2025年 8月 25日
此文件在 收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 25 AUG 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及

(iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

\# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

2501744 4/8 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H1/104
	Date Received 收到日期	25 AUG 2025

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.tpb.gov.hk/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.tpb.gov.hk/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

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1. Name of Applicant 申請人姓名/名稱

(☐Mr. 先生 /☐Mrs. 夫人 /☐Miss 小姐 /☐Ms. 女士 /☐Company 公司 /☑Organisation 機構)

The University of Hong Kong

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐Mr. 先生 /☐Mrs. 夫人 /☐Miss 小姐 /☐Ms. 女士 /☑Company 公司 /☐Organisation 機構)

Llewelyn-Davies Hong Kong Ltd

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Inland Lot No. 7704 RP (Part) (IL7704 RP (Part)), Pokfield Road, Hong Kong (IL7704 RP covers both "R(B)" and "G/IC" zones. Only the "R(B)" Portion is the Subject of this Application.)
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 2,694 (1) sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 7,700 (for Educational Institution)(2); 21,368 (for Permitted Flat Use) sq.m 平方米 ☑About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	---------- sq.m 平方米 ☐About 約

(1) refers to the "R(B)" portion of IL 7704 RP.
(2) refers to the Proposed Academic Facilities and its Associated Ancillary Facilities in "R(B)" portion of IL 7704 RP (i.e. Subject Podium of this Application).

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kennedy Town and Mount Davis OZP No. S/H1/24
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)" ("R(B)")
(f)	Current use(s) 現時用途	Under construction (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☑ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☐ is not a "current land owner"#.
並不是「現行土地擁有人」#。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上（請繼續填寫第 6 部分）。

5. Statement on Owner's Consent/Notification
就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"#.
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」#。

(b) The applicant 申請人 –

☐ has obtained consent(s) of ..... "current land owner(s)"#.
已取得 ..... 名「現行土地擁有人」#的同意。

Details of consent of "current land owner(s)"# obtained 取得「現行土地擁有人」#同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified ..... "current land owner(s)"#
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)" # notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於_____(日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____(日/月/年)在指定報章就申請刊登一次通知&

☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____(日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____(日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

☐	Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
☐	Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
☐	Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
☐	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
☑	Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) *For Type (i) application 供第(i)類申請*

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) *For Type (ii) application 供第(ii)類申請*

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 ..... m 米 ☐About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途／發展	

(iii) *For Type (iii) application 供第(iii)類申請*

(a) Nature and scale
性質及規模

☐ Public utility installation 公用事業設施裝置

☐ Utility installation for private project 私人發展計劃的公用設施裝置

Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate
請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) *For Type (iv) application 供第(iv)類申請*

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☐ Plot ratio restriction 地積比率限制	From 由 ..... to 至 .....
☐ Gross floor area restriction 總樓面面積限制	From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
☐ Site coverage restriction 上蓋面積限制	From 由 .....% to 至 ..... %
☐ Building height restriction 建築物高度限制	From 由 .....m 米 to 至 ..... m 米 From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上) From 由 ..... storeys 層 to 至 ..... storeys 層
☐ Non-building area restriction 非建築用地限制	From 由 .....m to 至 ..... m
☐ Others (please specify) 其他（請註明）	.....

(v) *For Type (v) application 供第(v)類申請*

(a) Proposed use(s)/development 擬議用途/發展	Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) (3) For details, please refer to the attached floor plans in Figures 3.1 to 3.5 of the Planning Statement. (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	7,700 (for Educational Institution); 21,368 (for Permitted Flat Use) sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	2.86 (for Educational Institution); 7.93 (for Permitted Flat Use) (4).	☑About 約
Proposed site coverage 擬議上蓋面積	62.5 (podium); 37.5 (above podium) (4) %	☑About 約
Proposed no. of blocks 擬議座數	1 podium for Proposed Educational Institution; 2 towers for Permitted Flat Use	
Proposed no. of storeys of each block 每座建築物的擬議層數	5 storeys for subject podium (i.e. LG1/F to LG5/F) for Proposed Educational Institution 23 storeys for Permitted Flat Use	
Proposed building height of each block 每座建築物的擬議高度	79.5mPD (for subject podium); 150mPD (for Permitted Flat Use)	☐About 約
	..... m 米	☐About 約

(3) The subject matter of the current application is the Proposed Academic Facilities and its Associated Ancillary Facilities in "R(B)" Portion (i.e. the Subject Podium) only. No change is proposed for the Permitted Flat Use (Staff Quarters).

(4) IL7704 RP covers both "R(B)" and "G/IC" zones. Only the "R(B)" Portion is the Subject of this Application. Under the Buildings Ordinance, the calculation of domestic and non-domestic plot ratio and site coverage is based on the entire development at IL 7704 RP. The above figures based on "R(B)" zone solely are provided for reference only.

Part 6 (Cont'd) 第 6 部分 (續)

☑ Domestic part 住用部分 (for Permitted Flat Use (Staff Quarters) (not the subject matter of this application)

GFA 總樓面面積	21,368 sq. m 平方米	☑About 約
number of Units 單位數目	373	
average unit size 單位平均面積	..... sq. m 平方米	☐About 約
estimated number of residents 估計住客數目	.....	

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆	..... sq. m 平方米	☐About 約
☐ hotel 酒店	..... sq. m 平方米	☐About 約
	(please specify the number of rooms 請註明房間數目)	
☐ office 辦公室	..... sq. m 平方米	☐About 約
☐ shop and services 商店及服務行業	..... sq. m 平方米	☐About 約

☐ Government, institution or community facilities 政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☑ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

About 7,700 sq.m GFA for 'Educational Institution' (academic facilities and its associated ancillary facilities)

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地	..... sq. m 平方米	☐ Not less than 不少於
☐ public open space 公眾休憩用地	..... sq. m 平方米	☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
-	LG1/F to LG5/F	'Educational Institution' (academic facilities and its associated ancillary facilities), including classrooms / student activity rooms / society rooms and administrative offices, staff and students canteen (operate as a canteen in an educational institution, ancillary to the proposed academic facilities), IT and data rooms, research labs / rooms, E&M and back of house; as well as area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Anticipated to be completed by year 2025/2026.

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Pokfield Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____
	No 否	☑ (6)
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____ _____
	No 否	☑ (6)

(6) Car parking and loading/unloading provision to be covered by the whole academic complex development in "G/IC" portion of the IL 7704 RP.

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☑

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？			
	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____		
	_____		
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)		

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Supporting Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Wu Wan Yin Winnie — Name in Block Letters 姓名（請以正楷填寫）

Planning Director — Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☑ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 ..... MRTPI

on behalf of 代表 Llewelyn-Davies Hong Kong Ltd ..... Llewelyn-Davies Hong Kong Limited *Authorized Signature*

☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 04/08/2025 ..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.
委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

_____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
  每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
  在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
  在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Inland Lot No. 7704 RP (Part) (IL7704 RP (Part)), Pokfield Road, Hong Kong 香港蒲飛路內地段第7704號 (餘段) (部分)
Site area 地盤面積	2,694 (1) sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 - sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/24 堅尼地城及摩星嶺分區計劃大綱核准圖編號 S/H1/24
Zoning 地帶	"Residential (Group B)" 「住宅(乙類)」
Applied use/ development 申請用途/發展	Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) (2) 擬議教育機構(教學設施及其相關附屬設施)及准許的分層住宅用途(員工宿舍)

			sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用 (for Permitted Flat Use)	21,368	☑ About 約 ☐ Not more than 不多於	7.93 (3) ☑About 約 ☐Not more than 不多於
	Non-domestic 非住用 (for Educational Institution)	7,700	☑ About 約 ☐ Not more than 不多於	2.86 (3) ☑About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	-		
	Non-domestic 非住用	-		
	Composite 綜合用途	1 podium for Proposed Educational Institution; 2 towers for Permitted Flat Use		

(1) Refers to the "R(B)" portion of IL 7704 RP only.
(2) The subject matter of the current application is the Proposed Academic Facilities and its Associated Ancillary Facilities in "R(B)" Portion (i.e. the Subject Podium) only. No change is proposed for the Permitted Flat Use (Staff Quarters).

(3) IL7704 RP covers both "R(B)" and "G/IC" zones. Only the "R(B)" Portion is the Subject of this Application. Under the Buildings Ordinance, the calculation of domestic and non-domestic plot ratio and site coverage is based on the entire

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	- m 米 ☐ (Not more than 不多於)
			- mPD 米(主水平基準上) ☐ (Not more than 不多於)
			- Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	- m 米 ☐ (Not more than 不多於)
			- mPD 米(主水平基準上) ☐ (Not more than 不多於)
			- Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	- m 米 ☐ (Not more than 不多於)
			79.5mPD (for subject podium); 150mPD (for Permitted Flat Use) mPD 米(主水平基準上) ☐ (Not more than 不多於)
			5 storeys for subject podium (i.e. basements) for Proposed Educational Institution; 23 storeys for Permitted Flat Use Storeys(s) 層 ☐ (Not more than 不多於) (☐*Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積	62.5 (podium); 37.5 (above podium) [3] % ☑ About 約	
(v)	No. of units 單位數目	373 (for Permitted Flat Use only)	
(vi)	Open space 休憩用地	Private 私人	- sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	- sq.m 平方米 ☐ Not less than 不少於

(3) IL7704 RP covers both "R(B)" and "G/IC" zones. Only the "R(B)" Portion is the Subject of this Application. Under the Buildings Ordinance, the calculation of domestic and non-domestic plot ratio and site coverage is based on the entire development at IL 7704 RP. The above figures based on "R(B)" zone solely are provided for reference only.

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目 (Car parking and loading/ unloading provision to be covered by the whole academic complex development in "G/IC" portion of the IL 7704 RP.)	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	-
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	-

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☑
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location Plan 位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☑
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Preliminary Environmental Statement 初步環境綱領、		
Geotechnical Planning Review Report 土力規劃檢討報告		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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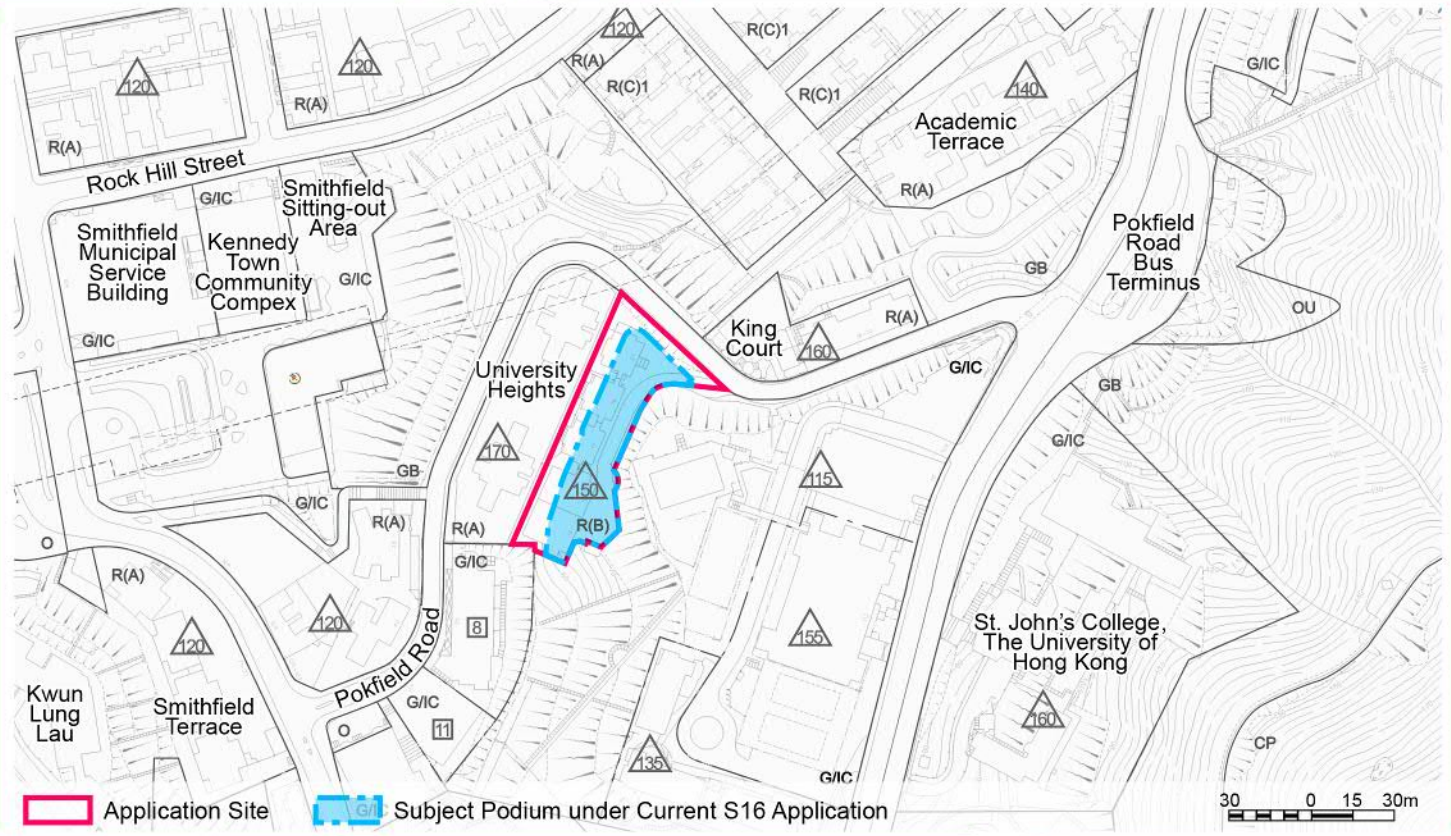
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong



llewelyn davies

In association with

P&T Architects and Engineers Limited

July 2025

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Appendix A3	Extract of Traffic Impact Assessment under s.12A Application No. Y/H1/2
Appendix B	Sewerage Impact Assessment
Appendix C	Preliminary Environmental Statement
Appendix D	Geotechnical Planning Review Report

EXECUTIVE SUMMARY

Purpose of Submission

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of the proposed academic facilities and its associated ancillary facilities on LG1/F to LG5/F of the podium (hereafter referred to as the "Subject Podium") of a staff quarter of the University of Hong Kong (HKU) that is currently under construction (hereafter referred to as the "Permitted Staff Quarters") for permitted 'Flat' use at Inland Lot No. 7704 RP (Part) (IL7704 RP (Part)) (hereafter referred to as the "Application Site"), Pokfield Road, under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

The Application Site falls within an area zoned "Residential (Group B)" ("R(B)") on the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/24 (the OZP). The proposed academic facilities and its associated ancillary facilities are considered as 'Educational Institution'. According to the Notes of the OZP, 'Educational Institution' is a Column 2 use that requires planning permission from the Board **(while 'Flat' use (staff quarters) is an always permitted use under OZP and is not the subject matter of this planning application)**.

Indicative Development Proposal

The Application Site covering the "R(B)" zone has a site area of about 2,694m^2. Development schemes for the Permitted Staff Quarters have been prepared with General Building Plans (GBP)[1] approved under the Buildings Ordinance (BO). Under the approved scheme including the Subject Podium dated 10 Dec 2024, the Subject Podium with a total GFA of about 7,700m^2, is currently intended for ancillary uses to the residential development in the Permitted Staff Quarters.

However, in view of the continuous strong demand for academic spaces in HKU and to better link up with the new academic complex currently under construction in the adjoining "Government, Institution or Community" ("G/IC") zone, the Subject Podium is hence proposed for academic facilities and its associated ancillary facilities to serve the HKU community. As compared to the approved GBP for the Permitted Staff Quarters and ancillary facilities to the residential development at IL 7704 RP (Part), there will be no

[1] For the Permitted Staff Quarters towers (i.e. above G/F), the latest GBP was approved on 27 Sep 2024 [BD reference 2/2018/21] for two 23-storey (i.e. G/F to 22/F) residential towers above a common G/F. The Subject Podium falls under a separate set of GBP, with the latest approved on 10 Dec 2024 [BD reference 2/2021/20(P)] for proposed composite development including LG1/F to LG5/F of the podium in the subject application.

change to the building bulk due to the proposed academic facilities and its associated ancillary facilities at the Subject Podium. The proposed use is similar in nature as compared to the original permitted ancillary uses to the residential development under the approved GBP dated 10 Dec 2024 (hereafter referred to as the "approved GBP", unless otherwise specified). No additional staff/students are anticipated due to the proposed use at the Application Site.

Development Justifications and Planning Merits

Major development justifications and planning merits in support of the proposed use are listed as follows:

- The proposed use is in line with the government's latest policy to promote tertiary education by providing new teaching facilities;
- The proposed use meets the increasing demand to support HKU's future integrated development which fulfils the vision and aspiring development plans of the HKU Business School;
- The subject "R(B)" zone is unique in the sense that it is under HKU's ownership and has long been serving the HKU community, which distinguishes the site from other "R(B)" zones for typical residential use only;
- The proposed use allows design flexibility for optimising the utilisation of academic facilities;
- The proposed use is of similar nature with the approved GBP for ancillary uses to the permitted residential development and will not cause any change to the building bulk of the Permitted Staff Quarters. It has fully complied with the development restrictions stipulated on the OZP;
- The proposed use is compatible with the other G/IC uses within the same staff quarters and the surrounding facilities also serving the HKU community with no interface issue in future management and operation;
- The Applicant is the land owner of the Application Site and has obtained an approved set of GBP and has already commenced construction work, hence expediting implementation of the proposed use to serve the HKU community; and
- There are no insurmountable impacts to the surroundings from various technical

aspects, including traffic, drainage, sewerage, environmental and geotechnical impacts.

In light of the justifications presented, the Board is cordially invited to consider the subject application favourably.

行 政 摘 要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請目的

申請人現跟據城市規劃條例第 16 條 (第 131 章)，向城市規劃委員會(下稱「城規會」)遞交規劃申請，在位於香港蒲飛路內地段第 7704 號(餘段)(部分)(下稱「申請地點」)已開始施工、作准許的「分層住宅」用途的員工宿舍(下稱「准許員工宿舍」)平台的地庫一層至地庫五層(下稱「有關平台」)，擬議作教學設施和其相關附屬用途。

申請地盤座落於堅尼地城及摩星嶺分區計劃大綱核准圖編號 S/H1/24 (下稱「大綱圖」)上被劃為「住宅(乙類)」地帶。擬議教學設施和其相關附屬用途發展屬「教育機構」。根據註釋，「教育機構」屬大綱圖上第二欄用途，必須先取得城規會的規劃許可，方可進行發展**(申請地盤內的分層住宅(員工宿舍)於大綱圖內屬經常准許用途，無需向城規會申請規劃許可)**。

發展計劃概覽

申請地盤涵蓋「住宅(乙類)」地帶，地盤面積約 2,694 平方米。申請人已為准許員工宿舍準備發展計劃，其建築圖則已按《建築物條例》獲得核准。根據核准的發展計劃，有關平台涉及總樓面面積約 7,700 平方米，原本會被用作准許員工宿舍的其住宅相關附屬用途。然而，鑒於香港大學對學術空間的持續強烈需求，以及為了更好地聯繫起毗鄰「政府、機構或社區」地帶正在建設的新綜合教學發展項目，申請地盤擬議作學術設施和其相關附屬用途，以服務香港大學的師生。相比經批准的准許員工宿舍和其住宅相關附屬用途的建築圖則，有關平台的擬議教學設施和其相關附屬用途不會改變該員工宿舍的容積。擬議的用途在性質上與原來准許的住宅相關附屬用途相似。擬議發展亦預計不會增加員工/學生數量。

發展理據及規劃增益

以下為支持是次規劃申請的發展理據及規劃增益：

- 擬議用途將提供新教學設施，與政府促進大專教育發展的最新政策相符。
- 擬議用途滿足了支持香港大學未來整全發展的需求，實現了香港大學商學院的願景和發展計劃。
- 該「住宅(乙類)」地帶屬於香港大學所有，並且一直以來服務香港大學師生，故具有獨特性，，與其他「住宅(乙類)」地帶典型的住宅用途不同。
- 擬議用途提供設計靈活性，以優化學術設施的利用。
- 擬議用途性質與已批准的建築圖則作住宅相關附屬用途相似，而有關工程並不會改變准許員工宿舍的容積，同時合符大綱圖上「住宅(乙類)」地帶的發展參數；
- 擬議用途與同一員工宿舍內及其他周邊的政府、機構或社區用途兼容，並且也為香港大學師生而設，未來管理和營運不會存在土地用途衝突；

- 申請人是申請地盤的土地擁有人，已獲批建築圖則，並已開始施工，有助儘早落實擬議用途，以服務香港大學師生；以及

- 從交通、排水、污水、環境和土力影響等各種技術方面來看，對周圍環境沒有不可克服的影響。

基於以上的發展理據，現懇請城規會對是次規劃申請予以贊同。

1 INTRODUCTION

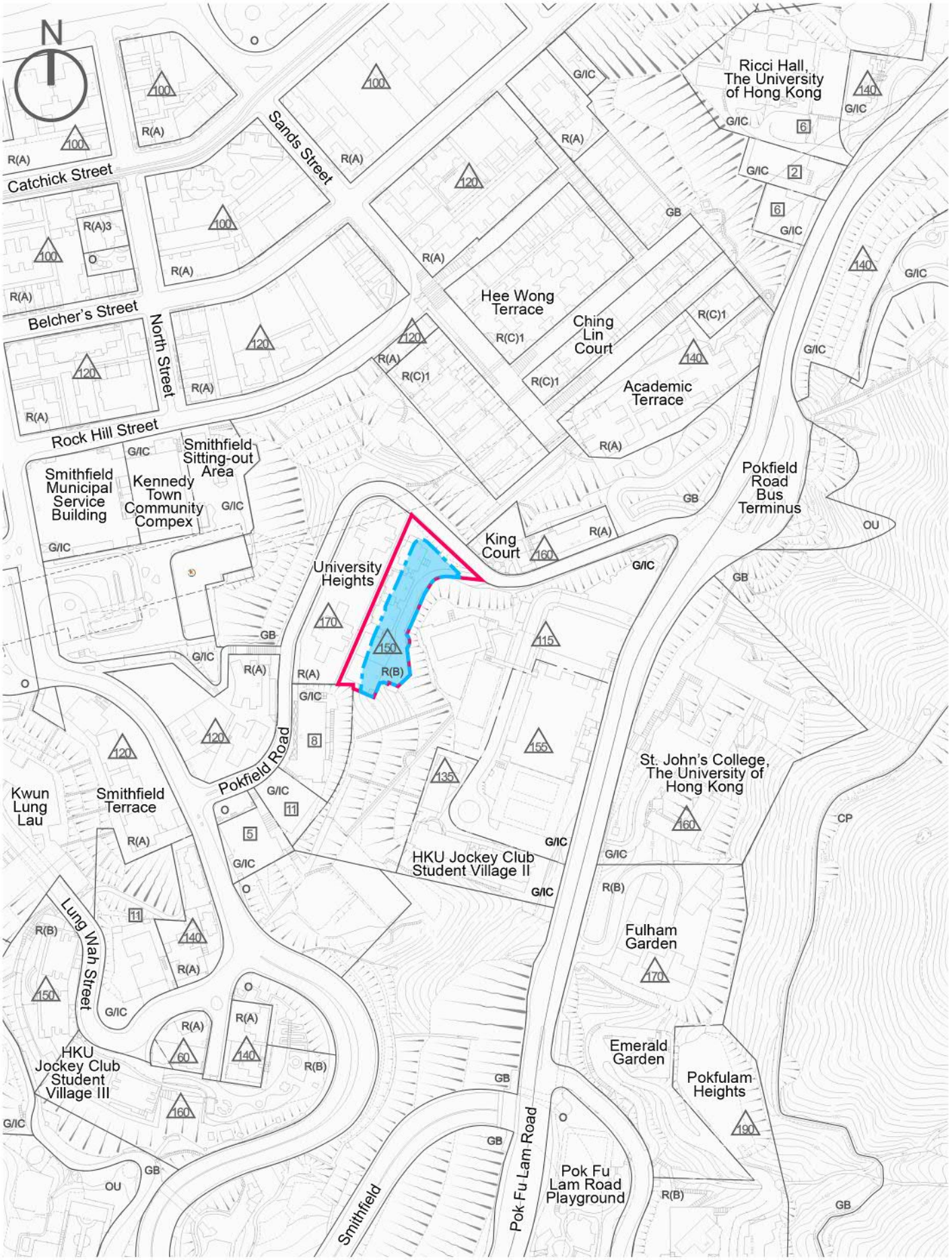
1.1 Background

1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of the proposed academic facilities and its associated ancillary facilities on LG1/F to LG5/F of the podium (hereafter referred to as the "Subject Podium") of a staff quarter of the University of Hong Kong (HKU) that is currently under construction (hereafter referred to as the "Permitted Staff Quarters") for permitted 'Flat' use at Inland Lot No. 7704 RP (Part) (IL7704 RP (Part)) (hereafter referred to as the "Application Site"), Pokfield Road, under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

1.1.2 The Application Site falls within an area zoned "Residential (Group B)" ("R(B)") on the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/24 (the OZP) (**Figure 1.1** refers). The proposed academic facilities and its associated ancillary facilities are considered as 'Educational Institution'. According to the Notes of the OZP, 'Educational Institution' is a Column 2 use that requires planning permission from the Board **(while 'Flat' use (staff quarters) is an always permitted use under OZP and is not the subject matter of this planning application)**.

1.1.3 With the latest General Building Plans (GBP) approved on 27 Sep 2024 for the Permitted Staff Quarters towers (above G/F)[2], the Permitted Staff Quarters at the subject "R(B)" zone is currently under construction. The Subject Podium is currently intended for ancillary uses to the residential development on the approved GBP dated 10 Dec 2024 including the Subject Podium (hereafter referred to as the "approved GBP", unless otherwise specified)[2]. Yet, in view of the continuous strong demand for academic spaces in HKU and to better link up with the new academic complex currently under construction in the adjoining "Government, Institution or Community" ("G/IC") zone, HKU intends to accommodate academic facilities and ancillary uses in the Subject Podium. The proposed 'Educational Institution' (academic and associated ancillary facilities) were originally difficult to be provided within existing campus spaces. Synergizing with the new academic complex

[2] For the Permitted Staff Quarters towers (i.e. above G/F), the latest GBP was approved on 27 Sep 2024 [BD reference 2/2018/21] for two 23-storey (i.e. G/F to 22/F) residential towers above a common G/F. The Subject Podium falls under a separate set of GBP, with the latest approved on 10 Dec 2024 [BD reference 2/2021/20(P)] for proposed composite development including LG1/F to LG5/F of the podium in the subject application.



llewelyn davies

Title

Extract of the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale NA		Figure 1.1	

adjoining the subject site which has been approved and is currently under construction, the subject S16 application is submitted to facilitate the provision of proposed academic facilities and its associated ancillary facilities. The proposed use is largely similar to the permitted ancillary facilities to the residential development of the approved GBP to serve the HKU community.

1.2 Report Structure

1.2.1 This Planning Statement consists of the following sections in support of the proposed uses:

Section 2:	describes the Application Site and its surrounding context;
Section 3:	presents the indicative development proposal;
Section 4:	summarizes the technical considerations in support of the indicative development proposal;
Section 5:	highlights the justifications for the proposed use; and
Section 6:	concludes the planning statement.

1.2.2 Other supplementary information are included in **Appendices A to D**:

Appendix A1:	Extract of Indicative Pedestrian Connectivity Drawing under s.12A Application No. Y/H1/2
Appendix A2:	Diagrams illustrating Locations and Arrangement of Internal Pedestrian Facilities
Appendix A3:	Extract of Traffic Impact Assessment under s.12A Application No. Y/H1/2
Appendix B:	Sewerage Impact Assessment
Appendix C:	Preliminary Environmental Statement
Appendix D:	Geotechnical Planning Review Report

2 THE APPLICATION SITE AND SURROUNDING CONTEXT

2.1 The Application Site and Surrounding Context

2.1.1 The Application Site is situated at IL7704 RP (Part), Pokfield Road (**Figure 2.1** refers). It had been occupied by the HKU Pokfield Road Residences which has long served as staff quarters comprising of 5 blocks of six-storey-high, and was recently demolished in December 2020 to make way for the current redevelopment of two blocks with a maximum building height of 150mPD to the main roof to cater the housing needs of the existing and prospective academic staff. The subject site abuts Pokfield Road to the north. It is situated about 500m southwest of HKU MTR Station and about 200m southeast of Kennedy Town MTR Station.

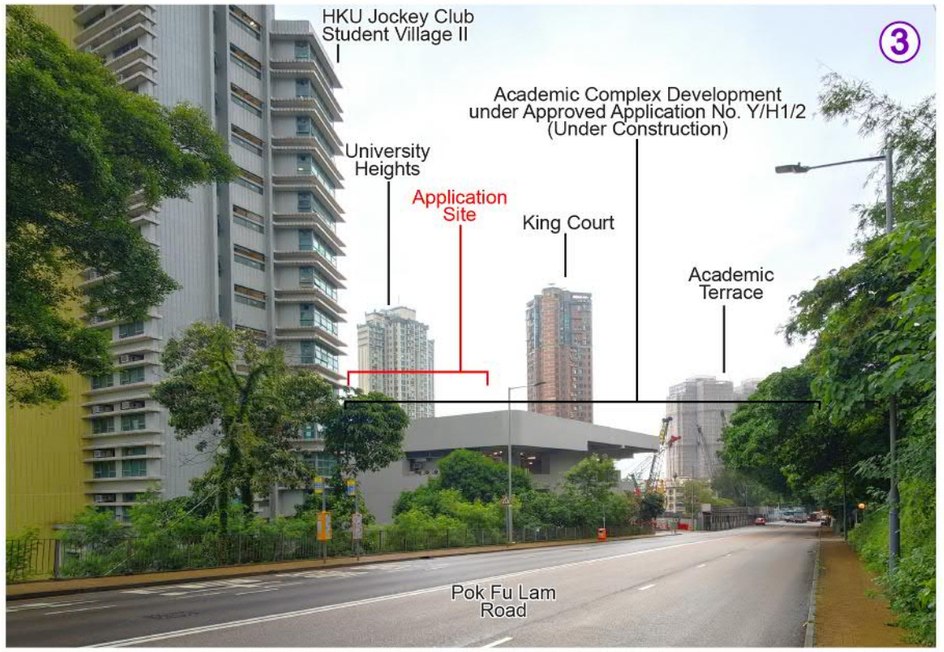
Proposed Academic Complex in Adjoining "G/IC" Zone

2.1.2 The Application Site is predominantly surrounded by other G/IC uses for the HKU community (**Figure 2.2** refers). In the adjoining "G/IC" Zone is the new academic complex currently under construction under the approved S12A planning application No. Y/H1/2 in 2022 (hereafter referred to as the "academic complex"), which has been reflected on the current OZP. The proposed academic complex comprise of a 4-storey academic building (excluding 6 levels of basement storeys) (equivalent to not more than 102mPD), an academic tower with a maximum building height restriction of 155mPD and a sports centre with not more than 4 storeys (equivalent to not more than 115mPD). The new academic complex development is planned to be the new landmark campus hub at IL7704 RP for the next decades to facilitate comprehensive growth of HKU by provide state-of-the-art academic and sports facilities. It consists of a proposed Landscape Avenue and a proposed Landscape Terrace at the LG levels to enhance the connectivity across IL 7704 RP, and to connect the Centennial Campus of HKU. In close proximity to the new academic complex, the existing HKU Jockey Club Student Village II is situated at the southeast portion of the adjoining "G/IC" Zone, comprising of three student halls of HKU, i.e. Suen Chi Sun Hall, Lee Shau Kee Hall and Morrison Hall.

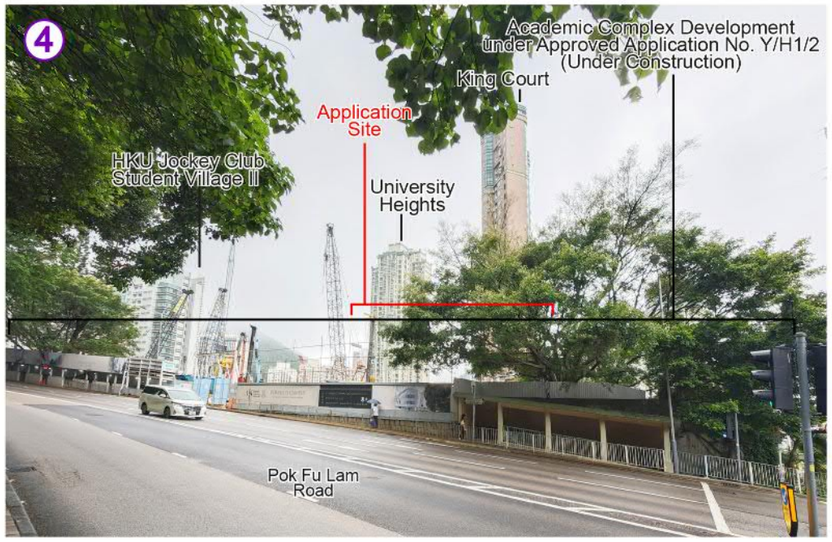
llewelyn davies	Title: Location Plan	Checked	DH	Drawn PW
		Rev	0	Date Jul 2025
		Scale NA		Figure 2.1

Staff Quarters of the HKU currently under construction ("Permitted Staff Quarters") for permitted 'Flat' use

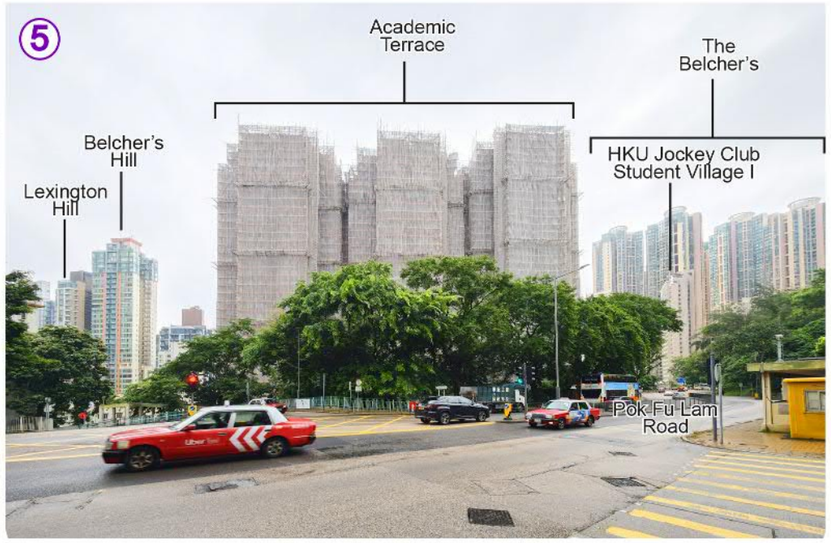
The Application Site viewing from Pokfield Road



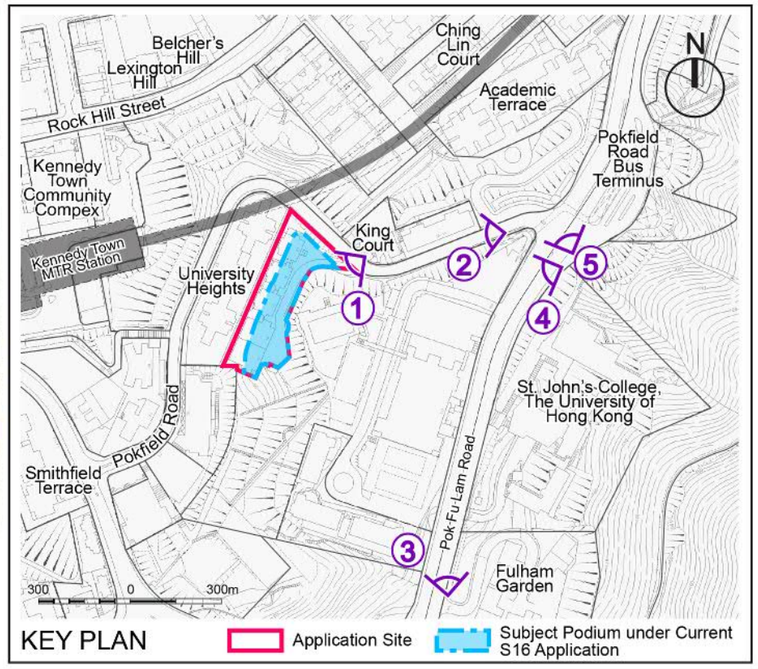
The Application Site and New Academic Complex Development under Approved Application No. Y/H1/2 (Under Construction) viewing from Pok Fu Lam Road



The New Academic Complex Development currently under construction



HKU Student Residence (HKU Jockey Club Student Village I) and Residential Developments viewing from the Exit of Pokfield Road Bus Terminus



llewelyn davies	Title: Site and Surrounding Context	Checked	DH	Drawn PW
		Rev	0	Date Jul 2025
		Scale		Figure 2.2

Other Surrounding G/IC and Residential Developments

2.1.3 To the east of IL7704 RP across Pok Fu Lam Road is the existing student hostel of HKU – St. John's College under a "G/IC" zone. St. John's College currently comprises of four blocks. With the approval of S16 planning application No. A/H11/105 by the Board in 2015, an additional hostel block with a maximum building height of 160mPD will be developed.

2.1.4 To the southwest across the adjoining "G/IC" zone are the "Open Space" zone without known implementation programme and various existing "G/IC" sites along Pokfield Road, including Our Lady of The Rosary Church St. Charles School, Caritas Mok Cheung Sui Kun Community Centre and a telephone exchange. To the southeast are the existing "R(B)" development with a maximum building height of 170mPD, namely Fulham Garden.

2.1.5 To the northwest of IL7704 RP is the existing high-rise residential development within "Residential (Group A)" ("R(A)") zone with maximum building height restriction of 170mPD, namely University Heights.

2.1.6 To the north of IL7704 RP across Pokfield Road are two high-rise residential developments within "R(A)" zones – King Court and Academic Terrace. To the further northeast of IL7704 RP are the existing Main Campus and Centennial campus of HKU. Currently, the students and staff of HKU can reach the Flora Ho Sports Centre Complex at IL7704 RP from the Main Campus and Centennial Campus via the footpaths along Pok Fu Lam Road.

2.2 Planning Context

Approved Kennedy Town and Mount Davis OZP No. S/H1/24

2.2.1 The Application Site, as indicated in **Figure 1.1**, falls within an area zoned "R(B)" on the approved Kennedy Town and Mount Davis OZP No. S/H1/24. The subject "R(B)" zone is subject to a maximum building height of 150mPD and is intended for medium-density residential developments. The proposed academic facilities and its associated ancillary facilities is only for LG1/F to LG5/F of the Subject Podium of the Permitted Staff Quarters. The proposed use is similar in nature as compared to the permitted ancillary uses to the residential development under the approved GBP.

2.2.2 According to the Definition of Terms adopted by the TPB, the proposed academic

facilities and its associated ancillary facilities are considered as 'Educational Institution', which is a Column 2 use that requires planning permission from the Board.

2.2.3 For the Permitted Staff Quarters, 'Flat' use (staff quarters) within the Application Site is an always permitted use under OZP and is not the subject matter of this planning application.

2.3 Land Status and Building Status

2.3.1 The Application Site falls partly within IL7704 RP. The Applicant is the "current land owner" of the Application Site. A set of approved GBP dated 27 Sep 2024 has been obtained to facilitate the current construction of the Permitted Staff Quarters towers at the Application Site (above G/F), while another set of approved GBP dated 10 Dec 2024 has been obtained to facilitate the construction of the podium levels. According to the approved GBP dated 10 Dec 2024, the Subject Podium (i.e. the podium of the Permitted Staff Quarters) is currently intended for ancillary uses to the residential development. Apart from two residential towers, i.e. the Permitted Staff Quarters for junior professoriate staff and visiting academics, the approved GBP has included various ancillary uses to the residential development including libraries, residential F&B and multifunction rooms such as staff common room, meeting room, function room and store rooms.

3 INDICATIVE DEVELOPMENT PROPOSAL

3.1 Permitted Flat Use (Staff Quarters)

3.1.1 The Permitted Staff Quarters at the Application Site is currently under construction to cater the housing needs of the existing and prospective academic staff. The Permitted Staff Quarters completely conforms to all OZP requirements, including a maximum building height of 150mPD. In terms of the plot ratio (PR) and site coverage (SC), the Building (Planning) Regulations has been duly respected in the subject IL7704 RP. The corresponding GBP has been approved under BO.

3.2 Subject Podium for Proposed Academic Facilities and its Associated Ancillary Facilities

3.2.1 The Subject Podium, with a total Gross Floor Area (GFA) of about 7,700m^2, is located on LG1/F to LG5/F of the podium of the Permitted Staff Quarters. The Subject Podium was intended for ancillary uses to the permitted residential development under the approved GBP. According to the indicative proposed scheme, the Subject Podium is proposed for academic facilities and its associated ancillary facilities.

3.2.2 The proposed academic facilities and its associated ancillary facilities target to serve the HKU community and to link up the new academic complex currently under construction in the adjoining "G/IC" zone. The proposed use is for 'Educational Institution' (academic facilities and its associated ancillary facilities), including classrooms / student activity rooms / society rooms and administrative offices, staff and students canteen[3], IT and data rooms[4], research labs/rooms[5], E&M and back of house[6]; as well as area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area. The proposed academic facilities are non-polluting in nature and does not involve any dangerous goods/storage facilities.

[3] The staff and students canteen intends to serve the staff, students and visiting scholars of the University. It will operate as a canteen in an educational institution and is an ancillary use to the proposed academic facilities.
[4] IT and data rooms are primarily for information technology services to support learning and research for students and staff.
[5] Research labs are mainly for behavioural labs supporting data collection using experimental methods and will be equipped with computers and augmented reality/virtual reality devices etc., while research rooms include research centre and research assistant office. No wet laboratory will be provided.
[6] Back of house includes uses such as laundry and linen room, air handling unit, primary air-handling unit, fan room, server room, kitchen fan room and building maintenance units store.

3.2.3 The proposed use at the Subject Podium is to support uses of similar nature to the permitted ancillary uses to the residential development. There will be no change to the building bulk of the Permitted Staff Quarters due to the proposed use. No additional staff/students are anticipated by the proposed use, i.e. will remain at around 6,900 as per previous estimation of the academic complex development assumed under S12A application No. Y/H1/2.

3.2.4 The Indicative Floor Plans, Indicative Section Plans and Indicative Elevation Plan of the Subject Podium are provided in **Figures 3.1 to 3.8**. The indicative development parameters are provided in **Table 3.1**.

Table 3.1 Indicative Development Schedule

IL 7704 RP **(Only the "R(B)" Portion is the Subject of this Application)**	
Site Area:	About 24,893.8m^2
• "R(B)" Portion	• About 2,694m^2
• "G/IC" Portion	• About 22,199.8m^2
Permitted Flat Use (Staff Quarters) in "R(B)" Portion **(Not the Subject of this Application)**	
Maximum Building Height (to main roof):	150mPD
No. of Towers:	2
Permitted Domestic Plot Ratio (1) (2) (3):	Not more than 9
Permitted Site Coverage (above podium) (4):	Not more than 37.5%
Major Use:	'Flat' Use (Staff Quarters) – Residential towers
Proposed Academic Facilities and its Associated Ancillary Facilities in "R(B)" Portion **(i.e. Subject Podium of the Current Application)**	
Non-domestic GFA:	About 7,700m^2
• LG1/F	• About 1,500m^2
• LG2/F	• About 1,500m^2
• LG3/F	• About 1,600m^2
• LG4/F	• About 1,500m^2
• LG5/F	• About 1,600m^2

Proposed Use:	'Educational Institution' (academic facilities and its associated ancillary facilities), including classrooms / student activity rooms / society rooms and administrative offices, staff and students canteen (operate as a canteen in an educational institution, ancillary to the proposed academic facilities), IT and data rooms, research labs / rooms, E&M and back of house; as well as area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area
Permitted Non-Domestic Plot Ratio (5) (6):	Not more than 15
Permitted Site Coverage (podium) (7):	Not more than 100%
No. of Storeys Involved:	5

Remarks:

(1) The permitted domestic PR for IL7704RP is 9 according to the Building (Planning) Regulations (B(P)R).
(2) For reference, the indicative domestic PR calculated based on the current Application Site (i.e. "R(B)" zone only) is 7.93.
(3) For reference, the indicative domestic GFA is about 21,368m^2 extracted from the approved GBP dated 27 Sep 2024.
(4) The permitted site coverage above podium (over 15m) for IL7704RP is 37.5% according to the B(P)R.
(5) The permitted non-domestic PR for IL7704RP is 15 according to the B(P)R. The plot ratio for the domestic part of a composite building shall not exceed the product of the difference between the permitted plot ratio for the building if it were a non-domestic building and the actual plot ratio of the non-domestic part of the building and the permitted plot ratio for the building if it were a domestic building divided by the permitted plot ratio for the building if it were a non-domestic building.
(6) For reference, the indicative non-domestic PR based on the current Application Site (i.e. "R(B)" zone) is 2.86.
(7) The permitted site coverage at podium (below 15m) for IL7704RP is 100% according to the B(P)R. For reference, the indicative site coverage at podium based on the current Application Site (i.e. "R(B)" zone) is about 62.5%.

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

approx.
11m

approx.
10.5m

G/C ZONE

RESIDENTIAL (B) ZONE

WC

FIREMAN'S LIFT LOBBY

FIREMAN'S LIFT LOBBY

E&M

E&M

E&M

PANTRY

LIFT LOBBY

BACK OF HOUSE

STAFF AND STUDENTS CANTEEN

STAFF COMMON ROOM

WC

WC

BACK OF HOUSE

VOID

BREAKOUT ROOM

BREAKOUT ROOM

E&M

E&M

FIREMAN'S LIFT LOBBY

E&M

BREAKOUT ROOM

BREAKOUT ROOM

BACK OF HOUSE

BREAKOUT ROOM

BREAKOUT ROOM

PROTECTED CORRIDOR

ACADEMIC & ANCILLARY USES

74.90

VOID

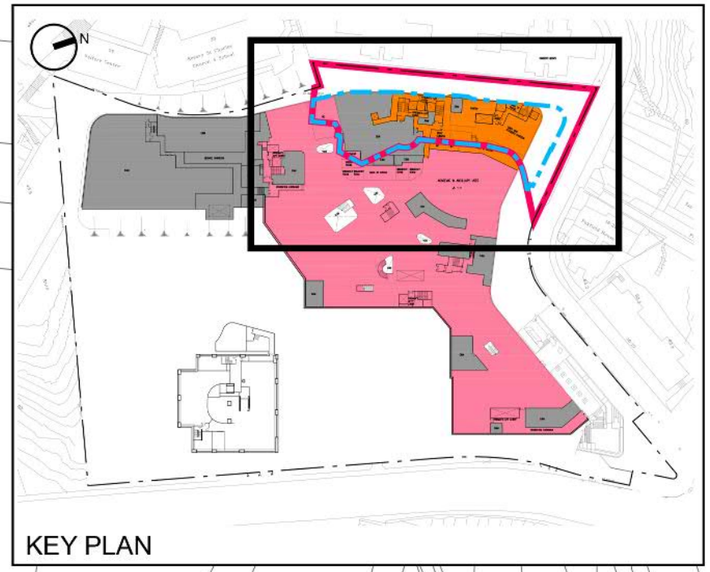
VOID

E&M

VOID

POKFIELD ROAD

18-24 Pokfield House



Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP

Title

Indicative Floor Plan (LG1)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.1

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

LANDSCAPED TERRACE

LANDSCAPED TERRACE

G/C ZONE

RESIDENTIAL (B) ZONE

WC

SOCIETY ROOMS AND ADMINSTRATIVE OFFICES

FIREMAN'S LIFT LOBBY

FIREMAN'S LIFT LOBBY

BACK OF HOUSE

BACK OF HOUSE

E&M

PROTECTED CORRIDOR

PANTRY

STAFF AND STUDENTS CANTEEN

LIFT LOBBY

E&M

PROTECTED CORRIDOR

BACK OF HOUSE

E&M

VOID

FIREMAN'S LIFT LOBBY

VOID

E&M

PROTECTED CORRIDOR

E&M

ACADEMIC & ANCILLARY USES

70.50

VOID

VOID

E&M

PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
(known as lift "L8")

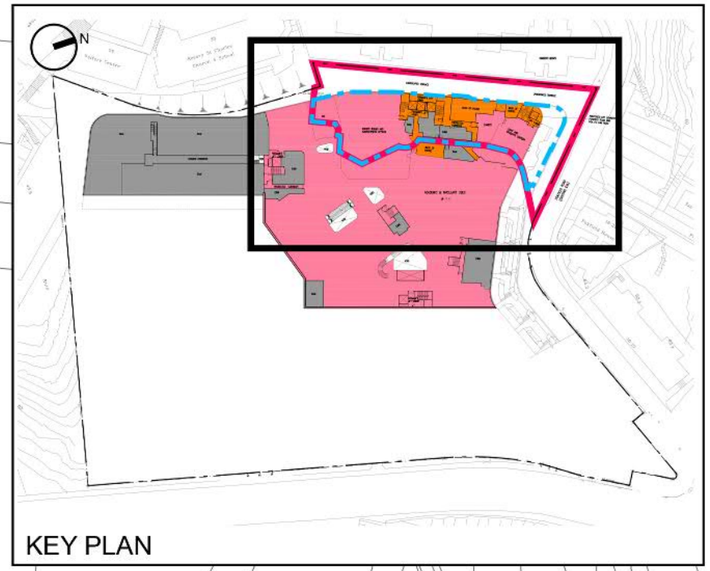
POKFIELD ROAD (EXISTING EVA)

18-24 Pokfield House

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

KEY PLAN



P&T GROUP

Title

Indicative Floor Plan (LG2)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.2

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

G/C ZONE

RESIDENTIAL (B) ZONE

STUDENT COMMON ROOM

WC

VOID

STORE

E&M

FIREMAN'S LIFT LOBBY

PROTECTED CORRIDOR

BACK OF HOUSE

KITCHEN

LIFT LOBBY

STAFF AND STUDENTS CANTEEN

CLASSROOM

ACADEMIC & ANCILLARY USES

66.10

POKFIELD ROAD

Pokfield House

18-24

P

KEY PLAN

Legend

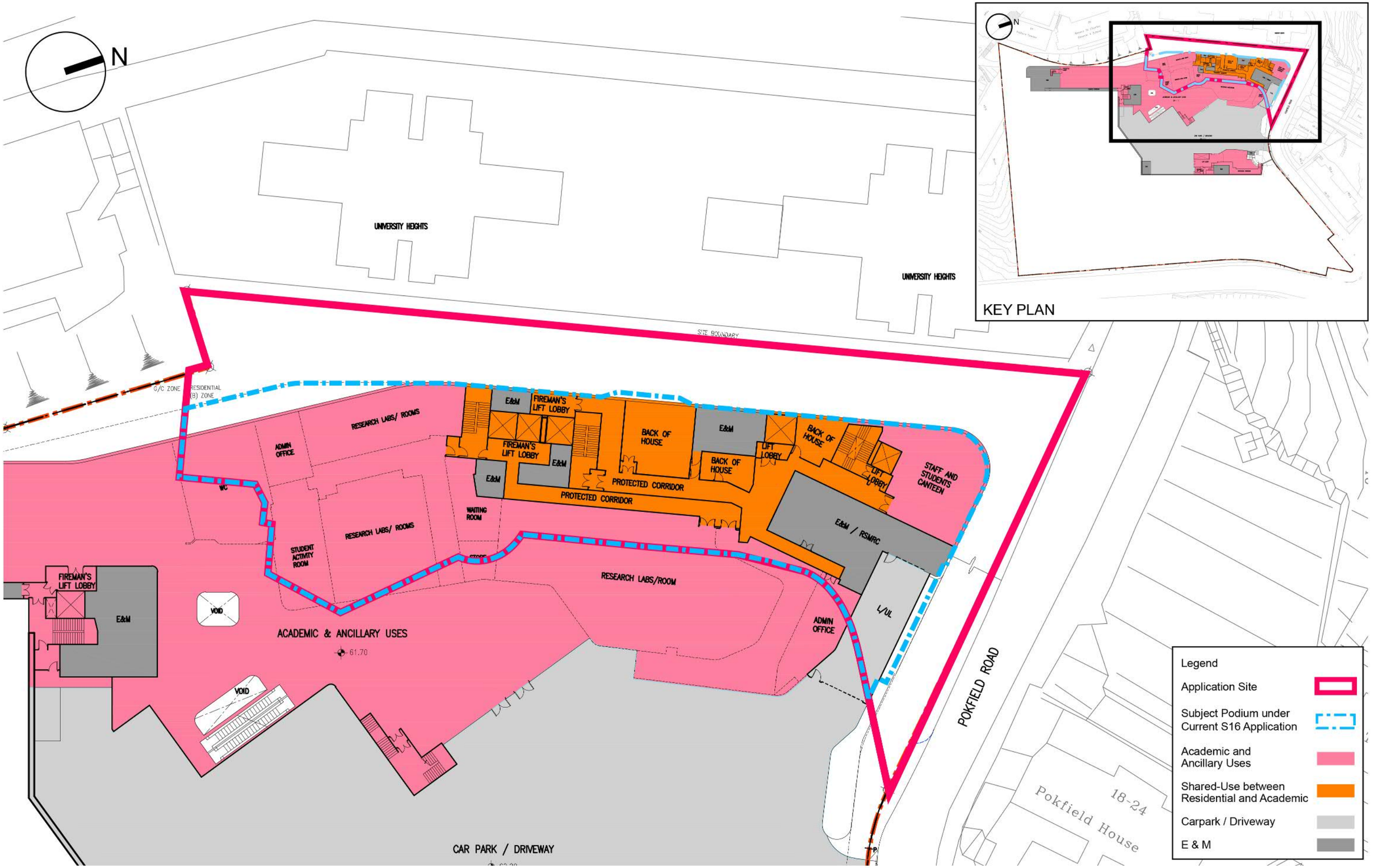
- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP

Title

Indicative Floor Plan (LG3)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.3



P&T GROUP

Title

Indicative Floor Plan (LG4)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.4

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

LANDSCAPED AVENUE

LANDSCAPED AVENUE

IGVC ZONE 1 RESIDENTIAL (R1) ZONE

BACK OF HOUSE

FIREMAN'S LIFT LOBBY

PROTECTED CORRIDOR

FIREMAN'S LIFT LOBBY

LIFT LOBBY

E&M

E&M

E&M

STUDENT ACTIVITY ROOM

KITCHEN

IT AND DATA ROOM

FIREMAN'S LIFT LOBBY

E&M

ACADEMIC & ANCILLARY USES

57.30

PROTECTED LIBRARY CORRIDOR

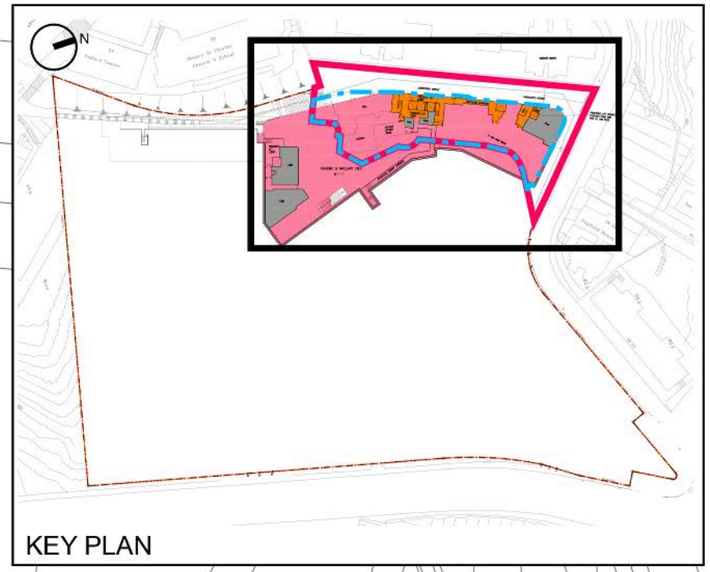
E&M

PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD (known as lift "L8")

POKFIELD ROAD

18-24 Pokfield House

TP



Legend

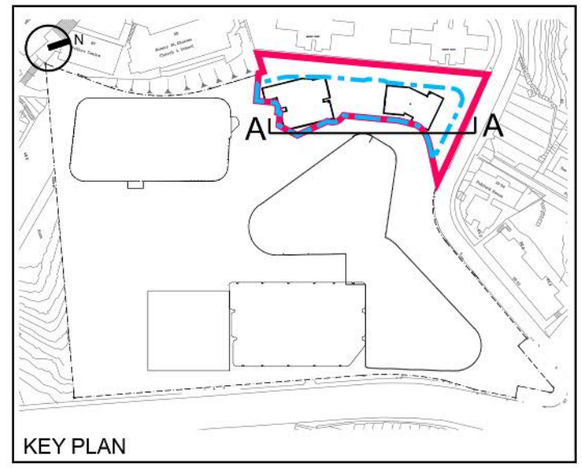
- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

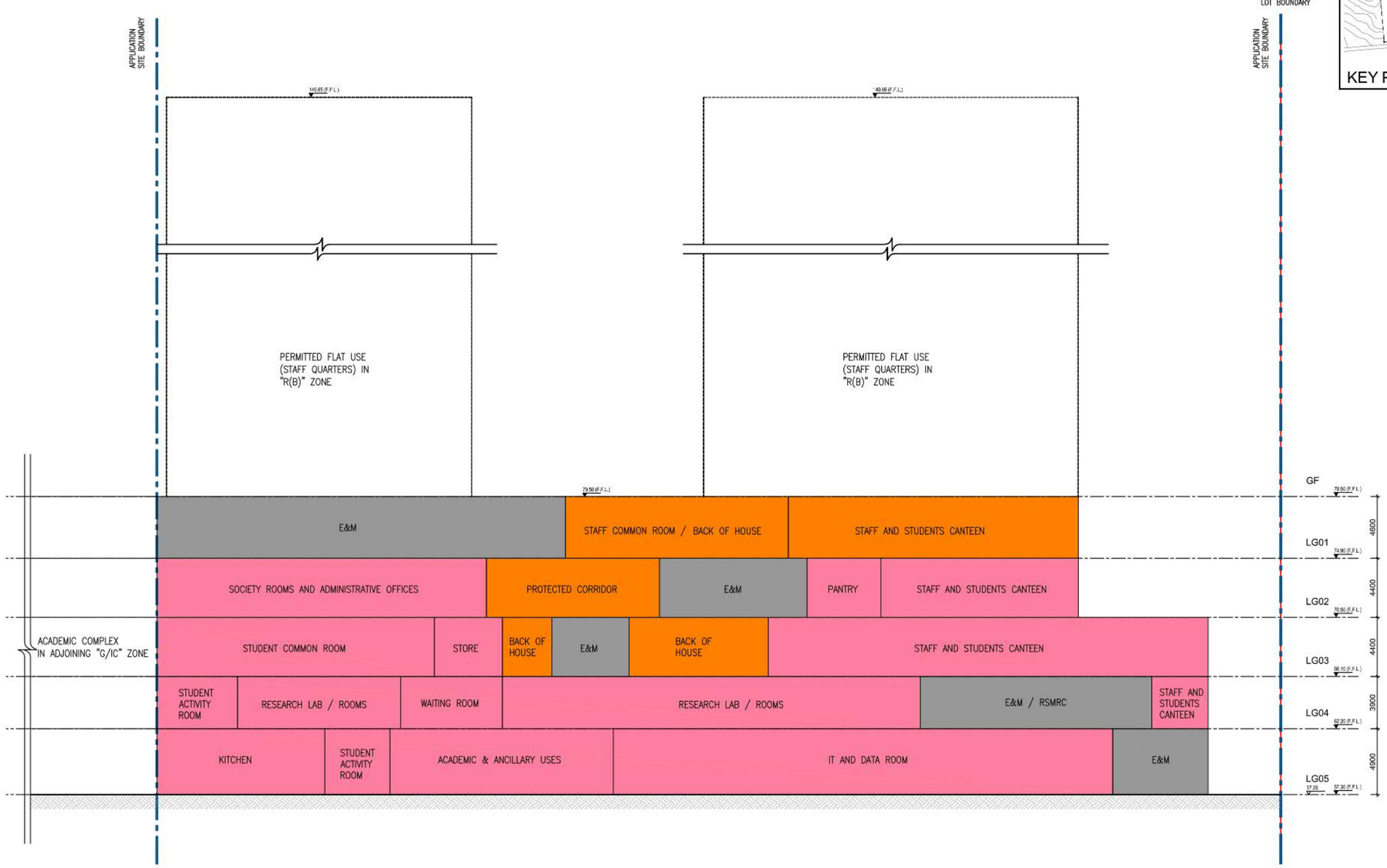
P&T GROUP

Title

Indicative Floor Plan (LG5)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.5



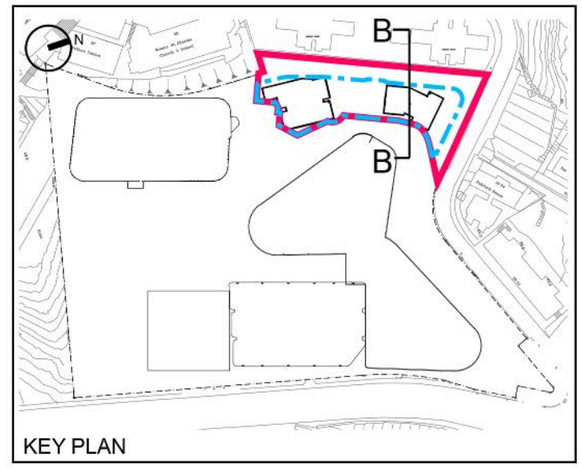


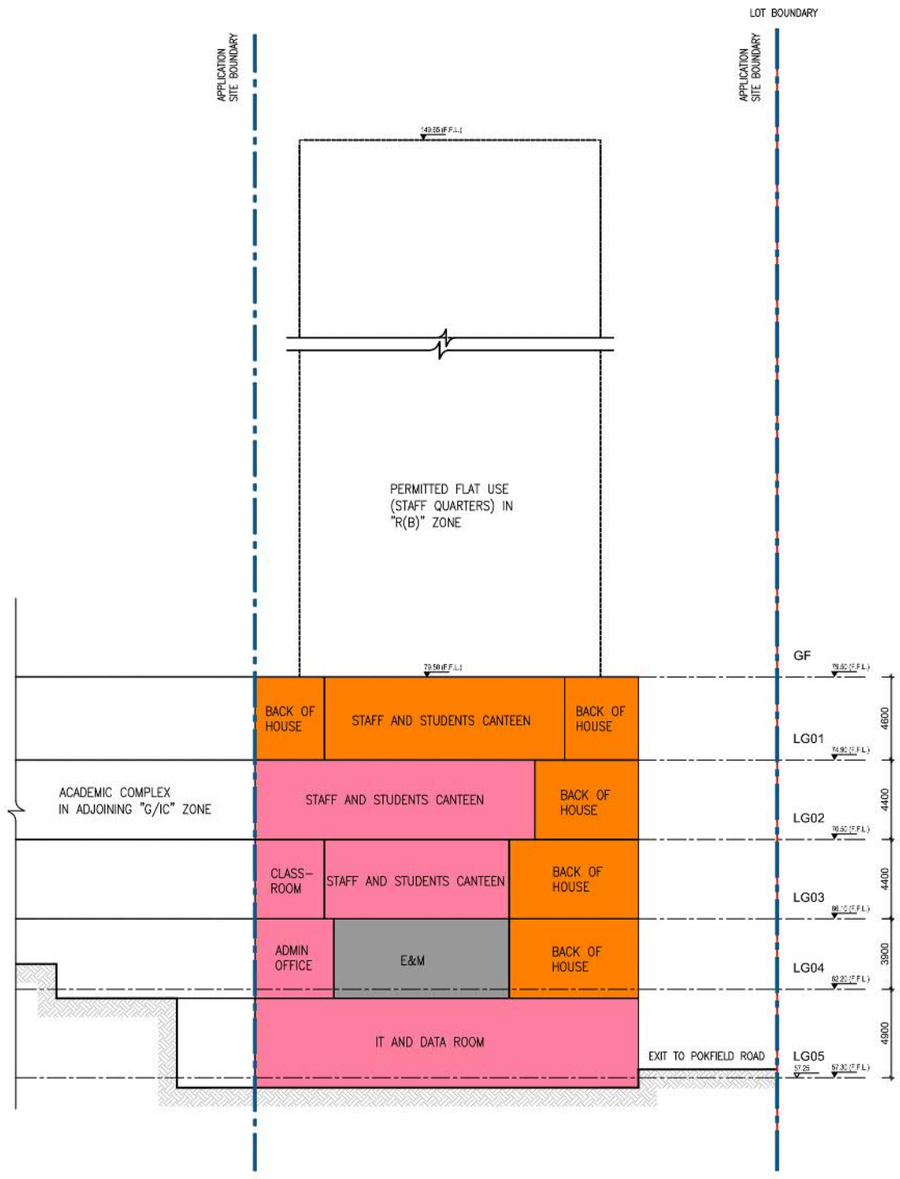
P&T GROUP

Title

Indicative Section Plan (A-A)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.6





Legend

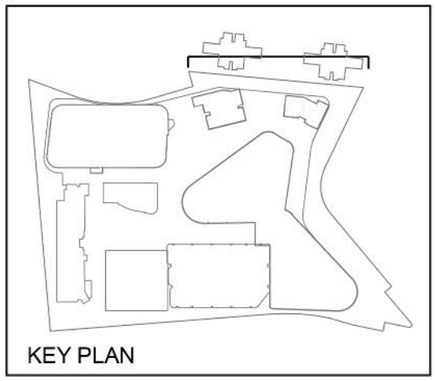
- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP

Title

Indicative Section Plan (B-B)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.7



LOT BOUNDARY

APPLICATION SITE BOUNDARY

PERMITTED FLAT USE (STAFF QUARTERS) IN "R(B)" ZONE

PERMITTED FLAT USE (STAFF QUARTERS) IN "R(B)" ZONE

LOT BOUNDARY

APPLICATION SITE BOUNDARY

GF

LG01

LG02

LG03

LG04

LG05

TO POK FU LAM ROAD

TO POKFIELD ROAD

GLASS WORK

STEEL WORK

GLASS WORK

STEEL WORK

ACADEMIC COMPLEX IN ADJOINING "G/IC" ZONE

SITE BOUNDARY

APPLICATION SITE

P&T GROUP

Title

Indicative Elevation Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.8

3.3 Traffic Arrangement and Facilities

Pedestrian and Vehicular Access

3.3.1 Under the approved GBP, the vehicular access of the Permitted Staff Quarters is located at Pokfield Road. The proposed academic facilities and its associated ancillary facilities are located within the Subject Podium of the Permitted Staff Quarters. There will be no change to the vehicular access with the proposed use at the Subject Podium.

3.3.2 In terms of pedestrian access, as the total population of students and staff remains unchanged as 6,900, all proposed pedestrian enhancements and arrangements under previous S12A planning application shall remain unchanged. For illustrative purpose, please refer to **Appendix A1** for the indicative pedestrian connectivity drawing submitted under previous S12A application for easy reference.

3.3.3 Staff/students using the academic facilities and its associated ancillary facilities at the Subject Podium are mainly from the proposed adjoining academic complex and its proposed Landscaped Avenue on LG5/F and Landscaped Terrace on LG2/F along the west and north of the development. Together with a proposed lift for students, staff and the general public to connect Pokfield Road and Pok Fu Lam Road via LG2/F and LG5/F (known as "lift L8") with an aim to provide an alternative pedestrian connection along the steep Pokfield Road, multiple pedestrian connections would form a convenient and pleasant walking environment and would be opened for public enjoyment[7][8]. Students may also make use of the escalator and staircase connecting from LG5/F to LG3/F, and to LG1/F respectively to access different levels of the Subject Podium. The locations and arrangement of internal pedestrian facilities are indicated in **Appendix A2**.

3.3.4 Within the podium levels, students can use a combination of lifts, escalators and staircases located at various parts to access different levels. For residents of the

[7] As committed under previous S12A application and as stipulated under the Explanatory Statement of the OZP, multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield would be provided by HKU with integrated landscaping and greenery design to enhance the walking environment, particularly along the Landscaped Avenue, Landscaped Terrace and sunken courtyard, which would be opened for public enjoyment.

[8] The Landscaped Avenue at LG5/F and the Landscaped Terrace at LG2/F, which is proposed to form part of the pedestrian connection from Pok Fu Lam Road to Pokfield Road, will be tentatively open to public round the clock, whilst the opening hours of the lift L8 intended to align with the opening hours of Kennedy Town MTR Station, i.e. tentatively from about 06:00 to about 01:00.

Permitted Staff Quarters, certain lifts are designated for exclusive access. Since there is no change in the arrangement of lifts as compared to the previous S12A planning application, it should be noted that there is no increase in demand for travelling via the lifts, and the design of lifts is capable to cater the respective demands.

Internal Transport Facilities

3.3.5 In terms of internal transport facilities, as there will be no increase in the overall GFA and no increase in the estimated population of students and staff within IL 7704 RP, and as the development intensity (e.g. floor area, number of flats, number of blocks and flat mix) assumed in the previous Traffic Impact Assessment (TIA) conducted for the whole proposed redevelopment at IL7704 RP — including the Permitted Staff Quarters with ancillary uses — remains unchanged, the proposed academic facilities and its associated facilities are not anticipated to create any additional demand for car parking and loading/unloading (L/UL) facilities.

3.3.6 As such, the proposed use would induce no change to the parking and servicing facilities of IL 7704 RP as provided under the lease and in the approved GBP.

3.3.7 An extract of the car parking spaces and loading/unloading facilities provision from the previous TIA is provided in **Appendix A3**.

3.4 Implementation

3.4.1 Upon approval of the subject S16 application, a new set of GBP for the proposed academic facilities and its associated ancillary facilities at LG1/F to LG5/F of the Permitted Staff Quarters will be submitted to the Buildings Authority for approval.

4 TECHNICAL CONSIDERATIONS

4.1 Traffic Aspect

4.1.1 A Traffic Impact Assessment (TIA) has been conducted previously for the whole proposed redevelopment at IL7704 RP, including the Permitted Staff Quarters with ancillary uses, to assess the traffic impact, including vehicular and pedestrian traffic. All identified junctions, walkways, stairs, ramps and signalised crossing will operate within capacities or within acceptable level-of-service with the planned and proposed developments in Design Year 2029, with agreed proposed junction improvement scheme at Smithfield / Pokfield Road.

4.1.2 It is worth noting that the previous TIA has already taken into account a total population of 6,900 for the academic complex development assumed under S12A application No. Y/H1/2, which includes population of 3,450 for the Academic Building and 3,450 for the Academic Development. The Permitted Staff Quarters was assumed to include 373 flats, which remains unchanged. There is no change in the number of staff and students in the proposed development, and in any other development parameters assumed in the previous TIA (e.g. floor area, number of flats and flat mix). An extract of the traffic trip generation and development parameters adopted in the previous TIA is provided in **Appendix A3**. The TIA has already considered the worst case scenario as a conservative approach allowing development flexibility for non-residential uses in the subject podium.

4.1.3 As there will be no increase in bulk and estimated number of staff/students, or any other development parameters including floor area, number of flats and flat mix, after the proposed development, and the proposed use is similar in nature to the original non-residential uses in the podium of "R(B)" zone under approved GBP, the proposed development at the Subject Podium will not render any change in the development parameters assumed in the TIA under S12A application No. Y/H1/2. As such, no adverse vehicular or pedestrian traffic impacts are anticipated. There will not be additional traffic impact in the locality or change in demand for internal transport facilities, i.e. no additional car parking spaces and loading/unloading facilities are required.

4.2 Drainage and Sewerage Aspects

4.2.1 For the drainage aspect, as the Permitted Staff Quarters is already under construction and the current application only involves the podium levels of the Permitted Staff Quarters, there will not be changes to the paved / unpaved area of the development site and there will be drainage system to serve the proposed use, therefore it is anticipated that the proposed use will not cause insurmountable drainage impact.

4.2.2 For the sewerage aspect, as the expected population for the use remains unchanged as compared to the approved GBP, and the proposed academic facilities and its associated ancillary facilities are of similar nature to the permitted ancillary uses to the residential development, it is anticipated that the proposed use will not induce any adverse impact on the existing sewerage systems.

4.2.3 Under the current proposal, the podium levels of the permitted 'Flat' use for staff quarters, i.e. residential use, is now allocated for institutional uses. With reference to the latest approved Sewerage Impact Assessment (SIA) dated 29th Jan 2021 (the approved SIA), and as shown in Table 3.1 from Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF) from the Environmental Protection Department (EPD), the unit flow factors (UFF) for residential usage ranges from 0.19m^3/day to 0.37 m^3/day, and that for institutional usage is 0.19m^3/day. Therefore, considering that the total population is unchanged, and the UFF of sewage estimation for residential and institutional uses as mentioned above, the amount of sewage is anticipated to have no significant changes due to this planning application. In this regard, the estimated sewerage flow from the subject area shall be assessed and covered in the approved SIA .

4.2.5 In view of the above, it is predicted that the total volume of sewerage discharge upon approval of this application will be similar to the volume of sewerage discharge before this application. The details of the SIA are provided in **Appendix B**.

4.3 Environmental Aspect

4.3.1 A Preliminary Environmental Statement has been prepared to assess the potential environmental impact to or from the Proposed Development. The details of the Preliminary Environmental Statement are provided in **Appendix C**.

Noise

4.3.2 The proposed academic facilities and its associated ancillary facilities in the Subject Podium will be served by central air-conditioning system and will not rely on openable windows for ventilation purpose, hence it is anticipated that the proposed use will not be subject to adverse road traffic noise impact. The noise criteria stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) will be followed for the design of the building services system of the proposed development.

Air Quality

4.3.3 In terms of constructional air quality impact, fugitive dust due to construction works and gaseous emission from construction equipment would have insignificant air quality impacts on nearby air sensitive receivers, with the implementation of dust suppression measures and good site practices as stipulated under Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations.

4.3.4 The vehicular emission horizontal buffer distance between Pokfield Road and the air sensitive uses of Project Site is sufficient as stipulated in Chapter 9 – Environment of HKPSG. No adverse air quality impact due to vehicular emission is anticipated at the Proposed Development.

4.3.4 Given that no chimney and odour source is identified within the 500m of the Proposed Development, thus adverse air quality impact from industrial emission to the Proposed Development is not anticipated.

4.3.5 The proposed staff and students canteen will adopt proper odour and oily fume control measures in accordance with EPD's guidelines. Sufficient separation distance between exhaust vents and fresh air intakes is provided, and the exhaust

vent is located away from fresh air intake and nearby sensitive receivers. Therefore, no adverse air quality impact from oily fumes and odour is anticipated at the Proposed Development.

Water Quality

4.3.6 For water quality assessment, water quality impact is expected to be minimal when appropriate mitigation measures and good site practice are implemented during construction phase to properly discharge site run-offs. The contractor shall apply for a Discharge License from EPD under the WPCO. All site discharges should be treated as necessary in accordance with the terms and conditions of the Discharge License. Thus, water quality impact is not anticipated during construction phase and operation phase of the Proposed Development.

Waste and Land Contamination

4.3.7 For waste management, top priority should be given to waste avoidance, followed by minimization, reuse/recycling, treatment and disposal of waste as a last resort during expected to be generated from the construction phase, while general refuse will be the major waste generated from operation phase. Provided that all these wastes are reused and recycled if appropriate, handled, stored and disposed of in strict accordance with the relevant legislative requirements and the recommended mitigation measures are properly implemented, no adverse waste impact is anticipated.

4.3.8 Based on the information gathered and reply from government departments, there are no records of chemical spillage accidents, land contamination submissions, dangerous goods storage, or fire-related incidents at the Application Site. The information collected from the review of historical aerial photographs revealed no past land contamination and therefore, it is not anticipated that there would be any land contamination impact due to past land uses. Therefore, no land contamination impact is anticipated.

4.3.9 In view of the above, and noting that the Permitted Staff Quarters is already under construction and the proposed use only involves the podium levels of the Permitted Staff Quarters, it is anticipated that the proposed use will not cause insurmountable environmental impact.

4.4 Geotechnical Aspect

4.4.1 As the staff quarters use is always permitted in the subject "R(B)" zone, a Geotechnical Assessment Report (Design Report for Site Formation Stage 2) has already been submitted to the Buildings Department and the Geotechnical Engineering Office, Civil Engineering and Development and was approved previously during the General Building Plans stage. It was confirmed that the permitted staff quarters development which is currently under construction is geotechnically feasible.

4.4.2 As the current proposal for proposed academic facilities and its associated ancillary facilities is only related to internal conversion of the subject podium, no adverse effects on the adjacent grounds, slopes, retaining walls, underground utilities and structures are anticipated. Nevertheless, in support of this Section 16 planning application, a Geotechnical Planning Review Report (GPRR) is prepared in accordance with the GEO Advice Note for Planning Applications under Town Planning Ordinance (CAP.131). The details of the GPRR are provided in **Appendix D**.

5 JUSTIFICATIONS

5.1 In Line with the Government's Latest Policy to Promote Tertiary Education by Providing New Teaching Facilities

5.1.1 The Government has been promulgating various measures to strengthen the tertiary education of Hong Kong aiming to develop Hong Kong as a regional education hub and nurturing talent for Hong Kong's continued development. For example, the Chief Executive's 2023 and 2024 Policy Addresses highlight the vision to develop Hong Kong into an international hub for post-secondary education.

5.1.2 It is envisaged that the completion of the proposed academic facilities and its associated ancillary facilities would facilitate HKU to continue its efforts to expand capacity and enhance standard through high-quality teaching and supporting facilities.

5.2 Increasing Demand to Support HKU's Future Integrated Development

Vision, Existing Situation and Recent Development Plans of HKU Business School

5.2.1 As the HKU Business School is aspiring to become a premier business school in Asia with significant global influence, more modernised teaching and research space with innovative facilities are needed to grow and nurture new generations of business leaders. The rapid growth of the HKU Business School has been evident in its growing number of students, i.e. an increase of 39% in just ten years from 2010/2011 to 2020/2021. In addition, over 40 outstanding scholars from all over the world have joined HKU Business School in the past few years.

5.2.2 The existing facilities of HKU Business School are scattered at various locations including the HKU main campus, Cyberport and Admiralty Town Centre. K.K. Leung Building, where the HKU Business School is currently located at, was built over 30 years ago. The building has limited capacity for the future expansion and upgrading of academic facilities of HKU Business School. Currently, the HKU Faculty of Business and Economics bears a rental cost of over 2.5 million dollars per month for only one of the off-campus premises. With the expected growing demand for teaching facilities, it is ineffective to rely on renting spaces, which would strain and divert substantial resources from academic and research improvement and hinder HKU Business School's capacity to be a leading, globally-impactful academic institution.

5.2.3 To cater the increasing demand and current deficiency, a new academic complex adjoining the subject site has been approved and is currently under construction, with an view to bring the University to forge ahead to the 21st Century's tertiary institution in Hong Kong with international space norms for teaching, research and other academic activities to help the HKU Business School to become a leading business school in the world.

5.2.4 The proposed scheme will bring additional academic floor space with shared-use amenities between residential and academic portions. This will facilitate an integrated development in both software (i.e. the HKU community) and hardware (i.e. physical connectivity) terms.

5.3 Uniqueness of the Subject "R(B)" Zone Renders it Appropriate for 'Educational Institution' Use

5.3.1 While the planning intention of the Application Site, i.e. "R(B)" zone is intended primarily for medium-density residential developments, the subject site for Permitted Staff Quarters had long served as quarters supporting the HKU community, i.e. HKU Pokfield Road Residences. The Pokfield Road Residences had only ceased operation since 31 December 2020 to make way for the site redevelopment of the Permitted Staff Quarters. The subject "R(B)" zone adjoins to "G/IC" zone, consisting the existing HKU Jockey Club Student Village 2 and the newly proposed academic complex with an academic building, an academic tower and sports centre. The area predominantly serves the HKU community to provide G/IC facilities for academic use, and also provides land for uses directly related to or in support of the work of institutional establishments.

5.3.2 The Permitted Staff Quarters is designed to provide quality accommodation for HKU's academic staff and visiting scholars on short-term stay, meeting the latest space norms and encouraging academic exchange. Considering the site context of the subject "R(B)" zone situated within a G/IC cluster, the current application only intended to fully utilise the podium levels should be deemed acceptable in planning terms for a comprehensive planning of the cluster.

5.4 Allow Design Flexibility for Optimising the Utilisation of Academic Facilities

Design Flexibility for Connecting with the Adjoining Academic Complex

5.4.1 The proposed development leverages the locational advantages of the Subject

Podium, being a part of the Permitted Staff Quarters, to create synergy with the adjoining new academic complex of HKU Business School under the approved S12A application (Application No. Y/H1/2) in 2022 as reflected under the current OZP. Upon completion of the proposed use, students and staff from the new academic complex under construction, as well as staff and visiting academics of the staff quarters could utilise the interconnected academic facilities. The proposal links up the podium levels of the Permitted Staff Quarters, bringing teaching staff and students closer to academic facilities and benefitting the HKU community. In addition, this allows design flexibility to accommodate a variety of academic uses for meeting evolving needs to enhance the research and teaching standards of the university, with high-quality academic floor space, such as data and research rooms, that go beyond traditional lecture rooms and classrooms.

Vertical Community with Learn, Work and Play Elements

5.4.2 With integration of live-work-study by bringing academic activities and top-notch facilities close to where an accessible and comfortable living environment where the HKU community lives, the university can create a more lively and active community to support a balanced lifestyle, where work, study and social interactions are seamlessly integrated which is increasingly important in the post-pandemic new normal. This setting will enhance the attractiveness of the university and hence boost its competitiveness in recruiting top talents. The convenient access to academic facilities for staff and visiting academics of the Permitted Staff Quarters encourages informal interactions and spontaneous collaborations to foster a more dynamic and collaborative academic environment, which could lead to greater innovation and interdisciplinary work.

Optimise Space Utilisation to Provide Floor Areas for Educational Purpose

5.4.3 The proposed development aims to optimise space utilisation to ensure that the available space at LG1/F to LG5/F floors is used effectively and as far as practicable. By capitalising on the Permitted Staff Quarters, the current application reduces the need for additional construction and minimise disruption. This optimizes the functionality of HKU's facilities without unnecessary changes to the physical footprint. It is also beneficial and cost effective in sharing of facilities.

5.4.4 The proposed 'Educational Institution' and its associated ancillary facilities at the Subject Podium, together with the Permitted Staff Quarters, could allow more diversified uses to be accommodated within the subject "R(B)" zone to better serve

the HKU community. The current application intends to make the best use of the subject "R(B)" zone, which demonstrates the effort paid by HKU to optimise space utilisation through "single site, multiple uses".

5.5 Similar in Nature and Proposed Use with No Change to the Building Bulk to the Approved GBP for Ancillary Uses to the Permitted Residential Development

Similar in Nature and Proposed Uses

5.5.1 As per the approved set of GBP, the uses at the Subject Podium include permitted uses under Column 1 of the subject "R(B)" zone including ancillary uses to the residential development including libraries, residential F&B and multifunction rooms such as staff common room, meeting room, function room and store rooms. The current application is for academic uses of similar nature including student activity rooms, academic facilities, and staff and students canteen (intended to serve the staff, students and visiting scholars of the University; operate as a canteen in an educational institution) ancillary to academic facilities. No additional staff and students are anticipated, i.e. remain at around 6,900 as per previous estimation of the academic complex development assumed under S12A application No. Y/H1/2.

Table 5.1 Proposed Uses under the Current Proposal Compared with the Approved GBP

Subject Podium	Proposed Uses under the Approved GBP (within the "R(B)" Zone)	Current Proposal
LG1/F to LG5/F	• Libraries, staff common / meeting / function / store rooms • Residential F&B, pantry • IT room • Waiting area • E&M and other ancillary uses; as well as • Area for lift lobby, staircase access, corridor and common area	• 'Educational Institution' (academic and its associated ancillary facilities), including o Classrooms / student activity rooms / society rooms and administrative offices o Staff and students canteen (operate as a canteen in an educational institution, ancillary to the proposed

		academic facilities) o IT and data rooms o Research labs / rooms • E&M and back of house; as well as • Area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area

No Change to the Building Bulk of the Permitted Staff Quarters Building

5.5.2 The proposed use only involves the podium levels for academic facilities and its associated ancillary facilities for the HKU students and staff. The building bulk of the Permitted Staff Quarters will remain unchanged as per the Sep 2024 Approved GBP, which has already fully complied with the development restrictions (i.e. maximum building height of 150mPD) as stipulated on the OZP.

5.5.3 Since the proposed use will not cause any change to the development intensity and building bulk of the Subject Podium of the Permitted Staff Quarters, there would be no adverse impacts generated by the proposed use to the surrounding area in terms of development bulk.

5.6 Compatible in Land-use Function with No Interface Issue in Future Management and Operation

5.6.1 The proposed scheme hosts highly compatible uses to create vitality and diversity. It is very common to have a single building combining staff/student accommodation with academic facilities, and the approach is increasingly common in modern university designs to enhance integration and optimise space usage, and is also predominant at HKU (e.g. Simon K. Y. Lee Hall and Swire Hall).

5.6.2 No nuisance and interface issues are expected with careful considerations given to future management and operation of the staff quarters and academic facilities.

5.7 Expediting Implementation to Serve the HKU Community

5.7.1 The Applicant is the land owner of the Application Site for the proposed use. Additionally, an approved set of GBP has been obtained and the construction work

has already commenced. Upon approval of the subject application, only GBP amendment submission to the Buildings Authority is required on Subject Podium to facilitate the implementation of the proposed use. The Applicant could implement the proposed use in due course so as to expedite commencement of the academic facilities to serve the HKU community.

5.8 No Insurmountable Impacts to the Surroundings from Various Technical Aspects

5.8.1 Given no change to building bulk and the similar nature of proposed use as compared with the approved GBP, as well as no anticipated additional number of staff/students as per previous estimation assumed under S12A application, the technical findings from previous assessments have concluded the proposed use to be acceptable from traffic, environmental, infrastructural and geotechnical perspectives.

6 CONCLUSION

6.1 This planning application is submitted to seek permission from the Board in support of the proposed academic facilities and its associated ancillary facilities on LG1/F to LG5/F of the podium (the Subject Podium of the permitted flat use (staff quarters) ("Permitted Staff Quarters") of HKU currently under construction at IL7704 RP (Part), Pokfield Road, under S16 of the Town Planning Ordinance (CAP. 131).

6.2 With an area of about 2,694m^2, the Application Site covers the "R(B)" zone under the subject OZP. The Permitted Staff Quarters of HKU currently under construction is formerly the HKU Pokfield Road Residences, long serving the HKU community and was recently demolished in December 2020 to make way for the current redevelopment of two blocks with a maximum building height of 150mPD to the main roof to cater the housing needs of the existing and prospective academic staff. The Application Site adjoins a "G/IC" Zone at the same lot, IL7704 RP, which consists of the new landmark academic complex currently under construction under the approved S12A planning application No. Y/H1/2 in 2022 as reflected on the current OZP. In view of the continuous strong demand for academic spaces in HKU and to better link up with the new academic complex currently under construction in the adjoining "G/IC" zone, the Subject Podium of the Permitted Staff Quarters is proposed for academic facilities and its associated ancillary facilities to serve the HKU community. The proposed 'Educational Institution' (academic and associated ancillary facilities) were originally difficult to be provided within limited existing campus spaces.

6.3 Hence, the Subject Podium, involving a GFA of about 7,700m^2, is intended to provide 'Educational Institution' (academic and its associated ancillary facilities), including classrooms / student activity rooms / society rooms and administrative offices, staff and students canteen (operate as a canteen in an educational institution, ancillary to the proposed academic facilities), IT and data rooms, research labs / rooms, E&M and back of house; as well as area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area. As compared to the approved GBP for Permitted Staff Quarters and ancillary facilities to the residential development, there will be no change to the building bulk due to the proposed academic facilities and its associated ancillary facilities at the Subject Podium. The proposed use is similar in nature as compared to the original permitted ancillary uses to the residential development under the approved GBP. No additional staff/students are anticipated due to the proposed

use at the Subject Podium.

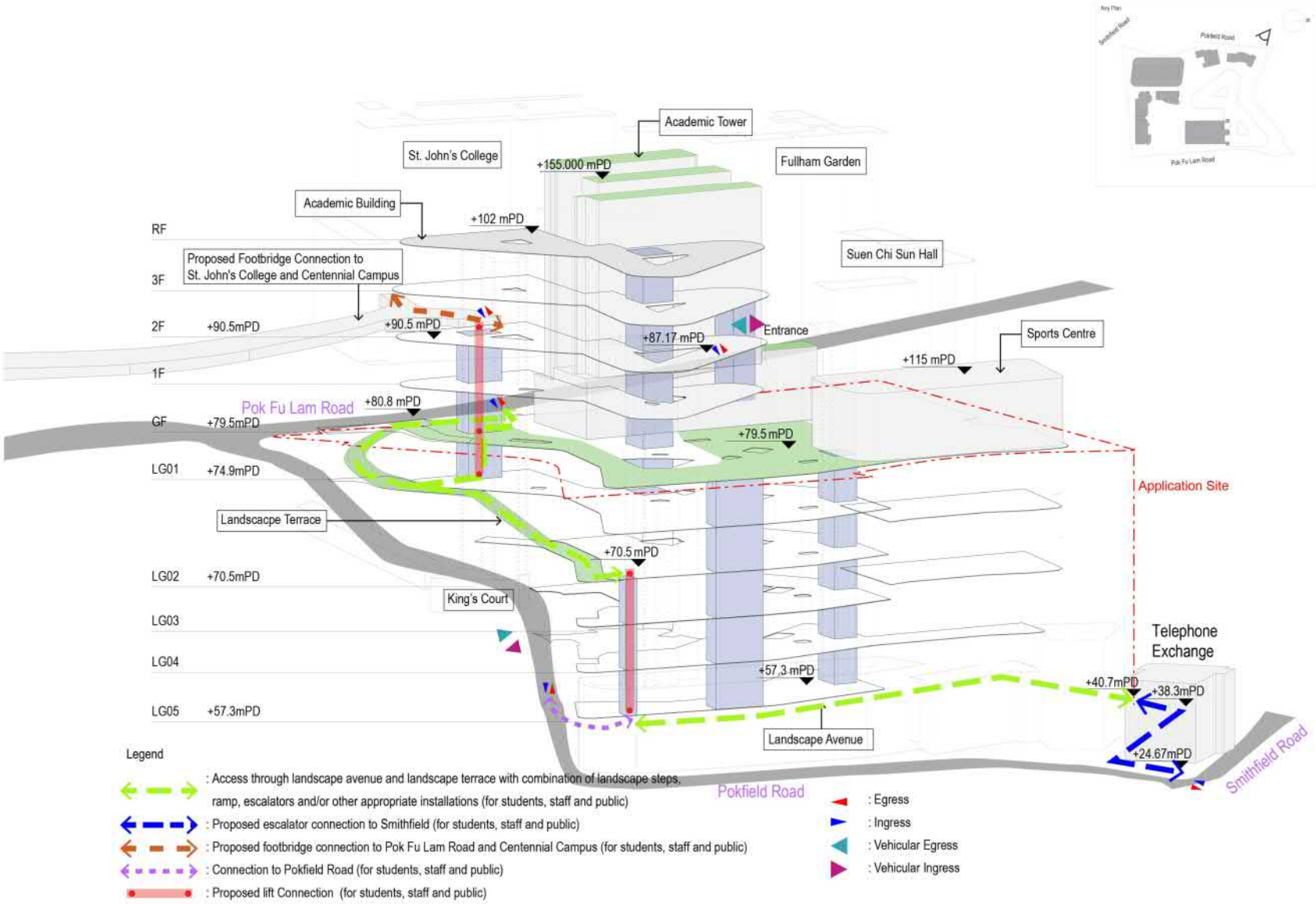
6.4 The subject S16 planning application is supported by the following justifications:

- The proposed use is in line with the government's latest policy to promote tertiary education by providing new teaching facilities;
- The proposed use meets the increasing demand to support HKU's future integrated development which fulfils the vision and aspiring development plans of the HKU Business School;
- The subject "R(B)" zone is unique in the sense that it is under HKU's ownership and has long been serving the HKU community, which distinguishes the site from other "R(B)" zones for typical residential use only;
- The proposed use allows design flexibility for optimising the utilisation of academic facilities;
- The proposed use is of similar nature with the approved GBP for ancillary uses to the permitted residential development and will not cause any change to the building bulk of the Permitted Staff Quarters. It has fully complied with the development restrictions stipulated on the OZP;
- The proposed use is compatible with the permitted 'Flat' use for the staff quarters within the same building and the surrounding facilities in the adjoining "G/IC" zone also serving the HKU community. No interface issue in future management and operation is expected;
- The Applicant is the land owner of the Application Site and has obtained an approved set of GBP and has already commenced construction work, hence expediting implementation of the proposed uses to serve the HKU community; and
- There are no insurmountable impacts to the surroundings from various technical aspects, including traffic, drainage, sewerage, environmental and geotechnical impacts.

6.5 In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider the subject application favourably.

Appendix A1

Extract of Indicative Pedestrian Connectivity Drawing under s.12A Application No. Y/H1/2



P&T GROUP WilkinsonEyre

Title

Enhanced Connectivity of the Area

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2022
Scale		Figure	9.5d

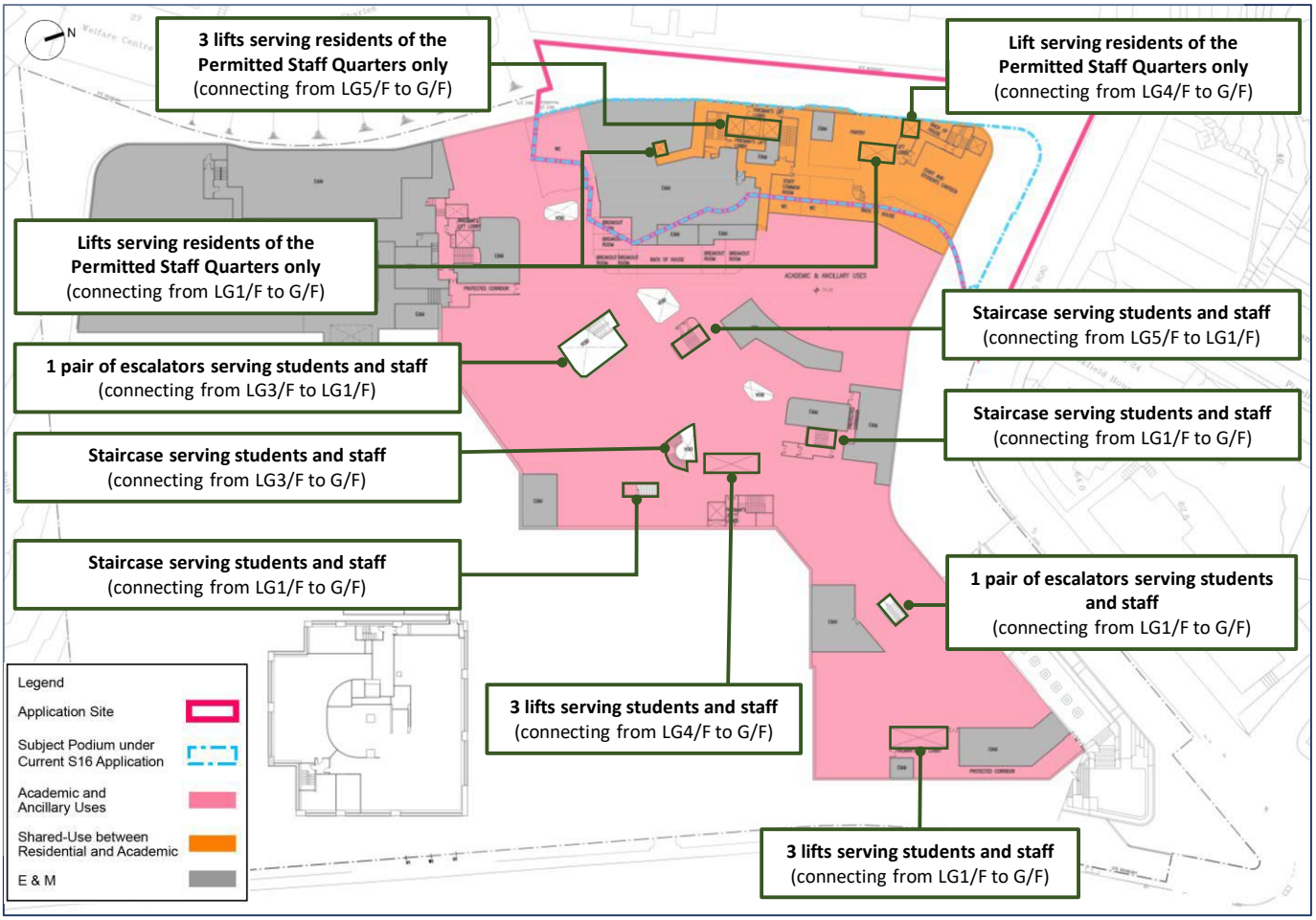
(資料來源：由申請人於2022年4月25日提交的進一步資料)
(Source: Further information submitted by the applicant on 25.4.2022)

參考編號 REFERENCE No.	繪圖 DRAWING
Y/H1/2	Z - 18

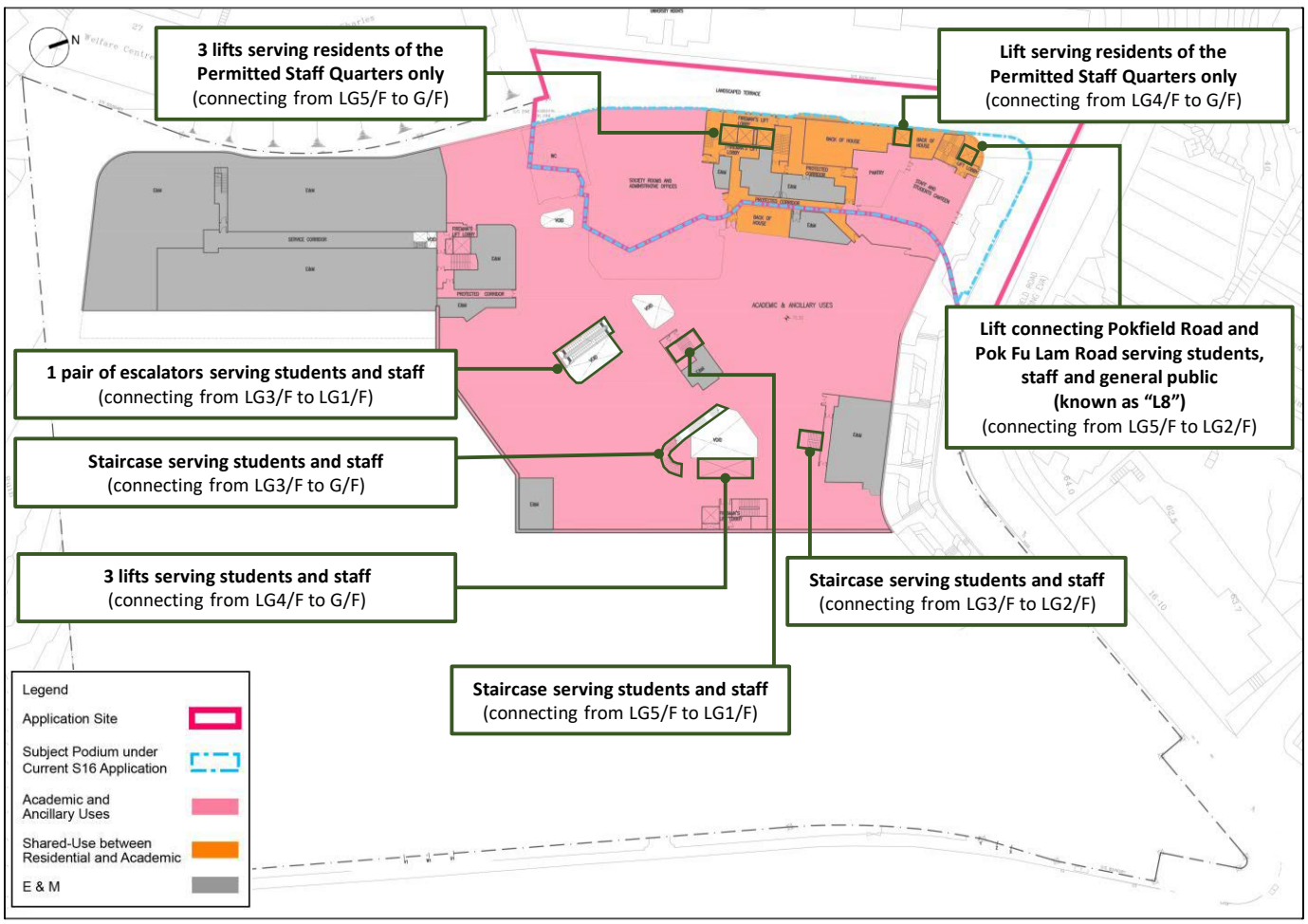
Appendix A2

Diagrams Illustrating Locations and Arrangement of Internal Pedestrian Facilities

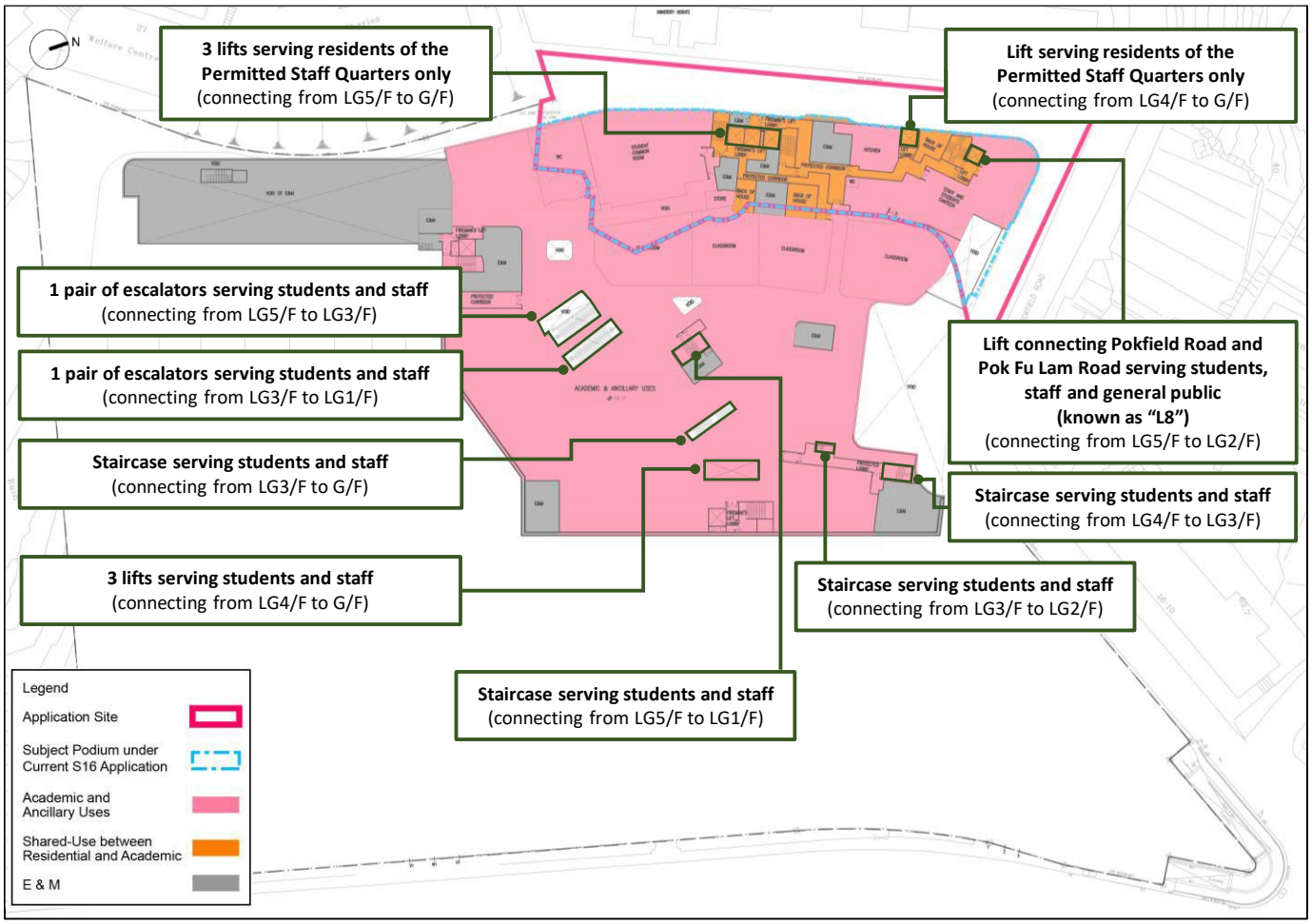
Locations and Arrangement of Pedestrian Facilities (LG1/F Plan)



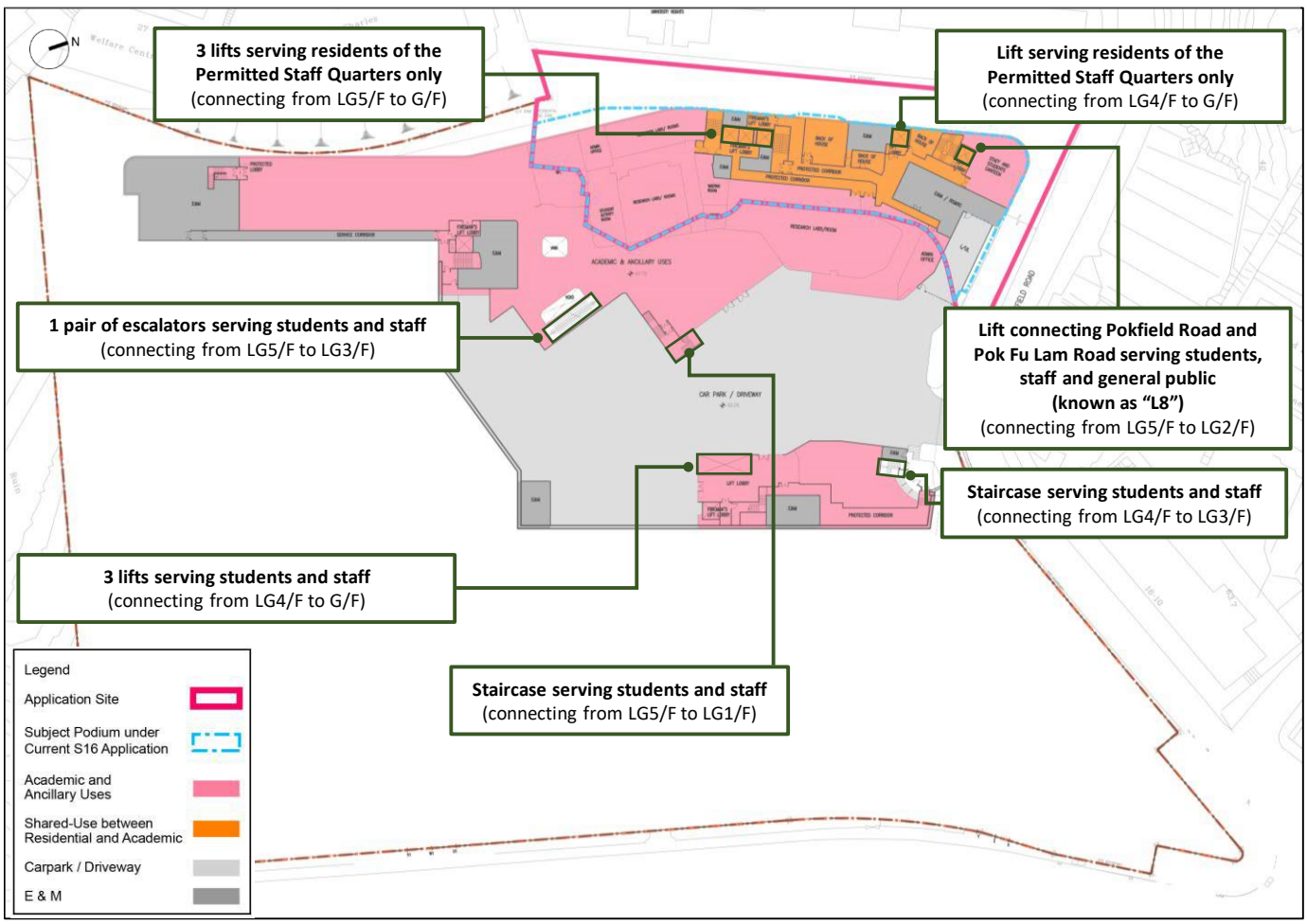
Locations and Arrangement of Pedestrian Facilities (LG2/F Plan)



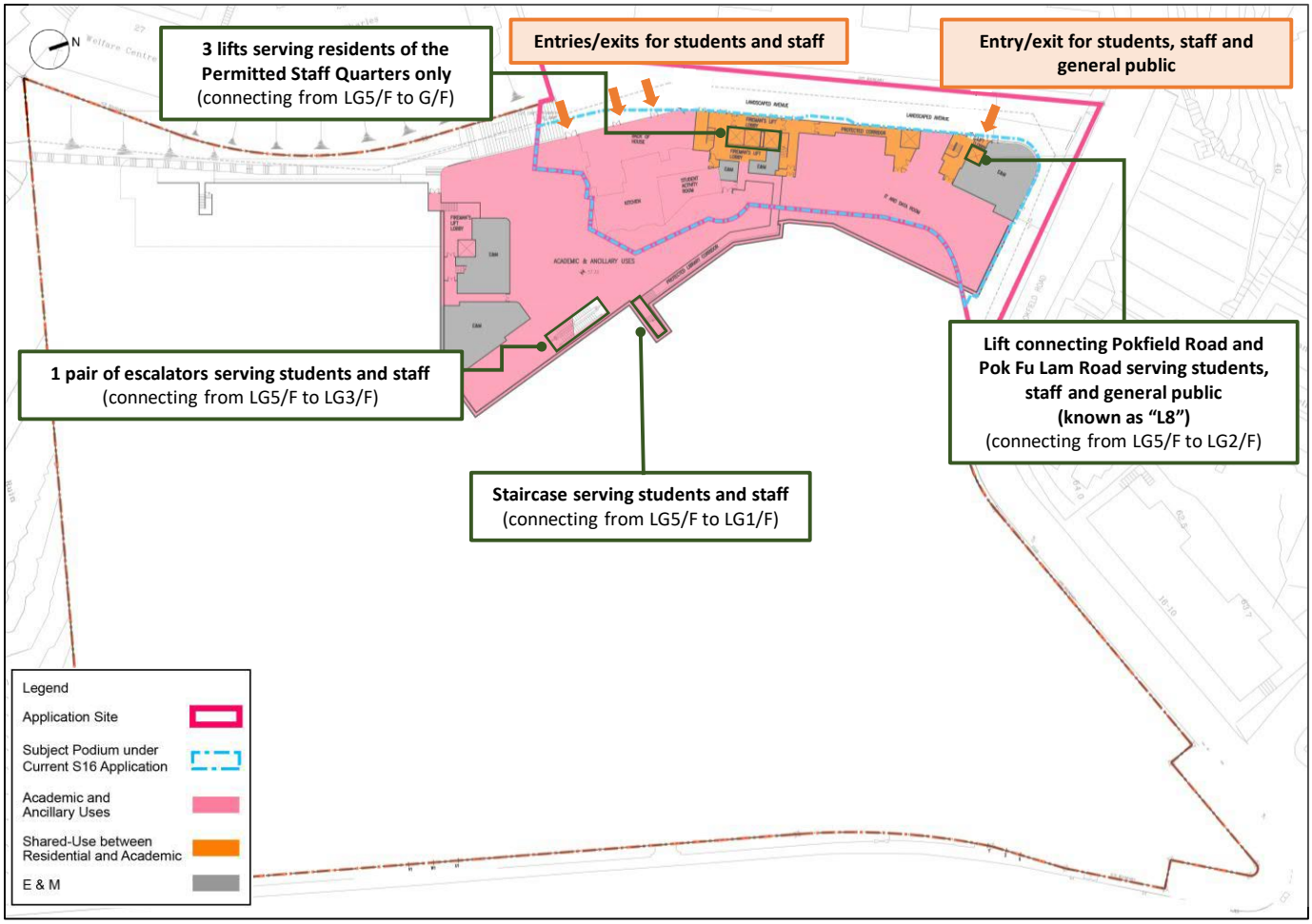
Locations and Arrangement of Pedestrian Facilities (LG3/F Plan)



Locations and Arrangement of Pedestrian Facilities (LG4/F Plan)



Locations and Arrangement of Pedestrian Facilities (LG5/F Plan)



Appendix A3

Extract of Traffic Impact Assessment under s.12A Application No. Y/H1/2

Extract of Traffic Generation and Development Parameters of the Academic Complex Development from the previous Traffic Impact Assessment (TIA) under S12A application No. Y/H1/2

Table 4.12 Net Difference in Development Traffic Flows with Proposed Rezoning

Scenario	Use	Development Parameter	Development Traffic Trip Generation (pcu/hr)			
			AM Peak		PM Peak	
			Gen	Att	Gen	Att
Developments under Design Scenario (after Proposed Rezoning)	Phase 1: New Academic Building[2]	3,450 Staff and Student Population[3]	22	33	29	21
	Phase 1: Reprovision of Recreational and Sports Facilities[2]	4,460 m^2 operational area	2	7	7	1
	Phase 2: Staff Residences of the University[1]	373 flats[3]	27	16	11	14
	Ancillary Car Parking Space for Public Use	8 spaces (0600 – 2400) 13 spaces (1800 – 2400)	1	1	4	2
	Proposed Phase 3 Academic Development[2]	3,450 Staff and Student Population[3]	22	33	29	21
	Existing Jockey Club Student Village II[2]	519 units	7	4	13	13
(a) Total Trip Generation of the Subject Lot (after Proposed Rezoning)			**81**	**94**	**93**	**72**
Developments under Reference Scenario (before Proposed Rezoning)	Phase 1: New Academic Building	3,450 Staff and Student Population	22	33	29	21
	Phase 1: Reprovision of Recreational and Sports Facilities	4,460 m^2	2	7	7	1
	Phase 2: Staff Residences of the University	373 flats	27	16	11	14
	Ancillary Car Parking Space for Public Use	8 spaces (0600 – 2400) 13 spaces (1800 – 2400)	1	1	4	2
	Existing Flora Ho Sports Centre	3,228 m^2	1[1]	5[1]	5[1]	1[1]
	Existing Jockey Club Student Village II	519 units	7	4	13	13
(b) Total Trip Generation of the Subject Lot (before Proposed Rezoning)			**60**	**66**	**69**	**52**
Net Difference in Development Traffic Trip Generation (a) – (b)			**+21**	**+28**	**+24**	**+20**

Remarks:

1. Under the previous TIA for the academic complex development, three phases were outlined. The current application pertains solely to the "Residential (Group B)" portion, with the subject matter being the podium levels of "Phase 2: Staff Residences of the University" (referred to as the "Permitted Staff Quarters" in the current application).

