home-based CCS.

@ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

π Small libraries are counted towards meeting the HKPSG requirement.

June 2023