2. Referred to as the "G/IC" portion in the current application.

3. The assumed staff and student population primarily originated from "Phase 1: New Academic Building" and "Proposed Phase 3 Academic Development", with a projected population of 3,450 for each phase. Phase 2 was assumed to include 373 flats. While the current application is for conversion of residential ancillary uses of the podium of the Permitted Staff Quarters in Phase 2 into academic and ancillary facilities, these facilities are intended to serve the originally assumed population from Phase 1 and Phase 3, i.e. a total of 6,900 staff and students (3,450 + 3,450). The development parameters relevant to the current application are annotated in red for easy reference. The current application does not render any change to all development parameters listed in the table above.

Table 4.15 Estimated Pedestrian Trip Generation of Phases 1 and 2 Development

Location	Use	Development Parameter	Pedestrian Trip Generation (ped/15-min)			
			AM		PM	
			Gen	Att	Gen	Att
Phases 1 and 2 Developments at the Subject Lot **(under separated submission for Lease Modifications)**	Phase 1: New Academic Building (2)	3,450 Student and Staff Population (3)	12	142	196	61
	Phase 1: Reprovision of Recreational and Sports Facilities (2)	4,460 m^2	10(1)	10(1)	10(1)	10(1)
	Phase 2: Staff Residences of the University (1)	373 flats (3)	40	4	13	18
	Ancillary Car Parking Space for Public Use	8 parking spaces (06:00 – 24:00) / 13 parking spaces (18:00 – 24:00)	1	1	2	1
		Total	**63**	**157**	**221**	**90**

Remarks:

(1) Nominal pedestrian generation and attraction of sports and recreational facilities during AM and PM peak are assumed to be both 10 ped/15-min.

Table 4.16 Development Pedestrian Trip Generation After Proposed Rezoning for Phase 3 Academic Development

Site	Peak Pedestrian Trip generation (ped/15-min)			
	AM Peak		PM Peak	
	Gen	Att	Gen	Att
Pedestrian Trip Generation Survey				
HKU Main Campus (with Centennial Campus) [Population = 33557 Students and Staff]	118	1385	1906	593
Projected Pedestrian Trip generation of proposed Phase 3 Development				
Phase 3 Development at Application Site (2) [Estimated Population = 3450 Students and Staff] (3)	12	142	196	61

Remarks:

1. Under the previous TIA for the academic complex development, three phases were outlined. The current application pertains solely to the "Residential (Group B)" portion, with the subject matter being the podium levels of "Phase 2: Staff Residences of the University" (referred to as the "Permitted Staff Quarters" in the current application).

2. Referred to as the "G/IC" portion in the current application.

3. The assumed staff and student population primarily originated from "Phase 1: New Academic Building" and "Proposed Phase 3 Academic Development", with a projected population of 3,450 for each phase. Phase 2 was assumed to include 373 flats. While the current application is for conversion of residential ancillary uses of the podium of the Permitted Staff Quarters in Phase 2 into academic and ancillary facilities, these facilities are intended to serve the originally assumed population from Phase 1 and Phase 3, i.e. a total of 6,900 staff and students (3,450 + 3,450). The development parameters relevant to the current application are annotated in red for easy reference. The current application does not render any change to all development parameters listed in the table above.

Extract of Internal Transport Facilities of the Academic Complex Development from the previous TIA under S12A application No. Y/H1/2

Table 2.3 Proposed Internal Transport Facilities of Proposed Phase 3 Development

Functional Use	Internal Transport Facilities	Development Intensity	HKPSG Requirements	Required Provision	Proposed Provision
New Academic Building (i.e. Phase 3 Development)	Private Car Parking Space (PV)	28,398 m² NOFA	N/A	Reference is made to existing HKU Centennial Campus	41 (1)
	Parking Space for Motorcycles		5 to 10% of PV provision	3 – 5	5
	Loading / Unloading Bay		N/A	Reference is made to existing HKU Centennial Campus	2 (1)

Remarks:

(1) With reference to the lease requirement for HKU Centennial Campus, 60 car parking spaces and 3 loading / unloading bays are provided for 42,130 m² NOFA.

Table 2.4 Internal Transport Facilities of Phases 1 & 2 Developments Within Subject Lot

Functional Use	Development Intensity (Floor Area m² NOFA/ no. of flats)			Proposed Provision
Private Car Parking Space (PV)				
Phase 1: New Academic	21,038 m² NOFA (4)			30 (1) (3)
Phase 1: Re-provision of Sports & Recreational Facilities	4,460 m²			
Phase 2: New Residences for Staff	Residential carpark	40 m² ≤ FS	232 flats	60
		40 m² < FS ≤ 70m²	93 flats	
		70 m² < FS ≤ 100m²	46 flats	
		100 m² < FS ≤ 130m²	n/a	
		130 m² < FS ≤ 160m²	2 flats	
		FS > 160m²	n/a	
		Total	373 flats (5)	
	Visitor carpark	2 blocks (5)		10
			Sub-total for Phases 1 and 2 Developments (A)	100
			Existing Jockey Club Student Village II (B)	8
			Total (A) + (B)	108
Parking Space for Motorcycles				
Phase 1: New Academic Building	21,038 m² NOFA (4)			3 (3)
Phase 1: Re-provision of Sports & Recreational Facilities	4,460 m²			
Phase 2: New Staff Residences	373 flats (5)			4
			Sub-total for Phases 1 and 2 Developments (A)	7
			Existing Jockey Club Student Village II (B)	1
			Total (A) + (B)	8
Loading / Unloading Bay				
Phase 1: New Academic Building	21,038 m² NOFA			2 (2) (3)
Phase 1: Re-provision of Sports & Recreational Facilities	4,460 m²			
Phase 2: New Residences for Staff	2 blocks (5)			2
			Sub-total for Phases 1 and 2 Developments (A)	4
			Existing Jockey Club Student Village II (B)	1
			Total (A) + (B)	5

Remarks:

(1) Including 8 Nos. (06:00 – 24:00 hours) / 13 Nos. (18:00 – 24:00 hours) of ancillary car parking spaces open for public use.

(2) With reference to the lease requirement for HKU Centennial Campus, 3 loading / unloading bays are provided for 42,130 m² NOFA.

Remarks:

3. As stipulated under the lease of Lot IL 7704 RP, (i) 30 private car parking spaces for Academic Buildings and Recreational Facilities, including 8 nos. (06:00 – 24:00 hours) / 13 nos. (18:00 – 24:00 hours) of ancillary car parking spaces open for public use, (ii) motor cycle parking spaces of at least 10% of the number of Academic and Recreational Parking Spaces, and (iii) two loading/unloading spaces for the Academic Building and Recreational Facilities should be provided. The current application will not render any change to the internal transport facilities as required under lease.

4. Under the previous TIA for the academic complex development, three phases were outlined. The current application pertains solely to the "Residential (Group B)" portion, with the subject matter being the podium levels of "Phase 2: Staff Residences of the University" (referred to as the "Permitted Staff Quarters" in the current application). It should

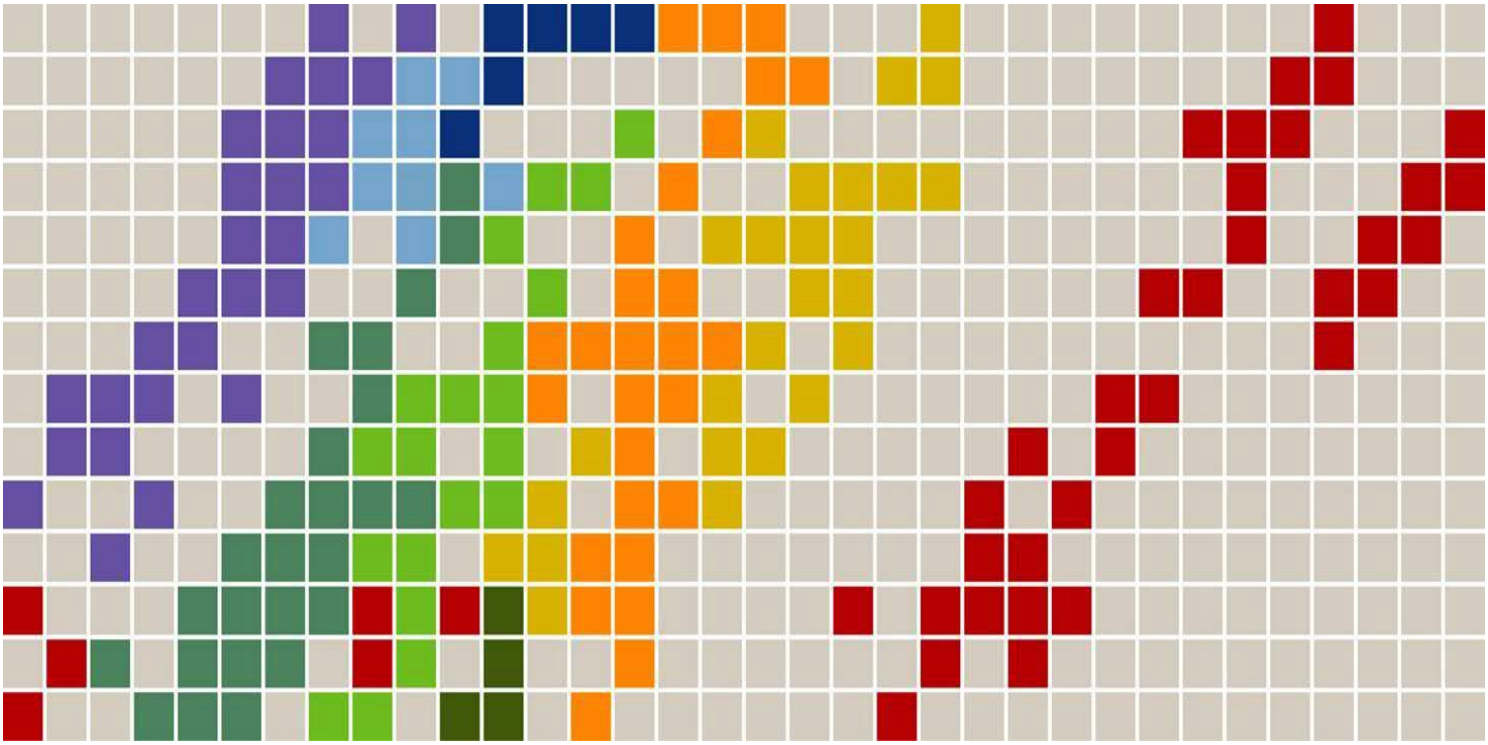
be noted that the GFA of the proposed academic facilities and its associated ancillary facilities at the podium levels of the Permitted Staff Quarters, with that of the adjoining academic building combined ("Phase 1: New Academic Building" in the table refers), will not exceed area previously assumed in the S12A TIA, i.e. 21,038m^2 NOFA.

5. As the number of blocks, number of flats and proposed flat mix of "Phase 2: Staff Residences of the University" (referred to as the "Permitted Staff Quarters" in the current application) remain unchanged, the current application will not render any change to the internal transport facilities as previously proposed under s12A application.

6. The development parameters relevant to the current application are annotated in red for easy reference. The current application does not render any change to all development parameters listed in the table above.

Appendix B

Sewerage Impact Assessment



Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Subject	:	**Sewerage Impact Assessment**
Submission Date	:	**07 July 2025**
Document No.	:	**WH67022-REPORT-SW-0003**

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Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Sewerage Impact Assessment

Issued to:
Environmental Protection Department

Issue/revision (Remarks) Date	Issue 1 02/11/2020	Issue 1a 02/12/2020 (Response to EPD's Comment)	Issue 2 29/01/2021 (Response to EPD's and DSD's Comment)	Issue 3 07/07/2025 (Section 16 Application for R(B) Zone)		
Prepared by Signature	Andrew Ngai	Andrew Ngai	Andrew Ngai	Ho-Ching Cheung		
Checked by Signature	Jacky Lam	Jacky Lam	Jacky Lam	Ricky Wong		
Authorized by Signature	Tracy Choi	Tracy Choi	Ben Wong	Ricky Wong		
Job number File reference	WH67022	WH67022	WH67022	WH67022		

SUMMARY

As per Sewerage Infrastructure Planning (SIG) of Environmental Protection Department (EPD)'s comment given on 21 May 2025, a Sewerage Impact Assessment report shall be submitted in connection with the recent Section 16 planning application.

The Application Site under this Section 16 planning application falls within an area zoned "Residential (Group B)" ("R(B)") on the Outline Zoning Plan. It was previously occupied by the HKU Pokfield Road Residences, which has been demolished and is currently under redevelopment for two blocks of staff quarters use. A new academic complex and sports centre is currently under construction in the adjacent "Government, Institution or Community" ("G/IC") zone. This Section 16 planning application is to seek permission from the Town Planning Board for proposed academic facilities and its associated ancillary facilities in the podium of the future staff quarters in the "R(B)" zone, while the staff quarters use is always permitted.

In this application, SIG noticed that canteen area has been incorporated in the architectural layout plans and requested an updated Sewerage Impact Assessment (SIA) to cover these proposed layouts.

Upon review of the latest approved SIA dated 29th Jan. 2021 (Refer to EPD's reply dated 1 June 2021 enclosed in Appendix A1), and the total canteen area proposed in this recent Section 16 application, it is deduced that the latest and previously EPD approved SIA is similar to the total canteen areas of this Section 16 application. Refer to Appendix A1. Therefore, the estimated sewerage flow from the area covered by this application shall be like that assessed and covered in the latest and previously EPD approved SIA submission.

This submission is similar to that from the latest and previously EPD approved SIA to facilitate the current Section 16 Application.

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APPENDIX A1 – Previous SIA Approval Record from EPD and Canteen Area in Current Section 16 Application

APPENDIX A – Drawings

HKU-SIA-LP-001 Existing Sewerage Sub-Catchments Layout Plan

HKU-SIA-LP-002 Proposed Sewerage Sub-Catchments Layout Plan

APPENDIX B – Estimation of Sewage Flow

APPENDIX C – Hydraulic Checking

APPENDIX D – DSD As-built Drawing

APPENDIX E – Submission and Comment Record

1.0 INTRODUCTION

1.1 Background

1.1.1 WSP Hong Kong Limited was appointed by The University of Hong Kong as civil & structural engineering consultant to conduct a Sewerage Impact Assessment (SIA) for the proposed development at The University of Hong Kong (HKU) Campus, Pok Fu Lam, Hong Kong.

1.1.2 The objective of the Sewerage Impact Assessment (SIA) is to assess the potential impact to the existing sewerage system and to recommend mitigation measures as necessary such that the proposed development will not impose any adverse impact to the existing downstream sewerage system beyond the connection manhole.

1.1.3 The Application Site under this Section 16 planning application falls within an area zoned "Residential (Group B)" ("R(B)") on the Outline Zoning Plan. It was previously occupied by the HKU Pokfield Road Residences, which has been demolished and is currently under redevelopment for two blocks of staff quarters use. A new academic complex and sports centre is currently under construction in the adjacent "Government, Institution or Community" ("G/IC") zone. This Section 16 planning application is to seek permission from the Town Planning Board for proposed academic facilities and its associated ancillary facilities in the podium of the future staff quarters in the "R(B)" zone, while the staff quarters use is always permitted.

1.1.4 The proposed development will be consisted of a 1) 11-storey building for office, institutional and recreational use, including 6 basement floors and 1 roof floor; 2) a 30-storey building for residential, club house and other ancillary uses, including 6 basement floors and 1 roof floor and 3) a proposed vehicular ramp. The projected completion year of this development is estimated to be in 2027, and the intake year is estimated to be in 2028.

1.2 Project Location and Surroundings

1.2.1 The Application Site under this Section 16 planning application is located within Lot IL 7704RP (Part), Pokfield Road and covers the "R(B)" zone only. The subject site abuts Pokfield Road to the north and is predominantly surrounded by other G/IC uses for the HKU community.

2.0 STUDY OBJECTIVES

2.1 The SIA shall evaluate the potential sewerage impact on the existing downstream sewerage system. The aims for this assessment include the following:

(i) To review the capacity of the nearest existing sewerage system,
(ii) To estimate the sewage flows generated from the proposed development, and
(iii) To propose sewerage connection point at the existing sewerage network for the proposed development's terminal manhole connection.

3.0 HYDRAULIC ASSESSMENT METHODOLOGY FOR SEWERAGE SYSTEM

3.1 Assessment of the capacity of the existing sewer subjected to the sewage flow from the proposed development is necessary in order to fulfil the study objectives as stated in Section 2.1.

3.2 *Sewage Flows*

The sewage flow from the sewerage sub-catchments is categorised as commercial flow with 2 types of commercial activities. With reference based on the unit flow factors given in the Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF) from EPD, the unit flow factors adopted in the assessment are shown in Table 3.1. With reference to the Table 8 of "Commercial and Industrial Floor Space Utilization Survey" published by Planning Department, the density of employees adopted in the assessment are shown in Table 3.2.

Table 3.1 – Unit Flow Factors adopted for Sewerage Sub-catchments

Category (1)	Unit (per)	Unit Flow Factor (m^3/day)
Domestic Flows		
Private R3	person	0.370*
Institutional and Special Class	Person	0.19
Commercial Flows		
J10 Restaurant & Hotels	employee	1.580
J11 Community, Social & Personal Services	employee	0.280
School Student	person	0.040

Note: (1) The unit flow factor for commercial flows shown is the sum of the unit flow factor of employee (m^3/day) and the unit flow factor of commercial activities of a particular trade under consideration.

*Unit flow factor of 0.37m^3/day was adopted for private domestic flow for all residential domestic flows as a conservative approach.

Table 3.2 – Density of employees adopted for Sewerage Sub-catchments

Category	Employee per GFA (in 100m^2)	GFA per Employee (m^2)
J10 Restaurant & Hotels	5.1	19.6
J11 Community, Social & Personal Services	3.3	30.3

3.3 *Catchment Inflow Factors*

A P_{CIF} of 1.00 given in the Table T-4 of Guidelines for Estimating Sewage Flows for GESF from EPD is used for estimating the average flow of catchments located at Central.

3.4 *Pipe Roughness*

The pipe roughness is specified as an equivalent sand roughness (k_s) used by the Colebrook-White equation. In this hydraulic assessment, the roughness coefficient to be used for the existing sewer

would follow a value of k_s=0.6mm for vitrified clay, while the roughness coefficient to be used for proposed HDPE pipe would follow a value of k_s=0.3mm (assumed to be same with uPVC pipe).

3.5 *Peaking Factor*

To estimate the peak flow for the development, peaking factor would be used according to Table T-5 of Guidelines for GESF from EPD. Peaking Factor including stormwater allowance is adopted for conservative assumption in this assessment.

Table 3.3 – Peaking factors

Population Range	Peaking Factor (including stormwater allowance) for facility with existing upstream sewerage	Peaking Factor (excluding stormwater allowance) for facility with existing upstream sewerage
(a) For Sewers		
<1,000	8	6
1,000 – 5,000	6	5
5,000 – 10,000	5	4
10,000 – 50,000	4	3
>50,000	$\text{Max}\left(\frac{7.3}{N^{0.15}}, 2.4\right)$	$\text{Max}\left(\frac{6}{N^{0.175}}, 1.6\right)$
(b) Sewage Treatment Works, Preliminary Treatment Works and Pumping Stations		
<10,000	4	3
1,0000 – 25,000	3.5	2.5
25,000 – 50,000	3	2
>50,000	$\text{Max}\left(\frac{3.9}{N^{0.065}}, 2.4\right)$	$\text{Max}\left(\frac{2.6}{N^{0.065}}, 1.6\right)$

3.6 *Area Reduction Factor*

The area reduction factor is adopted to take into account the effect on flow capacity due to deposition of sediment in pipes in the following assumption:

(a) 5% reduction in flow area if the gradient is greater than 1 in 25.

(b) 10% reduction in flow area in other cases.

4.0 REVIEW OF EXISTING SEWERAGE CONDITION

4.1 Existing Public Sewerage Network

4.1.1 According to the DSD drainage record plan, there is an existing 300mm dia. sewerage network running along Pokfield Road at the North side of the subject site and an existing 225mm dia. sewerage network running along natural slope at the south side of the subject site.

4.1.2 According to the BD as-built record plan, apart from Lee Shau Kee hall, all existing building sewerage are connected to the existing 300Ø sewerage network running along Pokfield Road. For Lee Shau Kee Hall, its sewerage is connected to the existing 225Ø sewerage network running along natural slope.

4.1.3 The aforesaid sewerage networks convey the sewage by gravity flow and meet at existing manhole FMH7005383. The downstream of the network is connected to the existing Central Preliminary Treatment Works.

4.2 Sewage Flow Generated before Proposed Re-development

4.2.1 According to the DSD drainage record, there will be a split flow at existing manhole FMH7027765 which is connected to two existing DSD manholes at downstream, namely, 1) FMH7027809 at Pok Fu Lam Road and 2) FMH7027766 at natural slope. However, as per the DSD as-built drawing (drawing no. 91194/40/3007C), FMH7027809 at Pok Fu Lam Road is the only downstream manhole for FMH7027765. In this Sewerage Impact Assessment, we assume FMH7027809 at Pok Fu Lam Road is the only downstream manhole for FMH7027765. The DSD as-built drawing is attached in Appendix D.

4.2.2 For the existing 300Ø sewerage network running along Pokfield Road, the sewage induced from the existing 1) Lindsay Ride Sports Centre, 2) Flora Ho Sports Centre, Suen Chi Sun Hall, Morrison Hall, HKU Hill View Restaurant, 3) Stanley Smith Swimming Pool and 4) HKU Pokfield Road Residence at subject site, is discharged to existing government manholes via existing terminal manholes FT2, FT3, FT4 and FT5 respectively. Apart from sewage coming from Area A and subject site, the network also receives sewage from existing development including St. John's College, King Court, University Heights, St. Charles School and Caritas Mok Cheung Sui Kun Community Centre.

4.2.3 For the existing 225Ø sewerage network running along natural slope, the sewage induced from existing Lee Shau Kee Hall is discharged to existing government manhole FMH7047720 via terminal manhole FT1. The existing sub-catchments layout plan is shown in Appendix A – Drawing No. SW-01.

Table 4.1 – Sewerage Sub-catchments for Existing Sewerage Network

Sub-catchment	Location of Sewage Sources to the Subject Site	Development	Sewage Flow Category	Discharge Point (Existing Sewerage Manhole No.)
A	Upstream	Area A (Fulham Garden, Emerald Garden, Honey Court, Green Villa, Pokfulam Peak, Pofulam Mansion, Pokfulam Court, Fook Wai Mansion, Yue Yan Mansions, La Claire Mansion, Pok Fu Lam Road Playground)	Residential/ Recreational	Upstream of FMH7027765
B	Upstream	St. John's College	Residential/ Catering	FMH7027773 (Upstream of FMH7027775)
C1	Upstream	King Court	Residential	FMH7027785
C2	Downstream	University Heights	Residential	FMH7005407 (Upstream of FMH7005374)
D	Downstream	St. Charles School	Institutional	FMH7005379
E1	Downstream	Caritas Mok Cheung Sui Kun Community Centre	Community	FMH7005454
E2	Downstream	Poksmith Villa	Residential	FMH7005385 (Upstream of FMH7005456)
F1	Subject Site	Morrison Hall, Suen Chi Sun Hall	Residential	FMH7027796
F2		HKU Hill View Restaurant	Catering	
G		Lee Shau Kee Hall	Residential	FMH7047720
H		Lindsay Ride Sports Centre	Recreational	FMH7027800
I		Stanley Smith Swimming Pool	Recreational	FMH7027785
J		HKU Pokfield Road Residence	Residential	FMH7005461
K		Flora Ho Sports Centre	Recreational	FMH7027796

4.2.2 Table 4.2 and 4.3 summarizes the estimated sewage flows before the completion of proposed re-development. The calculations of the estimated sewage flow rate from the existing sewerage catchment are shown in Appendix B.

Table 4.2 – Estimated Sewage Flows Generated before the Completion of Proposed Development

Sub-catchment	Location of Sewage Sources to the Subject Site	Contributing Population (Persons)	Estimated ADWF (m^3/day)
A	Upstream	2462	664.66
B	Upstream	318	85.94
C1	Upstream	249	67.34
C2	Downstream	1582	427.13
D	Downstream	81	21.96
E1	Downstream	36	9.80
E2	Downstream	128	34.63
F1	Subject Site	422	114.00
F2		43	11.71
G		211	57.00
H		73	19.60
J		220	59.47
K		73	19.60

Table 4.3 – Estimated Sewage Flows Generated before the Completion of Proposed Development

Sub-catchment	Location of Sewage Sources to the Subject Site	Peak Flow during the backwash event (L/s)
I	Subject Site	62.82

5.0 ESTIMATION AND DISPOSAL OF SEWAGE FLOW FROM SUBJECT SITE

5.1 Based on the latest architectural layout of the proposed development, the sewage flow from subject site can be divided into 3 sub-catchments, namely sub-catchment L1, L2 and M. Sewage flow from sub-catchment L1, L2 and M be conveyed by the building services sewer drains and discharged to the existing government manholes FMH7027795 and FMH7005461 at Pokfield road via the proposed terminal manhole FTM-01 and FTM-02 respectively. Sub-catchment L2 refers to backwash event of swimming pool in the proposed development. The locations of proposed terminal manholes are shown in Appendix A.

5.2 To suit the architectural layout of the proposed development, the existing sewerage pipes and manhole within the subject site are proposed to be diverted. Sewage from Sub-Catchment F (Morrison Hall, Suen Chi Sun Hall and HKU Hill View Restaurant) and K (Flora Ho Sports Centre) in Subject Site will be diverted and discharged to existing terminal manhole FT1, which is connected to existing government manhole FMH7047720. The proposed sub-catchments layout plan is shown in Appendix A.

Table 5.1 – Sewerage Sub-catchments for Proposed Sewerage Network

Sub-catchment	Location of Sewage Sources to the Subject Site	Development	Sewage Flow Category	Discharge Point (Existing Sewerage Manhole No.)
A	Upstream	Area A (Fulham Garden, Emerald Garden, Honey Court, Green Villa, Pokfulam Peak, Pofulam Mansion, Pokfulam Court, Fook Wai Mansion, Yue Yan Mansions, La Claire Mansion, Pok Fu Lam Road Playground)	Residential/ Recreational	Upstream of FMH7027765
B	Upstream	St. John's College	Residential/ Catering	FMH7027773 (Upstream of FMH7027775)
C1	Upstream	King Court	Residential	FMH7027785
C2	Downstream	University Heights	Residential	FMH7005407 (Upstream of FMH7005374)
D	Downstream	St. Charles School	Institutional	FMH7005379
E1	Downstream	Caritas Mok Cheung Sui Kun Community Centre	Community	FMH7005454
E2	Downstream	Poksmith Villa	Residential	FMH7005385 (Upstream of FMH7005456)
F1	Subject Site	Morrison Hall, Suen Chi Sun Hall	Residential	FMH7047720
F2		HKU Hill View Restaurant	Catering	
G		Lee Shau Kee Hall	Residential	FMH7047720
K		Flora Ho Sports Centre	Recreational	FMH7047720
L1 & L2		Proposed Development	Institutional/ Recreational	FMH7027795
M			Residential/ Catering	FMH7005461

5.3 Table 5.2 and 5.3 summarizes the estimated sewage flows after the completion of proposed development. The calculations of the estimated sewage flow rate from the proposed sewerage catchment are shown in Appendix B.

Table 5.2 – Estimated Sewage Flows Generated after the Completion of Proposed re-development

Sub-catchment	Location of Sewage Sources to the Subject Site	Contributing Population (Persons)	Estimated ADWF (m^3/day)
A	Upstream	2462	664.66
B	Upstream	318	85.94
C1	Upstream	249	67.34
C2	Downstream	1582	427.13
D	Downstream	81	21.96
E1	Downstream	36	9.80
E2	Downstream	128	34.63
F1	Subject Site	422	114.00
F2		43	11.71
G		211	57.00
K		73	19.60
L1		2812	759.11
M		629	169.94

Table 5.3 – Estimated Sewage Flows Generated after the Completion of Proposed re-development

Sub-catchment	Location of Sewage Sources to the Subject Site	Peak Flow during the backwash event (L/s)
L2	Subject Site	58.90

5.4 Table 5.3 below shows the existing pipe condition downstream to the proposed discharge point at Pokfield Road before and after the completion of proposed re-development. According to the hydraulic calculation, the most critical pipe section at the downstream to the subject site is an existing 300Ø pipe from FMH7005384 to FMH7005456. The detailed hydraulic calculations of sewerage flows generated from the proposed development is shown in Appendix C.

Table 5.3 - Estimation of Peak Sewage Flow and Existing Pipe Capacity between Manhole FMH7005384 to FMH7005456

	Peak Discharge Sewer Flows, Q_{peak} (L/s)	Capacity of existing 300 mm dia. sewer pipe from downstream manhole FMH7005384 to FMH7005456, Q_{cap} (L/s)	Usage of Sewer Pipe, Q_{peak} / Q_{cap} (%)	Increased % of Peak Flow
Existing Condition (Before Development)	152.99	291.11	52.6%	+29.6%
Proposed Condition (After Development)	198.26		68.1%	

5.5 It is estimated that the usage of sewer pipe will be 68.1% at the most critical pipe section at the downstream to the subject site. Therefore, the proposed re-development would not induce any adverse impact on the downstream sewerage pipe system along Pokfield Road beyond the proposed sewerage connection manhole.

5.6 For sub-catchment L and M of proposed development, sewage will be discharged to existing government manholes FMH7027795 and FMH7005461 via proposed terminal manhole FTM-01 and FTM-02 respectively, each with a 350Ø and a 250Ø PE100 PN10 pipe at a gradient of 1:50 respectively. The detailed hydraulic calculations of sewerage flows generated from the proposed development is shown in Appendix C.

Table 5.4 - Estimation of Peak Sewage Flow and Proposed Pipe Capacity at the downstream of FTM-01 and FTM-02

	Peak Discharge Sewer Flows, Q_{peak} (L/s)	**Capacity of proposed sewer pipe, Q_{cap} (L/s)**	**Usage of Sewer Pipe, Q_{peak} / Q_{cap} (%)**
FTM-01 (350Ø PE100 PN10 pipe, 1 in 50 fall)	111.62	165.41	67.48%
FTM-02 (250Ø PE100 PN10 pipe, 1 in 50 fall)	15.74	65.88	23.89%

5.7 It is estimated that the usage of proposed sewer pipes will be 67.48% and 23.89% at the downstream of FTM-01 and FTM-02 respectively. Therefore, the proposed sewerage systems will be able to convey the sewage flow to the downstream sewerage network. The actual levels and locations of the proposed terminal manholes shall be verified at the detail design stage.

5.8 For the sewerage system running along natural slope, the sewage flow will increase due the proposed sewerage diversion works within the subject site. According to the hydraulic calculation, the most critical pipe section at the downstream to the subject site is an existing 225Ø pipe from FMH7005356 to FMH7005357. The detailed hydraulic calculations of sewerage flows generated from the proposed development is shown in Appendix C.

Table 5.5 - Estimation of Peak Sewage Flow and Existing Pipe Capacity between Manhole FMH7005356 to FMH7005357

	Peak Discharge Sewer Flows, Q_{peak} (L/s)	**Capacity of existing 300 mm dia. sewer pipe from downstream manhole FMH7005356 to FMH7005357, Q_{cap} (L/s)**	**Usage of Sewer Pipe, Q_{peak} / Q_{cap} (%)**	**Increased % of Peak Flow**
Existing Condition (Before Development)	5.28	117.48	4.5%	+254.7%
Proposed Condition (After Development)	18.73		15.9%	

5.9 It is estimated that the usage of sewer pipe will be 15.9% at the most critical pipe section at the downstream to the subject site. Therefore, the proposed sewerage diversion would not induce any adverse impact on the downstream sewerage pipe system along natural slope.

6.0 MAINTENANCE

6.1 The owner will take up the maintenance responsibility for the proposed sewerage pipes within the subject site. All proposed sewerage works shall be constructed to comply with the specification of DSD requirements.

6.2 The owner should take up the routine maintenance and desilting of the sewerage terminal manhole frequently.

7.0 CONCLUSIONS

7.1 In conclusion, the total amount of sewerage flow from this S16 application is similar to that of the previously EPD approved SIA (Issue 2). Therefore, the estimated sewerage flow from the area covered by this application shall be like that assessed and covered in the latest and previously EPD approved SIA submission.

APPENDIX A - Previous SIA Approval Record from EPD and Canteen Area in Current Section 16 Application

本署檔號
OUR REF: ( ) in EP 20/08/236(356)
來函檔號
YOUR REF: WH67022A-AU-05124/21-DSD
電　話
TEL NO.: 3107 2478
圖文傳真
FAX NO.: 2519 0572
網址:
HOMEPAGE : http://www.epd.gov.hk

Environmental Protection Department
Water Policy Division
Sewerage Infrastructure Group

Room 3409, 34/F, Hopewell Centre,
183 Queen's Road East,
Wan Chai, Hong Kong.

環境保護署
水質政策科
排污基建組

香港灣仔
皇后大道東 183 號
合和中心 34 樓 3409 室

EPD Approval on SIA Issue 2

1 June 2021

WSP Hong Kong Ltd.
7/F, One Kowloon
1 Wang Yuen Street
Kowloon Bay, Hong Kong

(Attn: Mr. Andrew Ngai)

Dear Mr. Ngai,

Proposed Capital Development Complex at the Pokfield Road Site
Sewerage Impact Assessment Report Issue 2

We refer to your above-referenced letter dated 29 January 2021.

2. Please be advised that we do not have further comment on the revised Sewerage Impact Assessment report from sewerage planning perspective.

Yours faithfully,

(Helen W. Y. AU)
Sewerage Infrastructure Group
for Director of Environmental Protection

Extract from SIA Issue 2
(Previously approved by EPD)

M Estimation of Proposed Sewerage Discharge Quantity Within Site Boundary (Proposed Development)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
	Domestic Flow				
1	**Institutional and Special Class**				
	Total No. of Residents	613			
	Estimated Domestic Flow		0.19	116.47	Table T-2 of EPD/TP_1/05
	Commercial Flow				
2	**J11 Community, Social & Personal Services**				
	Common Area	1343 m^2			Proposed NOFA = 940 m^2 assuming NOFA/GFA=0.7
	Gym	457 m^2			Proposed NOFA = 320 m^2 assuming NOFA/GFA=0.7
	Number of Empolyee per 100 m^2	3.3			Figure extracted from https://www.pland.gov.hk/pland_en/p_study/comp_s/cifsus/cifsusReport.pdf
	Number of Employees	59			
	Estimated Commercial Flow		0.280	16.63	
	J10 Restaurant				
	Area (m^2)	457			Proposed NOFA = 320 m^2 assuming NOFA/GFA=0.7
	Number of Empolyee per 100 m^2	5.1			Figure extracted from https://www.pland.gov.hk/pland_en/p_study/comp_s/cifsus/cifsusReport.pdf
	Number of Employees	23			
	Estimated Commercial Flow		1.580	36.84	
2	**Summation of ADWF**			169.94	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***169.94*** m^3/day			

Area considered for restaurants and canteen: 457m^2

TOTAL AREA FOR CANTEEN FOR ALL FLOORS: 456m^2

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

G/C ZONE

RESIDENTIAL (B) ZONE

WC

FIREMAN'S LIFT LOBBY

FIREMAN'S LIFT LOBBY

E&M

E&M

E&M

PANTRY

LIFT LOBBY

BACK OF HOUSE

STAFF AND STUDENTS CANTEEN

STAFF COMMON ROOM

WC

WC

BACK OF HOUSE

VOID

BREAKOUT ROOM

BREAKOUT ROOM

E&M

E&M

FIREMAN'S LIFT LOBBY

E&M

PROTECTED CORRIDOR

BREAKOUT ROOM

BREAKOUT ROOM

BACK OF HOUSE

BREAKOUT ROOM

BREAKOUT ROOM

ACADEMIC & ANCILLARY USES

74.90

VOID

VOID

E&M

VOID

Area under THIS S16 Application

POKFIELD ROAD

Pokfield House

18-24

KEY PLAN

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP

Title

Indicative Floor Plan (LG1)

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale		Figure	3.1

TOTAL AREA FOR CANTEEN FOR ALL FLOORS: 456m^2

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

LANDSCAPED TERRACE

LANDSCAPED TERRACE

G/C ZONE

RESIDENTIAL (B) ZONE

WC

SOCIETY ROOMS AND ADMINSTRATIVE OFFICES

FIREMAN'S LIFT LOBBY

FIREMAN'S LIFT LOBBY

E&M

BACK OF HOUSE

PROTECTED CORRIDOR

E&M

PROTECTED CORRIDOR

BACK OF HOUSE

E&M

PANTRY

BACK OF HOUSE

LIFT LOBBY

STAFF AND STUDENTS CANTEEN

VOID

FIREMAN'S LIFT LOBBY

VOID

E&M

PROTECTED CORRIDOR

E&M

ACADEMIC & ANCILLARY USES

70.50

VOID

VOID

E&M

PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD

Area under THIS S16 Application

POKFIELD ROAD (EXISTING EVA)

Pokfield House

18-24

KEY PLAN

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP

Title

Indicative Floor Plan (LG2)

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale		Figure	3.2

TOTAL AREA FOR CANTEEN FOR ALL FLOORS: 456m²

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

G/C ZONE

RESIDENTIAL (B) ZONE

STUDENT COMMON ROOM

WC

VOID

STORE

E&M

FIREMAN'S LIFT LOBBY

PROTECTED CORRIDOR

BACK OF HOUSE

KITCHEN

LIFT LOBBY

STAFF AND STUDENTS CANTEEN

CLASSROOM

ACADEMIC & ANCILLARY USES

66.10

Area under THIS S16 Application

POKFIELD ROAD

Pokfield House

18-24

KEY PLAN

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

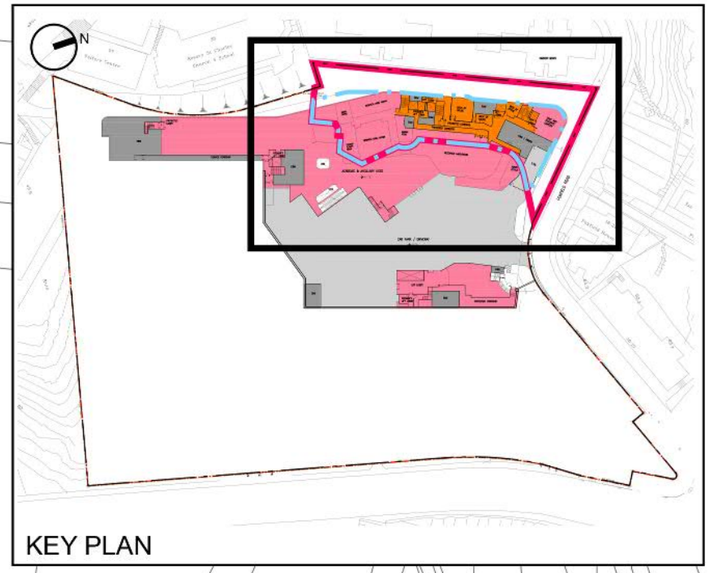
P&T GROUP

Title

Indicative Floor Plan (LG3)

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale		Figure	3.3

TOTAL AREA FOR CANTEEN FOR ALL FLOORS: 456m^2



N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

G/C ZONE

RESIDENTIAL (B) ZONE

RESEARCH LABS/ ROOMS

ADMIN OFFICE

WC

E&M

FIREMAN'S LIFT LOBBY

FIREMAN'S LIFT LOBBY

E&M

BACK OF HOUSE

E&M

BACK OF HOUSE

LIFT LOBBY

BACK OF HOUSE

LIFT LOBBY

STAFF AND STUDENTS CANTEEN

PROTECTED CORRIDOR

PROTECTED CORRIDOR

WAITING ROOM

STUDENT ACTIVITY ROOM

RESEARCH LABS/ ROOMS

E&M / RSMRC

RESEARCH LABS/ROOM

FIREMAN'S LIFT LOBBY

E&M

VOID

ACADEMIC & ANCILLARY USES

61.70

VOID

ADMIN OFFICE

L/UL

CAR PARK / DRIVEWAY

P

POKFIELD ROAD

Area under THIS S16 Application

Pokfield House

18-24

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- Carpark / Driveway
- E & M

P&T GROUP

Title

Indicative Floor Plan (LG4)

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale		Figure	3.4

TOTAL AREA FOR CANTEEN FOR ALL FLOORS: 456m^2

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

LANDSCAPED AVENUE

LANDSCAPED AVENUE

IGVC ZONE (RESIDENTIAL (R1) ZONE)

BACK OF HOUSE

FIREMAN'S LIFT LOBBY

PROTECTED CORRIDOR

LIFT LOBBY

FIREMAN'S LIFT LOBBY

E&M

E&M

E&M

STUDENT ACTIVITY ROOM

KITCHEN

IT AND DATA ROOM

FIREMAN'S LIFT LOBBY

E&M

ACADEMIC & ANCILLARY USES

57.30

PROTECTED LIBRARY CORRIDOR

E&M

PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD

Area under THIS S16 Application

POKFIELD ROAD

18-24 Pokfield House

TP

KEY PLAN

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP

Title

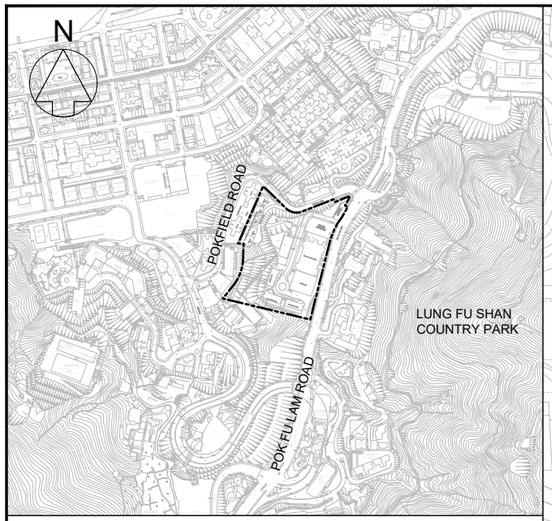
Indicative Floor Plan (LG5)

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale		Figure	3.5

APPENDIX A - Drawings

Drawing No.	Drawing Title
HKU-SIA-LP-001	Existing Sewerage Sub-Catchments Layout Plan
HKU-SIA-LP-002	Proposed Sewerage Sub-Catchments Layout Plan

DO NOT SCALE



KEY PLAN
(1:10000)

Existing Manhole FMH7005383
Catchment: A, B,C1, C2, D, E1, E2, F, G, H, I, J, K
Total ADWF:1,592.85 m^3/day +62.82 L/s
(backwash of Sub-Catchment I)

Existing Manhole FMH7005461
Catchment: A, B, C1, F, H, I, J, K
Total ADWF:1042.33 m^3/day+62.82L/s
(backwash of Sub Catchment I)

Existing Foul Water Terminal
Manhole FT5
BD Ref.: 4-2272-60
Sub-Catchment: J

Existing Foul Water Terminal
Manhole FT4
BD Ref.: 4-2367-70
Sub-Catchment: I

Existing Foul Water Terminal
Manhole FT3
(BD Ref.: 4-2026-99(P)
Sub-Catchment: F, K

Existing Manhole FMH7027800
Catchment: A, B, H
Total ADWF: 770.21 m^3/day

Existing Foul Water Terminal
Manhole FT2
BD Ref.: 4-2173-60
Sub-Catchment: H

Existing Manhole FMH7047721
Catchment: G
Total ADWF: 57.00 m^3/day

Existing Foul Water Terminal
Manhole FT1
BD Ref:4-2026-99(P)
Catchment: G

Sub-Catchment	Area	Sewage Generated
A	Area A	664.66 (m^3/day)
B	St. John's College	85.94 (m^3/day)
C1	King Court	67.34 (m^3/day)
C2	University Heights	427.13 (m^3/day)
D	St. Charles School	21.96 (m^3/day)
E1	Caritas Mok Cheung Sui Kun Community Centre	9.80 (m^3/day)
E2	Poksmith Villa	34.63 (m^3/day)
F1	Morrison Hall, Suen Chi Sun Hall	114.00 (m^3/day)
F2	HKU Hill View Restaurant	11.71 (m^3/day)
G	Lee Shau Kee Hall	57.00 (m^3/day)
H	Lindsay Ride Sports Centre	19.60 (m^3/day)
I	Stanley Smith Swimming Pool	62.82 (L/s)
J	HKU Pokfield Road Residence	59.47 (m^3/day)
K	Flora Ho Sports Centre	19.60 (m^3/day)

B.D. REF. :

LEGEND:

- SITE BOUNDARY
- EXISTING MANHOLE AND SEWER
- EXISTING FOUL WATER TERMINAL MANHOLE AND SEWER
- SEWERAGE SUB-CATCHMENT

REV	DATE	DESCRIPTION

REVISION

CLIENT
THE UNIVERSITY OF HONG KONG

ARCHITECT
P&T ARCHITECTS AND ENGINEERS LIMITED

STRUCTURAL ENGINEER
wsp

PROJECT :
PROPOSED CAPITAL REDEVELOPMENT COMPLEX AT THE POKFIELD ROAD SITE

DRAWING TITLE :
EXISTING SEWERAGE
SUB-CATCHMENTS LAYOUT PLAN

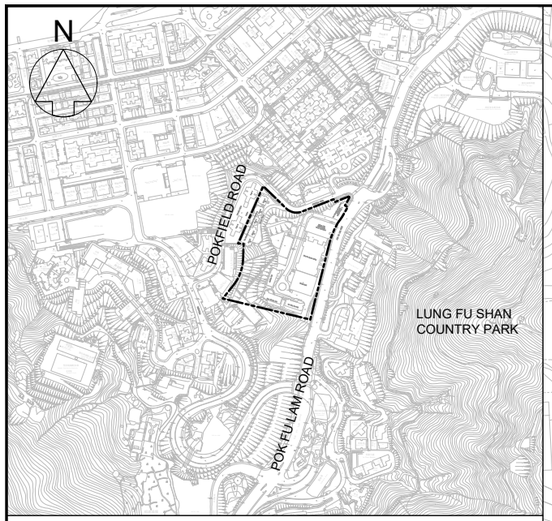
DESIGNED BY :	A.N.	SCALE @ SIZE :	1:2000 @ A3
CHECKED BY :	T.C.	DATE :	27/10/2020
DRAWN BY :	A.N.	APPROVED BY :	
FILE No. :	20201028_HKU_SIA_Proposed Catchment rev2		

JOB No: WH67022A
STAGE :

DRAWING No. : HKU-SIA-LP-001
REV. :

K:\T3\WH67022A-HKU PokField\9. WD - Working Documents\6. Civil\0_working\HKU-Pokfield Road\20201019 SIA\Sewerage Study\CAD\20201028_HKU_SIA_Proposed Catchment rev2.dwg

DO NOT SCALE



KEY PLAN
(1:10000)

Existing Manhole FMH7005383
Catchment: A, B, C1, C2, D, E1, E2, F, G, K, L1, L2, M
Total ADWF: 2442.83 m^3/day
+58.90 L/s (backwash event of Sub-catchment L2)

Existing Manhole FMH7005461
Catchment: A, B, C1, L, M
Total ADWF:1,747.00 m^3/day
+58.90 L/s (backwash of Sub-catchment L2)

Proposed Foul Water Terminal Manhole FTM-02
Sub-Catchment: M

Existing Manhole FMH7047721
Catchment: F, G, K
Total ADWF: 202.31 m^3/day

Existing Manhole FMH7027795
Catchment: A, B, L1,L2
Total ADWF: 1,509.72 m^3/day
+58.90 L/s (backwash of Sub-catchment L2)

Existing Foul Water Terminal Manhole FT1
BD Ref:4-2026-99(P)
Sub-Catchment: F, G, K

Proposed Foul Water Terminal Manhole FTM-01
Sub- Catchment: L

Proposed Diversion Works under separate submission

B.D. REF. :

LEGEND:

- SITE BOUNDARY
- EXISTING MANHOLE AND SEWER
- EXISTING FOUL WATER TERMINAL MANHOLE AND SEWER TO BE ABANDONED
- EXISTING FOUL WATER TERMINAL MANHOLE AND SEWER TO BE MODIFIED
- PROPOSED FOUL WATER TERMINAL MANHOLE AND SEWER
- SEWERAGE SUB-CATCHMENT

Sub-Catchment	Area	Sewage Generated
A	Area A	664.66 (m^3/day)
B	St. John's College	85.94 (m^3/day)
C1	King Court	67.34 (m^3/day)
C2	University Heights	427.13 (m^3/day)
D	St. Charles School	21.96 (m^3/day)
F1	Caritas Mok Cheung Sui Kun Community Centre	9.80 (m^3/day)
E2	Poksmith Villa	34.63 (m^3/day)
F1	Morrison Hall, Suen Chi Sun Hall	114.00 (m^3/day)
F2	HKU Hill View Restaurant	11.71 (m^3/day)
G	Lee Shau Kee Hall	57.00 (m^3/day)
K	Flora Ho Sports Centre	19.60 (m^3/day)
L1	Proposed Development	759.11 (m^3/day)
L2	Proposed Swimming Pool	58.9 (L/s)
M	Proposed Development	169.94 (m^3/day)

REV	DATE	DESCRIPTION
REVISION		

CLIENT
THE UNIVERSITY OF HONG KONG

ARCHITECT
P&T ARCHITECTS AND ENGINEERS LIMITED

STRUCTURAL ENGINEER
wsp

PROJECT :
PROPOSED CAPITAL REDEVELOPMENT COMPLEX AT THE POKFIELD ROAD SITE

DRAWING TITLE :
PROPOSED SEWERAGE SUB-CATCHMENTS LAYOUT PLAN

DESIGNED BY :	A.N.	SCALE @ SIZE :	1:2000 @ A3
CHECKED BY :	T.C.	DATE :	27/10/2020
DRAWN BY :	A.N.	APPROVED BY :	
FILE No. :	20201028_HKU_SIA_Proposed Catchment rev2		
JOB No:	WH67022A	STAGE :	
DRAWING No. :	HKU-SIA-LP-002	REV. :	

K:\T3\WH67022A-HKU PokField\9. WD - Working Documents\6. Civil\0_working\HKU-Pokfield Road\20201019 SIA\Sewerage Study\CAD\20201028_HKU_SIA_Proposed Catchment rev2.dwg

APPENDIX B – Estimation of Sewage Flow

AREA A - Sewage Flow Estimation for Existing Sewerage Network along Pok Fu Lam Road

A1 Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (Fulham Garden, Emerald Garden, Honey Court, Green Villa, Pokfulam Peak, Pokfulam Mansion, Pokfulam Court, Fook Wai Mansion)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow** **Private R3**				
	Total number of Residents	1,311			Figure extracted from CentaMap http://hk.centamap.com/gc/home.aspx
	Estimated Domestic Flow		0.370	485.07	Table T-1 of EPD/TP_1/05
2	**Summation of ADWF**			485.07	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***485.070*** m^3/day			

A2 Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (Yue Yan Mansions)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow** **Private R3**				
	Total No. of Units	96			Figure extracted from Ricacorp Properties https://www.ricacorp.com/ricadata/ptest.aspx?type=2&code=TISMTHNOHT&info=basicinfo&code2=&page=0
	Average Residents density by Planned Usage Type	3.3			Figure extracted from https://www.bycensus2016.gov.hk/en/bc-dp-tpu.html
	Total number of Residents	317			
	Estimated Domestic Flow		0.370	117.22	Table T-1 of EPD/TP_1/05
3	**Summation of ADWF**			117.22	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***117.216*** m^3/day			

A3 Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (La Clare mansion)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow** **Private R3**				
		48			Figure extracted from Ricacorp Properties https://www.ricacorp.com/ricadata/eptest.aspx?type=2&code=TITZIHZXHT&info=basicinfo&code2=&page=0
	Total No. of Units				
	Average Residents density by Planned Usage Type	3.3			Figure extracted from https://www.bycensus2016.gov.hk/en/bc-dp-tpu.html
	Total number of Residents	158			
	Estimated Domestic Flow		0.370	58.61	Table T-1 of EPD/TP_1/05
2	**Summation of ADWF**			58.61	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***58.608*** m^3/day			

A4 Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (Pok Fu Lam Road Playground)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
	Commerical Flow				
1	**Unit Flow Factors of Commercial Flows**				
	J11 Community, Social & Personal Services				
	Total number of employees	4			Assume 4 employees in the park
	Estimated commerical activities Flow		0.025	0.1	Extracted from: https://www.epd.gov.hk/eia/register/report/eiareport/eia_1572008/EIA/EIA_PDF/S16.pdf
2	**Total visitors**				
	Total number of visitors	367			Assumption is made from: https://repository.hkbu.edu.hk/cgi/viewcontent.cgi?article=1158&context=pe_ja Using the mean number of visitors of the results.
	Estimated commerical activities Flow		0.010	3.67	Extracted from: https://www.epd.gov.hk/eia/register/report/eiareport/eia_1572008/EIA/EIA_PDF/S16.pdf
2	**Summation of ADWF**			3.77	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***3.770*** m^3/day			

Total Estimated ADWF of Area A	664.66 m^3/day

Sewage Flow Estimation for Existing Sewerage Network

B Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (St. John's College)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
	Domestic Flow				
1	**Insitutional**				
	Total No. of Units	334			
	Average Residents density by Planned Usage Type	1.0			Figure extracted from https://www.stjohns.hk/
	Total number of Residents	334			
	Estimated Domestic Flow		0.190	63.46	Table T-1 of EPD/TP_1/05
2	**J10 Restaurant**				
	Area (m^2)	279			Area extracted from https://www.stjohns.hk/
	Number of Empolyee per 100 m^2	5.1			Figure extracted from https://www.pland.gov.hk/pland_en/p_study/comp_s/cifsus/cifsusReport.pdf
	Number of Employees	14			
	Estimated Commercial flow		1.580	22.48	Table T-2 of EPD/TP_1/05
2	**Summation of ADWF**			85.94	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***85.94*** m^3/day			

C1 Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (King Court)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
	Domestic Flow				
1	**Private R3**				
	Total No. of Units	70			Figure extracted from Ricacorp Properties https://www.ricacorp.com/ricadata/eptest.aspx?type=1&code=SSPPWBPEPS&info=basicinfo&code2=&page=0
	Average Residents density by Planned Usage Type	2.6			Extracted from https://www.bycensus2016.gov.hk/en/bc-dp-tpu.html
	Total number of Residents	182			
	Estimated Domestic Flow		0.370	67.34	Table T-1 of EPD/TP_1/05
2	**Summation of ADWF**			67.34	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***67.34*** m^3/day			

C2 Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (University Heights)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow** **Private R3**				
	Total No. of Units	444			Figure extracted from Ricacorp Properties https://www.ricacorp.com/ricadata/eptest.aspx?type=2&code=TTXNZHIXHT&info=basicinfo&code2=&page=0
	Average Residents density by Planned Usage Type	2.6			Extracted from https://www.bycensus2016.gov.hk/en/bc-dp-tpu.html
	Total number of Residents	1,154			
	Estimated Domestic Flow		0.370	427.13	Table T-1 of EPD/TP_1/05
2	**Summation of ADWF**			427.13	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***427.13*** m^3/day			

D Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (St. Charles School)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Commercial Flows** **J11 Community, Social & Personal Services**				
	Total number of employees	32			Data extracted from : https://www.schooland.hk/ps/stcharles and 2. https://www.myschool.hk/primary-school/St.-Charles-School
	Estimated Commercial Activities Flow		0.280	8.96	Table T-2 of EPD/TP_1/05
2	**Total students**				
	Total number of students	325			Data extracted from : https://www.schooland.hk/ps/stcharles and 2. https://www.myschool.hk/primary-school/St.-Charles-School
	Estimated Commercial Activities Flow		0.040	13.00	Table T-2 of EPD/TP_1/05
3	**Summation of ADWF**			21.96	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***21.96*** m^3/day			

E1 Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (Caritas Mok Cheung Sui Kun Community Centre)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Commercial Flows** **J11 Community, Social & Personal Services**				
	Total No. of Employees	35			Extracted from https://mcskcc.caritas.org.hk/public/modules/main_page/index.htm
	Estimated Domestic Flow		0.280	9.80	Table T-2 of EPD/TP_1/05
2	**Summation of ADWF**			9.80	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***9.80*** m^3/day			

E2 Estimation of Existing Sewerage Discharge Quantity Outside Site Boundary (Poksmith Villa)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow** **Private R3**				
	Total No. of Units	36			Figure extracted from Ricacorp Properties https://www.ricacorp.com/ricadata/eptest.aspx?type=1&code=SSWGBPDXPS&info=basicinfo&code2=&page=0
	Average Residents density by Planned Usage Type	2.6			Extracted from https://www.bycensus2016.gov.hk/en/bc-dp-tpu.html
	Total number of Residents	94			Area extracted from 1.
	Estimated Domestic Flow		0.370	34.63	Table T-1 of EPD/TP_1/05
2	**Summation of ADWF**			34.63	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***34.63*** m^3/day			

F1 Estimation of Existing Sewerage Discharge Quantity Within Site Boundary (Morrison Hall and Suen Chi Sun Hall)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow** **Institutional and Special Class**				
	Total No. of Residents	600			*Population extracted from Foul Flow Estimation Report in BRAVO*
	Estimated Domestic Flow		0.190	114.00	Table T-1 of EPD/TP_1/05
2	**Summation of ADWF**			114.00	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***114.00*** m^3/day			

F2 Estimation of Existing Sewerage Discharge Quantity Within Site Boundary (Canteen at Lee Shau Kee Hall)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Commercial Flow** **J10 Restaurant**				
	Area (m^2)	145			Area extracted from as-built drawing. (Assuming non-domestic area for G/F is within canteen area.)
	Number of Empolyee per 100 m^2	5.1			Figure extracted from https://www.pland.gov.hk/pland_en/p_study/comp_s/cifsus/cifsusReport.pdf
	Number of Employees	7			
	Estimated Commercial Flow		1.580	11.71	Table T-2 of EPD/TP_1/05
2	**Summation of ADWF**			11.71	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***11.71*** m^3/day			

G Estimation of Existing Sewerage Discharge Quantity Within Site Boundary (Lee Shau Kee Hall)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow** **Institutional and Special Class**				
	Total No. of Residents	300			*Population extracted from Foul Flow Estimation Report in BRAVO*
	Estimated Domestic Flow		0.190	57.00	Table T-1 of EPD/TP_1/05
2	**Summation of ADWF**			57.00	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***57.00*** m^3/day			

H Estimation of Existing Sewerage Discharge Quantity Within Site Boundary (Lindsay Ride Sports Centre)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Commercial Flow** **J11 Community, Social and Personal Services**				
	Total No. of Employees	70			Asumption is made from (7.3.5): https://www.epd.gov.hk/eia/register/report/eiareport/eia_2472016/html/EIA/EIA_Ch07.htm The number is taking the number correct to nearest 10, extracting from the reference. (35+36=71≈70)
	Estimated Commercial Flow		0.280	19.60	Table T-2 of EPD/TP_1/05
2	**Summation of ADWF**			19.60	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***19.60*** m^3/day			

I Estimation of Existing Sewerage Discharge Quantity Within Site Boundary (Stanley Smith Swimming Pool)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Swimming Pool Backwashing**				
	Pool Volume	603.067 m^3			Dimension of the pool taken from as-built drawing
	Turnover Rate	4 hrs			
	Surface Loading Rate of Filter	20 $m^3/m^2/hr$			
	Filter Areas Required	7.538 m^2			
	Backwash Duration	3 min/day			
	Backwash Flow Rate	30 $m^3/m^2/hr$			
	Number of Filtration plant	1			
	Design Backwash volume generated per day	11.31 m^3/day			
	Design backwash flow rate by each filtraction plant	**62.82** L/s			

J Estimation of Existing Sewerage Discharge Quantity Within Site Boundary (Pokfield Road Residence)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow** **Institutional and Special Class**				
	Total number of Residents	313			Area extracted from 1. https://wp2.cedars.hku.hk/nonhall/prr/
	Estimated Domestic Flow		0.190	59.47	Table T-1 of EPD/TP_1/05
2	**Summation of ADWF**			59.47	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***59.47*** m^3/day			

K Estimation of Existing Sewerage Discharge Quantity Within Site Boundary (Flora Ho Sports Centre)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Commercial Flow** **J11 Community, Social and Personal Services**				
	Total No. of Employees	70			Asumption is made from (7.3.5): https://www.epd.gov.hk/eia/register/report/eiareport/eia_2472016/html/EIA/EIA_Ch07.htm The number is taking the number correct to nearest 10, extracting from the reference. (35+36=71≈70)
	Estimated Commercial Flow		0.280	19.60	Table T-2 of EPD/TP_1/05
2	**Summation of ADWF**			19.60	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***19.60*** m^3/day			

Sewage Flow Estimation for Proposed Sewerage

L1 Estimation of Proposed Sewerage Discharge Quantity Within Site Boundary (Proposed Development)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
	Commercial Flow				
1	**School Students**				
	Total No. of Students	6,500			
	Estimated Commercial Flow		0.040	260.00	Table T-2 of EPD/TP_1/05
1	**J11 Community, Social & Personal Services**				
	Sports and FBE				
	Area (m^2)	54016			Proposed CFA= 54016 m^2 assuming CFA=GFA
	Number of Empolyee per 100 m^2	3.3			Figure extracted from https://www.pland.gov.hk/pland_en/p_study/comp_s/cifsus/cifsusReport.pdf
	Number of Employees	1783			
	Estimated Commercial Flow		0.280	499.11	
2	**Summation of ADWF**			759.11	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***759.11*** m^3/day			

L2 Estimation of Proposed Sewerage Discharge Quantity Within Site Boundary (Swimming Pool)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
	Swimming Pool Backwashing				
1	**Pool Volume**	2000 m^3			Assumed dimension of the pools = 25 (L) x 25 (W) x 2 (H) & 25 (L) x 10 (W) x 3 (H)
	Turnover Rate	4 hrs			
	Surface Loading Rate of Filter	20 $m^3/m^2/hr$			
	Filter Areas Required	25.000 m^2			
	Backwash Duration	2 min/day			
	Backwash Flow Rate	30 $m^3/m^2/hr$			
	Number of proposed Filtration Plant	8			Assumed the filtration plants will not have backwashing simutaneously
	Design Filter Size of each Filtration Plant	7.07 m^2			Assume the area each filtration plant is 3m in diameter
	Total Design Filter Area	56.55 m^2			
	Design Backwash volume generated per day	56.55 m^3/day			
	Design backwash flow rate by each filtraction plant	**58.90** L/s			

M Estimation of Proposed Sewerage Discharge Quantity Within Site Boundary (Proposed Development)

	Flow Category	Value (n)	Unit Flow Factor UFF (m^3/day/n)	Average Dry Weather Flow ADWF(m^3/day)	Notes
1	**Domestic Flow**				
	Institutional and Special Class				
	Total No. of Residents	613			
	Estimated Domestic Flow		0.19	116.47	Table T-2 of EPD/TP_1/05
	Commercial Flow				
2	**J11 Community, Social & Personal Services**				
	Common Area	1343 m^2			Proposed NOFA = 940 m^2 assuming NOFA/GFA=0.7
	Gym	457 m^2			Proposed NOFA = 320 m^2 assuming NOFA/GFA=0.7
	Number of Empolyee per 100 m^2	3.3			Figure extracted from https://www.pland.gov.hk/pland_en/p_study/comp_s/cifsus/cifsusReport.pdf
	Number of Employees	59			
	Estimated Commercial Flow		0.280	16.63	
	J10 Restaurant				
	Area (m^2)	457			Proposed NOFA = 320 m^2 assuming NOFA/GFA=0.7
	Number of Empolyee per 100 m^2	5.1			Figure extracted from https://www.pland.gov.hk/pland_en/p_study/comp_s/cifsus/cifsusReport.pdf
	Number of Employees	23			
	Estimated Commercial Flow		1.580	36.84	
2	**Summation of ADWF**			169.94	
	Catchment Inflow Factor	1.0			Table T-4 of EPD/TP_1/05
	Estimated ADWF =	***169.94*** m^3/day			

APPENDIX C – Hydraulic Calculations

Existing Condition

Gravity	g =	9.80665 m^2/s		
kinematic viscosity of water	n =	0.00000101 m^2/s		
Colebrook-White roughness coefficient (Clayware)	k =	0.6 mm	=	0.0006 m

$$V = -2(2gDS)^{0.5}\log\left(\frac{k}{3.7D} + \frac{2.5\nu}{D(2gDS)^{0.5}}\right)$$

k = Colebrook-White roughness coefficient, in metres
V = velocity, in metres per second
D = circular cross-section pipe, inside diameter, in metres
S = slope, in metres per metre
ν = kinematic viscosity of water, in square metres per second.

	Area	Sewage Generated	
A	Area A	664.66	(m^3/day)
B	St. John's College	85.94	(m^3/day)
C1	King Court	67.34	(m^3/day)
C2	University Heights	427.13	(m^3/day)
D	St. Charles School	21.96	(m^3/day)
E1	Caritas Mok Cheung Sui Kun Community Centre	9.80	(m^3/day)
E2	Poksmith Villa	34.63	(m^3/day)
F1	Morrison Hall, Suen Chi Sun Hall	114.00	(m^3/day)
F2	HKU Hill View Restaurant	11.71	(m^3/day)
G	Lee Shau Kee Hall	57.00	(m^3/day)
H	Lindsay Ride Sports Centre	19.60	(m^3/day)
I	Stanley Smith Swimming Pool	62.82	(L/s)
J	HKU Pokfield Road Residence	59.47	(m^3/day)
K	Flora Ho Sports Centre	19.60	(m^3/day)

Sewerage Network within Subject Site

Table B1: From FMH7027765 to FMH7007345

From	To	ADWF (m^3/day)	Cum.ADWF (m^3/day)	Contributing Population	Peaking Factor (including stormwater allowance)	From Branch (L/s)	Total Design Flow (m^3/s)	**Total Design Flow (L/s)**	L (m)	Dia. = (mm)	Dia. = (m)	Slope (1 in)	Slope (%)	Velocity (m/s)	Area (m^2)	Reduction Area (m^2)	**Q_{cap} (m^3/s)**	**Q_{cap} (L/s)**	cap. %	check	CL	US IL	DS IL
FMH 7027765	FMH 7027809	664.66 50% Sub-Catchment A	664.66	2462	6		0.046	**46.16**	35.6	225	0.225	28	3.59%	2.4890	0.0398	0.0358	**0.0891**	**89.07**	51.82%	OK	33.54	91.45	90.17
FMH 7027809	FMH 7027810		664.66	2462	6		0.046	**46.16**	25.4	225	0.225	13	7.79%	3.6719	0.0398	0.0378	**0.1387**	**138.70**	33.28%	OK	24.69	90.10	88.12
FMH 7027810	FMH 7027811		664.66	2462	6		0.046	**46.16**	31.3	225	0.225	11	8.83%	3.9094	0.0398	0.0378	**0.1477**	**147.67**	31.26%	OK	25.30	88.06	85.30
FMH 7027811	FMH 7027775		664.66	2462	6		0.046	**46.16**	18.8	225	0.225	12	8.59%	3.8552	0.0398	0.0378	**0.1456**	**145.62**	31.70%	OK	23.77	85.28	83.67
FMH 7027775	FMH 7027776	85.94 Sub-Catchment B	750.61	2780	6		0.052	**52.13**	35.0	300	0.300	13	7.66%	4.3733	0.0707	0.0672	**0.2937**	**293.67**	17.75%	OK	11.58	83.65	80.97
FMH 7027776	FMH 7027777		750.61	2780	6		0.052	**52.13**	25.5	300	0.300	15	6.59%	4.0558	0.0707	0.0672	**0.2724**	**272.36**	19.14%	OK	10.88	80.79	79.11
FMH 7027777	FMH 7027805		750.61	2780	6		0.052	**52.13**	5.6	300	0.300	12	8.36%	4.5703	0.0707	0.0672	**0.3069**	**306.91**	16.98%	OK	10.88	78.90	78.43
FMH 7027805	FMH 7027778		750.61	2780	6		0.052	**52.13**	21.5	300	0.300	41	2.42%	2.4541	0.0707	0.0636	**0.1561**	**156.12**	33.39%	OK	10.88	78.42	77.90
FMH 7027778	FMH 7027806		750.61	2780	6		0.052	**52.13**	29.0	300	0.300	22	4.48%	3.3432	0.0707	0.0672	**0.2245**	**224.50**	23.22%	OK	10.88	77.86	76.56
FMH 7027806	FMH 7027807		750.61	2780	6		0.052	**52.13**	8.5	300	0.300	121	0.82%	1.4262	0.0707	0.0636	**0.0907**	**90.73**	57.45%	OK	10.88	76.54	76.47
FMH 7027807	FMH 7027804		750.61	2780	6		0.052	**52.13**	13.3	300	0.300	121	0.83%	1.4284	0.0707	0.0636	**0.0909**	**90.87**	57.36%	OK	10.88	76.44	76.33
FMH 7027804	FMH 7027803		750.61	2780	6		0.052	**52.13**	4.1	300	0.300	24	4.12%	3.2025	0.0707	0.0672	**0.2151**	**215.05**	24.24%	OK	10.88	74.75	74.58
FMH 7027803	FMH 7027802		750.61	2780	6		0.052	**52.13**	13.5	300	0.300	16	6.15%	3.9168	0.0707	0.0672	**0.2630**	**263.02**	19.82%	OK	10.88	74.56	73.73
FMH 7027802	FMH 7027801		750.61	2780	6		0.052	**52.13**	15.5	300	0.300	14	7.35%	4.2852	0.0707	0.0672	**0.2878**	**287.76**	18.11%	OK	10.88	73.72	72.58
FMH 7027801	FMH 7027800		750.61	2780	6		0.052	**52.13**	7.0	300	0.300	20	5.01%	3.5360	0.0707	0.0672	**0.2374**	**237.45**	21.95%	OK	10.88	71.60	71.25
FMH 7027800	FMH 7027799	19.60 Sub-Catchment H	770.21	2853	6		0.053	**53.49**	11.9	300	0.300	7	14.41%	6.0026	0.0707	0.0672	**0.4031**	**403.09**	13.27%	OK	10.88	71.24	69.53
FMH 7027799	FMH 7027798		770.21	2853	6		0.053	**53.49**	24.2	300	0.300	7	15.36%	6.1978	0.0707	0.0672	**0.4162**	**416.19**	12.85%	OK	10.88	69.25	65.54
FMH 7027798	FMH 7027797		770.21	2853	6		0.053	**53.49**	15.6	300	0.300	18	5.47%	3.6925	0.0707	0.0672	**0.2480**	**247.95**	21.57%	OK	10.88	64.98	64.13
FMH 7027797	FMH 7027796		770.21	2853	6		0.053	**53.49**	7.8	300	0.300	10	9.69%	4.9216	0.0707	0.0672	**0.3305**	**330.49**	16.18%	OK	10.88	64.04	63.28
FMH 7027796	FMH 7027795	145.31 Sub-Catchment F and K	915.52	3391	6		0.064	**63.58**	11.5	300	0.300	9	11.01%	5.2471	0.0707	0.0672	**0.3523**	**352.35**	18.04%	OK	10.88	62.79	61.52
FMH 7027795	FMH 7027785		915.52	3391	6		0.064	**63.58**	12.9	300	0.300	13	7.70%	4.3861	0.0707	0.0672	**0.2945**	**294.54**	21.59%	OK	10.88	61.10	60.11
FMH 7027785	FMH 7027793	67.34 Sub-Catchment C1	982.86	3640	6	62.82 Sub-Catchment I	0.131	**131.07**	20.3	300	0.300	9	11.49%	5.3605	0.0707	0.0672	**0.3600**	**359.97**	36.41%	OK	10.88	59.91	57.58
FMH 7027793	FMH 7005461		982.86	3640	6		0.131	**131.07**	26.8	300	0.300	8	12.85%	5.6685	0.0707	0.0672	**0.3806**	**380.65**	34.43%	OK	10.88	56.98	53.54
FMH 7005461	FMH 7005371	59.47 Sub-Catchment J	1042.33	3860	6		0.135	**135.20**	16.0	300	0.300	8	11.90%	5.4538	0.0707	0.0672	**0.3662**	**366.23**	36.92%	OK	10.88	53.42	51.52
FMH 7005371	FMH 7005372		1042.33	3860	6		0.135	**135.20**	10.2	300	0.300	9	10.73%	5.1782	0.0707	0.0672	**0.3477**	**347.73**	38.88%	OK	10.88	51.52	50.43
FMH 7005372	FMH 7005459		1042.33	3860	6		0.135	**135.20**	8.6	300	0.300	9	11.15%	5.2792	0.0707	0.0672	**0.3545**	**354.51**	38.14%	OK	10.88	49.23	48.27
FMH 7005459	FMH 7005373		1042.33	3860	6		0.135	**135.20**	15.2	300	0.300	7	13.73%	5.8596	0.0707	0.0672	**0.3935**	**393.48**	34.36%	OK	10.88	48.25	46.17
FMH 7005373	FMH 7005374		1042.33	3860	6		0.135	**135.20**	38.0	300	0.300	8	11.81%	5.4329	0.0707	0.0672	**0.3648**	**364.82**	37.06%	OK	10.88	45.59	41.10
FMH 7005374	FMH 7005460	427.13 Sub-Catchment C2	1469.45	5442	5		0.148	**147.86**	24.9	300	0.300	10	10.47%	5.1142	0.0707	0.0672	**0.3434**	**343.42**	43.05%	OK	10.88	40.67	38.06
FMH 7005460	FMH 7005375		1469.45	5442	5		0.148	**147.86**	14.2	300	0.300	9	11.03%	5.2496	0.0707	0.0672	**0.3525**	**352.52**	41.94%	OK	10.88	38.03	36.46
FMH 7005375	FMH 7005378		1469.45	5442	5		0.148	**147.86**	16.6	300	0.300	10	9.92%	4.9793	0.0707	0.0672	**0.3344**	**334.37**	44.22%	OK	10.88	36.09	34.44
FMH 7005378	FMH 7005379		1469.45	5442	5		0.148	**147.86**	31.9	300	0.300	9	11.59%	5.3822	0.0707	0.0672	**0.3614**	**361.42**	40.91%	OK	10.88	33.86	30.16
FMH 7005379	FMH 7005453	21.96 Sub-Catchment D	1491.41	5524	5		0.149	**149.13**	11.7	300	0.300	8	12.81%	5.6595	0.0707	0.0672	**0.3800**	**380.04**	39.24%	OK	10.88	29.88	28.38
FMH 7005453	FMH 7005381		1491.41	5524	5		0.149	**149.13**	9.8	300	0.300	13	7.69%	4.3827	0.0707	0.0672	**0.2943**	**294.31**	50.67%	OK	10.88	27.97	27.22
FMH 7005381	FMH 7005454		1491.41	5524	5		0.149	**149.13**	9.8	300	0.300	10	9.61%	4.9006	0.0707	0.0672	**0.3291**	**329.08**	45.32%	OK	10.88	26.99	26.05
FMH 7005454	FMH 7005383	9.80 Sub-Catchment E1	1501.21	5560	5		0.150	**149.70**	4.9	300	0.300	8	13.27%	5.7595	0.0707	0.0672	**0.3868**	**386.76**	38.70%	OK	10.88	25.85	25.20
FMH 7005383	FMH 7005384	57.00 Branch from FMH7047721 to FMH7007383 (Table B2)	1558.21	5771	5		0.153	**152.99**	14.8	300	0.300	7	13.45%	5.7987	0.0707	0.0672	**0.3894**	**389.39**	39.29%	OK	10.88	25.10	23.11
FMH 7005384	FMH 7005456		1558.21	5771	5		0.153	**152.99**	11.2	300	0.300	13	7.53%	4.3352	0.0707	0.0672	**0.2911**	**291.11**	52.55%	OK	10.88	23.05	22.21
FMH 7005456	FMH 7007345	34.63 Sub-Catchment E2	1592.85	5899	5		0.155	**155.00**	7.1	400	0.400	27	3.66%	3.6230	0.1257	0.1131	**0.4098**	**409.75**	37.83%	OK	10.88	22.07	21.81

by interpolation

Table B2: From FMH7047721 to FMH7007383

From	To	ADWF (m^3/day)	Cum.ADWF (m^3/day)	Contributing Population	Peaking Factor (including stormwater allowance)	From Branch (L/s)	Total Design Flow (m^3/s)	**Total Design Flow (L/s)**	L (m)	Dia. = (mm)	Dia. = (m)	Slope (1 in)	Slope (%)	Velocity (m/s)	Area (m^2)	Reduction Area (m^2)	**Q_{cap} (m^3/s)**	**Q_{cap} (L/s)**	cap. %	check	CL	US IL	DS IL
FMH 7047721	FMH 7027770	57.00 Sub-Catchment G	57.00	211	8		0.005	**5.28**	11.1	225	0.225	4	24.66%	6.5428	0.0398	0.0378	**0.2471**	**247.14**	2.1%	OK	7.22	70.66	67.92
FMH 7027770	FMH 7027771		57.00	211	8		0.005	**5.28**	8.7	225	0.225	2	52.83%	9.5824	0.0398	0.0378	**0.3620**	**361.95**	1.5%	OK	6.97	67.92	63.35
FMH 7027771	FMH 7005351		57.00	211	8		0.005	**5.28**	14.0	225	0.225	3	29.32%	7.1350	0.0398	0.0378	**0.2695**	**269.51**	2.0%	OK	6.62	63.35	59.26
FMH 7005351	FMH 7005352		57.00	211	8		0.005	**5.28**	11.2	225	0.225	4	22.75%	6.2831	0.0398	0.0378	**0.2373**	**237.33**	2.2%	OK	6.47	59.26	56.71
FMH 7005352	FMH 7005353		57.00	211	8		0.005	**5.28**	7.8	225	0.225	6	17.90%	5.5725	0.0398	0.0378	**0.2105**	**210.49**	2.5%	OK	5.84	56.71	55.31
FMH 7005353	FMH 7005354		57.00	211	8		0.005	**5.28**	10.6	225	0.225	2	43.52%	8.6953	0.0398	0.0378	**0.3284**	**328.44**	1.6%	OK	5.66	55.31	50.68
FMH 7005354	FMH 7005355		57.00	211	8		0.005	**5.28**	6.5	225	0.225	13	7.89%	3.6961	0.0398	0.0378	**0.1396**	**139.61**	3.8%	OK	5.40	50.68	50.17
FMH 7005355	FMH 7005356		57.00	211	8		0.005	**5.28**	3.6	225	0.225	3	37.95%	8.1194	0.0398	0.0378	**0.3067**	**306.69**	1.7%	OK	5.90	50.17	48.80
FMH 7005356	FMH 7005357		57.00	211	8		0.005	**5.28**	14.7	225	0.225	18	5.60%	3.1101	0.0398	0.0378	**0.1175**	**117.48**	4.5%	OK	5.90	48.80	47.98
FMH 7005357	FMH 7005358		57.00	211	8		0.005	**5.28**	3.1	225	0.225	2	40.51%	8.3897	0.0398	0.0378	**0.3169**	**316.90**	1.7%	OK	5.90	47.98	46.72
FMH 7005358	FMH 7005359		57.00	211	8		0.005	**5.28**	21.4	225	0.225	11	8.94%	3.9335	0.0398	0.0378	**0.1486**	**148.58**	3.6%	OK	5.90	46.72	44.81
FMH 7005359	FMH 7005360		57.00	211	8		0.005	**5.28**	9.8	225	0.225	1	70.36%	11.0603	0.0398	0.0378	**0.4178**	**417.78**	1.3%	OK	5.90	44.81	37.95
FMH 7005360	FMH 7005406		57.00	211	8		0.005	**5.28**	8.4	225	0.225	3	30.64%	7.2944	0.0398	0.0378	**0.2755**	**275.53**	1.9%	OK	5.90	37.95	35.37
FMH 7005406	FMH 7005367		57.00	211	8		0.005	**5.28**	21.4	225	0.225	7	14.74%	5.0552	0.0398	0.0378	**0.1909**	**190.95**	2.8%	OK	5.90	35.37	32.22
FMH 7005367	FMH 7005368		57.00	211	8		0.005	**5.28**	14.6	225	0.225	7	13.73%	4.8783	0.0398	0.0378	**0.1843**	**184.27**	2.9%	OK	5.90	30.53	28.52
FMH 7005368	FMH 7005455		57.00	211	8		0.005	**5.28**	11.6	225	0.225	8	13.07%	4.7593	0.0398	0.0378	**0.1798**	**179.77**	2.9%	OK	5.90	28.19	26.67
FMH 7005455	FMH 7005383		57.00	211	8		0.005	**5.28**	5.6	225	0.225	11	8.78%	3.8988	0.0398	0.0378	**0.1473**	**147.27**	3.6%	OK	5.90	26.10	25.61

Table B3: From Existing FT1 to FMH7047721

From	To	ADWF (m^3/day)	Cum.ADWF (m^3/day)	Contributing Population	Peaking Factor (including stormwater allowance)	From Branch (L/s)	Total Design Flow (m^3/s)	**Total Design Flow (L/s)**	L (m)	Dia. = (mm)	Dia. = (m)	Slope (1 in)	Slope (%)	Velocity (m/s)	Area (m^2)	Reduction Area (m^2)	**Q_{cap} (m^3/s)**	**Q_{cap} (L/s)**	cap. %	check	CL	US IL	DS IL
FT 1	FMH 7047720	57.00 Sub-Catchment G	57.00	211	8		0.005	**5.28**	10.0	225	0.225	7	14.10%	4.9439	0.0398	0.0378	**0.1867**	**186.74**	2.83%	OK	79.70	76.11	74.70
FMH 7047720	FMH 7047721		57.00	211	8		0.005	**5.28**	12.4	225	0.225	3	32.71%	7.5373	0.0398	0.0378	**0.2847**	**284.71**	1.9%	OK	76.90	74.70	70.66

After Proposed Development and Sewerage Diversion

Gravity	g =	9.80665 m^2/s		
kinematic viscosity of water	n =	0.00000101 m^2/s		
Colebrook-White roughness coefficient (Clayware)	k =	0.6 mm	=	0.0006 m
Colebrook-White roughness coefficient (Polyethylene)	k =	0.3 mm	=	0.0003 m

$$V = -2(2gDS)^{0.5}\log\left(\frac{k}{3.7D} + \frac{2.5\nu}{D(2gDS)^{0.5}}\right)$$

k = Colebrook-White roughness coefficient, in metres
V = velocity, in metres per second
D = circular cross-section pipe, inside diameter, in metres
S = slope, in metres per metre
ν = kinematic viscosity of water, in square metres per second.

	Area	Sewage Generated	
A	Area A	664.66	(m^3/day)
B	St. John's College	85.94	(m^3/day)
C1	King Court	67.34	(m^3/day)
C2	University Heights	427.13	(m^3/day)
D	St. Charles School	21.96	(m^3/day)
E1	Caritas Mok Cheung Sui Kun Community Centre	9.80	(m^3/day)
E2	Poksmith Villa	34.63	(m^3/day)
F1	Morrison Hall, Suen Chi Sun Hall	114.00	(m^3/day)
F2	HKU Hill View Restaurant	11.71	(m^3/day)
G	Lee Shau Kee Hall	57.00	(m^3/day)
K	Flora Ho Sports Centre	19.60	(m^3/day)
L1	Proposed Development	759.11	(m^3/day)
L2	Proposed Swimming Pool	58.90	(L/s)
M	Proposed Development	169.94	(m^3/day)

Table B4: From FMH7027765 to FMH7007345

From	To	ADWF (m^3/day)	Cum.ADWF (m^3/day)	Contributing Population	Peaking Factor (including stormwater allowance)	From Branch (L/s)	Total Design Flow (m^3/s)	**Total Design Flow (L/s)**	L (m)	Dia. = (mm)	Dia. = (m)	Slope (1 in)	Slope (%)	Velocity (m/s)	Area (m^2)	Reduction Area (m^2)	**Q_{cap} (m^3/s)**	**Q_{cap} (L/s)**	cap. %	check	CL	US IL	DS IL
FMH 7027765	FMH 7027809	664.66 12.6 % Sub-Catchment A	664.66	2462	6		0.046	**46.16**	35.6	225	0.225	28	3.59%	2.4890	0.0398	0.0358	**0.0891**	**89.07**	51.82%	OK	33.54	91.45	90.17
FMH 7027809	FMH 7027810		664.66	2462	6		0.046	**46.16**	25.4	225	0.225	13	7.79%	3.6719	0.0398	0.0378	**0.1387**	**138.70**	33.28%	OK	24.69	90.10	88.12
FMH 7027810	FMH 7027811		664.66	2462	6		0.046	**46.16**	31.3	225	0.225	11	8.83%	3.9094	0.0398	0.0378	**0.1477**	**147.67**	31.26%	OK	25.30	88.06	85.30
FMH 7027811	FMH 7027775		664.66	2462	6		0.046	**46.16**	18.8	225	0.225	12	8.59%	3.8552	0.0398	0.0378	**0.1456**	**145.62**	31.70%	OK	23.77	85.28	83.67
FMH 7027775	FMH 7027776	85.94 Sub-Catchment B	750.61	2780	6		0.052	**52.13**	35.0	300	0.300	13	7.66%	4.3733	0.0707	0.0672	**0.2937**	**293.67**	17.75%	OK	11.58	83.65	80.97
FMH 7027776	FMH 7027777		750.61	2780	6		0.052	**52.13**	25.5	300	0.300	15	6.59%	4.0558	0.0707	0.0672	**0.2724**	**272.36**	19.14%	OK	10.88	80.79	79.11
FMH 7027777	FMH 7027805		750.61	2780	6		0.052	**52.13**	5.6	300	0.300	12	8.36%	4.5703	0.0707	0.0672	**0.3069**	**306.91**	16.98%	OK	10.88	78.90	78.43
FMH 7027805	FMH 7027778		750.61	2780	6		0.052	**52.13**	21.5	300	0.300	41	2.42%	2.4541	0.0707	0.0636	**0.1561**	**156.12**	33.39%	OK	10.88	78.42	77.90
FMH 7027778	FMH 7027806		750.61	2780	6		0.052	**52.13**	29.0	300	0.300	22	4.48%	3.3432	0.0707	0.0672	**0.2245**	**224.50**	23.22%	OK	10.88	77.86	76.56
FMH 7027806	FMH 7027807		750.61	2780	6		0.052	**52.13**	8.5	300	0.300	121	0.82%	1.4262	0.0707	0.0636	**0.0907**	**90.73**	57.45%	OK	10.88	76.54	76.47
FMH 7027807	FMH 7027804		750.61	2780	6		0.052	**52.13**	13.3	300	0.300	121	0.83%	1.4284	0.0707	0.0636	**0.0909**	**90.87**	57.36%	OK	10.88	76.44	76.33
FMH 7027804	FMH 7027803		750.61	2780	6		0.052	**52.13**	4.1	300	0.300	24	4.12%	3.2025	0.0707	0.0672	**0.2151**	**215.05**	24.24%	OK	10.88	74.75	74.58
FMH 7027803	FMH 7027802		750.61	2780	6		0.052	**52.13**	13.5	300	0.300	16	6.15%	3.9168	0.0707	0.0672	**0.2630**	**263.02**	19.82%	OK	10.88	74.56	73.73
FMH 7027802	FMH 7027801		750.61	2780	6		0.052	**52.13**	15.5	300	0.300	14	7.35%	4.2852	0.0707	0.0672	**0.2878**	**287.76**	18.11%	OK	10.88	73.72	72.58
FMH 7027801	FMH 7027800		750.61	2780	6		0.052	**52.13**	7.0	300	0.300	20	5.01%	3.5360	0.0707	0.0672	**0.2374**	**237.45**	21.95%	OK	10.88	71.60	71.25
FMH 7027800	FMH 7027799		750.61	2780	6		0.052	**52.13**	11.9	300	0.300	7	14.41%	6.0026	0.0707	0.0672	**0.4031**	**403.09**	12.93%	OK	10.88	71.24	69.53
FMH 7027799	FMH 7027798		750.61	2780	6		0.052	**52.13**	24.2	300	0.300	7	15.36%	6.1978	0.0707	0.0672	**0.4162**	**416.19**	12.52%	OK	10.88	69.25	65.54
FMH 7027798	FMH 7027797		750.61	2780	6		0.052	**52.13**	15.6	300	0.300	18	5.47%	3.6925	0.0707	0.0672	**0.2480**	**247.95**	21.02%	OK	10.88	64.98	64.13
FMH 7027797	FMH 7027796		750.61	2780	6		0.052	**52.13**	7.8	300	0.300	10	9.69%	4.9216	0.0707	0.0672	**0.3305**	**330.49**	15.77%	OK	10.88	64.04	63.28
FMH 7027796	FMH 7027795		750.61	2780	6		0.052	**52.13**	11.5	300	0.300	9	11.01%	5.2471	0.0707	0.0672	**0.3523**	**352.35**	14.79%	OK	10.88	62.79	61.52
FMH 7027795	FMH 7027785	759.11 Sub-Catchment L1	1509.72	5592	5	58.90 Sub-Catchment L2	0.146	**146.27**	12.9	300	0.300	13	7.70%	4.3861	0.0707	0.0672	**0.2945**	**294.54**	49.66%	OK	10.88	61.10	60.11
FMH 7027785	FMH 7027793	67.34 Sub-Catchment C1	1577.06	5841	5		0.150	**150.16**	20.3	300	0.300	9	11.49%	5.3605	0.0707	0.0672	**0.3600**	**359.97**	41.72%	OK	10.88	59.91	57.58
FMH 7027793	FMH 7005461		1577.06	5841	5		0.150	**150.16**	26.8	300	0.300	8	12.85%	5.6685	0.0707	0.0672	**0.3806**	**380.65**	39.45%	OK	10.88	56.98	53.54
FMH 7005461	FMH 7005371	169.94 Sub-Catchment M	1747.00	6470	5		0.160	**160.00**	16.0	300	0.300	8	11.90%	5.4538	0.0707	0.0672	**0.3662**	**366.23**	43.69%	OK	10.88	53.42	51.52
FMH 7005371	FMH 7005372		1747.00	6470	5		0.160	**160.00**	10.2	300	0.300	9	10.73%	5.1782	0.0707	0.0672	**0.3477**	**347.73**	46.01%	OK	10.88	51.52	50.43
FMH 7005372	FMH 7005459		1747.00	6470	5		0.160	**160.00**	8.6	300	0.300	9	11.15%	5.2792	0.0707	0.0672	**0.3545**	**354.51**	45.13%	OK	10.88	49.23	48.27
FMH 7005459	FMH 7005373		1747.00	6470	5		0.160	**160.00**	15.2	300	0.300	7	13.73%	5.8596	0.0707	0.0672	**0.3935**	**393.48**	40.66%	OK	10.88	48.25	46.17
FMH 7005373	FMH 7005374		1747.00	6470	5		0.160	**160.00**	38.0	300	0.300	8	11.81%	5.4329	0.0707	0.0672	**0.3648**	**364.82**	43.86%	OK	10.88	45.59	41.10
FMH 7005374	FMH 7005460	427.13 Sub-Catchment C2	2174.12	8052	5		0.185	**184.72**	24.9	300	0.300	10	10.47%	5.1142	0.0707	0.0672	**0.3434**	**343.42**	53.79%	OK	10.88	40.67	38.06
FMH 7005460	FMH 7005375		2174.12	8052	5		0.185	**184.72**	14.2	300	0.300	9	11.03%	5.2496	0.0707	0.0672	**0.3525**	**352.52**	52.40%	OK	10.88	38.03	36.46
FMH 7005375	FMH 7005378		2174.12	8052	5		0.185	**184.72**	16.6	300	0.300	10	9.92%	4.9793	0.0707	0.0672	**0.3344**	**334.37**	55.24%	OK	10.88	36.09	34.44
FMH 7005378	FMH 7005379		2174.12	8052	5		0.185	**184.72**	31.9	300	0.300	9	11.59%	5.3822	0.0707	0.0672	**0.3614**	**361.42**	51.11%	OK	10.88	33.86	30.16
FMH 7005379	FMH 7005453	21.96 Sub-Catchment D	2196.08	8134	5		0.186	**185.99**	11.7	300	0.300	8	12.81%	5.6595	0.0707	0.0672	**0.3800**	**380.04**	48.94%	OK	10.88	29.88	28.38
FMH 7005453	FMH 7005381		2196.08	8134	5		0.186	**185.99**	9.8	300	0.300	13	7.69%	4.3827	0.0707	0.0672	**0.2943**	**294.31**	63.20%	OK	10.88	27.97	27.22
FMH 7005381	FMH 7005454		2196.08	8134	5		0.186	**185.99**	9.8	300	0.300	10	9.61%	4.9006	0.0707	0.0672	**0.3291**	**329.08**	56.52%	OK	10.88	26.99	26.05
FMH 7005454	FMH 7005383	9.80 Sub-Catchment E1	2205.88	8170	5		0.187	**186.56**	4.9	300	0.300	8	13.27%	5.7595	0.0707	0.0672	**0.3868**	**386.76**	48.24%	OK	10.88	25.85	25.20
FMH 7005383	FMH 7005384	202.31 Branch from FMH7027765 to FMH7007383	2408.19	8919	5		0.198	**198.26**	14.8	300	0.300	7	13.45%	5.7987	0.0707	0.0672	**0.3894**	**389.39**	50.92%	OK	10.88	25.10	23.11
FMH 7005384	FMH 7005456		2408.19	8919	5		0.198	**198.26**	11.2	300	0.300	13	7.53%	4.3352	0.0707	0.0672	**0.2911**	**291.11**	68.10%	OK	10.88	23.05	22.21
FMH 7005456	FMH 7007345	34.63 Sub-Catchment E2	2442.83	9048	5		0.200	**200.27**	7.1	400	0.400	27	3.66%	3.6230	0.1257	0.1131	**0.4098**	**409.75**	48.88%	OK	10.88	22.07	21.81

by interpolation

Table B5: From FMH7027765 to FMH7007383

From	To	ADWF (m^3/day)	Cum.ADWF (m^3/day)	Contributing Population	Peaking Factor (including stormwater allowance)	From Branch (L/s)	Total Design Flow (m^3/s)	**Total Design Flow (L/s)**	L (m)	Dia. = (mm)	Dia. = (m)	Slope (1 in)	Slope (%)	Velocity (m/s)	Area (m^2)	Reduction Area (m^2)	**Q_{cap} (m^3/s)**	**Q_{cap} (L/s)**	cap. %	check	CL	US IL	DS IL
FMH 7047721	FMH 7027770	202.31 Sub-Catchment F, G, K	202.31	749	8		0.019	**18.73**	11.1	225	0.225	4	24.66%	6.5428	0.0398	0.0378	**0.2471**	**247.14**	7.6%	OK	7.22	70.66	67.92
FMH 7027770	FMH 7027771		202.31	749	8		0.019	**18.73**	8.7	225	0.225	2	52.83%	9.5824	0.0398	0.0378	**0.3620**	**361.95**	5.2%	OK	6.97	67.92	63.35
FMH 7027771	FMH 7005351		202.31	749	8		0.019	**18.73**	14.0	225	0.225	3	29.32%	7.1350	0.0398	0.0378	**0.2695**	**269.51**	7.0%	OK	6.62	63.35	59.26
FMH 7005351	FMH 7005352		202.31	749	8		0.019	**18.73**	11.2	225	0.225	4	22.75%	6.2831	0.0398	0.0378	**0.2373**	**237.33**	7.9%	OK	6.47	59.26	56.71
FMH 7005352	FMH 7005353		202.31	749	8		0.019	**18.73**	7.8	225	0.225	6	17.90%	5.5725	0.0398	0.0378	**0.2105**	**210.49**	8.9%	OK	5.84	56.71	55.31
FMH 7005353	FMH 7005354		202.31	749	8		0.019	**18.73**	10.6	225	0.225	2	43.52%	8.6953	0.0398	0.0378	**0.3284**	**328.44**	5.7%	OK	5.66	55.31	50.68
FMH 7005354	FMH 7005355		202.31	749	8		0.019	**18.73**	6.5	225	0.225	13	7.89%	3.6961	0.0398	0.0378	**0.1396**	**139.61**	13.4%	OK	5.40	50.68	50.17
FMH 7005355	FMH 7005356		202.31	749	8		0.019	**18.73**	3.6	225	0.225	3	37.95%	8.1194	0.0398	0.0378	**0.3067**	**306.69**	6.1%	OK	5.90	50.17	48.80
FMH 7005356	FMH 7005357		202.31	749	8		0.019	**18.73**	14.7	225	0.225	18	5.60%	3.1101	0.0398	0.0378	**0.1175**	**117.48**	15.9%	OK	5.90	48.80	47.98
FMH 7005357	FMH 7005358		202.31	749	8		0.019	**18.73**	3.1	225	0.225	2	40.51%	8.3897	0.0398	0.0378	**0.3169**	**316.90**	5.9%	OK	5.90	47.98	46.72
FMH 7005358	FMH 7005359		202.31	749	8		0.019	**18.73**	21.4	225	0.225	11	8.94%	3.9335	0.0398	0.0378	**0.1486**	**148.58**	12.6%	OK	5.90	46.72	44.81
FMH 7005359	FMH 7005360		202.31	749	8		0.019	**18.73**	9.8	225	0.225	1	70.36%	11.0603	0.0398	0.0378	**0.4178**	**417.78**	4.5%	OK	5.90	44.81	37.95
FMH 7005360	FMH 7005406		202.31	749	8		0.019	**18.73**	8.4	225	0.225	3	30.64%	7.2944	0.0398	0.0378	**0.2755**	**275.53**	6.8%	OK	5.90	37.95	35.37
FMH 7005406	FMH 7005367		202.31	749	8		0.019	**18.73**	21.4	225	0.225	7	14.74%	5.0552	0.0398	0.0378	**0.1909**	**190.95**	9.8%	OK	5.90	35.37	32.22
FMH 7005367	FMH 7005368		202.31	749	8		0.019	**18.73**	14.6	225	0.225	7	13.73%	4.8783	0.0398	0.0378	**0.1843**	**184.27**	10.2%	OK	5.90	30.53	28.52
FMH 7005368	FMH 7005455		202.31	749	8		0.019	**18.73**	11.6	225	0.225	8	13.07%	4.7593	0.0398	0.0378	**0.1798**	**179.77**	10.4%	OK	5.90	28.19	26.67
FMH 7005455	FMH 7005383		202.31	749	8		0.019	**18.73**	5.6	225	0.225	11	8.78%	3.8988	0.0398	0.0378	**0.1473**	**147.27**	12.7%	OK	5.90	26.10	25.61

Table B6: From Proposed FTM-01 to FMH7027795

From	To	ADWF (m^3/day)	Cum.ADWF (m^3/day)	Contributing Population	Peaking Factor (including stormwater allowance)	From Branch (L/s)	Total Design Flow (m^3/s)	**Total Design Flow (L/s)**	L (m)	Dia. = (mm)	Dia. = (m)	Slope (1 in)	Slope (%)	Velocity (m/s)	Area (m^2)	Reduction Area (m^2)	**Q_{cap} (m^3/s)**	**Q_{cap} (L/s)**	cap. %	check	CL	US IL	DS IL
FTM 1	FMH 7027795	759.11 Sub-Catchment L1	759.11	2812	6	58.90 Sub-Catchment L2	0.112	**111.62**	16.0	308[1]	0.308	50	2.00%	2.4636	0.0746	0.0671	**0.1654**	**165.41**	67.48%	OK	-	61.42	61.10

Table B7: From Proposed FTM-02 to FMH7005461

From	To	ADWF (m^3/day)	Cum.ADWF (m^3/day)	Contributing Population	Peaking Factor (including stormwater allowance)	From Branch (L/s)	Total Design Flow (m^3/s)	**Total Design Flow (L/s)**	L (m)	Dia. = (mm)	Dia. = (m)	Slope (1 in)	Slope (%)	Velocity (m/s)	Area (m^2)	Reduction Area (m^2)	**Q_{cap} (m^3/s)**	**Q_{cap} (L/s)**	cap. %	check	CL	US IL	DS IL
FTM 2	FMH 7005461	169.94 Sub-Catchment M	169.94	629	8		0.016	**15.74**	10.0	217[1]	0.217	50	2.00%	1.9755	0.0371	0.0333	**0.0659**	**65.88**	23.89%	OK	-	53.62	53.42

Remark [1] Assume the internal diameter proposed 350Ø and 250Ø PE 100 PN 10 polyethylene pipes are 308mm and 217mm respectively.

Table B8: From Existing FT1 to FMH7047721

From	To	ADWF (m^3/day)	Cum.ADWF (m^3/day)	Contributing Population	Peaking Factor (including stormwater allowance)	From Branch (L/s)	Total Design Flow (m^3/s)	**Total Design Flow (L/s)**	L (m)	Dia. = (mm)	Dia. = (m)	Slope (1 in)	Slope (%)	Velocity (m/s)	Area (m^2)	Reduction Area (m^2)	**Q_{cap} (m^3/s)**	**Q_{cap} (L/s)**	cap. %	check	CL	US IL	DS IL
FT 1	FMH 7047720	202.31 Sub-Catchment F, G, K	202.31	749	8		0.019	**18.73**	10.0	225	0.225	7	14.10%	4.9439	0.0398	0.0378	**0.1867**	**186.74**	10.03%	OK	79.70	76.11	74.70
FMH 7047720	FMH 7047721		202.31	749	8		0.019	**18.73**	12.4	225	0.225	3	32.71%	7.5373	0.0398	0.0378	**0.2847**	**284.71**	6.6%	OK	76.90	74.70	70.66

APPENDIX D – DSD As-built Drawing (Drawing Number: 91194/40/3007C)

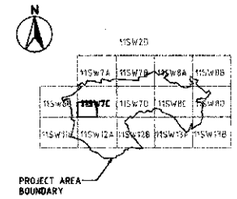
91194/40/3005

91194/40/3002

91194/40/3008

11SW7C3

Existing DSD Manhole FMH7027765



KEY PLAN

NOTES :

1. FOR NOTES AND LEGEND REFER TO DRG No 91194/40/3002

LEGEND :

COMPLETED SEWER (AS-BUILT)

REV 修訂	DESCRIPTION 內容摘要	DRAWN BY 繪圖	CHECKED 審核	DATE 日期
C	AS-BUILT DRAWING	EL	KCC	MAY 01
B	WORKING DRAWING	AC	CKWY	DML	APR. 98
A	TENDER ADDENDUM No.1	AC	CKWY	TS	NOV. 97
-	FIRST ISSUE	KF	CY	TS	OCT. 97

REV. 修訂	DESCRIPTION 內容摘要	DZ PK CHECKED 審核	APPROVED 核准人	DATE 日期

DRAINAGE SERVICES DEPARTMENT

CENTRAL, WESTERN AND WAN CHAI WEST SEWERAGE

CENTRAL AND WESTERN INTERCEPTOR AND RETICULATION SEWERS - UPPER CATCHMENT CONTRACT NO. DC/95/07

PROPOSED SEWERAGE SYSTEM LAYOUT PLAN

SHEET 7 OF 23

MAUNSELL CONSULTANTS ASIA LTD
茂盛(亞洲)工程顧問有限公司
in association with
ATKINS HASWELL

DRG.NO. 圖紙編號 91194/40/3007C

DESIGNED BY 設計	MW	CONTRACT NO. 合約編號	DC/95/07	DATE OF ISSUE 簽發日期	MAY 2001
DRAWN BY 繪圖	AF	STATUS 階段	AS-BUILT DRAWING		
SCALE 比例	1 : 500				
DIMENSIONS ARE IN 尺寸單位	METRES	© COPYRIGHT RESERVED 版權所有			

Maunsell

-10 0 10 20 30 40 50m

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APPENDIX E – Submission and Comment Record

Submission and Comment Record Summary

Item	WSP	EPD	DSD
E1	Issue 1 on 02 Nov 2020 Letter Ref: WH67022A-CO-22430/20	Comment on 25 Nov 2020 by email	/
E2	Issue 1a on 02 Dec 2020 by email	Comment on 15 Dec 2020 by email	Comment on 08 Dec 2020 Letter Ref: (00LKWQ) in DSD HK10/IL/7704

APPENDIX E – Submission and Comment Record

Item E1

Our ref : WH67022A-CO-22430/20 2 November 2020

Page 1

By Hand

Attn: Distribution List

Dear Sir/Madam,

Proposed Capital Redevelopment Complex at the Pokfield Road Site
Sewerage Impact Assessment Report

We are the civil engineering consultant to carry out the Sewerage Impact Assessment for the captioned project located at Pokfield Road, Kennedy Town, Hong Kong.

We are pleased to provide the SIA report for your review and comment.

We would be grateful if you could provide your comments at your earliest convenience. Should you have any queries, please do not hesitate to contact the undersigned at 2217 2222 or Mr. Alex Ng at 2217 2020.

Yours faithfully,
for and on behalf of
WSP Hong Kong Ltd.

Tracy Choi
Senior Associate

TC/JL/pc

Encl

cc : HKU – Ms. Bella Fan (by email)
P&T – Ms. Esther Chow (by email)

7/F One Kowloon
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Environmental Protection Department
Water Policy Division
Sewerage Infrastructure Group
Regional Sewerage Infrastructure Planning (HK Island, Tolo Harbour & Port Shelter)
34th floor, Hopewell Centre,
183 Queen's Road East, Wanchai, Hong Kong

Ngai, Andrew Kin-Hang

From: wyau@epd.gov.hk
Sent: Wednesday, November 25, 2020 1:50 PM
To: Ngai, Andrew Kin-Hang
Cc: Choi, Tracy; Ng, Alex Yat-Ho; rickyliu@epd.gov.hk; hokkingwong@epd.gov.hk; cwmok@epd.gov.hk
Subject: Re: HKU Proposed Capital Redevelopment at Pokfield Road - Sewerage Impact Assessment Submission

Dear Andrew,

Please find below my comments on the SIA Report:

1. Title of the submitted SIA Issue 1 is inconsistent with the attached cover letter (Development or Redevelopment).

2. Typo in Table 4.1 Sub-catchment A: 'Pok Fu Lam Playground' should be 'Pok Fu Lam Road Playground'.

3. Table 4.1 Sub-catchment C: Please double check if the discharge point of University Heights is FMH7005407 or FMH7005374 and revise the sub-catchment layout accordingly.

4. Appendix A: The average domestic household size as 3.0 is considered underestimated. The appropriate average domestic household size should be adopted according to their corresponding Tertiary Planning Unit under 2016 Population By-Census.

5. Appendix A: Please clarify whether there will be any swimming pool in the redevelopment.

6. Appendix B: Sub-catchment C: Typo "Private R1" shall read as R4 as UFF of 0.37 is applied.

7. Appendix B: Sub-catchment E, Notes:"Area extracted from Ricacorp Properties" is irrelevant for the calculation.

8. Appendix B: Sub-catchment F1, Notes : Please provide supporting for "Population extracted from Foul Flow Estimation".

9. Appendix B: Sub-catchment C, F1, G, M, Please check if the reference table should be Table T-1 of the GESF instead.

10. Appendix B & C, Stanley Smith Swimming Pool: Please note that backwash flow from the swimming pool is not ADWF but the peak flow during the backwash event and should be presented in L/s. There is no need to apply an additional peaking factor to the peak flow.

11. Appendix C: Table B1 & B4, Row, From FMH7005383 to FMH7005384, Description in Column "ADWF": should "Branch from FMH7027765 to FMH7007345" be read as "Branch from FMH7027765 to FMH7005383" instead.

12. Appendix C: Table B2 & B5: should the heading "From FMH7027765 to FMH7007345" be read as "From FMH7027765 to FMH7005383" instead.

13. Appendix C – According to the drainage record from Geoinfo map, sewage flow from FMH7005457 would also be conveyed to FMH7005456. Please include the sewage flow from the upstream catchment of FMH7005457 in the assessment.

Regards,
Helen Au/ E(SI)63, EPD
T: 3107 2478

From: "Ngai, Andrew Kin-Hang" <Andrew.Ngai@wsp.com>
To: "kylau02@dsd.gov.hk" <kylau02@dsd.gov.hk>, "wyau@epd.gov.hk" <wyau@epd.gov.hk>
Cc: "Choi, Tracy" <Tracy.Choi@wsp.com>, "Ng, Alex Yat-Ho" <Alex.Ng@wsp.com>
Date: 09/11/2020 10:43
Subject: HKU Proposed Capital Redevelopment at Pokfield Road - Sewerage Impact Assessment Submission

---

Dear Mr. Lau (DSD) and Ms. Au (EPD),

Please note that we have submitted the Sewerage Impact Assessment Issue 1 Report to you by post.

The submission cover letter scan copy is attached for you reference.

Should you have any query, please do not hesitate to contact me at 2579 8793 or Alex Ng at 2217 2020.

Many thanks.

Best Regards,
Andrew Ngai

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APPENDIX E – Submission and Comment Record

Item E2

Email received from Environmental Protection Department, Water Policy Division, Sewerage Infrastructure Group, Regional Sewerage Infrastructure Planning (HK Island, Tolo Harbour & Port Shelter), dated 25th November 2020		
Item	EPD's comment	WSP's Comment
1.	Title of the submitted SIA Issue 1 is inconsistent with the attached cover letter (Development or Redevelopment).	Noted and revised. The Full Project Name is "**Proposed Capital Development Complex at the Pokfield Road Site**".
2	Typo in Table 4.1 Sub-catchment A: 'Pok Fu Lam Playground' should be 'Pok Fu Lam Road Playground'.	Noted and revised.
3	Table 4.1 Sub-catchment C: Please double check if the discharge point of University Heights is FMH7005407 or FMH7005374 and revise the sub-catchment layout accordingly.	Noted and revised. Please refer to the revised sewage flow estimation and hydraulic checking in Appendix B and C in the revised SIA.
4	Appendix A: The average domestic household size as 3.0 is considered underestimated. The appropriate average domestic household size should be adopted according to their corresponding Tertiary Planning Unit under 2016 Population By-Census.	Noted and revised. According to the 2016 Population By census. The average domestic household size is **3.3** and **2.6** in Tertiary Planning Unit 141 and 111 respectively. Please refer to the revised sewage flow estimation in Appendix B in the revised SIA. Figure extracted from 2016 Population By Census: https://www.bycensus2016.gov.hk/en/bc-dp-tpu.html
5	Appendix A: Please clarify whether there will be any swimming pool in the redevelopment.	There will be a swimming pool in the proposed development. The peak sewage flow is calculated to be **0.35** L/s in the backwash event of the proposed swimming pool. Please refer to the revised sewage flow estimation and hydraulic checking in Appendix B and C in the revised SIA.
6	Appendix B: Sub-catchment C: Typo "Private R1" shall read as R4 as UFF of 0.37 is applied.	Noted and revised.
7	Appendix B: Sub-catchment E, Notes:"Area extracted from Ricacorp Properties" is irrelevant for the calculation.	Noted and revised.
8	Appendix B: Sub-catchment F1, Notes : Please provide supporting for "Population extracted from Foul Flow Estimation".	Noted. Please see the Sewage Flow Estimation Table of the thee existing student halls extracted from BRAVO in Appendix A.

9	Appendix B: Sub-catchment C, F1, G, M, Please check if the reference table should be Table T-1 of the GESF instead.	Noted and revised.
10	Appendix B & C, Stanley Smith Swimming Pool: Please note that backwash flow from the swimming pool is not ADWF but the peak flow during the backwash event and should be presented in L/s. There is no need to apply an additional peaking factor to the peak flow.	Noted and revised. Please refer to the revised sewage flow estimation and hydraulic checking in Appendix B and C in the revised SIA.
11	Appendix C: Table B1 & B4, Row, From FMH7005383 to FMH7005384, Description in Column "ADWF": should "Branch from FMH7027765 to FMH7007345" be read as "Branch from FMH7027765 to FMH7005383" instead.	Noted and revised.
12	Appendix C: Table B2 & B5: should the heading "From FMH7027765 to FMH7007345" be read as "From FMH7027765 to FMH7005383" instead.	Noted and revised.
13	Appendix C – According to the drainage record from Geoinfo map, sewage flow from FMH7005457 would also be conveyed to FMH7005456. Please include the sewage flow from the upstream catchment of FMH7005457 in the assessment.	Noted and revised. Please refer to the revised sewage flow estimation and hydraulic checking in Appendix B and C in the revised SIA.

APPENDIX A - Sewage Flow Estimation Table of the thee existing student halls extracted from BRAVO

Table 2.2.1 : Foul Flow Estimation

Accommodation Type	Gross Floor Area (m^2)	Population	Unit Flow Factor	Dry Weather Flow (l/sec)	Peaking Factor	Design Peak Flow (l/sec)	Remarks
Building A Hall of Residence		300	175 l/h/day	0.61	6.00	3.65	
Building B Hall of Residence		300	175 l/h/day	0.61	6.00	3.65	
Building C Hall of Residence		300	175 l/h/day	0.61	6.00	3.65	
Canteen Kitchen Kitchen Area	98	---	500 l/kitchen area/day	0.57	6.00	3.40	
Total		900	---	2.39	6.00	14.34	

Note:
1. Unit flow rate and peaking factor for residence building is according to Table 2 of Sewerage Manual Part I
2. Peaking factor excluding stormwater allowance have been adopted

Estimation of Foul Water Generated in Existing Flora Ho Sport Centre

Reference: IOP Sanitary Plumbing & Drainage Section C

Floor	No. of WC (@ DU = 7)	No. of Sink (@ DU = 4)	No. of Urinal (@ DU = 0.3)	Total DU	No. of Shower (@ Q = 0.1 l/s)
Lower Ground Floor	8	7	5	85.5	11
Ground Floor	11	9	5	114.5	6
First Floor	3	3	1	33.3	2
Second Floor	8	7	4	85.2	0
			Total	318.5	19

Note: DU stand for discharge unit.

Peak Foul Water Generated = $(DU/60)^{0.666} \times 0.7 + \text{No. of shower} \times 0.1$

$= (318.5/60)^{0.666} \times 0.7 + 19 \times 0.1$

$= \underline{\underline{4.03}}$ l/sec

Estimation of Foul Water Generated in Lindsay Ride Sports Centre

Assume the peak foul water generated is the same as Flora Ho Sport Hall

Thus, peak flow = 4.03 l/sec

Total Foul Water Generated from within the Proposed Site

= Flow from residences buildings + Flow from canteen + Flow from Flora Ho Sports Center + Flow from Lindsay Ride Sports Centre

= 14.34 + 4.03 + 4.03 l/sec

= 22.40 l/sec

Table 2.3.1 : Hydraulic Calculation of Proposed Foul Sewers

Manhole						Pipe Capacity															Design Flow					Pipe Class/ Bedding Type
											Invert Level		Cover Level		Cover Depth												
Pipe No.	From	To	Inc. Area	Area (m2)	Pop.	Trial (mm)	Pipe Dia (m)	A (m2)	P (m)	R (m)	US (mPD)	DS (mPD)	US (mPD)	DS (mPD)	US (mPD)	DS (mPD)	Length (m)	Gradient	Gradient (32gRs)^ (1 in X)	0.5	V (m/s)	Q=AV (m3/s)	Q=AV (l/sec)	Cul. Pop.	D.W.F (l/sec)	Peaking Factor	Design Qp (l/sec)	Full Flow %	
	F25	F24	R-B		300	225	0.225	0.04	0.71	0.06	76.98	76.75	79.30	79.38	2.10	2.40	18.0	0.01	80	0.47	1.28	0.05	51.03	300	0.61	6	3.65	7.14	F/A
	F24	F23				225	0.225	0.04	0.71	0.06	76.75	76.66	79.38	79.50	2.40	2.61	7.0	0.01	80	0.47	1.28	0.05	51.03	300	0.61	6	3.65	7.14	F/A
	F23	F22				225	0.225	0.04	0.71	0.06	76.66	76.50	79.50	79.50	2.61	2.77	13.0	0.01	80	0.47	1.28	0.05	51.03	300	0.61	6	3.65	7.14	F/A
	F22	F21				225	0.225	0.04	0.71	0.06	76.50	76.43	79.50	79.50	2.77	2.85	6.0	0.01	80	0.47	1.28	0.05	51.03	300	0.61	6	3.65	7.14	F/A
	F21	FT1	Kitchen	98		225	0.225	0.04	0.71	0.06	75.80	75.41	79.50	79.70	3.48	4.07	4.0	0.10	10	1.32	3.61	0.14	143.44	300	0.61	6	7.05	4.91	F/A
																									0.57	6			
	FT1	MHZ2				225	0.225	0.04	0.71	0.06	75.26	74.91	79.70	79.50	4.22	4.37	16.0	0.02	46	0.62	1.70	0.07	67.57	300	0.61	6	7.05	10.43	Existing
																								Total Flow via FT1			**7.05**		
	F2	F3	R-C		300	225	0.225	0.04	0.71	0.06	77.73	77.65	79.50	79.50	1.55	1.62	6.0	0.01	80	0.47	1.28	0.05	51.03	300	0.61	6	3.65	7.14	F/A
	F3	F4	R-A		300	225	0.225	0.04	0.71	0.06	77.65	77.49	79.50	79.50	1.62	1.78	9.5	0.02	60	0.54	1.48	0.06	58.95	600	0.61	6	7.29	12.37	F/A
	F4	F5				225	0.225	0.04	0.71	0.06	77.49	77.34	79.50	79.50	1.78	1.93	12.0	0.01	80	0.47	1.28	0.05	51.03	600	1.22	6	7.29	14.29	F/B
	F5	F6				225	0.225	0.04	0.71	0.06	77.34	77.24	79.50	79.50	1.93	2.04	8.5	0.01	80	0.47	1.28	0.05	51.03	600	1.82	6	7.29	14.29	F/A
	F6	F7				225	0.225	0.04	0.71	0.06	77.24	77.04	79.50	79.26	2.04	2.00	16.0	0.01	80	0.47	1.28	0.05	51.03	600	1.82	6	7.29	14.29	F/A
	F1	F7				225	0.225	0.04	0.71	0.06	77.14	77.04	79.50	79.26	2.14	2.00	6.5	0.02	62	0.53	1.46	0.06	57.92	600	1.82	6	7.29	12.59	F/A
	F7	F8				225	0.225	0.04	0.71	0.06	77.04	76.74	79.26	79.24	2.00	2.28	15.0	0.02	50	0.59	1.63	0.06	64.60	600	1.82	6	7.29	11.29	F/A
	F8	F9				225	0.225	0.04	0.71	0.06	76.74	76.41	79.24	79.10	2.28	2.47	16.5	0.02	50	0.59	1.63	0.06	64.60	600	1.82	6	7.29	11.29	F/A
	F9	F10				225	0.225	0.04	0.71	0.06	76.41	76.13	79.10	78.76	2.47	2.41	14.0	0.02	50	0.59	1.63	0.06	64.60	600	1.82	6	7.29	11.29	
	F10	FT2				225	0.225	0.04	0.71	0.06	76.13	75.77	78.76	78.83	2.41	2.83	21.5	0.02	60	0.54	1.48	0.06	58.71	600	1.82	6	7.29	12.42	
	FT2	F11				225	0.225	0.04	0.71	0.06	75.62	75.59	78.83	78.83	2.98	3.01	3.0	0.01	100	0.42	1.15	0.05	45.62	600	1.82	6	7.29	15.98	
																								Total Flow via FT2			**7.29**		
Existing	EX F5	FT2	Two Exist. Sports Centre			150	0.15	0.02	0.47	0.04	75.82	75.60	78.92	78.83	2.95	3.08	15.0	0.01	68	0.42	1.06	0.02	18.75				8.06	42.98	Existing
																								Total Flow via F11			**15.35**		
	EX F11	F31				100	0.1	0.01	0.31	0.03	78.41	77.91	79.27	79.30	0.76	1.29	17.0	0.03	34	0.48	1.15	0.01	9.01				1.34	14.90	Existing
	F31	F32				100	0.1	0.01	0.31	0.03	77.91	77.82	79.30	79.30	1.29	1.38	3.0	0.03	37	0.46	1.10	0.01	8.65				1.34	15.54	F/A
	F32	F33				100	0.1	0.01	0.31	0.03	77.82	77.72	79.30	79.30	1.38	1.48	4.0	0.03	37	0.46	1.10	0.01	8.65				1.34	15.54	F/A
	F33	F34				100	0.1	0.01	0.31	0.03	77.72	77.61	79.30	79.30	1.48	1.59	4.0	0.03	37	0.46	1.10	0.01	8.65				1.34	15.54	F/A
	F34	EX F13				100	0.1	0.01	0.31	0.03	77.61	77.36	79.30	79.00	1.59	1.54	12.0	0.02	49	0.40	0.95	0.01	7.49				2.69	35.85	Existing
																								Total Flow via F34			**2.69**		

Total Flow from Proposed Site **22.40**

Notes: 1. The pipe roughness is assumed to be 1.5mm. (I.e. Ks = 1.5mm)
2. The unit flow factor for residential population and kitchen are 175 l/person/day and 500 l/sq. m/ day respectively.
3. The peaking factor excluding stormwater allowance has been adopted.
4. Proposed foul sewers to be vitrified clay pipe class F to BS EN-295.
5. Bedding type: A - concrete cradle, B - concrete surround.

Capacity of Existing Connection Pipe

Manhole				Pipe Capacity															Flow to pipe		Remark
									Invert Level		Cover Level		Cover Depth									
Pipe No.	From	To	Location	Pipe Dia (mm)	Pipe Dia (m)	A	P	R	US	DS	US	DS	US	DS	Length	Gradient	Gradient (32gRs)^ (1 in)	0.5	V (m/s)	Q=AV (m3/s)	Q=AV (l/s)	Additional Flow	Inc. Flow / Capacity (%)	
EX 1	MHZ1	MHZ2	Slope near Pok Fu	225	0.225	0.04	0.71	0.06	75.54	74.91	76.75	76.36	0.98	1.23	14.00	0.03	33.00	0.73	2.00	0.08	79.57	7.05	8.86	Upgrade is not required
EX 2	MHZ2	MHZ3	Lam Road	225	0.225	0.04	0.71	0.06	74.91	67.92	76.36	69.26	1.23	1.12	17.40	0.40	2.49	2.66	7.30	0.29	290.26	7.05	2.43	Upgrade is not required
EX 3	MHZ4	MHZ5	Pokfield Road	300	0.3	0.07	0.94	0.08	64.04	63.28	65.72	64.73	1.38	1.15	11.00	0.07	14.47	1.28	3.65	0.26	258.16	7.29	2.82	Upgrade is not required
EX 4	MHZ5	MHZ6	Pokfield Road	300	0.3	0.07	0.94	0.08	62.79	61.52	64.73	63.47	1.64	1.65	11.00	0.12	8.66	1.65	4.73	0.33	333.83	7.29	2.18	Upgrade is not required

Drainage Services Department
Hong Kong & Islands Division
23/F, 1063 King's Road,
Quarry Bay, Hong Kong.

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8 December 2020

WSP Hong Kong Ltd.
7/F One Kowloon
1 Wong Yuen Street
Kowloon Bay, Hong Kong
Attn.: Ms. Tracy CHOI

Dear Madam,

Proposed Capital Redevelopment Complex at the Pokfiled Road Site
Sewerage Impact Assessment Report

I refer to your letter dated 2 November 2020 enclosing the Sewerage Impact Assessment (SIA) report (Issue 1) and your subsequent email dated 2 December 2020 enclosing the revised SIA report (Issue 1a) at the captioned site and have the following comments:

i. The SIA needs to meet the full satisfaction of Sewerage Infrastructure Group (SIG) of Environmental Protection Department (EPD), the authority of sewerage infrastructure. Please note that the comments of this department are subject to the views and agreement of the EPD.

ii. In estimating the sewage flows in accordance with the Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning published by the EPD, all proposed parameters and assumptions should be subject to the agreement of the EPD. However, the following is observed –

   a. Section 3.3 - Please review if the relevant catchment should be Central instead of Wan Chai, although the same recommended catchment inflow factor may be considered.

   b. Appendix B - Please review if the proposed unit flow factor for residential housing R3 may be over-estimated for some of the domestic catchment sites.

iii. Paragraph 4.2.2 - Please substantiate the assumption for the split of sewage flow at existing manhole FMH7027765 by 50% conveying to existing manhole FMH7027766 and another 50% to FMH7027809. Please review and note that verification/measurement on site shall be required to justify your split assumption.

iv. Polyethylene pipes should be used for proposed sewer connections to the public sewerage system. Please review the material type of the proposed sewer pipes connecting from the proposed terminal manholes to existing public sewer manholes.

v. Table 5.1 – Existing sewer manhole FMH7047720 and the downstream sewer pipes are located on a natural hillside without any proper maintenance access. Proposed sewage diversion from existing sub-catchments F1 & F2 (residential and catering) and additional sewage flow from proposed sub-catchment N (institutional) would have significant impact to the existing 225 dia. vitrified clay pipes. Please review if the existing usage of FMH7047720 could be remained while any additional sewage flow could be discharge to other public sewerage networks at Pok Fu Lam Road or Pokfield Road.

vi. Tables B2 and B5 – The title "From FMH7027765 to FMH7007383" should be "From FMH7027765 to FMH7005383". Please clarify.

vii. Table B6 – The estimated usage of the proposed 225 dia. sewer pipe from terminal manhole FTM-01 to existing FMH7027795 has reached about 80% of the hydraulic capacity. Please review your design to upgrade the proposed sewer pipe to 300 dia. for potential increase of sewage discharge in the future due to any substantive increase in the contributing population at sub-catchments L1 and L2.

viii. It is the developer's responsibility to identify/locate the existing government sewers and stormwater drains to which drainage connections from his site are to be proposed. The developer should verify the existence of any drains/sewers/utilities and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The developer should also verify that the existing government drains/sewer, to which connections are proposed, are in normal working conditions and capable for taking the discharge from the site.

2. Please note that this is the coordinated reply from Land Drainage Division and Hong Kong and Islands Division of Drainage Services Department.

H.K.&I. DIVISION
D. S. D.
0 9 DEC 2020
F A X E D

Yours faithfully,

(Gabriel K Y LAU)
for Chief Engineer/Hong Kong & Islands
Drainage Services Department

c.c.
CE/LD (Attn: Mr. Y. T. LI) by fax: 2771 9858
Internal (via EIMS)
IOW/W1/1, E/W1, STO/HK2

Ngai, Andrew Kin-Hang

From: wyau@epd.gov.hk
Sent: Tuesday, December 15, 2020 1:35 PM
To: Ngai, Andrew Kin-Hang
Cc: Choi, Tracy; Ng, Alex Yat-Ho; rickyliu@epd.gov.hk; hokkingwong@epd.gov.hk; cwmok@epd.gov.hk
Subject: RE: HKU Proposed Capital Development Complex at Pokfield Road - Sewerage Impact Assessment Submission

Dear Andrew,

Please find below my comments on the revised SIA:

1. Table 4.2 & 5.2 - Please revisit the Contributing Population (Persons) of Sub-catchment A which has an ADWF of 664.66m3/day.

2. Appendix B: Sub-catchment I & L2, the backwash flow applied for swimming pools is still the average daily flow presented in L/s rather than the instantaneous peak discharge from the backwash. Please revise and update the assessment.

Regards,
Helen Au/ E(SI)63, EPD
T: 3107 2478

From: "Ngai, Andrew Kin-Hang" <Andrew.Ngai@wsp.com>
To: "wyau@epd.gov.hk" <wyau@epd.gov.hk>, "kylau02@dsd.gov.hk" <kylau02@dsd.gov.hk>
Cc: "Choi, Tracy" <Tracy.Choi@wsp.com>, "Ng, Alex Yat-Ho" <Alex.Ng@wsp.com>, "rickyliu@epd.gov.hk" <rickyliu@epd.gov.hk>, "hokkingwong@epd.gov.hk" <hokkingwong@epd.gov.hk>, "cwmok@epd.gov.hk" <cwmok@epd.gov.hk>
Date: 2020/12/02 下午 05:28
Subject: RE: HKU Proposed Capital Development Complex at Pokfield Road - Sewerage Impact Assessment Submission

---

Dear Ms. Au (EPD) and Mr. Lau (DSD),

Attached please find our response-to-comment and revised SIA Issue 1a in response to EPD's comment dated 25 Nov 2020 for your review and comment. Thank you.

Best Regards,
Andrew Ngai

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Appendix C

Preliminary Environmental Statement

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Preliminary Environmental Statement

1.1 Environmental Aspect

Noise

Noise impact to the Proposed Development

1.1.1 The proposed academic facilities and its associated ancillary facilities in the Subject Podium will be served by central air-conditioning system and will not rely on openable windows for ventilation purpose, hence it is anticipated that the proposed use will not be subject to adverse road traffic noise impact. The noise criteria stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) will be followed for the design of the building services system of the Proposed Development.

1.1.2 For fixed noise impact, operation of nearby residential buildings and educational institutions are potential fixed noise sources near the Project Site. With provision of air conditioning for ventilation at the Project Site, fixed noise impact at the proposed academic facilities and its associated ancillary facilities is not anticipated.

Noise impact induced by Proposed Development

1.1.3 Noise Senstive Receivers (NSRs) within 300m assessment area of the Project Site have been identified with reference to the latest best available information at the time of preparation of this report. The proposed academic facilities and their associated ancillary facilities are equipped with central air-conditioning and do not rely on open windows for assessment, and thus it is not considered as representative NSRs for this assessment. The representative NSRs in the vicinity are summarised in **Table 1-1** and illustrated in **Annex 1**.

Table 1-1 Representative NSRs

NSR ID	Location	Land Use	Shortest Horizontal Distance to Project Boundary (m)
NSR01	18 Pokfield Road	Residential	13
NSR02	University Heights Tower 1	Residential	3
NSR03	University Heights Tower 2	Residential	3
NSR04	Our Lady of the Rosary Church St. Charles School	Educational Institution	14
NSR05	Pokfield Garden	Residential	43
NSR06	Kennedy Town Community Complex Dental Clinic	G/IC	104
NSR07	Axeford Villa	Residential	91
NSR08	Sands Building	Residential	70
NSR09	Academic Terrace Block 3	Residential	94
NSR10	St. John's College University of Hong Kong	Educational Institution	128
NSR11	St. John's College Chapel	Place of Worship	128
NSR12	Fulham Garden Block C	Residential	187
NSR13	Wah Fai House	Residential	183
NSR14	Po Tak Mansion	Residential	164

1.1.5 Potential fixed plant noise associated with the proposed development will arise from the mechanical ventilation and air-conditioning system (MVAC), pump units, transformers, emergency generator and lift machines which will be placed inside enclosed plant rooms. The ventilation louvres, mechanical ventilation intakes or exhausts of MVAC equipment and E&M plant rooms will be designed to locate away from nearby NSRs as far as practicable and treated by silencers and enclosures, if necessary. The fixed plants will be designed to comply with the noise standards as stipulated in Chapter 9 of the HKPSG during operation phase.

1.1.4 The choice of equipment and the requirement of noise control measures, such as acoustic treatments by silencers and enclosures, will be determined to ensure that the noise level at potentially affected NSRs will comply with the noise criteria. The cumulative noise impact on nearby NSRs shall comply with statutory requirement under Noise Control Ordinance stipulated in IND-TM. For the design of plant noise control treatment, the plant noise shall be controlled and designed to meet the HKPSG requirement, i.e. 5 dB below ANL or the prevailing background noise level, whichever is the lower. The prevailing background noise levels shall be determined at detailed design stage, before construction commencement, for determining the planning criteria.

1.1.5 Potential of noise impact arising from construction phase will be mainly arise from Powered Mechanical Equipment (PME) such as excavators, breakers, concrete mixers, compressors, and generators during site works (excavation, foundation, superstructure, utilities).

1.1.6 Quiet construction methods will be selected specifically to minimize construction noise during the construction phase. Construction works in restricted hours, i.e. between 1900 and 0700 hours or any time on a general holiday including Sundays are not anticipated for this Proposed Development in general. The Contractor should closely liaise with the school to schedule noisy construction works outside examination periods. The Contractor should ensure there will be no exceedance of the noise criterion of 65 dB(A) during the examination period.

1.1.7 With reference to the EPD's Recommended Pollution Control Clauses for Construction Contracts and Practices Note for Professional Persons (ProPECC PN 1/24) Minimizing Noise from Construction Activities, recommended noise mitigation measures include implementation of good site practices, use of quieter PME, avoidance of concurrent construction activities within an active construction site, siting of facilities and application of acoustic screen would be adopted to minimize the construction noise impact.

1.1.8 A noise control plan should be set up to ensure regular maintenance of all plant and equipment, reduce noise generation at source, and that appropriate silencing applications are in use based upon the best reasonable practice. With the implementation of recommended noise mitigation measures as detailed (e.g. scheduling noisy activities, use of silenced equipment/movable noise barrier, etc.), the construction noise impact to the nearby NSRs is anticipated to be insignificant.

Air Quality

1.1.9 In terms of air quality, general design guidelines are stated in HKPSG as indicated in **Table 1-2**.

Table 1-2 Guidelines on Usage of Open Space Site under HKPSG

Polluting Uses	Sensitive Uses	Recommended Buffer Distance
Odour sources	sensitive uses	200m
Industrial chimneys	(a) sensitive uses (b) high-rise buildings (c) active open spaces	Within 500m, consult EPD 200m 10 – 100m
Primary distributors	(a) active and passive recreational uses (b) passive recreational uses	>20m 3- 20m
District distributors	(a) active and passive recreational uses (b) passive recreational uses	>10m <10m
Local distributors	(a) active and passive recreational uses (b) passive recreational uses	>5m <5m

Existing Air Quality

1.1.10 The background air quality of Project Site has been accessed and the nearest EPD air quality monitoring station (AQMS) is Central/Western Monitoring Station which is adopted to represent the ambient air quality of the area. The latest 5 available years of air quality data, i.e., 2019 to 2023, are summarised in **Table 1-3** to depict local air quality trends.

Table 1-3 Background Air Quality at Central/Western Monitoring Station

Pollutant	Averaging time	Concentration 2019-2023 (μg/m³)[1][2]					AQO (μg/m³)
		2019	2020	2021	2022	2023	
SO_2	4th peak 10-min	62	31	51	62	36	500
	4th peak 24-hr	12	9	10	7	7	40
PM_{10}	10th peak 24-hr	69	60	65	52	53	75
	Annual Average	30	25	26	22	22	30
$PM_{2.5}$	19th peak 24-hr	**42**	33	34	33	29	37.5
	Annual Average	**20**	**16**	**16**	14	14	15
NO_2	19th peak 1-hr	153	128	149	142	142	200
	10th peak 24-hr	76	67	75	62	62	120
	Annual Average	37	32	33	30	32	40
O_3	10th peak 8-hr	191	140	155	**197**	153	160
	Peak season	**105**	88	92	**101**	90	100
CO	1st peak 1-hr	N.A	N.A	N.A	N.A	N.A	30,000
	1st peak 8-hr	N.A	N.A	N.A	N.A	N.A	10,000
	1st peak 24-hr	N.A	N.A	N.A	N.A	N.A	4,000

Notes:
[1] Monitoring result(s) exceeding the AQO is/are bolded and underlined.
[2] All air quality data were extracted from EPD's Environmental Protection Interactive Centre.

1.1.11 Exceedance of concentration of $PM_{2.5}$ and O_3 in the AQO has been recorded at Central/Western Monitoring Station. The exceedance of $PM_{2.5}$ are likely due to the influence from exhaust emission from traffic on the busy networks (e.g. Pok Fu Lam Rd) in Central/Western Area, whereas the exceedance of O_3 is mainly caused by regional air pollution and is not directly emitted from man-made sources. No data was available for CO for 2019-2023 from the Central/Western Monitoring Station. In general, the results show a decreasing trend in the concentration of most pollutants in these 5 years.

Future Background Air Quality

1.1.12 In view of the tentative completion year of the proposed development will be in 2025/2026, background air quality concentrations extracted from the PATH v3.0 at Grid (36, 29) in Year 2026 represents background air quality concentrations at the Application Site area. A summary of background air quality concentration in Year 2026 is shown in **Table 1-4.**

Table 1-4 Background Air Quality Concentration of Pollutants

Pollutant	Averaging time	AQOs Concentration limit (µg/m3)	Background (36,29)
SO_2	4th peak 10-min	500	25.19
	4th peak 24-hr	40	7.52
PM_{10}	10th peak 24-hr	75	58.32
	Annual Average	30	21.54
$PM_{2.5}$	19th peak 24-hr	37.5	35.63
	Annual Average	15	13.67
NO_2	19th peak 1-hr	200	100.27
	10th peak 24-hr	120	43.09
	Annual Average	40	21.23
O_3	10th peak 8-hr	160	**168.54**
	Peak season	100	**113.64**
CO	1st peak 1-hr	30,000	619.8
	1st peak 8-hr	10,000	586.32
	1st peak 24-hr	4,000	562.19

Notes:

[1] Prediction result(s) exceeding the AQO is/are bolded and underlined.

1.1.13 These data have demonstrated that the concentrations of pollutants are below the AQOs, except for O_3. O_3 is not directly emitted from an emission source. It is formed by the chemical reactions of NOx and VOCs under the presence of sunlight and a regional pollution problem. O_3 is therefore not considered as a key parameter in this assessment.

1.1.14 The assessment area for an air quality impact assessment (AQIA) is defined by a distance of 500m from the site boundary as shown in **Annex 2**. The representative air sensitive receivers (ASRs) were identified and the separation distance between ASRs and Project Site are shown in **Annex 3** and summarized in **Table 1-5**.

Table 1-5 Representative Air Sensitive Receivers

ASR ID	Location	Land Use	Shortest Horizontal Distance (m)	Maximum Building Height (mPD)	Ground Level (mPD)
ASR01	18 Pokfield Road	Residential	13	170.3	54.4
ASR02	University Heights Tower 1	Residential	3	168.6	62.2
ASR03	University Heights Tower 2	Residential	3	168.5	62.2
ASR04	Our Lady of the Rosary Church St. Charles School	Educational Institution	14	53.7	29.6
ASR05	Pokfield Garden	Residential	43	92.4	37.5
ASR06	Kennedy Town Community Complex Dental Clinic	G/IC	104	60.6	6.7
ASR07	Axeford Villa	Residential	91	100.7	8.4
ASR08	Sands Building	Residential	70	83.6	28.6
ASR09	Academic Terrace Block 3	Residential	94	143.3	64.2
ASR10	St. John's College University of Hong Kong	Educational Institution	128	132.7	101.6
ASR11	St. John's College Chapel	Place of Worship	128	106.0	89.1
ASR12	Fulham Garden Block C	Residential	187	149.2	99.1
ASR13	Wah Fai House	Residential	183	112.7	46.7
ASR14	Po Tak Mansion	Residential	164	112.5	35.8

Emissions from the Proposed Development & Concurrent Project

1.1.15 Foundation and superstructure works during the construction period would be anticipated in construction phase, dust emission in terms of Total suspended particulates (TSP), respirable suspended particulates (RSP) and fine suspended particulates (FSP) are the key air pollutants during construction. In view of the project nature and scale, the construction activities will be limited to localised at-grade construction works.

1.1.16 Contractor(s) will be required to transport the excavated materials out from the site to avoid the cumulation of materials on site. Excavated materials will be reused as fill materials within the Application Site to minimize dust emission due to transportation of materials.

1.1.17 Construction activities mainly involve excavation and foundation works, superstructure and fitting out works. Given the small scale of site formation, it is expected to generate about 3,451 m^3 of inert C&D waste as shown in **Table 1-9**. The construction will last for 1 year, assuming a capacity of 7m^3 per truck, bulk factor of 1.2, 25 working days a month and the works will not be conducted simultaneously, it is estimated that a maximum of 2 truck trips per day would be required for the delivery of excavated material. In view of the estimated number of dump trucks arising from the transportation of inert C&D materials is low, the impacts from transportation off-site are expected to be limited.

1.1.18 Under the Air Pollution Control (non-road Mobile Machinery) (Emission), only approved or exempted non-road mobile machineries with a proper label are allowed to be used in the construction site. In addition, dust potentially generated from concreting works could be minimized with the use of prefabrication construction method where structures are prefabricated offsite whenever possible.

1.1.19 Diesel-fueled machinery operating on-site, including construction trucks and powered mechanical equipment (PMEs) may be potential source of NO_2, SO_2, and CO during construction stage.

1.1.20 Fuel combustion from the use of powered mechanical equipment (PMEs) during construction works could be a potential source of air pollutants such as NO_2, SO_2 and CO. To reduce SO_2 emission, Air Pollution Control (Fuel Restriction) Regulation was enacted in 1990 to impose legal control on the types of fuel allowed for use and their sulphur contents in commercial and industrial processes. To improve air quality and protect public health, EPD has introduced the Air Pollution control (Non-road Mobile Machinery) (Emission) Regulation since 1 December 2015, under which only approved or exempted NRMMs are allowed to be used in construction sites. In addition, all construction plants are required to use ULSD (defined as diesel fuel containing not more than 0.005% sulphur by weight) as stipulated in Environment, Transport and Works Bureau Technical Circular (ETWB-TC(W)) No.19/2005 on Environmental Management on Construction Sites. Furthermore, given the localized and small scale of the Project, as well as the small number of PMEs involved, adverse air quality impacts due to emissions from the use of PMEs would be unlikely.

1.1.21 The proposed development was previously approved under Section 12A Application No. Y/H1/2 and is currently under construction which is expected to be completed by 2025/2026. The subject Section 16 Planning Application only pertains to the designation of the podium levels (LG1/F to LG5/F) for use as academic and ancillary facilities, which falls under Column 2 "Educational Institution" use within the approved Outline Zoning Plan (OZP). No separate construction works are proposed beyond what has already been commenced under the earlier approval. Based on best available information, there is no concurrent project with known implementation programme. Therefore, no cumulative construction impact is anticipated during the construction phase.

1.1.22 For the proposed development, with the implementation of good site practices and sufficient dust suppression measures as stipulated under the Air Pollution Control (Construction Dust) Regulation, significant dust generated from the construction of the Proposed Development is not anticipated. Hence, adverse dust impact during the construction phase would not be anticipated.

1.1.23 Construction-related machines employed in the Project Site will follow the requirements as stipulated in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations to control potential emissions from non-road mobile machinery. Therefore, gaseous emission from construction equipment would be minor and would not cause any adverse air quality impact.

1.1.24 Study area for Air Quality Impact Assessment (AQIA) has been identified by distance of 500m from the boundary of the Project Site as shown in **Annex 2**. Potential air pollution source in the vicinity of the Project Site during operational phase would be tailpipe emission generated from road traffic along open road. The Project Site is surrounded by Pokfield Road to the north and Pok Fu Lam Road to the east. According to the Annual Traffic Census 2023 issued by Transport Department ("TD"), the section of Pokfield Road near the Project Site is classified as Local Distributor ("LD") with a minimum buffer distance of 5m while Pok Fu Lam Road is classified as Primary Distributor, requiring a minimum buffer distance of 20m based on HKPSG recommendation as shown in table below.

Table 1-6 Buffer distance between the Proposed development and Nearby Road

Road	**Road Type**	**HKPSG Guideline Buffer Distance Requirement**	**Distance between Proposed Development and nearby road**
Pokfield Road	**Local Distributor**	**>5m**	**6**
Pok Fu Lam Road	**Primary Distributor**	**>20m**	**90**

1.1.25 The minimum separation distance of 14m from the building façade and 6m from the podium to Pokfield Road is maintained as shown in **Annex 4**. No openable window and fresh air intake will be located at buffer zone. For Pok Fu Lam Road, it is about 90m away from the site boundary, impact from vehicular emission from Pok Fu Lam Road to the Application Site is not expected. Besides, no open space intended for recreational use falls within the 5m buffer zone of Pokfield Road. Therefore, no adverse air quality impact from vehicular emission is anticipated.

1.1.26 An environmental survey was conducted and records of specified licenses were reviewed in May 2025. A site visit was also conducted on 14 May 2025 to identify the surrounding condition of the site. The results of that survey and site visit have confirmed that no chimney and has confirmed that no industrial chimney is located within 500m radius of the Project Site, whilst slaughterhouses, sewage treatment works facilities, village incinerators, odour sources and duty uses are not found within 500m radius of the Application Site. No adverse air quality impact from industrial emission is therefore anticipated.

1.1.27 No wet laboratory involving the use or testing of organic, inorganic, or volatile chemicals will be included in the Proposed Development. Laboratory facilities will be limited to general teaching or research purposes which do not involve fuel combustion or chimney emissions. As for staff and students canteen to be provided on site, the exhaust vents are located at the western façade facing University Heights while the fresh air intakes are located at the same façade, with the minimum separation distance of 12m as shown in **Annex 5**. The exhaust vent is located away from fresh air intake and nearby air sensitive receivers (ASRs) as far as possible. The EPD's Guideline on "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" will be followed in the design of kitchen and canteen for oily fume and odour control. The anticipated oily fume and odour impact is insignificant. It should also be noted that residential F&B use had already been included in the approved GBP of the Permitted Staff Quarters. The current proposal for staff and students canteen is of similar nature and no adverse air quality impact is anticipated.

Water Quality

1.1.27 The Proposed Development is located in an urban area with public foul water and rain water drain system in vicinity. During the construction phase of the Proposed Development, wastewater will be likely generated from groundwater extraction during foundation works and construction site surface run-off which will be mainly laden with suspended solids such as silt and mud. The water quality of effluent will be affected by the following:

i. General Construction Activities;
ii. Wash water from vehicles, equipment and dust suppression sprays;
iii. Potential minor oil leaks or spills from vehicles and plants;
iv. Site surface runoff and erosion of exposed bare soil and earth, drainage channels, earth working areas and stockpiles; and
v. Sewage generated from on-site workforce.

1.1.28 There is a need to apply to EPD for a discharge license for the discharge of effluent from the construction site under the WPCO. Any surface runoff and wastewater generated from the works area during the construction phase should be treated and discharged in accordance with the requirements of the discharge license. Runoff and drainage shall be avoided or minimised with the implementation of mitigation measures and good site practices outlined in ProPECC PN 2/24 which shall include but not limited to the following:

i. Providing perimeter channels to intercept storm runoff from outside the site.

These shall be constructed in advance of site formation works and earthworks.

ii. Providing sand/silt removal facilities such as sand traps, silt traps and sediment basins to remove sand/silt particles from runoff to meet the requirements of the standard in Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters under the WPCO. These facilities shall be properly and regularly maintained. Channels or earth bunds or sand bag barriers shall be provided on site to properly direct storm water to such silt removal facilities

iii. Minimising soil excavation works by careful programming of works during rainy seasons

iv. Protecting exposed soil surface by paving as practical to reduce the potential of soil erosion

v. Protecting temporary access roads by crushed gravel and exposed slope surfaces shall be protected when rainstorms are likely to occur

vi. Avoiding trench excavation in the wet season as far as practicable, and, if necessary, these trenches shall be excavated and backfilled in short sections. Rainwater pumped out from trenches or foundation excavations should be discharged into storm drains via silt removal facilities.

vii. Covering the open stockpiles of construction materials on site with tarpaulin or similar fabric during rainstorms. Measures should be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system.

viii. Vehicle wheel washing facilities should be provided at the site exit such that mud, debris, etc. attached to the vehicle wheels or body can be washed off before the vehicle leaves the work site". Settling out the sand and silt in the wash water from the vehicles leaving the wheel washing facility, which ensures no earth, mud and debris is deposited on the road, before discharging into the storm drain. The section of the road between the wheel washing bay and the public road shall be paved with a back-fall to prevent wash water or other site runoff from entering the public area.

ix. Planning ahead the temporary site drainage management and wastewater treatment system for collection, treatment, reuse and discharge of surface runoff and wastewater before the construction works start.

x. Groundwater pumped out of wells, etc. for the lowering of ground water level in basement or foundation construction should be discharged into storm drains after the removal of silt in silt removal facilities.

1.1.29 During the operation phase of the Proposed Development, surface run-off and sewage generated by the residents and staff are the main sources of water quality impacts. Surface run-off on site will be properly collected via stormwater drains and discharged to existing drainage system. The design of site drainage and disposal of various site effluents generated with the Proposed Development will follow the relevant guidelines and practices as given in the ProPECC PN1/23. Effluent arising from proposed development is subject to the control of the Water Pollution Control Ordinance (WPCO), and the effluent discharge will be in compliance with the WPCO-Technical Memorandum and WPCO discharge license conditions.

Waste Management

1.1.30 Relevant standards and legislations in Hong Kong on handling, storage, transportation and disposal of waste shall be strictly complied with during construction and operation phases:

i. Waste Disposal Ordinance (WDO) (Cap.354)
ii. Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C)
iii. Public Health and Municipal Services Ordinance (Cap.132)
iv. Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap 354N)

1.1.31 The construction works of the Project mainly include excavation and foundation works, superstructure and fitting out works. These activities are expected to generate different waste types, including:

i. Inert construction and demolition (C&D) materials (e.g. soil, rock, concrete)
ii. Non-inert C&D materials (e.g. topsoil, timber, plastics, glass, metals, vegetation)
iii. Chemical waste from the maintenance and servicing of construction equipment
iv. General refuse generated by construction workers (e.g. food scraps, paper, containers)

1.1.32 During construction phase, all construction and demolition (C&D) materials shall be sorted on-site into inert and non-inert C&D materials, and where the materials can be recycled or reused shall be re-used on site as far as possible. Inert C&D materials shall be delivered to the public fill reception facilities as far as practicable. Any remaining non-inert C&D materials shall be delivered to sorting facilities and landfills. For non inert C&D materials, such as timber, paper, etc., will be reused or recycled as far as possible and sent to Y-Park for recycling. Landfill disposal should only be considered as the last resort for waste handling. Trip-ticket system shall also be implemented in accordance with Development Bureau TC(W) No. 6/2010 to monitor the disposal of C&D material and control fly-tipping. Delivery site is subject to the designation by the PFC according to the DEVB TC(W) No.6/2010. With proper handling and disposal of waste, no adverse impact is anticipated during construction phase.

1.1.33 Chemical waste from maintenance and servicing of construction equipment/plant may be generated during construction phase. If chemical waste is produced, the Contractor would be required to register with the EPD as a Chemical Waste Producer and to 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 wastes should be used. Appropriate labels should be securely attached on each chemical waste container indicating the corresponding chemical characteristics of the chemical waste, such as explosives, flammable, oxidizing, irritant, toxic, harmful, corrosive, etc. Chemical waste should be collected by a licensed collector and to be disposed of at a licensed chemical waste treatment and disposal facility (Chemical Waste Treatment Centre (CWTC) at Tsing Yi) in accordance with the Waste Disposal (Chemical Waste) (General) Regulation.

1.1.34 In this project, it is estimated that the total amount of 3,451m^3 of non-inert C&D materials will be generated and imported fill is not required for the Project works during construction stage. To clearly spell out the types and amount of waste generated and its associated mitigation measures, a Waste Management Plan (WMP), as part of Environmental Management Plan (EMP) should be prepared in accordance with ETWB TC(W) No.19/2005 and submitted to the Project / Site Engineer for approval. The recommended mitigation measures should form the basis of the WMP.

1.1.35 WMP is needed prior to the commencement of construction works. Construction waste management strategy is to avoid, minimize, reuse, re-cycle and finally dispose of waste with the desirability descending in this order. Contractor(s) will be required to implement effective waste management measures to ensure their practices are in line with the strategies.

1.1.36 General refuse such as food scraps, waste paper, empty containers, etc. would be generated from the workforce during the construction phase. General refuse should be stored in enclosed bins separately from construction and chemical wastes. Recycling bins should also be placed to encourage recycling. Enclosed and covered areas should be provided for general refuse collection to prevent waste materials being blown around by wind, flushed or leached into nearby waters, or creating an odour nuisance or pest and vermin problem. Also, routine cleaning for these areas should be implemented to keep areas clean, so that intentional or accidental release to the surrounding environment does not occur with proper management. A waste collector should be employed to collect the general refuse for disposal at West New Territories (WENT) landfill at Nim Wan on a regular basis. With proper on-site handling and storage, as well as regular disposal of waste, no adverse impact is anticipated.

1.1.37 With the implementation of mitigation measures and good site practices for waste management outlined in ProPECC PN / relevant guidelines, no adverse impact is envisaged during construction phase and operation phase.

Table 1-9 Summary of Quantity of Waste during Construction Phase

Type of Waste	Quantity	Handling Arrangement and Outlets	Remark
Inert C&D Materials Delivered to Public Fill [1]	3,451m^3	- Delivered to the Public Fill ((i.e. Tseung Kwan O Area 137 Fill Bank) Summary of Quantity of Waste during Construction Phase	With reference to "A guide for managing and minimizing building and demolition waste", 0.238 m^3/m^2 GFA for demolition waste and 0.498 m^3/m^2 GFA for construction. According to Hong Kong Waste Statistics for 2023, a total of 90% of construction waste generated will be delivered to public fill reception facilities. (65% of C&D waste was delivered to public fill reception facilities, while 25% of C&D waste was transferred to other projects for direct reuse) Tentative GFA = 7700 m^2. C&D Waste Generation Index: 0.498 per m^2 GFA (Note: Only construction waste is considered, as the former building was demolished in December 2020.) Total Quantity = 7700 × 0.498 × 90%
Reused Inert C&D Materials (or Public Fills) For Onsite Reused	690m^3	- Recycled as much as practicable for onsite re-usage	Assumed a reusable rate of 20%
Non-inert C&D Materials (or C&D waste) Generated [2]	139m^3	- Recycled and reused as much as practicable - Disposed of at the WENT landfill	Tentative GFA: 7,700m^2 With reference to "A guide for managing and minimizing building and demolition waste", for Commercial Office Projects: 0.200m^3/m^2 GFA According to Hong Kong Waste Statistics for 2023, 9% of C&D waste was disposed of at landfill. Non-inert C&D Materials Waste Index: 0.20 per m^2 GFA Total Quantity = 7700 × 0.2 × 9%
Chemical Waste[3]	few cubic metres per month	- Collected by licensed collector for the disposal of at licensed treatment facilities (e.g. Chemical Waste Treatment Centre (CWTC) at Tsing Yi)	Advised by project team
General Refuse from Workforce[4]	550kg/day	- Recycled as much as Practicable - Disposed of at the WENT landfill	Assumed maximum of 100 workers working simultaneously at the Application Site. According to Hong Kong Waste Statistics for 2023, the generation rate of industrial and commercial waste is 0.55 kg/person/day

Note:

[1] Includes, but not limited to excavated soil, broken concrete, granular materials etc.

[2] Includes, but not limited to, bamboo, timber, paper and plastic, etc.

[3] Includes, but not limited to, scrap batteries or acid/alkali from construction plant maintenance activities; used paints, engine oils, hydraulic fluids and waste fuel, etc.

[4] Includes, but not limited to, food waste, aluminum cans, waste paper, etc.

1.1.38 The major type of waste generated from the operation phase is general refuse. With reference to Monitoring of Solid Waste in Hong Kong - Waste Statistics for 2023 by EPD, the disposal rate of domestic waste was 0.89 kg/person/day. Assuming a 20% of recycling rate for general refuse through the provision of recycling bins provided during operation phase, generation rate of domestic waste is 1.13kg/person/day. With the approved population of 6,900 persons including population for the proposed academic complex and staff quarters (as per previous estimation of the academic complex development assumed under the Section 12A application No. Y/H/12), the estimated quantities of general refuse anticipated will be 7,797 kg/day (1.13 kg/person/day x 6,900 persons). General refuse will be removed on regular basis to minimize odour, pest and litter impacts.

1.1.39 Adverse waste management implication is also not anticipated during the operation phase [CM1] with general refuse and recycling practices. Recyclables like plastic containers, glass bottles and aluminium cans should be separated from general refuse and delivered to the local recyclers to maximise the reuse and recycle volume. Non-recyclable general refuse would be collected by waste collector daily and disposed of at WENT landfill. A sufficient amount of trash bins and recycling bins with secure lids will be provided on site to ensure proper waste collection and minimize environmental impact.

Land Contamination

1.1.40 The assessment is prepared in accordance with the following guidance:

i. Guidance Manual for Use of Risk-Based Remediation Goals (RBRGs) for Contaminated Land Management (Guidance Manual), dated December 2007, revised in April 2023;
ii. Guidance Note for Contaminated Land Assessment and Remediation (Guidance Note), dated 15 August 2007, revised in April 2023; and
iii. Practice Guide for Investigation and Remediation of Contaminated Land (Practice Guide), dated August 2011, revised in April 2023.

1.1.41 The Application Site is situated at IL7704 RP (Part), Pokfield Road and it is zoned as "Residential (Group B) " ("R(B)") on the on the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/24 (the OZP). The portion of Application Site covering the "R(B)" zone has a site area of about 2,694m^2. Under the approved scheme, the Subject Podium with a total GFA of about 7,700m2, is currently intended for ancillary uses to the residential development in the Permitted Staff Quarters. The site is currently under construction. The nature and scale of construction is referred to the approved S12A application No. Y/H/12

1.1.42 The Application Site is surrounded by "Government, Institution or Community" ("G/IC") to the east and south, Residential Group (A) ("R(A)") to the west and "Green Belt ("GB") zone to the north and far east. The Application Site is bounded by Pokfield Road to the west and east. The proposed used of the development only involves podium levels for academic facilities and its associated ancillary facilities on LG1/F to LG/5F serving HKU students and staff.

1.1.43 The aerial photograph records of 1963 obtained from Lands Department (LandsD) showed that there has been building structures at the Application Site since 1963 as shown in **Annex 6**. According to the land lease, HKU was granted the site since 1961 and it was used as staff quarters which was ceased and demolished in December 2020 to make way for the current redevelopment of two blocks with a maximum building height of 150mPD to the main roof to cater the housing needs of the existing and prospective academic staff. There are no underground or above-ground storage tanks and disused underground storage tanks in the Application Site. As such, it is expected that there are no polluting activities within the Application Site. Land contamination potential is not expected.

1.1.44 Information from the following government departments have been obtained as shown in table below.

Table 1-10 Enquiries and Responses on Land Contamination Related Records in the Application Site

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
1816/ 25-0001	Environmental Protection Department	By email	11 March 2025	- Two registered chemical waste producers at the subject site which are the contractors of the construction site. - There is no record of waste disposal, accidental spillage or related submissions at the subject site.
1816/ 25-0002	Fire Services Department	By email	24 July 2025	- Neither records of dangerous goods license, fire accidents nor incidents of spillage/ leakage of dangerous goods were found at the subject location.
1816/ 25-0003	Planning Department	() in HK-R/PUB/2	15 May 2025	- The subject site previously straddled area zoned "Residential (Group A) ("R(A)") and "Government, Institution or Community" ("G/IC") under the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/17 published on 25.2.2011, subject to a maximum building height (BH) of 120mPD. The BH restriction was later revised to 150mPD on the OZP No. S/H1/20 published on 30.4.2021. Since then, there was no further changes in zoning and BH restriction. - Two planning applications for proposed student hostel (application no. A/H1/64) and minor relaxation of BH restriction for proposed Pokfield Campus (application no. Y/H1/2) were approved by the Metro Planning Committee on 26.7.2002 and 20.5.2022 respectively. - The subject site was previously occupied by four blocks of HKU staff quarters, swimming pool and sport centre which were demolished in 2021/2022.
1816/ 25-0004	Lands Department	By email	17 March 2025	Not relevant

1.1.45 Information request from Environmental Protection Department (EPD) has been enquired about the latest update on the availability of land use status and records of land contamination and/or spillage for the site. As advised by EPD on 11 March 2025, there are two registered chemical waste producers at the subject site, both of which are contractors for the construction works. There is no record of waste disposal, accidental spillage or related submissions at the subject site. It is assumed that no land contamination issue was induced by the chemical waste producer during construction works given that good site practices implemented properly. For the dangerous goods records provided by Fire Services Department (FSD) on 24 July 2025, there are no records of dangerous goods licences, fire incidents, or leakage/spillage of dangerous goods at the site. Therefore, no land contamination issues are anticipated at the Application Site.

1.1.46 In view of the above, and noting that the Permitted Staff Quarters is already under construction (as per the previously approved Section 12A application No. Y/H/12), and the proposed use only involves the podium levels of the Permitted Staff Quarters, it is anticipated that the proposed use will not cause insurmountable environmental impact.

2 Conclusion

2.1.1 Given that the Proposed Development will utilize the central air-conditioning system and will not rely on openable windows for ventilation, it is unlikely that any insurmountable traffic noise impacts will occur.

2.1.2 Fugitive dust due to construction works and gaseous emission from construction equipment would make insignificant air quality impacts to the nearby air sensitive receivers, with the implementation of dust suppression measures and good site practice as stipulated under Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations.

2.1.3 The vehicular emission horizontal buffer distance between Pokfield Road and the air sensitive uses of Project Site is sufficient as stipulated in Chapter 9 – Environment of HKPSG. No adverse air quality impact due to vehicular emission is anticipated at the Proposed Development.

2.1.4 Given that no chimney and odour source is identified within the 500m of the Proposed Development, thus adverse air quality impact from industrial emission to the Proposed Development is not anticipated.

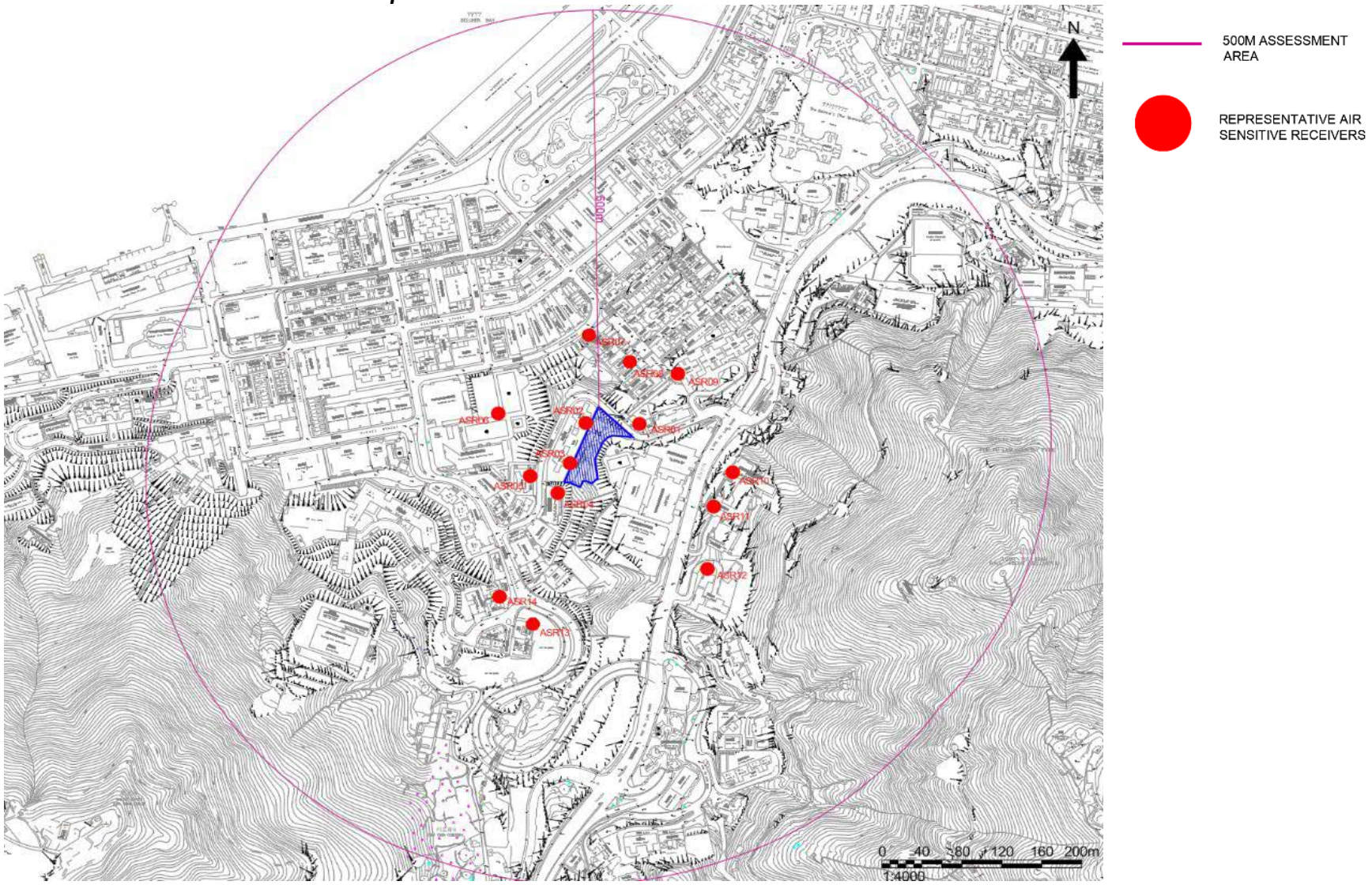
2.1.5 As discussed in Section 1.1.23, the proposed staff and student canteen will adopt proper odour and oily fume control measures in accordance with EPD's guidelines. With sufficient separation distance between exhaust vents and fresh air intakes, and the exhaust vent is located away from fresh air intake and nearby sensitive receivers. Therefore, no adverse air quality impact from oily fumes and odour is anticipated at the Proposed Development.

2.1.5 For water quality assessment, water quality impact is expected to be minimal when appropriate mitigation measures and good site practice are implemented during construction phase to properly discharge site run-offs. The contractor shall apply for a Discharge License from EPD under the WPCO. All site discharges should be treated as necessary in accordance with the terms and conditions of the Discharge License. Thus, water quality impact is not anticipated during construction phase and operation phase of the Proposed Development.

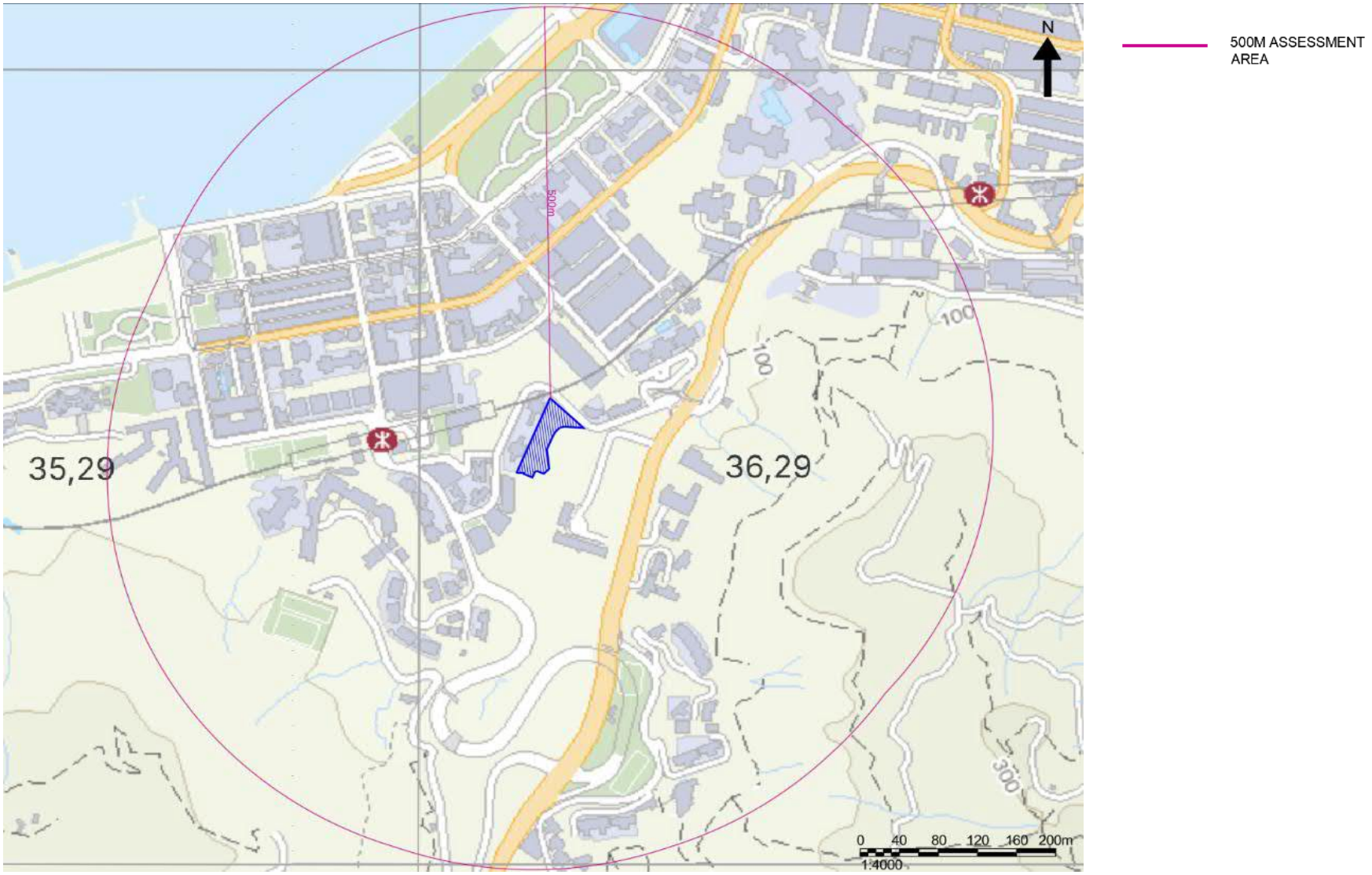
2.1.6 For waste management, top priority should be given to waste avoidance, followed by minimisation, reuse/recycling, treatment and disposal of waste as a last resort, expected to be generated from the construction phase and operation phase. Provided that all these wastes are reused and recycled if appropriate, handled, stored and disposed of in strict accordance with the relevant legislative requirements and the recommended mitigation measures are properly implemented, no adverse waste impact is anticipated.

2.1.7 Based on the information gathered and reply from government departments, there are no records of chemical spillage accidents, land contamination submissions, dangerous goods storage, or fire-related incidents at the Application Site. The information collected from the review of historical aerial photographs revealed no past land contamination and therefore, it is not anticipated that there would be any land contamination impact due to past land uses. Therefore, no land contamination impact is anticipated.

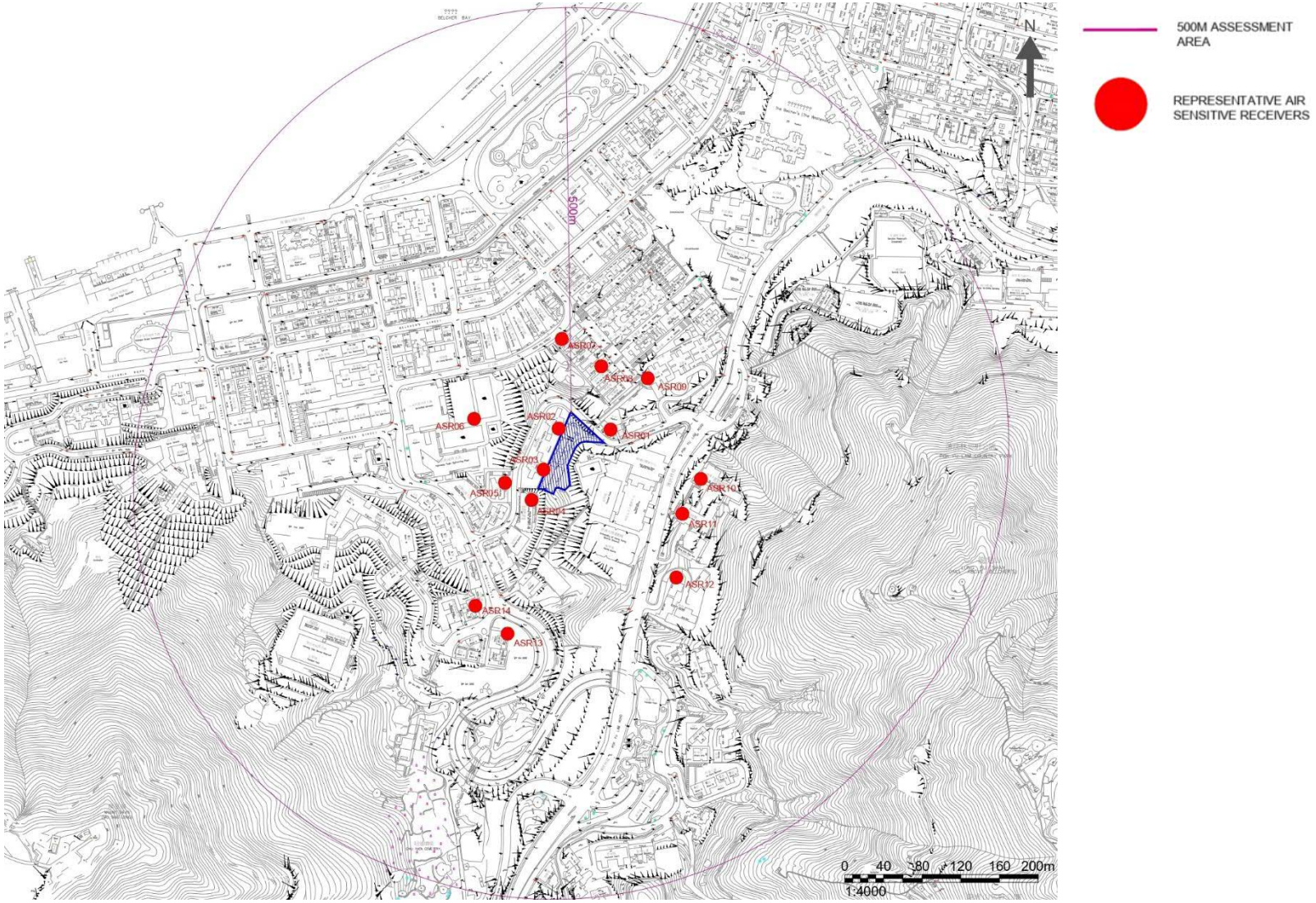
Annex 1 300m Assessment Area & Reprewative NSRs



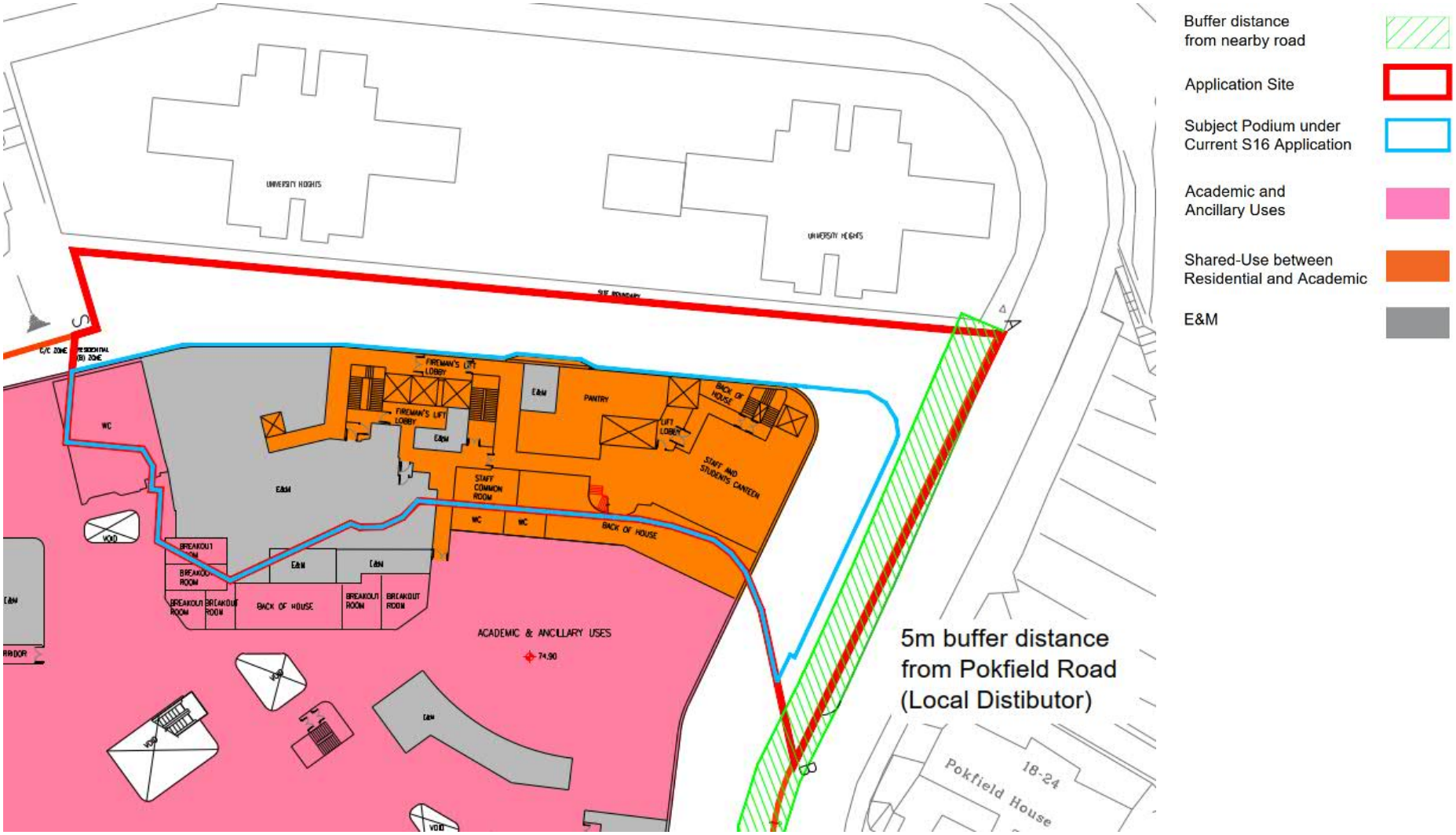
Annex 2 500m Assessment Area for AQIA



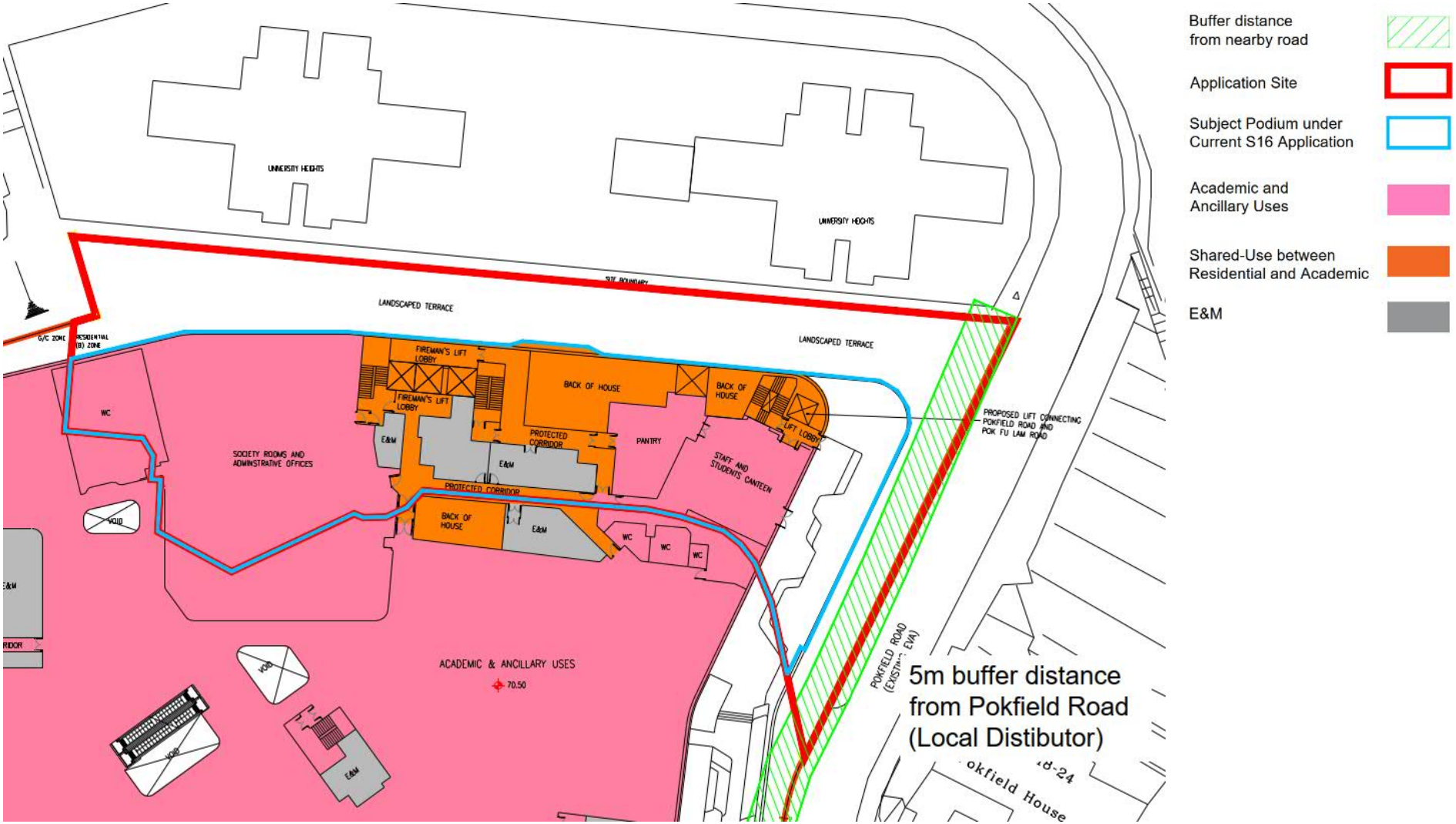
©Annex 3 Representative ASRs



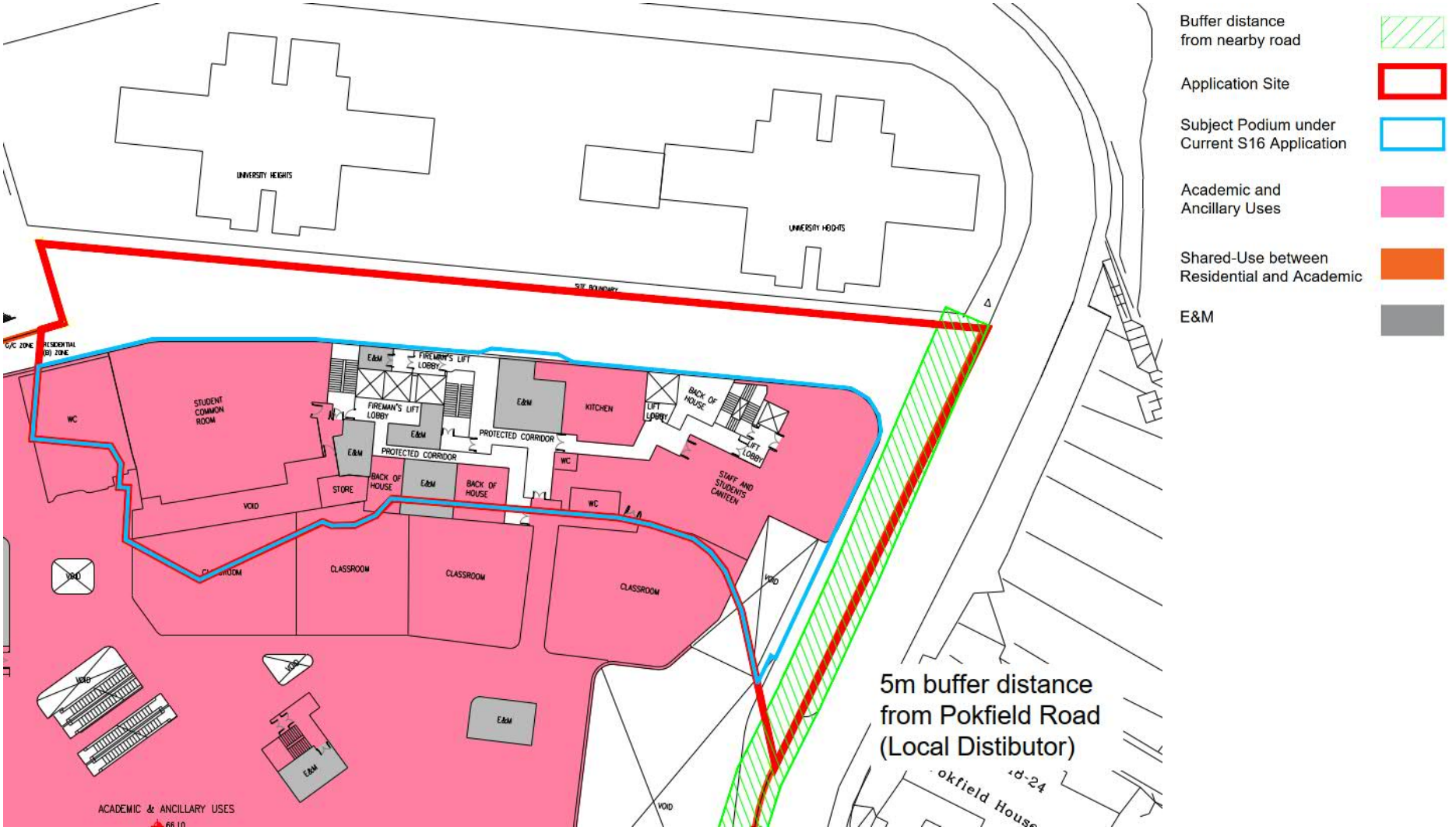
Annex 4 Buffer distance from adjacent road


Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
PANTRY
LIFT LOBBY
BACK OF HOUSE
STAFF AND STUDENTS CANTEEN
STAFF COMMON ROOM
WC
WC
BACK OF HOUSE
WC
E&M
VOID
BREAKOUT ROOM
BREAKOUT ROOM
BREAKOUT ROOM
BREAKOUT ROOM
BACK OF HOUSE
BREAKOUT ROOM
BREAKOUT ROOM
E&M
E&M
ACADEMIC & ANCILLARY USES
74.90
VOID
VOID
E&M
5m buffer distance from Pokfield Road (Local Distibutor)
18-24
Pokfield House

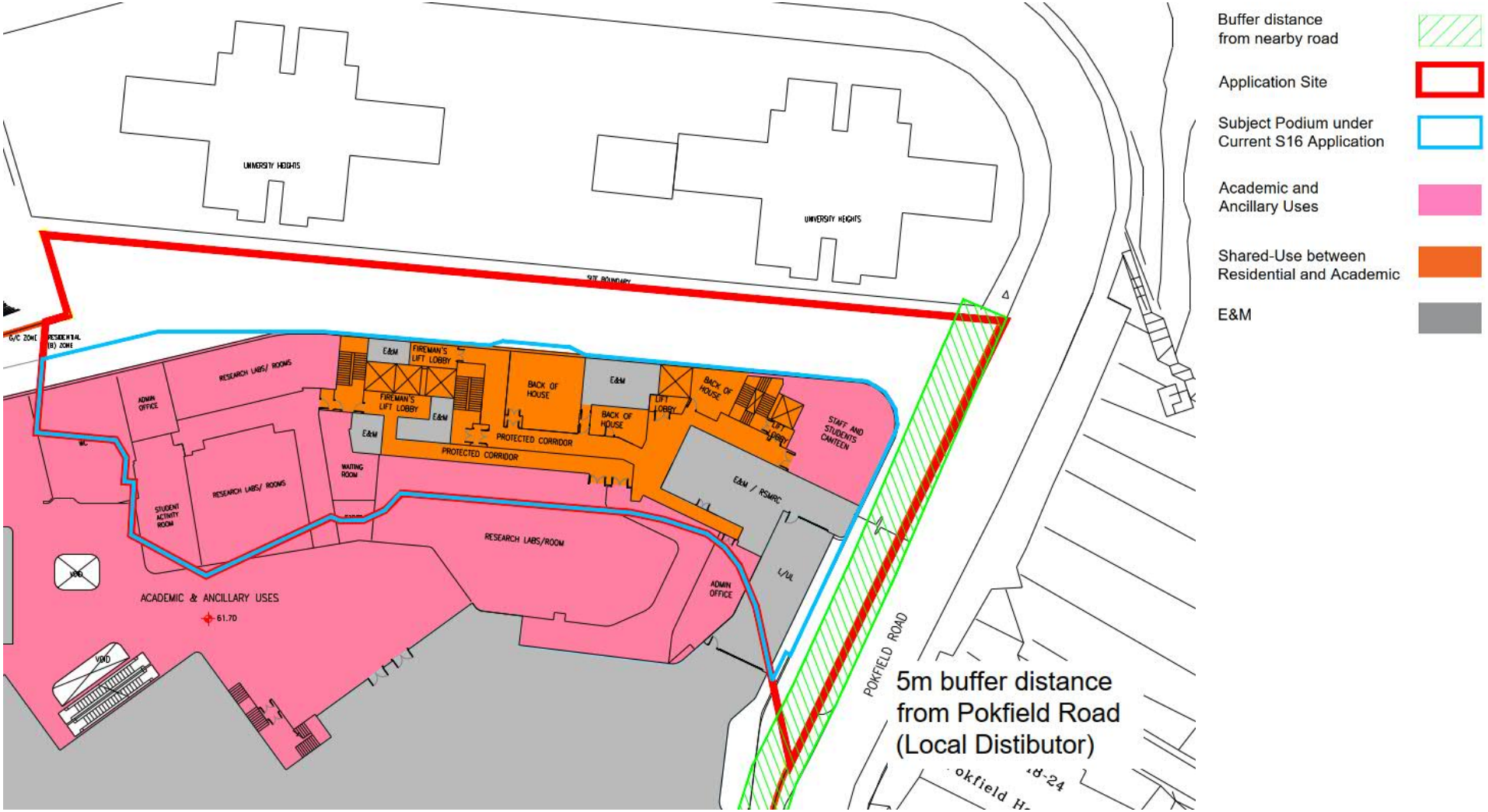
Floor LG1


Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
LANDSCAPED TERRACE
LANDSCAPED TERRACE
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
BACK OF HOUSE
BACK OF HOUSE
LIFT LOBBY
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
WC
SOCIETY ROOMS AND ADMINSTRATIVE OFFICES
E&M
PROTECTED CORRIDOR
PANTRY
STAFF AND STUDENTS CANTEEN
E&M
PROTECTED CORRIDOR
BACK OF HOUSE
E&M
WC
WC
WC
VOID
VOID
VOID
ACADEMIC & ANCILLARY USES
70.50
E&M
POKFIELD ROAD (EXISTING)
5m buffer distance from Pokfield Road (Local Distibutor)
okfield House

Floor LG2


Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
STUDENT COMMON ROOM
WC
VOID
STORE
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
KITCHEN
LIFT LOBBY
BACK OF HOUSE
PROTECTED CORRIDOR
PROTECTED CORRIDOR
BACK OF HOUSE
BACK OF HOUSE
WC
WC
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
VOID
VOID
VOID
VOID
VOID
E&M
E&M
ACADEMIC & ANCILLARY USES
5m buffer distance from Pokfield Road (Local Distibutor)

Floor LG3

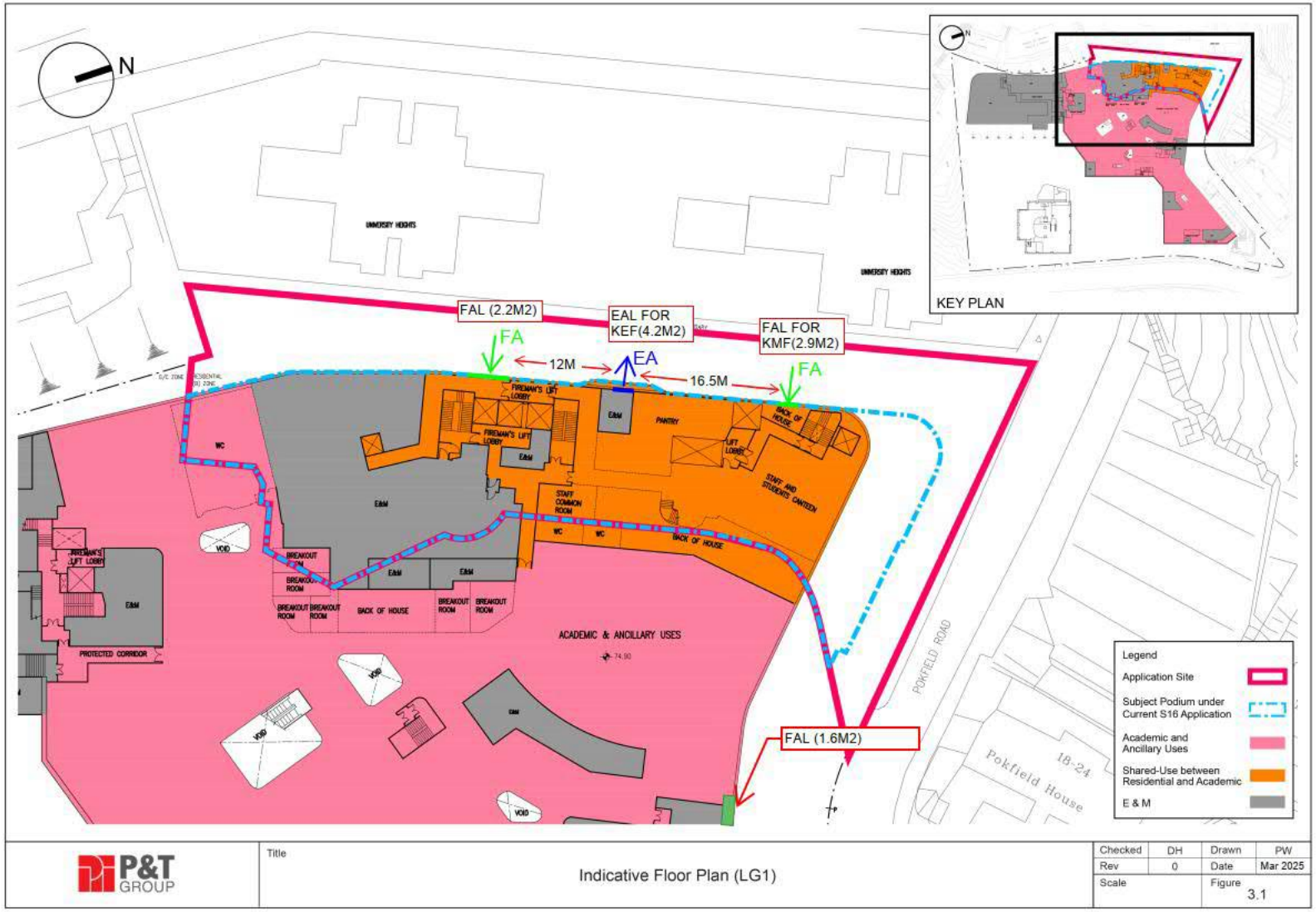

Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
RESEARCH LABS/ ROOMS
ADMIN OFFICE
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
BACK OF HOUSE
E&M
BACK OF HOUSE
BACK OF HOUSE
LIFT LOBBY
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
PROTECTED CORRIDOR
PROTECTED CORRIDOR
E&M
WAITING ROOM
E&M / RSMRC
RESEARCH LABS/ ROOMS
STUDENT ACTIVITY ROOM
RESEARCH LABS/ROOM
ADMIN OFFICE
L/UL
ACADEMIC & ANCILLARY USES
61.70
POKFIELD ROAD
5m buffer distance from Pokfield Road (Local Distibutor)

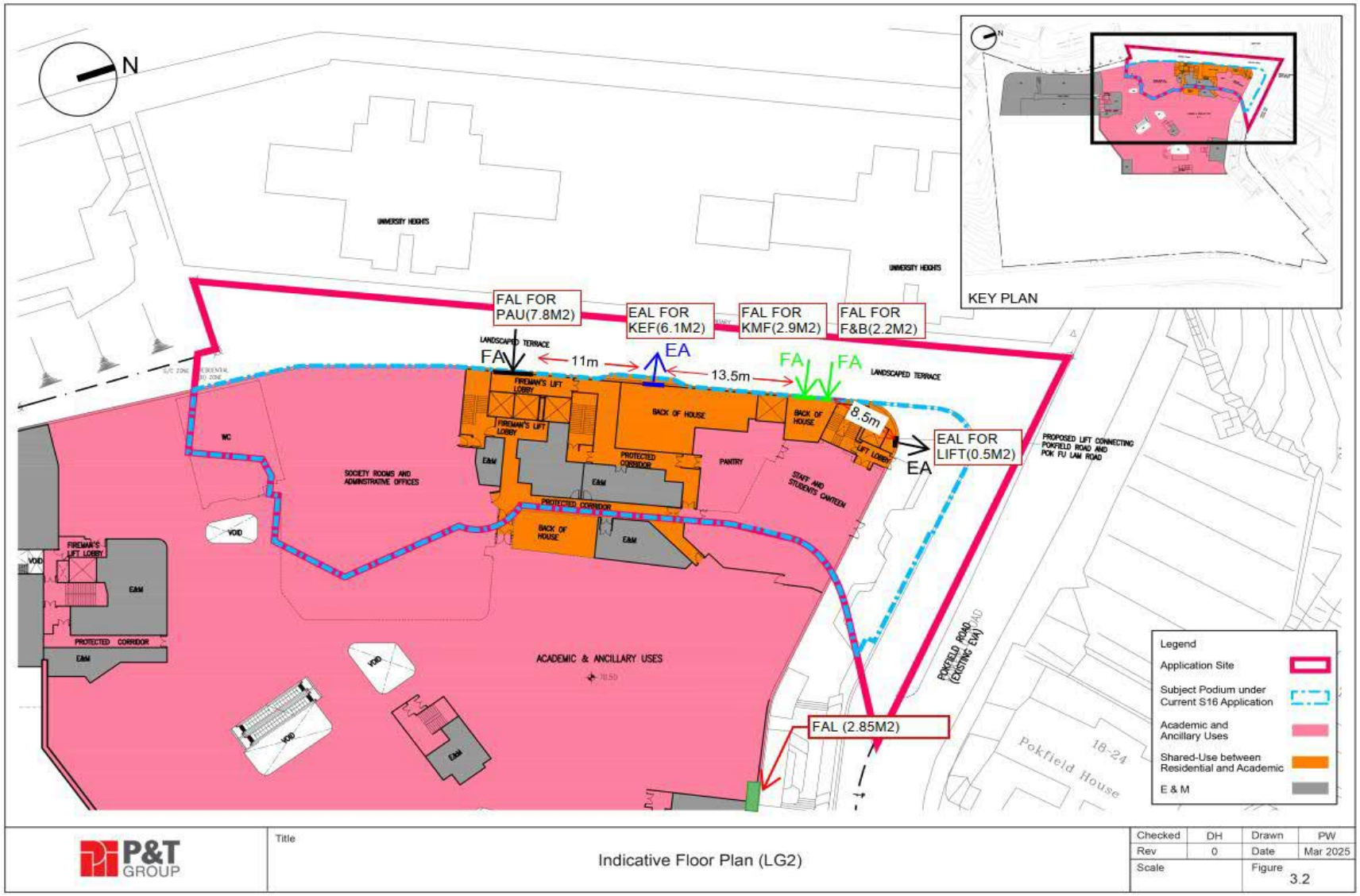
Floor LG4

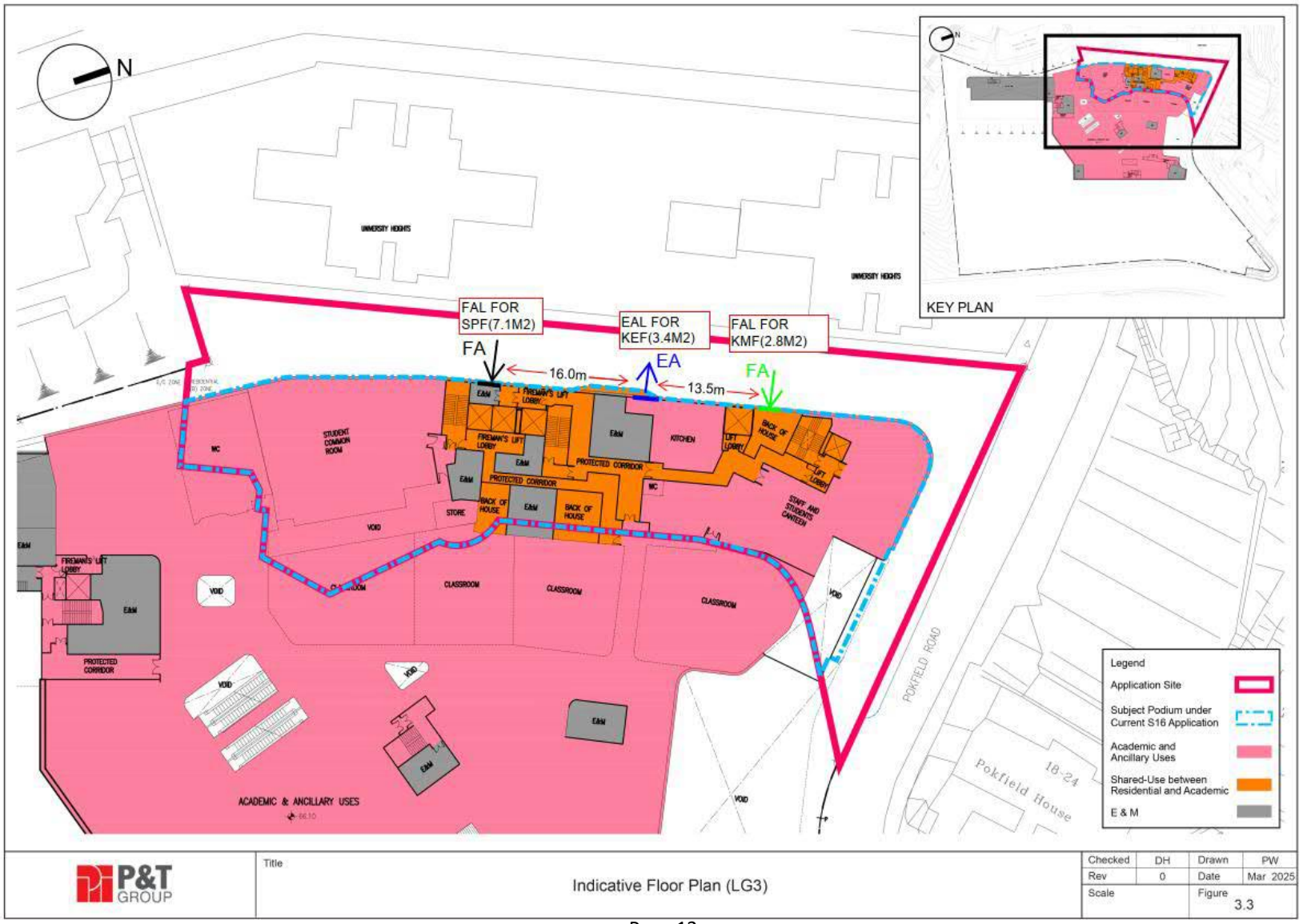
Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
LANDSCAPED AVENUE
LANDSCAPED AVENUE
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
PROTECTED CORRIDOR
BOH
STUDENT ACTIVITY ROOM
KITCHEN
E&M
E&M
E&M
IT AND DATA ROOM
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
ACADEMIC & ANCILLARY USES
57.30
PROTECTED LIBRARY CORRIDOR
5m buffer distance from Pokfield Road (Local Distibutor)

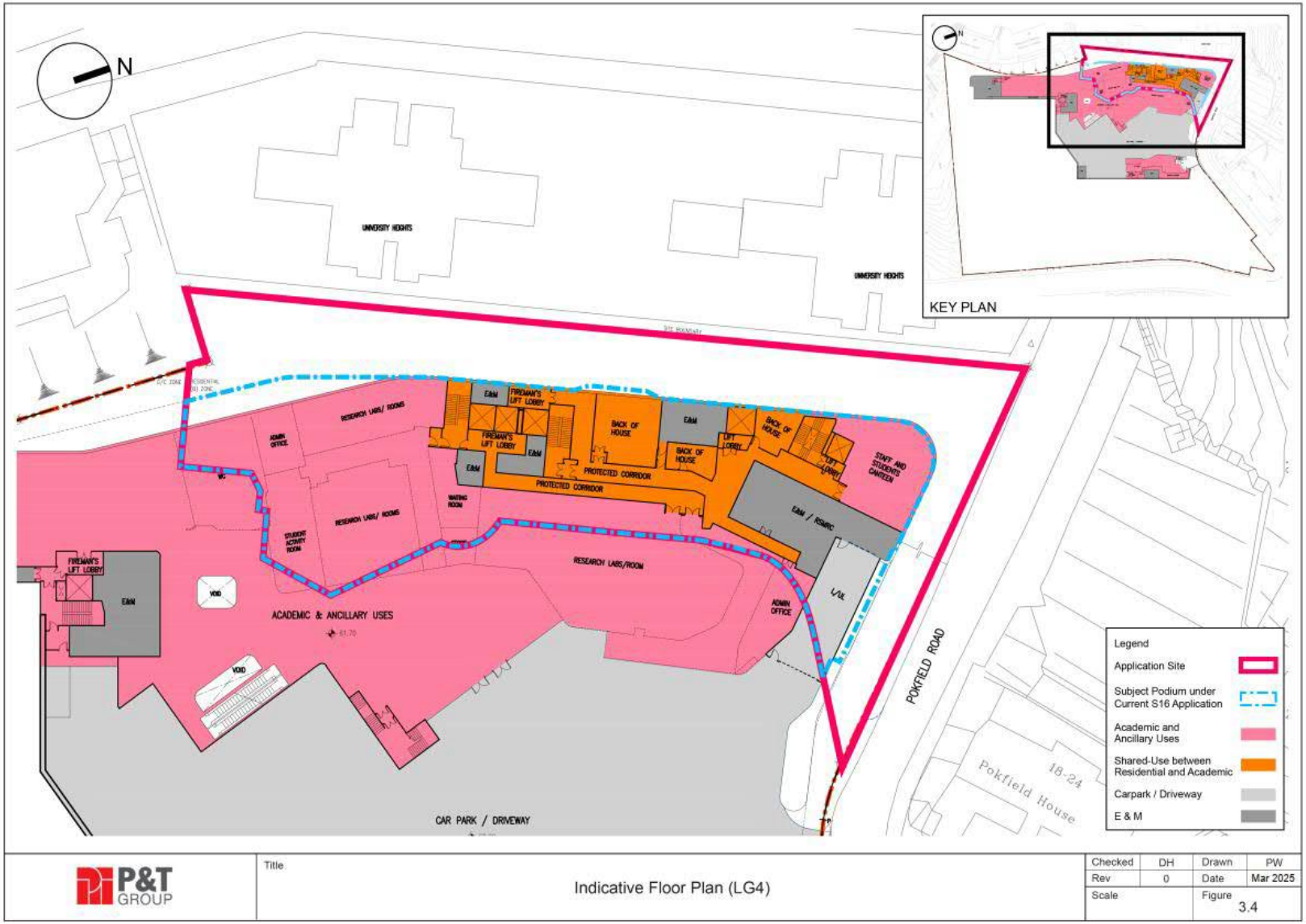
Floor LG5

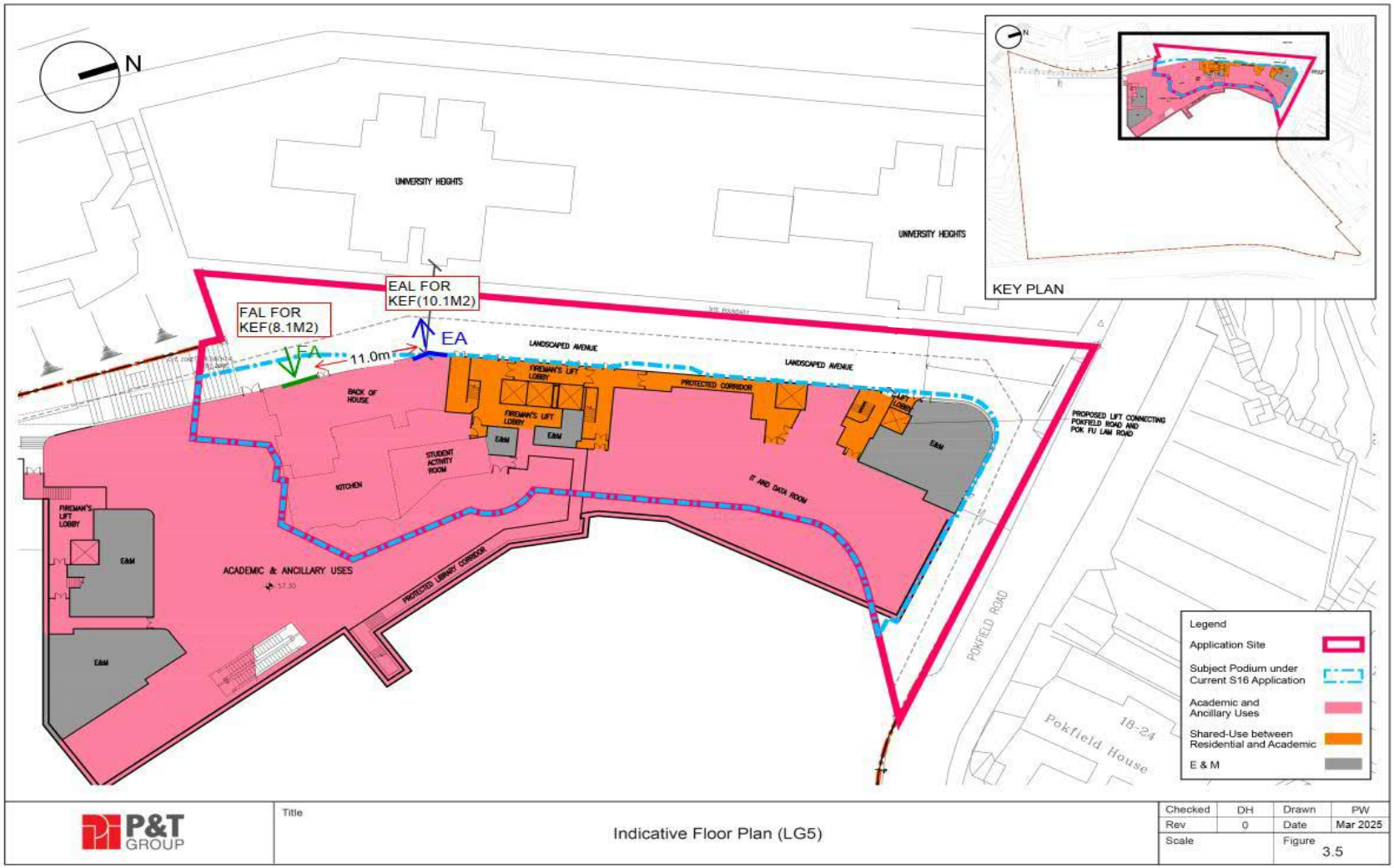
Annex 5 Location of exhaust vents and fresh air intake




N
KEY PLAN
FAL FOR PAU(7.8M2)
EAL FOR KEF(6.1M2)
FAL FOR KMF(2.9M2)
FAL FOR F&B(2.2M2)
EAL FOR LIFT(0.5M2)
FAL (2.85M2)
11m
13.5m
8.5m
EA
FA
LANDSCAPED TERRACE
BACK OF HOUSE
PROTECTED CORRIDOR
PANTRY
STAFF AND STUDENTS CANTEEN
SOCIETY ROOMS AND ADMINISTRATIVE OFFICES
ACADEMIC & ANCILLARY USES
FIREMAN'S LIFT LOBBY
LIFT LOBBY
E&M
VOID
WC
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
POKFIELD ROAD (EXISTING EVA)
Pokfield House
18-24
UNIVERSITY HEIGHTS
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG2)
Checked DH Drawn PW
Rev 0 Date Mar 2025
Scale
Figure 3.2

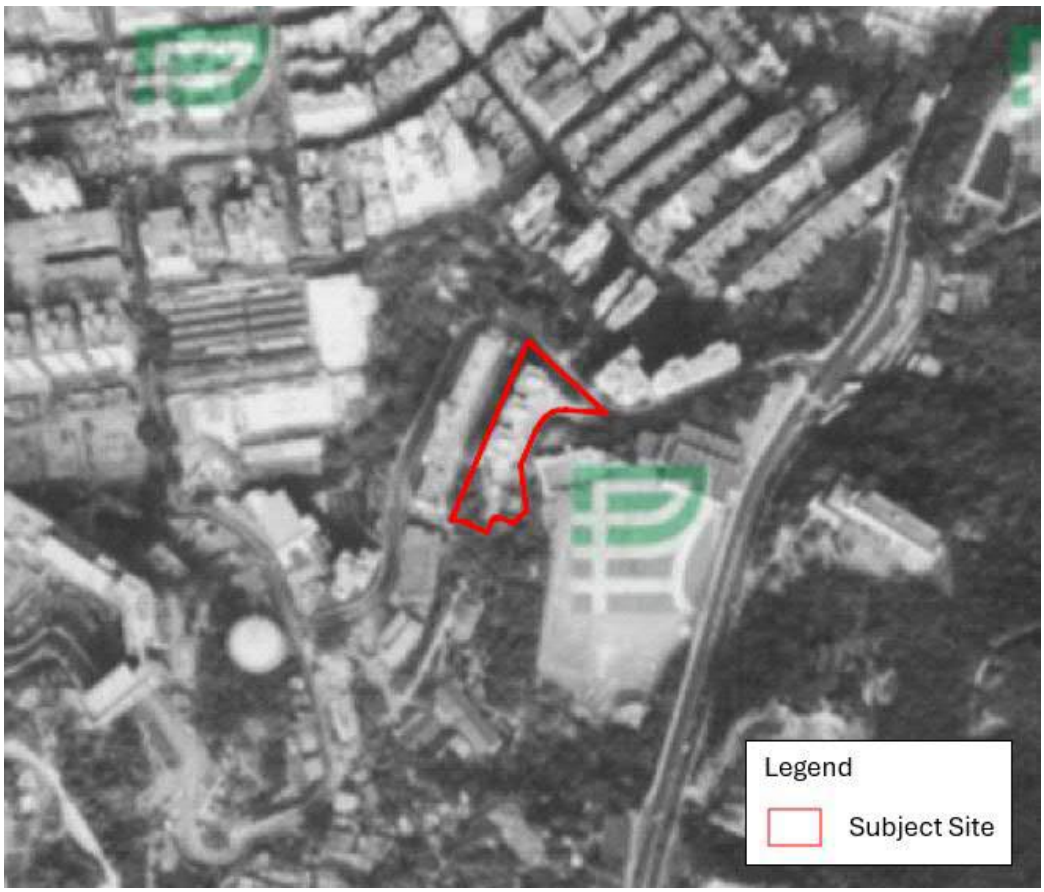

N
KEY PLAN
FAL FOR SPF(7.1M2)
EAL FOR KEF(3.4M2)
FAL FOR KMF(2.8M2)
FA
EA
FA
16.0m
13.5m
UNIVERSITY HEIGHTS
STUDENT COMMON ROOM
KITCHEN
STAFF AND STUDENTS CANTEEN
PROTECTED CORRIDOR
BACK OF HOUSE
STORE
VOID
CLASSROOM
ACADEMIC & ANCILLARY USES
POKFIELD ROAD
Pokfield House
18-24
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG3)
Checked DH
Drawn PW
Rev 0
Date Mar 2025
Scale
Figure 3.3


N
KEY PLAN
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
RESEARCH LABS/ ROOMS
ADMIN OFFICE
STUDENT ACTIVITY ROOM
RESEARCH LABS/ ROOMS
WAITING ROOM
FIREMAN'S LIFT LOBBY
E&M
FIREMAN'S LIFT LOBBY
E&M
BACK OF HOUSE
PROTECTED CORRIDOR
E&M
BACK OF HOUSE
PROTECTED CORRIDOR
BACK OF HOUSE
LIFT LOBBY
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
E&M / RSMRC
RESEARCH LABS/ROOM
ADMIN OFFICE
FIREMAN'S LIFT LOBBY
E&M
VOID
VOID
ACADEMIC & ANCILLARY USES
CAR PARK / DRIVEWAY
POKFIELD ROAD
18-24
Pokfield House
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
Carpark / Driveway
E & M
P&T GROUP
Title
Indicative Floor Plan (LG4)
Checked
DH
Drawn
PW
Rev
0
Date
Mar 2025
Scale
Figure
3.4

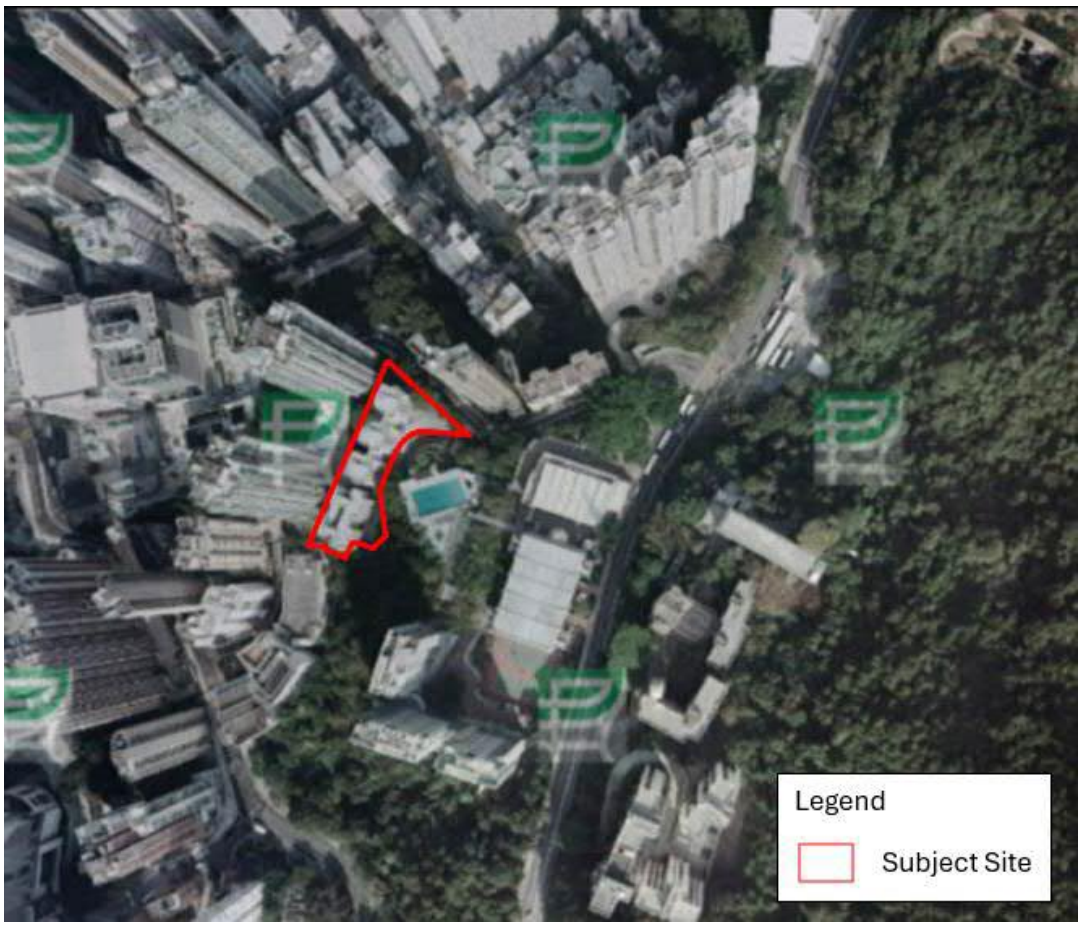

N
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
KEY PLAN
FAL FOR KEF(8.1M2)
EAL FOR KEF(10.1M2)
EA
EA
11.0m
LANDSCAPED AVENUE
LANDSCAPED AVENUE
FIREMAN'S LIFT LOBBY
PROTECTED CORRIDOR
BACK OF HOUSE
STUDENT ACTIVITY ROOM
KITCHEN
IT AND DATA ROOM
E&M
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
ACADEMIC & ANCILLARY USES
PROTECTED LIBRARY CORRIDOR
POKFIELD ROAD
Pokfield House
18-24
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG5)
Checked DH Drawn PW
Rev 0 Date Mar 2025
Scale
Figure 3.5

Annex 6 Historical Aerial Photographs

Year 1963

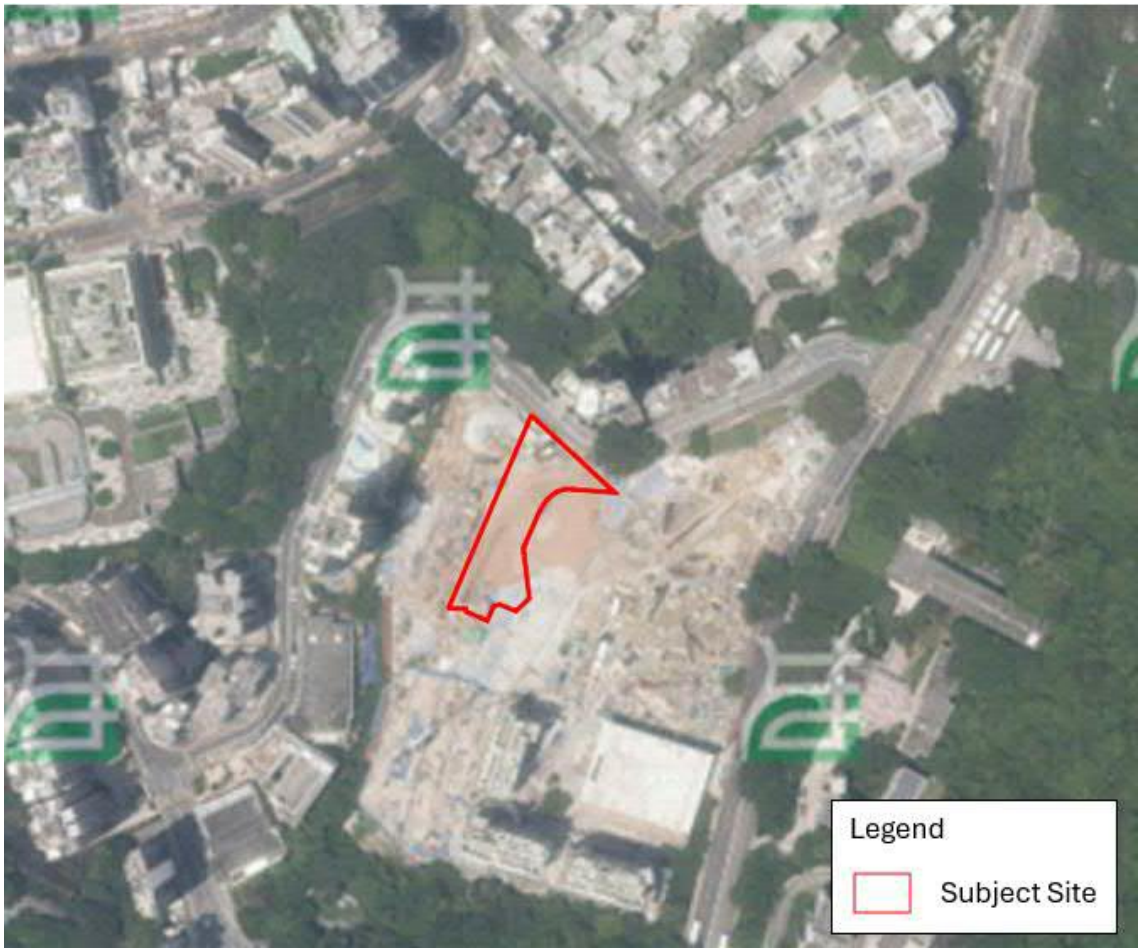


Year 1973



Year 2015

Year 2022



Year 2024 (current)

Annex 7 Copy of Letter Replies from Various Government Departments

Outlook

Re: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No...

From hslee@epd.gov.hk <hslee@epd.gov.hk>
Date Tue 11/03/2025 15:10
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc Cathy Man <cm@aechk.com>

Dear Ms Goh,

Based on our records, there are 2 registered chemical waste producer at the subject site. They are the contractors of the construction site.

There is no record of waste disposal, accidental spillage or related submissions at the subject site.

You are reminded that this information may not be exhaustive and you are advised to check with other concerned parties/authorities responsible for handling chemical and dangerous spillage / leakage incidents. You may also consider taking samples for your study, if necessary.

Regards,
HS LEE
E(RS)14/EPD
Tel: 2516 1872

From Christine Goh Siew Yinn <christinegoh@aecasia.io>
Date Tue 04/03/2025 16:28
To hslee@epd.gov.hk <hslee@epd.gov.hk>
Cc Cathy Man <cm@aechk.com>

1 attachment (2 MB)
25-0001_EPD Enquiry.pdf;

Dear Dr. LEE,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

Of particular interests is whether there are any registered chemical waste producers under your record in the Subject Site, any waste disposal record, any accidental spillage record, any submission relating to land contamination assessment and any information you could provide which might be useful for our study. We enclosed herewith a site map showing the location of the Subject Site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**. Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact us. Thank you.

Yours sincerely,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

Allied Environmental Consultants Limited *Member of AEC Group (HKEX Stock Code: 8320.HK)*
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

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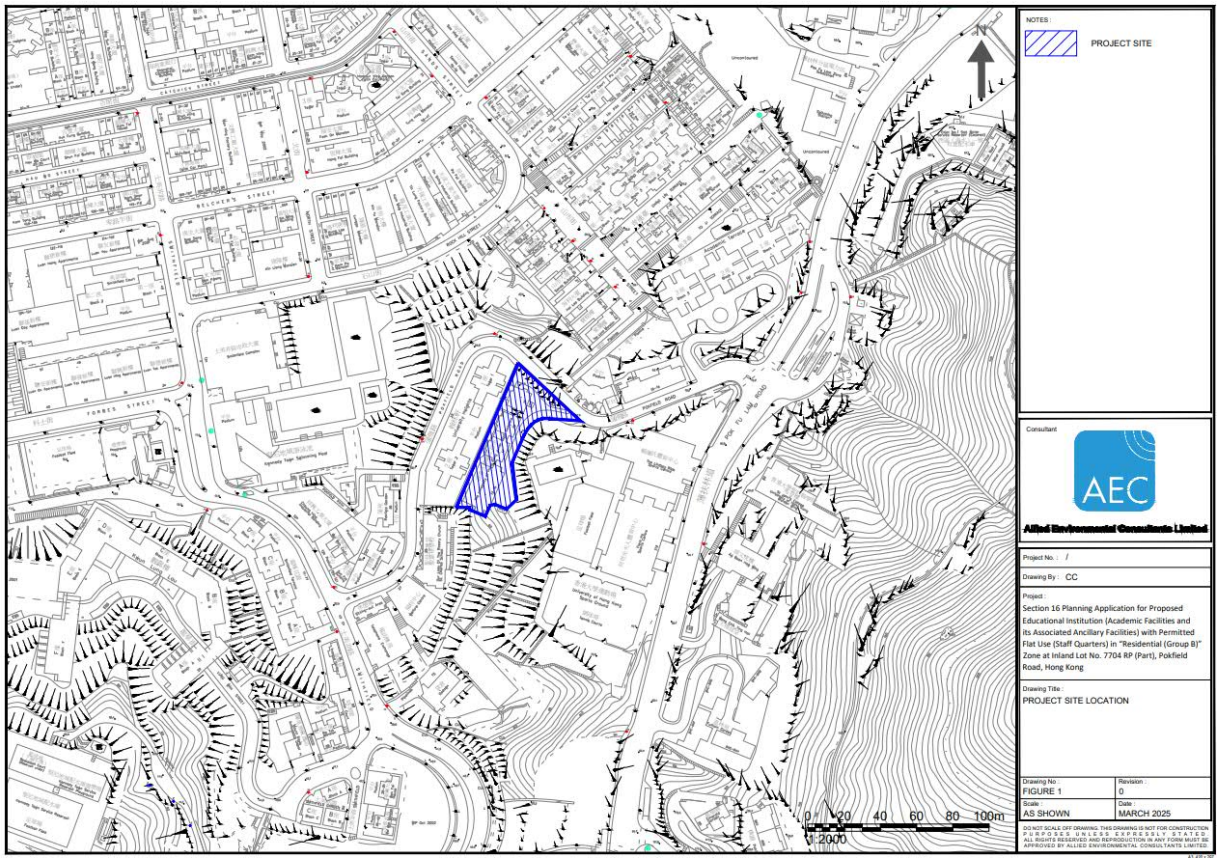
NOTES :
PROJECT SITE
Consultant
AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
0 20 40 60 80 100m
1:2000

Outlook

Re: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No...

From eshkpfl@landsd.gov.hk <eshkpfl@landsd.gov.hk>
Date Fri 21/03/2025 18:05
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc Cathy Man <cm@aechk.com>

Dear Christine,

We regret to inform you that this office is not in position to comment the matters mentioned in your preceding email.

For the information regarding to the captioned lot, you are advised to conduct land search through the Land Registry. You are also advised to carry out the latest land status check and seek consent from the relevant parties / departments for your proposed works, if necessary. Land status information for the works could be checked through our GeoInfo Map at [www.map.gov.hk]www.map.gov.hk or collected from the Survey and Mapping Office of the Lands Department subject to a prescribed fee. You are responsible to confirm your works area will not encroach to private lots, Government Land Allocations, Vested Lands, Licences, Engineering Reserves and etc.

Regards,
Esther LI
ES/PFL, DLO/HKW&S
Lands Department
Tel: 2835 1687

From: "Christine Goh Siew Yinn" <christinegoh@aecasia.io>
To: "eshkpfl@landsd.gov.hk" <eshkpfl@landsd.gov.hk>
Cc: "Cathy Man" <cm@aechk.com>
Date: 04/03/2025 15:32
Subject: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704

Dear Esther,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

Of particular interests are information on spillage accidents, illegal/contaminating land uses or uncontrolled dumping uses, current and historical land use information, and any information you could provide which might be useful for our study. We enclosed herewith a site map showing the location of the subject site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact us. Thank you.

Yours sincerely,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

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27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong
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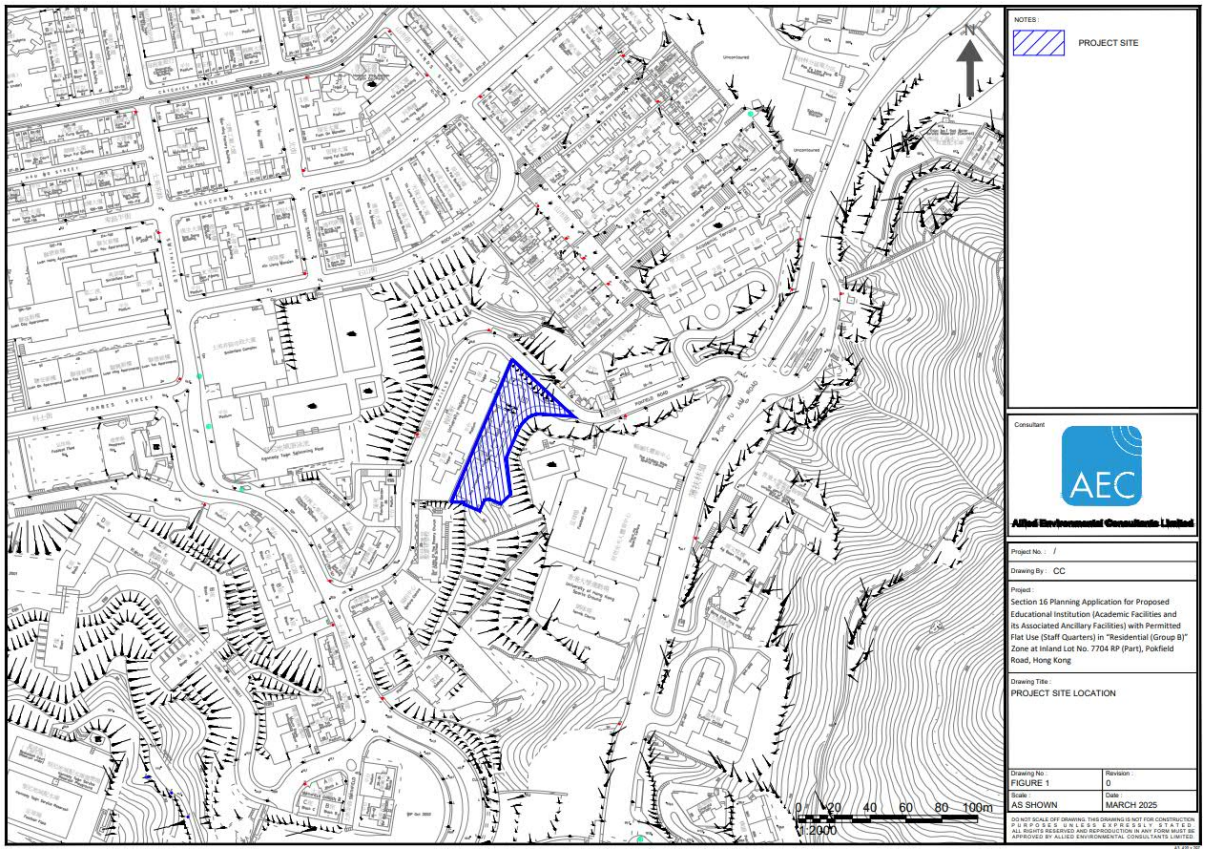

NOTES :
PROJECT SITE
Consultant
AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No. : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
0 20 40 60 80 100m
1:2000

Our Ref. [1816/25-0003]

Planning Department
17/F, North Point Government Offices,
333 Java Road, Hong Kong

27/F, Overseas Trust Bank Building
160 Gloucester Road
Wan Chai
Hong Kong
T: +852 2815 7028
F: +852 2815 5399
info@aechk.com
www.asecg.com

4 March 2025

By email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

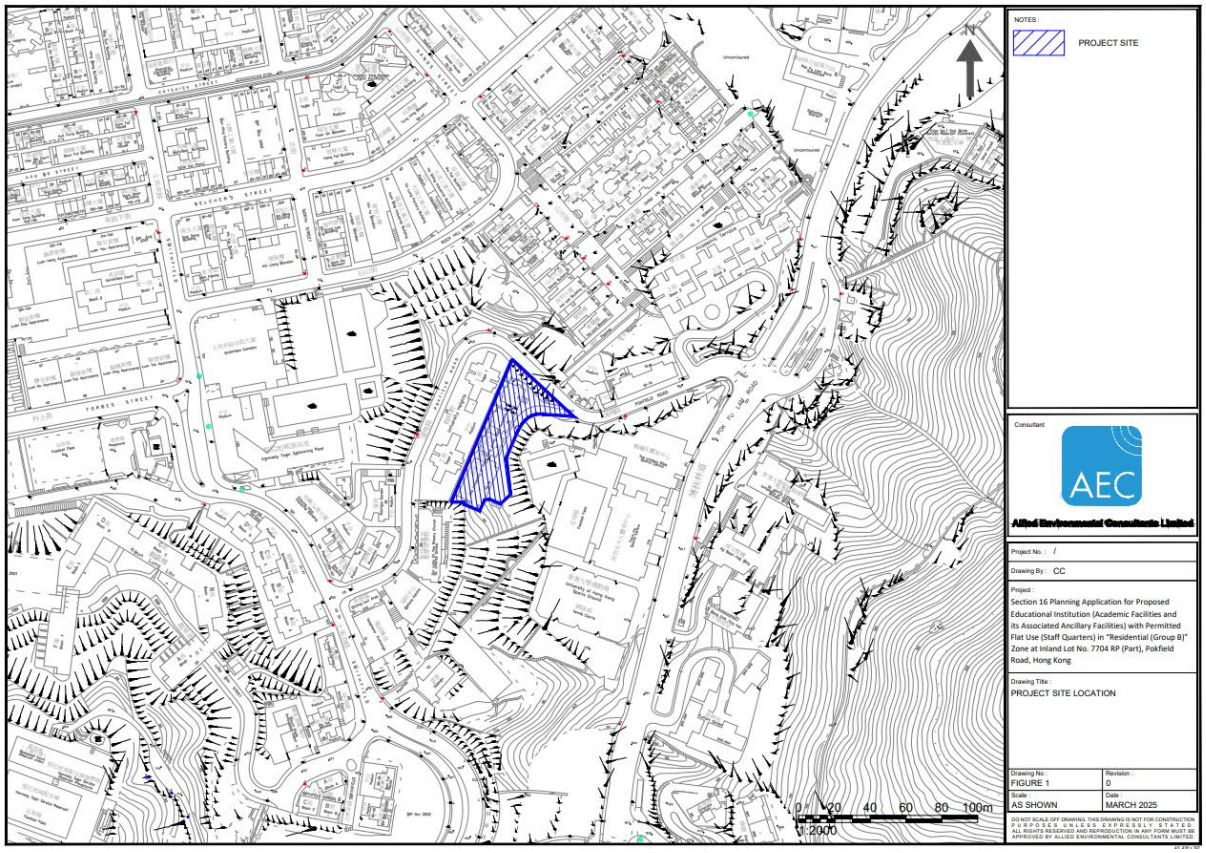
Of particular interests are current and historical site information, any change on the land use and any information you could provide that might be useful for our study. We enclosed herewith a site map showing the location of the subject site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact the undersigned at 3915 7148 or Ms. Christine Goh (christinegoh@aecasia.io) at 5290 3688.

Yours sincerely,

Cathy Man
Associate Director
CM/ll
Encl. Site Location Plan


NOTES :
PROJECT SITE
Consultant
AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No. : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
0 20 40 60 80 100m
1:2000

規劃署
港島規劃處
香港北角渣華道 333 號
北角政府合署14樓

Planning Department
Hong Kong District Planning Office
14/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Please quote our reference in future correspondence

By Fax (2815 5399)

來函檔號 Your Reference [1816/25-0003]
本署檔號 Our Reference ( ) in HK-R/PUB/2
電話號碼 Tel. No.: 2231 4944
傳真機號碼 Fax No.: 2895 3957

18 March 2025

AEC
27/F, Overseas Trust Bank Building
160 Gloucester Road, Wan Chai, Hong Kong
(Attn.: Ms. Cathy MAN)

H1/89

Dear Ms. MAN,

Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 R.P. (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

I refer to your letter dated 4.3.2025 enclosing a site map regarding the captioned. Our input from town planning aspect is as below:-

Statutory Zoning and Building Height Restriction

The subject site previously straddled area zoned "Residential (Group A)" ("R(A)") and "Government, Institution or Community" ("G/IC") on the first relevant statutory plan (i.e. the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/1) published on 31.10.1986. The subject site was rezoned to "Residential (Group B)" ("R(B)") on the OZP No. S/H1/17 published on 25.2.2011, subject to a maximum building height (BH) of 120mPD. The BH restriction of the subject site was revised from 120mPD to 150mPD on the OZP No. S/H1/20 published on 30.4.2021. Since then, there was no further changes in zoning and BH restriction.

Planning Applications Nearby

Two planning applications for proposed student hostel (application no. A/H1/64) and minor relaxation of BH restriction for proposed Pokfield Campus (application no. Y/H1/2) were approved by the Metro Planning Committee on 26.7.2002 and 20.5.2022, respectively. You may wish to visit Town Planning Board Statutory Planning Portal 3 at https://www.ozp.tpb.gov.hk/ for more details.

Previous Development

The subject site was previously occupied by four blocks of HKU staff quarters, swimming pool and sport centre which were demolished in 2021/2022. Please approach the Buildings Department and BRAVO for information regarding the building records. You may also approach the Lands Department and GeoInfo Map regarding other relevant information.

Yours sincerely,

(Ms. Vidyan NG)
for District Planning Officer/Hong Kong
Planning Department

Internal: H1/89

EW/VN

Outlook

Fw: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No....

From ado_lea_cs@hkfsd.gov.hk <ado_lea_cs@hkfsd.gov.hk>
Date Thu 24/07/2025 12:10
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>

Our reference: (28) in FSD GR 6-5/4 R Pt. 59
Your reference: 1816/25-0002

Dear Ms. GOH,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

I refer to your email of 4.3.2025 regarding the captioned request and reply below in response to your questions:-

Please be advised that neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found in connection with the given conditions of your request at the subject location.

If you have further questions, please feel free to contact the undersigned.

Best regards,

TSANG Chun-hei Jason
Assistant Divisional Officer (Legal Affairs) (Acting)
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

Remark:
Lift incidents are excluded unless otherwise required.

Disclaimer:
*Fire Services Department uses its best endeavor to ensure the accuracy and reliability of the information provided, but cannot guarantee its accuracy and reliability and accepts no liability of any nature for any loss or damage arising from any inaccuracies or omissions that may from the information provided.

Outlook

Re: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No....

From Christine Goh Siew Yinn <christinegoh@aecasia.io>
Date Mon 14/07/2025 11:58
To ado_lad_sd@hkfsd.gov.hk <ado_lad_sd@hkfsd.gov.hk>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>; SSO SD LAD/FSD <sso_lad_sd@hkfsd.gov.hk>; Cathy Man <cm@aechk.com>; NGAN Chun Sang <nganchunsang@aecasia.io>

1 attachment (172 KB)
5828-20250714-FSD-Appointment of Environmental Consultant.pdf;

Dear Mr. CHOW,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

With reference to your email dated 10 March 2025 regarding the captioned subject. As requested, please find attached the **appointment letter** from our client to facilitate the provision of the following information:

1. **Dangerous Goods Licence Records** (1990 to present)
2. **Incident Records** (past three years of fire and special services incidents)

We sincerely appreciate your assistance in providing the relevant Dangerous Goods Licence and Incident Records. Should you require any further information, please do not hesitate to contact me.

Best regards,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

Allied Environmental Consultants Limited *Member of AEC Group (HKEX Stock Code: 8320.HK)*
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

Follow us www.aeceg.com

From ado_lad_sd@hkfsd.gov.hk <ado_lad_sd@hkfsd.gov.hk>
Date Mon 10/03/2025 11:31
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>; SSO SD LAD/FSD <sso_lad_sd@hkfsd.gov.hk>

Our reference: (62) in FSD GR 6-5/4 R Pt. 57
Your reference: 1816/25-0002

Dear Ms. GOH,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

I refer to your email of 4.3.2025 regarding the captioned subject.

Your case is being handled, and a reply will be furnished to you as soon as possible. Please be advised that due to time lapse, this Department can only provide the following information for your requested information:

(i) Dangerous Goods Licence Record: from the year of 1990 to present moment.

(ii) Incident Record: Past three years of fire and special services incidents.

Please also submit the appointment letter from your client for record.

Should you have further questions, please feel free to contact the undersigned.

Best regards,

CHOW Yin-hei
Assistant Divisional Officer (Legal Affairs and Discipline) Special Duty
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

----- Forwarded by FSD Enquiry/FSD/HKSARG on 04/03/2025 17:14 -----

From: "Christine Goh Siew Yinn" <christinegoh@aecasia.io>
To: "hkfsdenq@hkfsd.gov.hk" <hkfsdenq@hkfsd.gov.hk>
Cc: "Cathy Man" <cm@aechk.com>
Date: 04/03/2025 16:29
Subject: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704

Dear Sir/Madam,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

Of particular interests are spill and incident reports (including records of fire at the Subject Site) that we believe your Department might have record of. Furthermore, we would also like to know whether anywhere of the subject site had applied or possessed license for dangerous goods storage. We enclosed herewith a site map showing the location of the Subject Site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**.

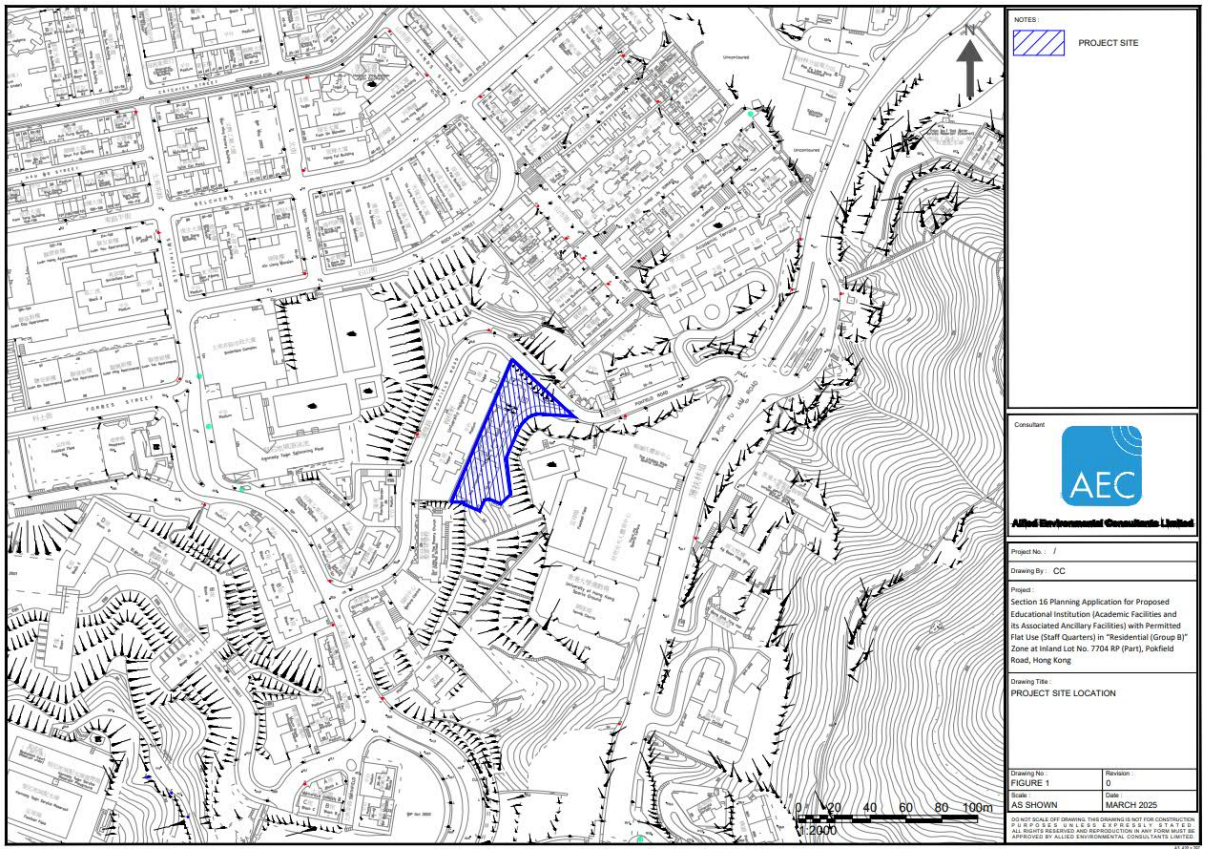
Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to us. Thank you.

Yours sincerely,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

Allied Environmental Consultants Limited *Member of AEC Group (HKEX Stock Code: 8320.HK)*
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong
Follow us www.asecg.com

[attachment "25-0002_FSD Enquiry.pdf" deleted by ADO SD LAD/FSD/HKSARG]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Consultant
AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No. : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
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Appendix D

Geotechnical Planning Review Report

CLIENT: THE UNIVERSITY OF HONG KONG

PROPOSED EDUCATION INSTITUTION (ACADEMIC FACILITIES AND ITS ASSOCIATED ANCILLIARY FACILITIES) WITH PERMITTED FLAT USE (STAFF QUARTERS) IN "RESIDENTIAL (GROUP B)" ZONE AT INLAND LOT NO. 7704 R.P. (PART), POKFIELD ROAD, HONG KONG

GEOTECHNICAL PLANNING REVIEW REPORT

JUNE 30, 2025

1ST SUBMISSION

PROPOSED EDUCATION INSTITUTION (ACADEMIC FACILITIES AND ITS ASSOCIATED ANCILLIARY FACILITIES) WITH PERMITTED FLAT USE (STAFF QUARTERS) IN "RESIDENTIAL (GROUP B)" ZONE AT INLAND LOT NO. 7704 R.P. (PART), POKFIELD ROAD, HONG KONG

GEOTECHNICAL PLANNING REVIEW REPORT

CLIENT: THE UNIVERSITY OF HONG KONG

1ST SUBMISSION
PROJECT NO.: WH67022
DATE: JUNE 30, 2025

WSP (HONG KONG) LIMITED
7/F, ONE KOWLOON
WANG YUEN STREET
KOWLOON BAY, HONG KONG
PHONE: +852 2579 8899
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WSP.COM

ISSUE/REVISION

ISSUE/REVISION	FIRST ISSUE	REVISION 1	REVISION 2	REVISION 3
Remarks				
Date	30/06/2025			
Prepared by	Ho-Ching Cheung			
Signature				
Checked by	Ricky Wong			
Signature				
Authorised by	Paul Yau			
Signature				
Project number	WH67022			
Report number	-			
File reference				

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3.3.8 FEATURE NO. 11SW-A/CR 131 11

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Due to the existence of significant amounts of Grade II to Grade III boulders above cat 1(c) rockhead level, additional time for bored pile construction may be required. 15

6 ANTICIPATED GEOTECHNICAL WORKS 16

Based on the architectural drawings attached in Appendix B, site formation works including slope / retaining wall removal / modification shall be carried out to cater for any ground level difference alongside or within the site. Permanent retaining structures such as soldier pile walls are anticipated. Table 1 above and Figure 5 below shows the proposed slope/retaining wall works to be carried out. 16

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APPENDIXES

Appendix A	SIS Record of Existing Registered Slope Features
Appendix B	Proposed Architectural GBP Plan

1 INTRODUCTION

1.1 BACKGROUND

WSP Hong Kong Limited is commissioned as the Structural, Civil and Geotechnical Engineering consultant at the Pokfield Road Site. P & T Architects and Engineers Ltd. is the Architect of this project.

The Application Site under this Section 16 planning application falls within an area zoned "Residential (Group B)" ("R(B)") on the Outline Zoning Plan. It was previously occupied by the HKU Pokfield Road Residences, which has been demolished and is currently under redevelopment for two blocks of staff quarters use. A new academic complex and sports centre is currently under construction in the adjacent "Government, Institution or Community" ("G/IC") zone. This Section 16 planning application is to seek permission from the Town Planning Board for proposed academic facilities and its associated ancillary facilities in the podium of the future staff quarters in the "R(B)" zone, while the staff quarters use is always permitted.

As the staff quarters use is always permitted in the "R(B)" zone, a Design Report for Site Formation Stage 2 has already been submitted to the Buildings Department and the Geotechnical Engineering Office, Civil Engineering and Development and was approved previously during the General Building Plans stage. In support of this Section 16 planning application, this report is prepared in accordance with the GEO Advice Note for Planning Applications under Town Planning Ordinance (CAP.131) as a geotechnical planning review report to provide planning review in geotechnical aspects based on the findings of visual survey, available existing information obtained from the relevant government departments, and site-specific ground investigation results.

2 SITE DESCRIPTIONS

2.1 SITE LOCATION

The Application Site under this Section 16 planning application is located within Lot IL 7704RP and covers the “R(B)” zone only. The site location plan below covers an overall review of the Application Site (i.e. the “R(B)” zone) together with the adjacent new academic complex (i.e. the “G/IC” zone). The site is currently bounded to the East by Pok Fu Lam Road, to the North by Pokfield Road, to the south by an undeveloped greenbelt and to the West by Rosary St. Charles Church & School and the Caritas Welfare Centre, 13 – 21 Pokfield Road. Part of the site falls into any Scheduled Area No. 3 in accordance with the Buildings Ordinance – Schedule 5.

A site location plan with adjacent buildings/roads is shown in **Figure 1** below.

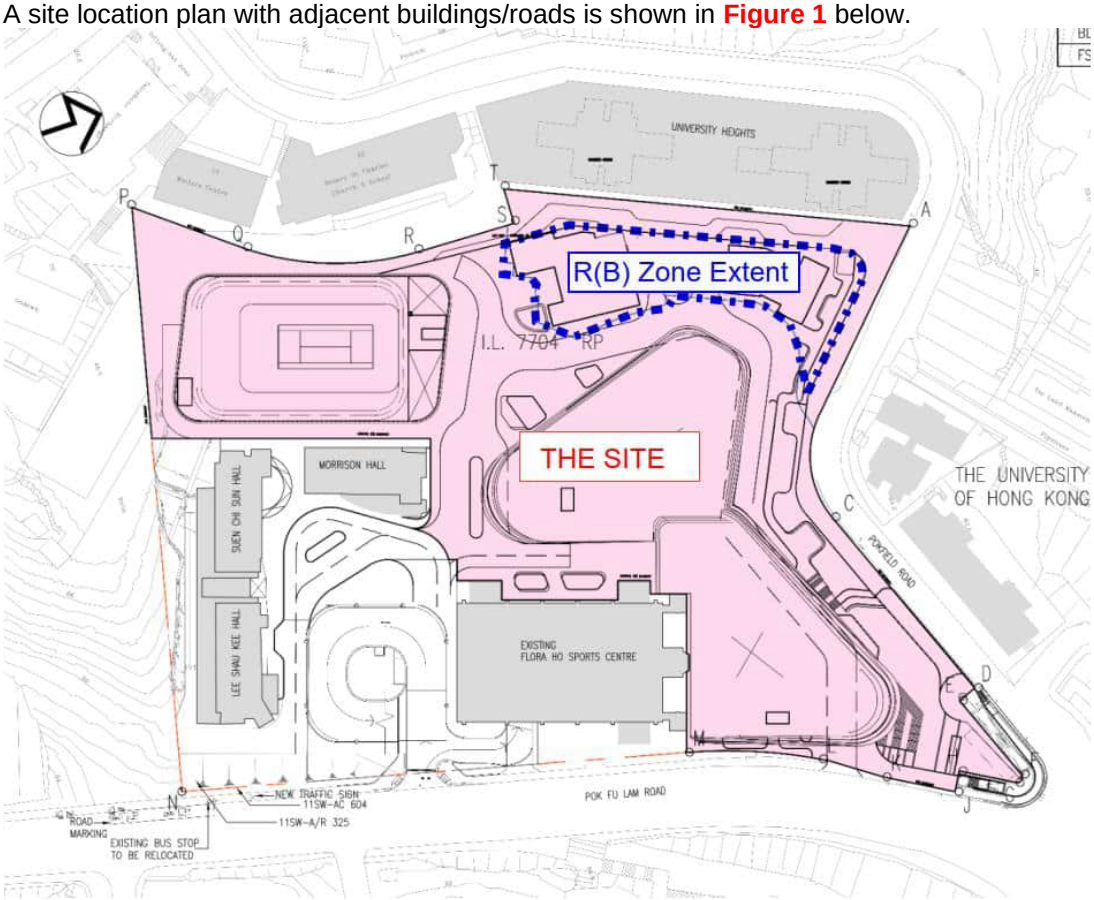

Figure 1 - Site Location Layout Plan with Adjacent Buildings/Roads

2.2 TOPOGRAPHIC CONDITION

The site is generally with a platform at about +79.2mPD. Pok Fu Lam Road at the east of the site is gently increasing in gradient from the north of +78.3mPD to the south of +92.4mPD. The Pokfield road at the north of the site is gently decreasing in gradient from east of +79.2mPD to the west of +55.4mPD. An access road is located between Staff Quarters and Swimming Pook and generally flat at +66.1mPD.

3 INVESTIGATION

3.1 DESK STUDY

The aim of investigation is to increase the recognition of “foreseeable” ground conditions to reduce the risk of encountering unforeseen ground conditions at a later stage. Desk study is one of the major parts of site investigation.

3.2 GEOLOGY

The Hong Kong Geological Map Sheet (Edition II – 2012) No. 11 (Scale 1:20,000) on Solid Geology published by the Geotechnical Engineering Offices indicates that the site is underlain in a mixture of following:

- Coarse as crystal tuff under Mount Davis Formation from Volcanic Group of Early Cretaceous Period
- Alluvium under Holocene Fanling Formation of Quaternary Period

The part of the geological maps is shown in **Figure 2** below.

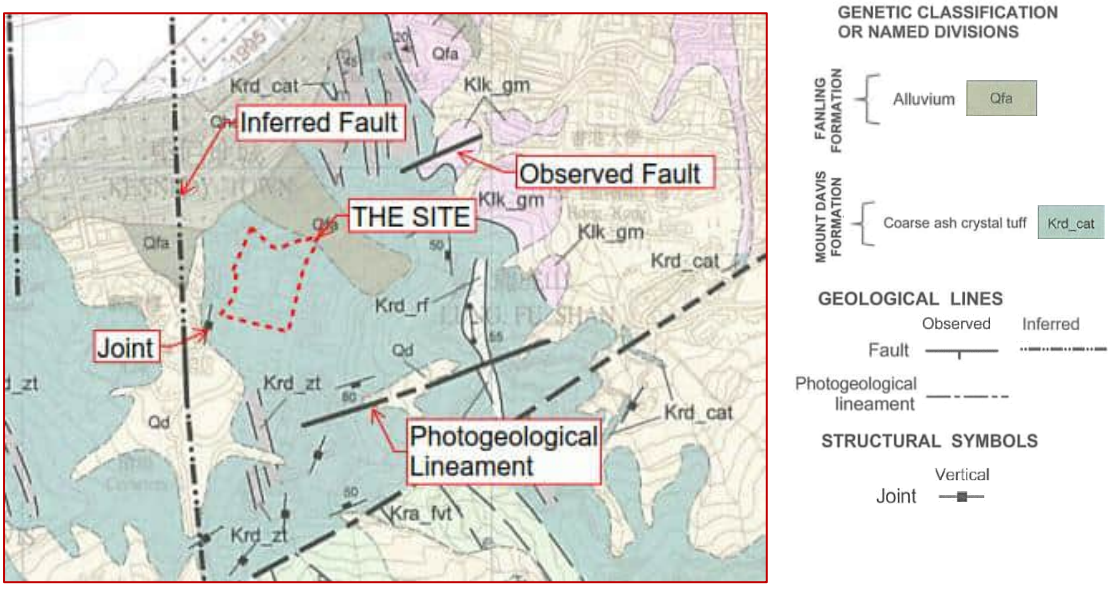

Figure 2 - The Geological Map of Hong Kong (Sheet 11: HGM20 Series: Edition II-2012)

The geological map sheet also revealed a group of potential sub-vertical joints within the south-western of the site. An inferred fault and photogeological lineament are observed outside western and south-eastern of the site respectively.

3.3 EXISTING FEATURES WITHIN AND ADJACENT TO THE REDEVELOPMENT AREA

A total of twelve (12) registered man-made features are within site. They are recorded within the GEO Slope Information System (SIS). 5 out of 12 numbers of registered features consist of retaining wall. The feature location plan is shown in **Figure 3,** and the Slope Information System (SIS) record is enclosed in **Appendix A** for ease of reference.

The SIMAR reports and previous study reports indicating the location of these features, upgrading works and their maintenance responsibility parties are summarized as follow. With regards to the works covered by this Section 16 planning application, the proposed works and effects to these features are also elaborated in the table below. The potential effects to these geotechnical features shall be further elaborated in detailed design stages.

Feature No.	Responsibility	C-T-L Cate-gory	Material Type	Falls within site boundary	Additional load to feature	Proposed Works
11SW-A/C 121	Sub Div. (1): IL7704RP Sub Div. (2): LandsD	3	Soil Slope	Yes	No	To be partially retained and boundary to be modified
11SW-A/C 123	Sub Div. (1): IL7556 Sub Div. (2): IL7920 Sub Div. (3): IL7704RP Sub Div. (4): HyD	1	Soil & Rock Slope with soil nails, covered by no-fine concrete	Yes, but locates outside development footprint	No	To be retained and no proposed works to this feature
11SW-A/C 124	Sub Div. (1): IL7556 Sub Div. (2): IL7704RP	1	Soil & Rock Slope with soil nails & rock dowels, covered by no-fine concrete & soil cement, fill replacement by soil-cement & Skin wall	No	No	To be retained and no proposed works to this feature
11SW-A/C 130	Sub Div. (1): IL7704RP Sub Div. (2): HyD	1	Soil Slope with soil nails	Yes	To be removed	
11SW-A/C 132	IL7704RP	1	Soil Slope with soil nails	Yes	To be removed	
11SW-A/C 567	IL7704RP	1	Soil Slope with soil nails	Yes	To be removed	
11SW-A/C 604	IL7704RP	2	Soil Slope with soil nails	No	No	To be retained and no proposed works to this feature
11SW-A/CR 131	IL7704RP	1	Soil Slope & Caisson Wall	Yes	To be removed	

11SW-A/CR 133	IL7704RP	1	Soil Slope & Soldier Pile Wall	Yes, but locates outside development footprint	No	To be retained and no proposed works to this feature
11SW-A/CR 364	Sub Div. (1): IL7704RP Sub Div. (2): LandsD	3	Soil Slope	Yes, but locates outside development footprint	No	To be retained and no proposed works to this feature
11SW-A/FR 17	IL7704RP	1	Soil Slope & Mass Concrete Wall	Yes	Yes	To be retained and upgraded where necessary
11SW-A/R 325	HyD	1	Mass Concrete Wall with soil nails	No	No	To be retained and no proposed works to this feature

Table 1 - Registered Features Within the Proposed Site

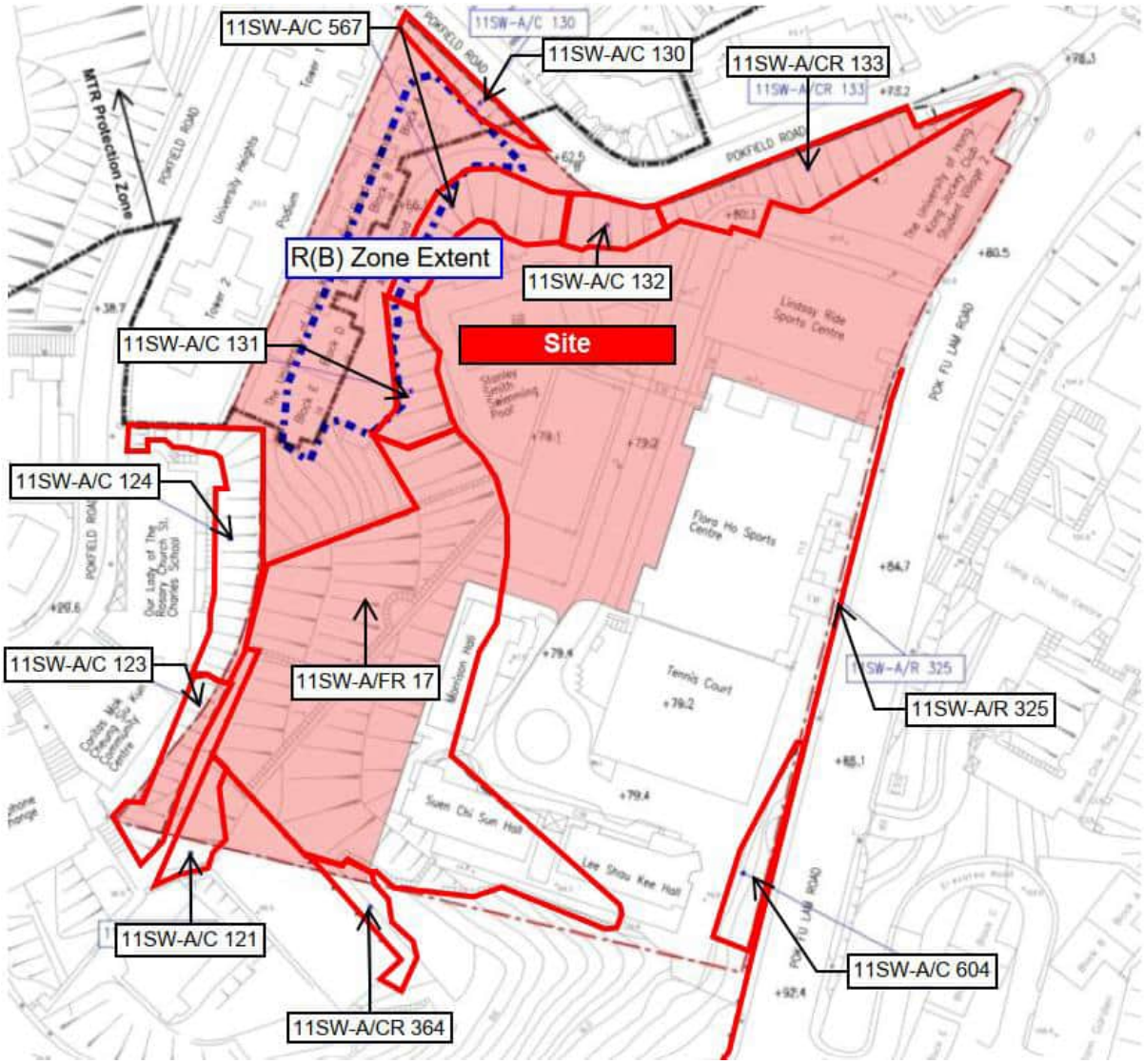

Figure 3 - Slope Feature Layout Plan

The descriptions of the above listed registered features are demonstrated as below sections 3.4.1 to 3.4.12.

3.3.1 FEATURE NO. 11SW-A/C 121

This feature is located at the south-western of the site, with Sub-division (1) lies within the site and Sub-division (2) lies outside the site. The feature comprises of a soil cut slope of about 30m in length with a maximum height of 6m and maximum slope angle of 35°. Stage 2 study (report no. S2R 447/97) was completed on 19 March 1999. The slope surface is covered with hydroseeding. Based on the available information, No Advisory Letter / DH order was served. No past landslip was recorded.

3.3.2 FEATURE NO. 11SW-A/C 123

This feature is located outside the south-western boundary of the site. The feature is a soil and rock-cut slope, facing northwest. The rock portion of the feature is surfaced with shotcrete while the soil portion is covered with vegetation. It has a length of 40m, a maximum height of 15.6m and an average angle of 65° approximately. Stage 2 study (report no. S2R 75/2013) was completed on 07 November 2013. Based on the available information, DH order (Notice No. DH0151/HK/15/C) for the feature (Sub-division (3)) was served to the owner of IL7704RP on 25 November 2015. Slope remedial works were completed on 31 January 2019 and acknowledged by BD on 18 October 2019. The feature (Sub-division (3)) was upgraded by installation of soil nails with rock socket. DH order (Notice No. DH0150/HK/15/C) for the feature (Sub-division (2)) was served to the owner of IL7920 on 25 November 2015. The feature (Sub-division (4)) was upgraded by no-fine concrete backfilling works. No advisory letter was served, and no past landslip was recorded.

3.3.3 FEATURE NO. 11SW-A/C 124

This feature is located outside the western boundary of the site. The feature is L-shaped in plan, with its longer side facing west and the shorter side facing south. The feature comprises of soil and rock-cut slope of about 70m in length with a maximum height of 16m and average slope angle of 60°. Stage 2 study (report no. S2R 67/2003) was completed on 06 February 2004. Based on the available information, feature modification works were carried out in March 2015. The existing slope was upgraded by installation of soil nails & rock dowel, backfilling no-fines concrete with erosion control mat and wire mesh and fill replacement works by soil-cement. Skin walls were built. No Advisory Letter / DH order was served. No past landslip was recorded.

3.3.4 FEATURE NO. 11SW-A/C 130

This feature is located within the north-western of the site. The feature is a soil cut slope with a maximum height of about 7m generally facing northeast in the plan. The feature is about 40m long, with a maximum slope angle of 60°. Stage 2 study (report no. S2R 206/2002) was completed on 06 February 2003. Based on the available information, advisory letter (Ref. DH151/86/HK) for the feature (Sub-division (1)) was served to the owner of IL7756 on 05 September 1986. Feature modification works were carried out in August 2009. The existing

slope was upgraded by installation of soil nails and raking drains. The slope surface is covered with spray concrete and stone facing. No DH order was served, and no past landslip was recorded.

3.3.5 FEATURE NO. 11SW-A/C 132

This feature is located within the northern boundary of the site. The feature is about 20m in length with a maximum height of about 14m. The angle of the feature varies between about 40° and 45°. Stage 2 study (report no. S2R 61/95) was completed on 31 October 1998. Based on the available information, feature modification works were completed in January 2003. The existing slope was upgraded by installing soil nails, and soil re-compaction works. The slope surface is covered with vegetation and shotcrete. No Advisory Letter / DH order was served. No past landslip was recorded.

3.3.6 FEATURE NO. 11SW-A/C 567

This feature is located at the north-western the site. The feature is about 54m in length with a maximum height of 12m. The average angle of the feature is 45°. Stage 2 study (report no. S2R 206/97) was completed on 31 March 1998. Based on the available information, DH order (Notice No. DH49/HK/99C) for the feature was served to the owner of IL7704RP on 22 April 1999. The existing slope was upgraded by installation of soil nails. No DH order was served, and no past landslip was recorded.

3.3.7 FEATURE NO. 11SW-A/C 604

This feature is located within the south-eastern of the site. The feature is about 47m in length with a maximum height of 8m. The average angle of the feature is 60°. Stage 2 study (report no. S2R 303/97) was completed on 19 March 1999. Based on the available information, DH order (Notice No. DH162/HK/98/C) for the feature was served to the owner of IL7704RP on 29 July 1998. The existing slope was upgraded by the installation of soil nails at 2003. No DH order was served, and no past landslip was recorded.

The proposed buildings, as well as its structural element, shall not encroach the slope boundary. Nevertheless, stability assessment of this feature will be carried out in the detailed design stage. Whenever the stability of the feature does not meet the current standard, feature upgrading/modification works will be proposed and completed to the satisfaction of the Buildings Department prior to the occupation of the proposed buildings.

3.3.8 FEATURE NO. 11SW-A/CR 131

This feature is located at the western of the site. The feature comprises a soil cut slope of 35m in length and a caisson retaining wall at the toe. The maximum height of the slope portion is 4.5m, and the average slope angle is 30°. The maximum height of toe wall is 4.5m, and the face angle is 85°. Stage 2 study (report no. S2R 206/97) was completed on 31 March 1998.

Based on the available information, No Advisory Letter / DH order was served. No past landslip was recorded.

3.3.9 FEATURE NO. 11SW-A/CR 133

This feature is located at the north of the site. The feature comprises a soil cut slope of 80m in length and a soldier pile wall at the toe. The maximum height of the slope portion is 8.5m, and the maximum slope angle is 30°. The maximum height of the wall is 4m, and the face angle is 90°. Stage 2 study (report no. S2R 43/96) was completed on 31 August 1998. Based on the available information, feature modification works were completed in January 2003. The slope surface is covered with hydroseeding. No Advisory Letter / DH order was served. No past landslip was recorded.

3.3.10 FEATURE NO. 11SW-A/CR 364

This feature is located at the south of the site, with Sub-division (1) lies within the site and Sub-division (2) lies outside the site. The feature comprises a soil cut slope of 40m in length and a retaining wall of 32m in length. The maximum height of the slope portion is 4m, and the maximum slope angle is 30°. The maximum height of the wall is 10m, and the face angle is 90°. Based on the available information, No Advisory Letter / DH order was served. No past landslip was recorded.

3.3.11 FEATURE NO. 11SW-A/FR 17

This feature is located at the south-western of the site. The feature comprises a fill slope of 170m in length and a retaining wall of 55m in length. The maximum height of the slope portion is 29m and the average slope angle is 30°. The maximum height of the wall is 5m and the face angle is 90°. Based on the available information, feature upgrading works were completed in January 2003. The existing slope was upgraded by soil re-compaction works. The slope surface is covered with vegetation. Advisory Letter (Ref. GCI 2/EI/11SW-A/FR17) were served by GEO on 24 September 2009. No DH order was served. No past landslip was recorded.

3.3.12 FEATURE NO. 11SW-A/R 325

This feature is located at the south-eastern of the site. The feature is a retaining wall of 174m in length, with a maximum height of 8.3m and a face angle of 90°. The wall thickness varies from 0.95 to 1.2m near the top and 2 to 3.7m at the wall base. The wall's height increases gradually from 2.9m at its northern end to 8.3 at CH83m. The retained material and the founding material are Fill. Also, the feature is located outside the lot boundary.

Upgrading/Improvement works of installation of soil nails at CH 0-70m and CH120-174m for this feature was done in 2004 by HyD.

Based on the available information, no Advisory Letter / DH order was served. No past landslip was recorded.

3.4 NATURAL TERRAIN

Based on the information retrieved from SIS and site reconnaissance, no natural terrain is identified in the vicinity of the proposed site. No natural terrain hazard study shall be carried out.

4 GEOLOGICAL PROFILE

4.1 GROUND INVESTIGATION WORKS

Previous ground investigation works were carried out by Enpack (H.K.) Limited (in 1982), Compact Construction Engineering Co., Limited (in 1995), Enpack Geotechnical Engineering Co., Limited (in 1998 and 1999), Leighton Terraform Limited (in 1998), Enpack (Hong Kong) Limited (in 2001), Fugro Geotechnical Services Limited (in 2006), and Gammon Construction Limited (in 2006 and 2009). Further ground investigation works had been carried out by Tysan Foundation Limited in 2021.

4.2 GEOLOGICAL SECTION

Based on available information, preliminary typical geological section showing soil / rock profile is shown in **Figure 4** below. The tentative Grade III rockhead level varies from about +40mPD. to +70.00mPD.

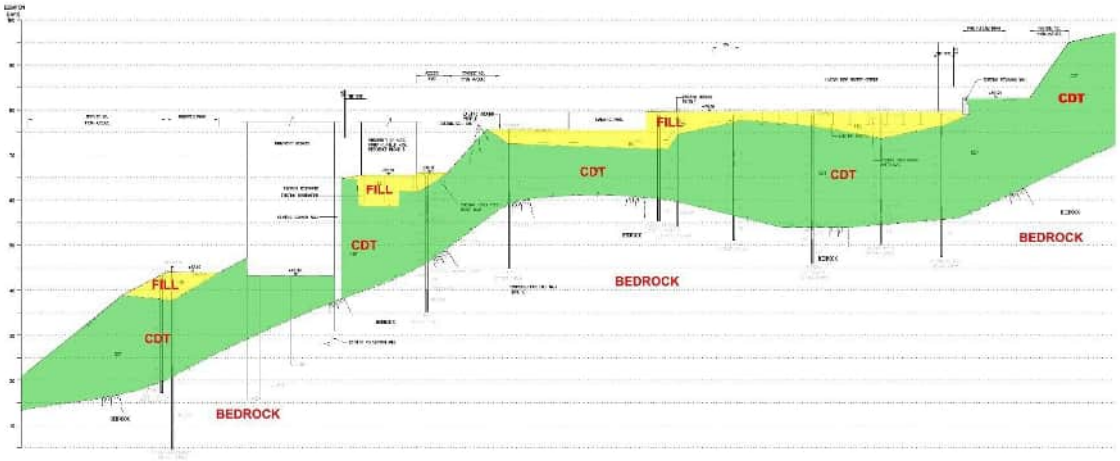

Figure 4 – Typical Geological Section

5 SITE CONSTRAINTS

Due to the existence of significant amounts of Grade II to Grade III boulders above cat 1(c) rockhead level, additional time for bored pile construction may be required.

During bulk excavation works, limitations on noise issues shall be considered due to the presence of nearby sensitive noise receivers (i.e. schools) adjacent to the site.

Furthermore, there are many sensitive receivers in the vicinity of our site, such as HyD's retaining wall (no. 11SW-A/R325), Pok Fu Lam Road, and Pokfield Road adjacent to the site's boundary. Moreover, there are adjoining utilities and existing buildings nearby, such as WSD's 1050 WWR watermain and University Heights.

6 ANTICIPATED GEOTECHNICAL WORKS

Based on the architectural drawings attached in Appendix B, site formation works including slope / retaining wall removal / modification shall be carried out to cater for any ground level difference alongside or within the site. Permanent retaining structures such as soldier pile walls are anticipated. **Table 1** above and **Figure 5** below shows the proposed slope/retaining wall works to be carried out.

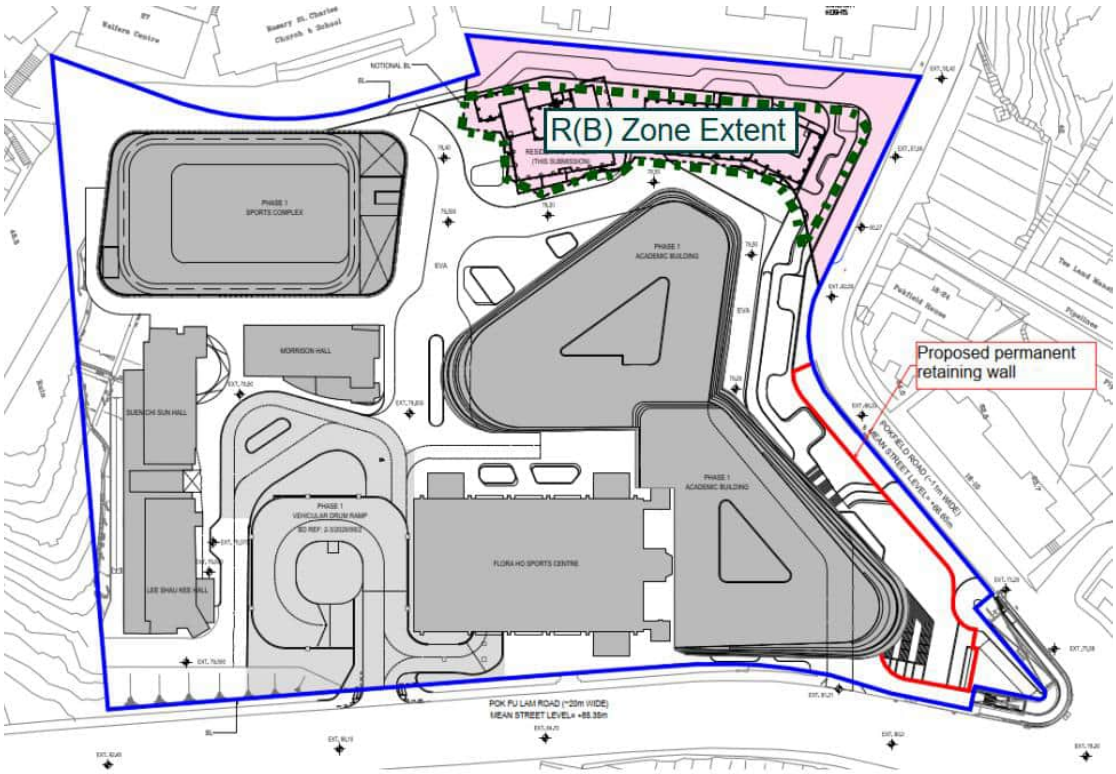

Figure 5 – Proposed retaining wall works to be carried out

Stability assessment and improvement works may be required for some features. Table below shows geotechnical features to carry out stability assessment and its potential upgrading works. With regards to the works covered by this Section 16 planning application, the potential upgrading works to these features are also elaborated in the table below. The potential upgrading works shall be further elaborated in detailed design stages.

Feature No.	Responsibility	To be retained/removed?	Proposed modification/ upgrading works
11SW-A/C 121	Sub Div. (1): IL7704RP Sub Div. (2): LandsD	To be partially retained	Approximately 10m of the southern portion outside site boundary is to be retained and remaining approximately 20m of the northern portion within site boundary is to be removed.
11SW-A/C 123	Sub Div. (1): IL7556 Sub Div. (2): IL7920 Sub Div. (3): IL7704RP Sub Div. (4): HyD	To be retained	Nil
11SW-A/C 124	Sub Div. (1): IL7556 Sub Div. (2): IL7704RP	To be retained	Nil
11SW-A/C 130	Sub Div. (1): IL7704RP Sub Div. (2): HyD	To be removed	N/A
11SW-A/C 132	IL7704RP	To be removed	N/A
11SW-A/C 567	IL7704RP	To be removed	N/A
11SW-A/C 604	IL7704RP	To be retained	Nil
11SW-A/CR 131	IL7704RP	To be removed	N/A
11SW-A/CR 133	IL7704RP	To be retained	Nil
11SW-A/CR 364	Sub Div. (1): IL7704RP Sub Div. (2): LandsD	To be retained	Nil
11SW-A/FR 17	IL7704RP	To be retained	Soil re-compaction work up to max. 3m of fill or down to in-situ soil, whichever is shallower
11SW-A/R 325	HyD	To be retained	Nil

Table 2 – Summary of Proposed Works for Geotechnical Features within Site

Upon completion of the permanent site formation works, the modified features or newly formed features shall be registered, and maintenance manual shall be prepared to the owner for maintenance purpose. All removed features shall require deregistration.

Due to the existence of potential localized steep rockhead, foundation system of larger diameter bored piles and footings are anticipated.

Safety measures and monitoring schemes will be provided along the site to ensure safety of pedestrians and adjacent facilities from construction hazards.

7 CONCLUSION

Based on available information, it is considered that the proposed redevelopment is geotechnically feasible. The likely involved geotechnical works shall have no adverse effects on the adjacent grounds, slopes, retaining walls, underground utilities, and structures.

APPENDIX

A

SIS RECORDS

APPENDIX

A

SIS RECORD OF EXISTING REGISTERED SLOPE FEATURES

Slope Feature No.
11SW-A/C 121

Slope Maintenance Responsibility Report (11SW-A/C121)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C121**		**Sub-Division**	1
	Location	WITHIN THE SW BOUNDARY OF IL7704RP AND ADJOINING GL		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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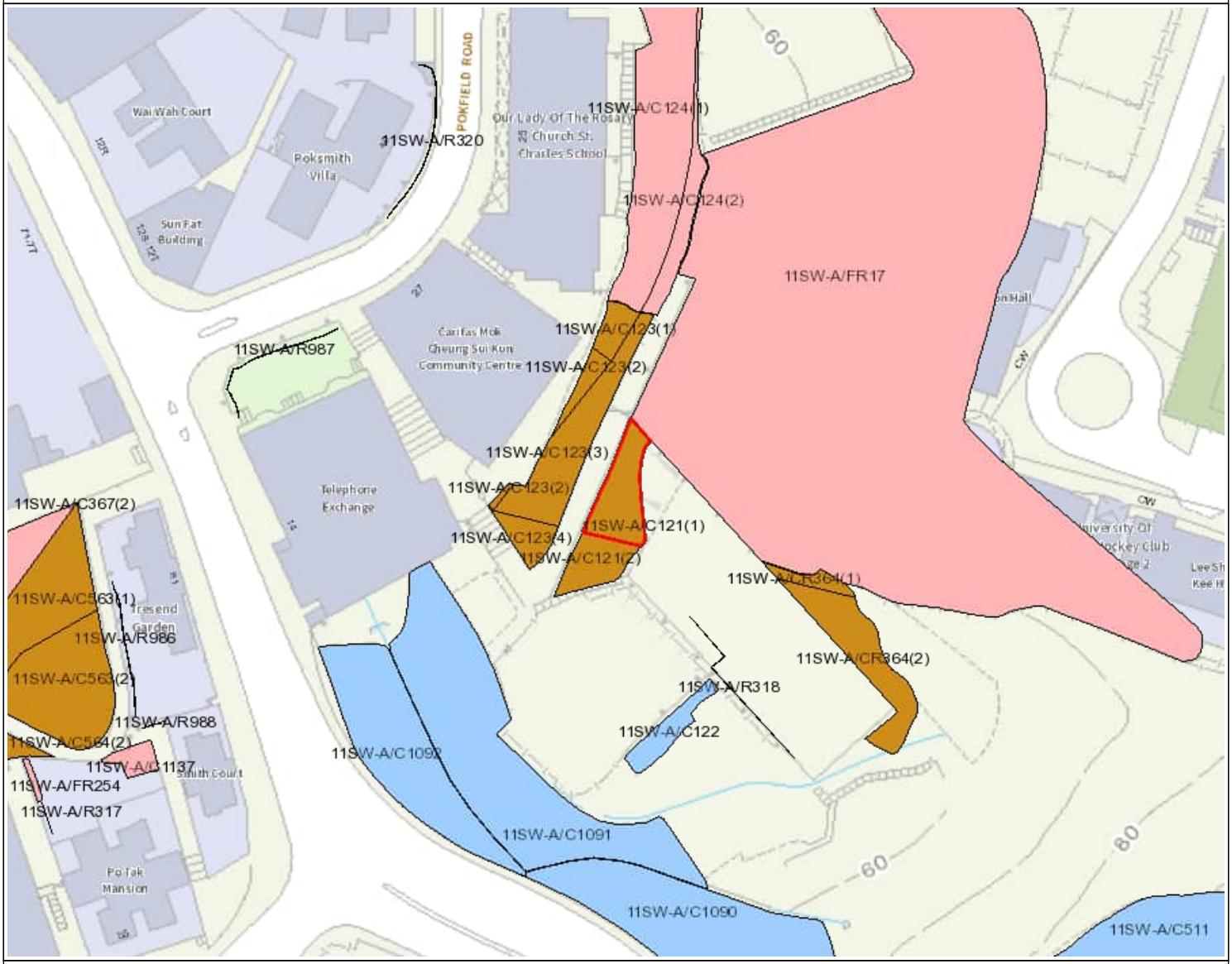
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (11SW-A/C121)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C121**		**Sub-Division**	2
	Location	WITHIN THE SW BOUNDARY OF IL7704RP AND ADJOINING GL		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

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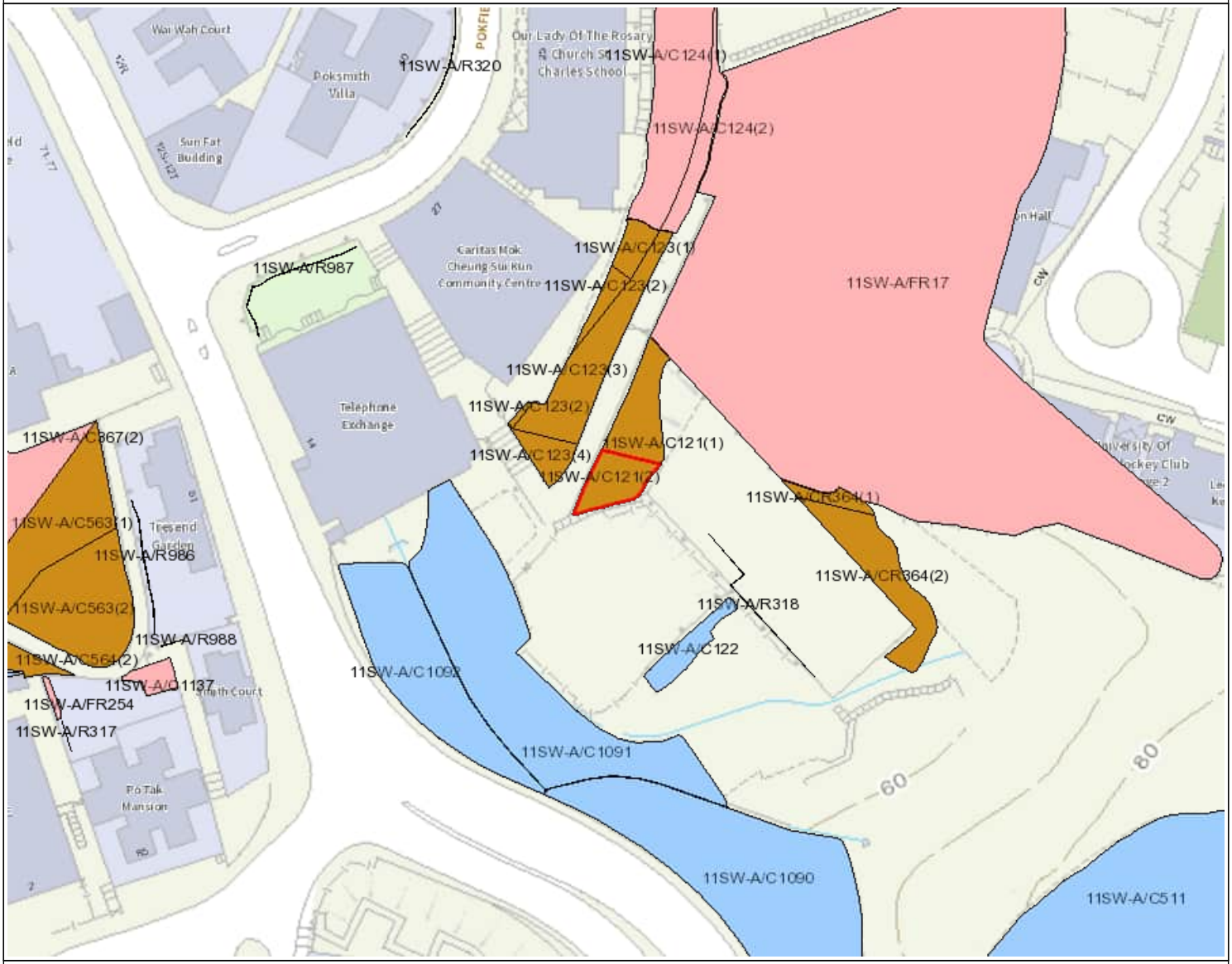
Location Plan



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BASIC INFORMATION

Location:	25m southeast of No. 27 Pokfield Road, Kennedy Town
Registration Date:	16-03-1998
Ranking Score (NPRS):	0 (EI)
Date of Construction/ Modification:	Pre-1977
Data Source:	Project Office
Approximate Coordinates:	Easting : 831437 Northing : 815686

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Undeveloped green belt
Distance of Facility from Crest (m):	0
Facility at Toe:	Road/footpath with low traffic density
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	3
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 6 Length (m): 30 Average Angle (deg): 35

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: IL7704RP Agent: N/A Land Cat.: 1,5b(vi),7 Reason Code: 1 MR Endorsement Date: 05-08-1997
(2) Sub Div.: 2 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 1,5b(vi),7 Reason Code: 62 MR Endorsement Date: 05-08-1997

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 07-12-2017
Data Source: Project Office
Slope Part Drainage: (1) Position: On slope Size(mm): 300
(2) Position: Toe Size(mm): 300

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 30 Chunam: 70 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.5

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 11SW6D9

Map Sheet Reference (1:1000): 11SW- 6D

Aerial Photos: A 10317 (1987), A 10318 (1987)

Nearest Rainguage Station (Station Number): Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)

Data Collected On: 07-12-2017

Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1978 After: N/A

Related Reports/Files or Documents:

File/Report: DLC/BC Ref. No.: GCI 5/3/BC H 3364
File/Report: DLC/BC Ref. No.: GCI 5/3/BC H 3364
File/Report: GEO Ref. No.: GCI 3/4/DH96/79/HK
File/Report: GEO Ref. No.: GCI 3/4/DH96/79/HK
File/Report: GEO Ref. No.: Stage 1 report by design(7/91)Prior-group=5
File/Report: GEO Ref. No.: Stage 1 report by design(7/91)Prior-group=5
File/Report: LPM Ref. No.: Considered in 89 but not selected
File/Report: LPM Ref. No.: Considered in 89 but not selected

Remarks: PRE-SIRST OBSERVATION:STRUCTURE AT CREST OF SLOPE IS VACATED.THE SLOPE IS HEAVILY VEGETATED,

Follow Up Actions: N/A

DH-Order (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 06/03/1998 File Reference: DH/0096/79/HK
Date Served by BD: 29/07/1998 Notice No.: DH162/HK/98/C

Advisory Letter (To Be Confirmed with Buildings Department): Date of Recommendation to BD: N/A File Reference: N/A
Date Served by BD: 24/09/2009

LPMIS: Agreement No.: CE75/96 Report No.: S2R 447/97

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Road/footpath with low traffic density

Distance from Toe(m): 0
Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

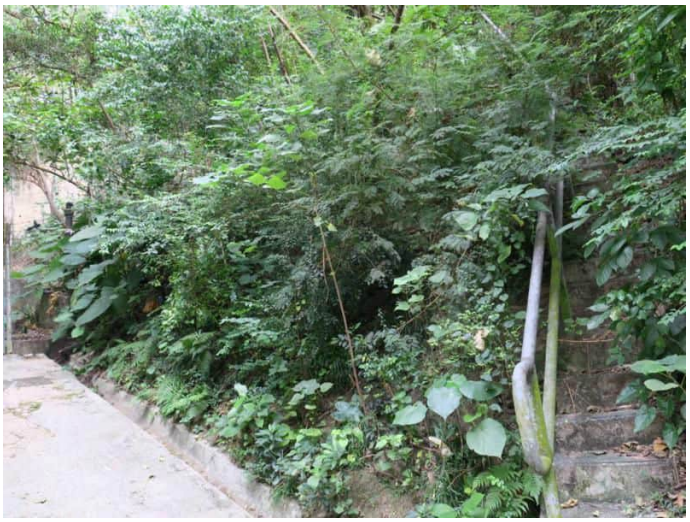
eLPMIS

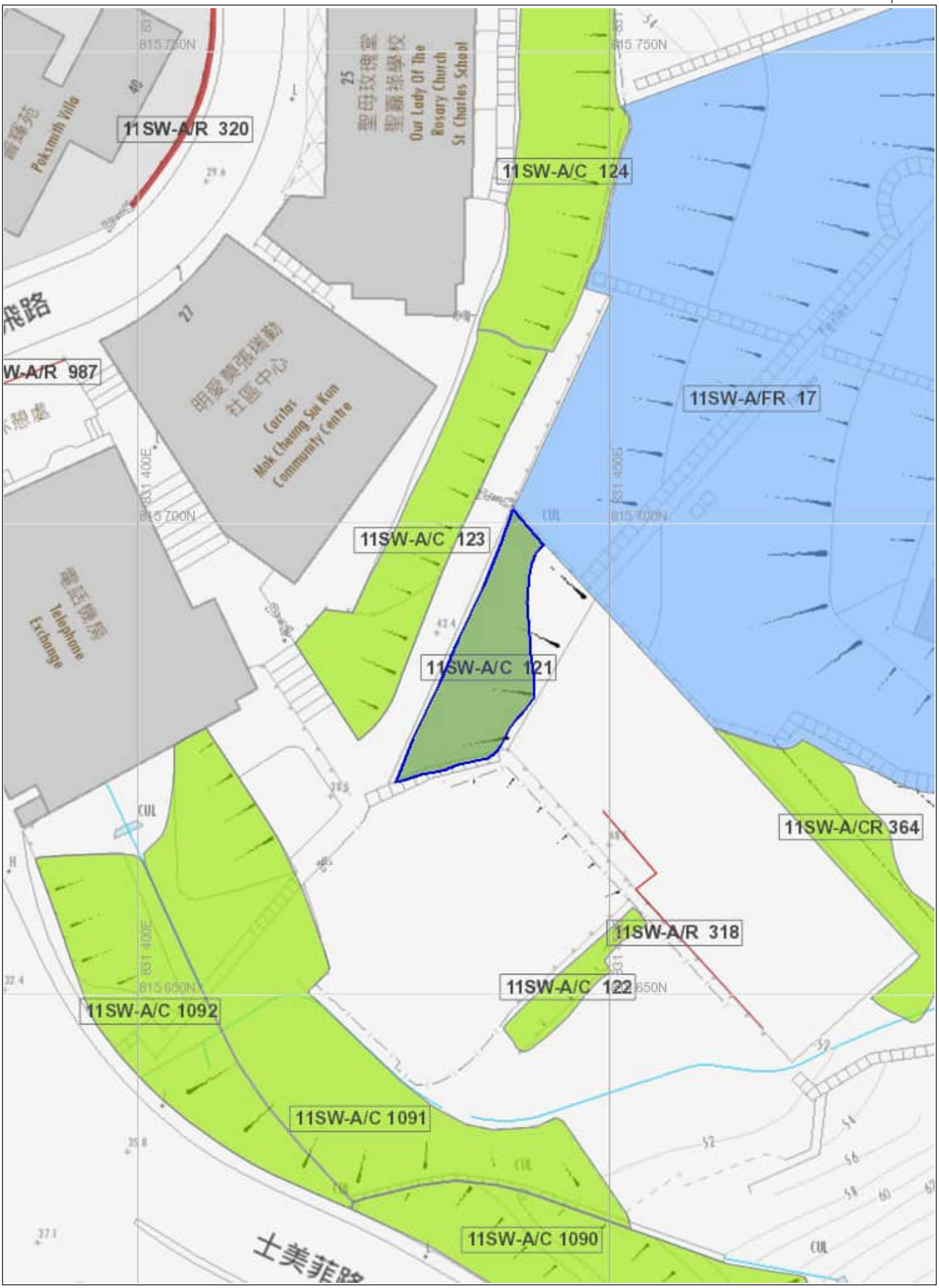
LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/CR 121
- Location: {POKFIELD ROAD (BEHIND THE WELFARE CENTRE), HONG KONG}
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Mixed
- Responsible Party for Maintenance of Government Portion: Lands D
- Private Lot No.: NA

LPM/LPMit Study
- Agreement No.: CE75/96
- Study Type: Stage 2 Study
- Consultant: Maunsell Geotechnical Services Ltd.
- GEO Managing Section / Engineer: LPM3 / CM52
- Study Status: Study completed
- Design Approach: Otherwise
- Option Assessment Accepted: N/A
- Study Report No.: S2R 447/97
- Programme / Actual Commencement: 20-03-1997
- Programme / Actual Completion: 19-03-1999
- Report Recommendation (For Stage 2 Study): DH Order,Further study
- District Check Status: N/A
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: CAN'T PROVE THE ADJOINING PRIVATE OWNER HAS FORMED THE UNDECIDED PORTION. RESERVED IN LPM LIST.

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

PHOTO




11SW-A/R 320
11SW-A/C 124
11SW-A/FR 17
11SW-A/C 123
11SW-A/C 121
11SW-A/CR 364
11SW-A/R 318
11SW-A/C 122
11SW-A/C 1092
11SW-A/C 1091
11SW-A/C 1090
Our Lady Of The Rosary Church
St. Charles School
Pokfulam Villa
Telephone Exchange

Slope Feature No.
11SW-A/C 123

Slope Maintenance Responsibility Report (11SW-A/C123)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C123**		**Sub-Division**	1
	Location	PARTLY WITHIN IL7556, IL7920, IL7704 RP AND PARTLY WITHIN GOVERNMENT LAND ADJOINING IL7704 RP		
	Responsible Lot/Party	IL7556	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

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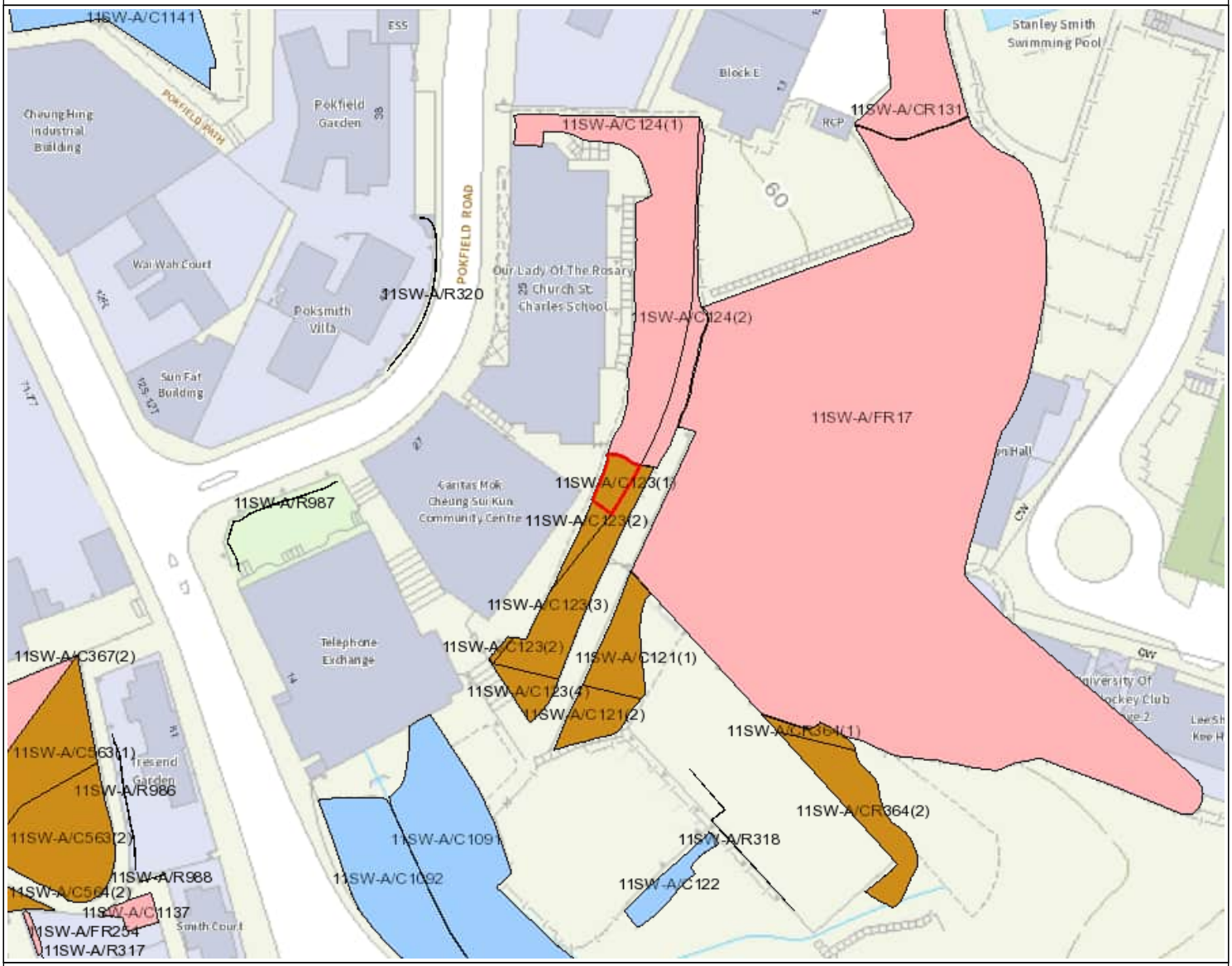

Legend

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ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (11SW-A/C123)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C123**		**Sub-Division**	2
	Location	PARTLY WITHIN IL7556, IL7920, IL7704 RP AND PARTLY WITHIN GOVERNMENT LAND ADJOINING IL7704 RP		
	Responsible Lot/Party	IL7920	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

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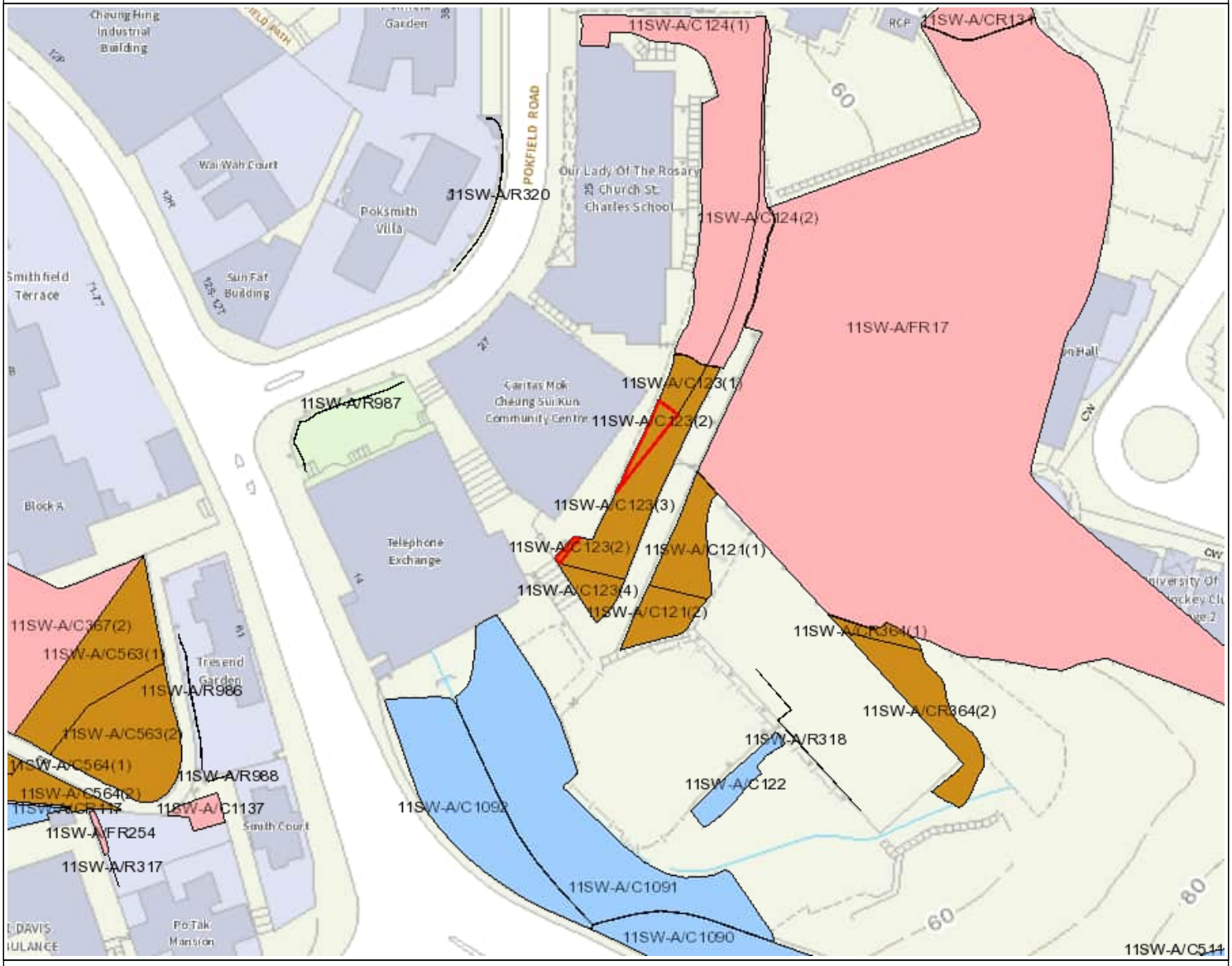

Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (11SW-A/C123)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C123**		**Sub-Division**	3
	Location	PARTLY WITHIN IL7556, IL7920, IL7704 RP AND PARTLY WITHIN GOVERNMENT LAND ADJOINING IL7704 RP		
	Responsible Lot/Party	IL7704 RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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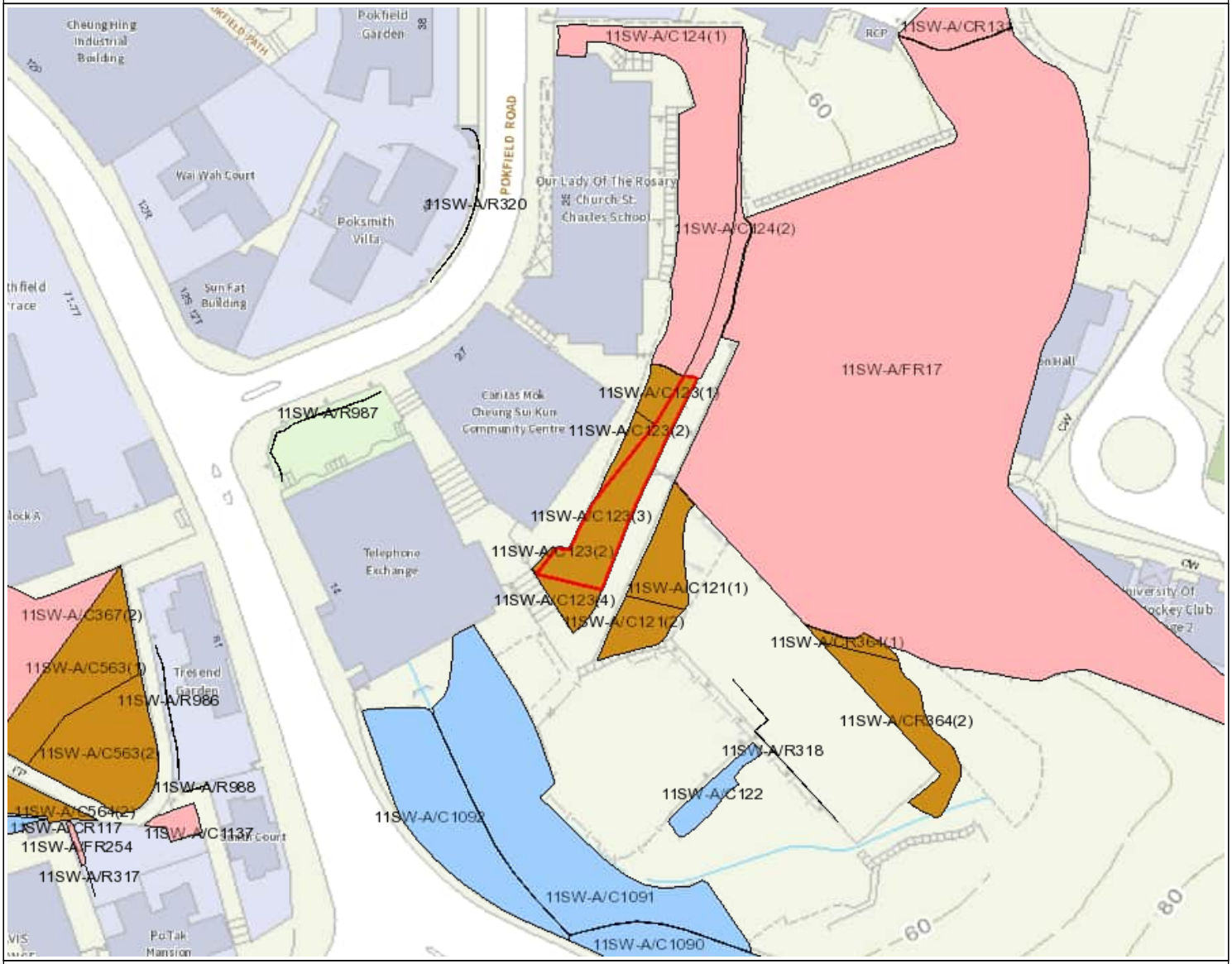
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (11SW-A/C123)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C123**		**Sub-Division**	4
	Location	PARTLY WITHIN IL7556, IL7920, IL7704 RP AND PARTLY WITHIN GOVERNMENT LAND ADJOINING IL7704 RP		
	Responsible Lot/Party	Highways Department	**Maintenance Agent**	Highways Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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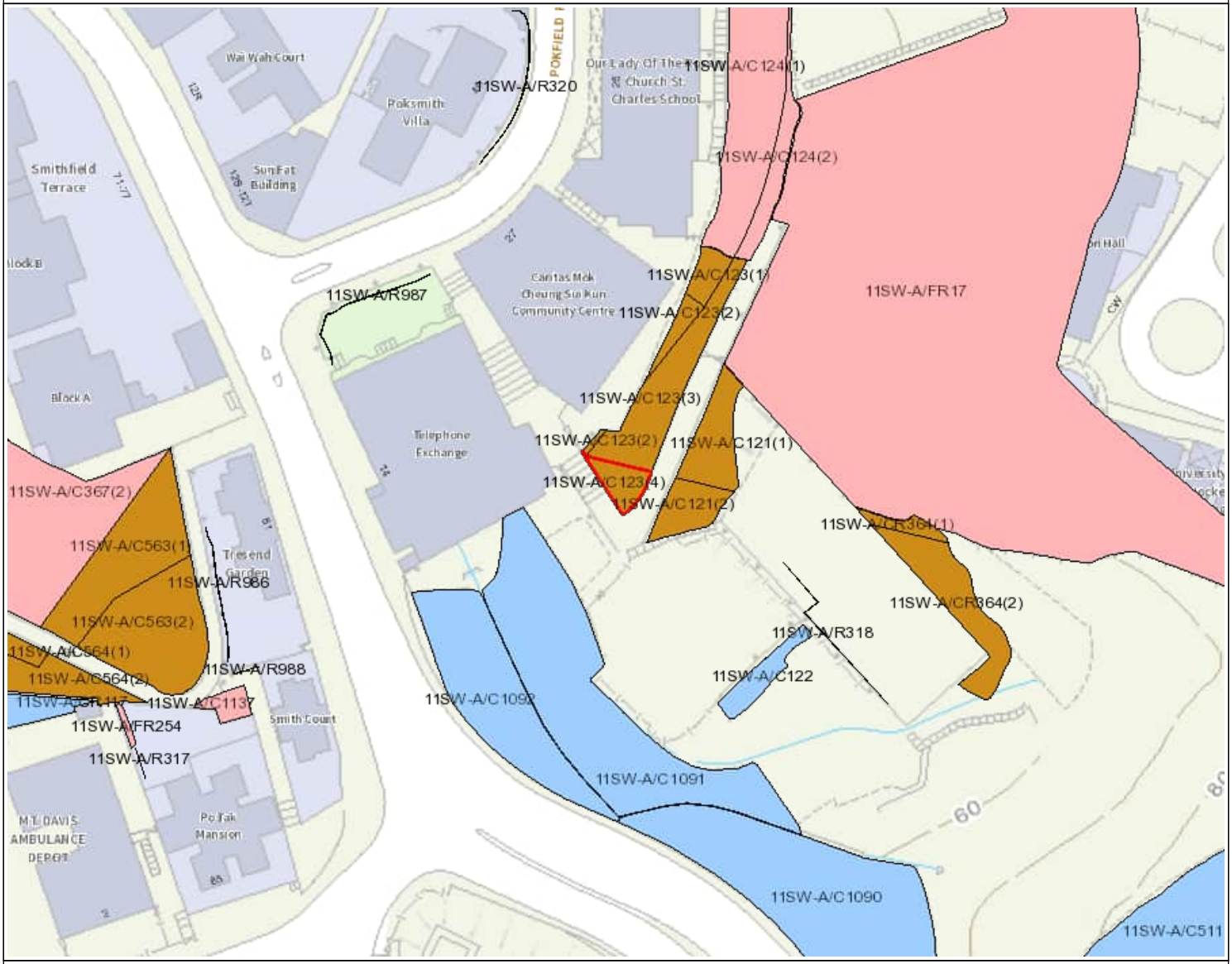
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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BASIC INFORMATION

Location:	NO.27 POKFIELD ROAD, HONG KONG
Registration Date:	16-03-1998
Ranking Score (NPRS):	10757 (LPMit)
Date of Construction/ Modification:	Pre-1977
Data Source:	LPM
Approximate Coordinates:	Easting : 831433 Northing : 815701

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Road/footpath with low traffic density
Distance of Facility from Crest (m):	0
Facility at Toe:	Welfare centre
Distance of Facility from Toe (m):	2.6
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 15.6 Length (m): 40 Average Angle (deg): 65

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: IL7556 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 02-05-2014
(2) Sub Div.: 2 Mixed Feature Party: IL7920 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 02-05-2014
(3) Sub Div.: 3 Mixed Feature Party: IL7704 RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 02-05-2014
(4) Sub Div.: 4 Mixed Feature Party: HyD Agent: HyD Land Cat.: 5b(iii) Reason Code: 56 MR Endorsement Date: 02-05-2014

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 01-08-2013

Data Source: LPM

Slope Part Drainage: (1) Position: Crest Size(mm): 450
(2) Position: On slope Size(mm): 225
(3) Position: Toe Size(mm): 270

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 30 Chunam: 0 Shotcrete: 70 Other Cover: 0
Material Description: Material type: Soil & Rock Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.7

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	11SW6D9
Map Sheet Reference (1:1000):	11SW- 6D
Aerial Photos:	7482-3 (1963),
Nearest Rainguage Station (Station Number):	Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)
Data Collected On:	01-08-2013
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1963 After: 1943 Modification: Constructed Before: 1963 After: 1949 Modification: Modified Before: 1967 After: 1963
Related Reports/Files or Documents:	File/Report: DB or DH Ref. No.: DH 12/HK/82,DH 423/72/HK File/Report: DB or DH Ref. No.: DH 12/HK/82,DH 423/72/HK File/Report: DB or DH Ref. No.: DH12/HK182, DH423/72/HK File/Report: DB or DH Ref. No.: DH12/HK182, DH423/72/HK File/Report: DB or DH Ref. No.: GCI 3/4/DH 51/82/HK File/Report: DB or DH Ref. No.: GCI 3/4/DH 51/82/HK File/Report: Development Ref. No.: BOO 283/2988/62 File/Report: Development Ref. No.: BOO 283/2988/62 File/Report: Development Ref. No.: GCI 3/4/2026/99, BOO 283/2988/62 File/Report: Development Ref. No.: GCI 3/4/2026/99, BOO 283/2988/62 File/Report: GCC Ref. No.: GCI 2/A1/RA14 File/Report: GCC Ref. No.: GCI 2/A1/RA14 File/Report: GEO Ref. No.: stage 1 study in planning (7/86) File/Report: GEO Ref. No.: stage 1 study in planning (7/86)
Remarks:	N/A
Follow Up Actions:	N/A

DH-Order (To Be Confirmed with Buildings Department):
Date of Recommendation to BD: 15/09/2015 File Reference: DH/0021/05/HK
Date Served by BD: 25/11/2015 Notice No.: DH0151/HK/15/C
Date of Recommendation to BD: 15/09/2015 File Reference: DH/0021/05/HK(1)
Date Served by BD: 25/11/2015 Notice No.: DH0150/HK/15/C

Advisory Letter (To Be Confirmed with Buildings Department): None

LPMIS: Agreement No.: CE29/2011 Report No.: S2R75/2013

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)
Upgraded by:
Prescriptive Design Using GEO Report No. 56: N/A
Non-prescriptive Design Including Conventional Design: Yes
Improved by:
Type 1 / Type 2 Prescriptive Measures: N/A
Type 3 Prescriptive Measures (not up to upgrading standard): N/A
Actual Completion Date: 25-08-2007

STAGE 1 STUDY REPORT

Inspected On: 10-01-2000
Weather: Mainly Fine
District: I

Section No: 1-1
Height(m): H1 : 16 , H2 : 13
Type of Toe Facility: Welfare centre

Distance from Toe(m): 2.6
Type of Crest Facility: Road/footpath with low traffic density

Distance from Crest(m): 0
Consequence Category: 1
Engineering Judgement: P

Section No: 2-2
Type of Toe Facility: N/A

Distance from Toe(m): 0
Type of Crest Facility: N/A

Distance from Crest(m): 0
Consequence Category: 1
Engineering Judgement: P

Sign of Seepage:	Slope : Slight to moderate seepage below mid-height or from isolated joints Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Private

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

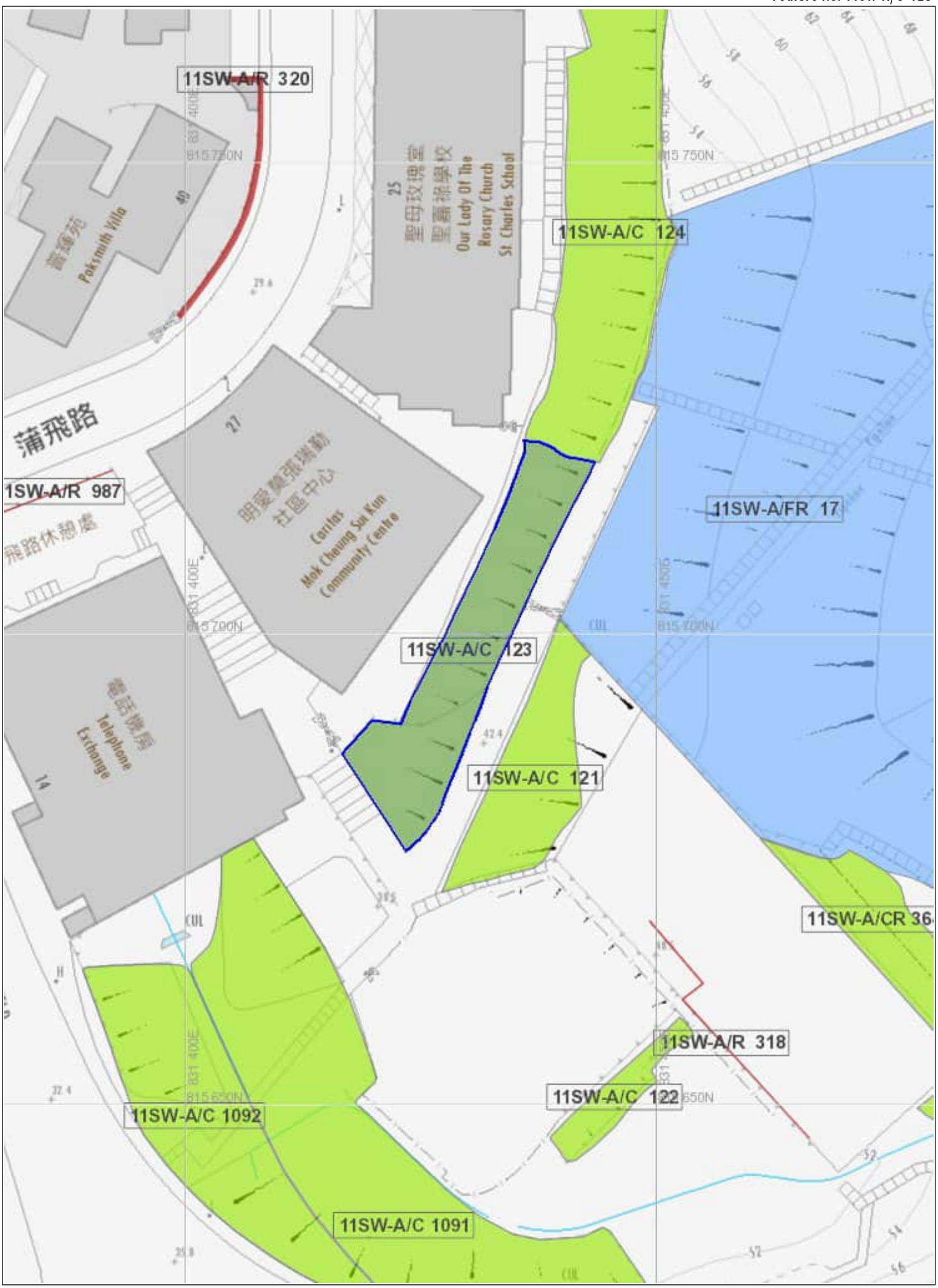
eLPMIS

LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/C 123
- Location: No.27 Pokfield Road, Hong Kong
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Mixed
- Responsible Party for Maintenance of Government Portion: HyD
- Private Lot No.: IL7556,IL7704 RP,IL7920

LPM/LPMit Study
- Agreement No.: CE29/2011
- Study Type: Stage 2 Study
- Consultant: Jacobs China Ltd.
- GEO Managing Section / Engineer: SS / SS1
- Study Status: Study completed
- Design Approach: N/A
- Option Assessment Accepted: N/A
- Study Report No.: S2R75/2013
- Programme / Actual Commencement: 05-07-2013
- Programme / Actual Completion: 07-11-2013
- Report Recommendation (For Stage 2 Study): DH Order,No action required
- District Check Status: Exempted from checking
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: N/A

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

PHOTO


11SW-A/R 320
11SW-A/C 124
11SW-A/R 987
11SW-A/FR 17
11SW-A/C 123
11SW-A/C 121
11SW-A/CR 36
11SW-A/R 318
11SW-A/C 122
11SW-A/C 1092
11SW-A/C 1091
蒲飛路
Poksmith Villa
Our Lady Of The Rosary Church
St Charles School
Carlos Mok Cheung Sui Kun Community Centre
Telephone Exchange

Slope Feature No.
11SW-A/C 124

Slope Maintenance Responsibility Report (11SW-A/C124)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C124**		**Sub-Division**	1
	Location	SLOPE WITHIN IL7556 & IL7704RP ON N & E OF IL7556		
	Responsible Lot/Party	IL7556	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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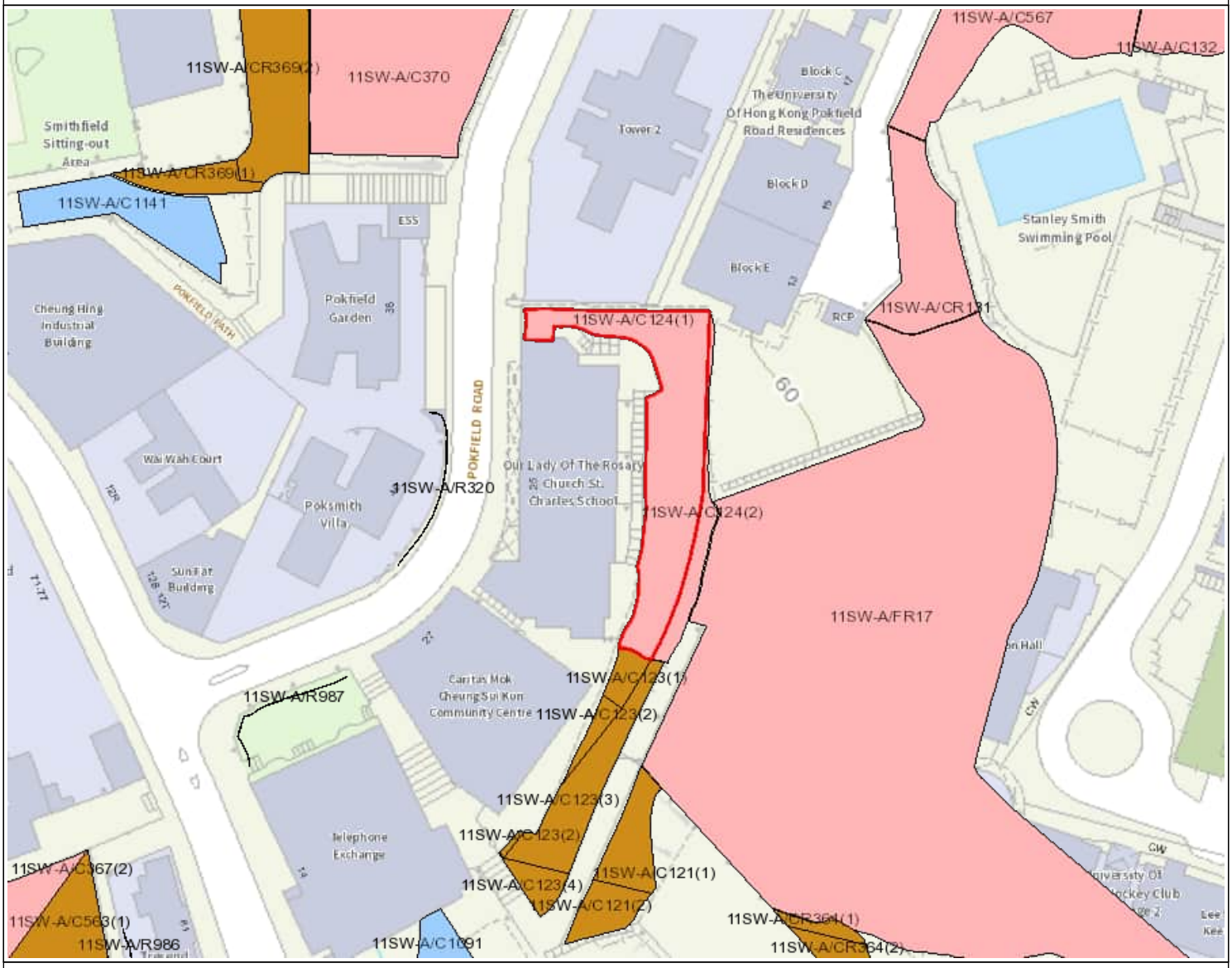
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
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ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (11SW-A/C124)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C124**		**Sub-Division**	2
	Location	SLOPE WITHIN IL7556 & IL7704RP ON N & E OF IL7556		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

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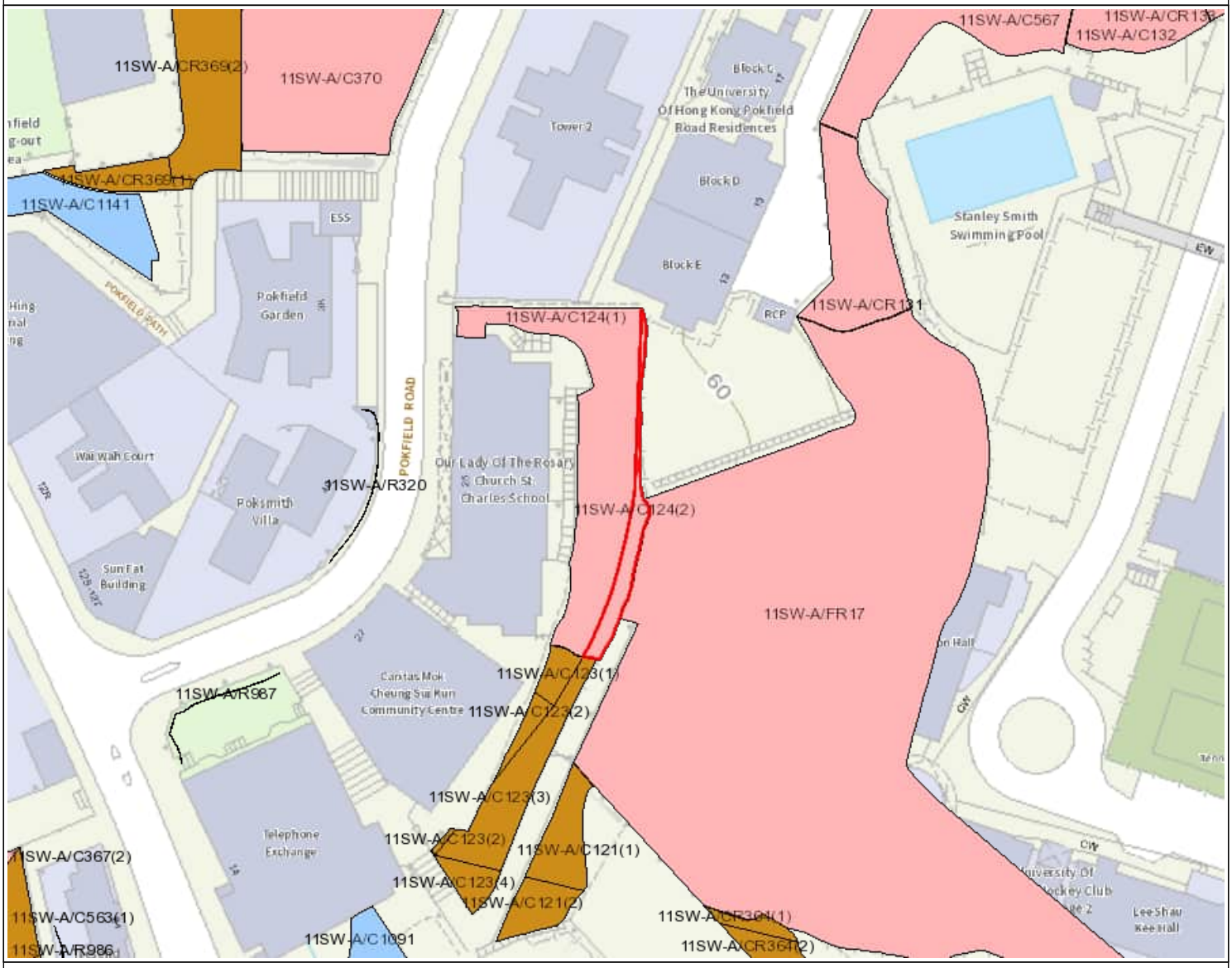

Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
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ESTATE MANAGEMENT SECTION
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BASIC INFORMATION

Location:	Behind 25,Pokfield Road,Western District,HK.
Registration Date:	16-03-1998
Ranking Score (NPRS):	0 (Notional)
Date of Construction/ Modification:	Pre-1977
Data Source:	SIRST
Approximate Coordinates:	Easting : 831446 Northing : 815742

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Undeveloped green belt
Distance of Facility from Crest (m):	0
Facility at Toe:	School
Distance of Facility from Toe (m):	4.4
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 16 Length (m): 70 Average Angle (deg): 60

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Private Feature Party: IL7556 Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 05-01-1998
(2) Sub Div.: 2 Private Feature Party: IL7704RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 05-01-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 05-01-2000
Data Source: SIRST
Slope Part Drainage: N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 30 Vegetated: 0 Chunam: 70 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil & Rock Geology: Decomposed volcanic
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 65 Spacing (m): 1.2

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

Tagmark: SCS_16551 Part: 1 Checking Status: Feature modified/upgraded to current standard

BACKGROUND INFORMATION

GIU Cell Ref.: 11SW6D9

Map Sheet Reference (1:1000): 11SW- 6D

Aerial Photos: 7482 (1963), 7483 (1963)

Nearest Rainguage Station (Station Number): Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)

Data Collected On: 05-01-2000

Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1963 After: 1949

Related Reports/Files or Documents:
File/Report: DB or DH Ref. No.: GCI 3/4/DH 423/72/HK
File/Report: DB or DH Ref. No.: GCI 3/4/DH 423/72/HK
File/Report: DB or DH Ref. No.: GCI 3/4/DH 51/82/HK
File/Report: DB or DH Ref. No.: GCI 3/4/DH 51/82/HK
File/Report: Development Ref. No.: GCI 3/4/2573/58
File/Report: Development Ref. No.: GCI 3/4/2573/58
File/Report: GCC Ref. No.: GCI 2/A1/RA14
File/Report: GCC Ref. No.: GCI 2/A1/RA14
File/Report: GEO Ref. No.: stage 1 study in Planning (7/86)
File/Report: GEO Ref. No.: stage 1 study in Planning (7/86)
File/Report: Other Ref. No.: SIRST Field Sheet
File/Report: Other Ref. No.: SIRST Field Sheet
File/Report: Pre-SIRST Ref. No.: Field Sheet
File/Report: Pre-SIRST Ref. No.: Field Sheet

Remarks: N/A

Follow Up Actions: N/A

DH-Order (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 17/02/2005 File Reference: DH/0423/72/HK(II)
Date Served by BD: 24/03/2006 Notice No.: DH0010/HK/06/C

Advisory Letter (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 18/04/1983 File Reference: D 423/72/HK
Date Served by BD: 07/06/1983

LPMIS: Agreement No.: CE62/2001 Report No.: S2R 67/2003

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On: 05-01-2000
Weather: Mainly Fine
District: I

Section No: 1-1
Height(m): H1 : 18 , H2 : 17
Type of Toe Facility: School

Distance from Toe(m): 4.4
Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0
Consequence Category: 1
Engineering Judgement: P

Section No: 2-2
Type of Toe Facility: N/A

Distance from Toe(m): 0
Type of Crest Facility: N/A

Distance from Crest(m): 0
Consequence Category: 1
Engineering Judgement: P

Sign of Seepage:	Slope : Slight to moderate seepage below mid-height or from isolated rock joints Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : Reasonable (mid-portion) Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	Stone pitching at crest wall
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Private

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

eLPMIS

LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/C 124
- Location: Behind 25, Pokfield Road, Western District
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Private
- Responsible Party for Maintenance of Government Portion: N/A
- Private Lot No.: IL7556, IL7704RP

LPM/LPMit Study
- Agreement No.: CE62/2001
- Study Type: Stage 2 Study
- Consultant: Maunsell Geotechnical Services Ltd.
- GEO Managing Section / Engineer: SS / SS3
- Study Status: Study completed
- Design Approach: N/A
- Option Assessment Accepted: N/A
- Study Report No.: S2R 67/2003
- Programme / Actual Commencement: 19-07-2002
- Programme / Actual Completion: 06-02-2004
- Report Recommendation (For Stage 2 Study): DH Order,No action required
- District Check Status: Checked
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: N/A

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

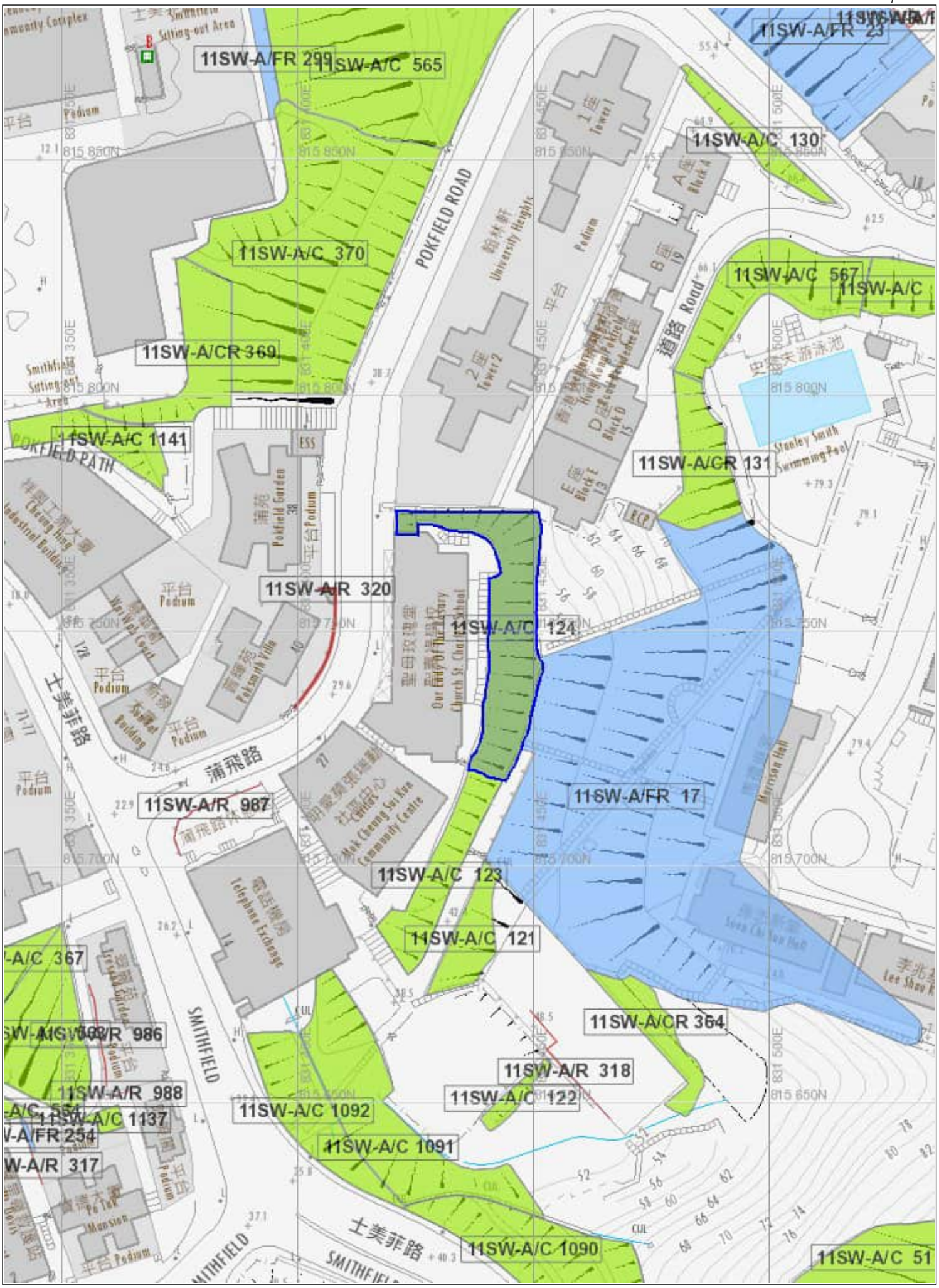
PHOTO

11SW-A/C 124 05 Jan 2000

Photo 1 : General View Right

11SW-A/C 124 05 Jan 2000

Photo 2 : General View Left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11SW-A/C 565
11SW-A/FR 23
11SW-A/C 130
POKFIELD ROAD
11SW-A/C 370
11SW-A/C 567
11SW-A/C
11SW-A/CR 369
11SW-A/C 1141
POKFIELD PATH
11SW-A/CR 131
11SW-A/R 320
11SW-A/C 124
蒲飛路
11SW-A/R 987
11SW-A/FR 17
11SW-A/C 123
11SW-A/C 121
11SW-A/CR 364
SMITHFIELD
11SW-A/R 318
11SW-A/R 988
11SW-A/C 122
11SW-A/C 1092
11SW-A/C 1137
11SW-A/C 1091
士美菲路
11SW-A/C 1090
11SW-A/C 51

Slope Feature No.
11SW-A/C 130

Slope Maintenance Responsibility Report (11SW-A/C130)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C130**		**Sub-Division**	1
	Location	WITHIN IL7704RP & ADJOINING POKFIELD ROAD		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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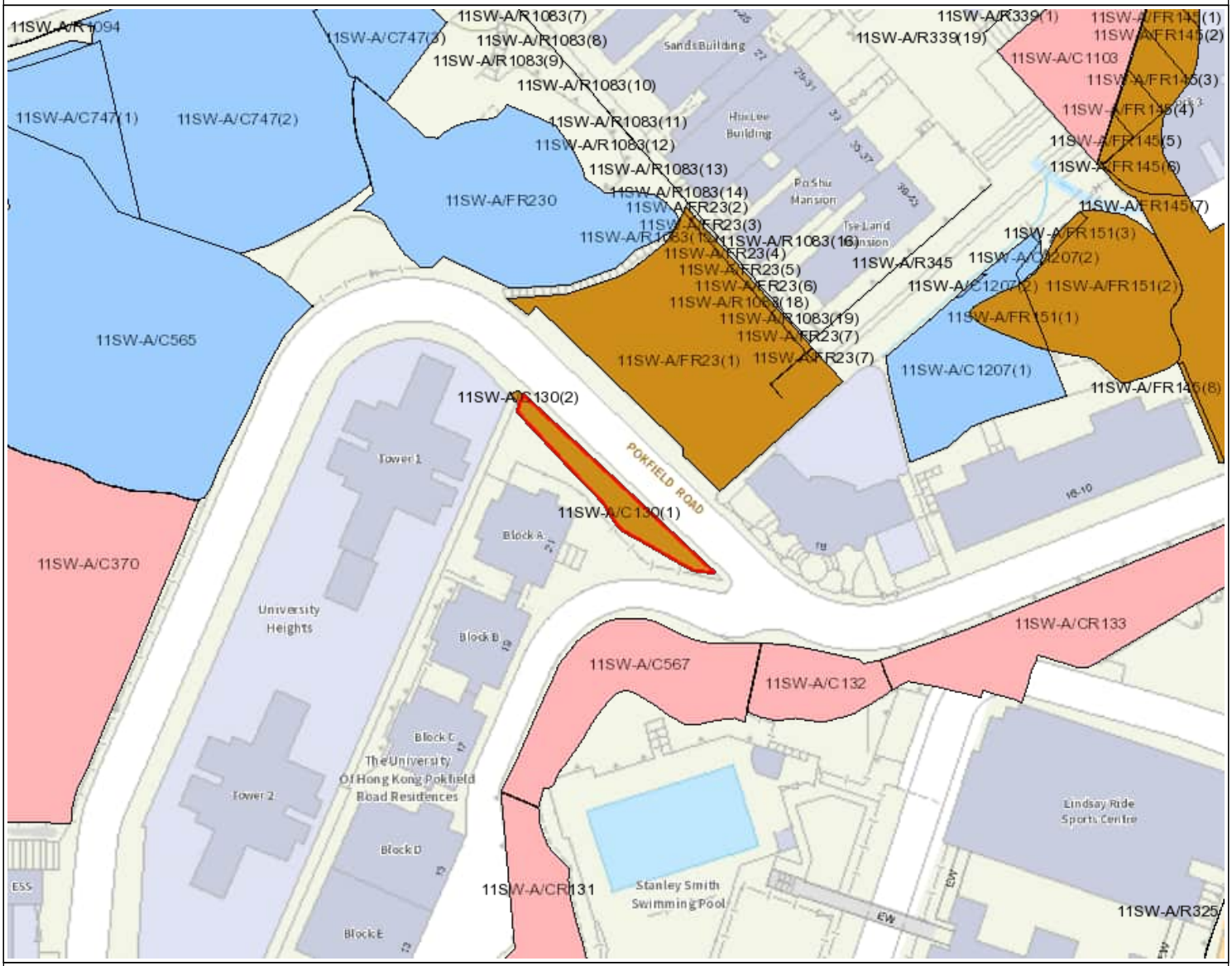
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (11SW-A/C130)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C130**		**Sub-Division**	2
	Location	WITHIN IL7704RP & ADJOINING POKFIELD ROAD		
	Responsible Lot/Party	Highways Department	**Maintenance Agent**	Highways Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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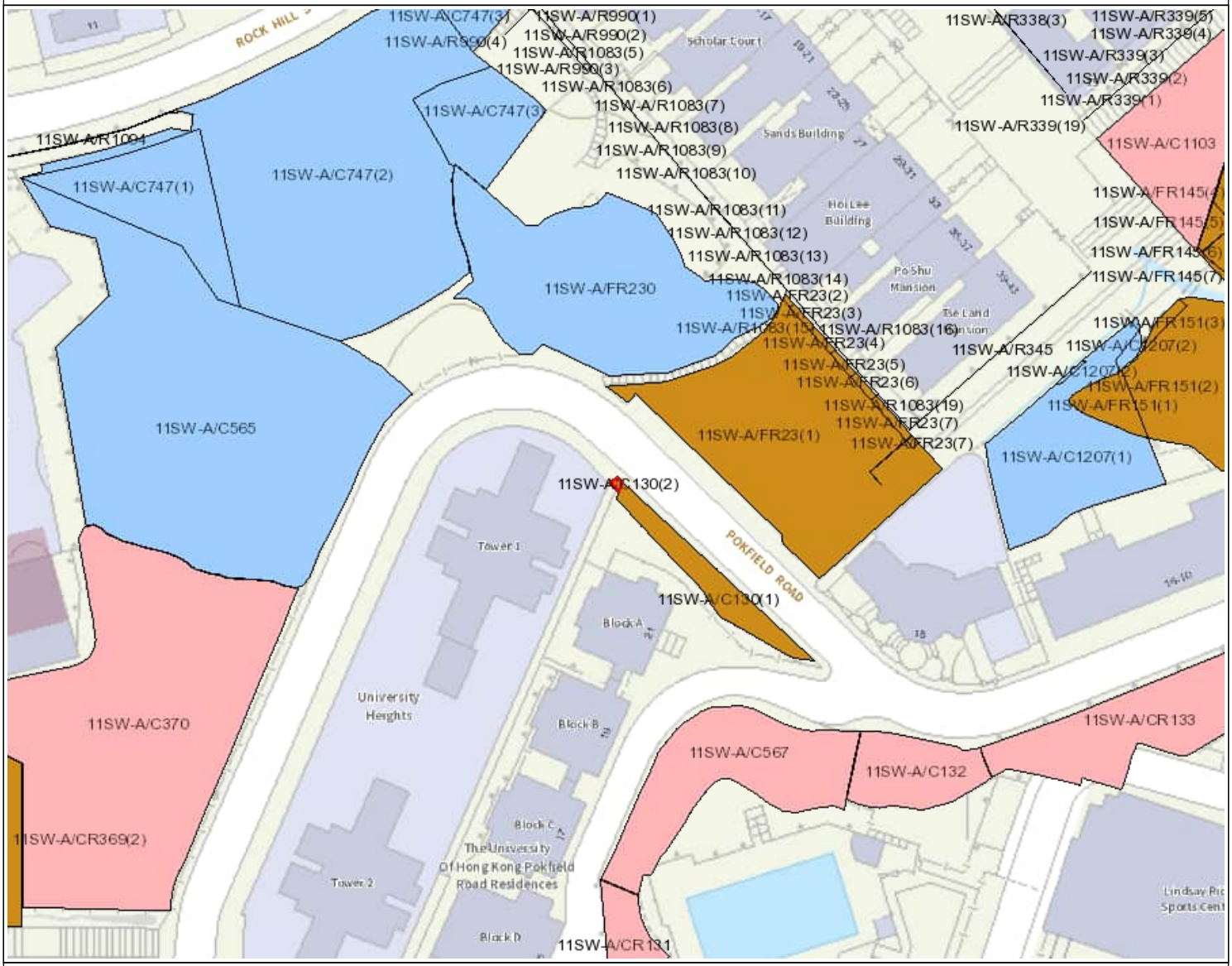
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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BASIC INFORMATION

Location:	Nos. 111 & 113 Pok Fu Lam Road & Nos. 13, 15, 17, 19 & 21 Pokfield Road, Hong Kong - within IL7704RP & adjoining Pokfield Road
Registration Date:	16-03-1998
Ranking Score (NPRS):	0 (EI)
Date of Construction/ Modification:	Pre-1977
Data Source:	AP
Approximate Coordinates:	Easting : 831493 Northing : 815858

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Residential
Distance of Facility from Crest (m):	5
Facility at Toe:	Road/footpath with moderate traffic density
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	1
Remarks:	TGN 15 case - provided by HyD (20 JUL 2005)

SLOPE PART

(1) Max. Height (m): 7 Length (m): 48 Average Angle (deg): 60

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: IL7704RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 05-10-2004
(2) Sub Div.: 2 Mixed Feature Party: HyD Agent: HyD Land Cat.: 5b(iii) Reason Code: 56 MR Endorsement Date: 05-10-2004

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 21-04-2010

Data Source: AP

Slope Part Drainage:
(1) Position: Crest Size(mm): 300
(2) Position: On slope Size(mm): 600
(3) Position: Toe Size(mm): 200

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 50 Spacing (m): 1.2

WALL PART

N/A

SERVICES

(1) Utilities Type: Sewer/Drain Size(mm): 100 Location: On slope Remark: N/A
(2) Utilities Type: Water Main Size(mm): 1050 Location: On slope Remark: N/A

CHECKING STATUS INFORMATION

Tagmark: SCS_11078 Part: 1 Checking Status: Feature modified/upgraded to current standard

BACKGROUND INFORMATION

GIU Cell Ref.: 11SW6D6

Map Sheet Reference (1:1000): 11SW- 6D

Aerial Photos: 7482/3 (1963),

Nearest Rainguage Station (Station Number): Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)

Data Collected On: 21-04-2010

Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1963 After: 1949

Related Reports/Files or Documents:

File/Report: DB or DH Ref. No.: GCI 3/4/DH151/86/HK
File/Report: DB or DH Ref. No.: GCI 3/4/DH151/86/HK
File/Report: Development Ref. No.: GCI 3/4/2050/80, IL 7704
File/Report: Development Ref. No.: GCI 3/4/2050/80, IL 7704
File/Report: GEO Ref. No.: Stage 1 Report by Design (03/94) Prior-group=7
File/Report: GEO Ref. No.: Stage 1 Report by Design (03/94) Prior-group=7
File/Report: Pre-SIRST Ref. No.: Field Sheet
File/Report: Pre-SIRST Ref. No.: Field Sheet

Remarks: N/A

Follow Up Actions: N/A

DH-Order (To Be Confirmed with Buildings Department):
Date of Recommendation to BD: 06/06/2005 File Reference: DH/151/86/HK(1)
Date Served by BD: 31/03/2009 Notice No.: DH0018/HK/09/C
Date of Recommendation to BD: 06/06/2005 File Reference: DH/151/86/HK(1)
Date Served by BD: 24/03/2006 Notice No.: DH0016/HK/06/C

Advisory Letter (To Be Confirmed with Buildings Department):
Date of Recommendation to BD: 29/05/1986 File Reference: DH151/86/HK
Date Served by BD: 05/09/1986

LPMIS: Agreement No.: CE62/2001 Report No.: S2R206/2002

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Road/footpath with moderate traffic density

Distance from Toe(m): 0
Type of Crest Facility: Residential

Distance from Crest(m): 5
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:	
Criterion A satisfied:	
Sign of Distress:	
Criterion D satisfied:	
Non-routine maintenance required:	
Note:	
Masonry wall/Masonry facing:	
Note:	
Consequence category (for critical section):	
Observations:	TGN 15 case - provided by HyD (20 JUL 2005)
Emergency Action Required:	
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	
Action By:	N/A

OTHER EXTERNAL ACTION

Check / repair Services:	
Action By:	N/A
Non-routine Maintenance:	
Action By:	N/A

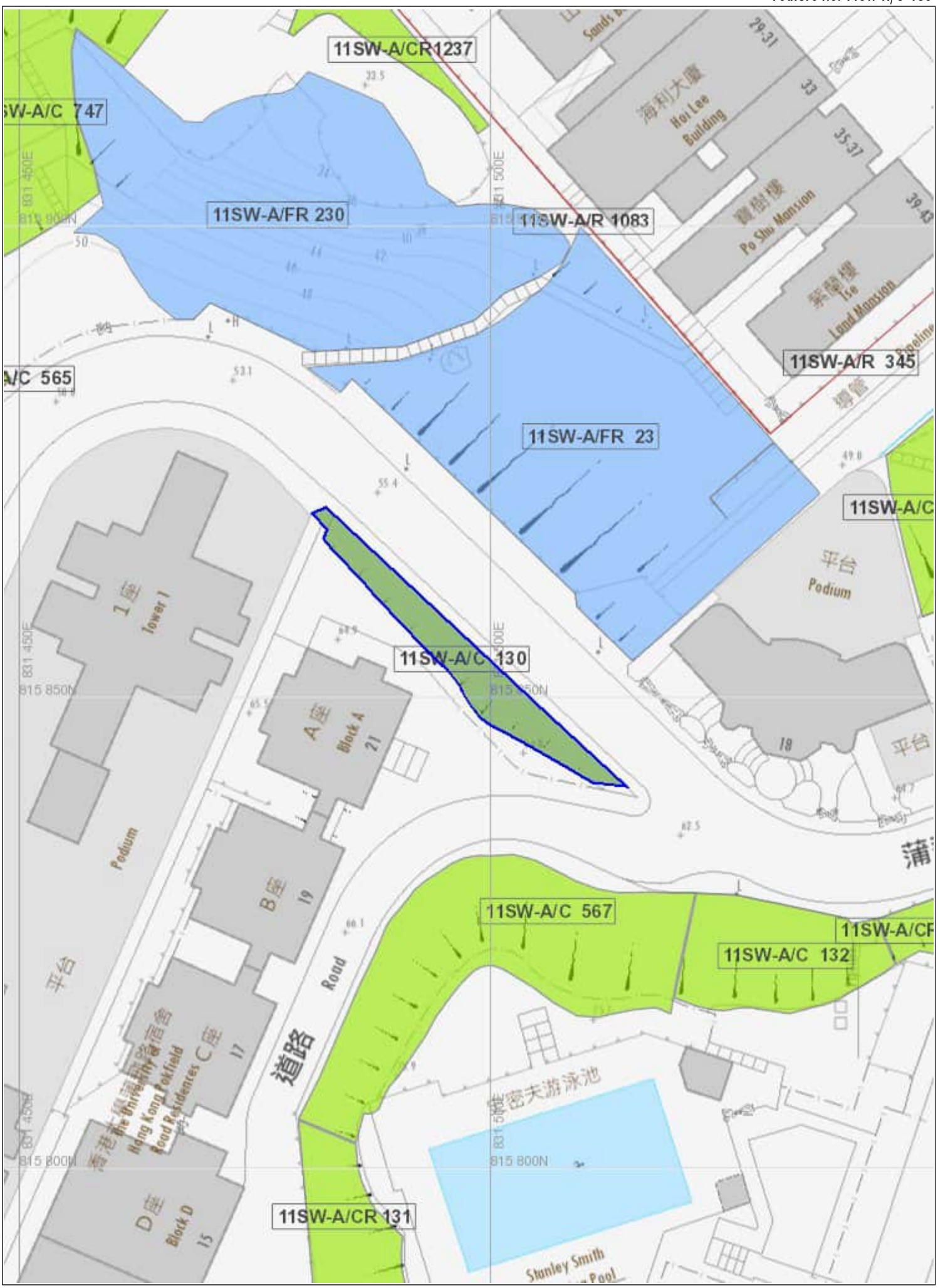
eLPMIS

LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/C 130
- Location: NORTHEAST OF NO. 19, 21, POKFIELD ROAD
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Mixed
- Responsible Party for Maintenance of Government Portion: HyD
- Private Lot No.: IL7704RP

LPM/LPMit Study
- Agreement No.: CE62/2001
- Study Type: Stage 2 Study
- Consultant: Maunsell Geotechnical Services Ltd.
- GEO Managing Section / Engineer: SS / SS3
- Study Status: Study completed
- Design Approach: N/A
- Option Assessment Accepted: N/A
- Study Report No.: S2R206/2002
- Programme / Actual Commencement: 01-10-2002
- Programme / Actual Completion: 06-02-2003
- Report Recommendation (For Stage 2 Study): DH Order
- District Check Status: Exempted from checking
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: N/A

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

PHOTO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11SW-A/C 747
11SW-A/FR 230
11SW-A/R 1083
11SW-A/R 345
11SW-A/C 565
11SW-A/FR 23
11SW-A/C 130
11SW-A/C 567
11SW-A/C 132
11SW-A/CR 131
海利大廈
Hoi Lee Building
寶樹樓
Po Shu Mansion
Podium
平台
Block A
Block B
Block C
Block D
Road
道路
Stanley Smith

Slope Feature No.
11SW-A/C 132

Slope Maintenance Responsibility Report (11SW-A/C132)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C132**		**Sub-Division**	Not Applicable
	Location	WITHIN IL7704RP SOUTH OF POKLFIELD ROAD		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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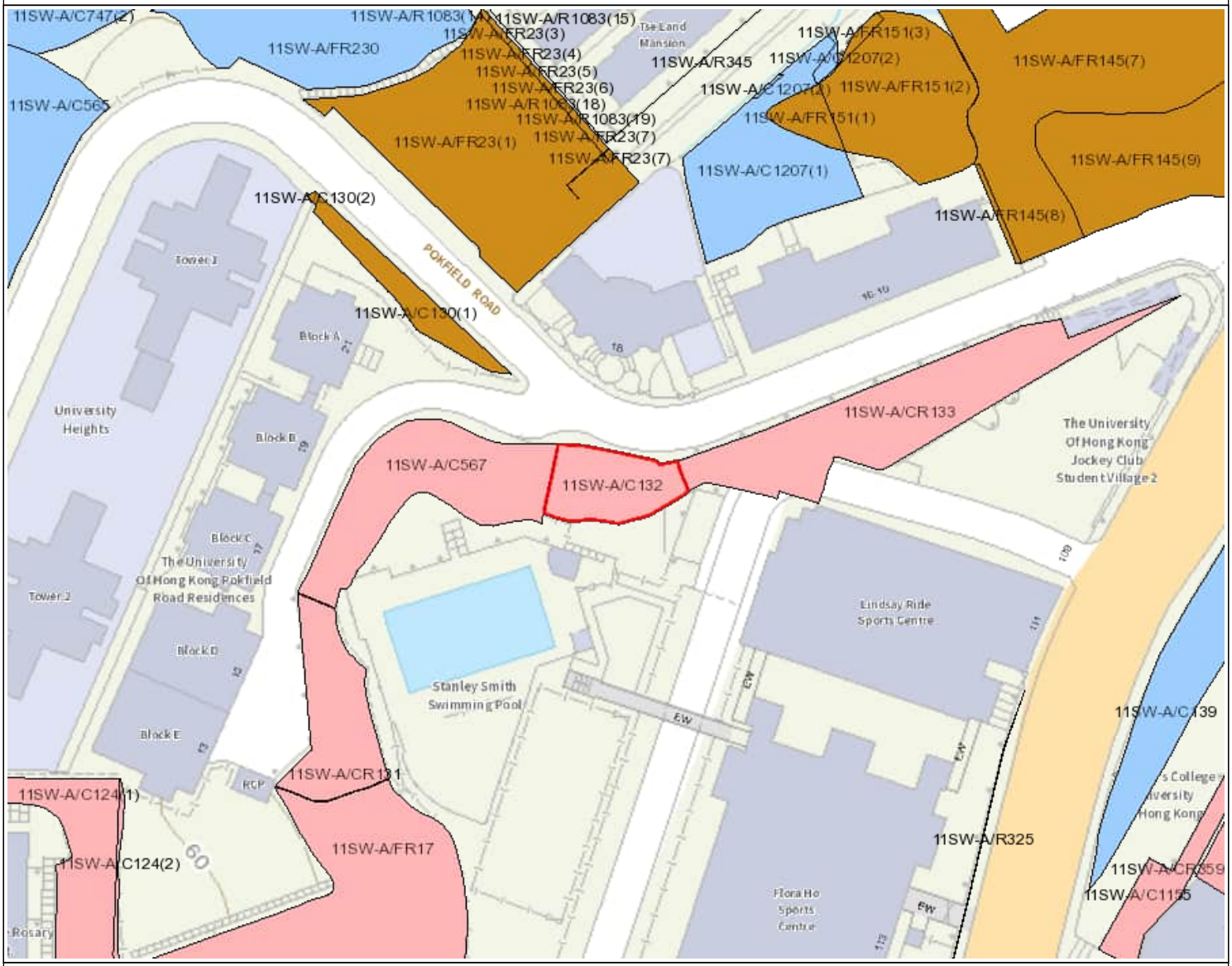
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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BASIC INFORMATION

Location:	Below Lindsay ride Sports Centre at Pokfield Road, Hong Kong
Registration Date:	08-10-1997
Ranking Score (NPRS):	12 (Notional)
Date of Construction/ Modification:	Pre-1977
Data Source:	EI
Approximate Coordinates:	Easting : 831529 Northing : 815824

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Indoor games/sport hall
Distance of Facility from Crest (m):	0
Facility at Toe:	Road/footpath with moderate traffic density
Distance of Facility from Toe (m):	1
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 14.5 Length (m): 16 Average Angle (deg): 40

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: IL7704RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 23-04-2009

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 30-09-2003

Data Source: EI

Slope Part Drainage: (1) Position: Berm Size(mm): 300
(2) Position: Crest Size(mm): 300
(3) Position: On slope Size(mm): 300

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 50 Chunam: 0 Shotcrete: 50 Other Cover: 0
Material Description: Material type: Soil Geology: Other geology
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 75 Spacing (m): 1.5

WALL PART

N/A

SERVICES

(1) Utilities Type: Sewer/Drain Size(mm): 400 Location: On slope Remark: N/A
(2) Utilities Type: Water Main Size(mm): 65 Location: On slope Remark: N/A

CHECKING STATUS INFORMATION

Tagmark: SCS_1476 Part: 0 Checking Status:

BACKGROUND INFORMATION

GIU Cell Ref.: 11SW7C4

Map Sheet Reference (1:1000): 11SW- 7C

Aerial Photos: A 17651 (1989), A 17652 (1989)

Nearest Rainguage Station (Station Number): Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)

Data Collected On: 30-09-2003

Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1963 After: 1963

Related Reports/Files or Documents:

File/Report: GEO	Ref. No.: Stage 1 report by design(4/92)Prior-group=2
File/Report: GEO	Ref. No.: Stage 1 report by design(4/92)Prior-group=2
File/Report: GEO	Ref. No.: Stage 2 reort S2R 61/95
File/Report: GEO	Ref. No.: Stage 2 reort S2R 61/95
File/Report: LPM	Ref. No.: Considered in 95-selected
File/Report: LPM	Ref. No.: Considered in 95-selected

Remarks: N/A

Follow Up Actions: N/A

DH-Order (To Be Confirmed with Buildings Department): None

Advisory Letter (To Be Confirmed with Buildings Department): None

LPMIS: Agreement No.: CE45/94 Report No.: S2R 61/95

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Road/footpath with moderate traffic density

Distance from Toe(m): 1
Type of Crest Facility: Indoor games/sport hall

Distance from Crest(m): 0
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

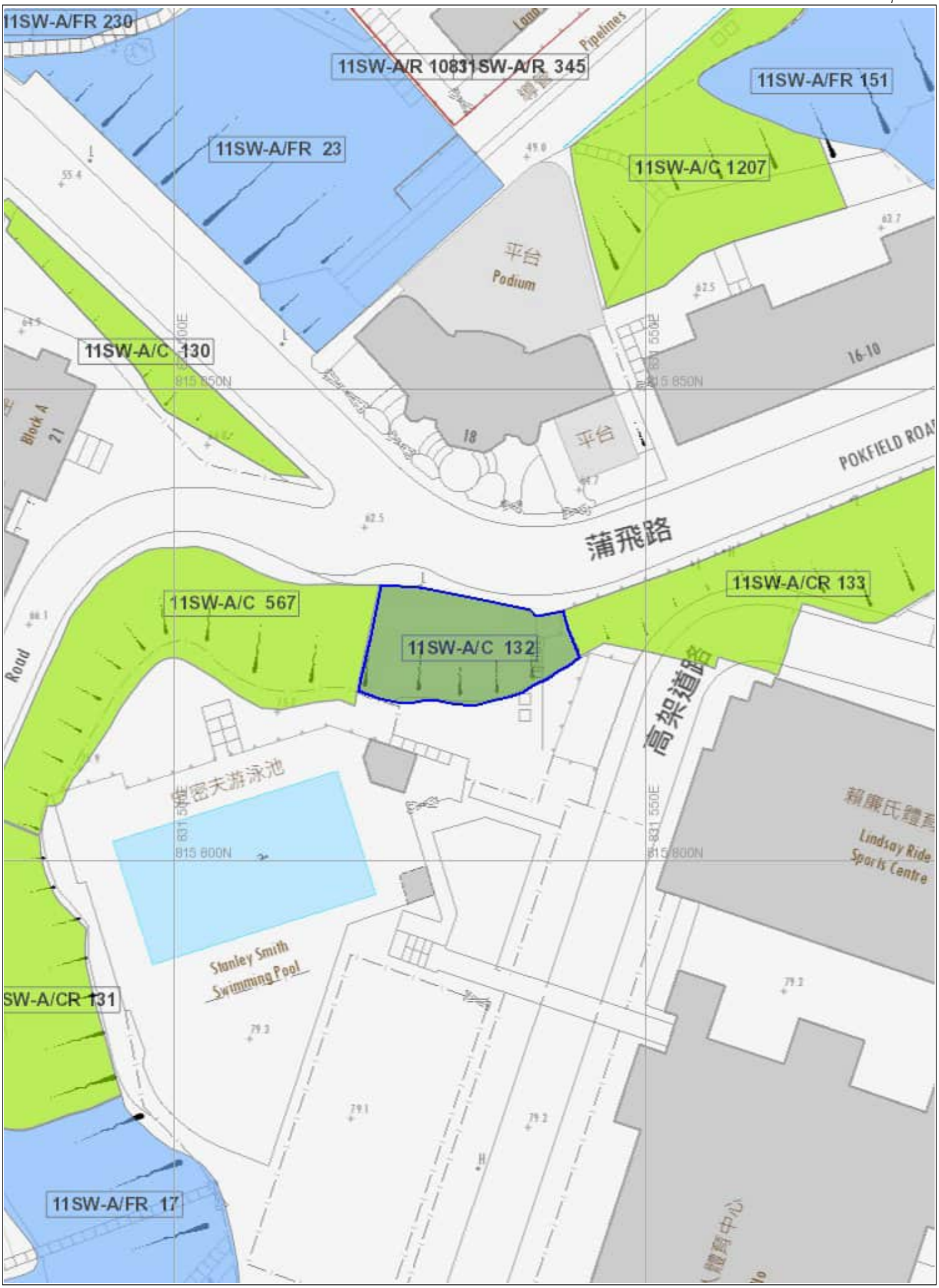
eLPMIS

LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/C 132
- Location: {POKFIELD ROAD, BELOW HKU GYMNASIUM}
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Private
- Responsible Party for Maintenance of Government Portion: N/A
- Private Lot No.: NA

LPM/LPMit Study
- Agreement No.: CE45/94
- Study Type: Stage 2 Study
- Consultant: Ove Arup & Partners Hong Kong Ltd.
- GEO Managing Section / Engineer: LPM3 / CM51
- Study Status: Study completed
- Design Approach: Otherwise
- Option Assessment Accepted: N/A
- Study Report No.: S2R 61/95
- Programme / Actual Commencement: 01-01-1995
- Programme / Actual Completion: 31-10-1998
- Report Recommendation (For Stage 2 Study): No action required
- District Check Status: Checked
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: REFERRED FROM 95/96 LPM SELECTION EXERCISE.NFA

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

PHOTO


11SW-A/FR 230
11SW-A/R 1083
11SW-A/R 345
11SW-A/FR 151
11SW-A/FR 23
11SW-A/C 1207
平台
Podium
11SW-A/C 130
16-10
18
平台
POKFIELD ROAD
蒲飛路
11SW-A/C 567
11SW-A/C 132
11SW-A/CR 133
高架道路
Stanley Ground Swimming Pool
Lindsay Ride Sports Centre
SW-A/CR 131
11SW-A/FR 17

Slope Feature No.
11SW-A/C 567

Slope Maintenance Responsibility Report (11SW-A/C567)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C567**		**Sub-Division**	Not Applicable
	Location	WITHIN IL7704RP NORTH WEST PORTION OF THE LOT		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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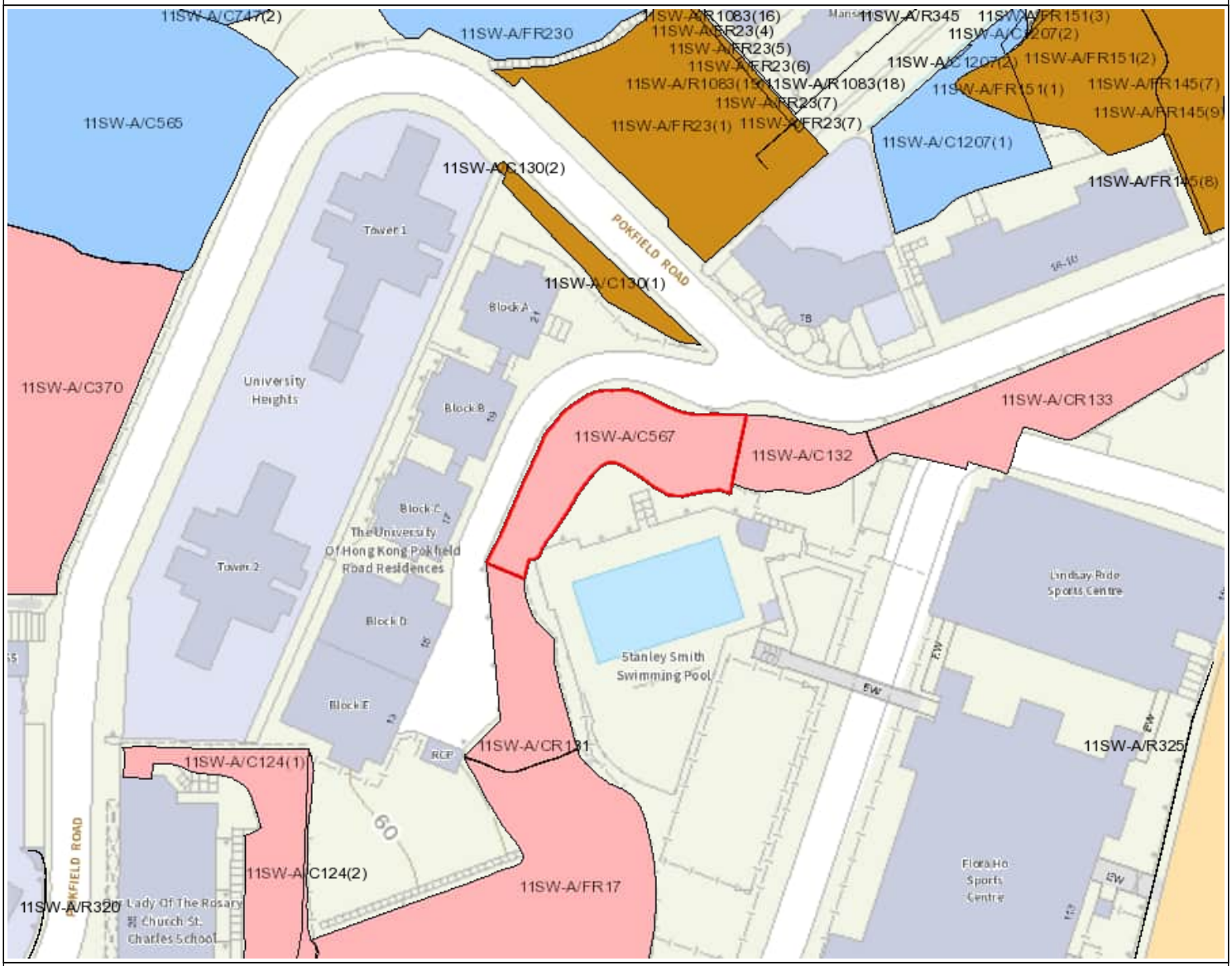
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Printed on: 07/09/2020

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BASIC INFORMATION

Location:	Southeast of No. 19 and No. 20, Pokfield Road
Registration Date:	16-03-1998
Ranking Score (NPRS):	20 (Notional)
Date of Construction/ Modification:	Pre-1977
Data Source:	EI
Approximate Coordinates:	Easting : 831491 Northing : 815819

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Lightly-used playground
Distance of Facility from Crest (m):	6
Facility at Toe:	Residential
Distance of Facility from Toe (m):	6
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 12 Length (m): 54 Average Angle (deg): 45

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: IL7704RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 31-03-2009

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 01-05-2003
Data Source: EI
Slope Part Drainage: N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: Other geology
Berm: No. of Berms: 1 Min. Berm Width (m): 0.6
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	11SW6D6
Map Sheet Reference (1:1000):	11SW- 6D
Aerial Photos:	N/A
Nearest Rainguage Station (Station Number):	Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)
Data Collected On:	01-05-2003
Date of Construction, Subsequent Modification and Demolition:	N/A

Related Reports/Files or Documents:

File/Report: GEO	Ref. No.: GCI 2/E1/11SW-A/CR131
File/Report: GEO	Ref. No.: GCI 2/E1/11SW-A/CR131
File/Report: GEO	Ref. No.: GCI 3/4/DH 151/86/HK
File/Report: GEO	Ref. No.: GCI 3/4/DH 151/86/HK

Remarks: N/A

Follow Up Actions: N/A

DH-Order (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 07/12/1998 File Reference: DH/0151/86/HK
Date Served by BD: 22/04/1999 Notice No.: DH49/HK/99/C
Date of Recommendation to BD: 07/12/1998 File Reference: DH/0151/86/HK
Date Served by BD: 22/04/1999 Notice No.: DH49/HK/99/C

Advisory Letter (To Be Confirmed with Buildings Department): None

LPMIS: Agreement No.: CE65/95 Report No.: S2R206/97

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On: 26-11-1996
Weather: Mainly Fine
District: I

Section No: 1-1
Height(m): H1 : 8 , H2 : 0
Type of Toe Facility: Residential

Distance from Toe(m): 6
Type of Crest Facility: Lightly-used playground

Distance from Crest(m): 6
Consequence Category: 1
Engineering Judgement: P

Section No: 2-2
Type of Toe Facility: N/A

Distance from Toe(m): 0
Type of Crest Facility: N/A

Distance from Crest(m): 0
Consequence Category: 1
Engineering Judgement: P

Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Private

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

eLPMIS

LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/C 567
- Location: 15-21 POKFIELD RD; HK(PREV. PART OF 11SW-A/CR131)
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Private
- Responsible Party for Maintenance of Government Portion: N/A
- Private Lot No.: NA

LPM/LPMit Study
- Agreement No.: CE65/95
- Study Type: Stage 2 Study
- Consultant: Maunsell Geotechnical Services Ltd.
- GEO Managing Section / Engineer: LPM3 / CM51
- Study Status: Study completed
- Design Approach: Otherwise
- Option Assessment Accepted: N/A
- Study Report No.: S2R206/97
- Programme / Actual Commencement: 01-04-1996
- Programme / Actual Completion: 31-03-1998
- Report Recommendation (For Stage 2 Study): DH Order
- District Check Status: N/A
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: N/A

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

PHOTO

11SW-A/FR 345
11SW-A/FR 23
11SW-A/C 1
11SW-A/C 130
11SW-A/C 567
11SW-A/CR
11SW-A/C 132
11SW-A/CR 131
11SW-A/FR 17
VC 124
1座 Tower 1
A座 Block A 21
B座 19
C座 17
D座 Block D 15
E座 Block E 13
Podium
平台
Road
道路
18
RCP
Stanley Smith Swimming Pool

Slope Feature No.
11SW-A/C 604

Slope Maintenance Responsibility Report (11SW-A/C604)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/C604**		**Sub-Division**	Not Applicable
	Location	WITHIN IL7704RP		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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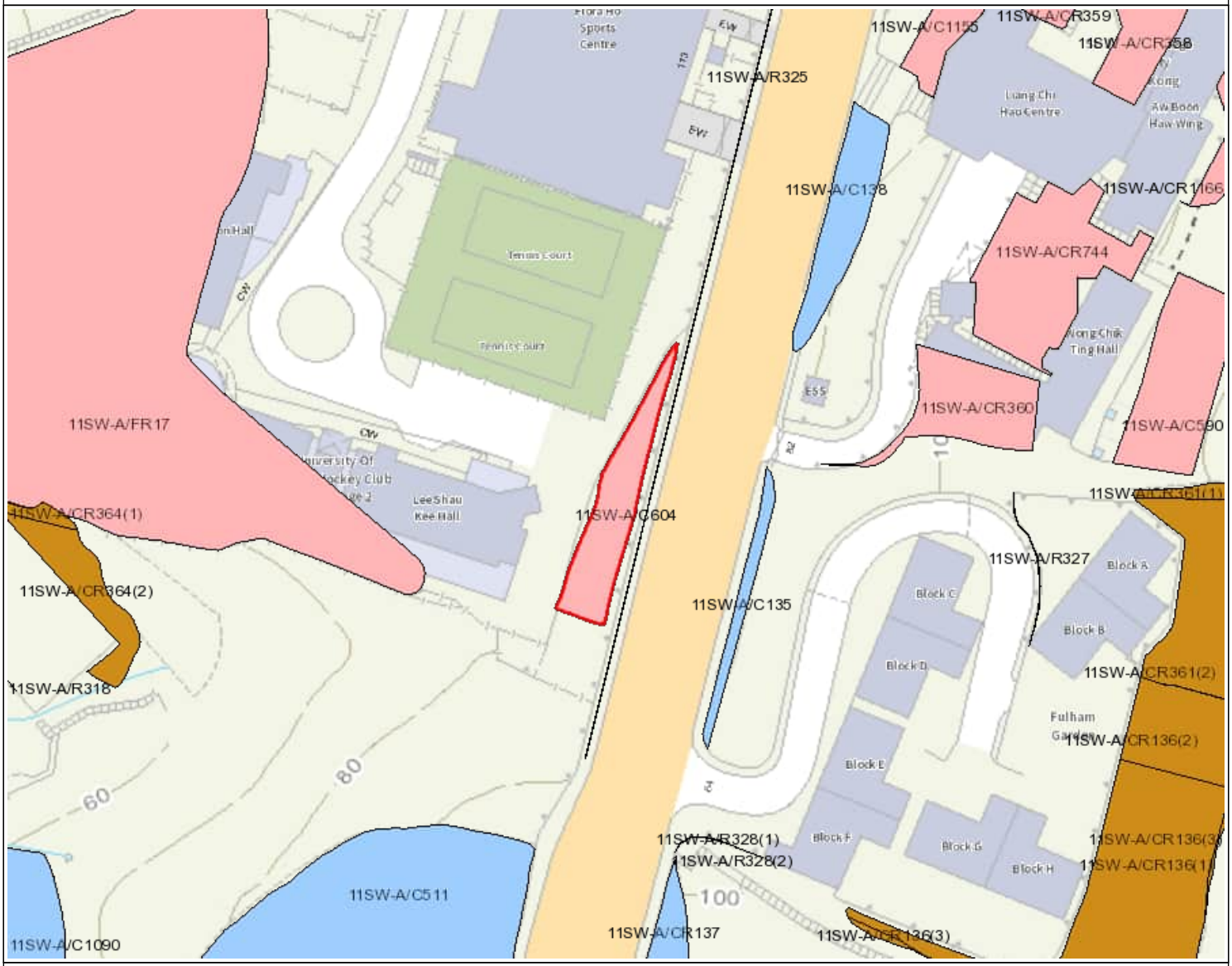
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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BASIC INFORMATION

Location:	Pok Fu Lam Road
Registration Date:	08-10-1997
Ranking Score (NPRS):	3 (Notional)
Date of Construction/ Modification:	Post-1977
Data Source:	EI(HyD)
Approximate Coordinates:	Easting : 831563 Northing : 815676

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Road/footpath with moderate traffic density
Distance of Facility from Crest (m):	0
Facility at Toe:	Densely-used playground
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	2
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 8 Length (m): 47 Average Angle (deg): 60

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: IL7704RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 07-12-2007

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 25-05-1999

Data Source: EI(HyD)

Slope Part Drainage:
(1) Position: Crest Size(mm): 201
(2) Position: On slope Size(mm): 251
(3) Position: Toe Size(mm): 201

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 100 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 65 Spacing (m): 1.2

WALL PART

N/A

SERVICES

(1) Utilities Type: Gas Size(mm): 300 Location: On crest Remark: N/A
(2) Utilities Type: Sewer/Drain Size(mm): 300 Location: On crest Remark: N/A
(3) Utilities Type: Telecom Size(mm): 100 Location: On crest Remark: N/A
(4) Utilities Type: Water Main Size(mm): 25 Location: On slope Remark: N/A
(5) Utilities Type: Water Main Size(mm): 25 Location: On crest Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 11SW7C7

Map Sheet Reference (1:1000): 11SW- 7C

Aerial Photos: A 17651 (1989), A 17652 (1989)

Nearest Rainguage Station (Station Number): Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)

Data Collected On: 25-05-1999

Date of Construction, Subsequent Modification and Demolition: Modification: Constructed Before: 1983 After: N/A

Related Reports/Files or Documents:
File/Report: DLC/BC Ref. No.: DLC 405
File/Report: DLC/BC Ref. No.: DLC 405
File/Report: Development Ref. No.: GCI 2/B2/166
File/Report: Development Ref. No.: GCI 2/B2/166
File/Report: GEO Ref. No.: GCI 3/4/DH96/79/HK
File/Report: GEO Ref. No.: GCI 3/4/DH96/79/HK

Remarks: N/A

Follow Up Actions: N/A

DH-Order (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 06/03/1998 File Reference: DH/0096/79/HK
Date Served by BD: 29/07/1998 Notice No.: DH162/HK/98/C

Advisory Letter (To Be Confirmed with Buildings Department): None

LPMIS: Agreement No.: CE75/96 Report No.: S2R 303/97

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Densely-used playground

Distance from Toe(m): 0
Type of Crest Facility: Road/footpath with moderate traffic density

Distance from Crest(m): 0
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

eLPMIS

LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/CR 134
- Location: {FLORA HO SPORTS CENTRE, NO. 13 POKFULAM ROAD, HONG KONG}
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Mixed
- Responsible Party for Maintenance of Government Portion: U
- Private Lot No.: NA

LPM/LPMit Study
- Agreement No.: CE75/96
- Study Type: Stage 2 Study
- Consultant: Maunsell Geotechnical Services Ltd.
- GEO Managing Section / Engineer: LPM3 / CM52
- Study Status: Study completed
- Design Approach: Otherwise
- Option Assessment Accepted: N/A
- Study Report No.: S2R 303/97
- Programme / Actual Commencement: 20-03-1997
- Programme / Actual Completion: 19-03-1999
- Report Recommendation (For Stage 2 Study): DH Order,Further study,No action required
- District Check Status: Checked
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: N/A

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

PHOTO

11SW-A/
11SW-A/C 138
11SW-A/C
11SW-A/R 325
11SW-A/C 604
11SW-A/FR 17
11SW-A/C 135
11SW-A/R 328
11SW-A/C 511
11SW-A/C 1240
11SW-A/CR 137
薄扶林道
高架道路
網球場
Tennis Court
李兆基堂
Lee Shau Kee Hall
831 550E
815 700N
831 600E
815 650N
ESS
D座
Block D
E座
Block E
F座
Block F

Slope Feature No. 11SW-A/CR 131

Slope Maintenance Responsibility Report (11SW-A/CR131)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/CR131**		**Sub-Division**	Not Applicable
	Location	WITHIN IL7704RP NEAR SPOT LEVEL 75.9		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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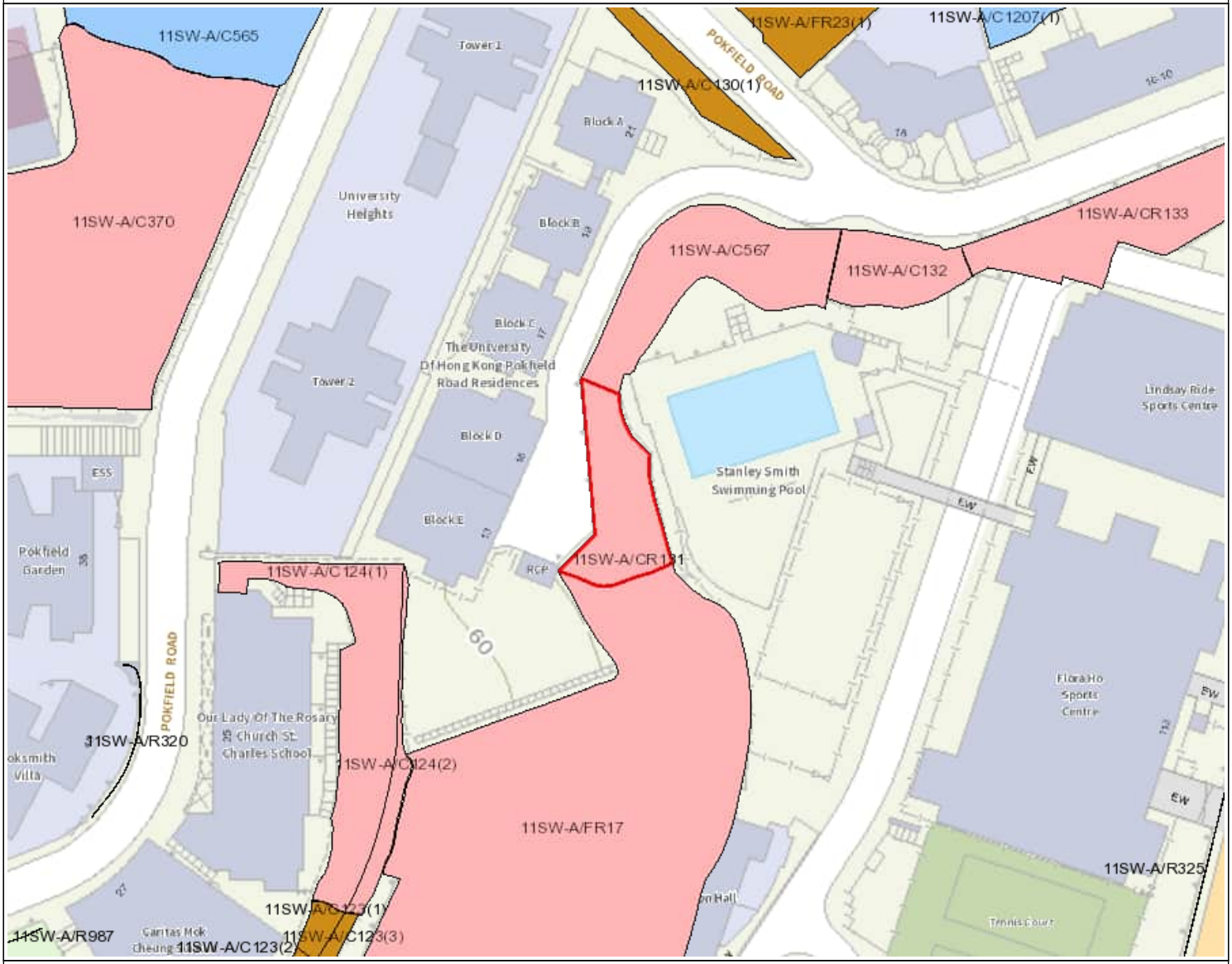
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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BASIC INFORMATION

Location:	WEST OF 13-15 POKFIELD ROAD
Registration Date:	16-03-1998
Ranking Score (NPRS):	0 (Notional)
Date of Construction/ Modification:	Post-1977
Data Source:	SIRST
Approximate Coordinates:	Easting : 831486 Northing : 815785

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Other thinly populated buildings
Distance of Facility from Crest (m):	2
Facility at Toe:	Residential
Distance of Facility from Toe (m):	6
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 4.5 Length (m): 35 Average Angle (deg): 30

WALL PART

(1) Max. Height (m): 4.5 Length (m): 35 Face Angle (deg): 85

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: IL7704RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 05-01-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 22-11-1996
Data Source: SIRST
Slope Part Drainage: N/A

Wall Part Drainage: (1) Position: Stepped Size(mm): 275
(2) Position: Toe Size(mm): 75

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 30 Vegetated: 65 Chunam: 5 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Decomposed volcanic
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

(1) Utilities Type: Electricity Size(mm): 0 Location: On crest Remark: Size cannot be determined
(2) Utilities Type: Electricity Size(mm): 0 Location: On slope Remark: Size cannot be determined
(3) Utilities Type: Water Main Size(mm): 0 Location: On crest Remark: Size cannot be determined

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	11SW6D9
Map Sheet Reference (1:1000):	11SW- 6D
Aerial Photos:	A10278/9 (1987),
Nearest Rainguage Station (Station Number):	Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)
Data Collected On:	22-11-1996
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1963 After: 1949 Modification: Modified Before: 1984 After: 1984
Related Reports/Files or Documents:	File/Report: Development Ref. No.: GCI 3/4/2050/80 File/Report: Development Ref. No.: GCI 3/4/2050/80 File/Report: GEO Ref. No.: GCI 2/E1/11SW-A/C567 File/Report: GEO Ref. No.: GCI 2/E1/11SW-A/C567 File/Report: Pre-SIRST Ref. No.: Field Sheet File/Report: Pre-SIRST Ref. No.: Field Sheet
Remarks:	N/A
Follow Up Actions:	N/A

DH-Order (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 07/12/1998 File Reference: DH/0151/86/HK
Date Served by BD: 22/04/1999 Notice No.: DH49/HK/99/C

Advisory Letter (To Be Confirmed with Buildings Department): None

LPMIS: Agreement No.: CE65/95 Report No.: S2R206/97

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Residential

Distance from Toe(m): 6
Type of Crest Facility: Other thinly populated buildings

Distance from Crest(m): 2
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

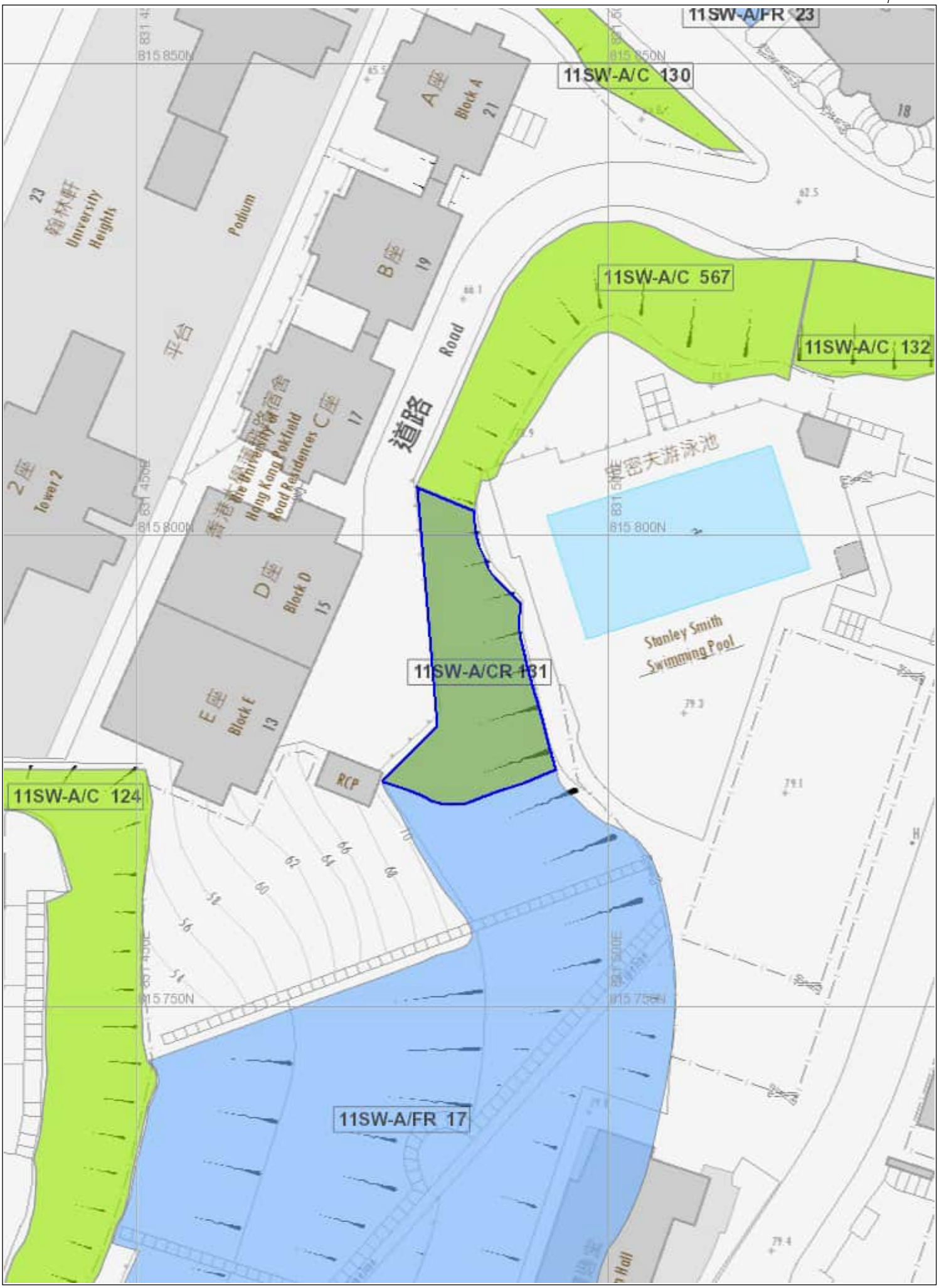
eLPMIS

LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/CR 131
- Location: NO.15-21 POKFIELD ROAD
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Private
- Responsible Party for Maintenance of Government Portion: N/A
- Private Lot No.: NA

LPM/LPMit Study
- Agreement No.: CE65/95
- Study Type: Stage 2 Study
- Consultant: Maunsell Geotechnical Services Ltd.
- GEO Managing Section / Engineer: LPM3 / CM51
- Study Status: Study completed
- Design Approach: N/A
- Option Assessment Accepted: N/A
- Study Report No.: S2R206/97
- Programme / Actual Commencement: 01-04-1996
- Programme / Actual Completion: 31-03-1998
- Report Recommendation (For Stage 2 Study): N/A
- District Check Status: N/A
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: N/A

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

PHOTO


11SW-A/FR 23
11SW-A/C 130
11SW-A/C 567
11SW-A/C 132
11SW-A/CR 131
11SW-A/C 124
11SW-A/FR 17
Road
道路
Podium
平台
Stanley Smith
Swimming Pool
RCP

Slope Feature No. 11SW-A/CR 133

Slope Maintenance Responsibility Report (11SW-A/CR133)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/CR133**		**Sub-Division**	Not Applicable
	Location	WITHIN IL7704RP		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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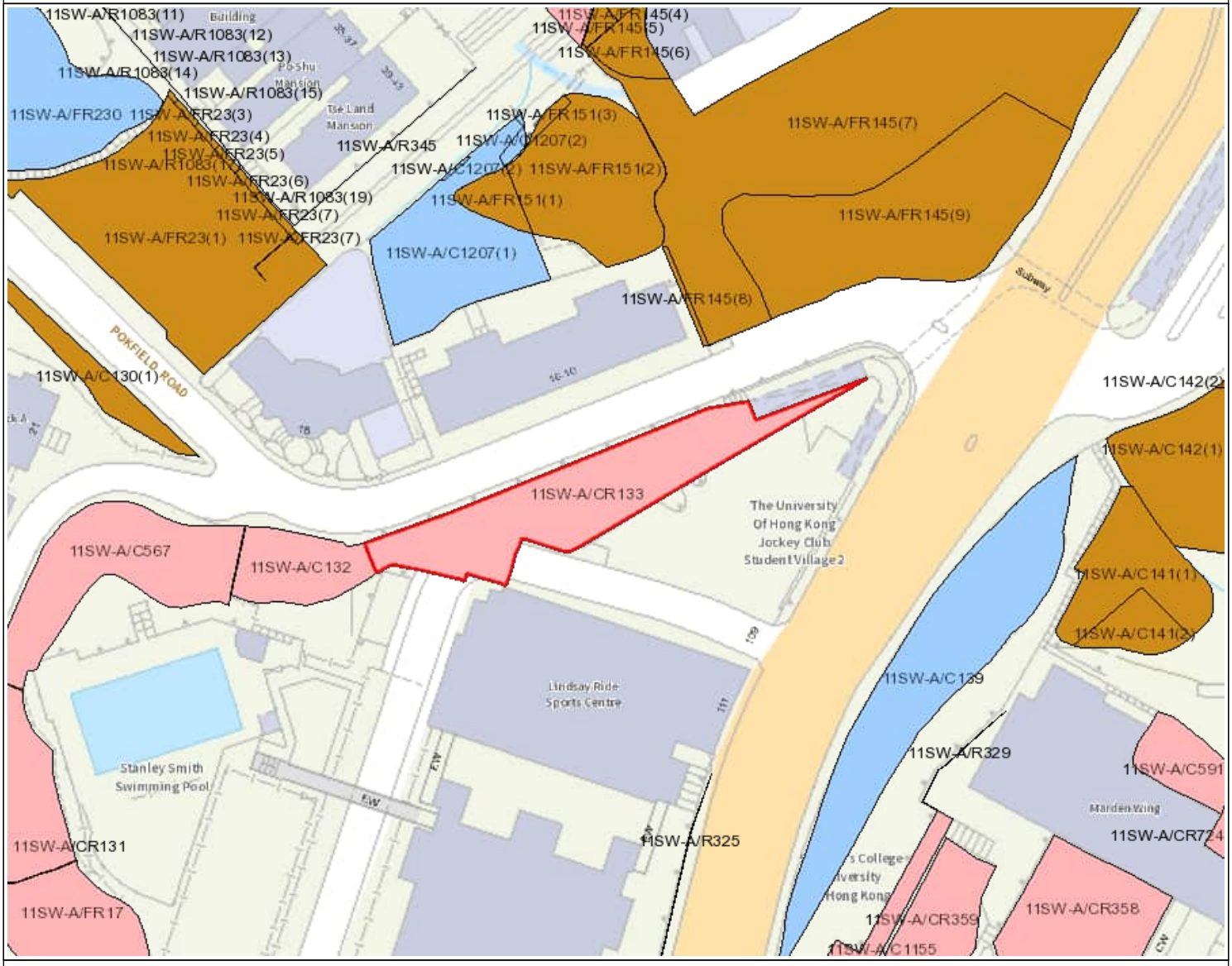
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 07/09/2020

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BASIC INFORMATION

Location:	Opposite No.10 to 16 Pokfield Road, Hong Kong
Registration Date:	08-10-1997
Ranking Score (NPRS):	0 (Notional)
Date of Construction/ Modification:	Pre-1977
Data Source:	EI
Approximate Coordinates:	Easting : 831572 Northing : 815832

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Indoor games/sport hall
Distance of Facility from Crest (m):	0
Facility at Toe:	Road/footpath with moderate traffic density
Distance of Facility from Toe (m):	1
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 8.5 Length (m): 80 Average Angle (deg): 30

WALL PART

(1) Max. Height (m): 4 Length (m): 80 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: IL7704RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 28-04-2006

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 30-09-2003

Data Source: EI

Slope Part Drainage:
(1) Position: Crest Size(mm): 300
(2) Position: On slope Size(mm): 300
(3) Position: Toe Size(mm): 225

Wall Part Drainage:
(1) Position: Crest Size(mm): 225
(2) Position: Downpipe Size(mm): 450

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: N/A Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 75 Spacing (m): 2

SERVICES

(1) Utilities Type: Water Main Size(mm): 80 Location: On slope Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	11SW7C4
Map Sheet Reference (1:1000):	11SW- 7C
Aerial Photos:	A 17651 (1989), A 17652 (1989)
Nearest Rainguage Station (Station Number):	Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)
Data Collected On:	30-09-2003
Date of Construction, Subsequent Modification and Demolition:	N/A

Related Reports/Files or Documents:

File/Report: DB or DH Ref. No.: GCI 3/4/DH 51/82/HK
File/Report: DB or DH Ref. No.: GCI 3/4/DH 51/82/HK
File/Report: GEO Ref. No.: Stage 1 report by design(04/92) Prior
File/Report: GEO Ref. No.: Stage 1 report by design(04/92) Prior
File/Report: GEO Ref. No.: Stage 2 Report 43/96 recommended Drainage Order
File/Report: GEO Ref. No.: Stage 2 Report 43/96 recommended Drainage Order
File/Report: GEO Ref. No.: Stage 2 report completed
File/Report: GEO Ref. No.: Stage 2 report completed

Remarks: Drainage order served by BD on 9/10/96.

Follow Up Actions: N/A

DH-Order (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 06/03/1998 File Reference: DH/0096/79/HK
Date Served by BD: 29/07/1998 Notice No.: DH162/HK/98/C

Advisory Letter (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 10/05/1982 File Reference: DH051/82/HK
Date Served by BD: 26/06/1982

LPMIS: Agreement No.: CE33/93 Report No.: S2R 43/96

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Road/footpath with moderate traffic density

Distance from Toe(m): 1
Type of Crest Facility: Indoor games/sport hall

Distance from Crest(m): 0
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

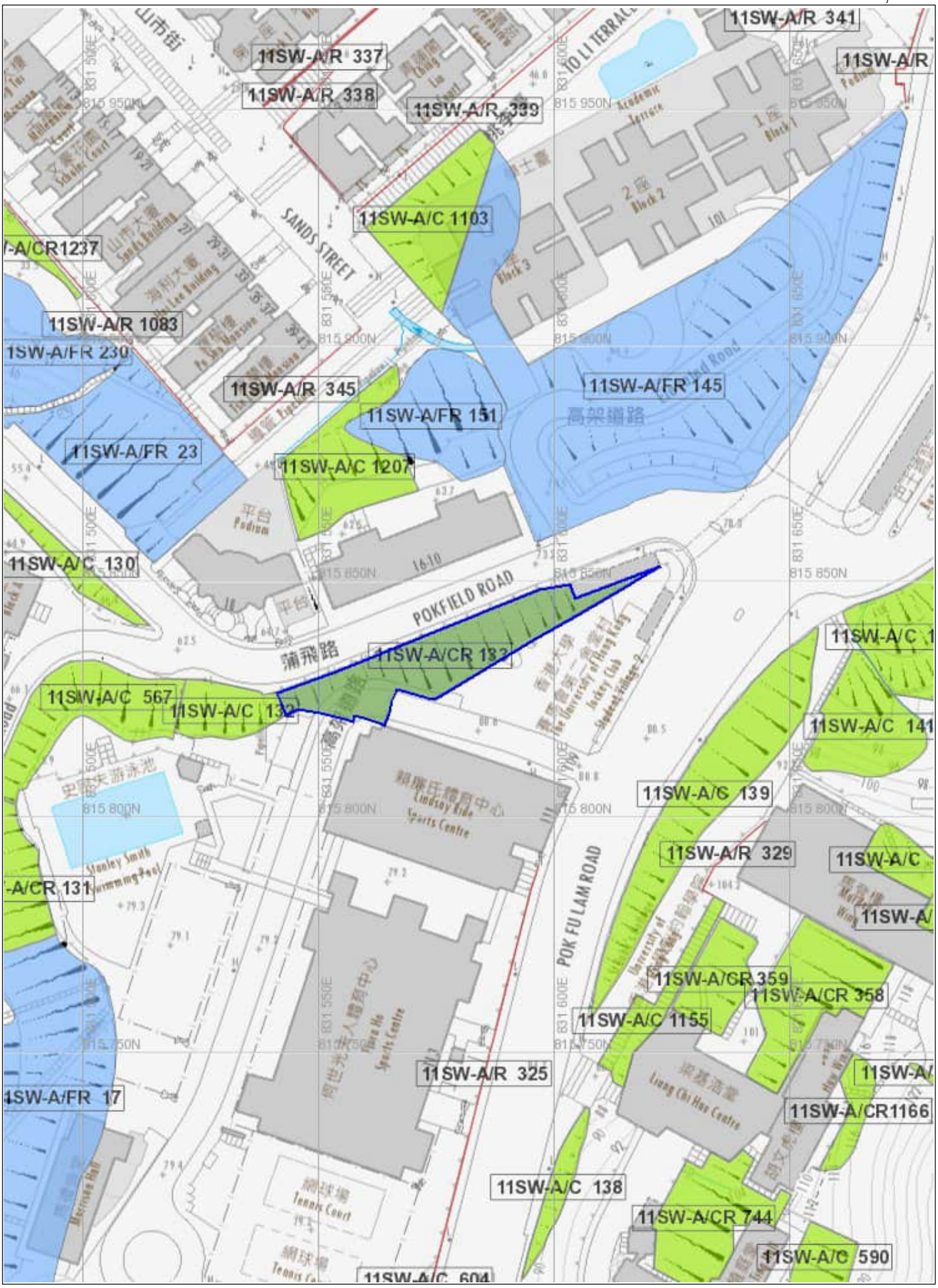
eLPMIS

LPM/LPMit Details Report
- LPM Study Feature No.: 11SW-A/C 133
- Location: {UNIVERSITY OF HK GYMNASIUM, POKFIELD ROAD, HONG KONG}
- District Council: Central & Western
- Maintenance Responsibility (At the Time of Selection): Private
- Responsible Party for Maintenance of Government Portion: N/A
- Private Lot No.: NA

LPM/LPMit Study
- Agreement No.: CE33/93
- Study Type: Stage 2 Study
- Consultant: Mott Connell Ltd.
- GEO Managing Section / Engineer: LPM3 / CM62
- Study Status: Study completed
- Design Approach: Otherwise
- Option Assessment Accepted: N/A
- Study Report No.: S2R 43/96
- Programme / Actual Commencement: 01-06-1994
- Programme / Actual Completion: 31-08-1998
- Report Recommendation (For Stage 2 Study): Drainage Order
- District Check Status: Checked
- Checking Certificate No.: N/A
- GEO Engineer's Remarks: N/A

LPM/LPMit Works
- Works Contract No.: N/A
- GEO Managing Section / Engineer: N/A / N/A
- Contractor: N/A
- Progress Status: N/A
- Reason of Study Termination / Works Deletion (If Necessary): N/A
- Forecast Commencement Date: N/A
- Forecast Completion Date: N/A
- Completion Cert. Issued: N/A
- Site Handed Over to Maintenance Department on: N/A
- Estimated Cost for Upgrading (HK$M): N/A
- Maintenance Manual No.: N/A
- Actual Works: N/A
- No. of Tree Felled: N/A
- No. of Tree Planted (Incl. Transplant): N/A
- % Bare of Slope Surfacing: N/A
- % Vegetated of Slope Surfacing: N/A
- % Shotcrete of Slope Surfacing: N/A
- Other Hard Surface of Slope Surfacing: N/A

PHOTO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11SW-A/R 338
11SW-A/R 339
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11SW-A/FR 230
11SW-A/R 345
11SW-A/FR 145
11SW-A/FR 151
11SW-A/FR 23
11SW-A/C 1207
11SW-A/C 130
POKFIELD ROAD
11SW-A/CR 133
11SW-A/C 567
11SW-A/C 132
11SW-A/C 139
11SW-A/R 329
11SW-A/CR 131
11SW-A/CR 359
11SW-A/CR 358
11SW-A/C 1155
11SW-A/R 325
11SW-A/FR 17
11SW-A/CR1166
11SW-A/C 138
11SW-A/CR 744
11SW-A/C 590
11SW-A/C 604
SANDS STREET
POK FU LAM ROAD

Slope Feature No.
11SW-A/CR 364

Slope Maintenance Responsibility Report (11SW-A/CR364)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/CR364**		**Sub-Division**	1
	Location	PARTLY WITHIN IL7704RP AND TO ITS S		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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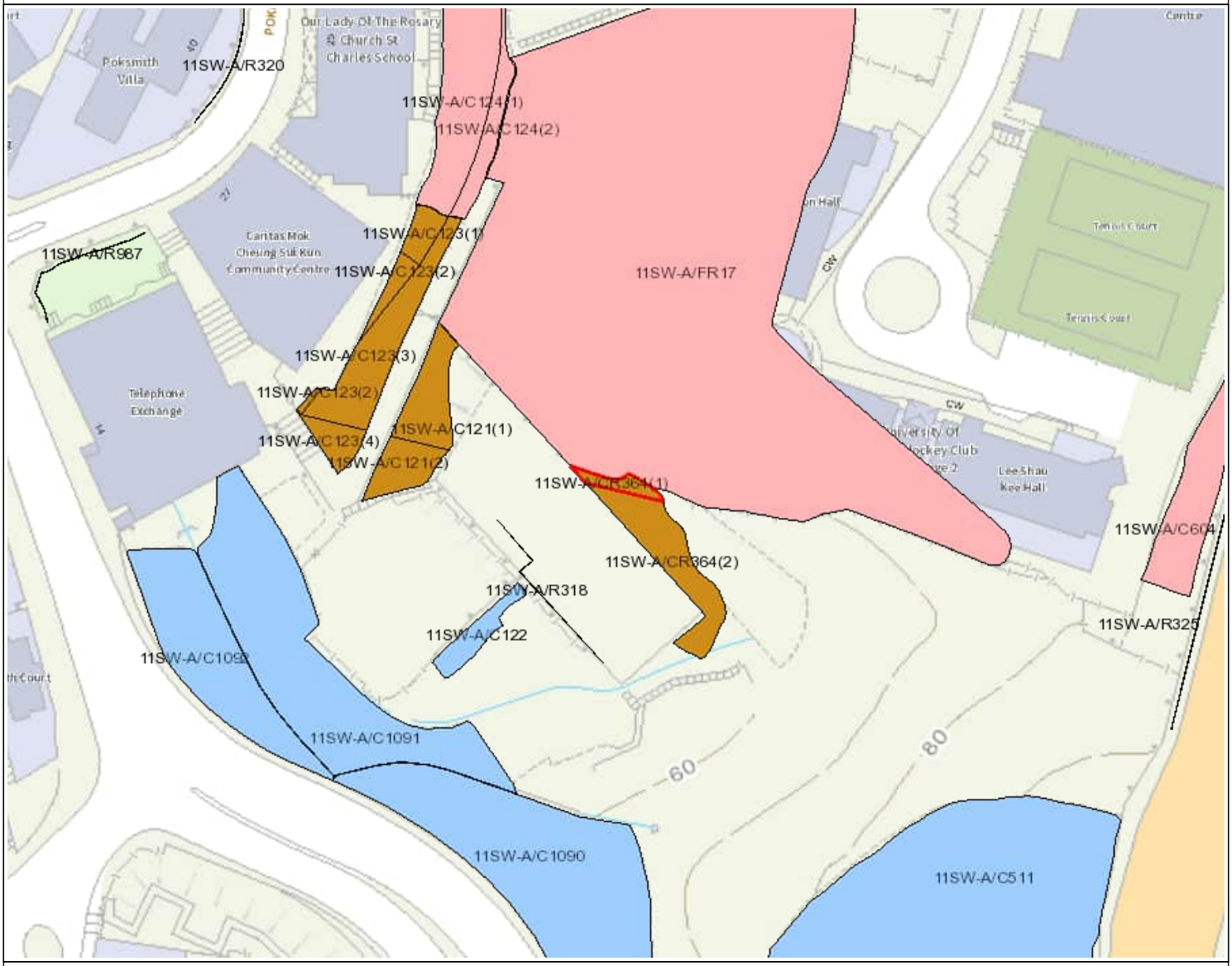
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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Slope Maintenance Responsibility Report (11SW-A/CR364)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/CR364**		**Sub-Division**	2
	Location	PARTLY WITHIN IL7704RP AND TO ITS S		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

Notes:

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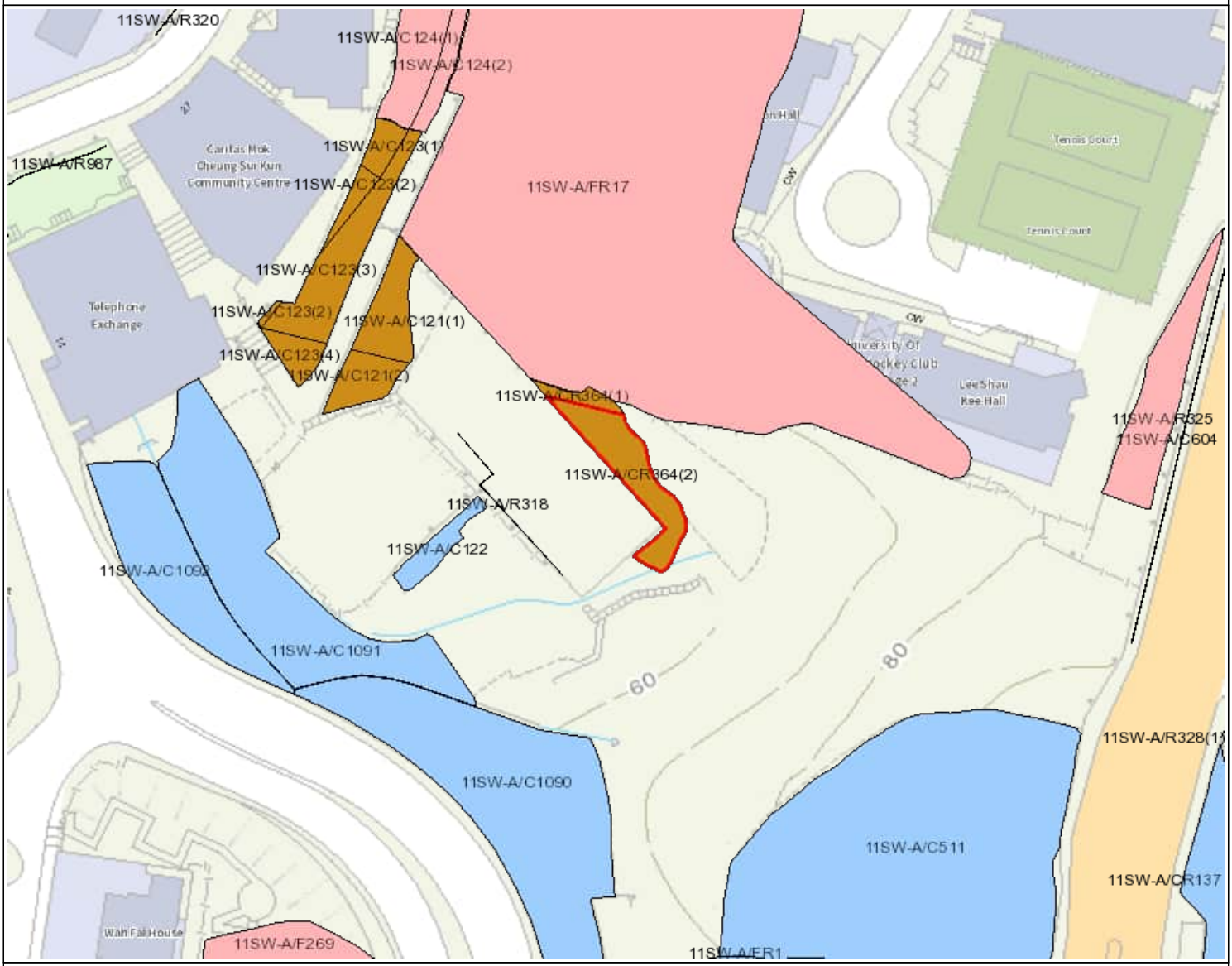

Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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BASIC INFORMATION

Location:	SOUTH EAST OF WELFARE CENTRE, KENNEDY TOWN,HONG KONG
Registration Date:	16-03-1998
Ranking Score (NPRS):	1 (LPMit)
Date of Construction/ Modification:	Pre-1977
Data Source:	EI(Lands D)
Approximate Coordinates:	Easting : 831476 Northing : 815666

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Undeveloped green belt
Distance of Facility from Crest (m):	0
Facility at Toe:	Remote area or abandoned facilities
Distance of Facility from Toe (m):	0
Consequence-to-life Category:	3
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 4 Length (m): 40 Average Angle (deg): 30

WALL PART

(1) Max. Height (m): 10 Length (m): 32 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 1 Mixed Feature Party: IL7704RP Agent: N/A Land Cat.: 1,5b(vi),7 Reason Code: 1 MR Endorsement Date: 05-05-1998
(2) Sub Div.: 2 Mixed Feature Party: Lands D Agent: Lands D Land Cat.: 1,5b(vi),7 Reason Code: 62 MR Endorsement Date: 05-05-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 27-05-1998
Data Source: EI(Lands D)
Slope Part Drainage: N/A

Wall Part Drainage: (1) Position: Downpipe Size(mm): 175
(2) Position: Stepped Size(mm): 175
(3) Position: Toe Size(mm): 275

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: Decomposed volcanic
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 65 Spacing (m): 1.2

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	11SW6D9
Map Sheet Reference (1:1000):	11SW- 6D
Aerial Photos:	A 10317 (1987), A 10318 (1987)
Nearest Rainguage Station (Station Number):	Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)
Data Collected On:	27-05-1998
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1963 After: 1949 Modification: Modified Before: 1986 After: 1984
Related Reports/Files or Documents:	File/Report: DB or DH Ref. No.: DH 9/HK/81,D 165/76/HK File/Report: DB or DH Ref. No.: DH 9/HK/81,D 165/76/HK File/Report: Development Ref. No.: GCI 5/3/BCH 3364,GCI 3/1/35 File/Report: Development Ref. No.: GCI 5/3/BCH 3364,GCI 3/1/35 File/Report: GEO Ref. No.: GCI2/E1/11SW-A/FR 17 File/Report: GEO Ref. No.: GCI2/E1/11SW-A/FR 17 File/Report: GEO Ref. No.: Stage 1 report by BCL 27/09/94 File/Report: GEO Ref. No.: Stage 1 report by BCL 27/09/94
Remarks:	Dh file cannot be located.
Follow Up Actions:	N/A

DH-Order (To Be Confirmed with Buildings Department): None

Advisory Letter (To Be Confirmed with Buildings Department): None

LPMIS: None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Remote area or abandoned facilities

Distance from Toe(m): 0
Type of Crest Facility: Undeveloped green belt

Distance from Crest(m): 0
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

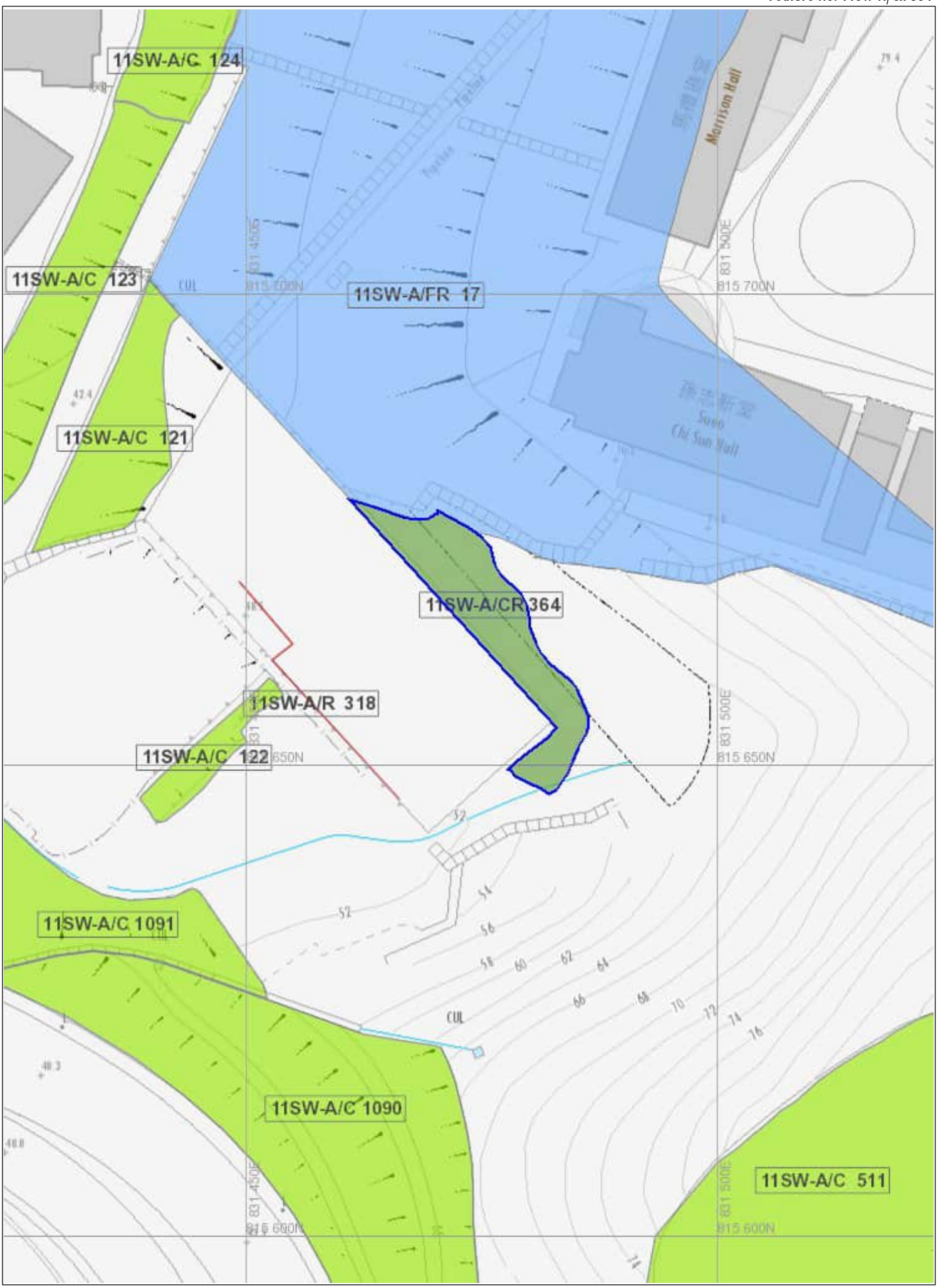
Non-routine Maintenance:

Action By: N/A

PHOTO

11SW-A/CR 364 AN CLOSER VIEW OF WALL F6

11SW-A/CR 364 GENERAL VIEW F5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11SW-A/C 123
11SW-A/FR 17
11SW-A/C 121
11SW-A/CR 364
11SW-A/R 318
11SW-A/C 122
11SW-A/C 1091
11SW-A/C 1090
11SW-A/C 511
Morrison Hall
Sun Chi Sun Hall
831 500E
815 700N
815 650N
815 600N
831 450E
CUL

Slope Feature No.
11SW-A/FR 17

Slope Maintenance Responsibility Report (11SW-A/FR17)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/FR17**		**Sub-Division**	Not Applicable
	Location	WITHIN IL7704RP, UNIVERSITY OF HONG KONG SPORTS CENTRE		
	Responsible Lot/Party	IL7704RP	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

- End of Report -

Notes:

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(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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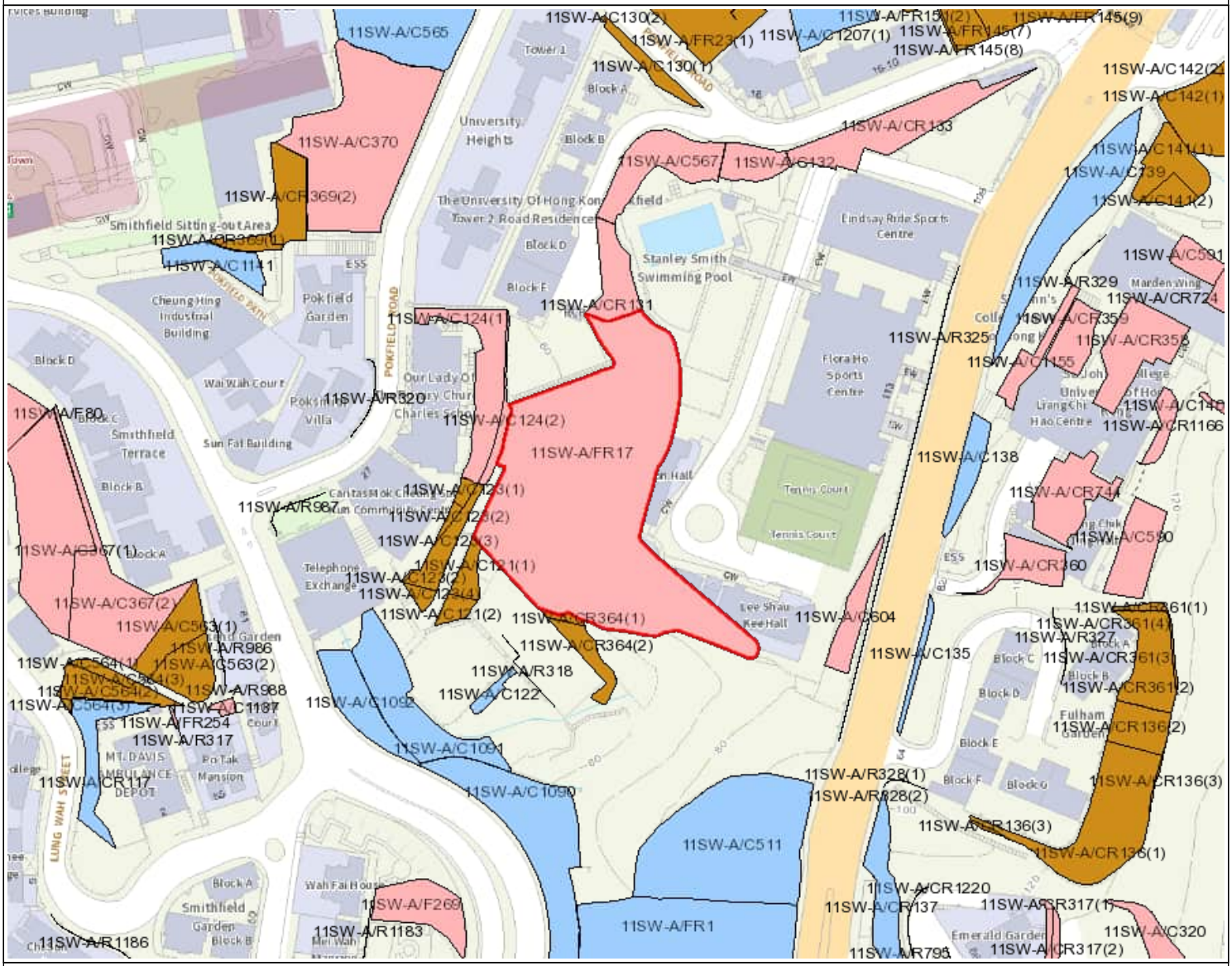
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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BASIC INFORMATION

Location:	Below HKU - Flora Ho Sports Centre,Pok Fu Lam Road,HK.
Registration Date:	08-10-1997
Ranking Score (NPRS):	1084 (Notional)
Date of Construction/ Modification:	Pre-1977
Data Source:	EI
Approximate Coordinates:	Easting : 831503 Northing : 815691

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Construction sites
Distance of Facility from Crest (m):	0
Facility at Toe:	School
Distance of Facility from Toe (m):	8
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

(1) Max. Height (m): 29 Length (m): 170 Average Angle (deg): 30

WALL PART

(1) Max. Height (m): 5 Length (m): 55 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Private Feature Party: IL7704RP Agent: N/A Land Cat.: 1 Reason Code: 1 MR Endorsement Date: 02-06-1997

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 30-09-2003

Data Source: EI

Slope Part Drainage:
(1) Position: Berm Size(mm): 300
(2) Position: Crest Size(mm): 300
(3) Position: On slope Size(mm): 450
(4) Position: Toe Size(mm): 300

Wall Part Drainage: (1) Position: Downpipe Size(mm): 450

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: 5 Min. Berm Width (m): 1.5
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Wall at toe
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 80 Spacing (m): 1.2

SERVICES

(1) Utilities Type: Water Main Size(mm): 600 Location: On slope Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	11SW7C7
Map Sheet Reference (1:1000):	11SW- 7C
Aerial Photos:	A 2621 (1983), A 2622 (1983)
Nearest Rainguage Station (Station Number):	Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)
Data Collected On:	30-09-2003
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1945 After: N/A Modification: Modified Before: 1985 After: 1980
Related Reports/Files or Documents:	File/Report: BP Reports Ref. No.: Detailed study report for special investigation File/Report: BP Reports Ref. No.: Detailed study report for special investigation File/Report: BP Reports Ref. No.: into fill slopes available File/Report: BP Reports Ref. No.: into fill slopes available File/Report: DLC/BC Ref. No.: BC-IL7704,DLC405,1335 File/Report: DLC/BC Ref. No.: BC-IL7704,DLC405,1335 File/Report: Development Ref. No.: GCI 3/4/2050/80, GCI 3/4/2026/99 File/Report: Development Ref. No.: GCI 3/4/2050/80, GCI 3/4/2026/99 File/Report: GCC Ref. No.: 77-GCI4/1A/RA8f(79),74-GCBOPM24IVf(39) File/Report: GCC Ref. No.: 77-GCI4/1A/RA8f(79),74-GCBOPM24IVf(39) File/Report: GCC Ref. No.: GCI 2/A1/RA17 f(40,49,50,54,57) File/Report: GCC Ref. No.: GCI 2/A1/RA17 f(40,49,50,54,57) File/Report: GEO Ref. No.: Stage 1 report File/Report: GEO Ref. No.: Stage 1 report
Remarks:	N/A
Follow Up Actions:	

DH-Order (To Be Confirmed with Buildings Department): Date of Recommendation to BD: 11/06/1982 File Reference: DH/0051/82/HK
Date Served by BD: 29/06/1982 Notice No.: DH12/HK/82

Advisory Letter (To Be Confirmed with Buildings Department): Date of Recommendation to BD: N/A File Reference: N/A
Date Served by BD: 24/09/2009

LPMIS: None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: School

Distance from Toe(m): 8
Type of Crest Facility: Construction sites

Distance from Crest(m): 0
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

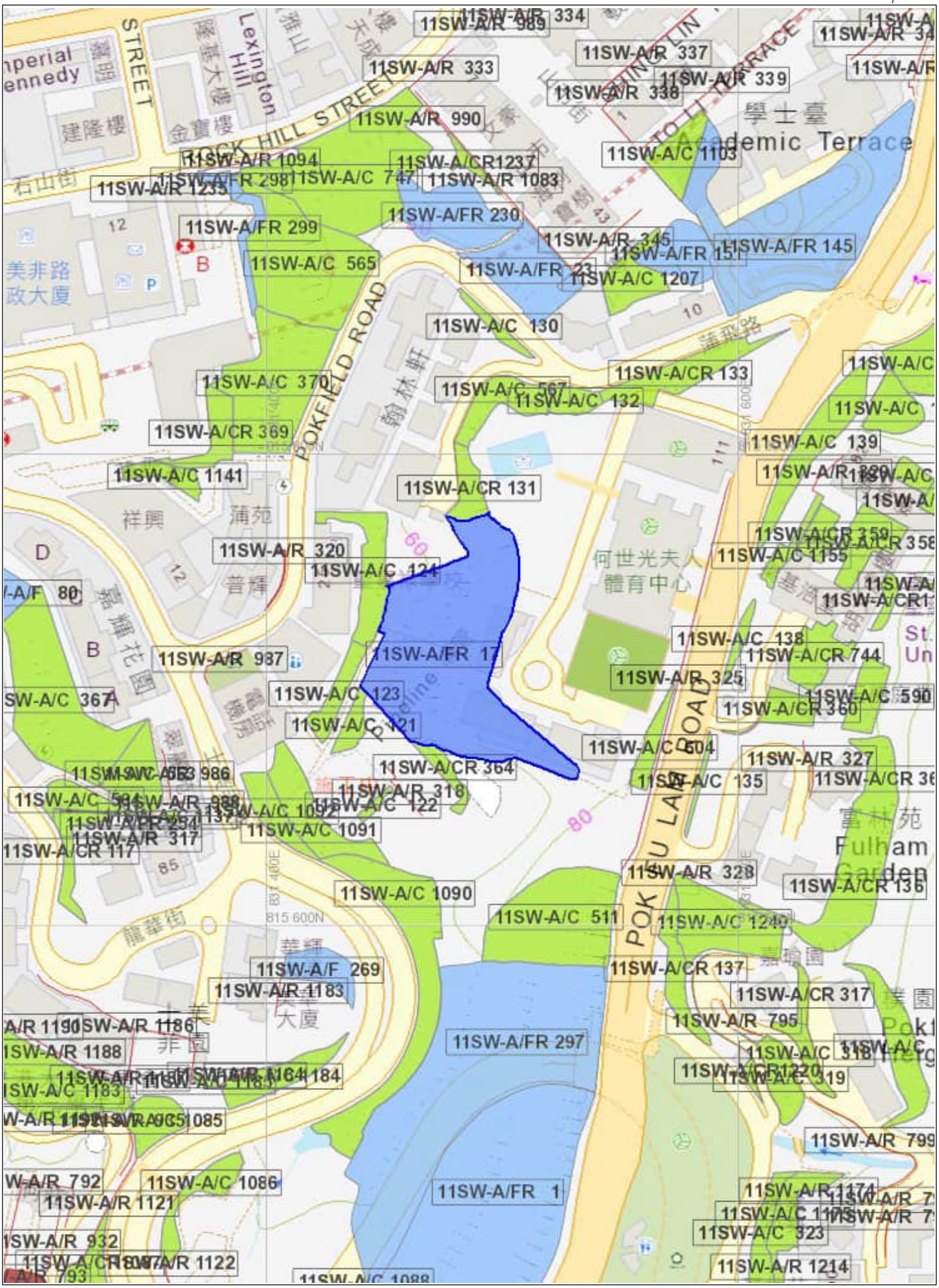
Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO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11SW-A/R 1186
11SW-A/R 795
11SW-A/R 1188
11SW-A/FR 297
11SW-A/C 318
11SW-A/C 319
11SW-A/C 1183
11SW-A/R 1085
11SW-A/R 799
11SW-A/R 792
11SW-A/C 1086
11SW-A/FR 1
11SW-A/R 1121
11SW-A/R 1174
11SW-A/C 323
11SW-A/R 932
11SW-A/R 1122
11SW-A/R 1214
ROCK HILL STREET
POKFIELD ROAD
POK U LAM ROAD
Academic Terrace
Fulham Garden

Slope Feature No.
11SW-A/R 325

Slope Maintenance Responsibility Report (11SW-A/R325)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-A/R325**		**Sub-Division**	Not Applicable
	Location	TO THE E OF IL7704, ON THE W SIDE OF POKFULAM RD		
	Responsible Lot/Party	Highways Department	**Maintenance Agent**	Highways Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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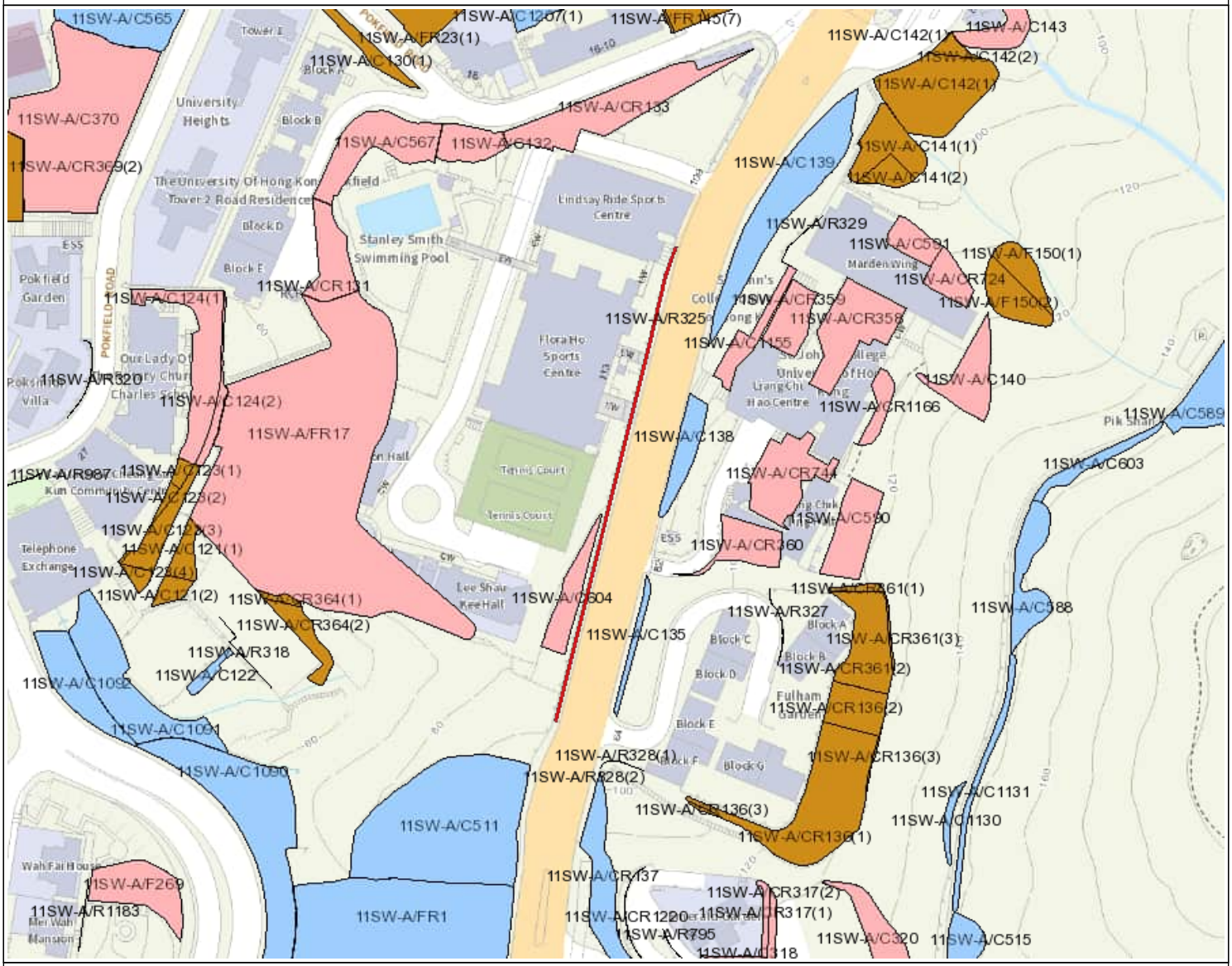
Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 07/09/2020

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BASIC INFORMATION

Location:	Pok Fu Lam Road, Hong Kong
Registration Date:	08-10-1997
Ranking Score (NPRS):	0 (EI)
Date of Construction/ Modification:	Pre-1977
Data Source:	AP
Approximate Coordinates:	Easting : 831579 Northing : 815720

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest:	Road/footpath with heavy traffic density
Distance of Facility from Crest (m):	1
Facility at Toe:	Indoor games/sport hall
Distance of Facility from Toe (m):	8
Consequence-to-life Category:	1
Remarks:	N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 8.3 Length (m): 174 Face Angle (deg): 90

MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: HyD Agent: HyD Land Cat.: 5b(iii) Reason Code: 56 MR Endorsement Date: 02-03-1999

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 29-11-2005
Data Source: AP
Slope Part Drainage: N/A

Wall Part Drainage: (1) Position: Toe Size(mm): 225

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 75 Spacing (m): 1.2

SERVICES

(1) Utilities Type: Cable Size(mm): 0 Location: Crest Remark: Size cannot be determined
(2) Utilities Type: Electricity Size(mm): 0 Location: Crest Remark: Size cannot be determined
(3) Utilities Type: Gas Size(mm): 0 Location: Crest Remark: Size cannot be determined
(4) Utilities Type: Sewer/Drain Size(mm): 300 Location: Crest Remark: N/A
(5) Utilities Type: Telecom Size(mm): 0 Location: Crest Remark: Size cannot be determined
(6) Utilities Type: Water Main Size(mm): 600 Location: Crest Remark: N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.:	11SW7C7
Map Sheet Reference (1:1000):	11SW- 7C
Aerial Photos:	7955 (1963), 7956 (1963)
Nearest Rainguage Station (Station Number):	Block C & D, Kwun Lung Lau Estate, Lung Wah Street(H02)
Data Collected On:	29-11-2005
Date of Construction, Subsequent Modification and Demolition:	Modification: Constructed Before: 1963 After: 1956
Related Reports/Files or Documents:	File/Report: Development Ref. No.: GCI 2/B2/134 File/Report: Development Ref. No.: GCI 2/B2/134 File/Report: GEO Ref. No.: Stage 1 report by design(07/91)Prior-group=8 File/Report: GEO Ref. No.: Stage 1 report by design(07/91)Prior-group=8
Remarks:	N/A
Follow Up Actions:	N/A

DH-Order (To Be Confirmed with Buildings Department): None

Advisory Letter (To Be Confirmed with Buildings Department): None

LPMIS: None

ENHANCED MAINTENANCE INFORMATION

From Maintenance Department: (Last Updated Date: 03/07/2020)
Upgraded by:
Prescriptive Design Using GEO Report No. 56: N/A
Non-prescriptive Design Including Conventional Design: Yes
Improved by:
Type 1 / Type 2 Prescriptive Measures: N/A
Type 3 Prescriptive Measures (not up to upgrading standard): N/A
Actual Completion Date: 18-11-2005

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Indoor games/sport hall

Distance from Toe(m): 8
Type of Crest Facility: Road/footpath with heavy traffic density

Distance from Crest(m): 1
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

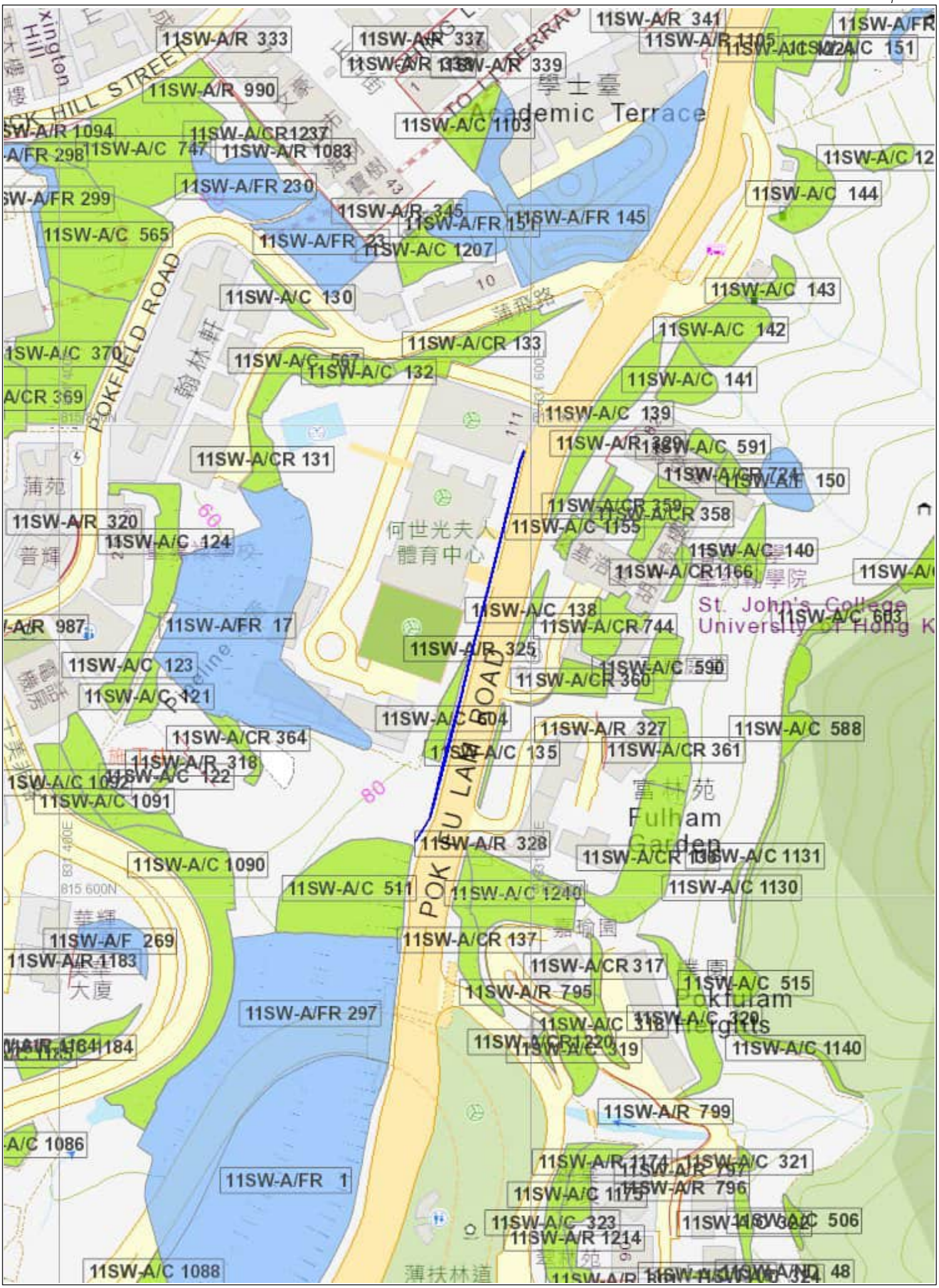
Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO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11SW-A/C 1088
11SW-A/C 324
11SW-A/R 48
POKFIELD ROAD
POK U LAM ROAD
TO TSEUNG KWAN O
Academic Terrace
何世光夫人體育中心
St. John's College
University of Hong K
Fulham Garden
Pokfulam Heights
蒲苑
翰林軒
富林苑
薄扶林道

APPENDIX

B

LATEST ARCHITECTURAL DRAWINGS

APPENDIX

B

PROPOSED ARCHITECTURAL GBP PLAN

GENERAL NOTES TO B.D. :

1. Structural calculation and details of R.C. works to be submitted separately.
2. Plumbing and drainage details to be submitted separately.
3. Site formation details to be submitted separately.
4. All foundations to be carried down to ground or piling.
5. Fire Services Department's requirements to be complied with.
6. Permanent artificial lighting shall be provided to the staircases and exit route with essential power supply complying with the requirements of the Director of Fire Services and permanently maintained in effective working order, all to the satisfaction of the Building Authority.
7. All staircases to have hand-rails on both side.
8. Staircases (except for maintenance personnel use) to have risers not more than 150mm nor less than 75mm high, tread width with 250mm minimum.
   The treads shall not be less than 280mm wide and the risers shall not be more than 180mm high for external steps and stairs.
9. All staircases to have a clear headroom of not less than 2m high.
10. All staircases arrow pointing upstairs as stated.
11. All parapet wall or railing to be not less than 1100mm high from finished floor level.
12. All levels indicated are to concrete surface.
13. All service ducts to be sealed at each floor level.
14. All toilets, refuse rooms to have tiled floors and full height glazed tiled wall.
15. All works to be coloured as follows :

R.C. Concrete		Wood work	
Solid Concrete Block Works		Sanitary Fitments	
Glass Work		Tile Work	
Steel Work		Plaster or Cement Rendering	
New Item For Approval		Approved Item To Be Deleted	
Window At High Level		Metal Louvre	

1500x1500 Manoeuvring Space For Wheel Chair

16. Abbreviations :
    - — · — · — — Boundary Line
    - Proposed Finish Floor Levels in Metres above P.D.
    - Proposed Structural levels in Metres above P.D.
    - π = 3.142
    - Sink
    - Accessible Lift
    - Staircase Number
    - A.T. Accessible Toilet (All Accessible Toilets should be Unisex)
    - F.A. Flue Aperture
    - C.L. Cat Ladder
    - Socket Outlets for Electrical Vehicles
17. Design Manual – Barrier Free Access (2008) and APP-41 to be complied with.
18. All concrete blockwalls are constructed of fire-rated blockwork to the required FRR.
19. All Services pass through the Protected Staircase or Protected Lobby except Emergency Services such as Fire Hydrants, Sprinkler Systems, Emergency Lights and Exit Sign are enclosed by fire barriers having an F.R.R. of not less than that of the wall separating the Protected Exit from the rest of Building.
20. Code of Practice For Fire Safety in Buildings 2011 to be complied with.
21. A closed-circuit television and direct intercom link, both backed up by emergency power for at least 1 hour, should be provided to every temporary refuge space for communication with the management office of the building.
22. The materials including the embedded fibers or insulations in the proposed external metal cladding shall be constructed of non-combustible materials in compliance with Building (Construction) Regulation 39 and relevant clauses of Code of Practice for Fire Safety in Buildings 2011 Part E particularly E16.1.
23. Braille and Tactile Plan shall be provided in car park according to Table 2 and Paragraph 69(2) in Division 14 of DMPA.

FIRE SERVICES INSTALLATION LEGEND :

F	Fireman's Lift	FRD	–/120/120 FRR SELF-CLOSING TIMBER DOOR
FH	Fire Hydrant	FD	–/60/– FRR SELF-CLOSING TIMBER DOOR
FHR	Hose Reel		
EXIT	Exit Sign	FSD	–/120/– FRR SELF-CLOSING TIMBER DOOR
EXIT →	Directional Sign		
FSP	Fire Service Access Point	FSD	–/30/30 FRR SELF-CLOSING GLAZED DOOR
FE1	4.5 kg CO $_2$/Fire Extinguisher		
FE2	9 litre H_2O/CO_2 Fire Extinguisher	FSD	–/60/60 FRR SELF-CLOSING GLAZED DOOR
FH	Street Hydrant		
SB	Sand Bucket	FSD	–/120/120 FRR SELF-CLOSING GLAZED DOOR
FB	Fire Blanket		
AP	ACCESS PANEL	VP	DOOR WITH CLEAR GLASS VISION PANEL
AP	FRR –/–/60 SELF-CLOSING ACCESS PANEL	MP	METAL DOOR WITH CLEAR GLASS VISION PANEL
AP	FRR –/60/60 SELF-CLOSING ACCESS PANEL	P	DOOR OR GATE WITH PANIC SAFETY OPERATED FROM INSIDE
AP	FRR –/120/120 SELF-CLOSING ACCESS PANEL	M	METAL DOOR
FS	60 MINUTES FRR FIRE SHUTTER	T	TIMBER DOOR
FS	120 MINUTE FRR FIRE SHUTTER	MD	–/30/30 FRR SELF-CLOSING METAL DOOR WITH CLEAR GLASS VISION PANEL
FS	240 MINUTE FRR FIRE SHUTTER		
RS	ROLLER SHUTTER W/O FRR	MD	–/60/60 FRR METAL DOOR WITH CLEAR GLASS VISION PANEL
FD	–/30/30 FRR SELF-CLOSING TIMBER DOOR WITH CLEAR GLASS VISION PANEL	MD	–/90/60 FRR SELF-CLOSING METAL DOOR
FSD	–/30/30 FRR SELF-CLOSING TIMBER DOOR	MD	–/120/– FRR SELF-CLOSING METAL DOOR
FD	–/60/60 FRR SELF-CLOSING TIMBER DOOR WITH CLEAR GLASS VISION PANEL	MD	–/120/120 FRR SELF-CLOSING METAL DOOR
FD	–/60/60 FRR SELF-CLOSING TIMBER DOOR	FD	–/120/– FRR LIFT LANDING DOOR
FRD	–/120/120 FRR SELF-CLOSING TIMBER DOOR WITH CLEAR GLASS VISION PANEL		

NOTE: 1. FIRE DOOR MARK (FD) AND ACCESS PANEL DOOR MARK (AP) TO BE PROVIDED WITH SMOKE SEALS IN ACCORDANCE WITH 'CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011'

2. FRR PROVISION WITH REGARD TO INSULATION SHALL COMPLY WITH CLAUSE C8.1 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011

NOTES FOR FIRE SERVICES :

1. SPRINKLER SYSTEM

1.1. SPRINKLER SYSTEM SHALL BE PROVIDED TO PROTECT LG06 TO R/F EXCEPT THE FOLLOWING AREAS:

1.1.1. ELECTRICAL /MECHANICAL (E&M) PLANT ROOMS, TRANSFORMER ROOM, CABLE RISER ROOM;
1.1.2. ELV ROOMS;
1.1.3. ELECTRICAL & MECHANICAL (E&M) DUCTS/SHAFTS/RISERS/CABINETS/TRENCHES, WATER METER CABINETS
1.1.4. RAISED FLOOR AND CEILING VOID LESS THAN 300MM IN HEIGHT.

1.2. THE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LOSS PREVENTION COUNCIL (LPC) RULES FOR SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845:2015 AND TECHNICAL GUIDANCE IN FSD CIRCULAR LETTER 5/2020.

1.3. THE DESIGN HAZARD OF SPRINKLER SYSTEM SHALL BE CLASSIFIED AS FOLLOWS:
1.3.1. OH2 FOR "BS/F TO R/F OF BUILDING PORTION AT GRID C1–C9:CA–CB (HEREINAFTER CALLED SPORTS COMPLEX)";
1.3.2. OH3 FOR B6/F TO R/F EXCEPT SPORTS COMPLEX;
1.3.3. OH4 FOR LECTURE THEATRES AND AUDITORIUM.

1.4. ONE (1) 124,000 LITRES SPRINKLER TANK SHALL BE PROVIDED AS SHOWN ON PLANS FOR LG06 TO R/F EXCEPT SPORTS COMPLEX.

1.5. ONE (1) 70,000 LITRES SPRINKLER TANK SHALL BE PROVIDED AS SHOWN ON PLANS FOR SPORTS COMPLEX.

1.6. SPRINKLER PUMPS (DUTY AND STANDBY) AND SPRINKLER JOCKEY PUMP(S) SHALL BE PROVIDED FOR SPRINKLER SYSTEMS.

1.7. SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE INSTALLED AT THE LOCATION AS SHOWN ON PLANS. ALL SPRINKLER INLETS SHALL BE INTERCONNECTED.

1.8. THE FIRE ALARM SIGNAL FROM FLOW SWITCHES OF THE SPRINKLER SYSTEM SHALL BE INDICATED IN FIRE ALARM PANEL AND A COMMON FIRE ALARM SIGNAL SHALL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATION CENTRE (FSCC) VIA DIRECT TELEPHONE LINE.

1.9. FAST RESPONSE TYPE SPRINKLER HEADS SHALL BE PROVIDED FOR LG06 TO LG01 EXCEPT B5/F TO B1/F OF SPORTS COMPLEX.

2. FIRE HYDRANT / HOSE REEL SYSTEM

2.1. A FIRE HYDRANT / HOSE REEL SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM F.S. INSTALLATIONS AND EQUIPMENT, APRIL 2012 EDITION AND FSD CIRCULAR LETTER NO.2/2013.

2.2. ONE (1) 36,000 LITERS (36 M3) FIRE SERVICE TANK TO BE PROVIDED AS SHOWN ON PLANS FOR B6/F TO R/F EXCEPT SPORTS COMPLEX.

2.3. ONE (1) 36,000 LITERS (36 M3) FIRE SERVICE TANK TO BE PROVIDED AS SHOWN ON PLANS FOR SPORTS COMPLEX.

2.4. FIXED FIRE PUMPS (DUTY AND STANDBY) AND F.S. JOCKEY PUMP(S) SHALL BE PROVIDED FOR THE FIRE HYDRANT / HOSE REEL SYSTEMS.

2.5. UPON ACTIVATION OF ANY MANUAL CALL POINT, THE FIXED FIRE PUMP SHALL OPERATE.

2.6. FIRE HYDRANTS SHALL BE PROVIDED IN ALL APPROACH LOBBIES TO REQUIRED STAIRCASE ENCLOSURES OR REQUIRED STAIRCASE ENCLOSURES. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M HOSE REEL TUBING EXCEPT NON-COVERED AREAS AT G/F.

2.7. FIRE HYDRANTS, HOSE REELS AND F.S. INLETS SHALL BE PROVIDED AT THE LOCATION AS SHOWN ON PLANS. ALL F.S. INLETS SHALL BE INTERCONNECTED.

3. FIRE DETECTION AND MANUAL FIRE ALARM SYSTEM

3.1. FIRE DETECTION AND MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE BS 5839: PART 1 : 2002 + A2 : 2008, FSD CIRCULAR LETTER NO : 1/2009, 3/2010, 2/2012 AND LPC RULES FOR AUTOMATIC FIRE ALARM INSTALLATIONS.

3.2. FIRE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING AREAS:

3.2.1. ELECTRICAL/MECHANICAL (E&M) PLANT ROOMS, TRANSFORMER ROOM, ELV ROOMS, IT ROOMS AND AREAS NOT COVERED BY SPRINKLER SYSTEM;
3.2.2. B6/F TO B1/F EXCEPT B5/F TO B1/F OF SPORTS COMPLEX (SMOKE DETECTOR, WHILE HEAT DETECTOR IN PLANT ROOM).

3.3. NO FIRE DETECTOR SHALL BE INSTALLED IN THE FOLLOWING AREAS:

3.3.1. ELECTRICAL & MECHANICAL (E&M) DUCTS/SHAFTS/RISERS/CABINETS/TRENCHES, WATER METER CABINETS, FIRE CONTROL CENTRE AND WATER METER CABINETS;
3.3.2. CAR PARKING AREAS AND DRIVEWAY
3.3.3. B5/F TO B1/F OF SPORTS COMPLEX.

3.4. ONE MANUAL FIRE ALARM ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHALL BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO WARNING DEVICE INITIATION.

3.5. VISUAL FIRE ALARM IN FORM OF FLASHING RED LIGHTS SHALL BE PROVIDED FOR B6/F TO R/F IN ACCORDANCE WITH FSD CIRCULAR LETTER 2/2012, BS 5839 : PART 1, AND DESIGN MANUAL: BARRIER FREE ACCESS (2008).

3.6. UPON ACTUATION OF ANY FIRE ALARM SIGNALS AT LG06 TO R/F EXCEPT G/F TO R/F OF SPORTS COMMPLEX, ALL ALARM DEVICES AT B6/F TO R/F EXCEPT G/F TO R/F OF SPORTS COMPLEX WILL BE ACTIVATED ONLY.

3.7. UPON ACTUATION OF ANY FIRE ALARM SIGNALS AT G/F TO R/F OF SPORTS COMPLEX, ALL ALARM DEVICES AT G/F TO R/F OF SPORT HALL BUILDING WILL BE ACTIVATED ONLY.

3.8. ONE FIRE ALARM PANEL SHALL BE PROVIDED AS INDICATED ON PLAN FOR LG06 TO R/F EXCEPT B5/F TO R/F OF SPORTS COMPLEX. THE FIRE ALARM PANEL SHALL BE CONNECTED TO THE FIRE SERVICES COMMUNICATION CENTRE (FSCC) BY A DIRECT TELEPHONE LINK FOR TRANSMISSION OF THE COMMON FIRE ALARM SIGNAL FROM MANUAL FIRE ALARM SYSTEM, FIRE DETECTION SYSTEM AND FLOW SWITCH OF SPRINKLER SYSTEM. SINGLE DIRECT TELEPHONE LINK SHALL BE PROVIDED FOR THE ENTIRE DEVELOPMENT.

3.9. ONE FIRE ALARM PANEL SHALL BE PROVIDED AS INDICATED ON PLAN FOR LG05 TO R/F OF SPORT HALL BUILDING.

4. AUDIO/VISUAL ADVISORY SYSTEM

AUDIO/VISUAL ADVISORY SYSTEM WILL BE PROVIDED FOR LG06 TO R/F WHERE AREAS ON ANY ONE FLOOR EXCEED 2000 SQ M AND IS ACCESSIBLE BY THE OCCUPANTS EITHER AS GUEST OR VISITOR.

5. PORTABLE FIRE EXTINGUISHER

THE APPROPRIATE TYPE WITH REQUIRED CAPACITY PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE LOCATIONS AS SHOWN ON PLANS.

6. FIREMAN'S LIFT

ALL LIFT MARKED "A" SHALL BE ASSIGNED AS FIREMAN'S LIFTS.

7. EXIT SIGN AND DIRECTIONAL SIGN

SUFFICIENT EXIT SIGNS AND DIRECTIONAL SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH FSD CIRCULAR LETTER NO: 5/2008 TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASES AS SHOWN ON PLANS.

8. EMERGENCY LIGHTING

8.1. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL IN COMPLIANCE WITH BS 5266:PART 1: 2011 AND BS EN 1838: 2013.

8.2. FOR EMERGENCY LIGHTING WITH BATTERY BACKUP, THE DURATION OF POWER SUPPLY BY THE BATTERY SHALL BE 2 HOURS.

9. EMERGENCY GENERATOR

TWO (2) EMERGENCY GENERATORS OF SUFFICIENT ELECTRICAL CAPACITY SHALL BE PROVIDED AT LG05 FOR LG06 TO R/F TO MEET THE FIRE SERVICES INSTALLATION AND FIREMAN'S LIFTS AS REQUIRED FOR THE BUILDING.

10. AUTOMATIC FIXED SPRAYER UNIT FOR FUEL TANK ROOM

ADEQUATE CAPACITY OF NOVEC1230 FIXED SPRAYER UNIT SHALL BE PROVIDED TO PROTECT THE FUEL TANK ROOMS OF A VOLUME NOT EXCEEDING 42.5 CUBIC METRES. EXPLOSION PROOF HEAT DETECTORS SHALL BE INSTALLED FOR ACTUATION OF ELECTRO-THERMAL LINK OPERATED FIRE DAMPERS.

11. VENTILATION/AIR CONDITIONING CONTROL SYSTEM

VENTILATION/AIR CONDITIONING CONTROL SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH THE LATEST FSD'S CODES OF PRACTICE.

12. SMOKE EXTRACTION SYSTEM

12.1. SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED FOR LG06 INSIDE PLANTROOMS EXCEPT CAR PARKING AREAS.

12.2. SMOKE EXTRACTION SYSTEM SHALL NOT BE PROVIDED LG05 TO LG01 DUE TO THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE FLOOR EXCEED 6.25% OF THE FLOOR AREA OF THOSE ROOMS/UNITS, CALCULATED ON A FLOOR BY FLOOR BASIS.

13. STAIRCASE PRESSURIZATION SYSTEM

STAIRCASE PRESSURIZATION SYSTEM SHALL BE PROVIDED FOR STAIRCASE S–B2, S–B1, S–R1 and S–R2.

14. FIRE SHUTTER

FIRE SHUTTERS SHALL BE PROVIDED AT THE LOCATIONS AS SHOWN ON THE PLAN. SMOKE DETECTORS AND MANUAL CONTROL SWITCHES SHALL BE PROVIDED AT BOTH SIDES AND ADJACENT TO THE FIRE SHUTTERS.

15. LININGS

15.1. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATION SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476 : PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.

15.2. ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 TO 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476 : PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.

16. STREET FIRE HYDRANT SYSTEM

STREET FIRE HYDRANTS SHALL BE PROVIDED AS INDICATED ON PLAN AND EXTENDED FROM THE EXISTING STREET FIRE HYDRANT SYSTEM MENTIONED UNDER GBP SUBMISSION WITH FSD REF.: FP 8/15405<127> DATED 29 DECEMBER 2020 IN ACCORDANCE WITH THE LATEST FSD'S CODES OF PRACTICE.

17. CLEAN AGENT GAS EXTINGUISHING SYSTEM

NOVEC 1230 GASEOUS EXTINGUISHING SYSTEM SHALL BE PROVIDED IN COMPLIANCE WITH NFPA 2001 FOR THE SERVER ROOM, DATA CENTRE/SERVER ROOM AND UPS ROOM.

18. TRANSFORMER ROOM

THE TRANSFORMER ROOM SHALL COMPLY WITH THE STANDARD REQUIREMENT BY FSD. DRY TYPE TRANSFORMER SHALL BE PROVIDED.

19. FIREMAN'S EMERGENCY SWITCH FOR EV CHARGING FACILITIES

FIREMAN'S EMERGENCY SWITCH FOR EV CHARGING FACILITIES SHALL BE PROVIDED IN FIRE CONTROL CENTRE ONLY AS PER FSD CIRCULAR LETTER NO. 4/2020.

SITE INFORMATION :

LOT NO. : = I.L. 7704 RP
SITE AREA : = 24,893.8 m^2
SITE CLASSIFICATION : = CLASS B

BUILDING HEIGHT CALCULATION :

MEAN LEVEL :
POK FU LAM ROAD 85.35 mPD, POKFIELD ROAD 66.65mPD] APPROVED B.D. PLAN DATED 3 AUG 2005 (BD REF NO. 2/2066/99) = 76.00 mPD

HEIGHT OF PROPOSED ACADEMIC BUILDING AND SPORTS COMPLEX: = 101.20 – 76.00 = 25.20m

INFORMATION OF PROPOSED BUILDING:

TYPE OF PROPOSED BUILDING : = NON-DOMESTIC
HEIGHT RESTRICTION : = MAXIMUM HEIGHT OF 4 STOREYS IN G/C ZONE (UNDER OZP)
= MAXIMUM HEIGHT OF 120mPD IN R(B) ZONE (UNDER OZP)
G.F.A. (REFER TO C–02) : 2536.478 m^2
ROOF–COVERED AREA (REFER TO C–02) : = 1149.483 m^2

PLOT RATIO AND SITE COVERAGE CALCULATION OF I.L. 7704 RP: (BELOW PODIUM LEVEL AT 79.20mPD)

SITE AREA : = 24,893.8 m^2
PERMITTED % OF NON–DOMESTIC SITE COVERAGE BELOW 15m = 100%
SITE COVERAGE (NON–DOMESTIC) :
PROPOSED ACADEMIC BUILDING AND SPORTS COMPLEX = 11,705.336 m^2

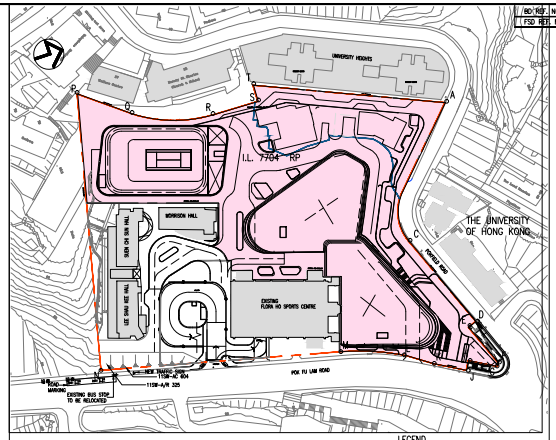
TOTAL = 11,705.336 m^2
PROPOSED NON–DOMESTIC SITE COVERAGE = 47.02% < 100%
PERMITTED % OF DOMESTIC SITE COVERAGE = 75%
SITE COVERAGE (DOMESTIC) :
N/A (NO DOMESTIC USAGE BELOW PODIUM LEVEL)

PLOT RATIO AND SITE COVERAGE CALCULATION OF I.L. 7704 RP: (ABOVE PODIUM LEVEL AT 79.20mPD)

SITE AREA : = 24,893.8 m^2
PERMITTED % OF NON–DOMESTIC SITE COVERAGE = 90%
SITE COVERAGE (NON–DOMESTIC) :

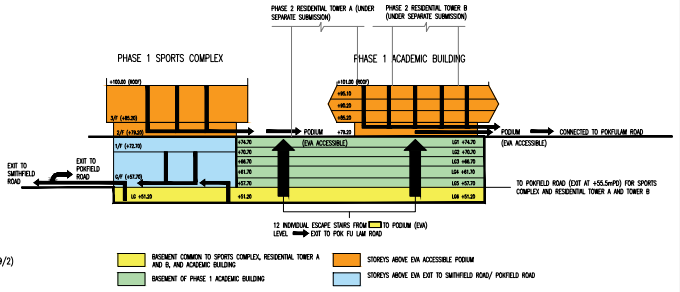
FLORA HO SPORTS CENTRE	= 2045.080	m^2	– APPROVED B.D. PLAN DATED 15 FEB 1984 (BD REF NO. 2/2001/80)
~~LINDSAY RIDE SPORTS CENTRE~~ (TO BE DEMOLISHED)	= ~~1227.658~~	m^2	– APPROVED B.D. PLAN DATED 4 APR 2005 (BD REF NO. 2–3/2173/60)
MORRISON HALL (STUDENT RESIDENCE FOR BUILDING A)	= 535.116	m^2	– APPROVED B.D. PLAN DATED 3 AUG 2005 (BD REF NO. 2/2026/99)
LEE SHAU KEE HALL (STUDENT RESIDENCE FOR BUILDING B)	= 1335.682	m^2	
SUEN CHI SUN HALL (STUDENT RESIDENCE FOR BUILDING C)			
~~STANLEY SMITH SWIMMING POOL~~ (TO BE DEMOLISHED)	= ~~211.510~~	m^2	– APPROVED B.D. PLAN DATED 5 JUL 1971
FOOTBRIDGE, LIFT, LIFT PLATFORM & CANOPY AT EXISTING FLORA HO SPORTS CENTRE	= 96.727	m^2	– APPROVED B.D. PLAN DATED 21 DEC 2004 (BD REF NO. 2–3/2001–80/2)
PROPOSED VEHICULAR DRUM	= 1149.483	m^2	– UNDER B.D. PLAN SUBMITTED ON 16 MAR 2021 (BD REF NO. 2–3/2026/99/2)
PROPOSED ACADEMIC BUILDING AND SPORTS COMPLEX	= 7255.586	m^2	– THIS SUBMISSION
TOTAL	= 12,417.674	m^2	
PROPOSED NON–DOMESTIC SITE COVERAGE	= 49.88%		< 90%
PERMITTED % OF DOMESTIC SITE COVERAGE	= 37.5%		
ACTUAL SITE COVERAGE (DOMESTIC) :			
~~JUNIOR STAFF QUARTERS~~ (TO BE DEMOLISHED)	= ~~1081.637~~	m^2	– APPROVED B.D. PLAN DATED 26 JUL 1983
MORRISON HALL (STUDENT RESIDENCE FOR BUILDING A)	= 382.734	m^2	– APPROVED B.D. PLAN DATED 3 AUG 2005 (BD REF NO. 2/2026/99)
LEE SHAU KEE HALL (STUDENT RESIDENCE FOR BUILDING B)	= 396.437	m^2	
SUEN CHI SUN HALL (STUDENT RESIDENCE FOR BUILDING C)	= 384.909	m^2	
TOTAL	= 1164.080	m^2	
PROPOSED DOMESTIC SITE COVERAGE	= 1164.080/ (SITE AREA X (100% – 49.88%)) X 100%		
	= 1164.080/ (24,893.8 X 50.12%) X 100%		
	= 9.33%		< 37.5%
PERMITTED PLOT RATIO OF NON–DOMESTIC	= 8.1 OR 201,639.780 m^2		
PERMITTED PLOT RATIO OF DOMESTIC	= 9.0		
ACTUAL G.F.A. (NON–DOMESTIC) :			
FLORA HO SPORTS CENTRE	= 4316.646	m^2	– APPROVED B.D. PLAN DATED 15 FEB 1984 (BD REF NO. 2/2001/80)
~~LINDSAY RIDE SPORTS CENTRE~~ (TO BE DEMOLISHED)	= ~~2539.038~~	m^2	– APPROVED B.D. PLAN DATED 4 APR 2005 (BD REF NO. 2–3/2173/60)
MORRISON HALL (STUDENT RESIDENCE FOR BUILDING A)	= 325.510	m^2	– APPROVED B.D. PLAN DATED 3 AUG 2005 (BD REF NO. 2/2026/99)
LEE SHAU KEE HALL (STUDENT RESIDENCE FOR BUILDING B)	= 608.166	m^2	
SUEN CHI SUN HALL (STUDENT RESIDENCE FOR BUILDING C)	= 890.730	m^2	
FOOTBRIDGE, LIFT, LIFT PLATFORM & CANOPY AT EXISTING FLORA HO SPORTS CENTRE	= 14.927	m^2	– APPROVED B.D. PLAN DATED 21 DEC 2004 (BD REF NO. 2–3/2001/80/2)
PROPOSED VEHICULAR DRUM	= 2536.478	m^2	– UNDER B.D. PLAN SUBMITTED ON 16 MAR 2021 (BD REF NO. 2–3/2026/99/2)
PROPOSED ACADEMIC BUILDING AND SPORTS COMPLEX	= 68,688.082	m^2	– THIS SUBMISSION
TOTAL	= 77,380.539	m^2 OR	3.1
PERMITTED G.F.A (DOMESTIC)	= (201,639.780 – 77,380.539) X 9.0 / 8.1		
	= 138,065.823 OR 5.5		
ACTUAL G.F.A. (DOMESTIC) :			
~~JUNIOR STAFF QUARTERS~~ (TO BE DEMOLISHED)	= ~~6398.267~~	m^2	– APPROVED B.D. PLAN DATED 26 JUL 1983
MORRISON HALL (STUDENT RESIDENCE FOR BUILDING A)	= 5156.374	m^2	– APPROVED B.D. PLAN DATED 3 AUG 2005 (BD REF NO. 2/2026/99)
LEE SHAU KEE HALL (STUDENT RESIDENCE FOR BUILDING B)	= 5183.029	m^2	
SUEN CHI SUN HALL (STUDENT RESIDENCE FOR BUILDING C)	= 5120.621	m^2	
LIFT SHAFT EXEMPTION AREA	= 177.501	m^2	
TOTAL	= 15,637.525	m^2 OR	0.628

BD'S / FSD REF. NO. :



LOCATION PLAN
1:1000

LEGEND
SUBJECT SITE
SITE BOUNDARY



SIMPLIFIED MEANS OF ESCAPE (MOE) DIAGRAM FOR REFERENCE ONLY

REV.	DATE	AMENDMENT
–	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
GENERAL NOTES, F.S. NOTES AND BLOCK PLAN

SCALE: N.T.S. @A0
DATE:
JOB NUMBER: 5828
DRAWING NUMBER: C–01

DESIGNED | CHECKED | APPROVED

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SUBMISSION PLAN
DATE : 2021.03.31

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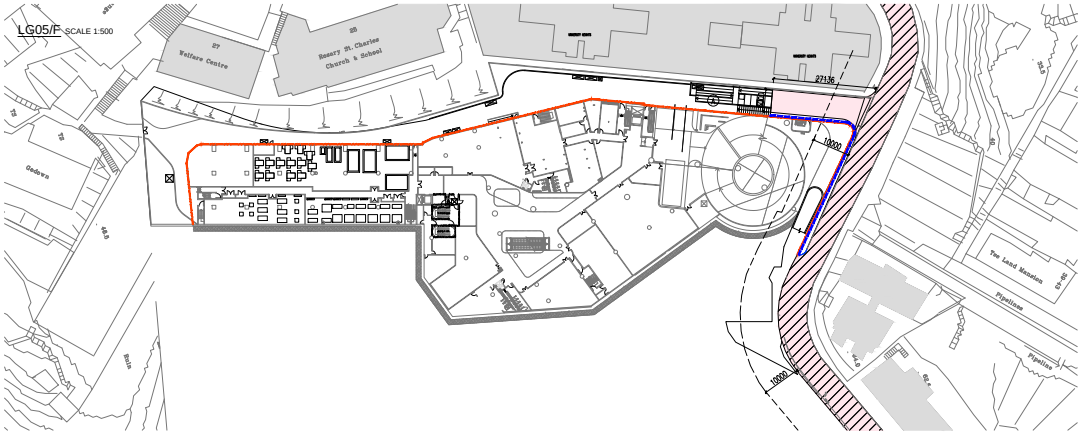
LG05/F SCALE 1:500

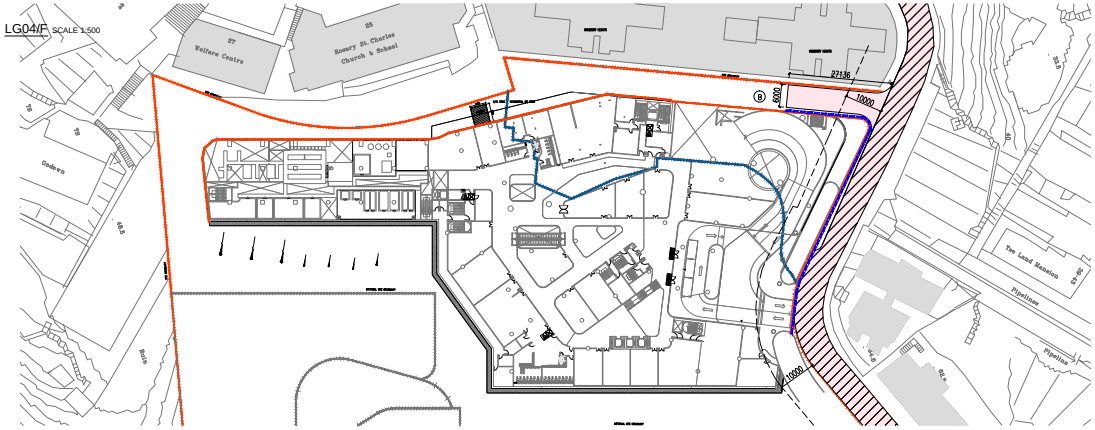


EXISTING EVA
PROPOSED EVA
THE ENTIRE EVA (CLEAR HEADROOM NOT LESS THAN 4.5M) SHOULD BE HARDPAVED AND COULD WITHSTAND LOADING OF MIN. 30 TONNES

LEGEND
BUILDING PERIMETER
BUILDING FACADE SERVED BY EVA

(A)= 235.365
= 59.178m
= 59.178m > 1/4 x 235.365= 58.841m

LG04/F SCALE 1:500

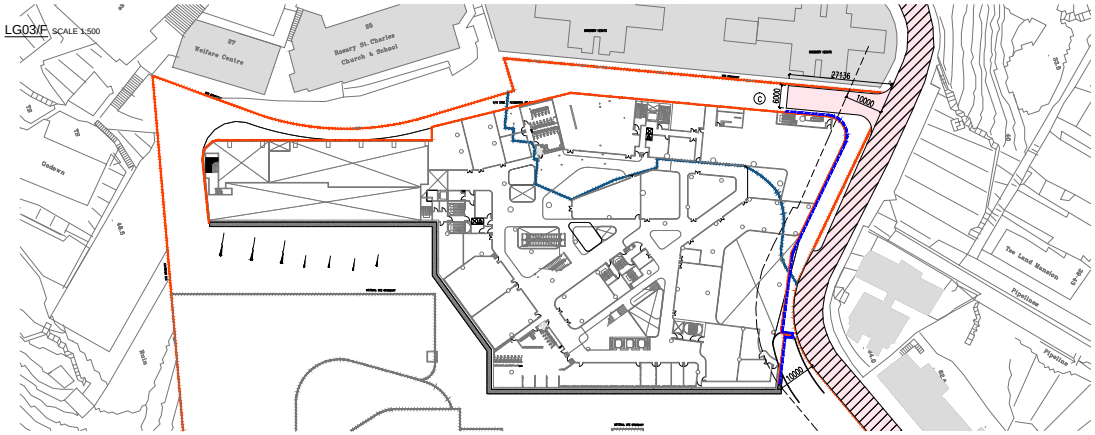


EXISTING EVA
PROPOSED EVA
THE ENTIRE EVA (CLEAR HEADROOM NOT LESS THAN 4.5M) SHOULD BE HARDPAVED AND COULD WITHSTAND LOADING OF MIN. 30 TONNES

LEGEND
BUILDING PERIMETER
BUILDING FACADE SERVED BY EVA

(B)= 259.193
= 82.459m
= 82.459m > 1/4 x 259.193= 64.298m

LG03/F SCALE 1:500



EXISTING EVA
PROPOSED EVA
THE ENTIRE EVA (CLEAR HEADROOM NOT LESS THAN 4.5M) SHOULD BE HARDPAVED AND COULD WITHSTAND LOADING OF MIN. 30 TONNES

LEGEND
BUILDING PERIMETER
BUILDING FACADE SERVED BY EVA

(C)= 271.886
= 92.464m
= 92.464m > 1/4 x 271.886= 67.972m

REV.	DATE	AMENDMENT
–	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
MOE / DISCHARGE VALUE,
EVA PLAN & SCHEDULE OF SANITARY FITMENTS
(SHEET 1/4)

SCALE: N.T.S. @A0
DATE:
JOB NUMBER: 5828
DRAWING NUMBER: C-02.1

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AP (A) 101/93

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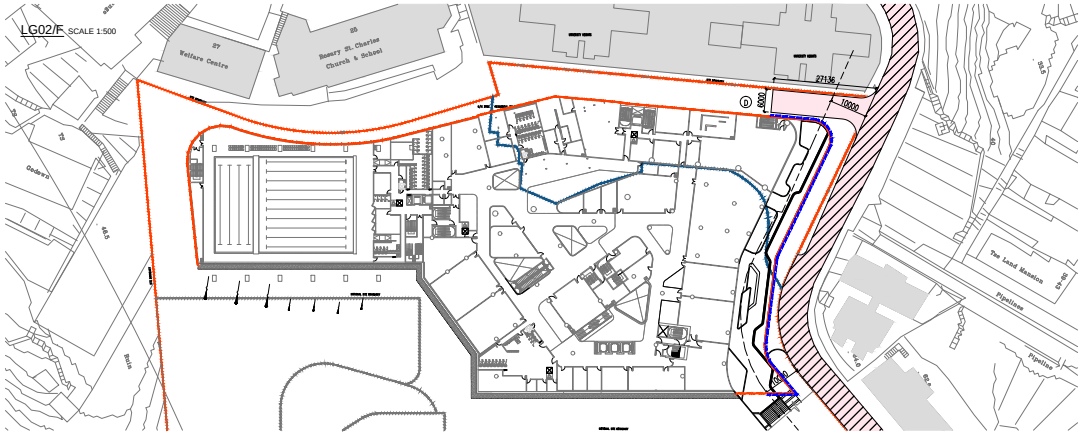
FSD REF. NO. :

LG02/F SCALE 1:500



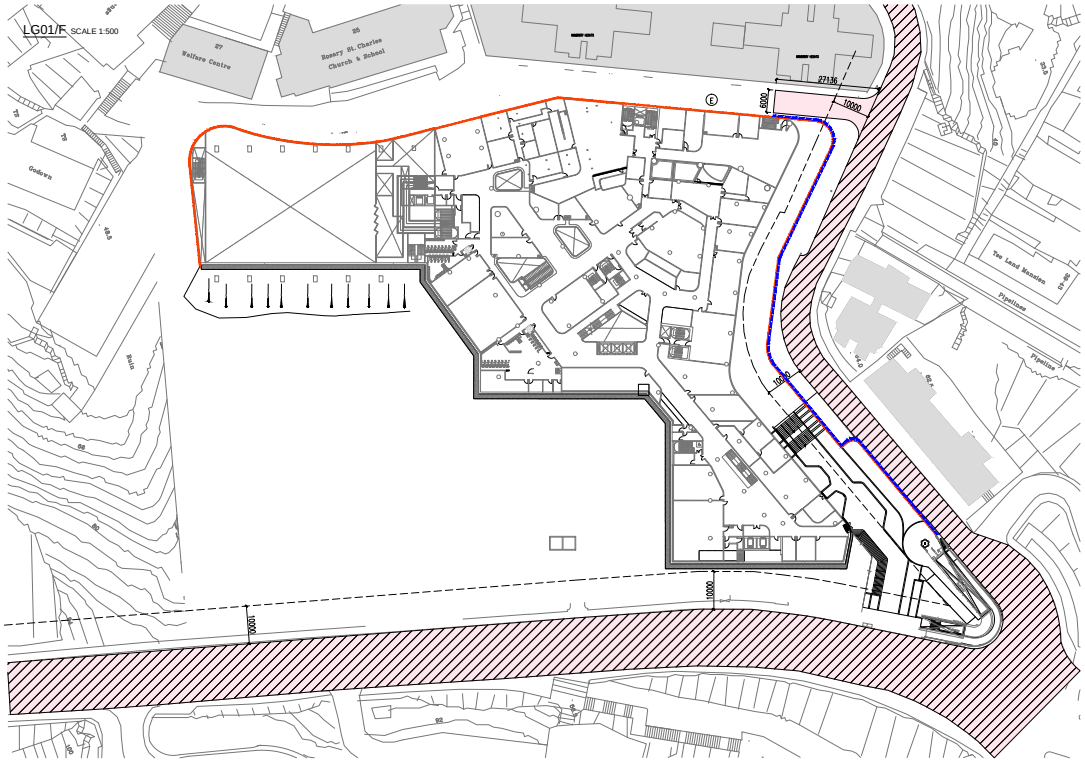
EXISTING EVA
PROPOSED EVA

THE ENTIRE EVA (CLEAR HEADROOM NOT LESS THAN 4.5M) SHOULD BE HARDPAVED AND COULD WITHSTAND LOADING OF MIN. 20 TONNES

LEGEND
BUILDING PERIMETER
BUILDING FACADE SERVED BY EVA

(D)= 297.740
= 99.282m
= 99.282m > 1/4 x 297.740= 74.435m

LG01/F SCALE 1:500



EXISTING EVA
PROPOSED EVA

THE ENTIRE EVA (CLEAR HEADROOM NOT LESS THAN 4.5M) SHOULD BE HARDPAVED AND COULD WITHSTAND LOADING OF MIN. 20 TONNES

LEGEND
BUILDING PERIMETER
BUILDING FACADE SERVED BY EVA

(E)= 338.215
= 148.048m
= 148.048m > 1/4 x 338.215= 84.554m

REV.	DATE	AMENDMENT
–	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING

MOE / DISCHARGE VALUE,
EVA PLAN & SCHEDULE OF SANITARY FITMENTS
(SHEET 2/4)

SCALE	JOB NUMBER
N.T.S. @A0	5828
DATE	DRAWING NUMBER
	C-02.2

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SUBMISSION PLAN
DATE : 2021.03.31

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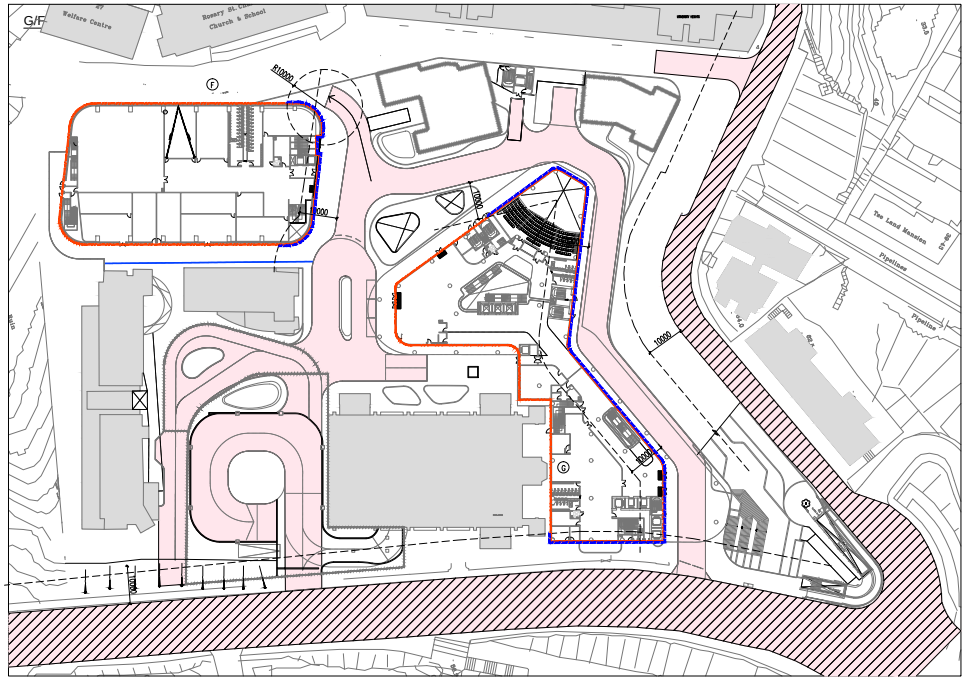
FSD REF. NO. :

G/F


Welfare Centre
Rosary St. Chu. Church & School
The Lane Mansion
Pipeline
R10000
10000
1000
1200
1200
1200

BD REF. NO. :
FSD REF. NO. :

TABLE A- MINIMUM REQUIREMENT OF EXIT ROUTES/DOORS FOR PHASE 1 ACADEMIC BUILDING

Storey	USE	Classification	Capacity	Min. No. of Exit Doors and Routes		Min. Total Width				Min. Width of Each			
						Door		Route		Door		Route	
				Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd
3/F	OFFICE SEMINAR ROOM ADMIN SUPPORT FACULTY BOARD ROOM DEAN & ADMIN OFFICE MEETING ROOM COLLAB BREAKOUT BREAK OUT AREA	4a 4a 4a 4a 4a 4a 4a 4a	179 +9 +5 +250 +48 +2+3+3+3 +2 +11 =515	3	5	4500	6000	4500	6750	1200	5 x 1200	1200	5 x 1350
2/F	OFFICE ADMIN SUPPORT ADMIN OFFICE SEMINAR/COMMON ROOM MEETING ROOM COLLAB BREAKOUT BREAK OUT AREA	4a 4a 4a 4a 4a 4a 5b	235 +4 +18+26 +10 +2+3+3 +2 +10+14 =327	2	6	3000	7200	3000	7200	1050	6 x 1200	1050	6 x 1200
1/F	LECTURE THEATRE SEMINAR ROOM ADMIN OFFICE MEETING ROOM SEMINAR ROOM/COMMON ROOM ADMIN SUPPORT COLLAB BREAKOUT SPACE FLAT CLASSROOM COMMON ROOM OPEN BREAKOUT AREA BREAKOUT AREA	5b 4a 4a 4a 4a 4a 4a 5b 4a 5b 5b	88+90+ +10+8 +29+22+20+18+ +3+3+2 +9+9 +3 +7 +51+64+41+41 +29 +8 +17 =1215	5	5	7500	8100	7500	8100	1350	6 x 1350	1350	6 x 1350
G/F	FOOD COURT CAREER SERVICE HUB AUDITORIUM (UPPER)	4b 5b 5b	350 +38 +88 =476**	DIRECT ESCAPE TO OPEN AIR									
LG1	LECTURE THEATRE FLAT CLASSROOM FLAT MULTIFUNCTION MEETING ROOM ADMIN OFFICE (MBA) ADMIN SUPPORT COMMON ROOM BREAKOUT OFFICE AUDITORIUM FLAT MULTIFUNCTION PRINTING ROOM PRINTING OFFICE STUDY AREA CAFE OPEN STUDY	5b 5b 4a 4a 4a 4a 4a 4a 5b 4a 4a 5b 4b 5b	82+110+105+71 +53+60 +11+14+13+14+16 +3+4 +16 +4 +6 +4+4+3 +99 +9 +5 +6 +16 +46 +20 =794	4	6	6000	8100	6000	8100	1200	6 x 1350	1200	6 x 1350
LG2	COLLAB SKYPE POD LECTURE THEATRE BREAKOUT ROOM BREAKOUT OFFICE MEETING ROOM FLAT CLASSROOM ADMIN OFFICE ADMIN SUPPORT COLLAB SKYPE POD OFFICE OPEN STUDY AREA	4a 5b 4a 4a 4a 5b 4a 4a 4a 4a 5b	12 +88+79+71+71+62+73+58 +62 +13 +3+4 +3+3+5 +46+42 +47 +6 +3 +4+3 +71+12+16+9+15+32 =913	4	5	6000	6750	6000	6750	1200	5 x 1350	1200	5 x 1350
LG3	OFFICE FOR RESEARCH CENTRE/PROJECT FLAT CLASSROOM LECTURE THEATRE MEETING ROOM BREAKOUT ROOM ADMIN SUPPORT OPEN STUDY AREA OPEN BREAKOUT AREA	4a 5b 5b 4a 4a 4a 5b 5b	14+15+19+29+12+13+17 +59 +88+64+70+67 +3+3+2+2 +24+11 +3 +45+21+39+41 +72 =733	3	5	4500	6750	4500	6750	1200	5 x 1350	1200	5 x 1350
LG4	OFFICE FOR RPG STUDENTS ROOM FOR RPG STUDENTS RESEARCH OFFICE OFFICE FOR RESEARCH CENTRE OFFICE OPEN BREAKOUT SPACE OPEN STUDY AREA ADMIN SUPPORT	4a 4a 4a 4a 5b 4a 5b 4a	14+8+10+9+10+9+8+8 +12+9+10 +12+14+14 +33+17 +18 +2 +64+35 +5 =321	2	5	3000	6750	3000	6750	1050	5 x 1350	1050	5 x 1350
LG5	WINDOW ON THE WORLD ROOM COMPUTER LAB FULL SERVICE RESTAURANT PRODUCTION STUDIO OPEN STUDY AREA DATA CENTRE/ SERVER ROOM	4a 4a 4b 4a 4a 8	20 +18+16 +321 +5 +7 +14 =401	2	3	3000	4050	3000	4050	1050	3 x 1350	1050	3 x 1350
LG6	CARPARK (COMMON TO SPORTS COMPLEX AND RESIDENTIAL TOWERS)	7	103	2	5	1750	6200	2100	6750	850	5 x 1350	1050	1 x 1250 1 x 1100 1 x 1250 1 x 1100 1 x 1500
TOTAL CAPACITY :			5798										

** DIRECT ESCAPE TO OPEN AIR

NOTE : BREAKDOWN OF CAPACITY REFER TO LA-01 TO LA-011.

MINIMUM REQUIREMENT OF EXIT ROUTES/DOORS (PHASE 1 SPORTS COMPLEX)

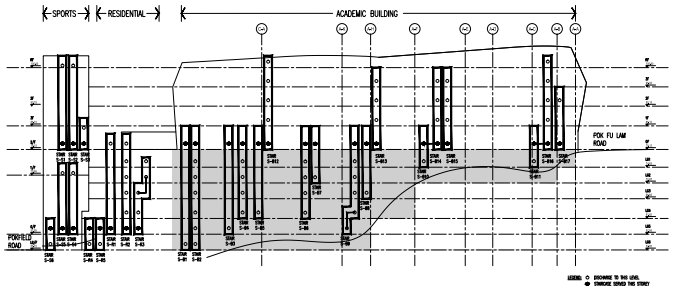
Storey	USE	Classification	Capacity	Min. No. of Exit Doors and Routes		Min. Total Width				Min. Width of Each			
						Door		Route		Door		Route	
				Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd
R/F	TENNIS COURT/RUNNING TRACK	5d	5+127 = 132	3	3	4500	4500	4500	4650	1200	3 x 1500	1200	3 x 1550
3/F	MULTIPURPOSE HALL	5d	643	3	3	4500	4500	4500	4650	1200	3 x 1500	1200	3 x 1550
2/F	FITNESS GYM DANCE/MP ROOM COMBAT/MP ROOM STAFF COMMON STAFF OFFICE	5d 5d 5d 4a 4a	175 +39 +39 +13+5 +4 =275	DIRECT ESCAPE TO OPEN AIR									
1/F	SWIMMING POOL POOL OFFICE	5b 5b	305 +3 =308	2	2	3000	3100	3000	3100	1050	2 x 1550	1050	2 x 1550
G/F	PLANT ROOMS	8	7+7+7+16=37	DIRECT ESCAPE TO OPEN AIR									
LG	CARPARK (REFER TO LG6 OF TABLE A)		–										
TOTAL CAPACITY :			1395										

MINIMUM REQUIREMENT OF EXIT ROUTES/DOORS (PHASE 2 RESIDENTIAL FACILITIES)

Storey	USE	Classification	Capacity	Min. No. of Exit Doors and Routes		Min. Total Width				Min. Width of Each			
						Door		Route		Door		Route	
				Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd	Req'd	Pro'd
LG1	RESIDENTIAL F&B FITNESS GYM	4b 5b	280 +112 =392	2	3	3000	3300	3000	4050	1050	3 x 1100	1050	3 x 1350
LG2	MULTIFUNCTION ROOM	4a	28	1	3	–	3100	–	3580	750	3 x 1100	1050	3 x 1350
LG3	COMMON ROOM COMMON ROOM	4a 4a	54+30 =84	2	3	1750	2700	2100	3700	850	3 x 1100	1050	3 x 1350
LG4	COMMON ROOM	4a	24	1	3	–	2500	–	6230	750	3 x 1100	1050	3 x 1350
LG5	KITCHEN	6a	36	DIRECT ESCAPE TO OPEN AIR									
LG6	CARPARK (REFER TO LG6 OF TABLE A)		–										
TOTAL CAPACITY :			564										

DISCHARGE VALUE CALCULATION:

	STAIR NO.	WIDTH OF STAIR PROVIDED	NO. OF STOREY SERVED	TOTAL DISCHARGE VALUE OF STAIR
PHASE 1 ACADEMIC BUILDING				
(i)	S-B1	1350	1	540
(ii)	S-B2	1350	6	765
(iii)	S-B3	1350	1	540
(iv)	S-B4	1350	1	540
(v)	S-B5	1350	4	675
(vi)	S-B6	1350	1	540
(vii)	S-B7	1350	4	675
(viii)	S-B8	1350	1	540
(ix)	S-B9	1350	5	720
(x)	S-B10	1350	1	540
(xi)	S-B11	1350	1	540
(xii)	S-B12	1350	1	540
(xiii)	S-B13	1350	3	630
(xiv)	S-B14	1350	3	630
(xv)	S-B15	1350	3	630
(xvi)	S-B16	1350	3	630
(xvii)	S-B17	1350	3	630
(xviii)	S-B18	1350	1	540
			TOTAL	10845 > 5322
PHASE 2 RESIDENTIAL FACILITIES				
(i)	S-R1	1350	5	720
(ii)	S-R2	1350	5	720
(iii)	S-R3	1350	4	675
(iv)	S-R4	1350	1	540
(v)	S-R5	1100	1	540
			TOTAL	3195 > 528
PHASE 1 SPORTS COMPLEX				
(i)	S-S1	1550	1	600
(ii)	S-S2	1550	1	600
(iii)	S-S3	1550	1	600
(iv)	S-S4	1550	1	600
(v)	S-S5	1550	1	600
(vi)	S-S6	1500	1	600
			TOTAL	3600 >1083



REV.	DATE	AMENDMENT
–	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
MOE / DISCHARGE VALUE,
EVA PLAN & SCHEDULE OF SANITARY FITMENTS
(SHEET 4/4)

SCALE: N.T.S. @A0
DATE:
JOB NUMBER: 5828
DRAWING NUMBER: C-02.4

DESIGNED | CHECKED | APPROVED

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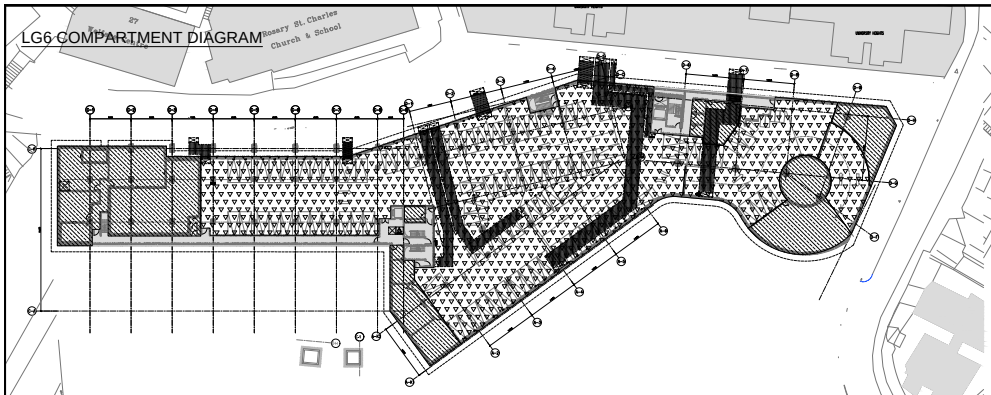
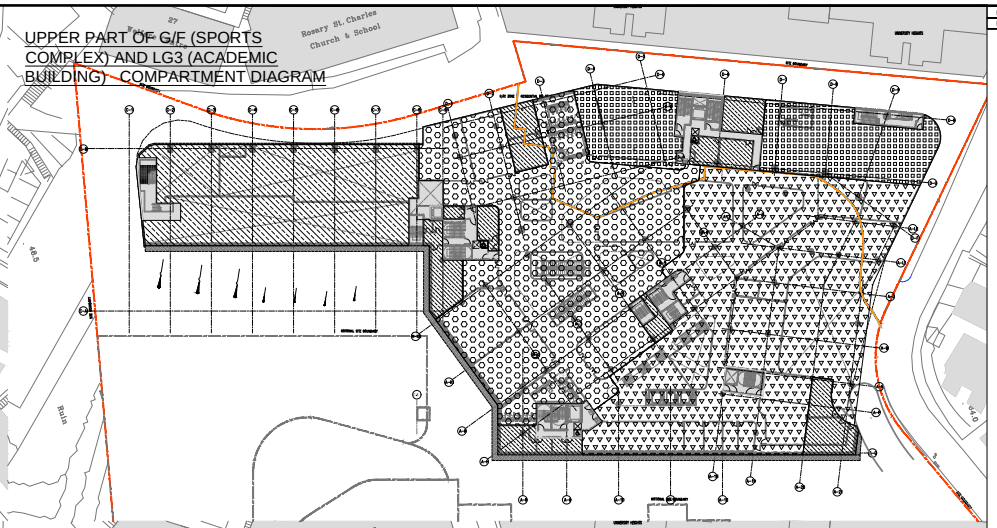
SUBMISSION PLAN
DATE : 2021.03.31

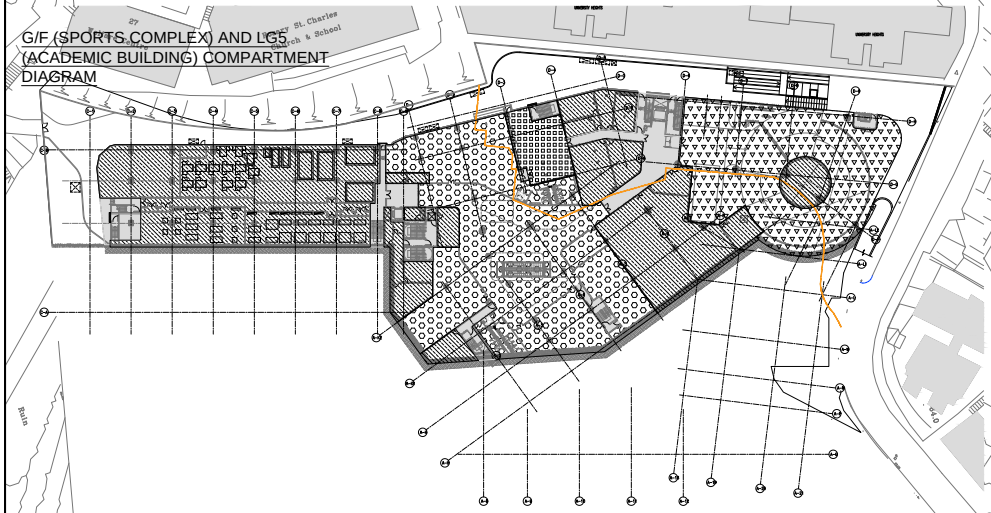
LG6 COMPARTMENT DIAGRAM



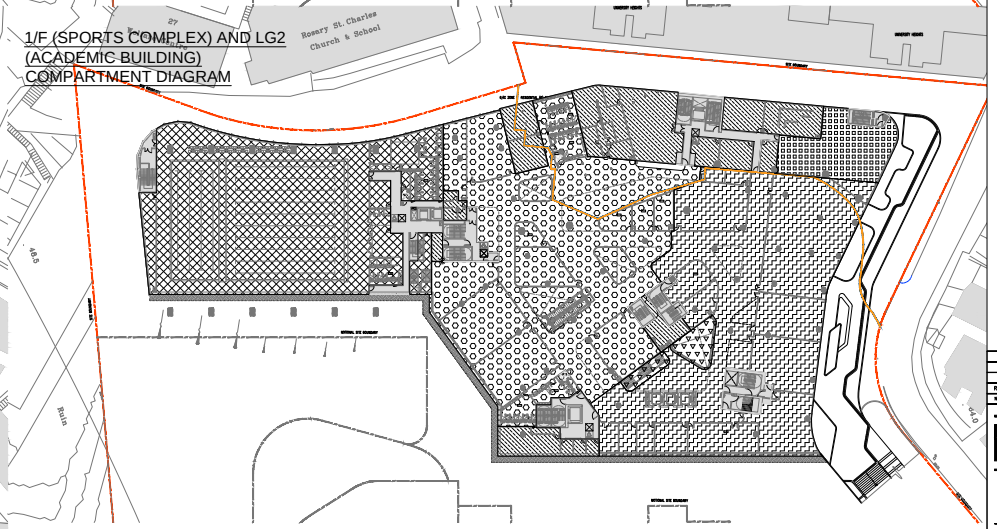
UPPER PART OF G/F (SPORTS COMPLEX) AND LG3 (ACADEMIC BUILDING) COMPARTMENT DIAGRAM



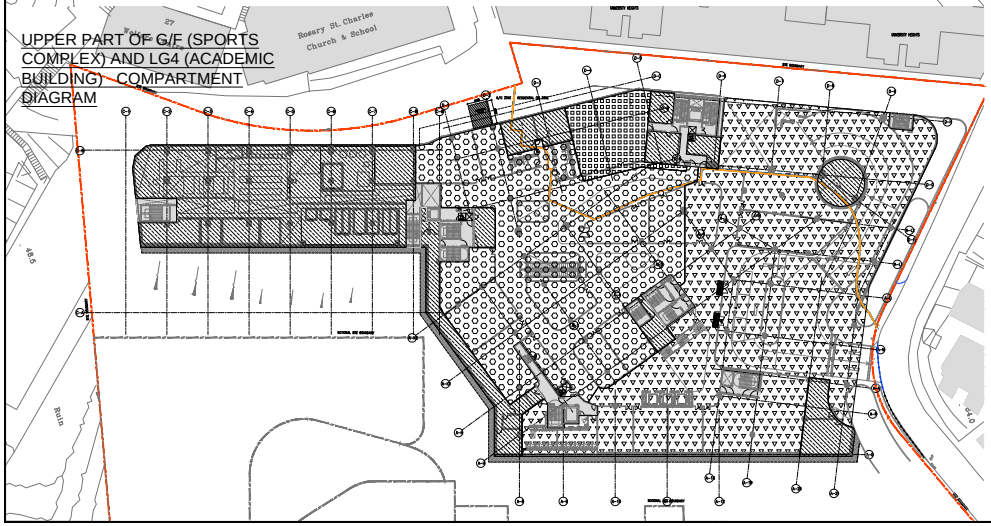
G/F (SPORTS COMPLEX) AND LG5 (ACADEMIC BUILDING) COMPARTMENT DIAGRAM



1/F (SPORTS COMPLEX) AND LG2 (ACADEMIC BUILDING) COMPARTMENT DIAGRAM



UPPER PART OF G/F (SPORTS COMPLEX) AND LG4 (ACADEMIC BUILDING) COMPARTMENT DIAGRAM



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REV.	DATE	REMARK
–	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
FIRE COMPARTMENT DIAGRAM
(SHEET 1/3)

SCALE	JOB NUMBER
N.T.S. @A0	5828
DATE	DRAWING NUMBER
	C-03.1

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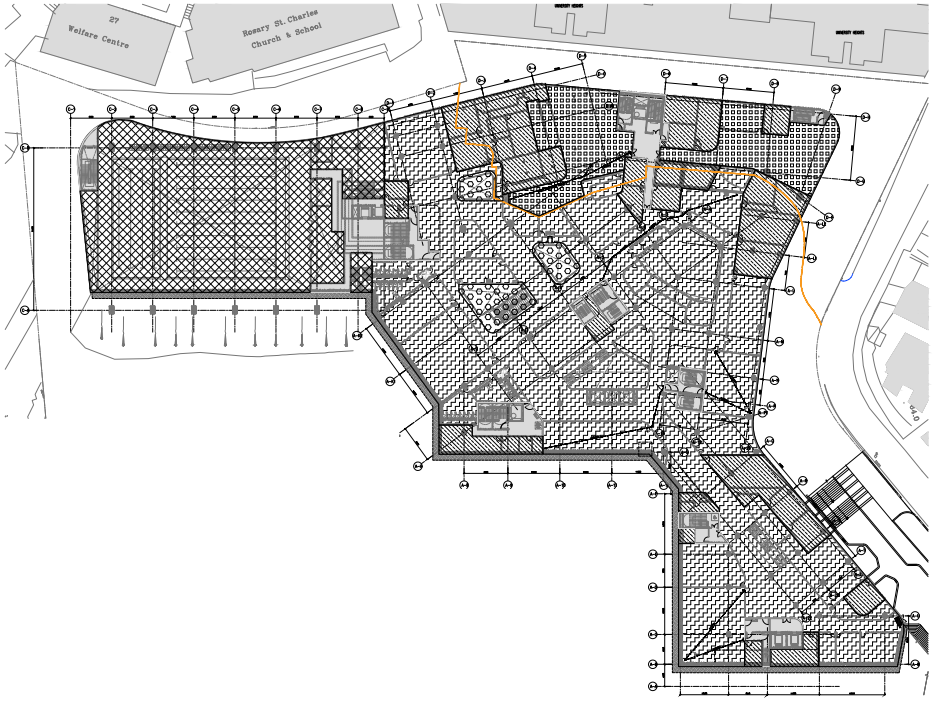
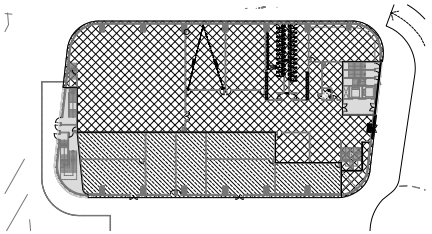
DATE : 2021.03.31

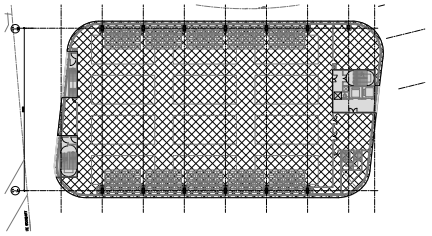
UPPER PART OF 1/F (SPORTS COMPLEX) AND LG1(ACADEMIC BUILDING) COMPARTMENT DIAGRAM



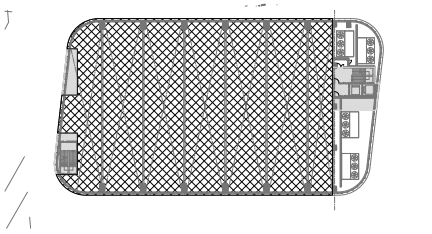
2/F SPORTS COMPLEX COMPARTMENT DIAGRAM



3/F SPORTS COMPLEX COMPARTMENT DIAGRAM



UPPER PART OF 3/F SPORTS COMPLEX COMPARTMENT DIAGRAM



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REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
FIRE COMPARTMENT DIAGRAM
(SHEET 2/3)

SCALE	JOB NUMBER
N.T.S. @A0	5828
DATE	DRAWING NUMBER
	C-03.2

DESIGNED	CHECKED	APPROVED

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SUBMISSION PLAN
DATE : 2021.03.31

BD REF. NO. :
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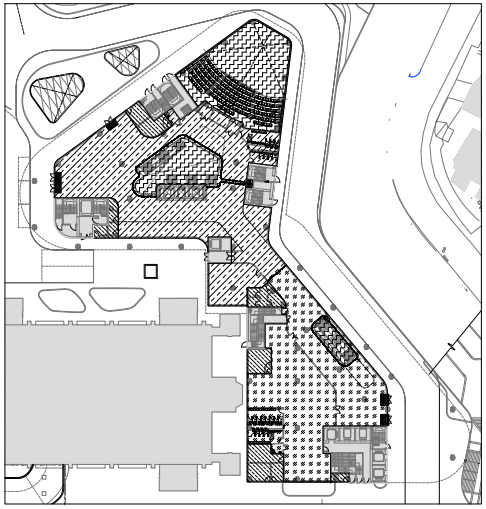
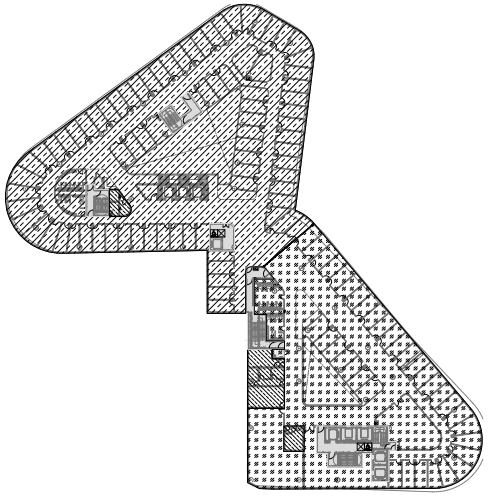
G/F COMPARTMENT DIAGRAM



2/F COMPARTMENT DIAGRAM



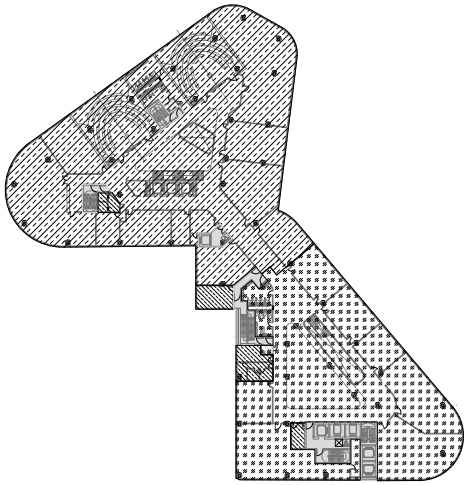
SCHEDULE FOR FIRE COMPARTMENTATION AREA CALCULATION & FIRE RESISTING CONSTRUCTION

PHASE 1 ACADEMIC BUILDING

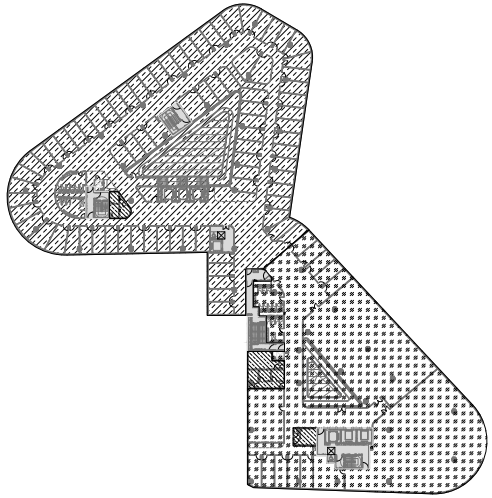
COMPARTMENT NO.	USED CLASSIFICATION	FRP PHOTO	USE	FLOOR LEVEL	FLOOR AREA (m²)	FLOOR HEIGHT (m)	COMPARTMENT AREA (m²)
AREA A			VOID OF LG2	LG2	96.092	4.0	
	4a/5b		OFFICE FOR RESEARCH CENTRE/PROJECT MEETING ROOM(S) BREAKOUT ROOM LECTURE THEATRE (M)	LG3	3648.078	4.0	
	4a/5b	240	OFFICE FOR RESEARCH CENTRE ROOM FOR RPG STUDENTS	LG4	3267.670	5.0	TOTAL = 10397.025 < 10,000m²
	6c		LOADING/ UNLOADING BAY, VAN	LG5	1082.424	4.0	
	6c		DM PARK	LG6	3332.762	6.25	
AREA B			VOID OF B1/F	LG1	215.713	4.5	
	4a/5b		LECTURE THEATRE COLLAB SKYPE POD BREAKOUT OFFICE OFFICE OPEN STUDY AREA FLAT CLASSROOM	LG2	2384.389	4.0	
	4a/5b		OFFICE FOR RESEARCH CENTRE FLAT CLASSROOM OPEN BREAKOUT AREA OPEN STUDY AREA LECTURE THEATRE	LG3	2386.326	4.0	TOTAL = 9868.992 < 10,000m²
	4a/5b	240	OFFICE FOR RPG STUDENTS OPEN STUDY AREA OPEN BREAKOUT SPACE ADMIN SUPPORT RESEARCH OFFICE	LG4	2187.180	5.0	
	4a/5b		FULL SERVICE RESTAURANT KITCHEN OPEN STUDY AREA PRODUCTION STUDIO COMPUTER LAB WINDOW ON THE WORLD ROOM	LG5	1655.237	4.0	
AREA C			VOID OF G/F	G/F	562.307	6.0	
	4a/4b/5b		LECTURE THEATRE FLAT MULTIFUNCTION FLAT CLASSROOM ADMIN OFFICE ADMIN SUPPORT MEETING ROOM VOLUNTEER/PRINTING OFFICE OPEN STUDY AREA COMMON ROOM FOR PHD BREAK OUT OFFICE AUDITORIUM CAFE OPEN STUDY	LG1	4692.050	4.5	TOTAL = 7573.451 < 10,000m²
	4b/5b	240	LECTURE THEATRE MULTIFUNCTION ROOM FLAT CLASSROOM ADMIN OFFICE BREAKOUT AREA OPEN STUDY AREA ADMIN OFFICE COLLAB SKYPE POD	LG2	2119.104	4.0	

COMPARTMENT NO.	USED CLASSIFICATION	FRP PHOTO	USE	FLOOR LEVEL	FLOOR AREA (m²)	FLOOR HEIGHT (m)	COMPARTMENT AREA (m²)
AREA D	4a		MEETING ROOM COLLAB BREAKOUT (SKYPE) OFFICE	3/F	2451.644	4.9	
	4a	120	VOID OF 2/F COLLAB BREAKOUT MEETING ROOM FLAT ROOM	2/F	2461.306	4.9	
			ADMIN OFFICE SEMINAR ROOM MEETING ROOM FLAT CLASSROOM COLLAB SKYPE LECTURE THEATRE OPEN BREAKOUT AREA SEMINAR ROOM VOID OF 1/F	1/F	2353.827	5.0	TOTAL = 9106.403 < 10,000m²
			CAREER SERVICE HUB FLAT CLASSROOM COMMON ROOM BUSINESS SCHOOL LOBBY	G/F	963.706	6	
AREA E	4a/5b	240	VOID OF 2/F MEETING ROOM SEMI A ADMIN OFFICE FACULTY BOARD ROOM ADMIN SUPPORT SEMINAR ROOM	3/F	1745.852	4.9	
	4a/5b		SEMINAR/COMMON ROOM ADMIN OFFICE BREAK OUT AREA	2/F	1648.488	4.9	TOTAL = 5260.066 < 10,000m²
	4a/5b		FLAT CLASSROOM COLLAB BREAKOUT ADMIN OFFICE	1/F	1481.343	5.0	
	4b		FOOD COURT	G/F	714.411	6.0	

1/F COMPARTMENT DIAGRAM



3/F COMPARTMENT DIAGRAM



SCHEDULE FOR FIRE COMPARTMENTATION AREA CALCULATION & FIRE RESISTING CONSTRUCTION

PHASE 1 SPORTS COMPLEX

COMPARTMENT NO.	USED CLASSIFICATION	FRP PHOTO	USE	FLOOR LEVEL	FLOOR AREA (m²)	FLOOR HEIGHT (m)	COMPARTMENT AREA (m²)
AREA F	4a/5d	120	SWIMMING POOL POOL OFFICE	1/F	1908.377	6.5	
			VOID OF 1/F	1/F	1908.377	6.0	
	4a/5d		FITNESS GYM DANCE/ MP ROOM STAFF COMMON SPORTS OFFICE	2/F	1605.065	5.0	TOTAL = 3513.442 < 10,000m²
	5d		MULTIPURPOSE HALL	3/F	2164.033	5.0	
			VOID OF 3/F	3/F	2667.339	4.9	

SCHEDULE FOR FIRE COMPARTMENTATION AREA CALCULATION & FIRE RESISTING CONSTRUCTION

PHASE 2 RESIDENTIAL FACILITIES

COMPARTMENT NO.	USED CLASSIFICATION	FRP PHOTO	USE	FLOOR LEVEL	FLOOR AREA (m²)	FLOOR HEIGHT (m)	COMPARTMENT AREA (m²)
AREA G	6c		KITCHEN	LG5	160.339	4.0	
	4a		COMMON ROOM	LG4	267.429	5.0	
	4a	120	COMMON ROOM	LG3	835.311	4.0	TOTAL = 2267.806 < 10,000m²
	4a		COMMON ROOM	LG2	271.058	4.0	
	4a/5d		FITNESS GYM MULTIPURPOSE ROOM	LG1	733.671	4.5	

NOTE:

1. LEGEND
   - PROTECTED STAIRCASE / LOBBY
   - PLANT ROOM
2. All special hazards will be separated from the rest of building by fire barriers having an FRR of not less than –/120/120. If the special hazard area is connected directly to a protected exit, the fire barriers should have an FRR of not less than –/240/240.
3. Stability / Integrity / Insulation Criteria of varies elements of construction refer to table C2 of COP for Fire Safety in Building 2011.
4. All elements of construction of basement should have an FRR of net less than 240/240/240.
5. Fire barriers forming fire compartment walls within basements should have an FRR of not less than –/120/120.
6. Fire barriers forming the fire compartment between the ground storey and a basement should have FRR of not less than –/240/240. This includes all protected exits serving the basement.

FIRE RESISTING CONSTRUCTION

– Fire Resistance Rating – 60 & 120 minutes F.R.R. as set out in compartmentation schedule.
(details demacration please refer to compartmentation table)

To achieve for the required Fire Rating the elements of construction will be constructed as follows :

(1) Concrete Works

Element of Construction	Min. Thickness Provided			Min. Cover to R.C. Provided			Min. Overall Size of Beam of Column		
	60mins.	120mins.	240mins.	60mins.	120mins.	240mins.	60mins.	120mins.	240mins.
Conc. Block Wall	100	225**	225						
R.C. Wall	#75	#100	#180	15	25	25			
R.C. Floor Δ	100	125	170	20	25	45*			
R.C. Beam				30	40	60*	200	200	280
R.C. Column									
1) Fully Exposed				25	35	35	200	300	450
2) 50% Exposed				25	25	35	160	200	350
3) One Face Exposed				25	25	25	120	160	240
R.C. Stair	95	125	170	20	35	55*			

* Reinforcement consisting of expanded metal lath or a wire fabric not lighter than 0.5kg/m² with 2mm diameter wire at not more than 100mm centres or a continuous arrangement of links at not more than 200mm centres should be incorporated in the concrete cover at a distance not exceeding 20mm from the face.

** Where finished with 13mm gypsum plaster on each side, the thickness may be reduced to 100mm.

(2) Steel Columns and Beams
Fire resisting construction for Steel Column and Beams and Structural Steel Deck shall be complied with table E5 of Part E of C.O.P. Fire Safety in Buildings 2011.

(#) Containing not less than 1% of vertical reinforcement.

REV.	DATE	AMENDMENT
–	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING

FIRE COMPARTMENT DIAGRAM
(SHEET 3/3)

SCALE	JOB NUMBER
N.T.S. @A0	5828
DATE	DRAWING NUMBER
	C-03.3

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SUBMISSION PLAN
DATE : 2021.03.31

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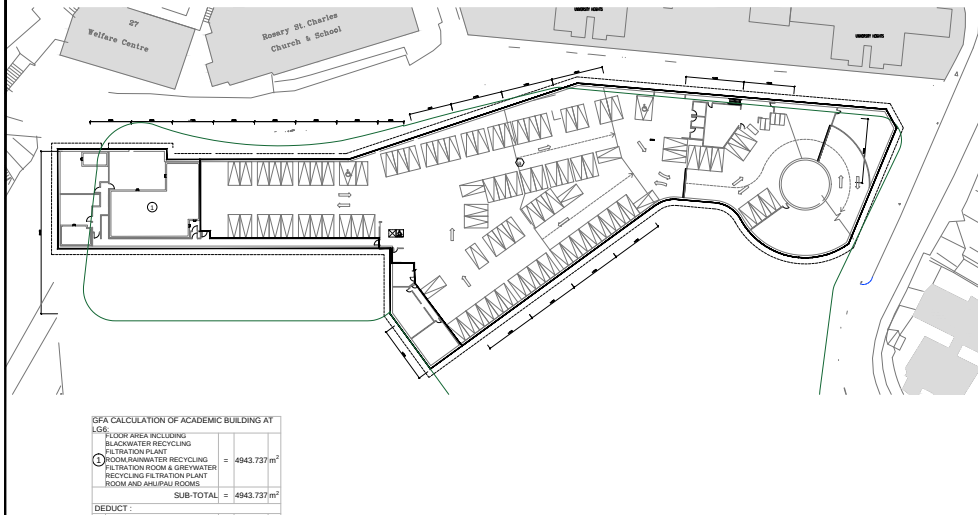
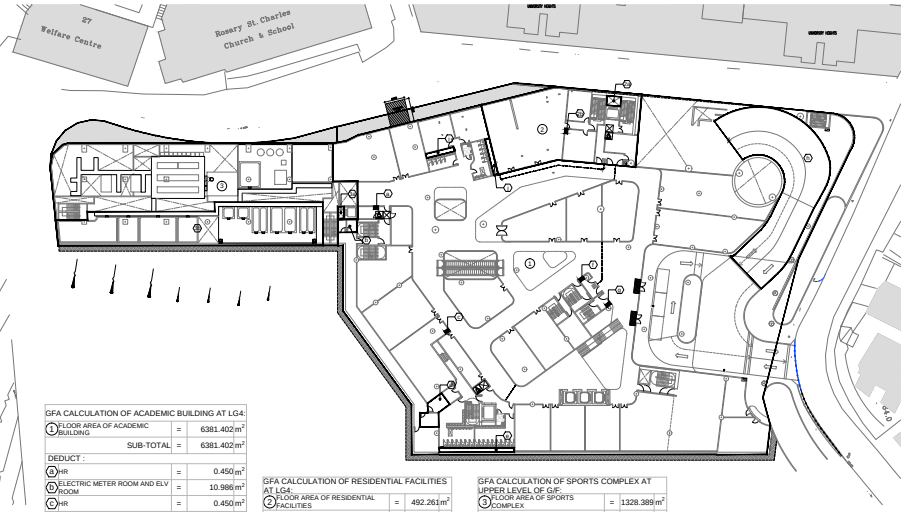
LG6 SCALE 1:400



GFA CALCULATION OF ACADEMIC BUILDING AT LG6:

1	FLOOR AREA INCLUDING BLACKWATER RECYCLING FILTRATION PLANT ROOM,RAINWATER RECYCLING FILTRATION ROOM & GREYWATER RECYCLING FILTRATION PLANT ROOM AND AHU/PAU ROOMS	=	4943.737 m²
	SUB-TOTAL	=	4943.737 m²
	DEDUCT :		
A	UNDERGROUND CAR PARK AND ANCILLARY AREAS	=	4068.902 m²
	SUB-TOTAL	=	4068.902 m²
	TOTAL GFA AT B6/F	=	874.834 m²

LG4 SCALE 1:400



GFA CALCULATION OF ACADEMIC BUILDING AT LG4:

1	FLOOR AREA OF ACADEMIC BUILDING	=	6381.402 m²
	SUB-TOTAL	=	6381.402 m²
	DEDUCT :		
A	HR	=	0.450 m²
B	ELECTRIC METER ROOM AND ELV ROOM	=	10.986 m²
C	HR	=	0.450 m²
D	ELECTRIC METER ROOM AND ELV ROOM	=	23.450 m²
E	PD	=	14.273 m²
F	HR	=	0.500 m²
G	HR	=	0.500 m²
H	UNDERGROUND CAR PARK ANCILLARY AREAS AND LOADING/UNLOADING AREA	=	431.944 m²
I	PD	=	5.404 m²
J	PD	=	7.017 m²
	SUB-TOTAL	=	494.974 m²
	TOTAL GFA OF ACADEMIC BUILDING AT B4/F	=	5886.428 m²

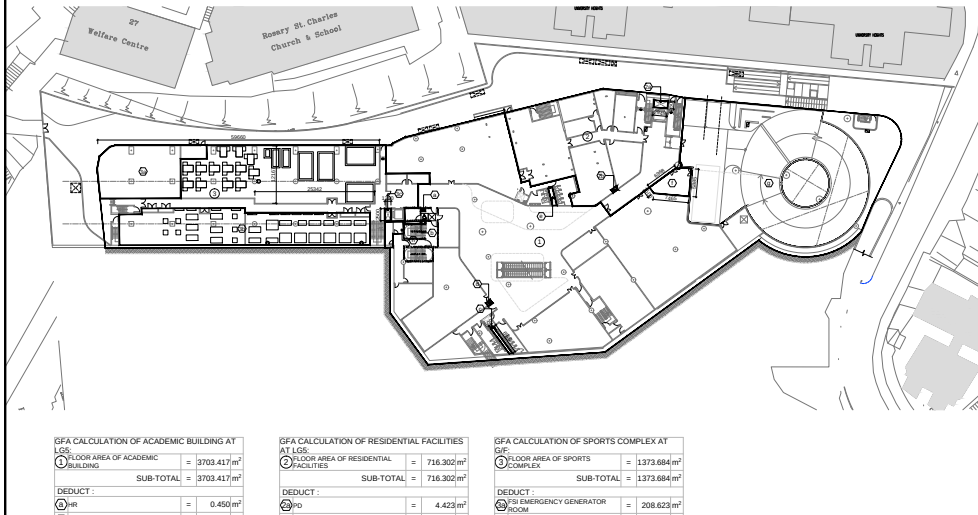
GFA CALCULATION OF RESIDENTIAL FACILITIES AT LG4:

2	FLOOR AREA OF RESIDENTIAL FACILITIES	=	492.261 m²
	SUB-TOTAL	=	492.261 m²
	DEDUCT :		
2/A	PD	=	5.899 m²
2/B	HR	=	0.450 m²
	SUB-TOTAL	=	6.349 m²
	TOTAL GFA OF RESIDENTIAL FACILITIES AT B4/F	=	485.913 m²

GFA CALCULATION OF SPORTS COMPLEX AT UPPER LEVEL OF G/F:

3	FLOOR AREA OF SPORTS COMPLEX	=	1328.389 m²
	SUB-TOTAL	=	1328.389 m²
	DEDUCT :		
3/A	PD	=	3.125 m²
3/B	FS AND SPRINKLER PUMP ROOM, POTABLE, FLUSHING, F&B, CLEANSING IRRIGATION WATER PUMP ROOM	=	437.934 m²
	SUB-TOTAL	=	441.059 m²
	TOTAL GFA OF SPROTS COMPLEX AT B4/F	=	887.329 m²

LG5 SCALE 1:400



GFA CALCULATION OF ACADEMIC BUILDING AT LG5:

1	FLOOR AREA OF ACADEMIC BUILDING	=	3703.417 m²
	SUB-TOTAL	=	3703.417 m²
	DEDUCT :		
A	HR	=	0.450 m²
B	PD	=	2.421 m²
C	PD	=	4.032 m²
D	HR	=	1.020 m²
E	PD	=	3.460 m²
F	REFUSE STORAGE AND MATERIAL RECOVERY CHAMBERS	=	36.105 m²
G	UNDERGROUND CAR PARK ANCILLARY AREAS AND LOADING/UNLOADING AREA	=	885.070 m²
N	ELECTRIC METER ROOM AND ELV ROOM	=	15.065 m²
	SUB-TOTAL	=	947.622 m²
	TOTAL GFA OF ACADEMIC BUILDING AT B5/F	=	2755.794 m²

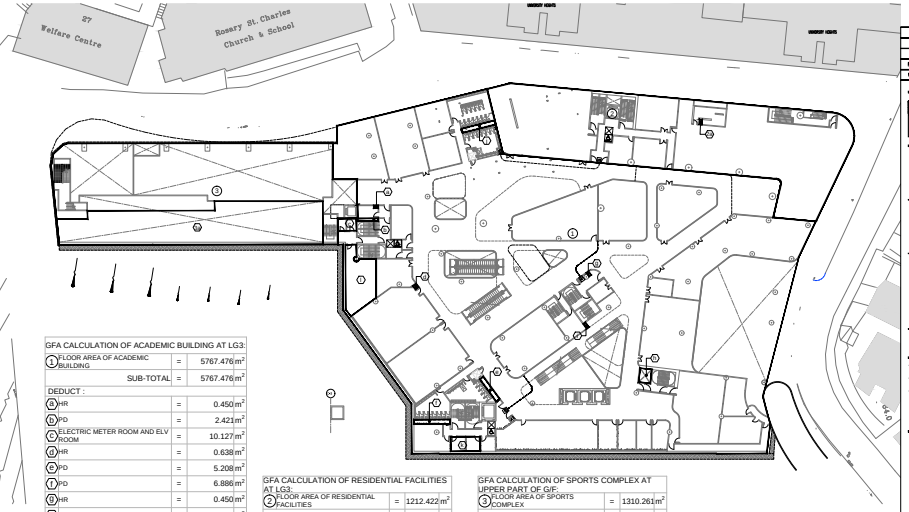
GFA CALCULATION OF RESIDENTIAL FACILITIES AT LG5:

2	FLOOR AREA OF RESIDENTIAL FACILITIES	=	716.302 m²
	SUB-TOTAL	=	716.302 m²
	DEDUCT :		
2/A	PD	=	4.423 m²
2/B	HR	=	1.051 m²
	SUB-TOTAL	=	5.475 m²
	TOTAL GFA OF RESIDENTIAL FACILITIES AT B5/F	=	710.827 m²

GFA CALCULATION OF SPORTS COMPLEX AT G/F:

3	FLOOR AREA OF SPORTS COMPLEX	=	1373.684 m²
	SUB-TOTAL	=	1373.684 m²
	DEDUCT :		
3/A	FSI EMERGENCY GENERATOR ROOM	=	208.623 m²
3/B	FS AND SPRINKLER PUMP ROOM, POTABLE, FLUSHING, F&B, CLEANSING, IRRIGATION WATER PUMP ROOM	=	383.437 m²
3/D	PD	=	3.125 m²
	SUB-TOTAL	=	595.185 m²
	TOTAL GFA OF SPROTS COMPLEX AT B5/F	=	778.499 m²

LG3 SCALE 1:400



GFA CALCULATION OF ACADEMIC BUILDING AT LG3:

1	FLOOR AREA OF ACADEMIC BUILDING	=	5767.476 m²
	SUB-TOTAL	=	5767.476 m²
	DEDUCT :		
A	HR	=	0.450 m²
B	PD	=	2.421 m²
C	ELECTRIC METER ROOM AND ELV ROOM	=	10.127 m²
D	HR	=	0.638 m²
E	PD	=	5.208 m²
F	PD	=	6.886 m²
G	HR	=	0.450 m²
H	PD	=	7.227 m²
I	HR	=	0.585 m²
J	PD	=	6.375 m²
K	ELECTRIC METER ROOM AND ELV ROOM	=	19.021 m²
L	SWITCH ROOM	=	73.461 m²
	SUB-TOTAL	=	132.849 m²
	TOTAL GFA OF ACADEMIC BUILDING AT B3/F	=	5634.627 m²

GFA CALCULATION OF RESIDENTIAL FACILITIES AT LG3:

2	FLOOR AREA OF RESIDENTIAL FACILITIES	=	1212.422 m²
	SUB-TOTAL	=	1212.422 m²
	DEDUCT :		
2/A	HR	=	0.512 m²
	SUB-TOTAL	=	0.512 m²
	TOTAL GFA OF RESIDENTIAL FACILITIES AT B3/F	=	1211.910 m²

GFA CALCULATION OF SPORTS COMPLEX AT UPPER PART OF G/F:

3	FLOOR AREA OF SPORTS COMPLEX	=	1310.261 m²
	SUB-TOTAL	=	1310.261 m²
	DEDUCT :		
3/B	FS AND SPRINKLER PUMP ROOM, POTABLE, FLUSHING, F&B, CLEANSING IRRIGATION WATER PUMP ROOM	=	437.934 m²
	SUB-TOTAL	=	437.934 m²
	TOTAL GFA OF SPROTS COMPLEX AT B3/F	=	872.327 m²

REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
G.F.A CALCULATION, COVERED AREA, RSMRC & TRE ROOM PROVISION (SHEET 1/4)

SCALE 1:400 @A0
DATE
JOB NUMBER 5828
DRAWING NUMBER C-04.1

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SUBMISSION PLAN
DATE : 2021.03.31

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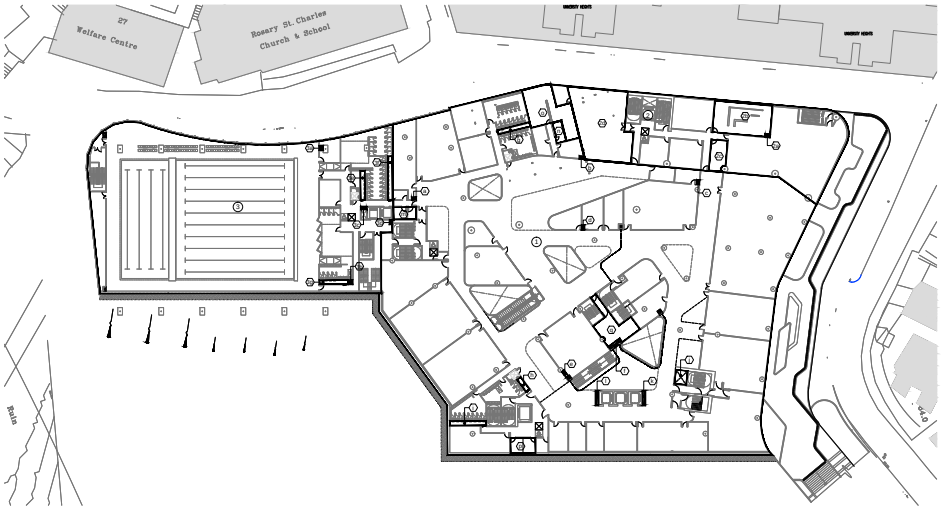
LG2 SCALE 1:400

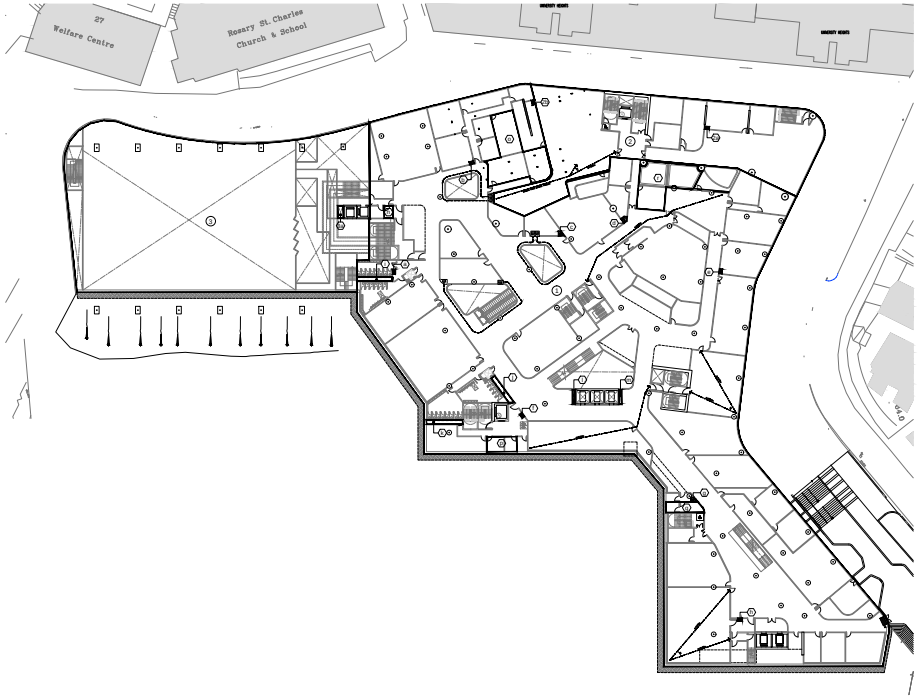


GFA CALCULATION OF ACADEMIC BUILDING AT LG2:		
(1) FLOOR AREA OF ACADEMIC BUILDING	=	5350.967 m²
SUB-TOTAL	=	5350.967 m²
DEDUCT :		
(A) HR	=	0.450 m²
(B) HR	=	0.493 m²
(C) HR	=	0.450 m²
(D) HR	=	0.450 m²
(E) HR	=	0.724 m²
(F) HR	=	0.450 m²
(G) PD	=	6.190 m²
(H) PD	=	2.790 m²
(I) PD	=	6.886 m²
(J) PD	=	7.227 m²
(K) PD	=	1.425 m²
(L) PD	=	1.425 m²
(M) ELECTRIC METER ROOM AND ELV ROOM	=	12.252 m²
(N) CHECK METER CABINET	=	8.197 m²
(O) POTABLE/FLUSHING PUMP &TANK	=	72.029 m²
(P) ELECTRIC METER ROOM AND ELV ROOM	=	16.561 m²
SUB-TOTAL	=	137.998 m²
TOTAL GFA OF ACADEMIC BUILDING AT LG2	=	5212.969 m²

GFA CALCULATION OF RESIDENTIAL FACILITIES AT LG2:		
(2) FLOOR AREA OF RESIDENTIAL FACILITIES	=	901.211 m²
SUB-TOTAL	=	901.211 m²
DEDUCT :		
(2A) HR	=	0.450 m²
(2B) POTABLE/FLUSHING TANK & PUMP	=	80.588 m²
(2C) CLEANING TANK & PUMP	=	21.478 m²
(2D) GENSET ROOM	=	166.782 m²
SUB-TOTAL	=	269.298 m²
TOTAL GFA OF RESIDENTIAL FACILITIES AT B2/F.	=	631.913 m²

GFA CALCULATION OF SPORTS COMPLEX AT 1/F:		
(3) FLOOR AREA OF SPORTS COMPLEX	=	2088.279 m²
SUB-TOTAL	=	2088.279 m²
DEDUCT :		
(3A) HR	=	0.691 m²
(3B) HR	=	0.721 m²
(3C) HR	=	0.591 m²
(3D) HR	=	0.449 m²
(3E) PD	=	5.500 m²
(3F) PD	=	8.267 m²
(3G) PD	=	4.794 m²
SUB-TOTAL	=	21.012 m²
TOTAL GFA OF SPROTS COMPLEX AT1/F.	=	2067.267 m²

LG1 SCALE 1:400



GFA CALCULATION OF ACADEMIC BUILDING AT LG1:		
(1) FLOOR AREA OF ACADEMIC BUILDING	=	6885.763 m²
SUB-TOTAL	=	6885.763 m²
DEDUCT :		
(A) HR	=	0.451 m²
(B) HR	=	0.450 m²
(C) HR	=	0.744 m²
(D) HR	=	0.996 m²
(E) HR	=	0.450 m²
(F) HR	=	0.450 m²
(G) HR	=	0.806 m²
(H) HR	=	0.450 m²
(J) PD	=	6.616 m²
(J) PD	=	5.968 m²
(K) PD	=	6.885 m²
(L) PD	=	1.425 m²
(M) PD	=	1.425 m²
(N) ELECTRIC METER ROOM	=	4.603 m²
(O) FS/SPR. WATER TANK & PUMP ROOM	=	120.771 m²
(P) ELECTRIC METER ROOM AND ELV ROOM	=	19.940 m²
(Q) ELECTRIC METER ROOM AND ELV ROOM	=	16.453 m²
(R) FS/SPR. WATER TANK & PUMP ROOM	=	91.143 m²
SUB-TOTAL	=	280.024 m²
TOTAL GFA OF ACADEMIC BUILDING AT LG1	=	6605.739 m²

GFA CALCULATION OF RESIDENTIAL FACILITIES AT LG1:		
(2) FLOOR AREA OF RESIDENTIAL FACILITIES	=	991.189 m²
SUB-TOTAL	=	991.189 m²
DEDUCT :		
(2A) HR	=	0.450 m²
(2B) HR	=	0.450 m²
SUB-TOTAL	=	0.900 m²
TOTAL GFA OF RESIDENTIAL FACILITIES AT LG1	=	990.289 m²

GFA CALCULATION OF SPORTS COMPLEX AT UPPER PART OF 1/F:		
(3) FLOOR AREA OF SPORTS COMPLEX	=	2067.267 m²
TOTAL GFA OF SPORTS COMPLEX AT UPPER PART OF 1/F	=	2067.267 m²

REV.	DATE	AMENDMENT
–	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
G.F.A CALCULATION, COVERED AREA, RSMRC & TRE ROOM PROVISION
(SHEET 2/4)

SCALE: N.T.S. @A0
DATE:
JOB NUMBER: 5828
DRAWING NUMBER: C-04.2

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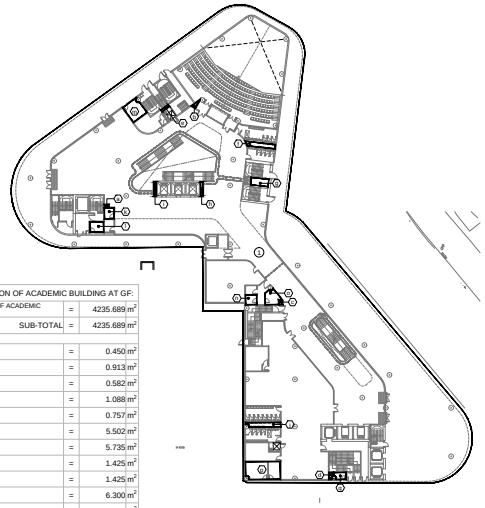
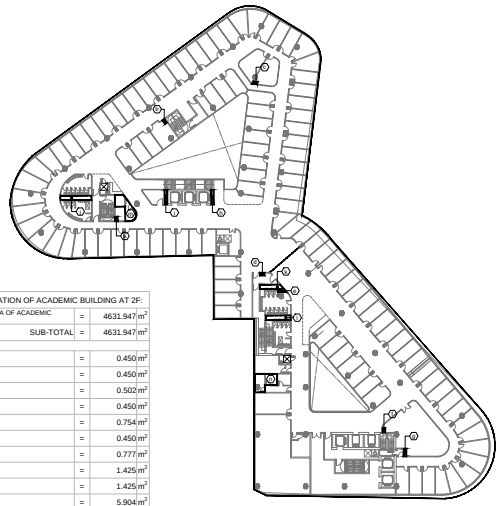
G/F SCALE 1:400



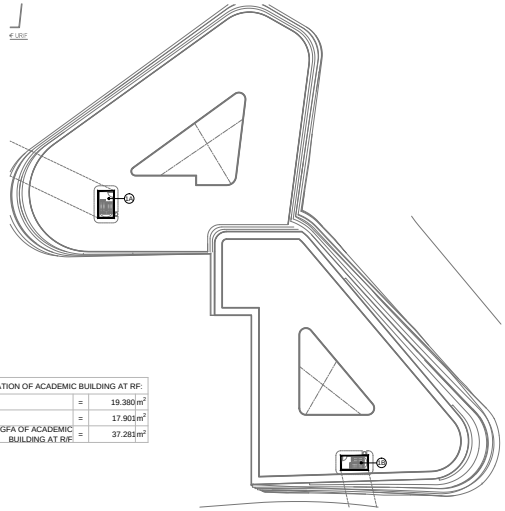
GFA CALCULATION OF ACADEMIC BUILDING AT GF:		
① FLOOR AREA OF ACADEMIC BUILDING	=	4235.689 m²
SUB-TOTAL	=	4235.689 m²
DEDUCT :		
ⓐ HR	=	0.450 m²
ⓑ HR	=	0.913 m²
ⓒ HR	=	0.582 m²
ⓓ HR	=	1.088 m²
ⓔ PD	=	0.757 m²
ⓕ PD	=	5.502 m²
ⓖ PD	=	5.735 m²
ⓗ PD	=	1.425 m²
ⓘ PD	=	1.425 m²
ⓙ PD	=	6.300 m²
ⓚ ELV	=	4.600 m²
Ⓛ ELECTRIC METER ROOM	=	6.134 m²
Ⓜ FIRE CONTROL CENTRE	=	13.253 m²
Ⓝ ELV	=	4.714 m²
Ⓞ ELECTRIC METER ROOM	=	8.331 m²
Ⓟ ELECTRIC METER ROOM, PAU	=	27.102 m²
Ⓠ ELV	=	3.432 m²
SUB-TOTAL	=	91.742 m²
TOTAL GFA OF ACADEMIC BUILDING AT G/F	=	4143.947 m²

2/F SCALE 1:400



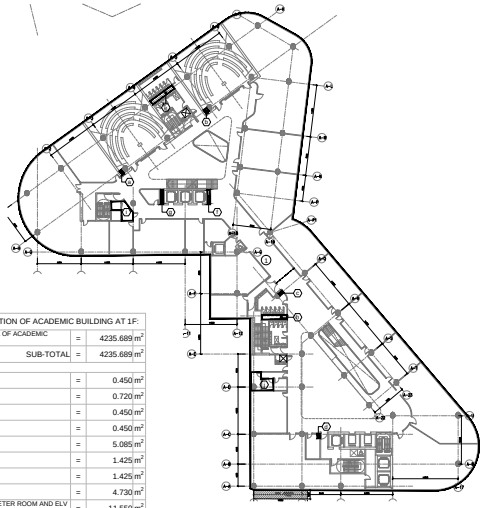
GFA CALCULATION OF ACADEMIC BUILDING AT 2F:		
① FLOOR AREA OF ACADEMIC BUILDING	=	4631.947 m²
SUB-TOTAL	=	4631.947 m²
DEDUCT :		
ⓐ HR	=	0.450 m²
ⓑ HR	=	0.450 m²
ⓒ HR	=	0.502 m²
ⓓ HR	=	0.450 m²
ⓔ HR	=	0.754 m²
ⓕ HR	=	0.450 m²
ⓖ HR	=	0.777 m²
ⓗ PD	=	1.425 m²
ⓘ PD	=	1.425 m²
ⓙ PD	=	5.904 m²
ⓚ PD	=	4.169 m²
Ⓛ PD	=	4.725 m²
Ⓜ ELECTRIC METER ROOM AND ELV ROOM	=	12.501 m²
Ⓝ ELECTRIC METER ROOM AND ELV ROOM	=	13.957 m²
SUB-TOTAL	=	47.940 m²
TOTAL GFA OF ACADEMIC BUILDING AT 2/F	=	4584.007 m²

R/F SCALE 1:400



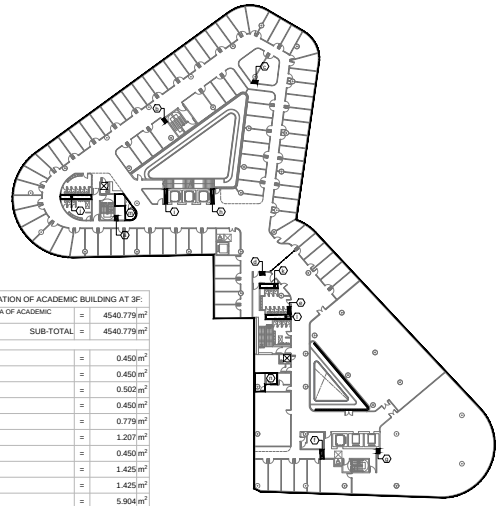
GFA CALCULATION OF ACADEMIC BUILDING AT RF:		
1/A STAIRCASE	=	19.380 m²
1/B STAIRCASE	=	17.901 m²
OTAL GFA OF ACADEMIC BUILDING AT R/F	=	37.281 m²

1/F SCALE 1:400



GFA CALCULATION OF ACADEMIC BUILDING AT 1F:		
① FLOOR AREA OF ACADEMIC BUILDING	=	4235.689 m²
SUB-TOTAL	=	4235.689 m²
DEDUCT :		
ⓐ HR	=	0.450 m²
ⓑ HR	=	0.720 m²
ⓒ HR	=	0.450 m²
ⓓ HR	=	0.450 m²
ⓔ PD	=	5.085 m²
ⓕ PD	=	1.425 m²
ⓖ PD	=	1.425 m²
ⓝ PD	=	4.730 m²
Ⓛ ELECTRIC METER ROOM AND ELV ROOM	=	11.550 m²
Ⓜ ELECTRIC METER ROOM AND ELV ROOM	=	14.538 m²
SUB-TOTAL	=	40.822 m²
TOTAL GFA OF ACADEMIC BUILDING AT 1/F	=	4194.867 m²

3/F SCALE 1:400



GFA CALCULATION OF ACADEMIC BUILDING AT 3F:		
① FLOOR AREA OF ACADEMIC BUILDING	=	4540.779 m²
SUB-TOTAL	=	4540.779 m²
DEDUCT :		
ⓐ HR	=	0.450 m²
ⓑ HR	=	0.450 m²
ⓒ HR	=	0.502 m²
ⓓ HR	=	0.450 m²
ⓔ HR	=	0.779 m²
ⓕ HR	=	1.207 m²
ⓖ HR	=	0.450 m²
ⓗ PD	=	1.425 m²
ⓘ PD	=	1.425 m²
ⓙ PD	=	5.904 m²
ⓚ PD	=	3.323 m²
Ⓛ PD	=	4.725 m²
Ⓜ ELECTRIC METER ROOM AND ELV ROOM	=	12.501 m²
Ⓝ ELECTRIC METER ROOM AND ELV ROOM	=	13.957 m²
SUB-TOTAL	=	47.549 m²
TOTAL GFA OF ACADEMIC BUILDING AT 3/F	=	4493.231 m²

REV.	DATE / 日期	AMENDMENT / 修訂
–	2021.03	BD SUBMISSION

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PROJECT / 工程項目
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING / 圖名
G.F.A CALCULATION, COVERED AREA,
RSMRC & TBE ROOM PROVISION
(SHEET 3/4)

SCALE / 比例: N.T.S. @A0
DATE / 日期:
JOB NUMBER / 工程編號: 5828
DRAWING NUMBER / 圖號: C-04.3

DESIGNED / 設計 | CHECKED / 查核 | APPROVED / 核准

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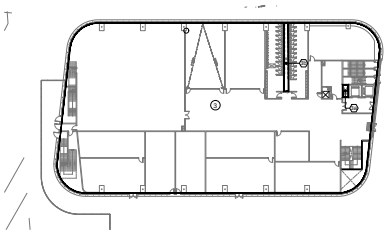
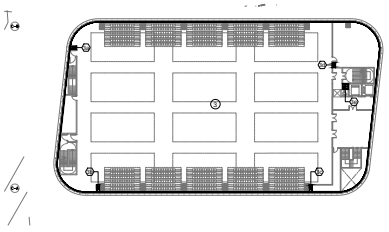
FSD REF. NO. :

G/F SCALE 1:400



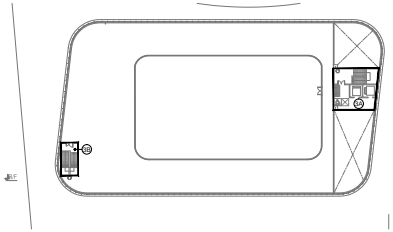
GFA CALCULATION OF SPORTS COMPLEX AT GF:		
③ FLOOR AREA OF SPORTS COMPLEX	=	2329.648 m²
SUB-TOTAL	=	2329.648 m²
DEDUCT :		
5A PD	=	3.080 m²
5B PD	=	12.983 m²
SUB-TOTAL	=	16.063 m²
TOTAL GFA OF SPORTS COMPLEX AT G/F:	=	2313.585 m²

1/F SCALE 1:400



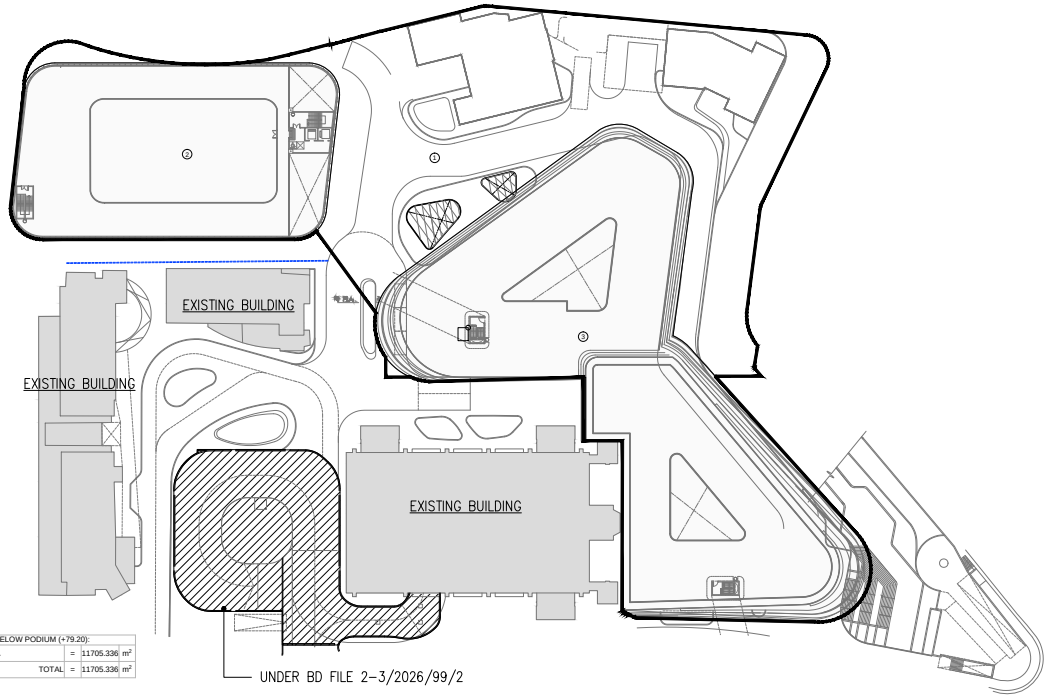
GFA CALCULATION OF SPORTS COMPLEX AT 1F:		
③ FLOOR AREA OF SPORTS COMPLEX	=	2329.648 m²
SUB-TOTAL	=	2329.648 m²
DEDUCT :		
5A HR	=	0.646 m²
5B HR	=	0.724 m²
5A HR	=	0.724 m²
5A HR	=	0.450 m²
5A PD	=	1.251 m²
SUB-TOTAL	=	3.795 m²
TOTAL GFA OF SPORTS COMPLEX AT 1/F:	=	2325.852 m²

R/F SCALE 1:400



GFA CALCULATION OF SPORTS COMPLEX AT RF:		
5A STAIRCASE,LIFT CORE	=	81.186 m²
5B STAIRCASE	=	25.900 m²
TOTAL GFA OF SPORTS COMPLEX AT 3/F:	=	107.086 m²

ROOF COVERED AREA SCALE 1:400



COVERED AREA BELOW PODIUM (+79.20):		
① COVERED AREA	=	11705.336 m²
TOTAL	=	11705.336 m²

COVERED AREA ABOVE PODIUM (+79.20):		
② ROOF COVERED AREA OF SPORTS COMPLEX	=	2468.384 m²
③ COVERED AREA	=	4787.202 m²
TOTAL	=	7255.586 m²

SUMMARY OF GROSS FLOOR AREA (m²):

FLOOR	ACADEMIC BUILDING	RESIDENTIAL FACILITIES	FLOOR	SPORTS COMPLEX
R/F	37.281		R/F	107.086
3/F	4493.231		UPPER PART OF 3/F	
2/F	4584.007		UPPER PART OF 3/F	
1/F	4194.867		3/F	4651.704
G/F	8287.894		2/F	4627.170
LG1	6605.739	990.289	UPPER PART OF 1/F	2098.180
LG2	5212.969	631.913	1/F	2067.267
LG3	5634.627	1211.910	UPPER PART OF G/F	872.327
LG4	5886.428	485.913	UPPER PART OF G/F	887.329
LG5	2755.794	710.827	G/F	778.499
LG6	874.834		LG	
TOTAL	48567.671	4030.851		16089.560
	68688.082			

SUMMARY OF USABLE FLOOR SPACE:

FLOOR	U.F.S (m²)
L3/F	2437.766
L2/F	2096.265
L1/F	4613.148
G/F	1619.638
LG1	3677.688
LG2	2764.165
LG3	3223.513
LG4	2347.826
LG5	1162.614
LG6	3075.060
TOTAL	27017.683

NOTE : BREAKDOWN OF UFS REFER TO LA-01 TO LA-11.

REFUSE STORAGE

RS & MRC AREA REQUIREMENT:

$= \frac{\text{TOTAL UFS}}{925} = \frac{27017.683}{925} = 29.114 m^2$

RS & MRC AREA PROVIDED ON LG05/F:

$36.1 m^2 > 29.114 m^2$

TBE ROOM PROVISION

TBE ROOM AREA REQUIREMENT:
TOTAL UFS = $27017.683 m^2$
HENCE MIN. AREA REQUIRED = $61 m^2$

TBE ROOM AREA PROVIDED ON L1/F:
$70 m^2 > 61 m^2$

REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT / 工程項目
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING / 圖名
G.F.A CALCULATION, COVERED AREA, RSMRC & TBE ROOM PROVISION
(SHEET 4/4)

SCALE / 比例: 1:400 @A0
JOB NUMBER / 工程編號: 5828
DATE / 日期:
DRAWING NUMBER / 圖號: C-04.4

DESIGNED / 設計 | CHECKED / 查核 | APPROVED / 核定

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DATE :2021.03.31

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FSD REF. NO. :

WINDOW AREA & OPENABLE WINDOW AREA CALCULATION :

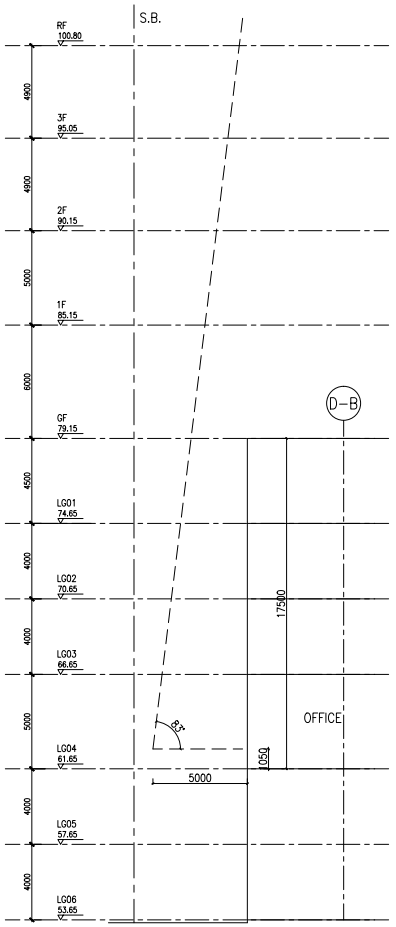
ROOMS CONTAINING SOIL FITMENTS

FLOOR	ROOM	USABLE FLOOR AREA (UFA) m² (REFER TO LAYOUT PLAN	WINDOW AREA (m²)		OPENABLE AREA (m²)		WINDOW TYPE
			REQUIRED 1/10 U.F.A.	PROVIDED	REQUIRED 1/10 U.F.A.	PROVIDED	
LG03	FEMALE TOILET AT GRID D-3/D-C	54.946	5.495	(8.730) x1.00 x80% = 6.984	5.495	(8.730) x1.00 x80% = 6.984	TYPE 1
LG02	FEMALE SHOWER AREA & WET CHANGING ROOM AT GRID C-7/C-B	121.315	12.132	(11.280) x1.50 x80% = 13.536	12.132	(11.280) x1.50 x80% = 13.536	TYPE 2

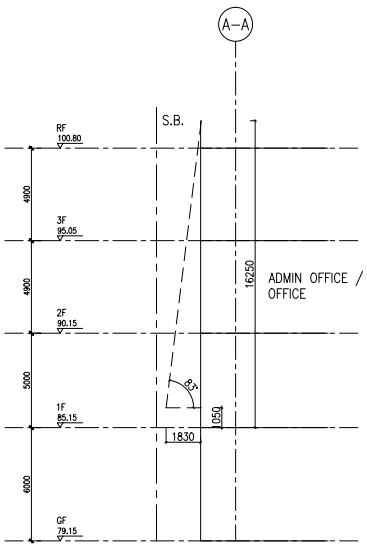
OFFICE/KITCHEN

FLOOR	ROOM	USABLE FLOOR AREA (UFA) m² (REFER TO LAYOUT PLAN	WINDOW AREA (m²)		OPENABLE AREA (m²)		WINDOW TYPE
			REQUIRED 1/10 U.F.A.	PROVIDED	REQUIRED 1/16 U.F.A.	PROVIDED	
LG05	KITCHEN AT GRID D-3/ D-A	161.927	16.193	(5.00) x1.70 x80% = 6.800*	10.120	(5.00) x1.70 x80% = 6.80*	TYPE 3
LG04	OFFICE FOR RPG STUDENTS AT GRID D-1/D-B	125.256	12.526	(12.300) x2.00 x80% = 19.680	7.829	(12.300) x1.00 x80% = 9.840	TYPE 4
	OFFICE FOR RPG STUDENTS AT GRID D-2/D-B	64.252	6.425	(5.00) x1.700 x80% = 6.800	4.016	(5.00) x1.70 x80% = 6.80	TYPE 3
LG03	OFFICE FOR RESEARCH CENTRE/PROJECT AT GRID D-1/C-B	120.333	12.033	(8.00) x2.00 x80% = 12.800	7.521	(8.00) x2.00 x80% = 12.800	TYPE 16
LG02	POOL OFFICE AT GRID C-7/C-B	18.721	1.872	(12.300) x2.00 x80% = 19.680	1.170	(4.460) x1.00 x80% = 3.568	TYPE 5
	ADMIN OFFICE AT GRID D-9/D-F	416.068	41.607	(21.785) x2.50 x80% = 43.570	26.004	(21.785) x1.50 x80% = 26.142	TYPE 6
LG01	ADMIN OFFICE AT GRID A-24/A-T	137.936	13.794	(11.965) x2.00 x80% = 19.144	8.621	(11.965) x1.00 x80% = 9.572	TYPE 7
G/F	STAFF COMMON ROOM AT GRID C-8/C-B	109.211	10.921	(11.530) x2.00 x80% = 18.448	6.826	(11.530) x1.00 X80% = 9.224	TYPE 8
L1	ADMIN OFFICE (EXCUTIVE EDUCATION + CHINA PROGRAMME) AT GRID A-8/A-K	260.282	26.028	(29.810) x2.00 x80% = 47.696	16.268	(29.810) x1.00 x80% = 23.848	TYPE 9
	ADMIN OFFICE AT GRID A-17/A-U	154.287	15.429	(15.330) x2.00 x80% = 24.528	9.643	(15.330) x1.00 x80% = 12.264	TYPE 10
	ADMIN OFFICE AT GRID A-17/A-B	179.167	17.917	(14.990) x2.00 x80% = 23.984	11.198	(14.990) x1.00x80% = 11.992	TYPE 11
	ADMIN OFFICE (DBA/EMBA/MARKETING) AT GRID A-14/A-B	191.019	19.102	(23.520) x2.00 x80% = 37.632	11.939	(23.520) x1.00 x80% = 18.816	TYPE 12
L2	ADMIN OFFICE AT GRID A-13/A-C	155.326	15.533	(12.133) x2.00 x80% = 19.413	9.708	(12.133) x2.00 x80% = 19.413	TYPE 13
	OFFICE AT GIRD A-9/A-G	12.675	1.268	(2.600) x2.00 x80% = 4.160	0.792	(2.600) x1.00 x80% = 2.080	TYPE 14
	OFFICE (WORST CASE SCENARIO) AT GRID A-23/A-P1	17.273	1.727	(2.255) x2.00 x80% = 3.608	1.080	(2.255) x1.00 x80% = 1.804	TYPE 15
L3	DEAN & ADMIN OFFICE AT GRID A-23/A-E	417.687	41.769	(26.335) x2.00 x80% = 42.136	26.105	(26.335) x2.00 x80% = 42.136	TYPE 17
	OFFICE (WORST CASE SCENARIO) AT GRID A-8/A-K	13.957	1.396	(2.600) x2.00 x80% = 4.160	0.872	(2.600) x1.00 x80% = 2.080	TYPE 14

* MODIFICATION TO BE APPLIED

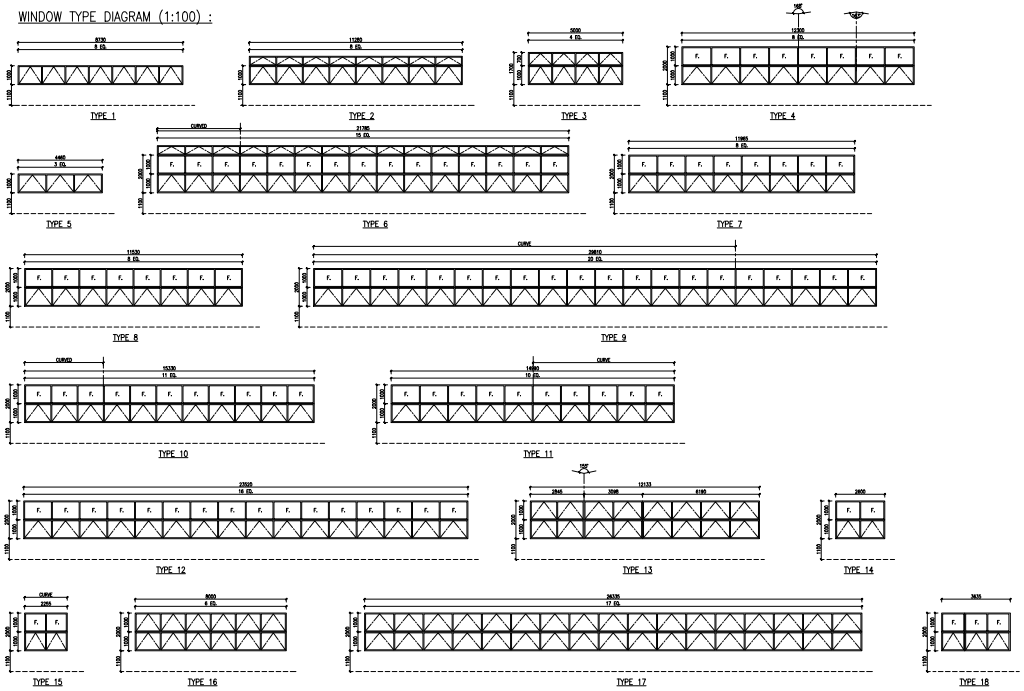


SCHEMATIC SECTION



SCHEMATIC SECTION

WINDOW TYPE DIAGRAM (1:100) :



SCHEDULE OF SANITARY FITMENTS

USE	LOCATION	ROOM NAME	CAPACITY (PERSON)		MALE : FEMALE	NO. OF MALE AND FEMALE	MALE			FEMALE	
							W.C(REQ)	BASIN(REQ)	URINAL(REQ)	W.C(REQ)	BASIN(REQ)
SPORTS COMPLEX	G/F	PLANT ROOM	37	1395	1:1	M = 697 F = 698	7	7	7	14	7
	1/F	SWIMMING POOL / POOL OFFICE	308								
	2/F	FITNESS GYM / DANCE ROOM / MULTI-PURPOSE ROOM / STAFF COMMON ROOM / SPORTS OFFICE	275								
	3/F	MULTIPURPOSE HALL	643								
	RF	TENNIS COURT / RUNNING TRACK	132								
ACADEMIC BUILDING	LG06	CARPARK	103	5127	1:1	M = 2563 F = 2564	53	53	51	104	53
	LG05	COMPUTER LAB / DATA CENTRE/ SERVER ROOM/ PANTRY/ PRODUCTION STUDIO / OPEN STUDY AREA / WINDOW ON THE WORLD ROOM	80								
	LG04	OFFICE / RESEARCH CENTRE / OPEN STUDY AREA / ADMIN SUPPORT	321								
	LG03	LECTURE THEATRE / MEETING ROOM / BREAKOUT ROOM / CLASSROOM / RESEARCH CENTRE / OFFICE FOR RESEARCH CENTRE/PROJECT	733								
	LG02	LECTURE THEATRE / RESEARCH CENTRE / MEETING ROOM / BREAKOUT ROOM / MEETING ROOM/ OPEN STUDY AREA / OFFICE	913								
	LG01	CLASSROOM / LECTURE THEATRE / MULTIFUNCTION / MEETING ROOM / ADMIN OFFICE / AUDITORIUM / COMMON ROOM / BREAKOUT ROOM	794								
	G/F	COMMON ROOM / CAREER SERVICE HUB / UPPER AUDITORIUM	126								
	1/F	ADMIN OFFICE / BREAKOUT AREA / CLASSROOM / COMMON ROOM / LECTURE THEATRE / SEMINAR ROOM / MEETING ROOM /	1215								
	2/F	ADMIN OFFICE / BREAKOUT AREA / COMMON ROOM / SEMINAR ROOM / MEETING ROOM	327								
	3/F	SEMINAR ROOM / FACULTY BOARD ROOM / DEAN & ADMIN OFFICE / OFFICE / MEETING ROOM	515								
RESTAURANT	LG5	RESAUTANT / KITCHEN	357	707	1:1	M = 303 F = 304	4	5	7	6	5
	G/F	FOOD COURT	350								
RESIDENTIAL FACILITIES	LG4	COMMON ROOM	24	528	1:1	M = 264 F = 264	7	7	5	12	7
	LG3	COMMON ROOM	84								
	LG2	MULTIFUNCTION ROOM	28								
	LG1	FITNESS GYM / RESIDENTIAL F&B	392								

NOTE: 1. SANITARY FITMENT FOR SPORTS COMPLEX TO BE CALCULATED BASED ON PROVISION FOR SPORTS STADIA – REGULATION 8A OF BUILDING (STANDARDS OF SANITY FITMENTS, PLUMBING, DRAINAGE WORKS AND LATRINES) REGULATION.
2. SANITARY FITMENT FOR ACADEMIC BUILDING / RESIDENTIAL FACILITIES TO BE CALCULATED BASED ON PROVISION FOR WORKPLACE – REGULATION 5 OF BUILDING (STANDARDS OF SANITY FITMENTS, PLUMBING, DRAINAGE WORKS AND LATRINES) REGULATION.
2. SANITARY FITMENT FOR ACADEMIC RESTAURANT / FOOD COURT TO BE CALCULATED BASED ON PROVISION FOR RESTAURANT – REGULATION 8 OF BUILDING (STANDARDS OF SANITY FITMENTS, PLUMBING, DRAINAGE WORKS AND LATRINES) REGULATION.

PROVISION OF SANITARY FITMENTS (SPORTS COMPLEX)

LOCATION	MALE			FEMALE		ACCESSIBLE UNISEX TOILET
	W.C	BASIN	URINAL	W.C	BASIN	
LG02	4	7	4	16	7	1
GF	12	9	10	13	9	1
L1	–	–	–	–	–	–
RF	–	–	–	–	–	–
PROVIDED TOTAL =	16	16	14	29	16	2
REQUIRED TOTAL =	8	8	8	16	8	

PROVISION OF SANITARY FITMENTS (ACADEMIC BUILDING+RESTAURANT+RESIDENTIAL FACILITIES)

LOCATION	MALE			FEMALE		ACCESSIBLE UNISEX TOILET
	W.C	BASIN	URINAL	W.C	BASIN	
LG05	4	6	4	8	8	2
LG04	12	14	10	13	13	2
LG03	12	13	10	20	21	2
LG02	10	9	10	20	21	2
LG01	11	10	10	18	15	2
GF	7	12	8	12	12	2
L1	4	4	3	5	8	2
L2	7	9	6	14	10	2
L3	7	9	6	14	10	2
PROVIDED TOTAL =	74	86	67	122	118	18
REQUIRED TOTAL =	53	53	51	104	53	

REV.	DATE	AMENDMENT
–	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
SANFIT SCHEDULE, WINDOW SCHEDULE
CARPARK SCHEDULE

SCALE: N.T.S. @A0
DATE:
JOB NUMBER: 5828
DRAWING NUMBER: C-05.1

DESIGNED | CHECKED | APPROVED

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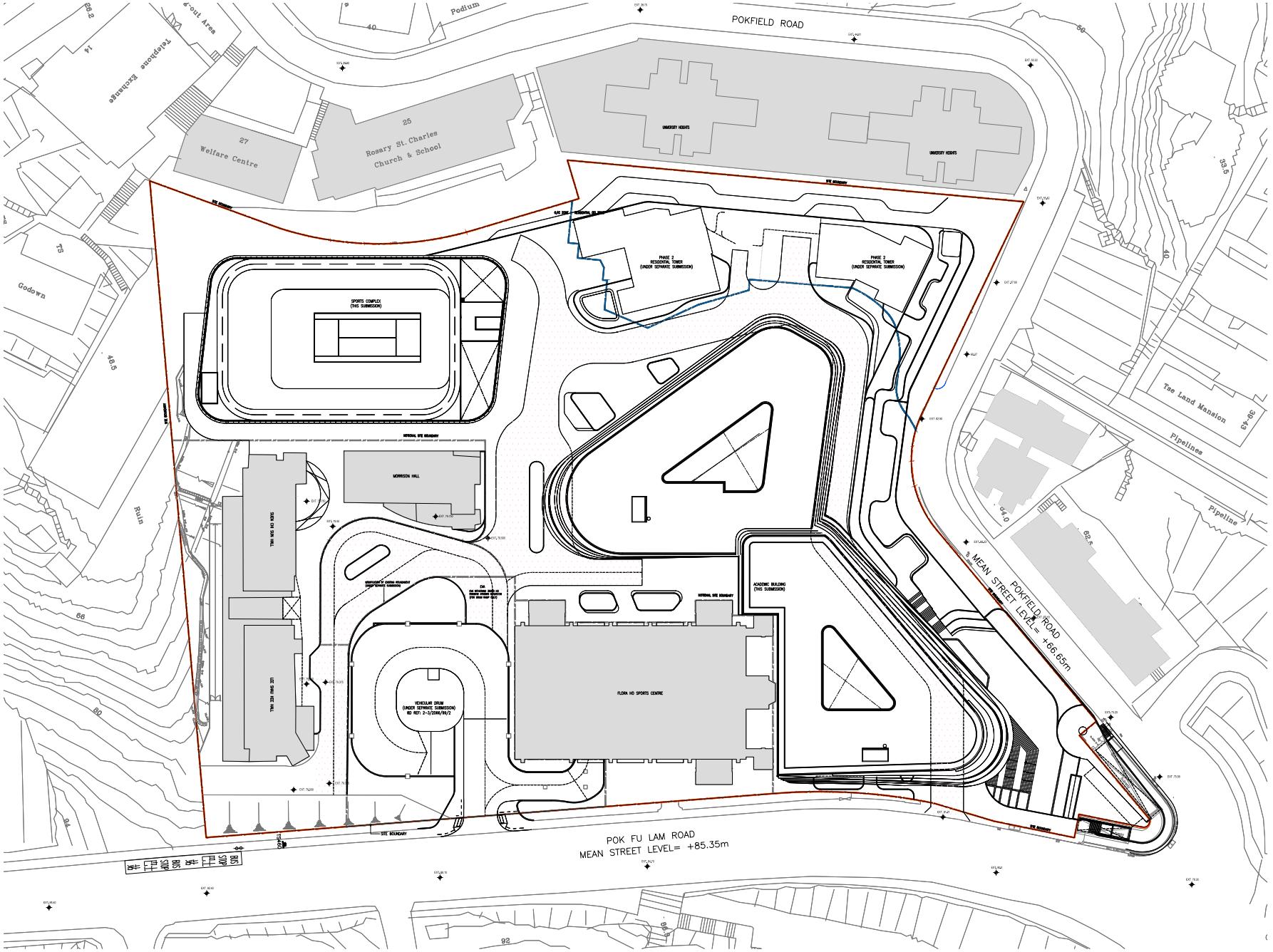

MASTER LAYOUT PLAN

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1 : 300

BD REF. NO. :
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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
MASTER LAYOUT PLAN

SCALE 1:100 @A0
DATE
JOB NUMBER 5828
DRAWING NUMBER C-06

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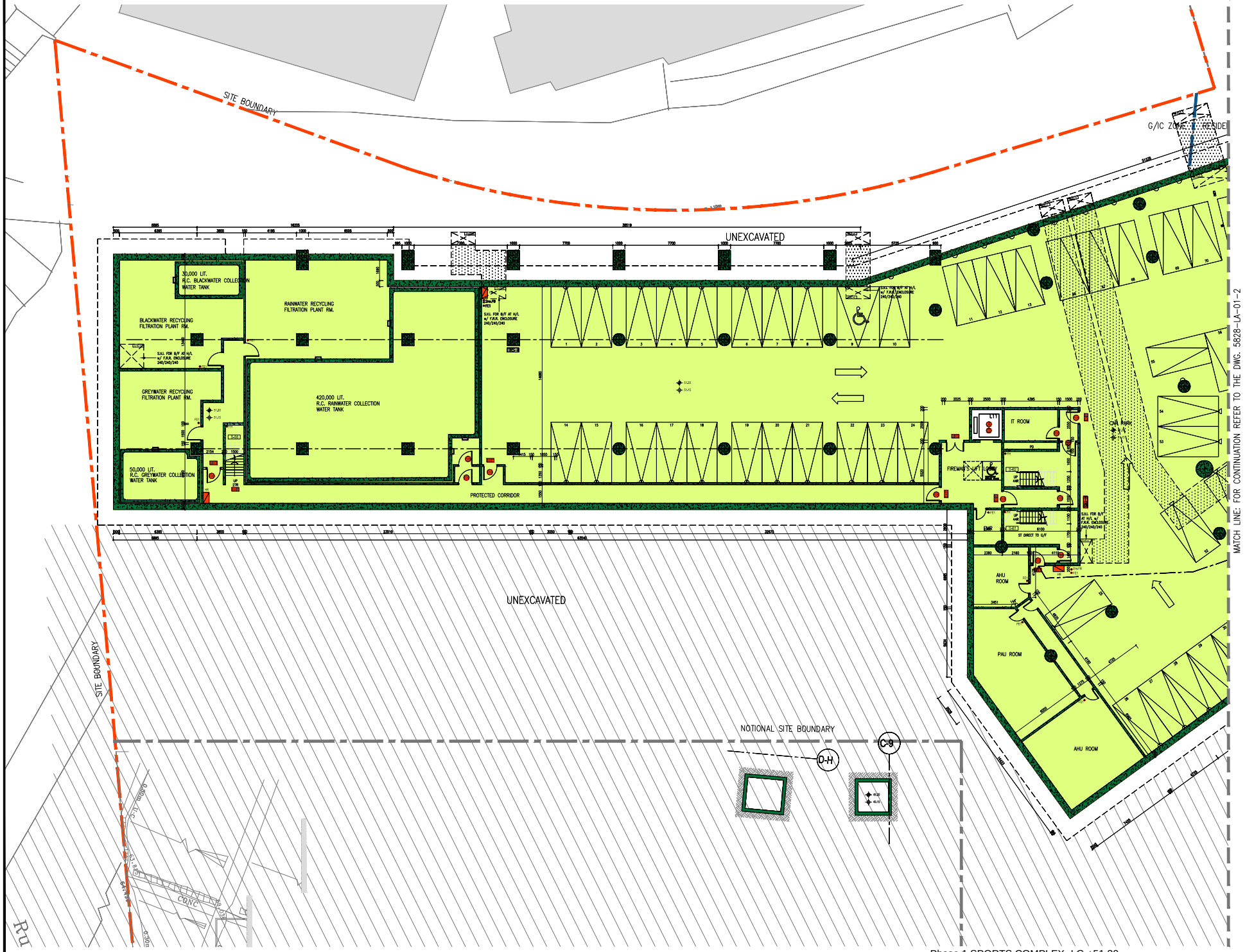

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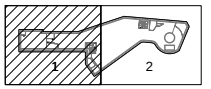
KEYPLAN - LG06/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -LG +51.20
Phase 1 ACADEMIC BUILDING-LG6 +51.20
(1 OF 2)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-01-1

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Phase 1 SPORTS COMPLEX -LG +51.20
Phase 1 ACADEMIC BUILDING-LG6 +51.20
(1 of 2)

0 1 2 4
1 : 100

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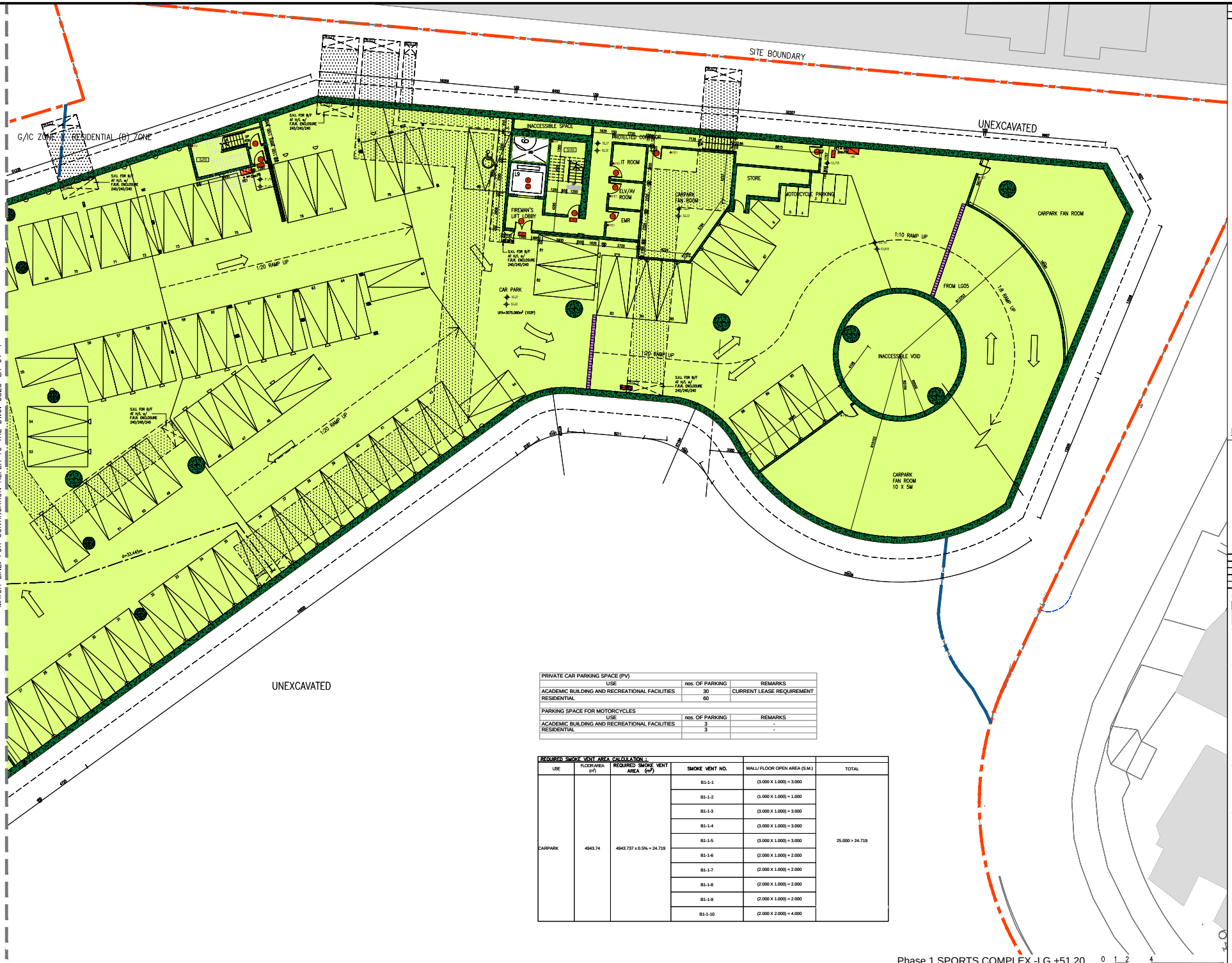
DATE :2021.03.31



PRIVATE CAR PARKING SPACE (PV)		
USE	nos. OF PARKING	REMARKS
ACADEMIC BUILDING AND RECREATIONAL FACILITIES	30	CURRENT LEASE REQUIREMENT
RESIDENTIAL	60	
PARKING SPACE FOR MOTORCYCLES		
USE	nos. OF PARKING	REMARKS
ACADEMIC BUILDING AND RECREATIONAL FACILITIES	3	-
RESIDENTIAL	3	-

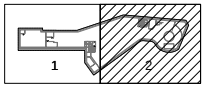
REQUIRED SMOKE VENT AREA CALCULATION :					
USE	FLOOR AREA (m^2)	REQUIRED SMOKE VENT AREA (m^2)	SMOKE VENT NO.	WALL/ FLOOR OPEN AREA (S.M.)	TOTAL
CARPARK	4943.74	4943.737 x 0.5% = 24.719	B1-1-1	(3.000 X 1.000) = 3.000	25.000 > 24.719
			B1-1-2	(1.000 X 1.000) = 1.000	
			B1-1-3	(3.000 X 1.000) = 3.000	
			B1-1-4	(3.000 X 1.000) = 3.000	
			B1-1-5	(3.000 X 1.000) = 3.000	
			B1-1-6	(2.000 X 1.000) = 2.000	
			B1-1-7	(2.000 X 1.000) = 2.000	
			B1-1-8	(2.000 X 1.000) = 2.000	
			B1-1-9	(2.000 X 1.000) = 2.000	
			B1-1-10	(2.000 X 2.000) = 4.000	

Phase 1 SPORTS COMPLEX -LG +51.20
Phase 1 ACADEMIC BUILDING-LG6 +51.20
(2 of 2)

0 1 2 4
1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG06/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -LG +51.20
Phase 1 ACADEMIC BUILDING-LG6 +51.20
(2 OF 2)

SCALE: 1:100 @A0
DATE:
JOB NUMBER: 5828
DRAWING NUMBER: LA-01-2

DESIGNED / CHECKED / APPROVED

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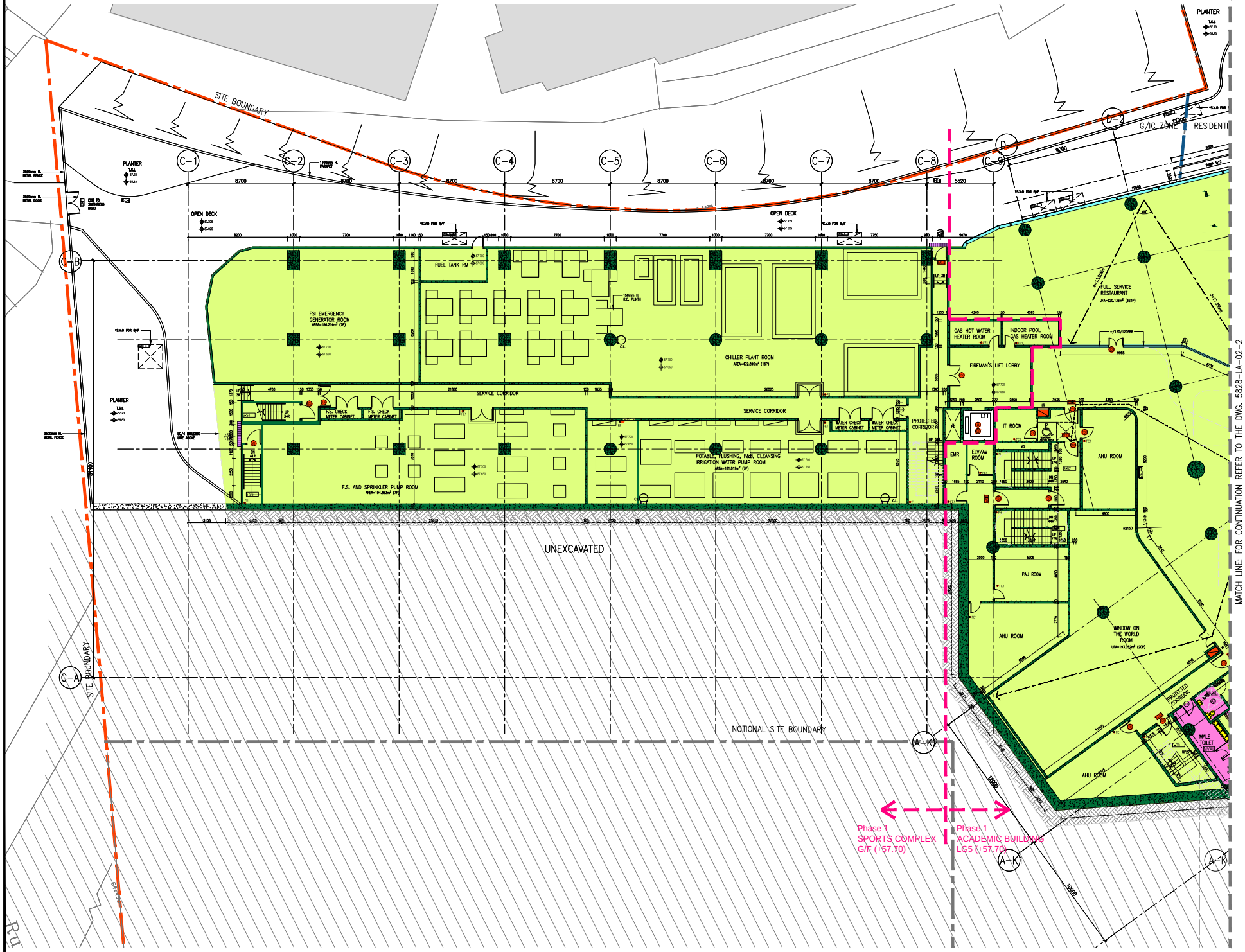
DATE: 2021.03.31



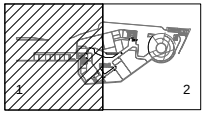
* REMARKS: THE COVER OF S.V.O. TO BE THE SAME LEVEL AS PAVEMENT AND WOULD NOT PROJECT OUT.

Phase 1 SPORTS COMPLEX -G/F +57.70
Phase 1 ACADEMIC BUILDING-LG5 +57.70
(1 of 2)

0 1 2 4
1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG05/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -G/F +57.70
Phase 1 ACADEMIC BUILDING-LG5 +57.70
(1 of 2)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-02-1

DESIGNED	CHECKED	APPROVED

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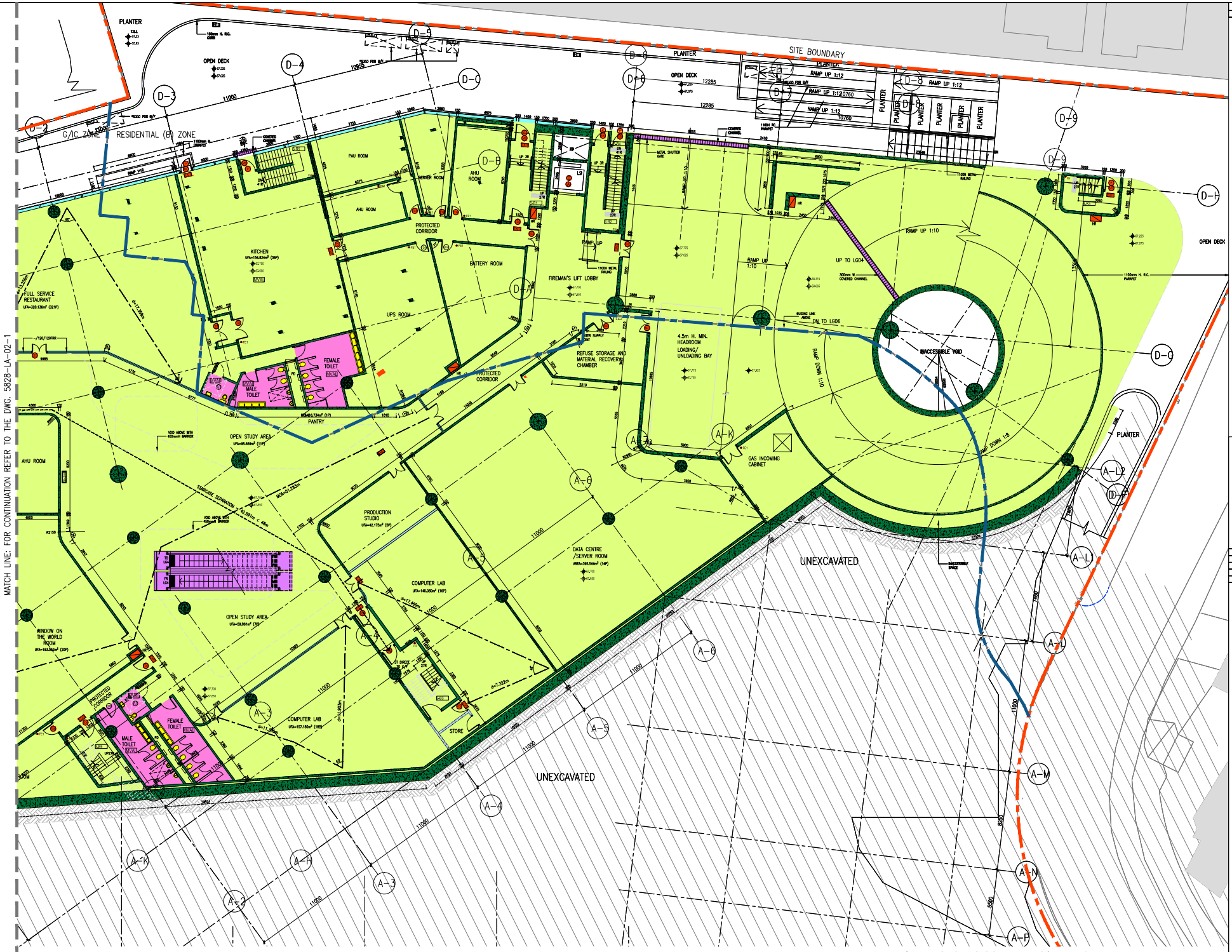
DATE 2021.03.31



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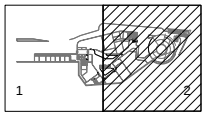
Phase 1 SPORTS COMPLEX -G/F +57.70
Phase 1 ACADEMIC BUILDING-LG5 +57.70
(2 of 2)

0 1 2 4
1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG05/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -G/F +57.70
Phase 1 ACADEMIC BUILDING-LG5 +57.70
(2 of 2)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-02-2

DESIGNED	CHECKED	APPROVED

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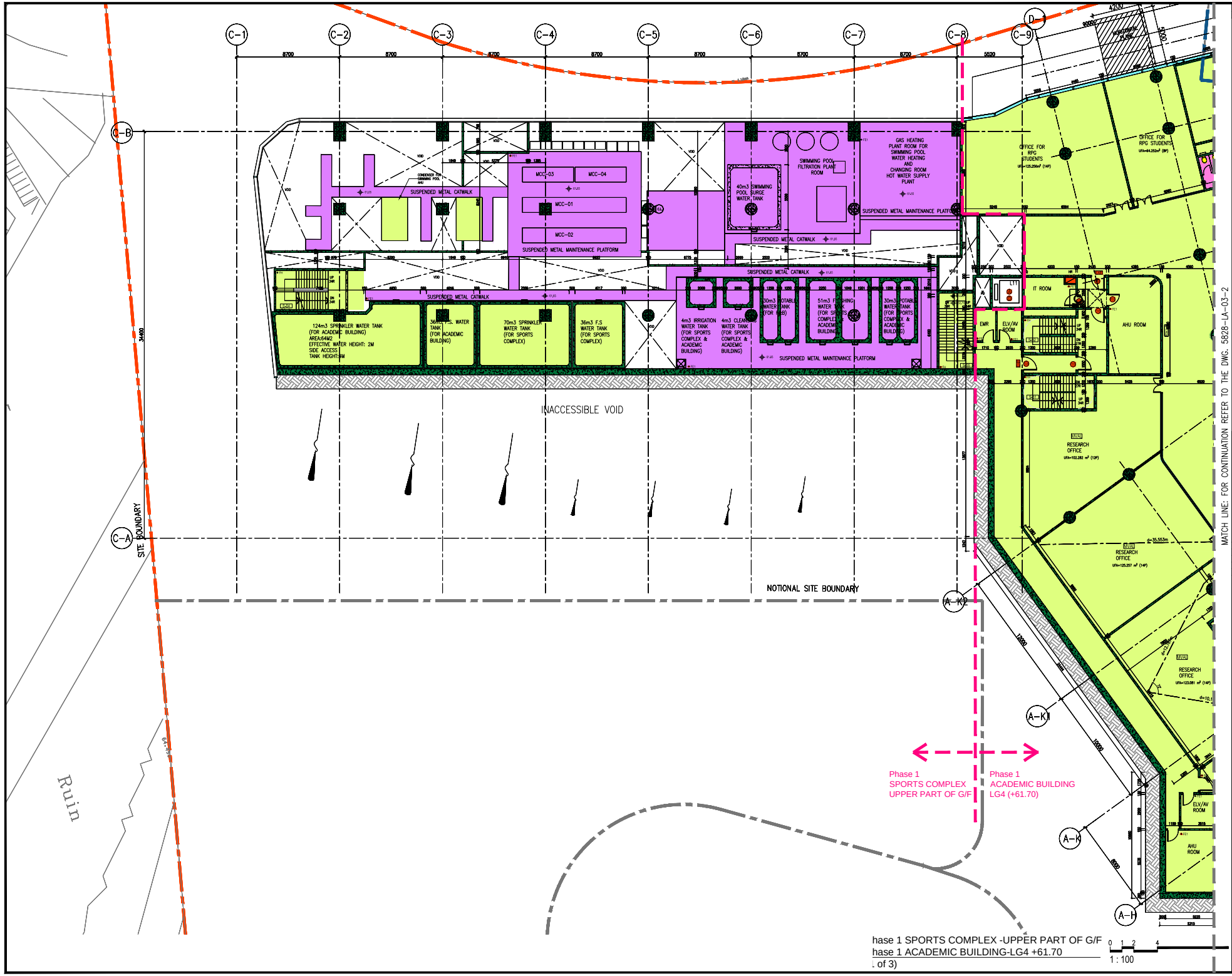
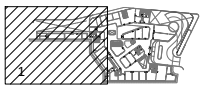


hase 1 SPORTS COMPLEX -UPPER PART OF G/F
hase 1 ACADEMIC BUILDING-LG4 +61.70
. of 3)

1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG04/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG4 +61.70
(1 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-03-1

DESIGNED	CHECKED	APPROVED

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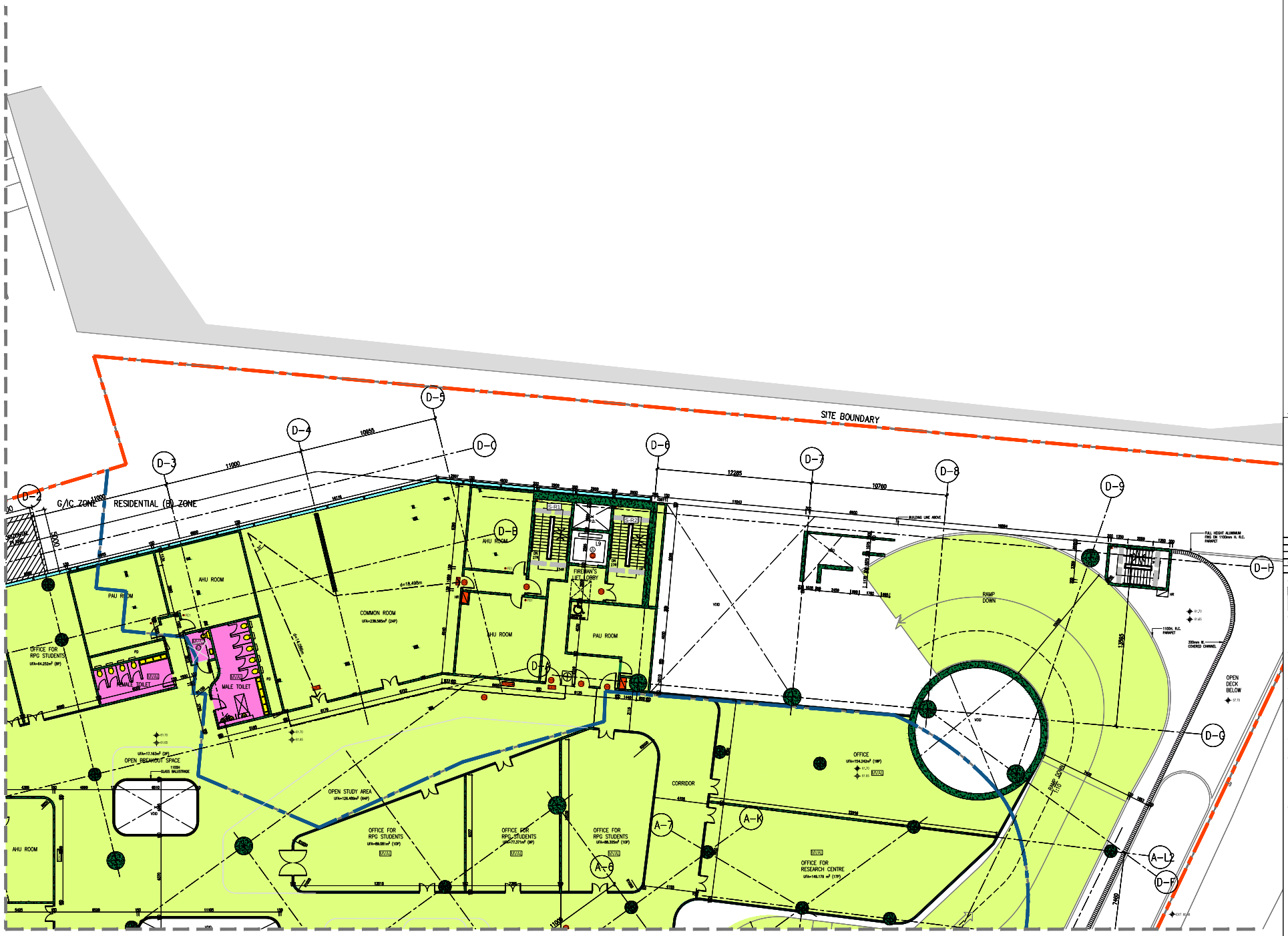
DATE :2021.03.31

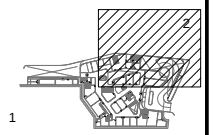


Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG4 +61.70
(2 of 3)

1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG04/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG4 +61.70
(2 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-03-2
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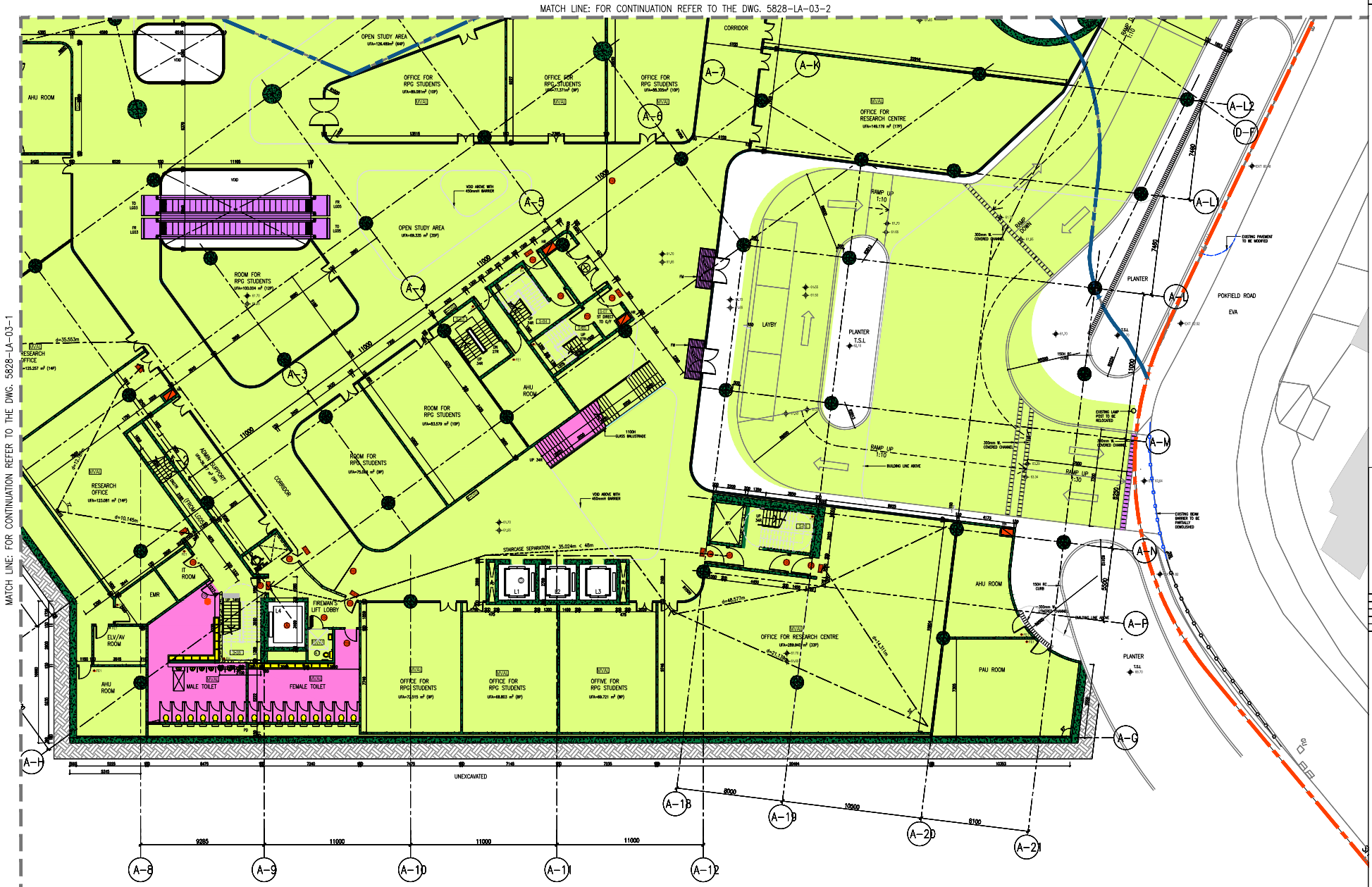

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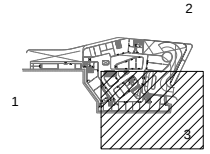

REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELOPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG4 +61.70
(3 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-03-3

DESIGNED	CHECKED	APPROVED

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Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG4 +61.70
(3 of 3)

0 1 2 4
1 : 100

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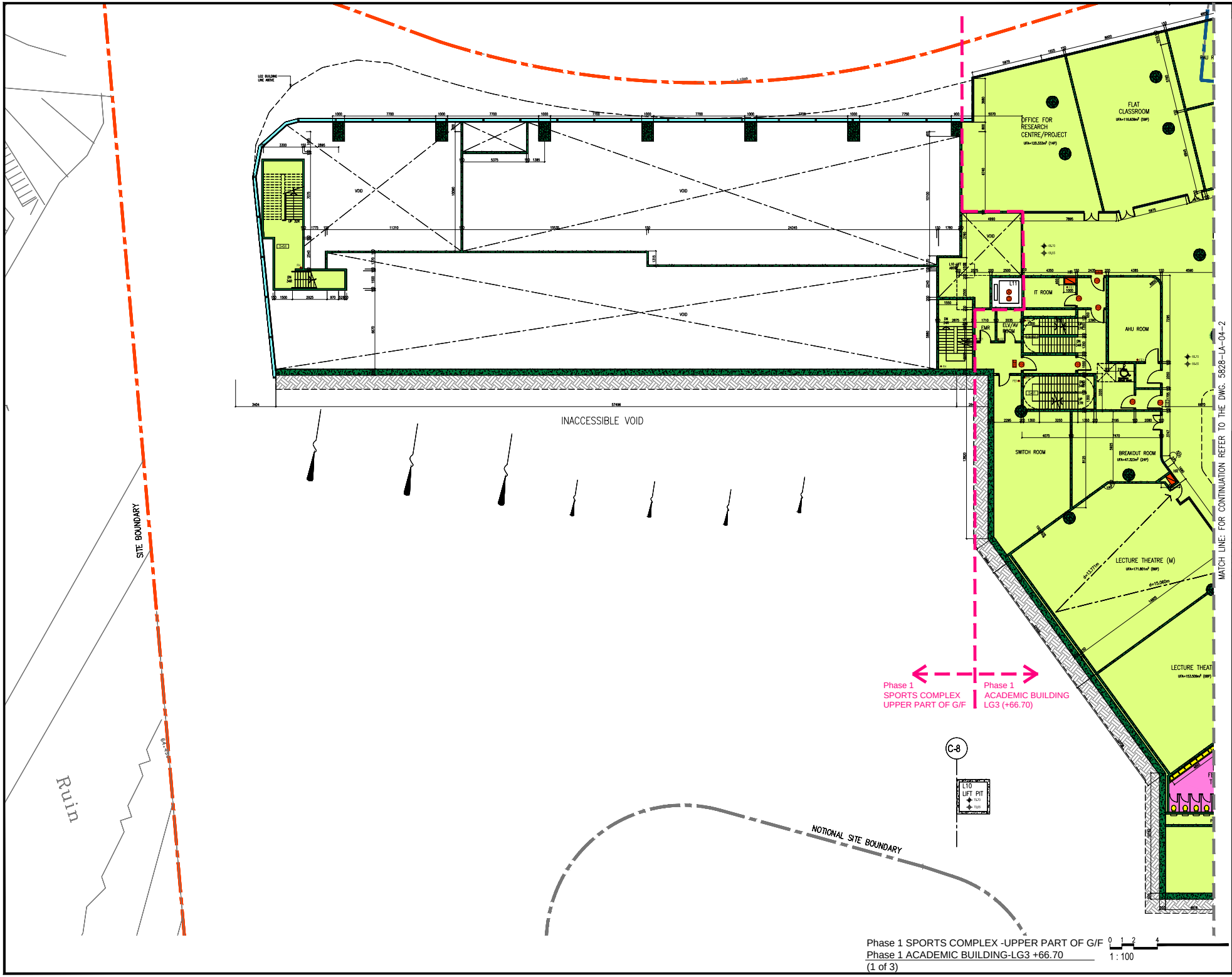
DATE 2021.03.31


BD REF. NO. :
FSD REF. NO. :
OFFICE FOR RESEARCH CENTRE/PROJECT
FLAT CLASSROOM
IT ROOM
AHU ROOM
SWITCH ROOM
BREAKOUT ROOM
LECTURE THEATRE (M)
LECTURE THEAT
VOID
INACCESSIBLE VOID
SITE BOUNDARY
NOTIONAL SITE BOUNDARY
Ruin
Phase 1
SPORTS COMPLEX
UPPER PART OF G/F
Phase 1
ACADEMIC BUILDING
LG3 (+66.70)
C-8
L10
LIFT PIT
MATCH LINE: FOR CONTINUATION REFER TO THE DWG. 5828-LA-04-2
KEYPLAN - LG03/F
REV. -
2021.03
BD SUBMISSION
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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG
DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG3 +66.70
(1 of 3)
SCALE 1:100 @A0
JOB NUMBER 5828
DRAWING NUMBER LA-04-1
DESIGNED
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APPROVED
BD's OFFICIAL USE
Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG3 +66.70
(1 of 3)
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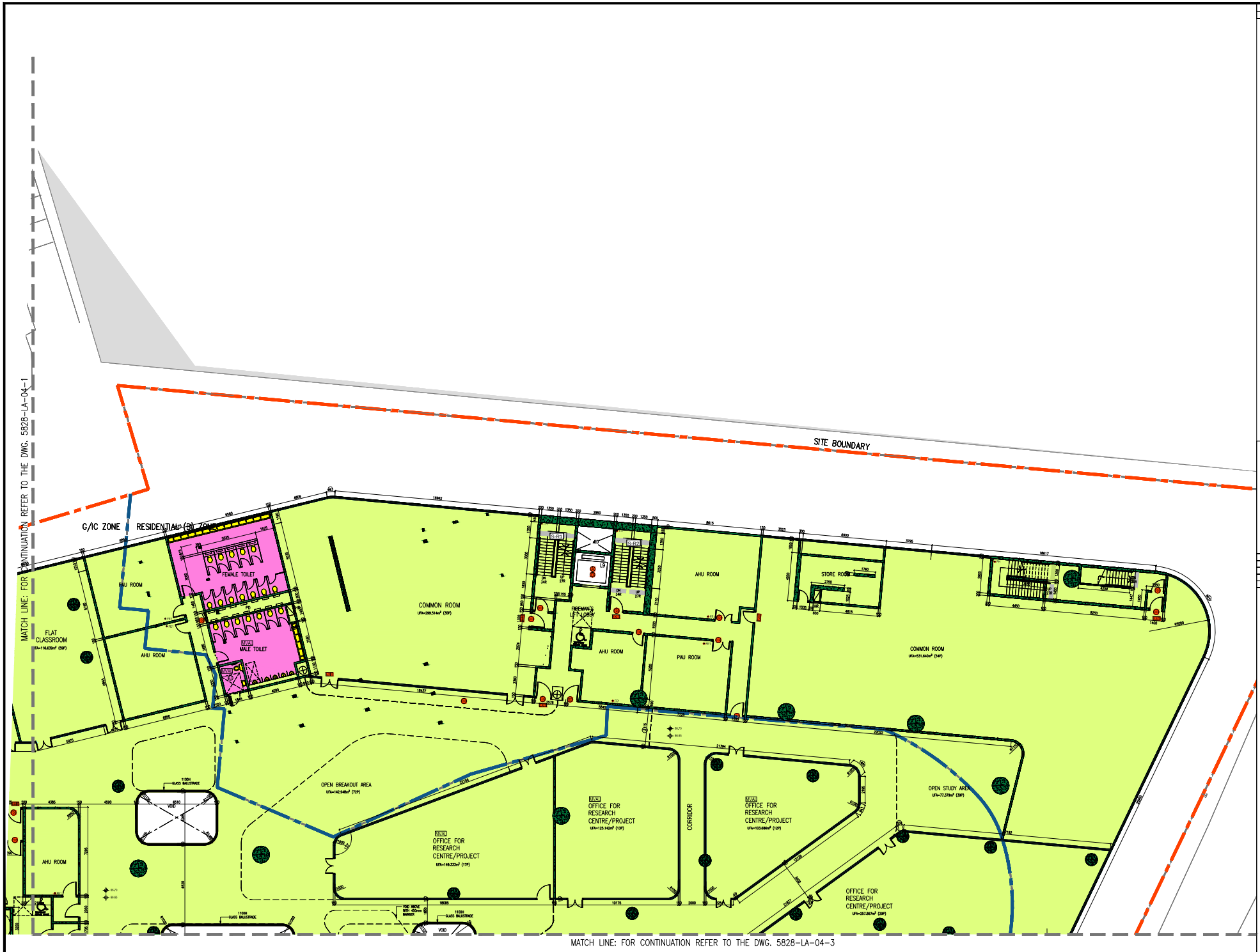
SUBMISSION PLAN
DATE 2021.03.31

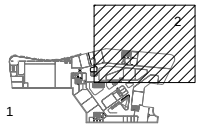


Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG3 +66.70
(2 of 3)

1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG03/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG3 +66.70
(2 of 3)

SCALE 1:100 @A0
DATE
JOB NUMBER 5828
DRAWING NUMBER LA-04-2

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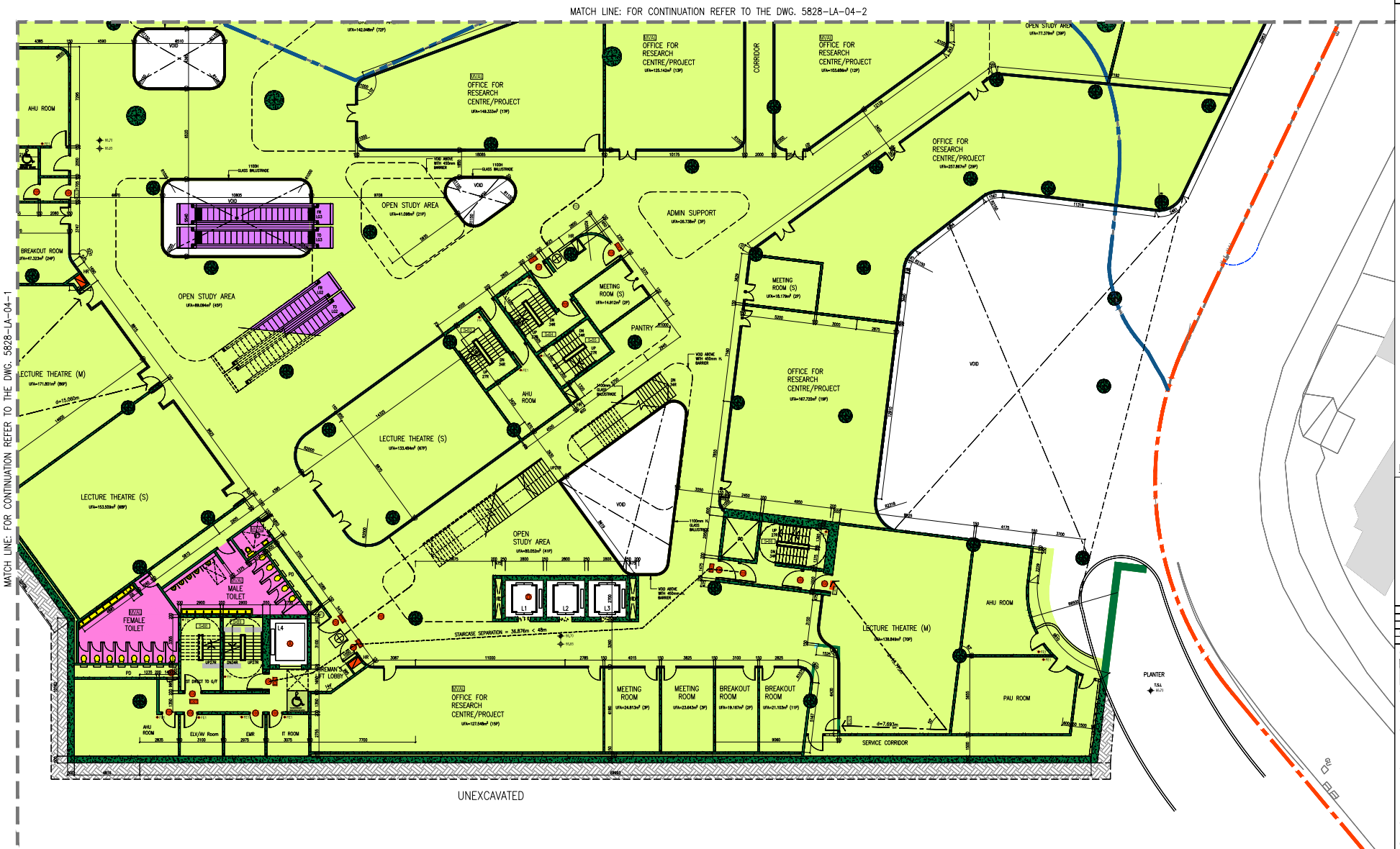

Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG3 +66.70
(3 of 3)

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1 : 100

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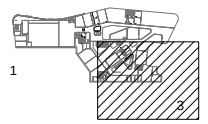
FSD REF. NO. :

KEYPLAN - LG03/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF G/F
Phase 1 ACADEMIC BUILDING-LG3 +66.70
(3 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-04-3

DESIGNED | CHECKED | APPROVED

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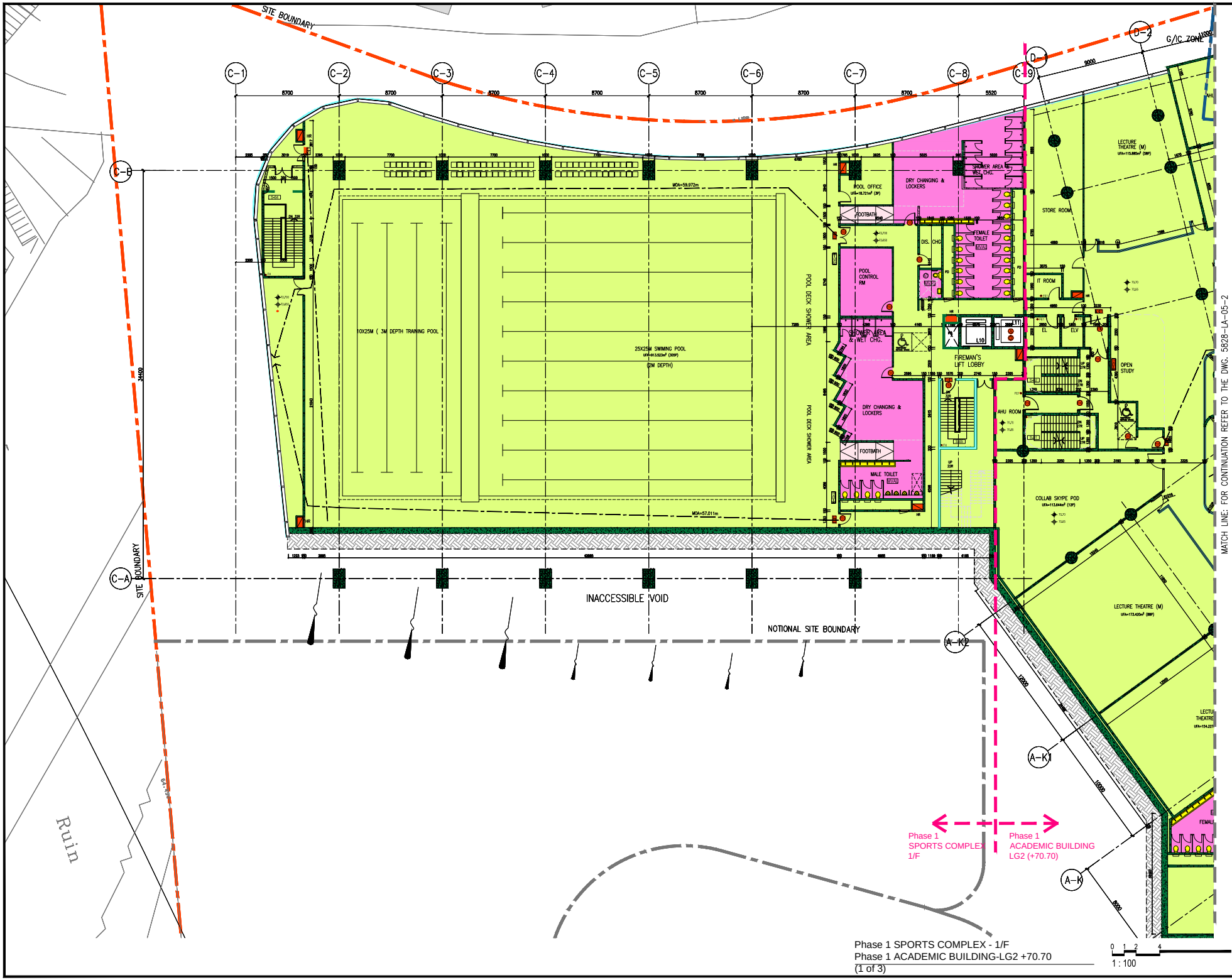
DATE 2021.03.31



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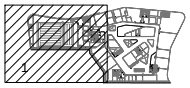
FSD REF. NO. :

KEYPLAN - LG02/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELOPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - 1/F
Phase 1 ACADEMIC BUILDING- LG2 +70.70
(1 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-05-01

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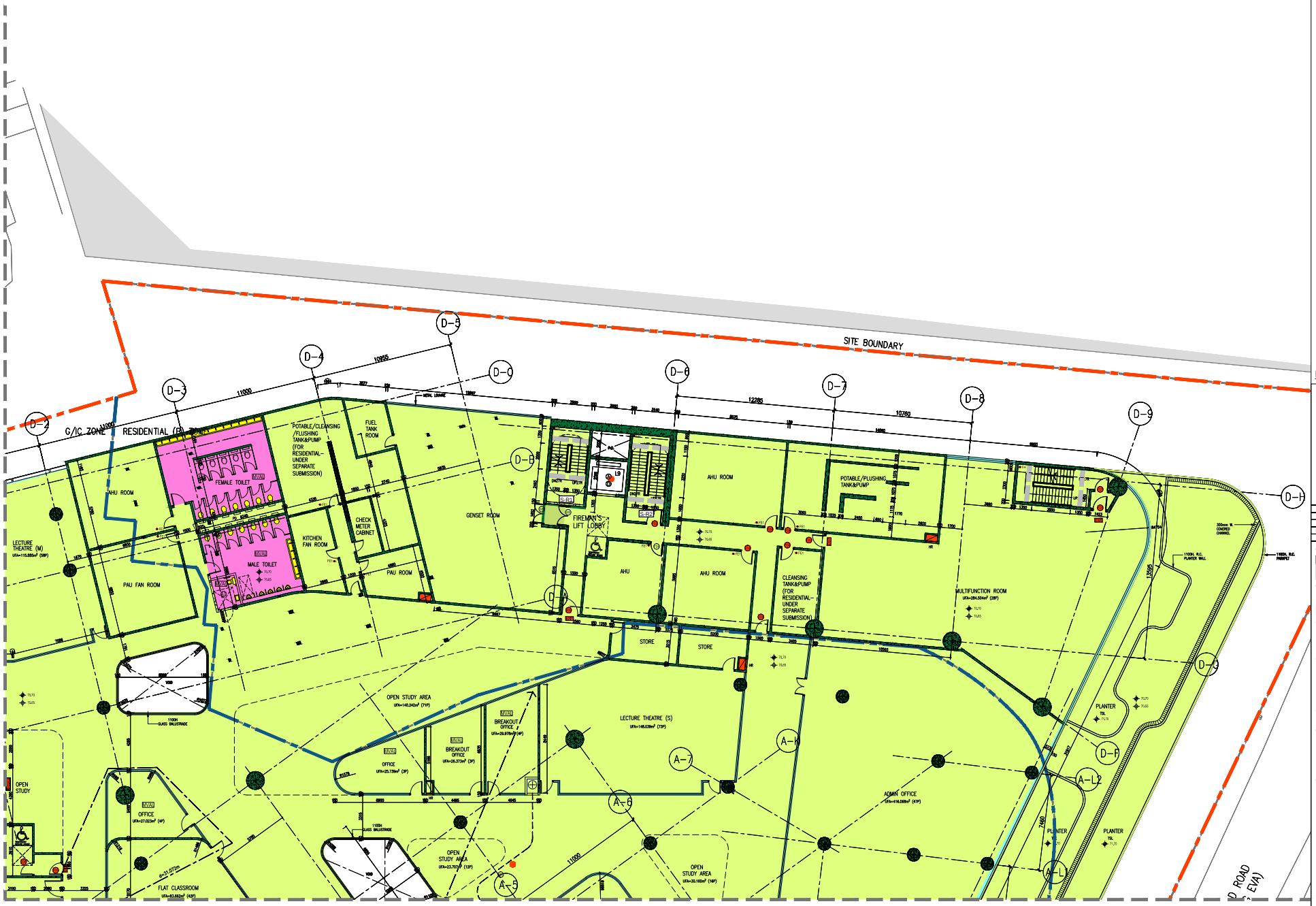
DATE 2021.03.31

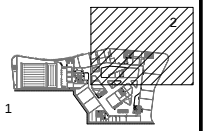


Phase 1 SPORTS COMPLEX - 1/F
Phase 1 ACADEMIC BUILDING-LG2 +70.70
(2 of 3)

1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG02/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - 1/F
Phase 1 ACADEMIC BUILDING- LG2 +70.70
(2 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-05-02

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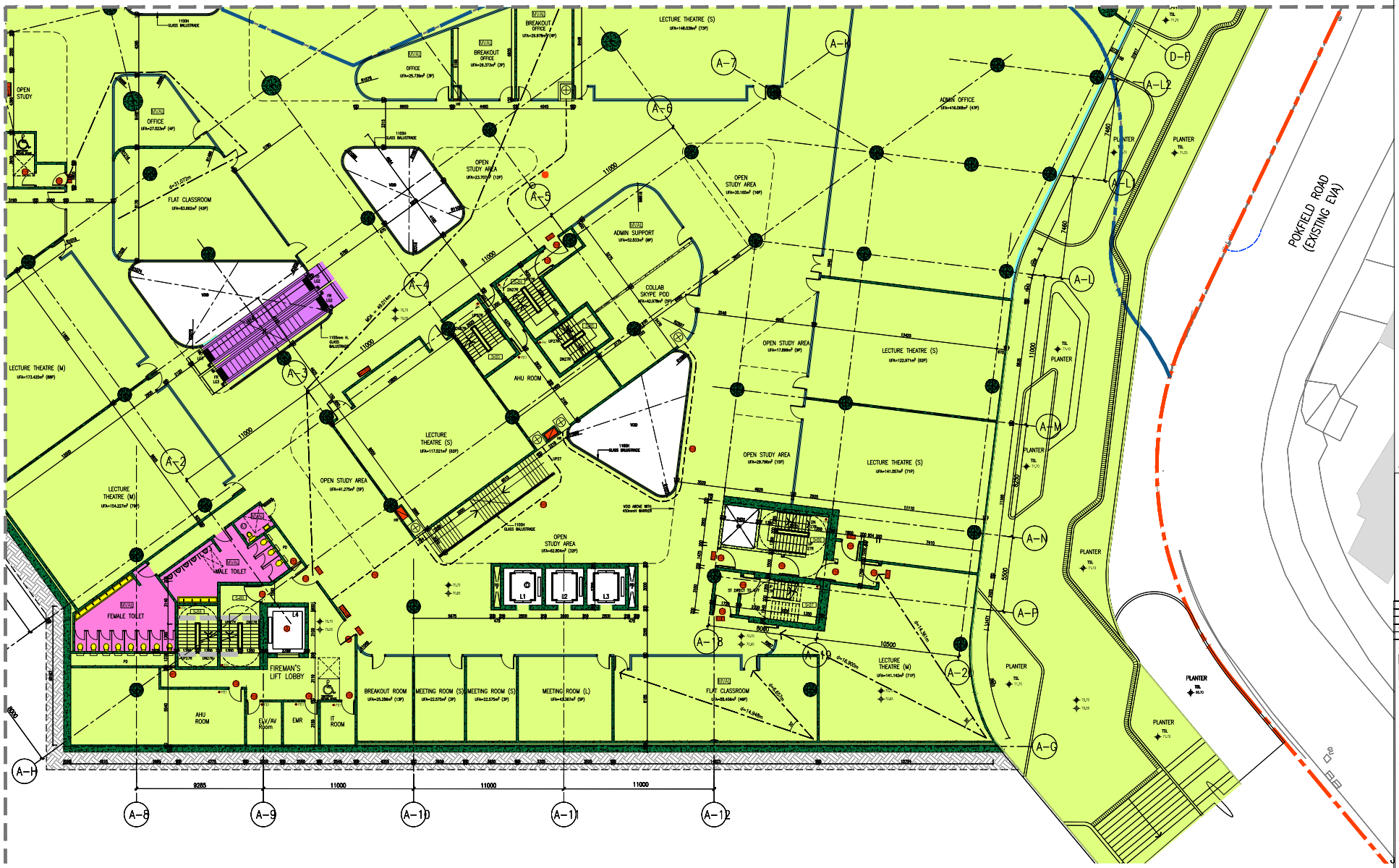
SUBMISSION PLAN
DATE 2021.03.31

MATCH LINE: FOR CONTINUATION REFER TO THE DWG. 5828-LA-05-2

MATCH LINE: FOR CONTINUATION REFER TO THE DWG. 5828-LA-05-1



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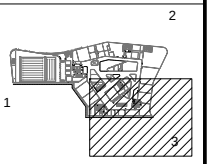
FSD REF. NO. :

KEYPLAN - LG02/F



REV.	DATE	BD SUBMISSION
-	2021.03	

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PROJECT / 工程項目
CAPITAL DEVELOPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING / 圖則
Phase 1 SPORTS COMPLEX - 1/F
Phase 1 ACADEMIC BUILDING- LG2 +70.70
(3 of 3)

SCALE / 比例: 1:100 @A0
DATE / 日期:
JOB NUMBER / 工程編號: 5828
DRAWING NUMBER / 圖號: LA-05-03

DESIGNED / 設計 | CHECKED / 檢核 | APPROVED / 核准

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Phase 1 ACADEMIC BUILDING-LG2 +70.70
(3 of 3)

0 1 2 4
1 : 100

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AP (A) 101/93

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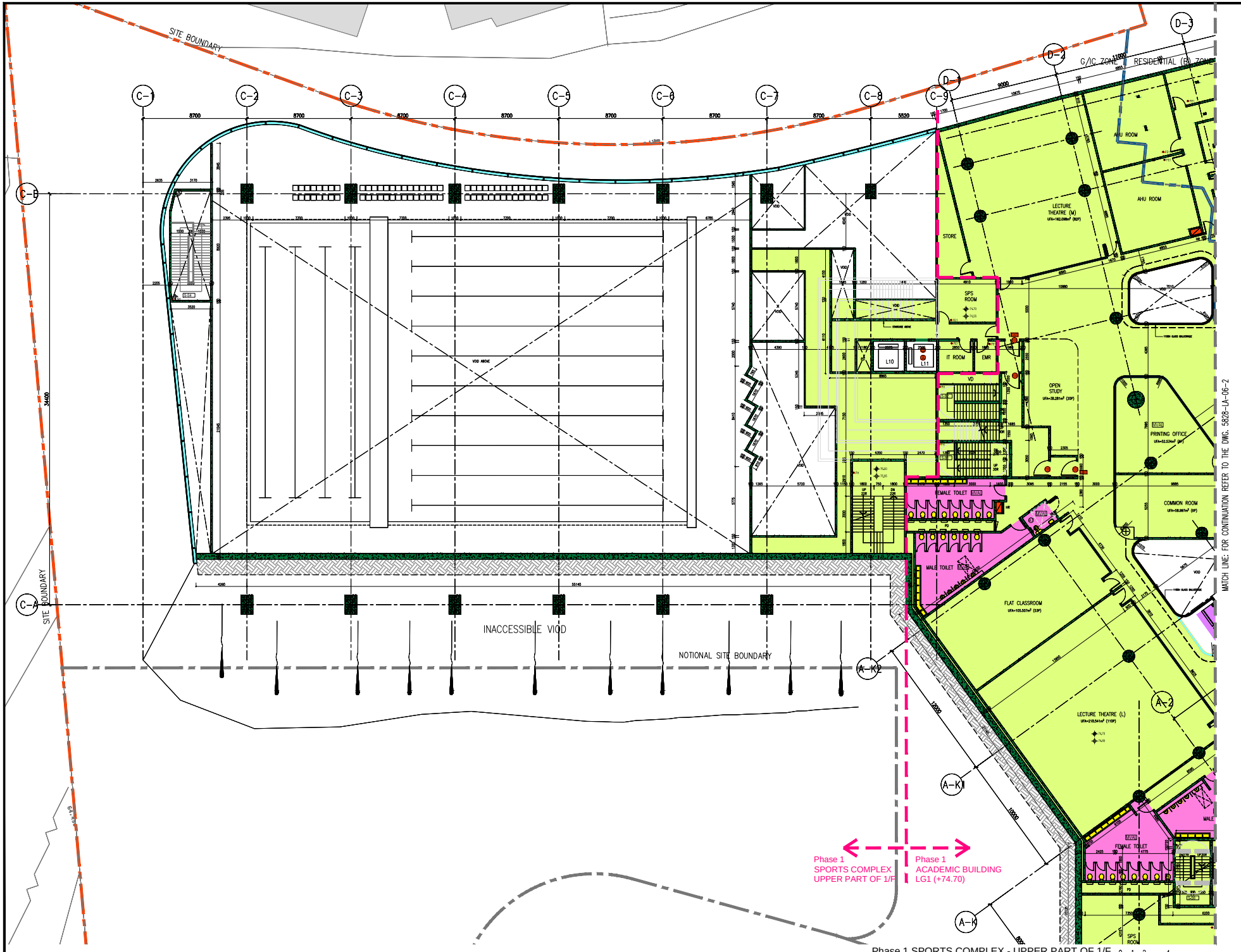
DATE 2021.03.31



Phase 1 SPORTS COMPLEX - UPPER PART OF 1/F
Phase 1 ACADEMIC BUILDING-LG1 +74.70
(1 of 4)

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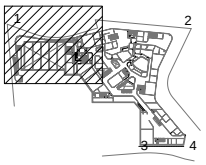
BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG01/F



REV.	DATE	AMENDMENT
-	2021.03	BD SUBMISSION

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF 1/F
Phase 1 ACADEMIC BUILDING-LG1 +74.70
(1 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-06-1

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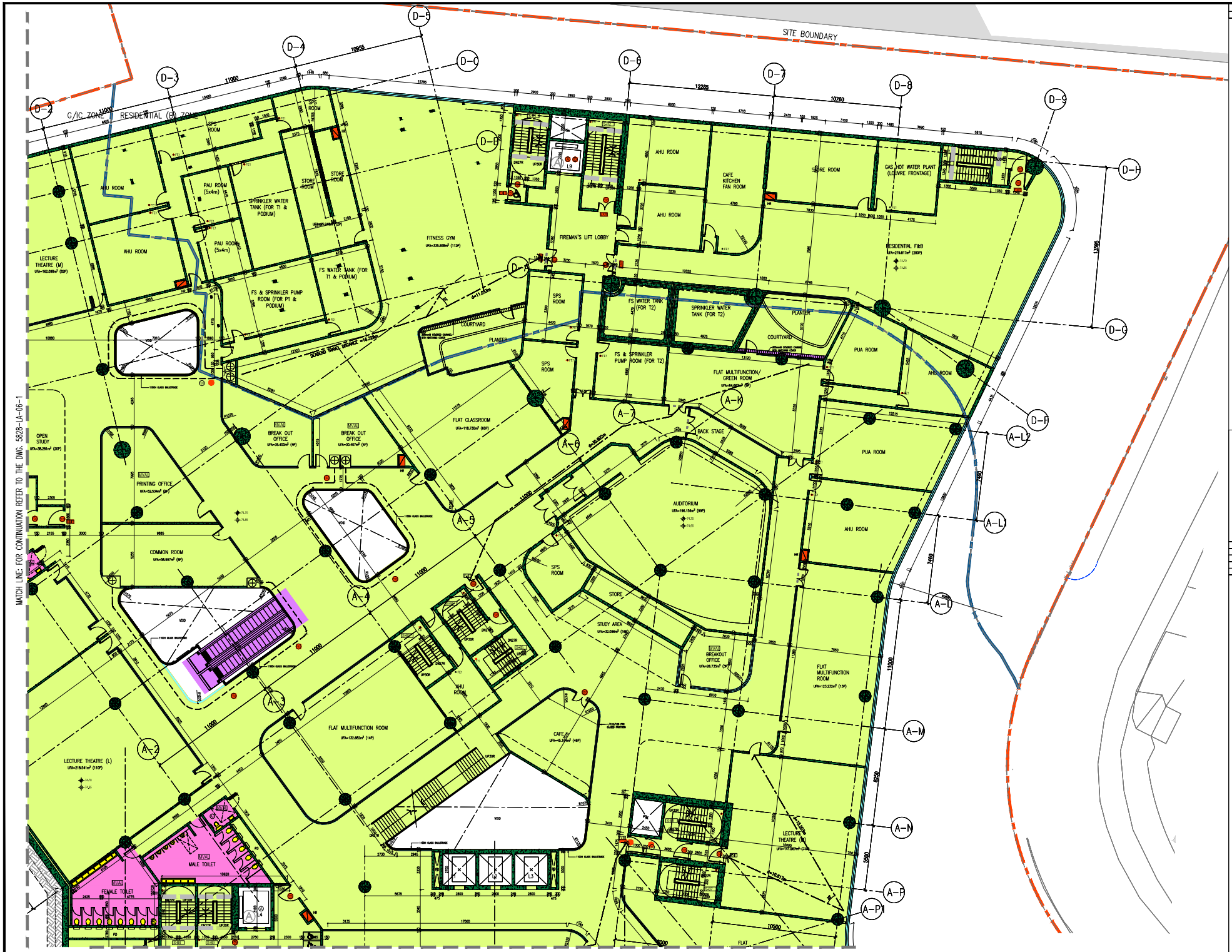
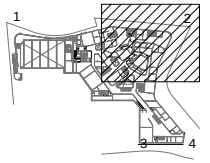


KEYPLAN - LG01/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF 1/F
Phase 1 ACADEMIC BUILDING-LG1 +74.70
(2 of 4)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-06-2

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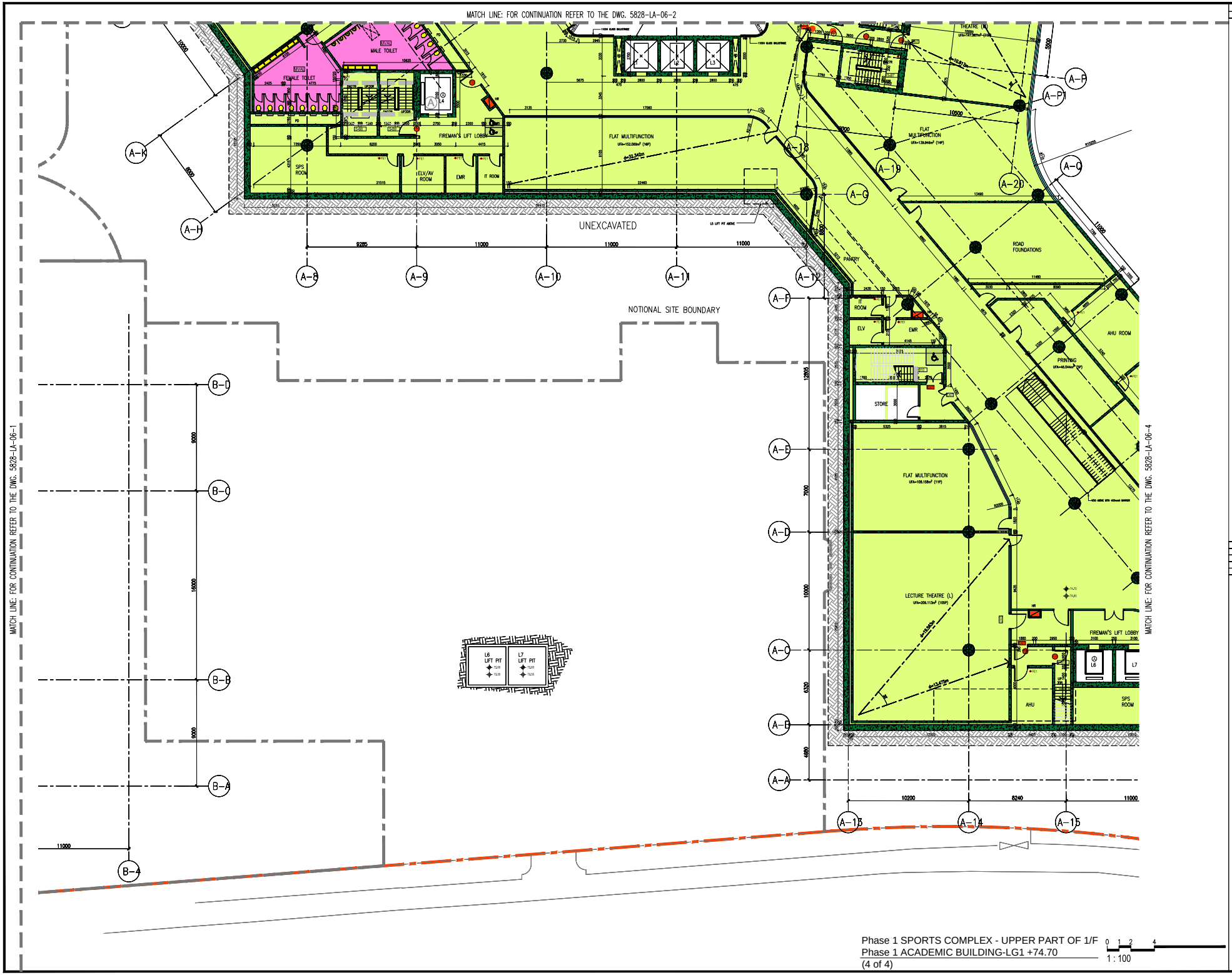
DATE 2021.03.31



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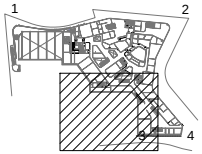
FSD REF. NO. :

KEYPLAN - LG01/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF 1/F
Phase 1 ACADEMIC BUILDING-LG1 +74.70
(3 of 4)

SCALE 1:100 @A0
DATE
JOB NUMBER 5828
DRAWING NUMBER LA-06-3

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Phase 1 ACADEMIC BUILDING-LG1 +74.70
(4 of 4)

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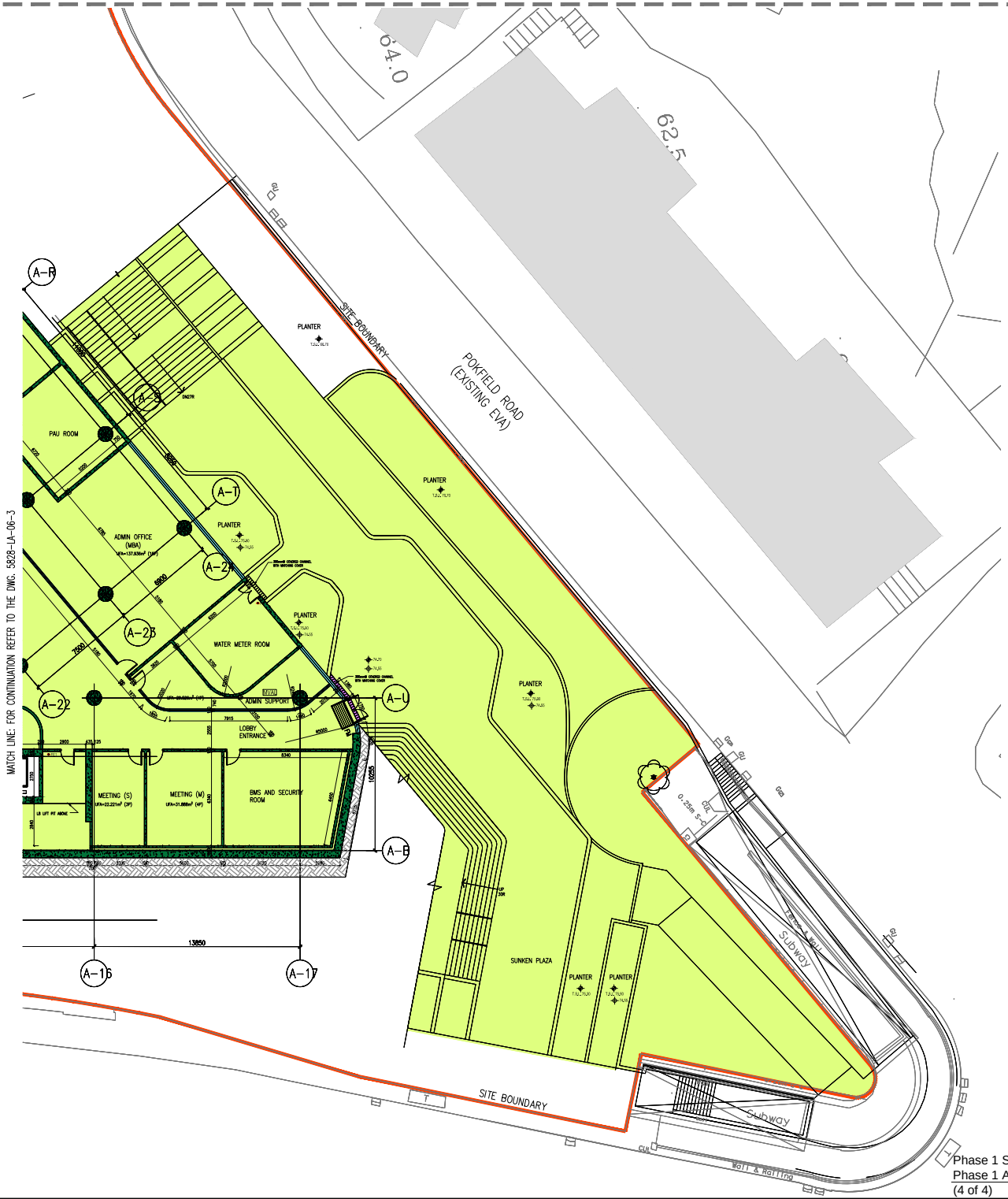
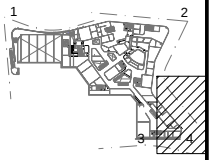


Phase 1 SPORTS COMPLEX - UPPER PART OF 1/F
Phase 1 ACADEMIC BUILDING-LG1 +74.70
(4 of 4)

1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - LG01/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
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DRAWING
Phase 1 SPORTS COMPLEX -UPPER PART OF 1/F
Phase 1 ACADEMIC BUILDING-LG1 +74.70
(4 of 4)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-06-4

DESIGNED	CHECKED	APPROVED

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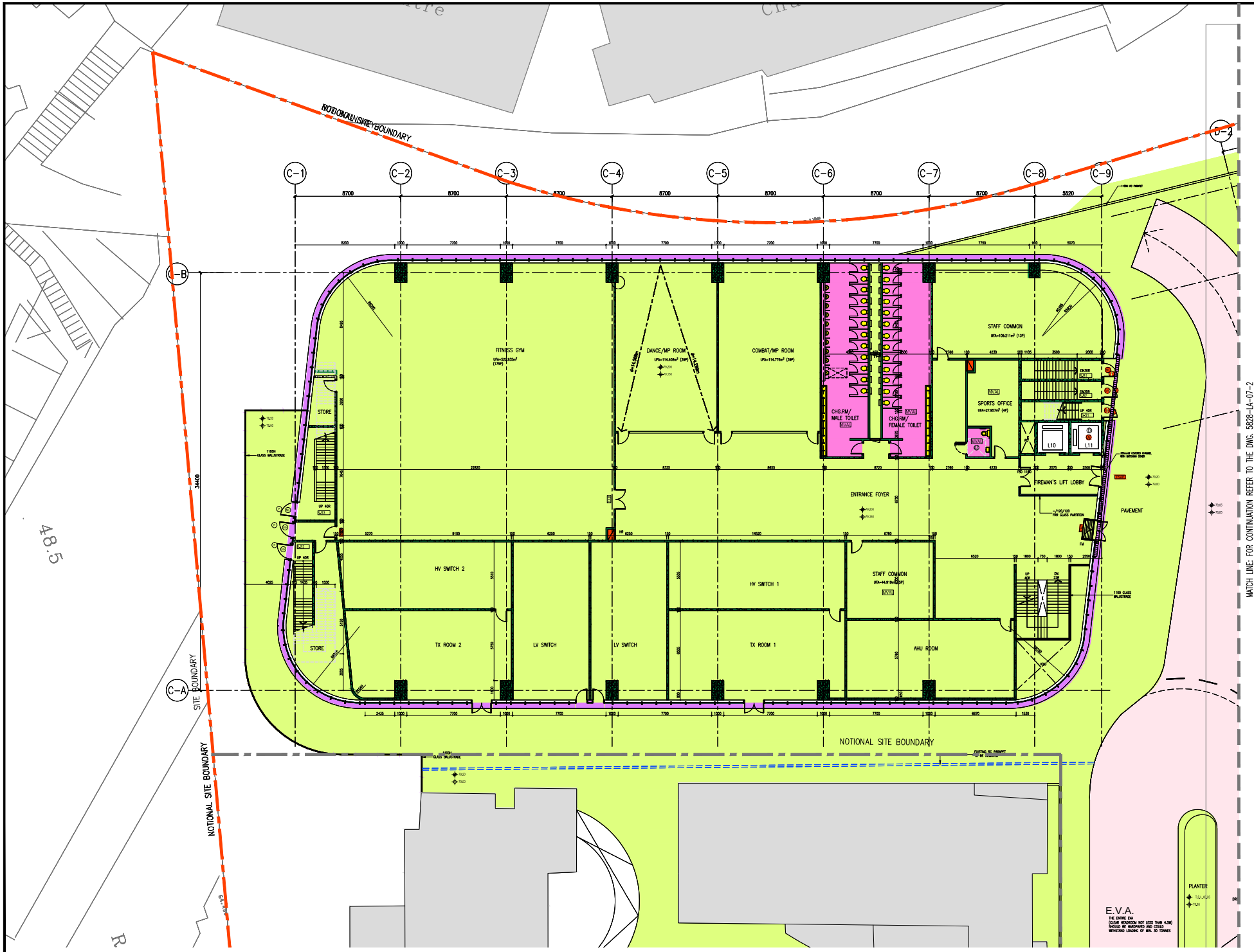
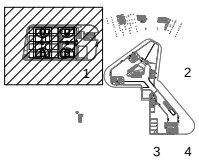


KEYPLAN - G/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -2/F +79.20
Phase 1 ACADEMIC BUILDING-G/F +79.20
(1 of 4)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-07-1

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Phase 1 ACADEMIC BUILDING-G/F +79.20
(1 of 4)

0 1 2 4
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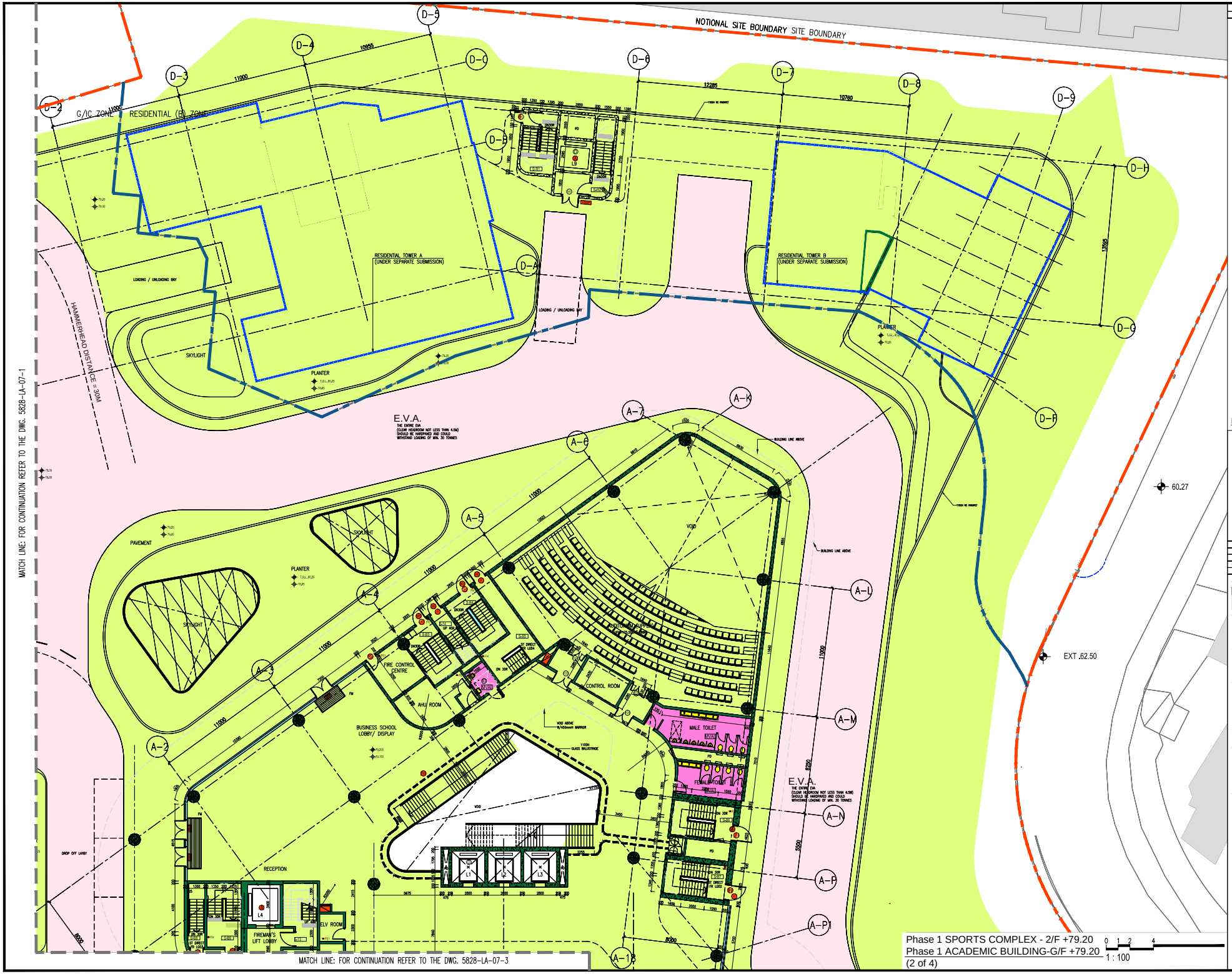
DATE :2021.03.31



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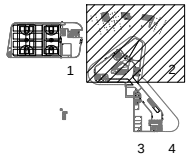
KEYPLAN - G/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - 2/F +79.20
Phase 1 ACADEMIC BUILDING-G/F +79.20
(2 of 4)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-07-2

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Phase 1 SPORTS COMPLEX - 2/F +79.20
Phase 1 ACADEMIC BUILDING-G/F +79.20
(2 of 4)

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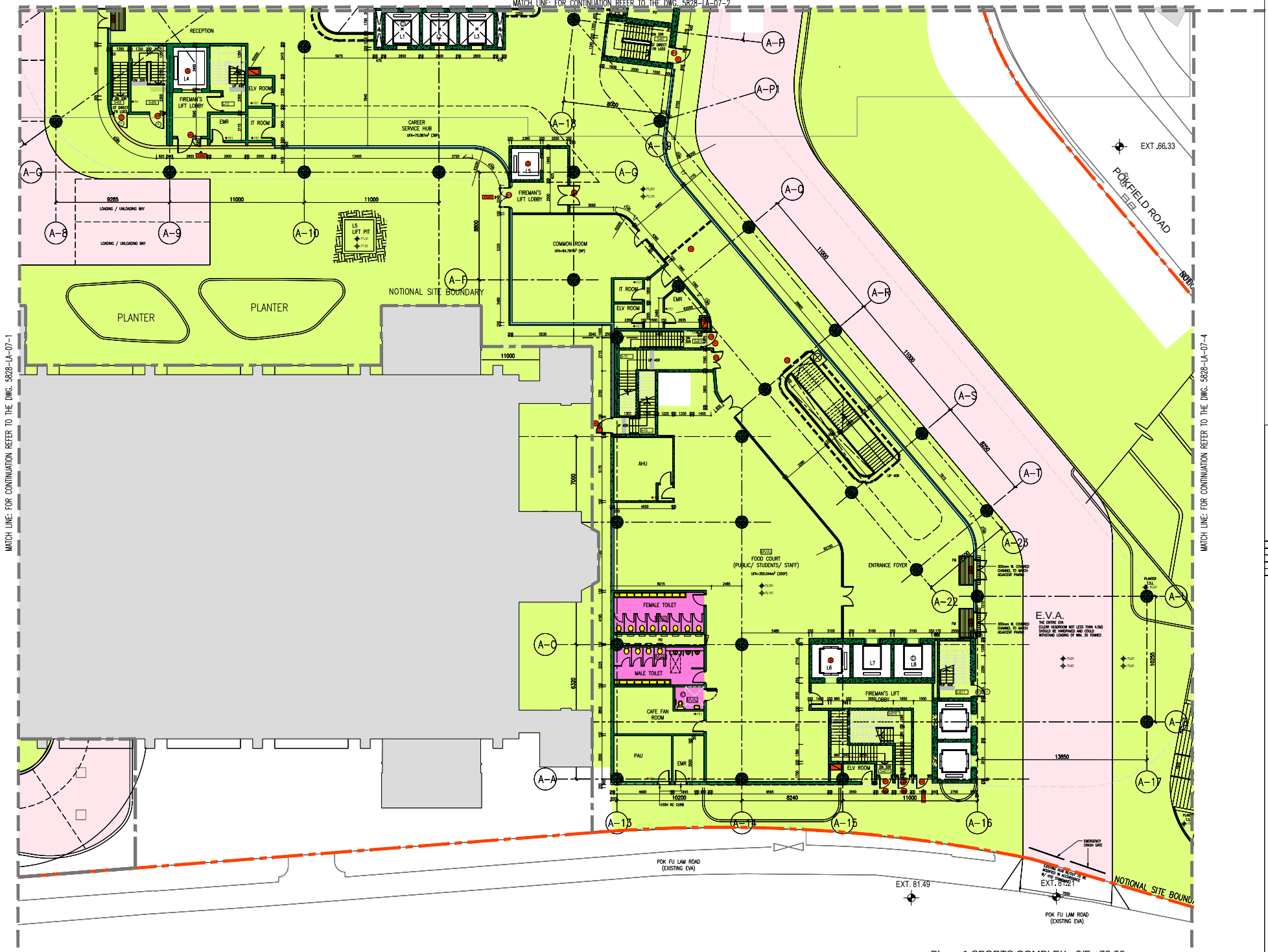

Phase 1 SPORTS COMPLEX - 2/F +79.20
Phase 1 ACADEMIC BUILDING-G/F +79.20
(4 of 4)

0 1 2 4
1 : 100

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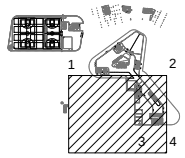
FSD REF. NO. :

KEYPLAN - G/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - 2/F +79.20
Phase 1 ACADEMIC BUILDING-G/F +79.20
(3 of 4)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-07-3

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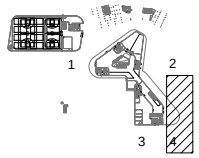

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -2/F +79.20
Phase 1 ACADEMIC BUILDING-G/F +79.20
(4 of 4)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-07-4

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Phase 1 ACADEMIC BUILDING-G/F +79.20
(4 of 4)

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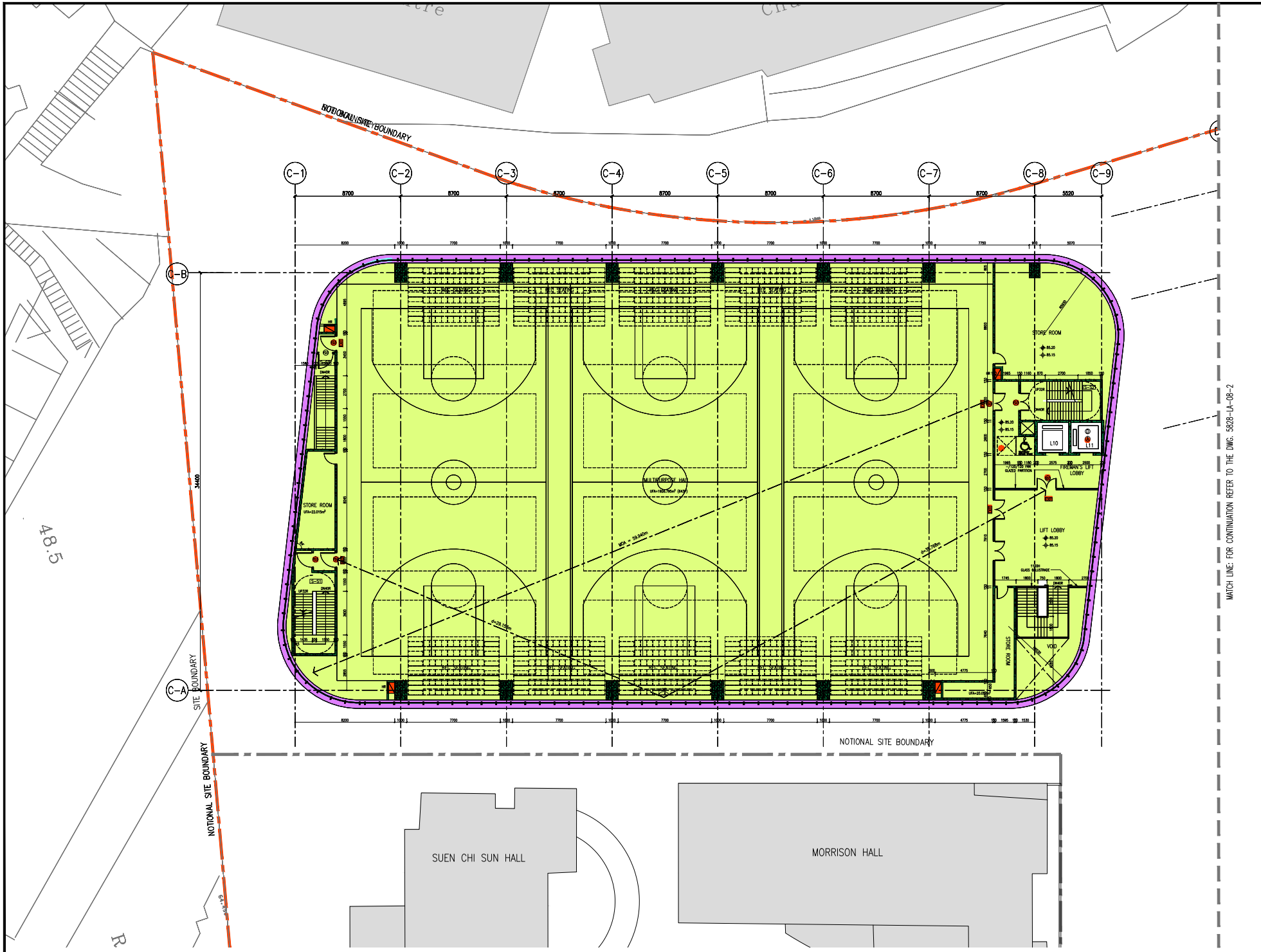
DATE 2021.03.31



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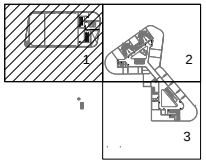
KEYPLAN - 1/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -3/F +85.20
Phase 1 ACADEMIC BUILDING-1/F +79.20
(1 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-08-1

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Phase 1 SPORTS COMPLEX - 3/F +85.20
Phase 1 ACADEMIC BUILDING-1/F +85.20
(1 of 3)

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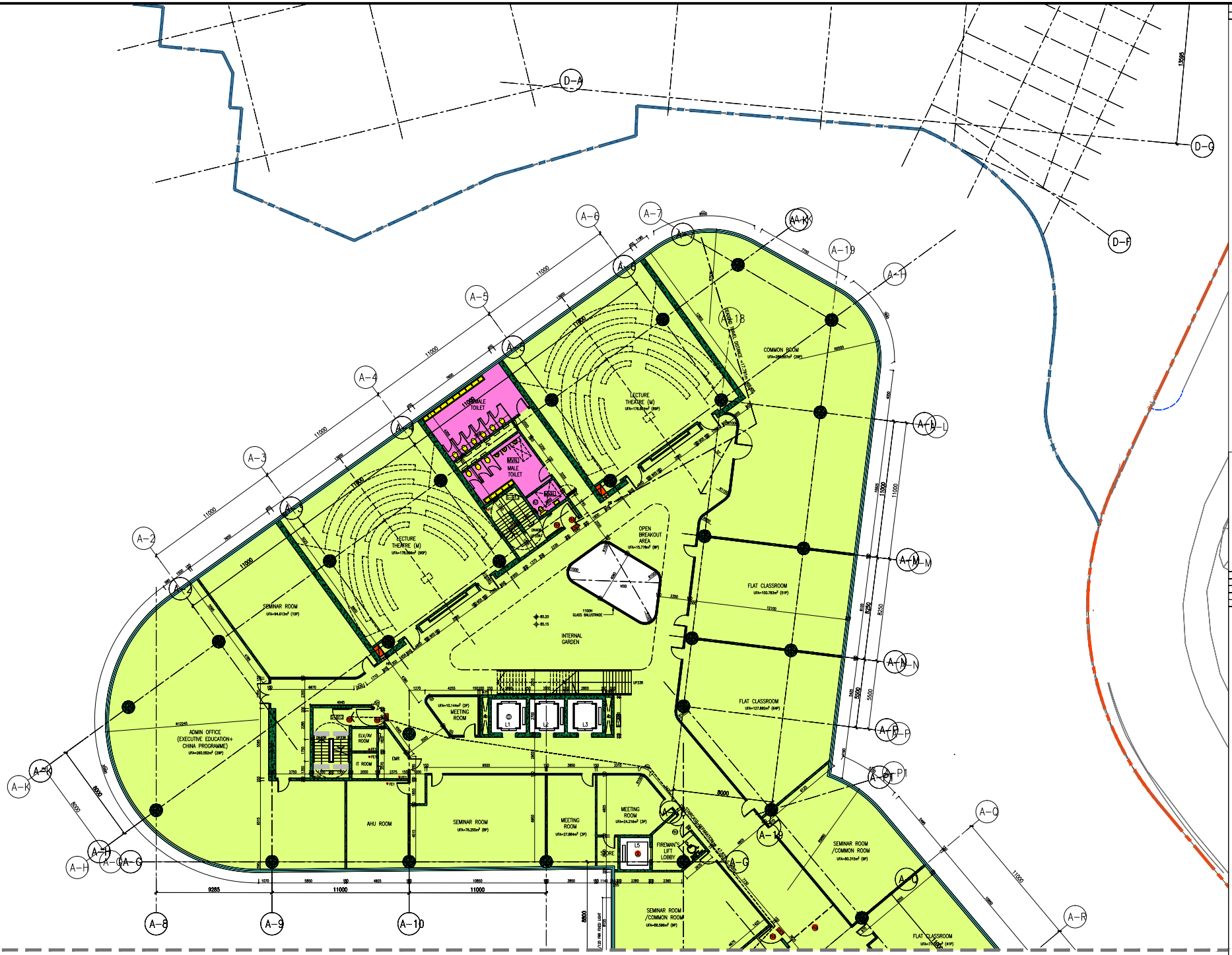
DATE 2021.03.31



Phase 1 SPORTS COMPLEX - 3/F +85.20
Phase 1 ACADEMIC BUILDING-1/F +85.20
(2 of 3)

1 : 100

BD REF. NO. :
FSD REF. NO. :

KEYPLAN - 1/F

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - 3/F +85.20
Phase 1 ACADEMIC BUILDING-1/F +85.20
(2 of 3)

SCALE 1:100 @A0
DATE
JOB NUMBER 5828
DRAWING NUMBER LA-08-2

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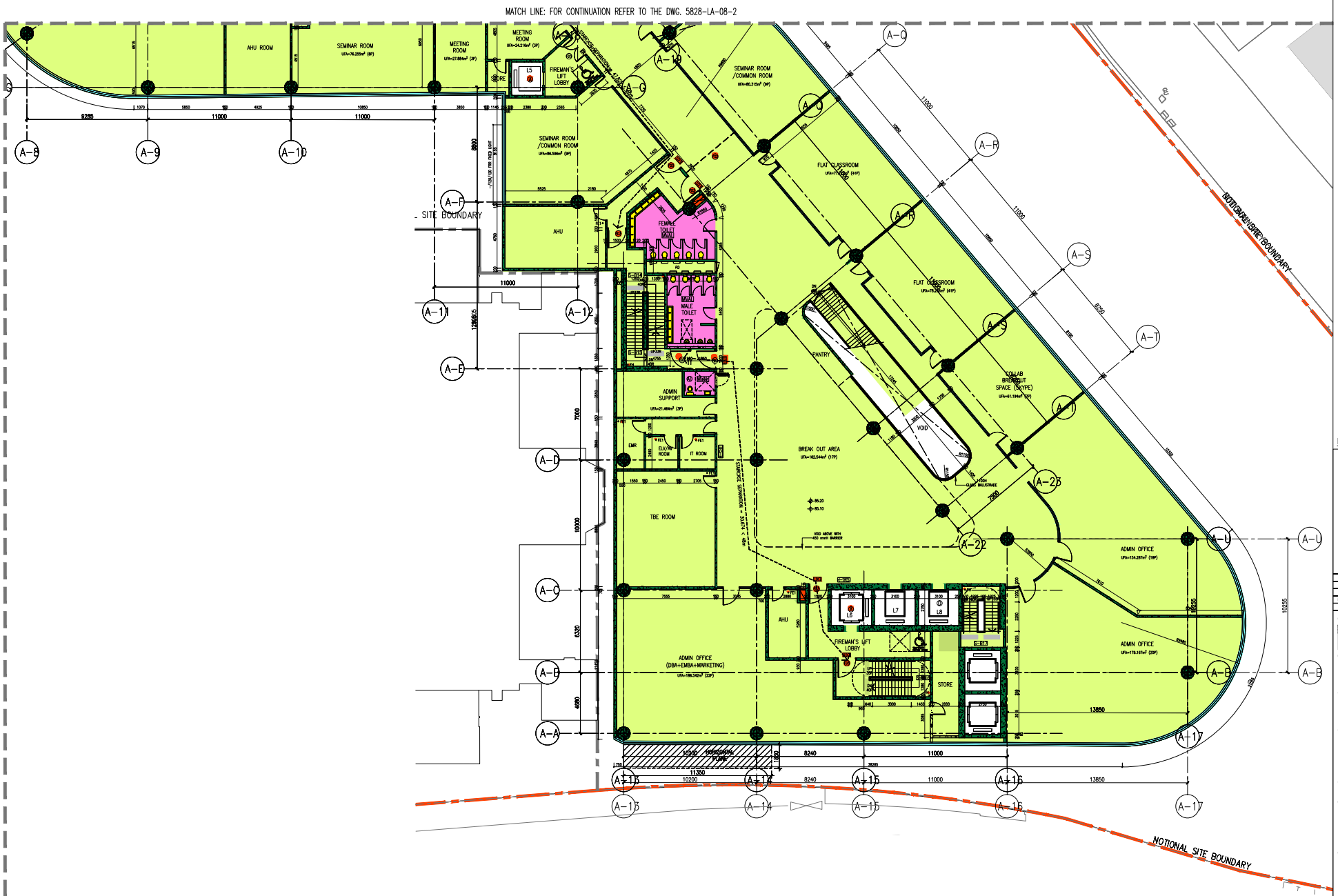
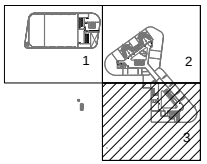


KEYPLAN - 1/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX -3/F +85.20
Phase 1 ACADEMIC BUILDING-1/F +85.20
(3 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-08-3

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Phase 1 ACADEMIC BUILDING-1/F +85.20
(3 of 3)

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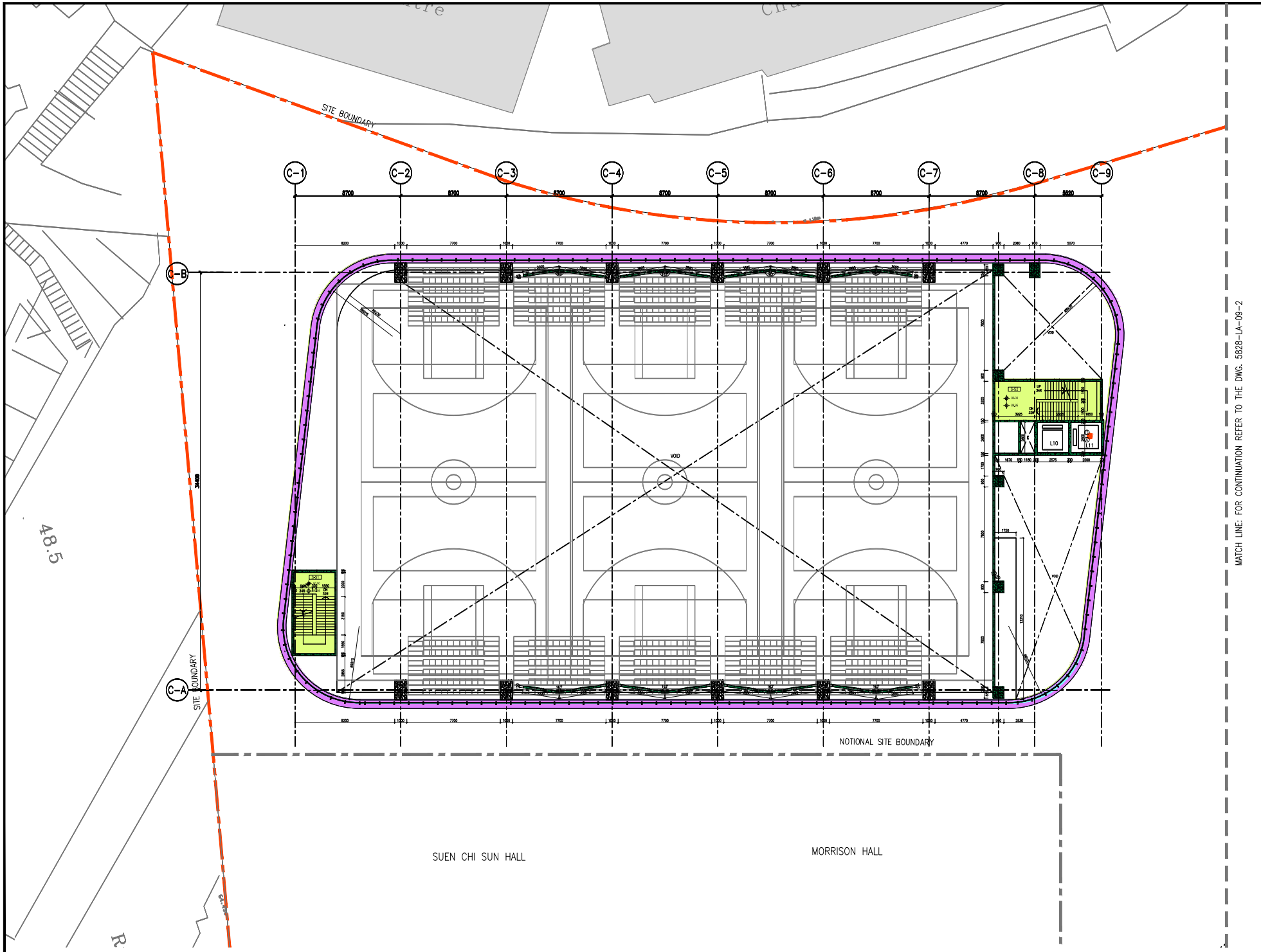

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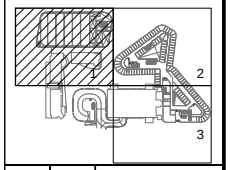
KEYPLAN - 2/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - UPPER PART OF 3/F
Phase 1 ACADEMIC BUILDING-2/F +90.20
(1 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
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Phase 1 SPORTS COMPLEX - UPPER PART OF 3/F
Phase 1 ACADEMIC BUILDING-2/F +90.20
(1 of 3)

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1 : 100

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AP (A) 101/93

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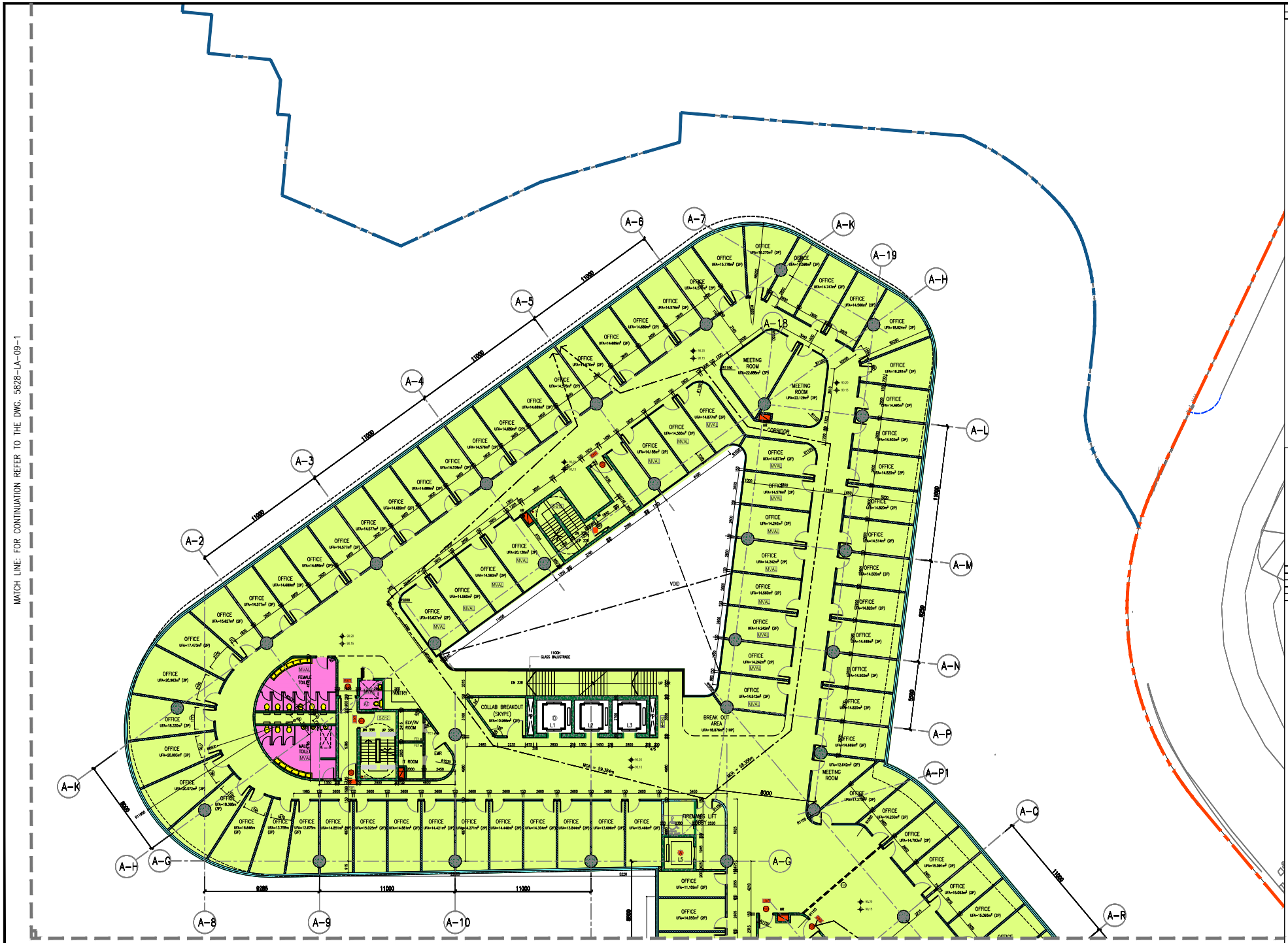
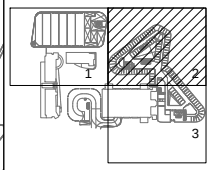
DATE :2021.03.31



KEYPLAN - 2/F



REV.	DATE	AMENDMENT
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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - UPPER PART OF 3/F
Phase 1 ACADEMIC BUILDING-2/F +90.20
(2 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-09-2

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Phase 1 ACADEMIC BUILDING-2/F +90.20
(2 of 3)

0 1 2 4
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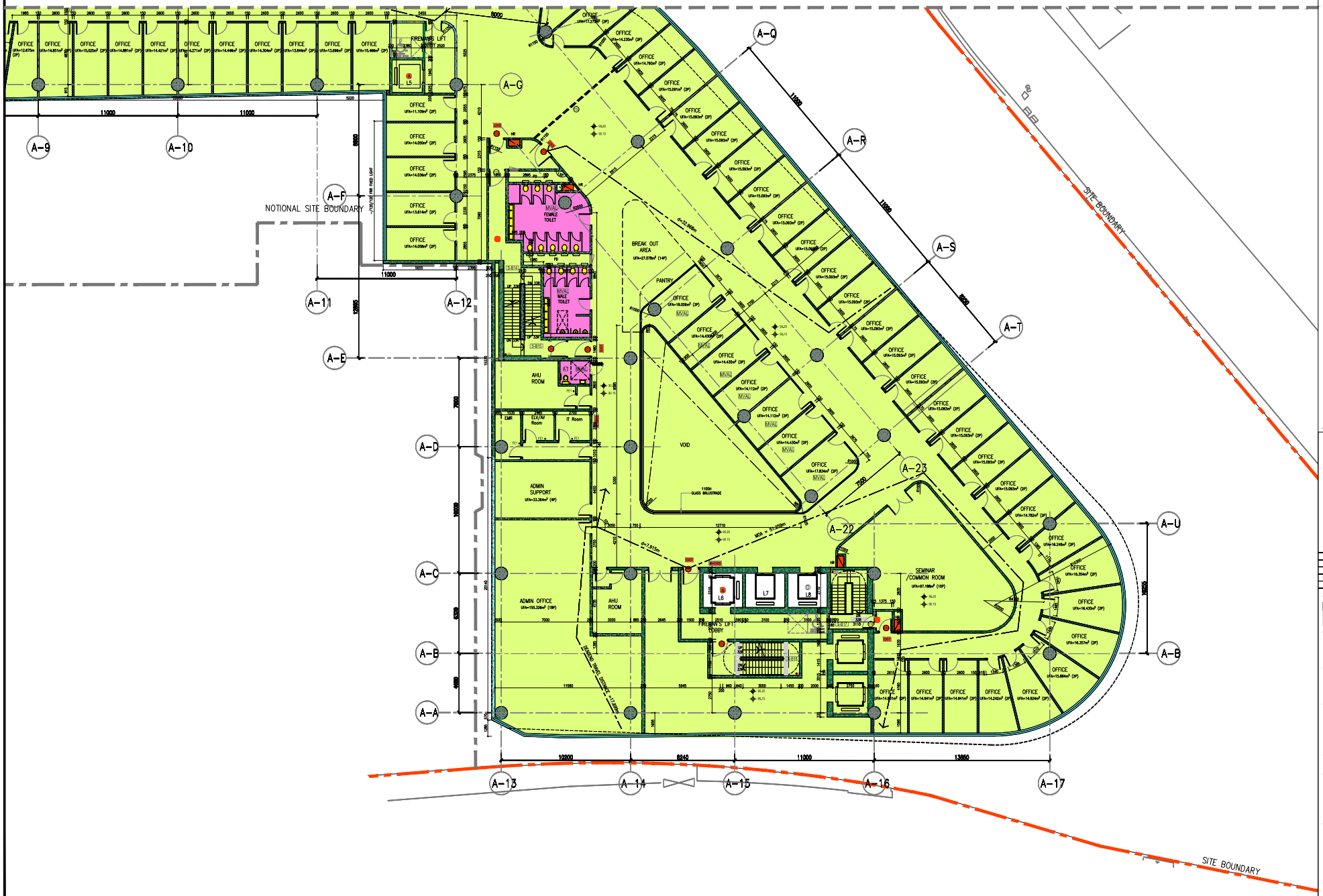

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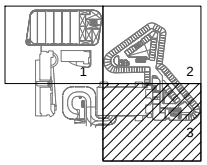

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CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - UPPER PART OF 3/F
Phase 1 ACADEMIC BUILDING-2/F +90.20
(3 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
	LA-09-3

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Phase 1 ACADEMIC BUILDING-2/F +90.20
(3 of 3)

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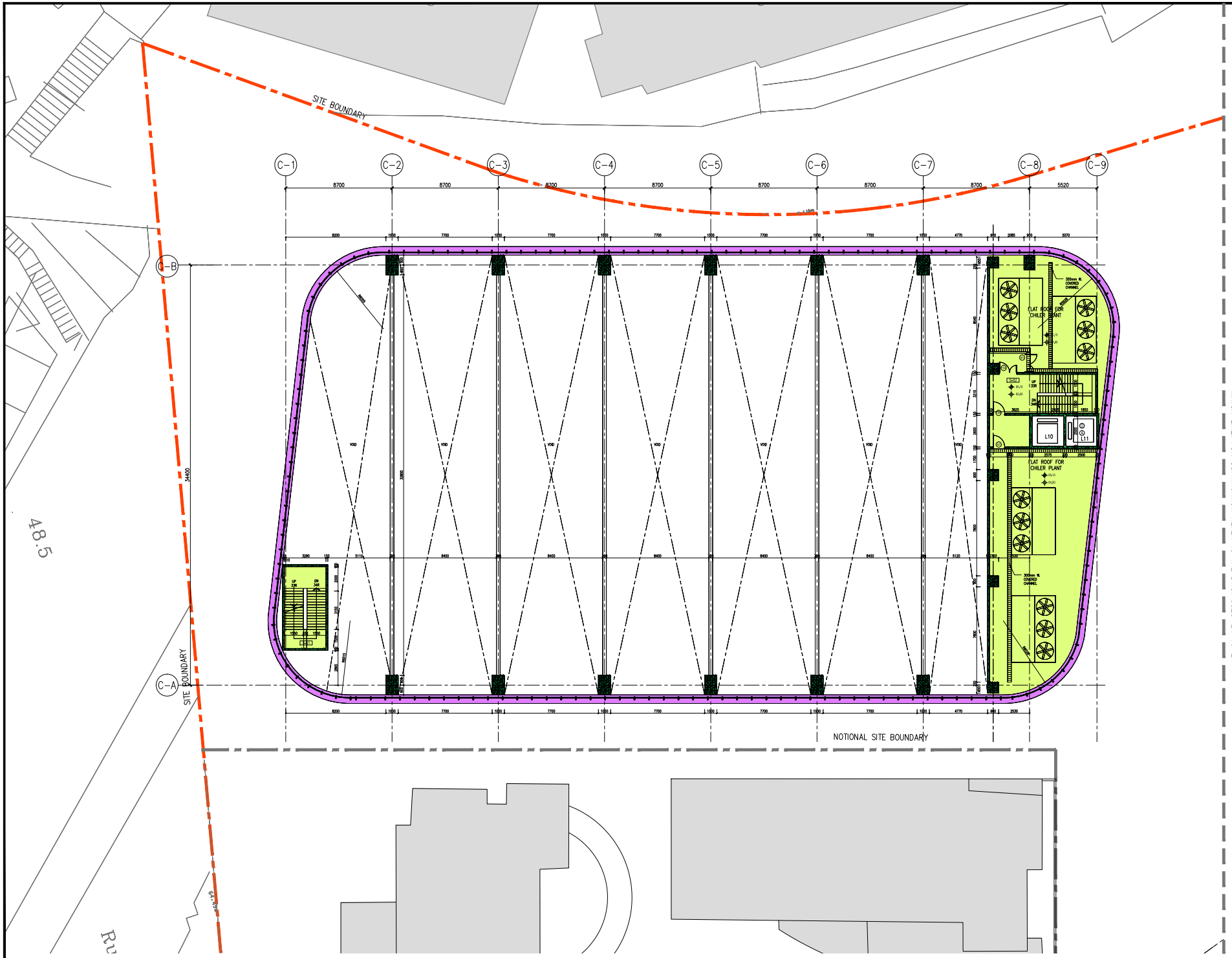
DATE 2021.03.31



Phase 1 SPORTS COMPLEX - UPPER PART OF 3/F
Phase 1 ACADEMIC BUILDING-3/F +95.10
(1 of 3)

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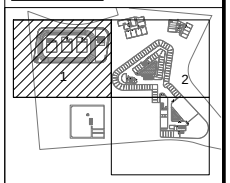
KEYPLAN - 3/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - UPPER PART OF 3/F
Phase 1 ACADEMIC BUILDING- 3/F +95.10
(1 of 3)

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DATE 2021.03.31

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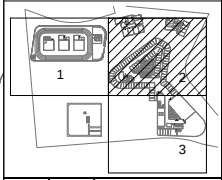

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CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
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DRAWING
Phase 1 SPORTS COMPLEX - UPPER PART OF 3/F
Phase 1 ACADEMIC BUILDING- 3/F +95.10
(2 of 3)

SCALE 1:100 @A0
DATE
JOB NUMBER 5828
DRAWING NUMBER LA-10-2

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Phase 1 ACADEMIC BUILDING-3/F +95.10
(2 of 3)

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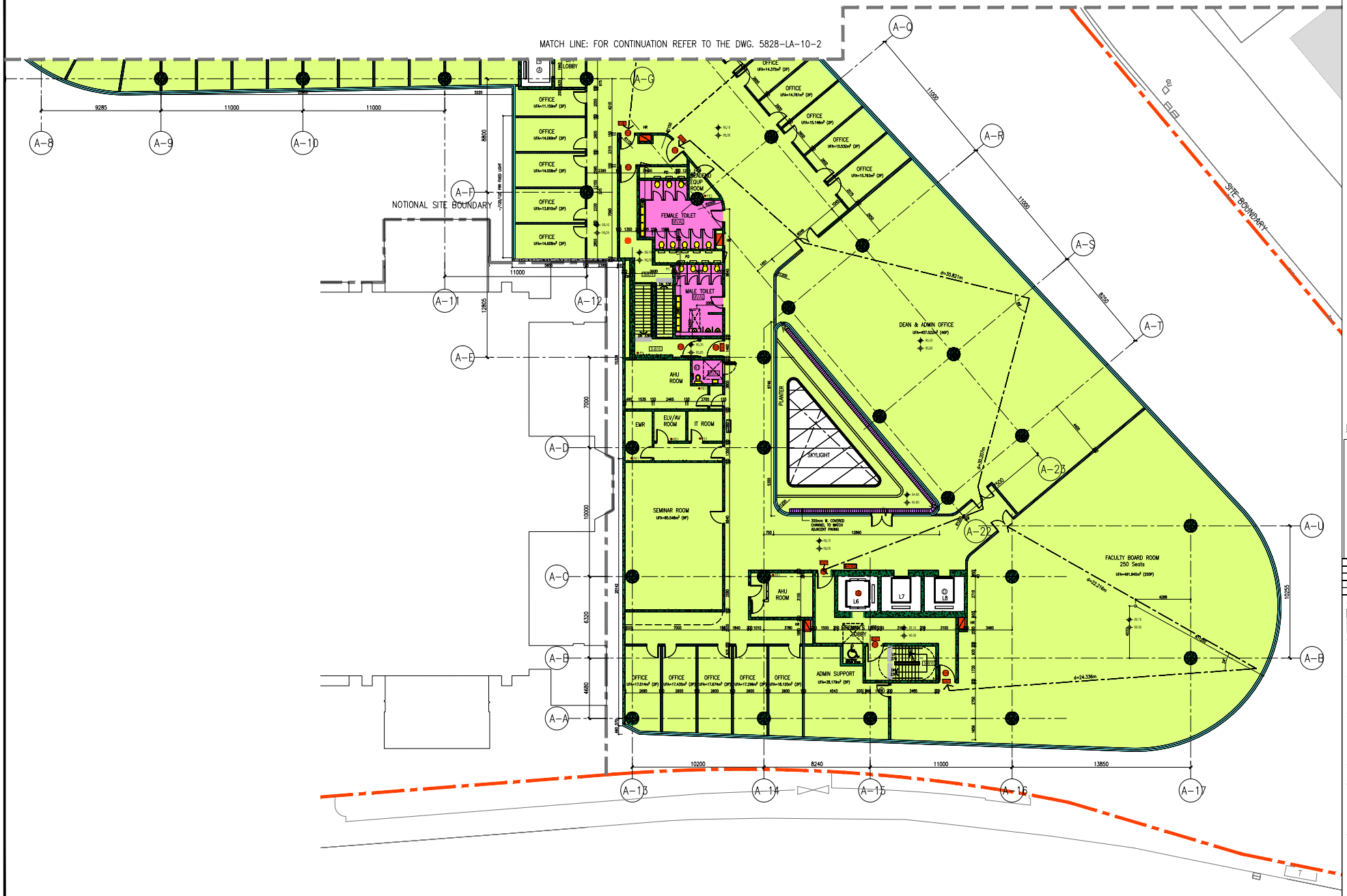
DATE 2021.03.31



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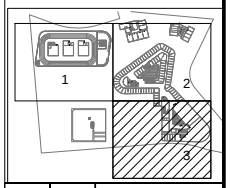

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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - UPPER PART OF 3/F
Phase 1 ACADEMIC BUILDING- 3/F +95.10
(3 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
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Phase 1 ACADEMIC BUILDING-3/F +95.10
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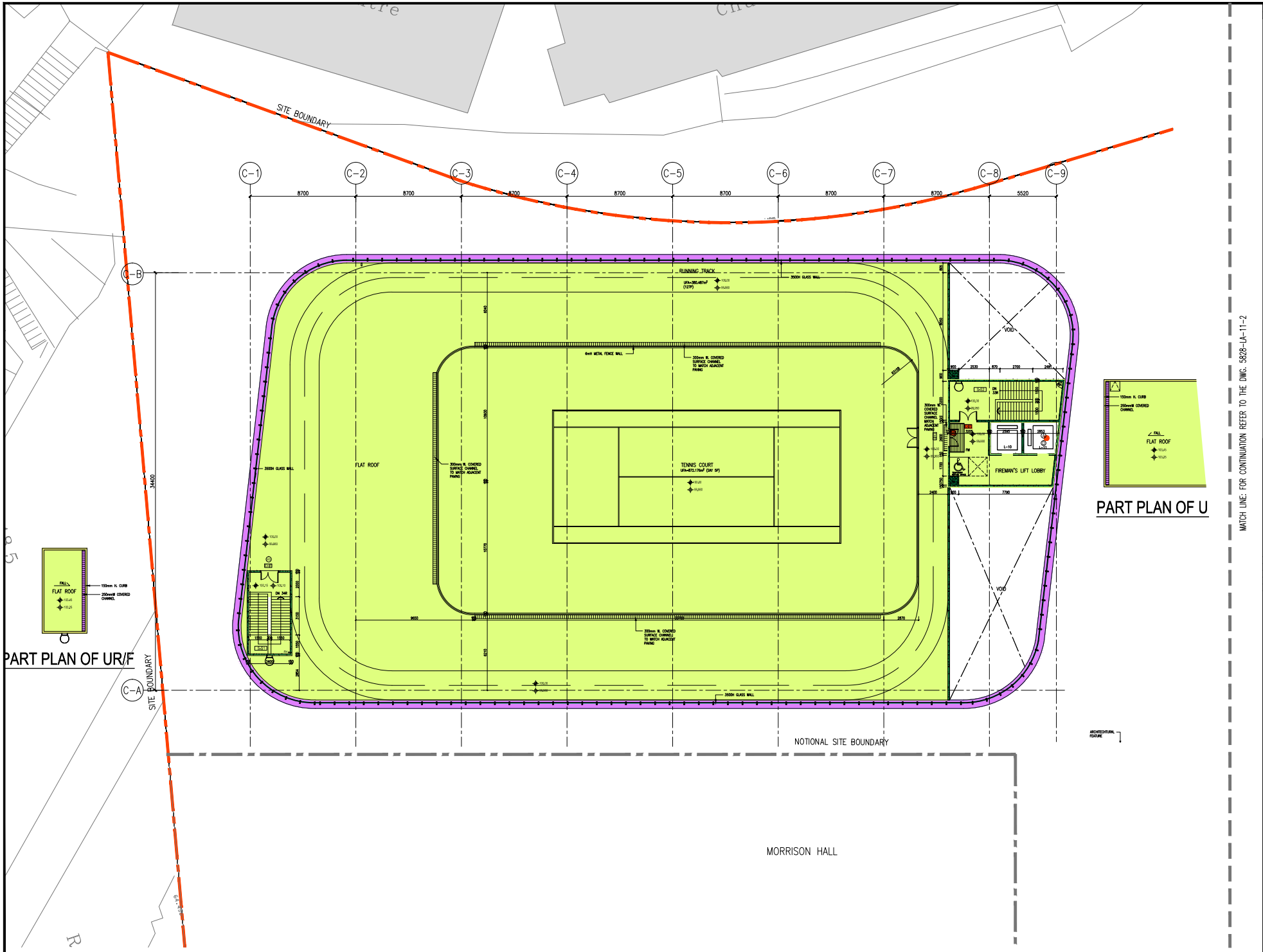

Phase 1 SPORTS COMPLEX - R/F +100.00
Phase 1 ACADEMIC BUILDING-R/F +101.00
(1 of 3)

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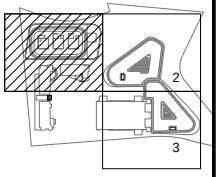

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DRAWING
Phase 1 SPORTS COMPLEX - R/F +100.00
Phase 1 ACADEMIC BUILDING- R/F +101.00
(1 of 3)

SCALE	JOB NUMBER
1:100 @A0	5828
DATE	DRAWING NUMBER
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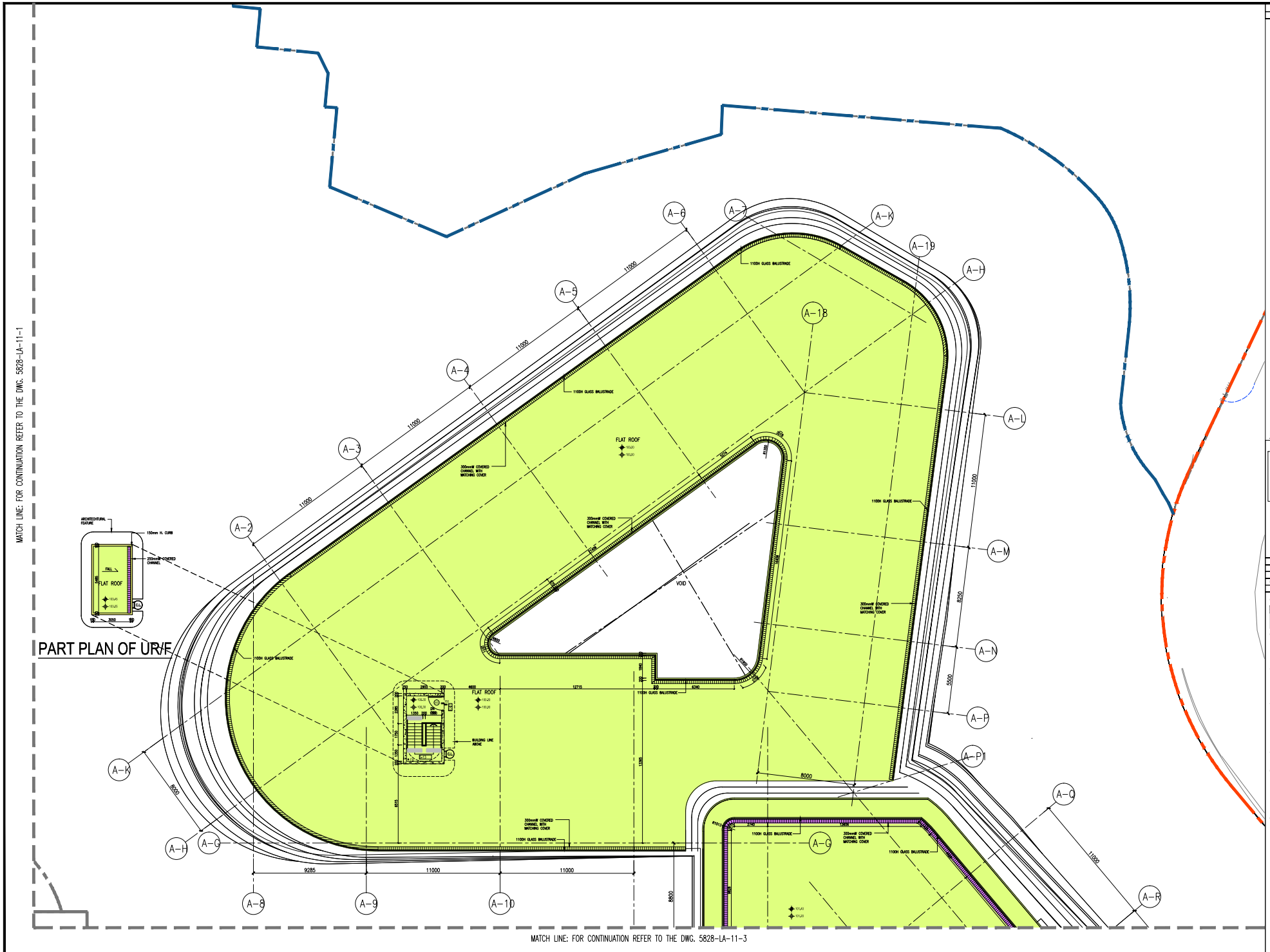

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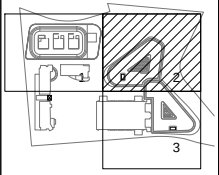

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PROJECT
CAPITAL DEVELPMENT COMPLEX
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FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - R/F +100.00
Phase 1 ACADEMIC BUILDING- R/F +101.00
(2 of 3)

SCALE	JOB NUMBER
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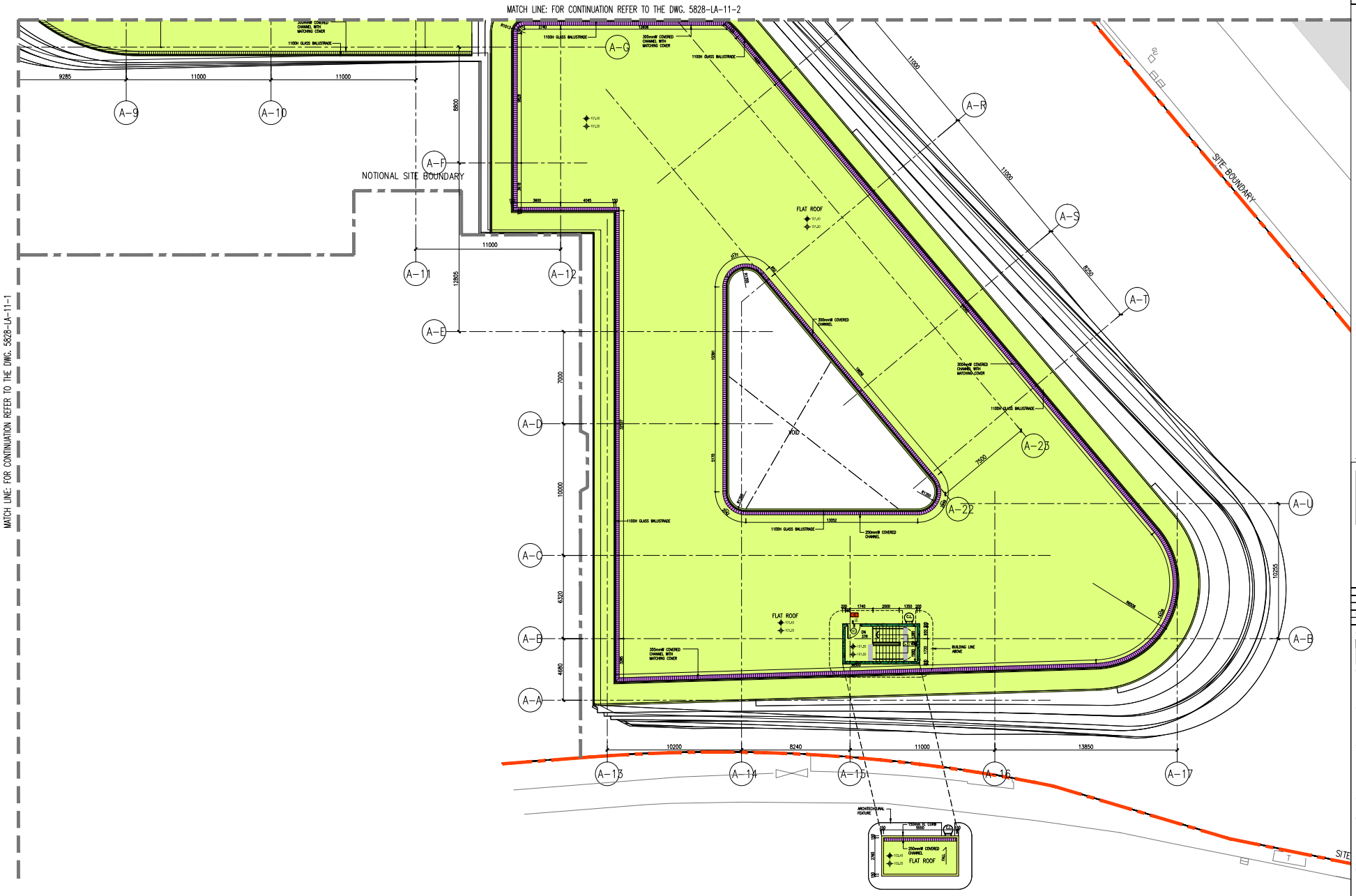

PART PLAN OF UR/F

Phase 1 SPORTS COMPLEX - R/F +100.00
Phase 1 ACADEMIC BUILDING-R/F +101.00
(3 of 3)

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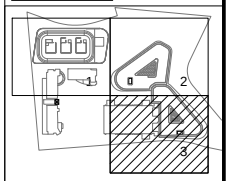
KEYPLAN - LR/F



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
Phase 1 SPORTS COMPLEX - R/F +100.00
Phase 1 ACADEMIC BUILDING- R/F +101.00
(3 of 3)

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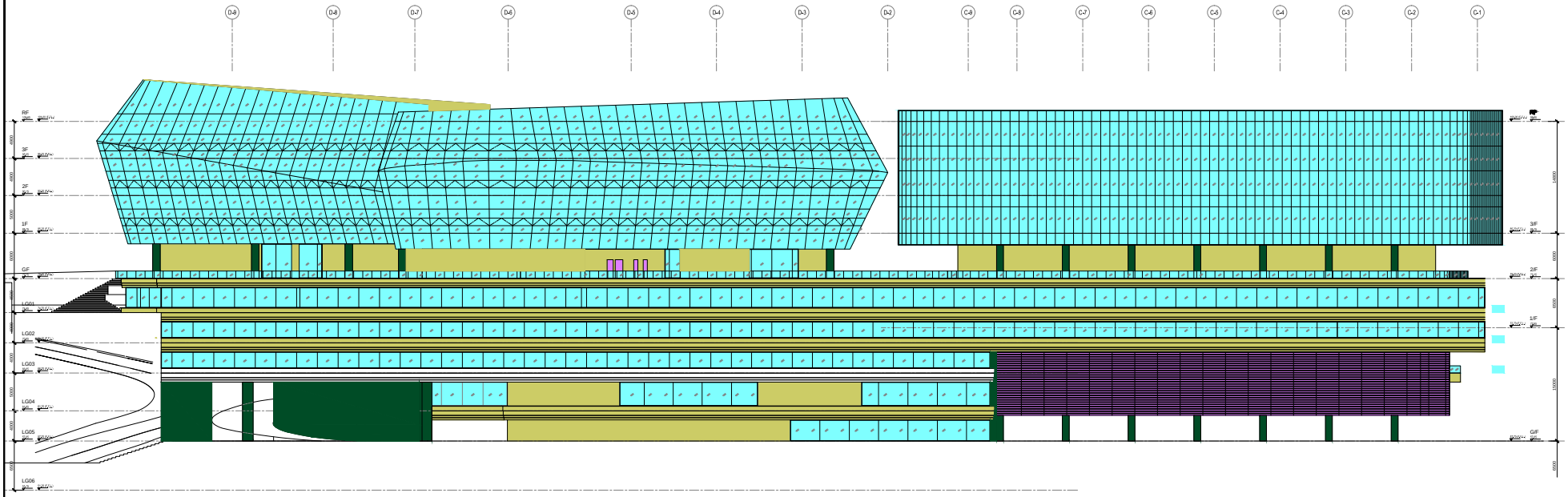

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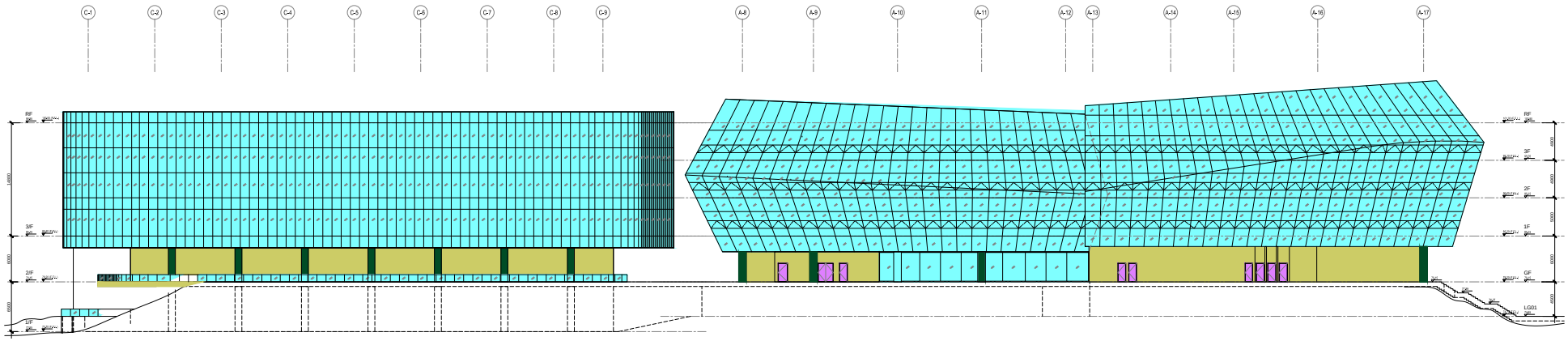

2 ELEVATION 2

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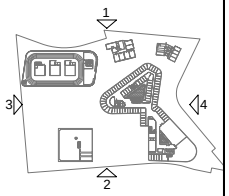
KEY PLAN



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
ELEVATION 01, ELEVATION 02

SCALE 1:200 @A0
DATE
JOB NUMBER 5828
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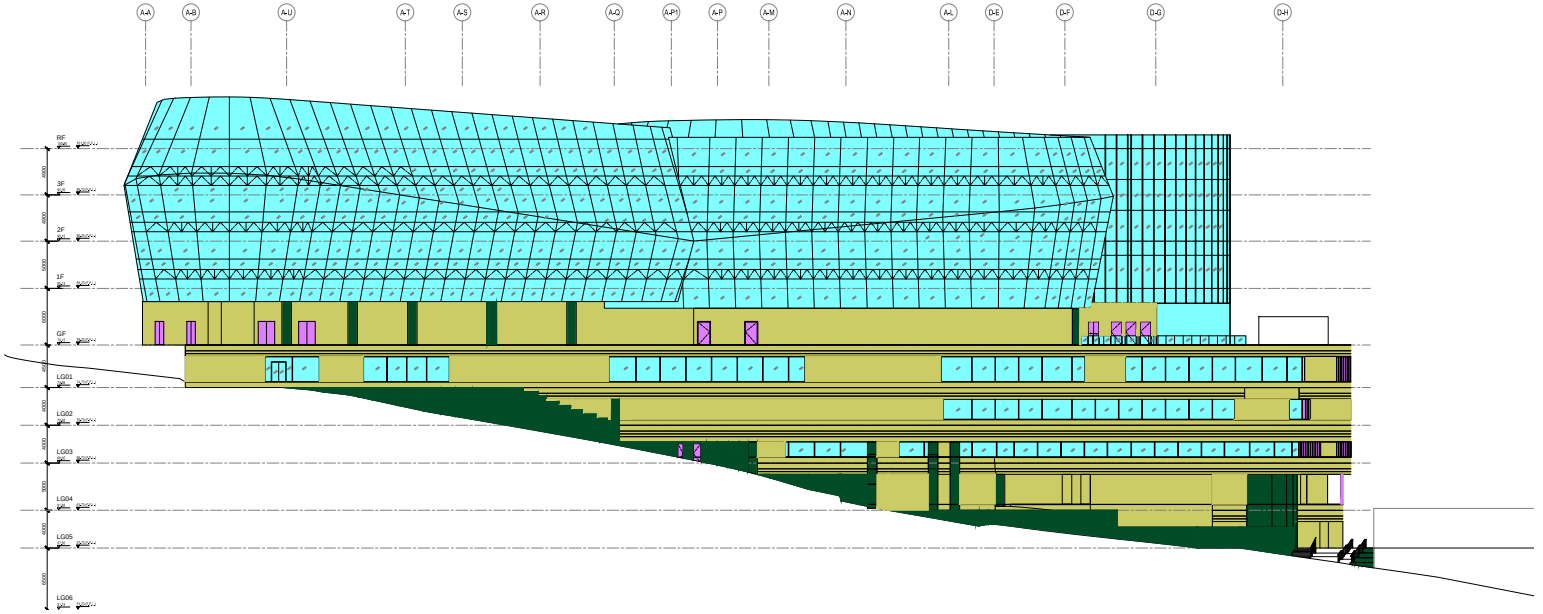

3 ELEVATION 3

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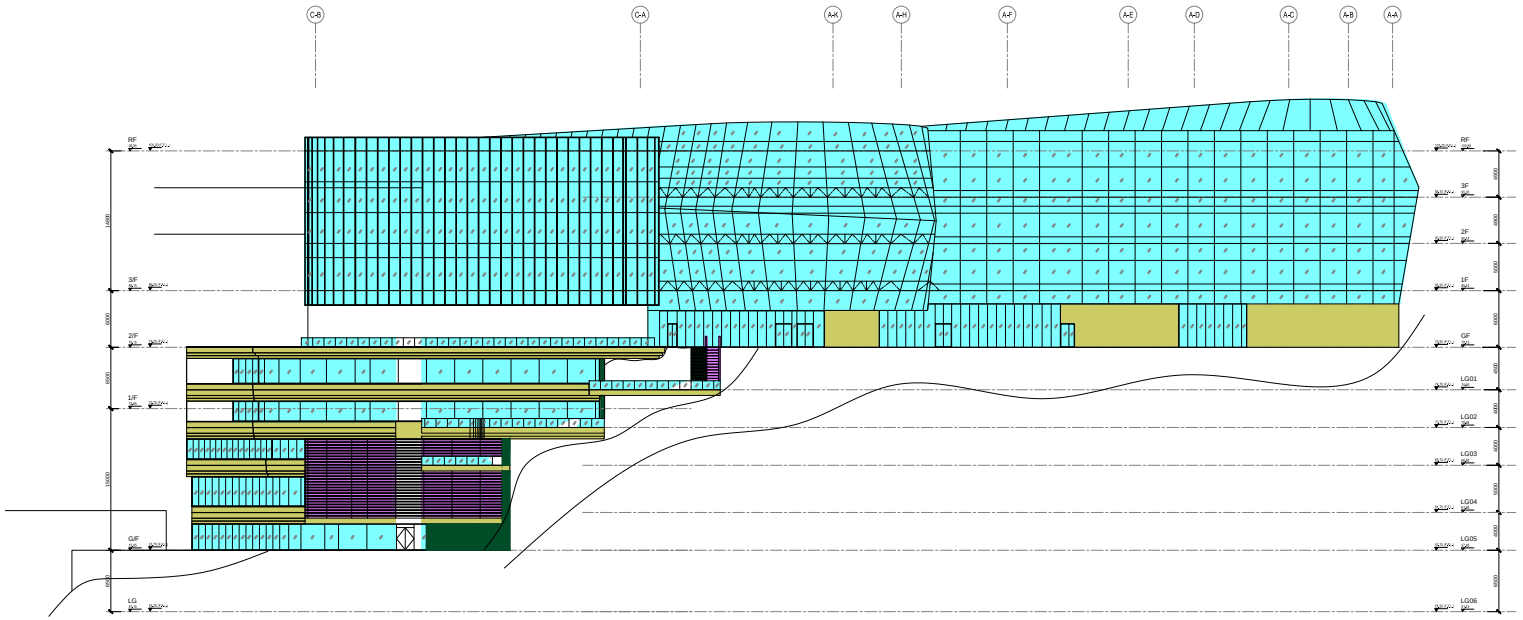

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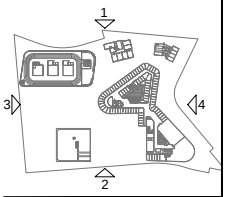
KEY PLAN



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
ELEVATION 03, ELEVATION 04

SCALE 1:200 @A0
DATE
JOB NUMBER 5828
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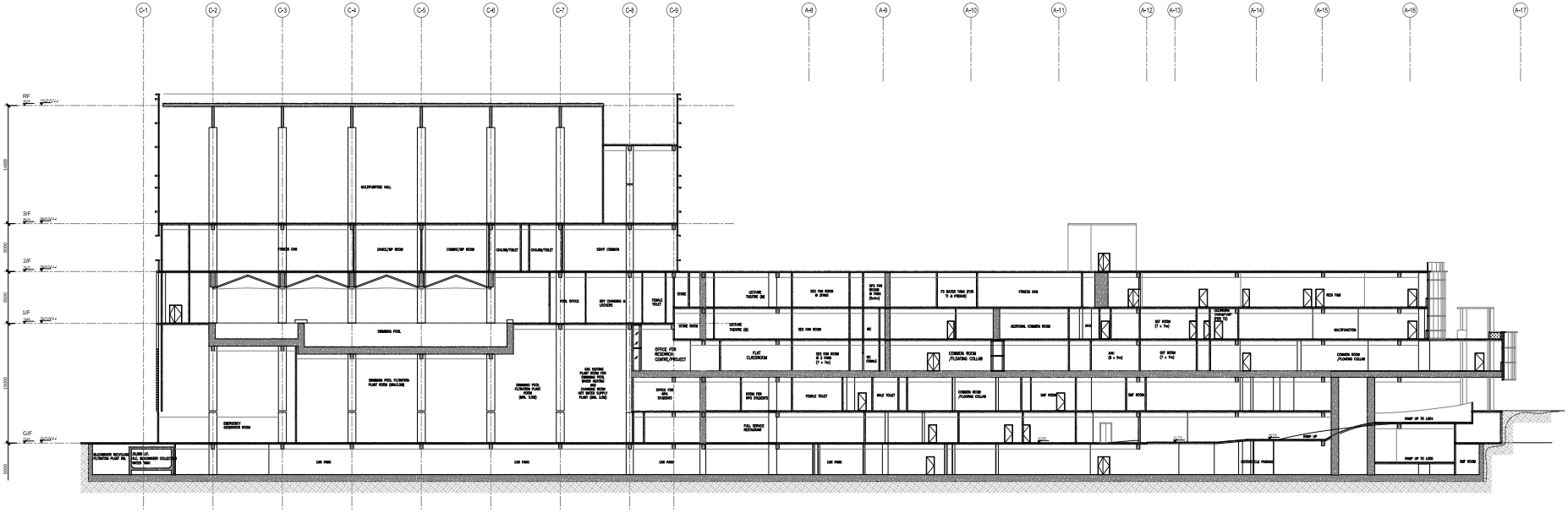

1 SECTION A-A

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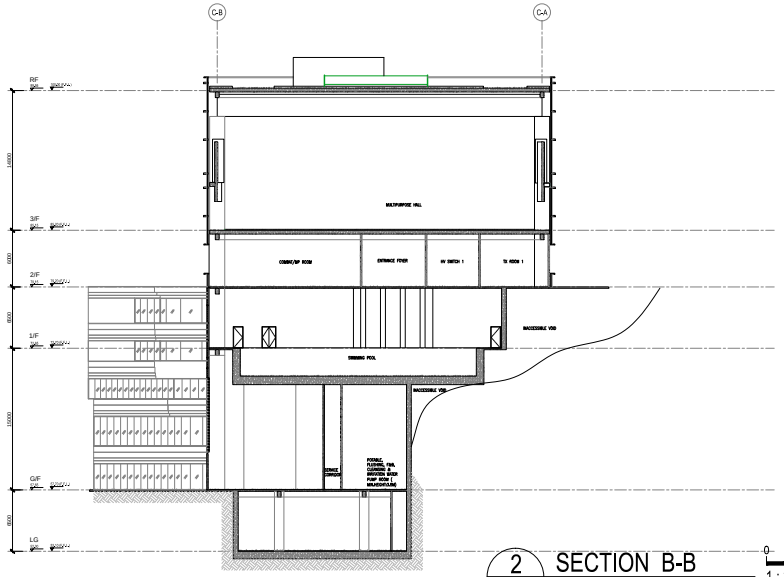

2 SECTION B-B

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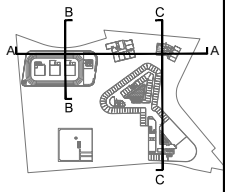
1 : 200

KEY PLAN



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PROJECT
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING
SECTION A-A, SECTION B-B

SCALE	JOB NUMBER
1:200 @A0	5828
DATE	DRAWING NUMBER
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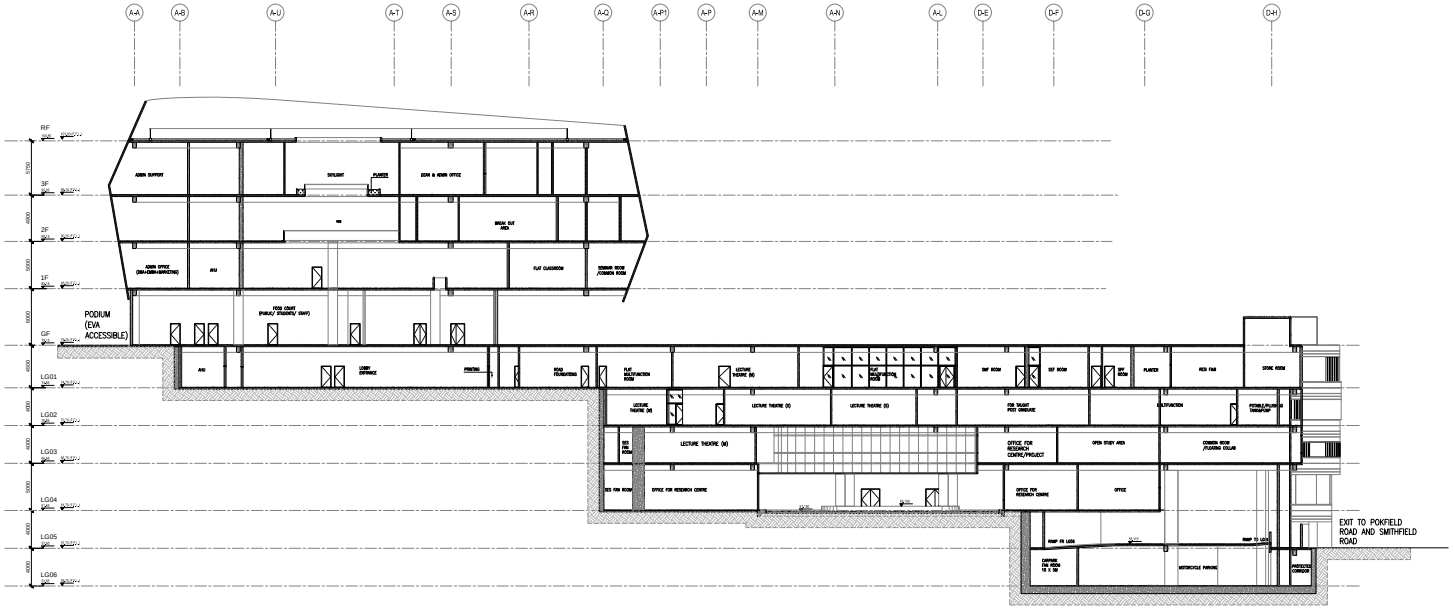
BD REF. NO. :
FSD REF. NO. :



3 SECTION C-C

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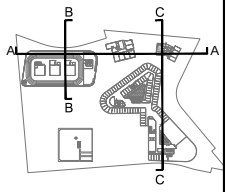
KEY PLAN



REV. –	2021.03	BD SUBMISSION
NUMBER / 號碼	DATE / 日期	AMENDMENT / 修訂

P&T Architects and Engineers Limited
巴馬丹拿建築及工程師有限公司
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PROJECT / 工程項目
CAPITAL DEVELPMENT COMPLEX
AT THE POKFIELD ROAD SITE
FOR THE UNIVERSITY OF HONG KONG

DRAWING / 圖名
SECTION C-C

SCALE / 比例	JOB NUMBER / 工程編號
1:200 @A0	5828
DATE / 日期	DRAWING NUMBER / 圖號
	LA-13-2

DESIGNED / 設計	CHECKED / 查核	APPROVED / 審定

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AP (A) 101/93

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SUBMISSION PLAN
DATE : 2021.03.31

llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

3 October 2025

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

By Hand and By Email

Dear Sir

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
(Application No. A/H1/104)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 4 August 2025 and subsequent departmental comments received via the Hong Kong District Planning Office (DPO/HK) of Planning Department in September 2025.

In response to departmental and major public comments, the Applicant would like to submit herewith 4 copies of responses-to-comments (RtoC) table (**Appendix A**) with revised Preliminary Environmental Statement enclosed herewith in **Attachment 1** for the Board's consideration.

Please note that the current submission is mainly made for providing minor clarifications/justifications with no changes to the proposed scheme.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact our Ms Winnie Wu at [redacted] or our Ms Samantha Chuang at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Dickson Hui
Director

DH/sc
Encl.

S:\13597 HKU Pokfield Road R(B) Zone (S16 for academic)\FI\FI-1\20251003_letter to TPB_FI-1 submission_HKU.doc

cc (w/ encl)
DPO/HK - Ms Erica Wong / Ms Natalie Yim / Mr Gordon Cheng (by email)

[redacted]

Appendix A

Responses-to-comments Table

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704RP (Part), Pokfield Road, Hong Kong (Application No. A/H1/104)

Response to Departmental Comments

1. Environmental Protection Department Page 1
2. Lands Department Page 4
3. Hong Kong Police Force Page 4
4. Water Supplies Department Page 5
5. Fire Services Department Page 6

Response to Public Comments Page 7

Response to Departmental Comments

	Departmental Comments	Responses to Comments
1.	**Comments of Environmental Protection Department**	
1.1	**General**	
1.1.1	Please rearrange suitable sub-section numbers, e.g. S.1.1 for noise and S.1.2 for air quality, instead of S.1.1.1-1.1.46 all aspects.	Noted. Please refer to **Attachment 1** for the revised Preliminary Environmental Statement.
1.2	**Air Quality**	
1.2.1	Table 1-3 –	
1.2.1.1	(i) Please clarify if annual PM10 in 2019 exceeded AQO or not.	Table 1-3 and Section 1.2.3 are revised accordingly in **Attachment 1**.
1.2.1.2	(ii) 10th peak 8-hour ozone in 2019 have exceeded AQO, please bold and underline the data.	Table 1-3 and Section 1.2.3 are revised accordingly in **Attachment 1**.
1.2.2	Section 1.1.15 – Please use consistent abbreviations for PM10/RSP and PM2.5/FSP.	Section 1.2.7 is revised accordingly in **Attachment 1**.
1.2.3	Section 1.1.20 –	
1.2.3.1	(i) Line 3 should read “Air Pollution Control (Fuel Restriction) Regulations” (ii) Please revise to “0.001%” in line 10.	Section 1.2.12 is revised accordingly in **Attachment 1**.
1.2.3.2	(ii) Please revise to “0.001%” in line 10.	Section 1.2.12 is revised accordingly in **Attachment 1**.
1.3	**Waste**	
1.3.1	Section 1.1.34 – Please review whether 3,451m^3 should be **inert C&D materials**.	Section 1.4.5 is revised in **Attachment 1**.
1.3.2	Section 1.1.37 – This section should focus on construction phase, please remove "and operation phase".	Section 1.4.8 is revised accordingly in **Attachment 1**.

	Departmental Comments	Responses to Comments
1.3.3	Table 1-9 –	
1.3.3.1	(i) 1st row: Please remove the irrelevant words "Summary of Quantity of Waste during Construction Phase" in the 3rd column.	Noted. 1st row of Table 1-9 is revised accordingly in **Attachment 1**.
1.3.3.2	(ii) 1st row: The waste indices of 0.238 m^3/m^2 GFA and 0.498 m^3/m^2 GFA appear not to be available in the Guide. Please review the data source.	Calculation for inert C&D materials delivered to public fill is revised, and the waste index is referenced to commercial office projects with 0.200m^3/m^2 GFA. Please refer to the revised Table 1-9 in **Attachment 1.**
1.3.3.3	(iii) 1st and 3rd row: Please clarify why the waste index of 0.498 m^3/m^2 GFA is used for calculating inert C&D material, while the waste index of 0.200m^3/m^2 GFA is applied for non-inert C&D material for Commercial Office Projects. Given that 90% of C&D materials are inert, the remaining 10% would consist of non-inert material. Please explain the rationale for adopting these two different indices for the calculations.	Table 1-9 is revised in **Attachment 1**. It is confirmed that the waste index for inert C&D materials and non-inert C&D materials are both made reference to commercial office projects with 0.200m^3/m^2 GFA.
1.3.3.4	(iv) 1st row: Please note the different between the terms "public fill" and "public fill reception facilities". The Remark should be revised as "According to Hong Kong Waste Statistics for 2023, a total of 90% of construction waste generated will be used as **public fill**."	Table 1-9 is revised accordingly in **Attachment 1**.
1.3.3.5	(v) 3rd row: Please specify that the figure of 0.200 m^3/m^2 GFA is the generate rate of construction waste.	Table 1-9 is revised in **Attachment 1**.
1.3.3.6	(vi) 1st and 2nd rows: It is unclear whether 3,451m^3 or 4141m^3 (i.e. 3451m^3 + 690m^3) of inert C&D materials will be generated. Moreover, for the 2nd row, it is confusing to mention "recycled as much as practicable" for reused inert C&D materials. Therefore, it is suggested to combine these two rows as a single row named **"Inert C&D Materials"**, specifying the quantity in the 2nd column and the on-site reuse quantity in the 3rd column.	Noted and revised accordingly in Table 1-9 of **Attachment 1**.

	Departmental Comments	Responses to Comments
1.3.3.7	(vii) Last row: Please review the calculation to confirm whether 55kg/day or 550kg/day of general refuse will be generated.	Table 1-9 is revised in **Attachment 1**. General refuse generated from workforce should be 55kg/day.
1.3.4	Section 1.1.39 – Please remove the unnecessary marking.	Noted and removed accordingly.
1.3.5	Section 1.1.41 – please revise m2 as **m^2**.	Section 1.5.2 is revised in **Attachment 1**.
1.3.6	Table 1-10 –	
1.3.6.1	(i) For the 3rd row, please check if 15 May 2025 should be revised to 18 March 2023.	Table 1-10 is revised accordingly in **Attachment 1**.
1.3.6.2	(ii) Please remove the last row and its attachment as it is not relevant to the submission.	The last row of table 1-10 and its attachment in Annex 7 are removed accordingly in **Attachment 1**.
1.3.7	Section 2.1.6 – The first sentence appears to be incomplete. It is unclear what is expected to be generated. Please review and clarify.	Section 2.1.7 is revised in **Attachment 1**.
1.4	**Water**	
1.4.1	S1.1.28 – A number of constructional phase mitigation were proposed. It is suggested to supplement the mitigation for sewage of construction workforce (e.g. providing portable toilets).	Noted. Section 1.3.3 is added in **Attachment 1**.

	Departmental Comments	Responses to Comments
2.	**Comments of Lands Department**	
2.1	The application site (the Site) mainly falls within the Pink Hatched Brown Area of IL 7704 RP which area is restricted for the provision of domestic accommodation for the housing of the staff and employees of the University of Hong Kong under lease. As such, the proposed 'Educational Institution' within the Site would contravene the lease conditions. In the event that the subject application for the proposed 'Educational Institution' use within the Pink Hatched Brown Area is approved by the Town Planning Board, the applicant (HKU) is required to pursue a lease modification to give effect to the proposal subject to policy support from relevant bureau, no adverse comments from relevant departments and such terms and conditions as may be imposed by the Government. However, there is no guarantee that the proposed lease modification will be eventually approved by the Government.	Noted.
3.	**Comments of Hong Kong Police Force**	
3.1	Anticipated Pedestrian Flow – The applicant proposed multiple pedestrian linkages connecting Pok Fu Lam Road and Pokfield Road, including a lift operating daily from 0600 to 0100 hrs. These linkages will be accessible to the public and may attract pedestrian congregation along landscaped terraces and lift lobbies (please take reference to the current HKU situation). Crowd management and nuisance complaints are anticipated.	HKU has kept close liaison with local residents during planning stage, and will carry out crowd management control during operation stage where necessary.

	Departmental Comments	Responses to Comments
3.2	Use of Premises and Student Activity – The floors will accommodate a range of facilities, including classrooms, research labs, IT/data rooms, canteens, and student activity areas. These facilities are expected to attract regular foot traffic and youth gathering. Nuisance related and miscellaneous complaints are anticipated, particularly in common or shared-use spaces during late hours. In addition, we may anticipate future issues on the use of the facilities beyond their intended academic scope (i.e. semi-public events, external student functions) which may have crowd management or public order implications.	Please be clarified that the subject matter of the current planning application is for proposed academic facilities and associated ancillary facilities to be accommodated within the podium of the proposed development, which are associated with indoor areas only. These academic facilities and associated ancillary facilities will mainly be operated during normal school hours instead of late hours, and will be for academic purpose. HKU will keep close vigilance and carry out crowd management control where necessary.
3.3	Traffic Implications and Construction Phase Impact – Construction activities and the presence of a 4-storey vehicle ramp may result in temporary traffic obstructions, illegal parking or site disputes. The site may require monitoring during both construction and initial operation phases.	Please be clarified that the site is already under construction for its Permitted Flat Use (Staff Quarters), including its podium. Best site practices have been carried out and monitored at the construction site. HKU has also kept close liaison with local residents during the construction stage, and will continue at initial operation phase.
4.	**Comments of Water Supplies Department**	
4.1	Please find attached partprint of our mains record plans showing the existing fresh water mains within and in the vicinity of the application site for your information. Please note that the alignments of the water mains are indicative only. The exact lines and levels of our water mains should be established by hand dug trial pits on site if they are of significance to your works. Some changes might have been made to the information shown on the drawings in the course of time and that digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation.	Noted.

	Departmental Comments	Responses to Comments
4.2	Please note that there are some existing fresh water mains within the site and are affected by the proposed development. Free access should be allowed for WSD at any time to carry out operation and maintenance of these water mains. In case the project proponent considers that diversion of these water mains is required, they should study the feasibility of diverting these water mains. If diversion is considered feasible, the project proponent should submit their proposal for WSD's consideration and approval. The water mains diversion work shall be carried out by the project proponent at their own cost to the satisfaction of WSD. WSD will only carry out the connection works to the existing network and the associated connection cost should be borne by the project proponent.	Noted.
5.	**Comments of Fire Services Department**	
5.1	No specific comment on the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services.	Noted.
5.2	Should the application be conformed to fall under the lands, buildings, licensing and other control regimes, we have no objection to removing the relevant approval conditions without further consultation from FSD.	Noted.
5.3	Nevertheless, the following advisory clauses shall be delivered to the applicant: (a) Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority. (b) The provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.	Noted.

Response to Public Comments

	Major Public Comments	**Applicant's Response**
1.	Concern about air, noise, smell and hygiene issues due to the staff and students canteen.	For the school's operation needs, there are different staff and students canteen located at different parts of the school premises at present. All canteens have been operated in satisfaction in accordance with relevant food licences issued by the government. HKU has also kept close monitoring to the smooth operation of the canteens to ensure there are no nuisances generated. For the proposed staff and students canteen at the subject site, same as other canteens currently in operation, HKU will strictly adhere to the requirements of relevant food licences for the proposed staff and students canteen. There will also be close monitoring to the future operator during the operation stage. HKU will upkeep the house rules in the tenancy agreement with the operators and will also keep close liaison with local residents in future. All exhaust from the proposed staff and students canteen will be properly treated and in compliance with the Buildings Ordinance and relevant regulations. Setback has been incorporated between the exhaust outlets of the subject podium and the fresh air intake of the adjacent building. A horizontal separation distance of approximately 11 meters is maintained between the podium and the adjacent building.
2.	Concern about gas leakage, explosion and fire safety issues due to the research laboratory.	Please be reiterated that research laboratories under the proposed scheme are mainly for behavioural laboratories supporting data collection using experimental methods and will only be equipped with computers and augmented reality/virtual reality devices etc. The research laboratories will not function as wet/chemical laboratories. As such, the concern related to gas leakage, explosion and fire safety issues is not applicable.

	Major Public Comments	Applicant's Response
		Please rest assured that the Permitted Flat Use (Staff Quarters), including its podium, is designed in compliance with the Buildings Ordinance and relevant regulations.
3.	Concern about noise nuisance due to the additional lift provided for public use from Pokfield Road to HKU.	As the campus is uniquely located between Pokfield Road and Pok Fu Lam Road, with relatively large level differences, HKU is committed to enhance the pedestrian connectivity (not only for its staff and students, but the community as well). Hence, a lift (known as "lift L8") for students, staff and the general public is proposed to connect Pokfield Road and Pok Fu Lam Road via LG2/F and LG5/F with an aim to provide an alternative pedestrian connection along the steep Pokfield Road. The provision of only 1 additional lift, instead of more lifts, that could be accessible by the general public has already taken a balance between the needs of the pedestrians and controlling any unnecessary nuisance to the surrounding neighbourhood. A lift lobby with enclosed doors will be provided to contain the passengers while they are waiting for the lift, and HKU will carry out crowd management control during operation stage where necessary.

Attachment 1

Revised Preliminary Environmental Statement

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Preliminary Environmental Statement

1 Environmental Aspect

1.1 Noise

Noise impact to the Proposed Development

1.1.1 The proposed academic facilities and its associated ancillary facilities in the Subject Podium will be served by central air-conditioning system and will not rely on openable windows for ventilation purpose, hence it is anticipated that the proposed use will not be subject to adverse road traffic noise impact. The noise criteria stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) will be followed for the design of the building services system of the Proposed Development.

1.1.2 For fixed noise impact, operation of nearby residential buildings and educational institutions are potential fixed noise sources near the Project Site. With provision of air conditioning for ventilation at the Project Site, fixed noise impact at the proposed academic facilities and its associated ancillary facilities is not anticipated.

Noise impact induced by Proposed Development

1.1.3 Noise Senstive Receivers (NSRs) within 300m assessment area of the Project Site have been identified with reference to the latest best available information at the time of preparation of this report. The proposed academic facilities and their associated ancillary facilities are equipped with central air-conditioning and do not rely on open windows for assessment, and thus it is not considered as representative NSRs for this assessment. The representative NSRs in the vicinity are summarised in **Table 1-1** and illustrated in **Annex 1**.

Table 1-1 Representative NSRs

NSR ID	Location	Land Use	Shortest Horizontal Distance to Project Boundary (m)
NSR01	18 Pokfield Road	Residential	13
NSR02	University Heights Tower 1	Residential	3
NSR03	University Heights Tower 2	Residential	3
NSR04	Our Lady of the Rosary Church St. Charles School	Educational Institution	14
NSR05	Pokfield Garden	Residential	43
NSR06	Kennedy Town Community Complex Dental Clinic	G/IC	104
NSR07	Axeford Villa	Residential	91
NSR08	Sands Building	Residential	70
NSR09	Academic Terrace Block 3	Residential	94
NSR10	St. John's College University of Hong Kong	Educational Institution	128
NSR11	St. John's College Chapel	Place of Worship	128
NSR12	Fulham Garden Block C	Residential	187
NSR13	Wah Fai House	Residential	183
NSR14	Po Tak Mansion	Residential	164

1.1.4 Potential fixed plant noise associated with the proposed development will arise from the mechanical ventilation and air-conditioning system (MVAC), pump units, transformers, emergency generator and lift machines which will be placed inside enclosed plant rooms. The ventilation louvres, mechanical ventilation intakes or exhausts of MVAC equipment and E&M plant rooms will be designed to locate away from nearby NSRs as far as practicable and treated by silencers and enclosures, if necessary. The fixed plants will be designed to comply with the noise standards as stipulated in Chapter 9 of the HKPSG during operation phase.

1.1.5 The choice of equipment and the requirement of noise control measures, such as acoustic treatments by silencers and enclosures, will be determined to ensure that the noise level at potentially affected NSRs will comply with the noise criteria. The cumulative noise impact on nearby NSRs shall comply with statutory requirement under Noise Control Ordinance stipulated in IND-TM. For the design of plant noise control treatment, the plant noise shall be controlled and designed to meet the HKPSG requirement, i.e. 5 dB below ANL or the prevailing background noise level, whichever is the lower. The prevailing background noise levels shall be determined at detailed design stage, before construction commencement, for determining the planning criteria.

1.1.6 Potential of noise impact arising from construction phase will be mainly arise from Powered Mechanical Equipment (PME) such as excavators, breakers, concrete mixers, compressors, and generators during site works (excavation, foundation, superstructure, utilities).

1.1.7 Quiet construction methods will be selected specifically to minimize construction noise during the construction phase. Construction works in restricted hours, i.e. between 1900 and 0700 hours or any time on a general holiday including Sundays are not anticipated for this Proposed Development in general. The Contractor should closely liaise with the school to schedule noisy construction works outside examination periods. The Contractor should ensure there will be no exceedance of the noise criterion of 65 dB(A) during the examination period.

1.1.8 With reference to the EPD's Recommended Pollution Control Clauses for Construction Contracts and Practices Note for Professional Persons (ProPECC PN 1/24) Minimizing Noise from Construction Activities, recommended noise mitigation measures include implementation of good site practices, use of quieter PME, avoidance of concurrent construction activities within an active construction site, siting of facilities and application of acoustic screen would be adopted to minimize the construction noise impact.

1.1.9 A noise control plan should be set up to ensure regular maintenance of all plant and equipment, reduce noise generation at source, and that appropriate silencing applications are in use based upon the best reasonable practice. With the implementation of recommended noise mitigation measures as detailed (e.g. scheduling noisy activities, use of silenced equipment/movable noise barrier, etc.), the construction noise impact to the nearby NSRs is anticipated to be insignificant.

1.2 Air Quality

1.2.1 In terms of air quality, general design guidelines are stated in HKPSG as indicated in **Table 1-2**.

Table 1-2 Guidelines on Usage of Open Space Site under HKPSG

Polluting Uses	Sensitive Uses	Recommended Buffer Distance
Odour sources	sensitive uses	200m
Industrial chimneys	(a) sensitive uses (b) high-rise buildings (c) active open spaces	Within 500m, consult EPD 200m 10 – 100m
Primary distributors	(a) active and passive recreational uses (b) passive recreational uses	>20m 3- 20m
District distributors	(a) active and passive recreational uses (b) passive recreational uses	>10m <10m
Local distributors	(a) active and passive recreational uses (b) passive recreational uses	>5m <5m

Existing Air Quality

1.2.2 The background air quality of Project Site has been accessed and the nearest EPD air quality monitoring station (AQMS) is Central/Western Monitoring Station which is adopted to represent the ambient air quality of the area. The latest 5 available years of air quality data, i.e., 2019 to 2023, are summarised in **Table 1-3** to depict local air quality trends.

Table 1-3 Background Air Quality at Central/Western Monitoring Station

Pollutant	Averaging time	Concentration 2019-2023 (µg/m³)[1][2]					AQO (µg/m³)
		2019	2020	2021	2022	2023	
SO_2	4th peak 10-min	62	31	51	62	36	500
	4th peak 24-hr	12	9	10	7	7	40
PM_{10}	10th peak 24-hr	69	60	65	52	53	75
	Annual Average	**30**	25	26	22	22	30
$PM_{2.5}$	19th peak 24-hr	**42**	33	34	33	29	37.5
	Annual Average	**20**	**16**	**16**	14	14	15
NO_2	19th peak 1-hr	153	128	149	142	142	200
	10th peak 24-hr	76	67	75	62	62	120
	Annual Average	37	32	33	30	32	40
O_3	10th peak 8-hr	**191**	140	155	**197**	153	160
	Peak season	**105**	88	92	**101**	90	100
CO	1st peak 1-hr	N.A	N.A	N.A	N.A	N.A	30,000
	1st peak 8-hr	N.A	N.A	N.A	N.A	N.A	10,000
	1st peak 24-hr	N.A	N.A	N.A	N.A	N.A	4,000

Notes:
[1] Monitoring result(s) exceeding the AQO is/are bolded and underlined.
[2] All air quality data were extracted from EPD's Environmental Protection Interactive Centre.

1.2.3 Exceedance of concentration of $PM_{2.5}$, PM_{10} and O_3 in the AQO has been recorded at Central/Western Monitoring Station. The exceedance of $PM_{2.5}$ and PM_{10} are likely due to the influence from exhaust emission from traffic on the busy networks (e.g. Pok Fu Lam Rd) in Central/Western Area, whereas the exceedance of O_3 is mainly caused by regional air pollution and is not directly emitted from man-made sources. No data was available for CO for 2019-2023 from the Central/Western Monitoring Station. In general, the results show a decreasing trend in the concentration of most pollutants in these 5 years.

Future Background Air Quality

1.2.4 In view of the tentative completion year of the proposed development will be in 2025/2026, background air quality concentrations extracted from the PATH v3.0 at Grid (36, 29) in Year 2026 represents background air quality concentrations at the Application Site area. A summary of background air quality concentration in Year 2026 is shown in **Table 1-4.**

Table 1-4 Background Air Quality Concentration of Pollutants

Pollutant	Averaging time	AQOs Concentration limit (µg/m3)	Background (36,29)
SO_2	4th peak 10-min	500	25.19
	4th peak 24-hr	40	7.52
PM_{10}	10th peak 24-hr	75	58.32
	Annual Average	30	21.54
$PM_{2.5}$	19th peak 24-hr	37.5	35.63
	Annual Average	15	13.67
NO_2	19th peak 1-hr	200	100.27
	10th peak 24-hr	120	43.09
	Annual Average	40	21.23
O_3	10th peak 8-hr	160	**168.54**
	Peak season	100	**113.64**
CO	1st peak 1-hr	30,000	619.8
	1st peak 8-hr	10,000	586.32
	1st peak 24-hr	4,000	562.19

Notes:

[1] Prediction result(s) exceeding the AQO is/are bolded and underlined.

1.2.5 These data have demonstrated that the concentrations of pollutants are below the AQOs, except for O_3. O_3 is not directly emitted from an emission source. It is formed by the chemical reactions of NOx and VOCs under the presence of sunlight and a regional pollution problem. O_3 is therefore not considered as a key parameter in this assessment.

1.2.6 The assessment area for an air quality impact assessment (AQIA) is defined by a distance of 500m from the site boundary as shown in **Annex 2**. The representative air sensitive receivers (ASRs) were identified and the separation distance between ASRs and Project Site are shown in **Annex 3** and summarized in **Table 1-5**.

Table 1-5 Representative Air Sensitive Receivers

ASR ID	Location	Land Use	Shortest Horizontal Distance (m)	Maximum Building Height (mPD)	Ground Level (mPD)
ASR01	18 Pokfield Road	Residential	13	170.3	54.4
ASR02	University Heights Tower 1	Residential	3	168.6	62.2
ASR03	University Heights Tower 2	Residential	3	168.5	62.2
ASR04	Our Lady of the Rosary Church St. Charles School	Educational Institution	14	53.7	29.6
ASR05	Pokfield Garden	Residential	43	92.4	37.5
ASR06	Kennedy Town Community Complex Dental Clinic	G/IC	104	60.6	6.7
ASR07	Axeford Villa	Residential	91	100.7	8.4
ASR08	Sands Building	Residential	70	83.6	28.6
ASR09	Academic Terrace Block 3	Residential	94	143.3	64.2
ASR10	St. John's College University of Hong Kong	Educational Institution	128	132.7	101.6
ASR11	St. John's College Chapel	Place of Worship	128	106.0	89.1
ASR12	Fulham Garden Block C	Residential	187	149.2	99.1
ASR13	Wah Fai House	Residential	183	112.7	46.7
ASR14	Po Tak Mansion	Residential	164	112.5	35.8

Emissions from the Proposed Development & Concurrent Project

1.2.7 Foundation and superstructure works during the construction period would be anticipated in construction phase, dust emission in terms of total suspended particulates (TSP), respirable suspended particulates (PM_{10}) and fine suspended particulates ($PM_{2.5}$) are the key air pollutants during construction. In view of the project nature and scale, the construction activities will be limited to localised at-grade construction works.

1.2.8 Contractor(s) will be required to transport the excavated materials out from the site to avoid the cumulation of materials on site. Excavated materials will be reused as fill materials within the Application Site to minimize dust emission due to transportation of materials.

1.2.9 Construction activities mainly involve excavation and foundation works, superstructure and fitting out works. Given the small scale of site formation, it is expected to generate about 1,386 m^3 of inert C&D waste as shown in **Table 1-9**. The construction will last for 1 year, assuming a capacity of 7m^3 per truck, bulk factor of 1.2, 25 working days a month and the works will not be conducted simultaneously, it is estimated that a maximum of 1 truck trip per day would be required for the delivery of excavated material. In view of the estimated number of dump trucks arising from the transportation of inert C&D materials is low, the impacts from transportation off-site are expected to be limited.

1.2.10 Under the Air Pollution Control (non-road Mobile Machinery) (Emission), only approved or exempted non-road mobile machineries with a proper label are allowed to be used in the construction site. In addition, dust potentially generated from concreting works could be minimized with the use of prefabrication construction method where structures are prefabricated offsite whenever possible.

1.2.11 Diesel-fueled machinery operating on-site, including construction trucks and powered mechanical equipment (PMEs) may be potential source of NO_2, SO_2, and CO during construction stage.

1.2.12 Fuel combustion from the use of powered mechanical equipment (PMEs) during construction works could be a potential source of air pollutants such as NO_2, SO_2 and CO. To reduce SO_2 emission, Air Pollution Control (Fuel Restriction) Regulations was enacted in 1990 to impose legal control on the types of fuel allowed for use and their sulphur contents in commercial and industrial processes. To improve air quality and protect public health, EPD has introduced the Air Pollution control (Non-road Mobile Machinery) (Emission) Regulation since 1 December 2015, under which only approved or exempted NRMMs are allowed to be used in construction sites. In addition, all construction plants are required to use ULSD (defined as diesel fuel containing not more than 0.001% sulphur by weight) as stipulated in Environment, Transport and Works Bureau Technical Circular (ETWB-TC(W)) No.19/2005 on Environmental Management on Construction Sites. Furthermore, given the localized and small scale of the Project, as well as the small number of PMEs involved, adverse air quality impacts due to emissions from the use of PMEs would be unlikely.

1.2.13 The proposed development was previously approved under Section 12A Application No. Y/H1/2 and is currently under construction which is expected to be completed by 2025/2026. The subject Section 16 Planning Application only pertains to the designation of the podium levels (LG1/F to LG5/F) for use as academic and ancillary facilities, which falls under Column 2 "Educational Institution" use within the approved Outline Zoning Plan (OZP). No separate construction works are proposed beyond what has already been commenced under the earlier approval. Based on best available information, there is no concurrent project with known implementation programme. Therefore, no cumulative construction impact is anticipated during the construction phase.

1.2.14 For the proposed development, with the implementation of good site practices and sufficient dust suppression measures as stipulated under the Air Pollution Control (Construction Dust) Regulation, significant dust generated from the construction of the Proposed Development is not anticipated. Hence, adverse dust impact during the construction phase would not be anticipated.

1.2.15 Construction-related machines employed in the Project Site will follow the requirements as stipulated in the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations to control potential emissions from non-road mobile machinery. Therefore, gaseous emission from construction equipment would be minor and would not cause any adverse air quality impact.

1.2.16 Study area for Air Quality Impact Assessment (AQIA) has been identified by distance of 500m from the boundary of the Project Site as shown in **Annex 2**. Potential air pollution source in the vicinity of the Project Site during operational phase would be tailpipe emission generated from road traffic along open road. The Project Site is surrounded by Pokfield Road to the north and Pok Fu Lam Road to the east. According to the Annual Traffic Census 2023 issued by Transport Department ("TD"), the section of Pokfield Road near the Project Site is classified as Local Distributor ("LD") with a minimum buffer distance of 5m while Pok Fu Lam Road is classified as Primary Distributor, requiring a minimum buffer distance of 20m based on HKPSG recommendation as shown in table below.

Table 1-6 Buffer distance between the Proposed Development and Nearby Road

Road	**Road Type**	**HKPSG Guideline Buffer Distance Requirement**	**Distance between Proposed Development and nearby road**
Pokfield Road	**Local Distributor**	**>5m**	**6**
Pok Fu Lam Road	**Primary Distributor**	**>20m**	**90**

1.2.17 The minimum separation distance of 14m from the building façade and 6m from the podium to Pokfield Road is maintained as shown in **Annex 4**. No openable window and fresh air intake will be located at buffer zone. For Pok Fu Lam Road, it is about 90m away from the site boundary, impact from vehicular emission from Pok Fu Lam Road to the Application Site is not expected. Besides, no open space intended for recreational use falls within the 5m buffer zone of Pokfield Road. Therefore, no adverse air quality impact from vehicular emission is anticipated.

1.2.18 An environmental survey was conducted and records of specified licenses were reviewed in May 2025. A site visit was also conducted on 14 May 2025 to identify the surrounding condition of the site. The results of that survey and site visit have confirmed that no chimney and has confirmed that no industrial chimney is located within 500m radius of the Project Site, whilst slaughterhouses, sewage treatment works facilities, village incinerators, odour sources and duty uses are not found within 500m radius of the Application Site. No adverse air quality impact from industrial emission is therefore anticipated.

1.2.19 No wet laboratory involving the use or testing of organic, inorganic, or volatile chemicals will be included in the Proposed Development. Laboratory facilities will be limited to general teaching or research purposes which do not involve fuel combustion or chimney emissions. As for staff and students canteen to be provided on site, the exhaust vents are located at the western façade facing University Heights while the fresh air intakes are located at the same façade, with the minimum separation distance of 12m as shown in **Annex 5**. The exhaust vent is located away from fresh air intake and nearby air sensitive receivers (ASRs) as far as possible. The EPD's Guideline on "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" will be followed in the design of kitchen and canteen for oily fume and odour control. The anticipated oily fume and odour impact is insignificant. It should also be noted that residential F&B use had already been included in the approved GBP of the Permitted Staff Quarters. The current proposal for staff and students canteen is of similar nature and no adverse air quality impact is anticipated.

1.3 Water Quality

1.3.1 The Proposed Development is located in an urban area with public foul water and rain water drain system in vicinity. During the construction phase of the Proposed Development, wastewater will be likely generated from groundwater extraction during foundation works and construction site surface run-off which will be mainly laden with suspended solids such as silt and mud. The water quality of effluent will be affected by the following:

i. General Construction Activities;
ii. Wash water from vehicles, equipment and dust suppression sprays;
iii. Potential minor oil leaks or spills from vehicles and plants;
iv. Site surface runoff and erosion of exposed bare soil and earth, drainage channels, earth working areas and stockpiles; and
v. Sewage generated from on-site workforce.

1.3.2 There is a need to apply to EPD for a discharge license for the discharge of effluent from the construction site under the WPCO. Any surface runoff and wastewater generated from the works area during the construction phase should be treated and discharged in accordance with the requirements of the discharge license. Runoff and drainage shall be avoided or minimised with the implementation of mitigation measures and good site practices outlined in ProPECC PN 2/24 which shall include but not limited to the following:

i. Providing perimeter channels to intercept storm runoff from outside the site.

These shall be constructed in advance of site formation works and earthworks.

ii. Providing sand/silt removal facilities such as sand traps, silt traps and sediment basins to remove sand/silt particles from runoff to meet the requirements of the standard in Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters under the WPCO. These facilities shall be properly and regularly maintained. Channels or earth bunds or sand bag barriers shall be provided on site to properly direct storm water to such silt removal facilities

iii. Minimising soil excavation works by careful programming of works during rainy seasons

iv. Protecting exposed soil surface by paving as practical to reduce the potential of soil erosion

v. Protecting temporary access roads by crushed gravel and exposed slope surfaces shall be protected when rainstorms are likely to occur

vi. Avoiding trench excavation in the wet season as far as practicable, and, if necessary, these trenches shall be excavated and backfilled in short sections. Rainwater pumped out from trenches or foundation excavations should be discharged into storm drains via silt removal facilities.

vii. Covering the open stockpiles of construction materials on site with tarpaulin or similar fabric during rainstorms. Measures should be taken to prevent the washing away of construction materials, soil, silt or debris into any drainage system.

viii. Vehicle wheel washing facilities should be provided at the site exit such that mud, debris, etc. attached to the vehicle wheels or body can be washed off before the vehicle leaves the work site". Settling out the sand and silt in the wash water from the vehicles leaving the wheel washing facility, which ensures no earth, mud and debris is deposited on the road, before discharging into the storm drain. The section of the road between the wheel washing bay and the public road shall be paved with a back-fall to prevent wash water or other site runoff from entering the public area.

ix. Planning ahead the temporary site drainage management and wastewater treatment system for collection, treatment, reuse and discharge of surface runoff and wastewater before the construction works start.

x. Groundwater pumped out of wells, etc. for the lowering of ground water level in basement or foundation construction should be discharged into storm drains after the removal of silt in silt removal facilities.

1.3.3 During construction phase, sewage generated by construction workforce also requires requires proper collection and treatment. Portable toilets and other sanitary facilities need to be provided and adequately maintained to avoid leakage or overflow, which could result in untreated sewage entering the drainage system.

1.3.4 During the operation phase of the Proposed Development, surface run-off and sewage generated by the residents and staff are the main sources of water quality impacts. Surface run-off on site will be properly collected via stormwater drains and discharged to existing drainage system. The design of site drainage and disposal of various site effluents generated with the Proposed Development will follow the relevant guidelines and practices as given in the ProPECC PN1/23. Effluent arising from proposed development is subject to the control of the Water Pollution Control Ordinance (WPCO), and the effluent discharge will be in compliance with the WPCO-Technical Memorandum and WPCO discharge license conditions.

1.4 Waste Management

1.4.1 Relevant standards and legislations in Hong Kong on handling, storage, transportation and disposal of waste shall be strictly complied with during construction and operation phases:

i. Waste Disposal Ordinance (WDO) (Cap.354)
ii. Waste Disposal (Chemical Waste) (General) Regulation (Cap.354C)
iii. Public Health and Municipal Services Ordinance (Cap.132)
iv. Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap 354N)

1.4.2 The construction works of the Project mainly include excavation and foundation works, superstructure and fitting out works. These activities are expected to generate different waste types, including:

i. Inert construction and demolition (C&D) materials (e.g. soil, rock, concrete)
ii. Non-inert C&D materials (e.g. topsoil, timber, plastics, glass, metals, vegetation)
iii. Chemical waste from the maintenance and servicing of construction equipment
iv. General refuse generated by construction workers (e.g. food scraps, paper, containers)

1.4.3 During construction phase, all construction and demolition (C&D) materials shall be sorted on-site into inert and non-inert C&D materials, and where the materials can be recycled or reused shall be re-used on site as far as possible. Inert C&D materials shall be delivered to the public fill reception facilities as far as practicable. Any remaining non-inert C&D materials shall be delivered to sorting facilities and landfills. For non inert C&D materials, such as timber, paper, etc., will be reused or recycled as far as possible and sent to Y-Park for recycling. Landfill disposal should only be considered as the last resort for waste handling. Trip-ticket system shall also be implemented in accordance with Development Bureau TC(W) No. 6/2010 to monitor the disposal of C&D material and control fly-tipping. Delivery site is subject to the designation by the PFC according to the DEVB TC(W) No.6/2010. With proper handling and disposal of waste, no adverse impact is anticipated during construction phase.

1.4.4 Chemical waste from maintenance and servicing of construction equipment/plant may be generated during construction phase. If chemical waste is produced, the Contractor would be required to register with the EPD as a Chemical Waste Producer and to 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 wastes should be used. Appropriate labels should be securely attached on each chemical waste container indicating the corresponding chemical characteristics of the chemical waste, such as explosives, flammable, oxidizing, irritant, toxic, harmful, corrosive, etc. Chemical waste should be collected by a licensed collector and to be disposed of at a licensed chemical waste treatment and disposal facility (Chemical Waste Treatment Centre (CWTC) at Tsing Yi) in accordance with the Waste Disposal (Chemical Waste) (General) Regulation.

1.4.5 In this project, it is estimated that the total amount of 139m^3 of non-inert C&D materials will be generated and imported fill is not required for the Project works during construction stage. To clearly spell out the types and amount of waste generated and its associated mitigation measures, a Waste Management Plan (WMP), as part of Environmental Management Plan (EMP) should be prepared in accordance with ETWB TC(W) No.19/2005 and submitted to the Project / Site Engineer for approval. The recommended mitigation measures should form the basis of the WMP.

1.4.6 WMP is needed prior to the commencement of construction works. Construction waste management strategy is to avoid, minimize, reuse, re-cycle and finally dispose of waste with the desirability descending in this order. Contractor(s) will be required to implement effective waste management measures to ensure their practices are in line with the strategies.

1.4.7 General refuse such as food scraps, waste paper, empty containers, etc. would be generated from the workforce during the construction phase. General refuse should be stored in enclosed bins separately from construction and chemical wastes. Recycling bins should also be placed to encourage recycling. Enclosed and covered areas should be provided for general refuse collection to prevent waste materials being blown around by wind, flushed or leached into nearby waters, or creating an odour nuisance or pest and vermin problem. Also, routine cleaning for these areas should be implemented to keep areas clean, so that intentional or accidental release to the surrounding environment does not occur with proper management. A waste collector should be employed to collect the general refuse for disposal at West New Territories (WENT) landfill at Nim Wan on a regular basis. With proper on-site handling and storage, as well as regular disposal of waste, no adverse impact is anticipated.

1.4.8 With the implementation of mitigation measures and good site practices for waste management outlined in ProPECC PN / relevant guidelines, no adverse impact is envisaged during construction phase.

Table 1-9 Summary of Quantity of Waste during Construction Phase

Type of Waste	Total Waste Generation Quantity	On-Site Reused Quantity	Handling Arrangement and Outlets	Remark
Inert C&D Materials [1]	1,386m^3	277m^3 (assume 20% of reusable rate)	Delivered to the Public Fill ((i.e. Tseung Kwan O Area 137 Fill Bank)	With reference to "A Guide for Managing and Minimizing Building and Demolition Waste" published by the Hong Kong Polytechnic University in May 2001, the waste index for Commercial Office Projects in Hong Kong is 0.200m^3/m^2 GFA. This waste index also include non-inert C&D materials (or C&D wastes). According to Hong Kong Waste Statistics for 2023, a total of 90% of construction waste generated will be used as public fill. (65% of C&D waste was delivered to public fill reception facilities, while 25% of C&D waste was transferred to other projects for direct reuse) Tentative GFA = 7700 m^2. Inert C&D Waste Generation Index: = 0.9 × 0.200 m^3/m^2 GFA = 0.18m^3/m^2 GFA Total Quantity = Inert C&D waste index × GFA = 0.18 × 7700

Type of Waste	Total Waste Generation Quantity	On-Site Reused Quantity	Handling Arrangement and Outlets	Remark
Non-inert C&D Materials (or C&D waste) Generated [2]	139m^3	-	- Recycled and reused as much as practicable - Disposed of at the WENT landfill	Tentative GFA: 7,700m^2 With reference to "A Guide for Managing and Minimizing Building and Demolition Waste" published by the Hong Kong Polytechnic University in May 2001, the waste index for Commercial Office Projects in Hong Kong is 0.200m^3/m^2 GFA. This waste index also include non-inert C&D materials (or C&D wastes). According to Hong Kong Waste Statistics for 2023, 9% of C&D waste was disposed of at landfill. Non-inert C&D Waste Generation Index: = 0.09 × 0.200 m^3/m^2 GFA = 0.018m^3/m^2 GFA Total Quantity = Non-inert C&D waste index × GFA = 0.018 × 7700
Chemical Waste[3]	few cubic metres per month	-	Collected by licensed collector for the disposal of at licensed treatment facilities (e.g. Chemical Waste Treatment Centre (CWTC) at Tsing Yi)	Advised by project team
General Refuse from Workforce[4]	55kg/day	-	- Recycled as much as Practicable - Disposed of at the WENT landfill	Assumed maximum of 100 workers working simultaneously at the Application Site. According to Hong Kong Waste Statistics for 2023, the generation rate of industrial and commercial waste is 0.55 kg/person/day

Note:
[1] Includes, but not limited to excavated soil, broken concrete, granular materials etc.
[2] Includes, but not limited to, bamboo, timber, paper and plastic, etc.
[3] Includes, but not limited to, scrap batteries or acid/alkali from construction plant maintenance activities; used paints, engine
oils, hydraulic fluids and waste fuel, etc.
[4] Includes, but not limited to, food waste, aluminum cans, waste paper, etc.

1.4.9 The major type of waste generated from the operation phase is general refuse. With reference to Monitoring of Solid Waste in Hong Kong - Waste Statistics for 2023 by EPD, the disposal rate of domestic waste was 0.89 kg/person/day. Assuming a 20% of recycling rate for general refuse through the provision of recycling bins provided during operation phase, generation rate of domestic waste is 1.13kg/person/day. With the approved population of 6,900 persons including population for the proposed academic complex and staff quarters (as per previous estimation of the academic complex development assumed under the Section 12A application No. Y/H/12), the estimated quantities of general refuse anticipated will be 7,797 kg/day (1.13 kg/person/day x 6,900 persons). General refuse will be removed on regular basis to minimize odour, pest and litter impacts.

1.4.10 Adverse waste management implication is also not anticipated during the operation phase with general refuse and recycling practices. Recyclables like plastic containers, glass bottles and aluminium cans should be separated from general refuse and delivered to the local recyclers to maximise the reuse and recycle volume. Non-recyclable general refuse would be collected by waste collector daily and disposed of at WENT landfill. A sufficient amount of trash bins and recycling bins with secure lids will be provided on site to ensure proper waste collection and minimize environmental impact.

1.5 Land Contamination

1.5.1 The assessment is prepared in accordance with the following guidance:

i. Guidance Manual for Use of Risk-Based Remediation Goals (RBRGs) for Contaminated Land Management (Guidance Manual), dated December 2007, revised in April 2023;
ii. Guidance Note for Contaminated Land Assessment and Remediation (Guidance Note), dated 15 August 2007, revised in April 2023; and
iii. Practice Guide for Investigation and Remediation of Contaminated Land (Practice Guide), dated August 2011, revised in April 2023.

1.5.2 The Application Site is situated at IL7704 RP (Part), Pokfield Road and it is zoned as "Residential (Group B) " ("R(B)") on the on the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/24 (the OZP). The portion of Application Site covering the "R(B)" zone has a site area of about 2,694m^2. Under the approved scheme, the Subject Podium with a total GFA of about 7,700m^2, is currently intended for ancillary uses to the residential development in the Permitted Staff Quarters. The site is currently under construction. The nature and scale of construction is referred to the approved S12A application No. Y/H/12.

1.5.3 The Application Site is surrounded by "Government, Institution or Community" ("G/IC") to the east and south, Residential Group (A) ("R(A)") to the west and "Green Belt ("GB") zone to the north and far east. The Application Site is bounded by Pokfield Road to the west and east. The proposed used of the development only involves podium levels for academic facilities and its associated ancillary facilities on LG1/F to LG/5F serving HKU students and staff.

1.5.4 The aerial photograph records of 1963 obtained from Lands Department (LandsD) showed that there has been building structures at the Application Site since 1963 as shown in **Annex 6**. According to the land lease, HKU was granted the site since 1961 and it was used as staff quarters which was ceased and demolished in December 2020 to make way for the current redevelopment of two blocks with a maximum building height of 150mPD to the main roof to cater the housing needs of the existing and prospective academic staff. There are no underground or above-ground storage tanks and disused underground storage tanks in the Application Site. As such, it is expected that there are no polluting activities within the Application Site. Land contamination potential is not expected.

1.5.5 Information from the following government departments have been obtained as shown in table below.

Table 1-10 Enquiries and Responses on Land Contamination Related Records in the Application Site

Consultant's Letter Ref.	Department	Response Letter Ref.	Response Date	Summary
1816/ 25-0001	Environmental Protection Department	By email	11 March 2025	- Two registered chemical waste producers at the subject site which are the contractors of the construction site. - There is no record of waste disposal, accidental spillage or related submissions at the subject site.
1816/ 25-0002	Fire Services Department	By email	24 July 2025	- Neither records of dangerous goods license, fire accidents nor incidents of spillage/ leakage of dangerous goods were found at the subject location.
1816/ 25-0003	Planning Department	() in HK-R/PUB/2	18 March 2025	- The subject site previously straddled area zoned "Residential (Group A) ("R(A)") and "Government, Institution or Community" ("G/IC") under the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/17 published on 25.2.2011, subject to a maximum building height (BH) of 120mPD. The BH restriction was later revised to 150mPD on the OZP No. S/H1/20 published on 30.4.2021. Since then, there was no further changes in zoning and BH restriction. - Two planning applications for proposed student hostel (application no. A/H1/64) and minor relaxation of BH restriction for proposed Pokfield Campus (application no. Y/H1/2) were approved by the Metro Planning Committee on 26.7.2002 and 20.5.2022 respectively. - The subject site was previously occupied by four blocks of HKU staff quarters, swimming pool and sport centre which were demolished in 2021/2022.

1.5.6 Information request from Environmental Protection Department (EPD) has been enquired about the latest update on the availability of land use status and records of land contamination and/or spillage for the site. As advised by EPD on 11 March 2025, there are two registered chemical waste producers at the subject site, both of which are contractors for the construction works. There is no record of waste disposal, accidental spillage or related submissions at the subject site. It is assumed that no land contamination issue was induced by the chemical waste producer during construction works given that good site practices implemented properly. For the dangerous goods records provided by Fire Services Department (FSD) on 24 July 2025, there are no records of dangerous goods licences, fire incidents, or leakage/spillage of dangerous goods at the site. Therefore, no land contamination issues are anticipated at the Application Site.

1.5.7 In view of the above, and noting that the Permitted Staff Quarters is already under construction (as per the previously approved Section 12A application No. Y/H/12), and the proposed use only involves the podium levels of the Permitted Staff Quarters, it is anticipated that the proposed use will not cause insurmountable environmental impact.

2 Conclusion

2.1.1 Given that the Proposed Development will utilize the central air-conditioning system and will not rely on openable windows for ventilation, it is unlikely that any insurmountable traffic noise impacts will occur.

2.1.2 Fugitive dust due to construction works and gaseous emission from construction equipment would make insignificant air quality impacts to the nearby air sensitive receivers, with the implementation of dust suppression measures and good site practice as stipulated under Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations.

2.1.3 The vehicular emission horizontal buffer distance between Pokfield Road and the air sensitive uses of Project Site is sufficient as stipulated in Chapter 9 – Environment of HKPSG. No adverse air quality impact due to vehicular emission is anticipated at the Proposed Development.

2.1.4 Given that no chimney and odour source is identified within the 500m of the Proposed Development, thus adverse air quality impact from industrial emission to the Proposed Development is not anticipated.

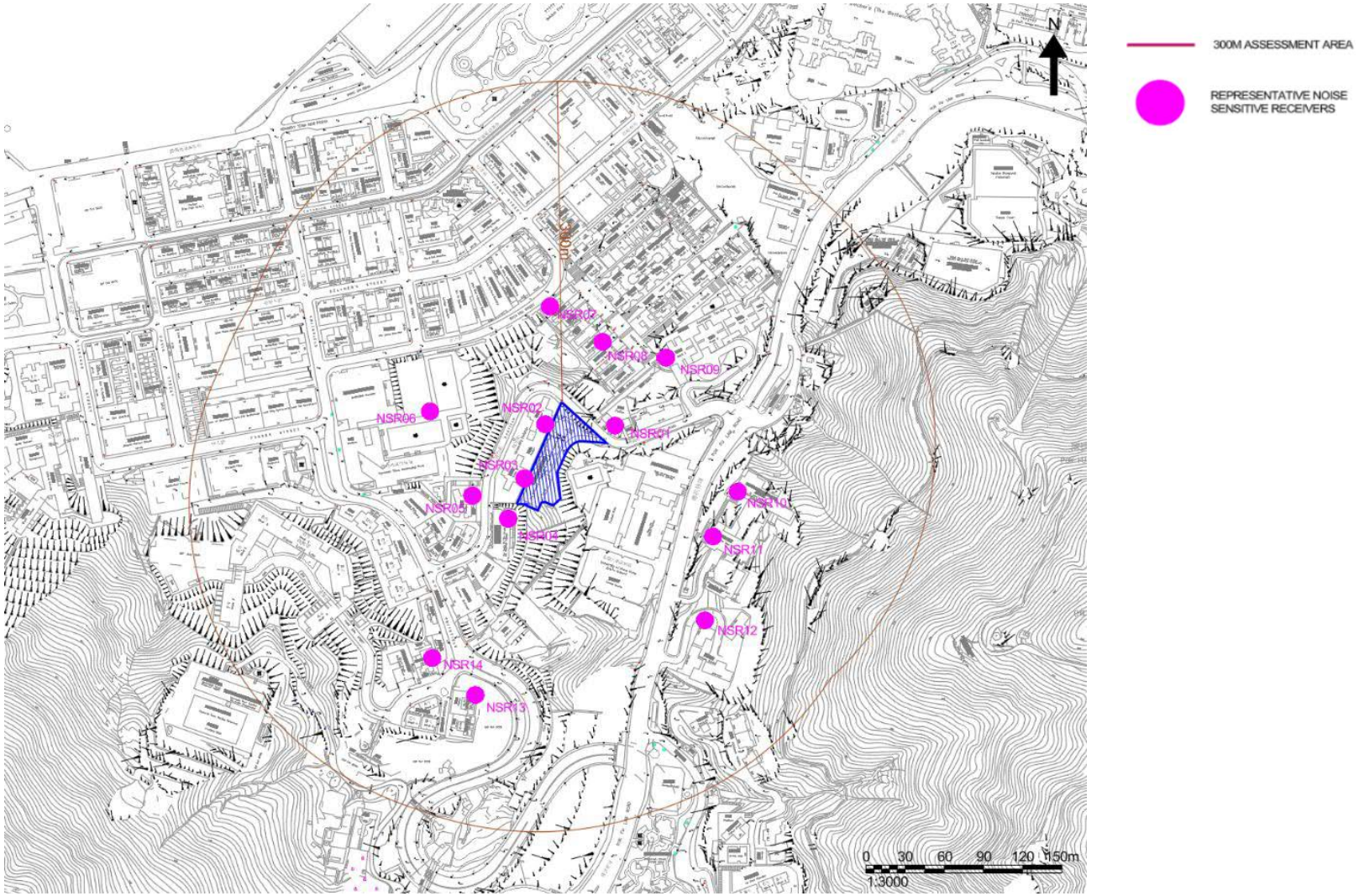
2.1.5 As discussed in Section 1.2.19, the proposed staff and student canteen will adopt proper odour and oily fume control measures in accordance with EPD's guidelines. With sufficient separation distance between exhaust vents and fresh air intakes, and the exhaust vent is located away from fresh air intake and nearby sensitive receivers. Therefore, no adverse air quality impact from oily fumes and odour is anticipated at the Proposed Development.

2.1.6 For water quality assessment, surface run-off and wastewater will be generated from site activities. Water quality impact due is expected to be minimal when appropriate mitigation measures and good site practice are implemented during construction phase to properly discharge site run-offs. The contractor shall apply for a Discharge License from EPD under the WPCO. All site discharges should be treated as necessary in accordance with the terms and conditions of the Discharge License. Thus, water quality impact is not anticipated during construction phase and operation phase of the Proposed Development.

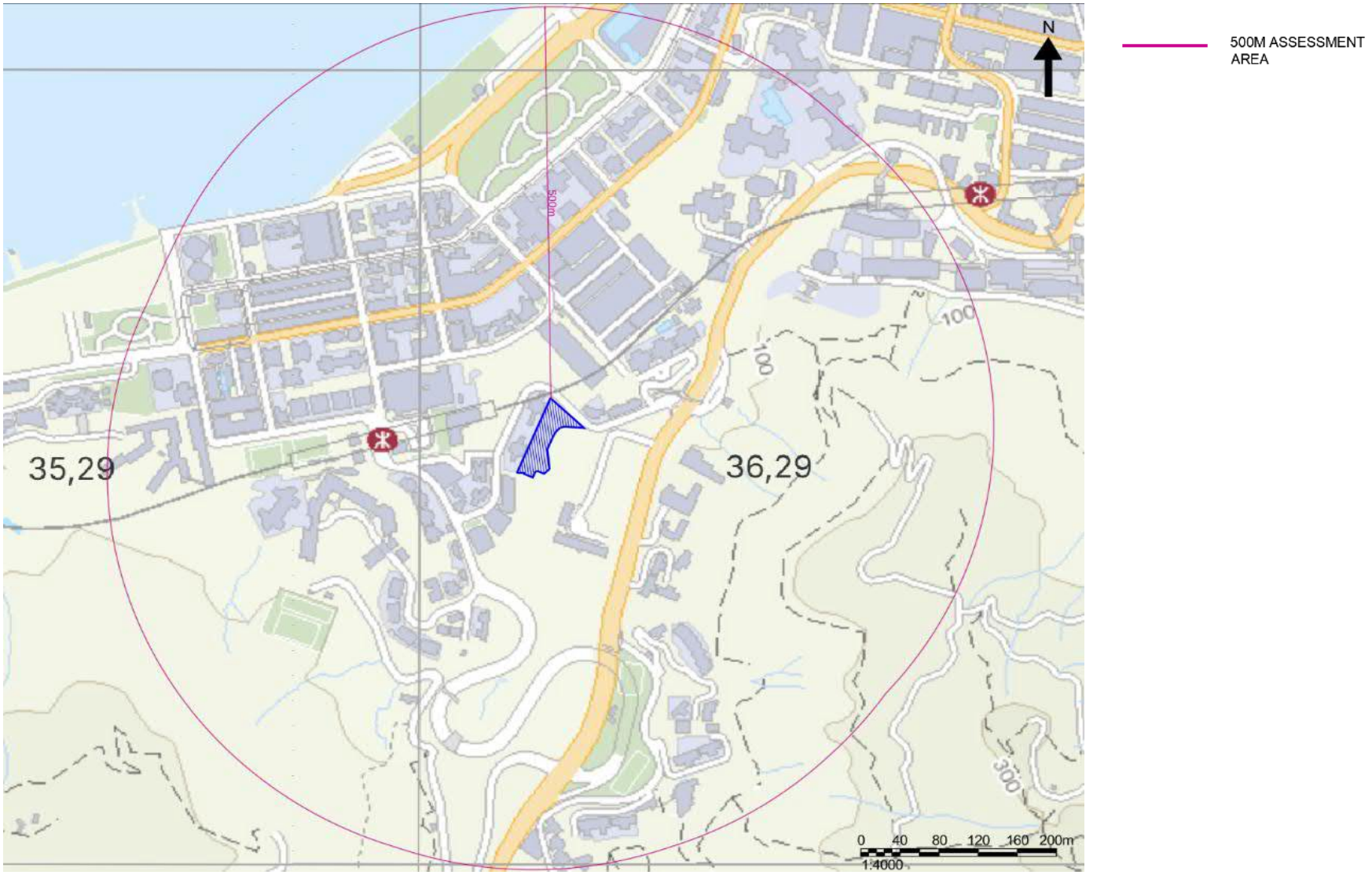
2.1.7 For waste management, top priority should be given to waste avoidance, followed by minimisation, reuse/recycling, treatment and disposal of waste as a last resort for waste expected to be generated from the construction phase and operation phase. Provided that all these wastes are reused and recycled if appropriate, handled, stored and disposed of in strict accordance with the relevant legislative requirements and the recommended mitigation measures are properly implemented, no adverse waste impact is anticipated.

2.1.8 Based on the information gathered and reply from government departments, there are no records of chemical spillage accidents, land contamination submissions, dangerous goods storage, or fire-related incidents at the Application Site. The information collected from the review of historical aerial photographs revealed no past land contamination and therefore, it is not anticipated that there would be any land contamination impact due to past land uses. Therefore, no land contamination impact is anticipated.

Annex 1 300m Assessment Area & Representative NSRs

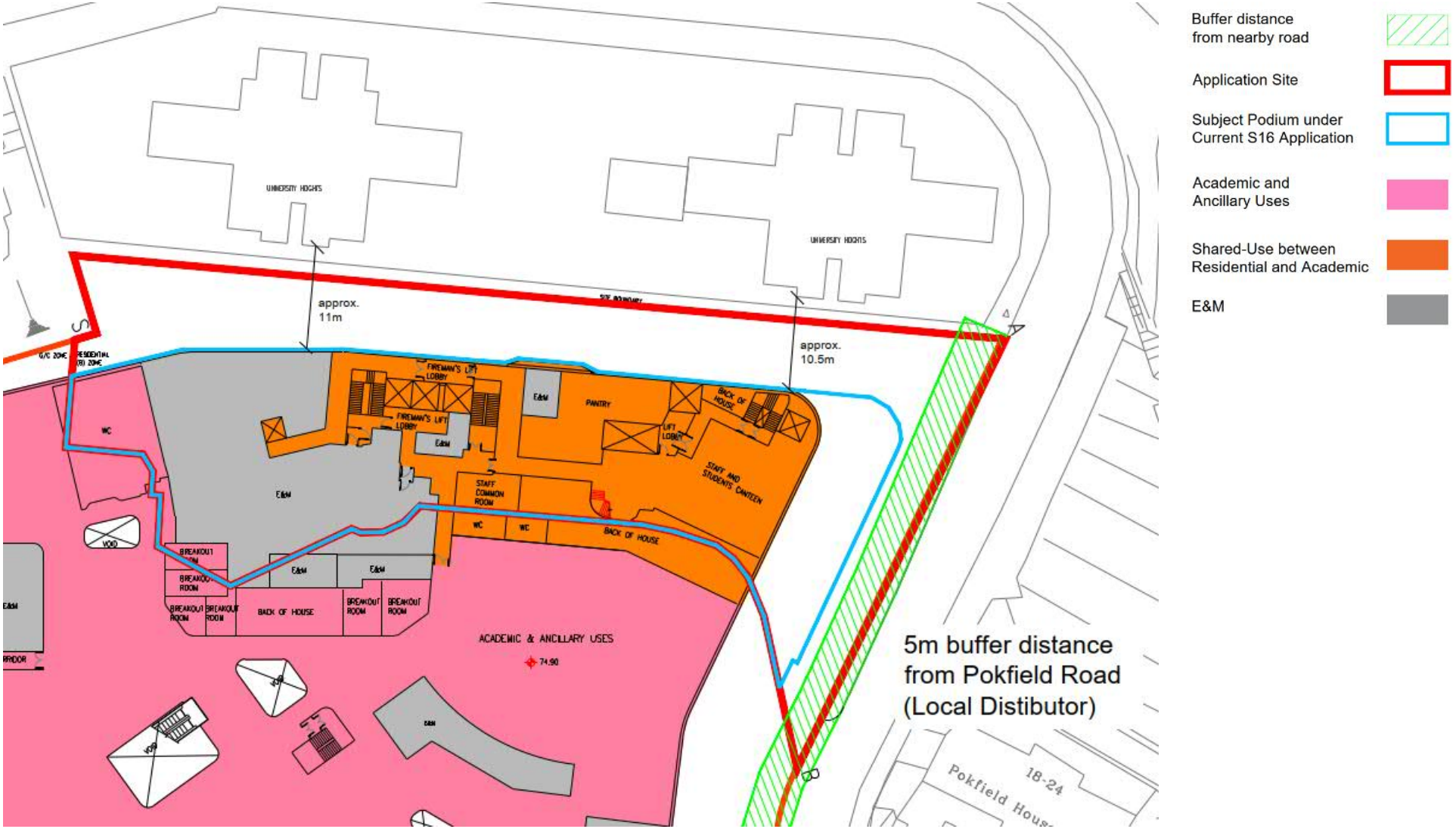


Annex 2 500m Assessment Area for AQIA

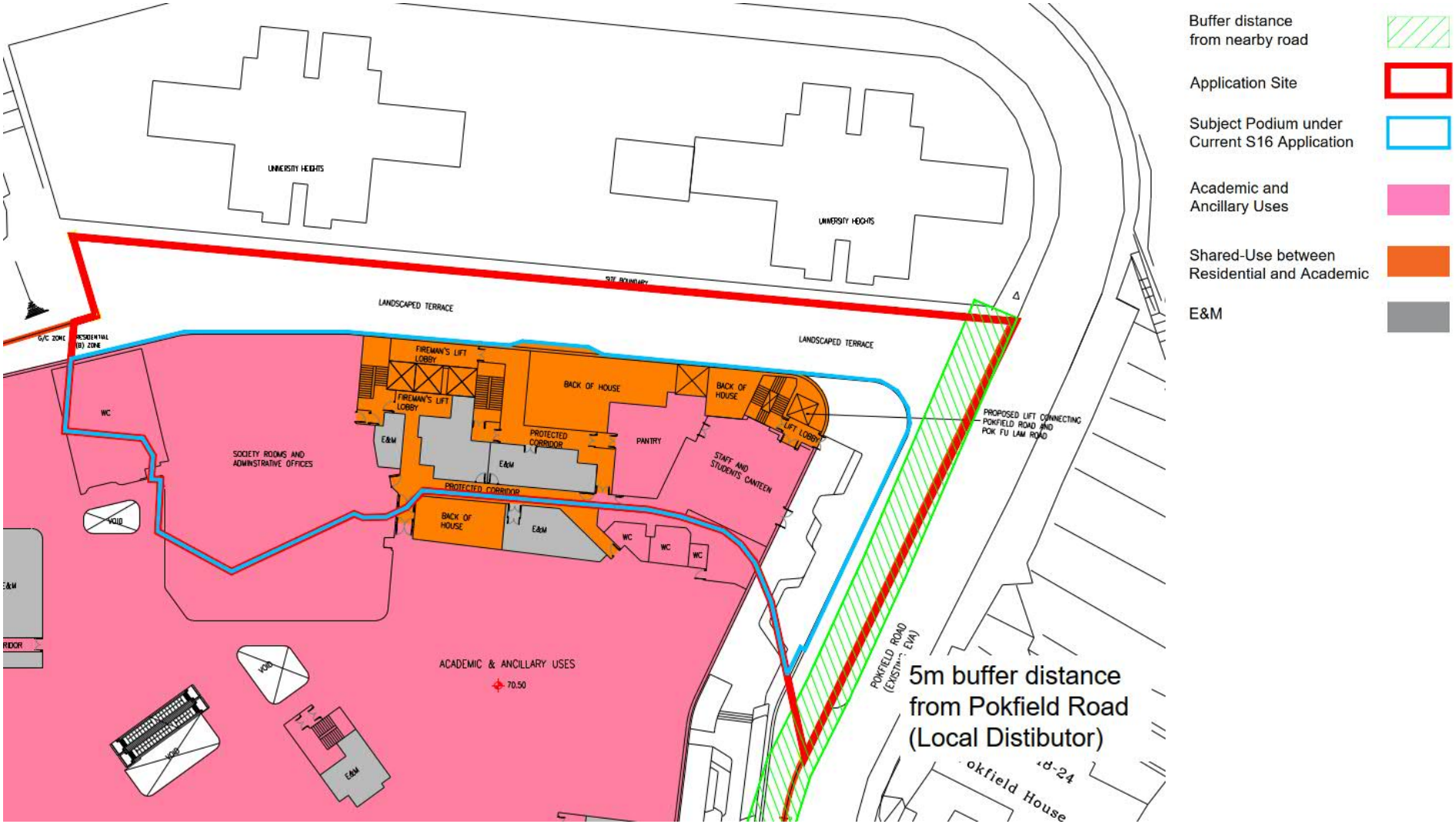


Annex 3 Representative ASRs

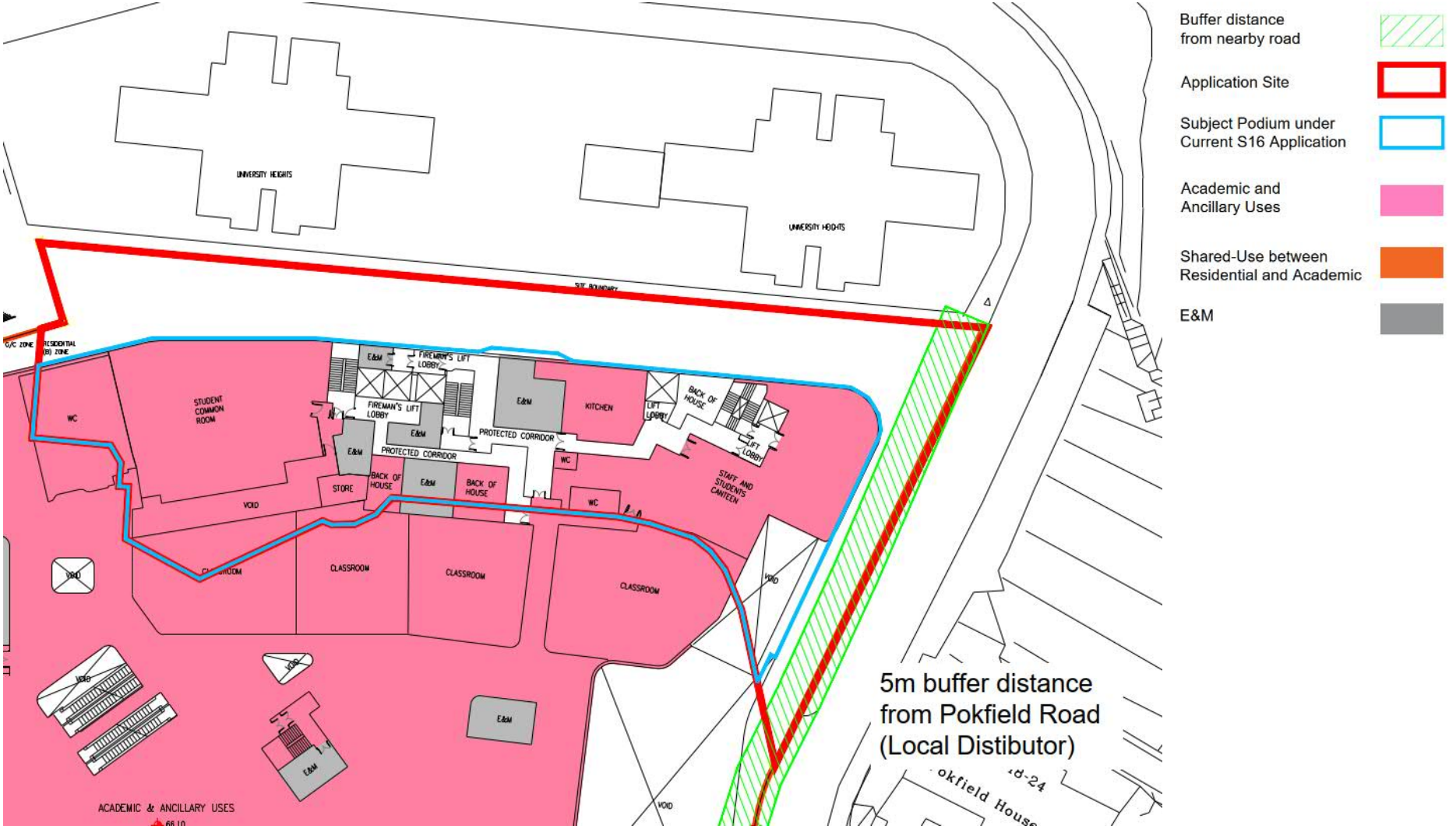
Annex 4 Buffer distance from adjacent road


Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
approx. 11m
approx. 10.5m
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
PANTRY
BACK OF HOUSE
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
STAFF COMMON ROOM
WC
WC
BACK OF HOUSE
E&M
VOID
BREAKOUT ROOM
BREAKOUT ROOM
BREAKOUT ROOM
BREAKOUT ROOM
BACK OF HOUSE
BREAKOUT ROOM
BREAKOUT ROOM
ACADEMIC & ANCILLARY USES
74.90
5m buffer distance from Pokfield Road (Local Distibutor)
Pokfield Road
18-24

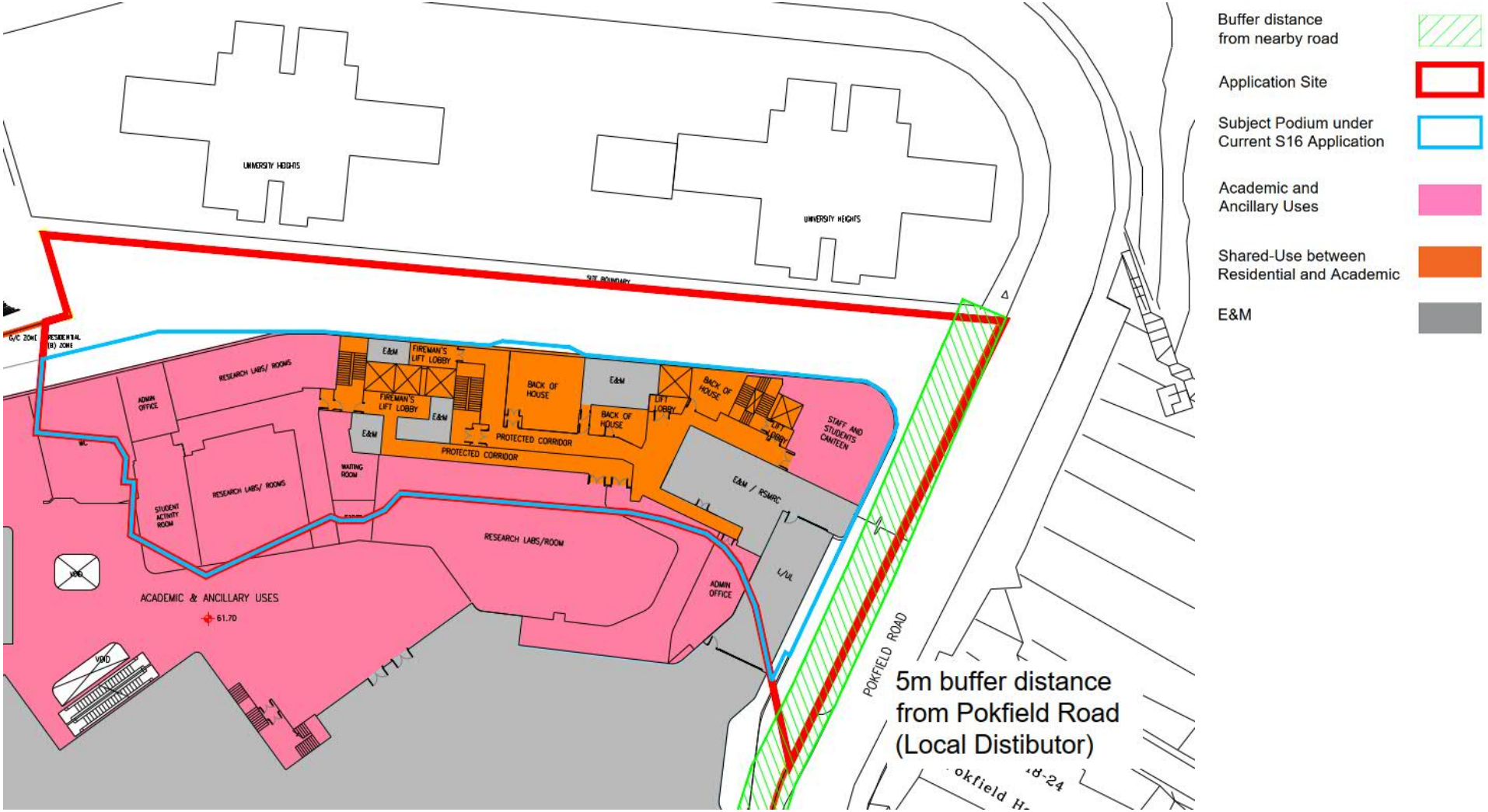
Floor LG1


Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
LANDSCAPED TERRACE
LANDSCAPED TERRACE
G/C ZONE
RESIDENTIAL (B) ZONE
WC
SOCIETY ROOMS AND ADMINSTRATIVE OFFICES
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
BACK OF HOUSE
BACK OF HOUSE
E&M
PROTECTED CORRIDOR
E&M
PANTRY
STAFF AND STUDENTS CANTEEN
LIFT LOBBY
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
PROTECTED CORRIDOR
BACK OF HOUSE
E&M
WC
WC
WC
VOID
VOID
VOID
ACADEMIC & ANCILLARY USES
70.50
E&M
POKFIELD ROAD (EXISTING)
5m buffer distance from Pokfield Road (Local Distibutor)
okfield House

Floor LG2


Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
STUDENT COMMON ROOM
WC
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
KITCHEN
BACK OF HOUSE
LIFT LOBBY
PROTECTED CORRIDOR
PROTECTED CORRIDOR
STORE
BACK OF HOUSE
BACK OF HOUSE
STAFF AND STUDENTS CANTEEN
VOID
CLASSROOM
CLASSROOM
CLASSROOM
CLASSROOM
ACADEMIC & ANCILLARY USES
5m buffer distance from Pokfield Road (Local Distibutor)

Floor LG3

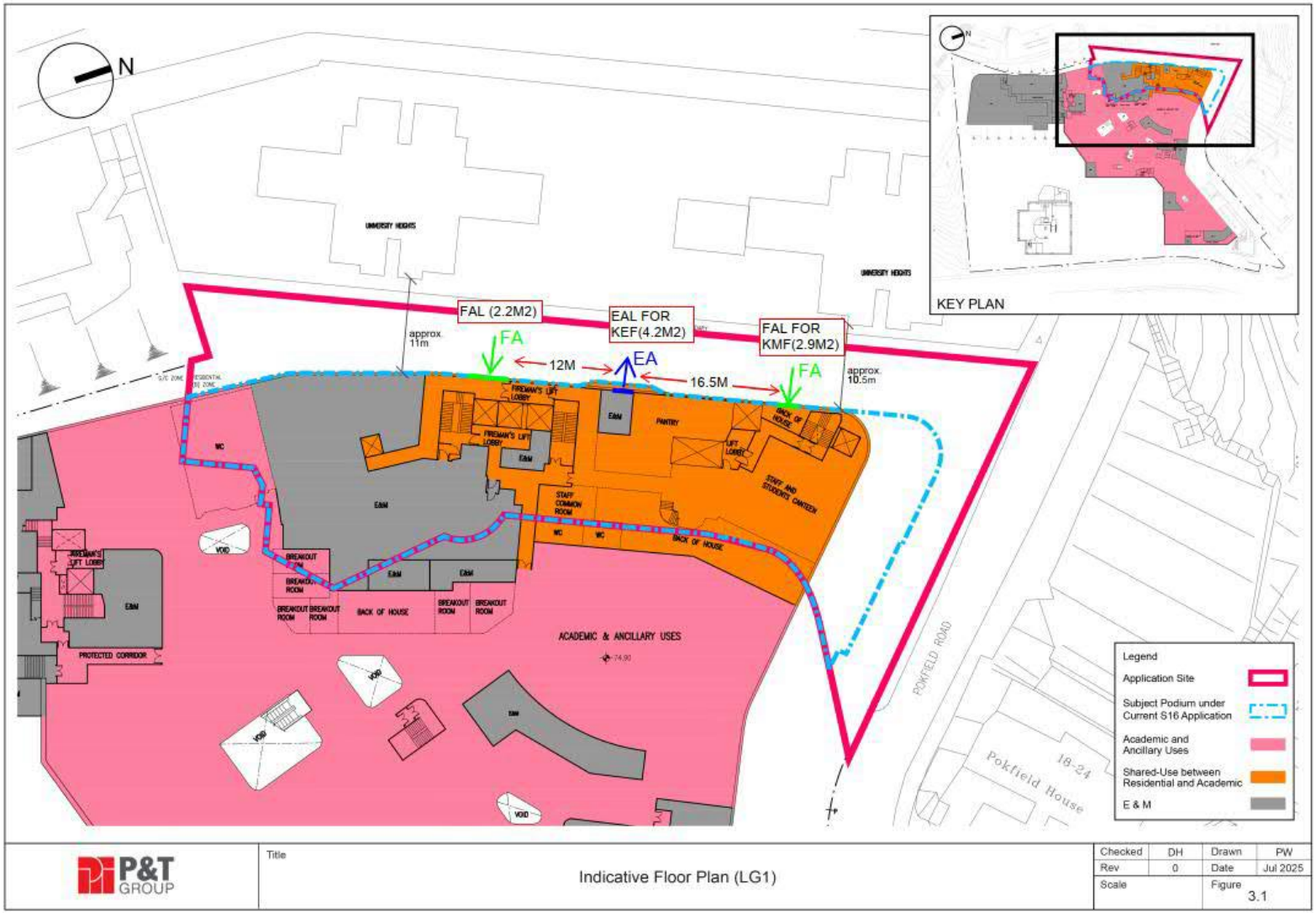

Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
SITE BOUNDARY
RESEARCH LABS/ ROOMS
ADMIN OFFICE
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
E&M
BACK OF HOUSE
BACK OF HOUSE
BACK OF HOUSE
LIFT OBBY
LIFT OBBY
STAFF AND STUDENTS CANTEEN
PROTECTED CORRIDOR
PROTECTED CORRIDOR
WAITING ROOM
STUDENT ACTIVITY ROOM
RESEARCH LABS/ ROOMS
E&M / RSMRC
RESEARCH LABS/ROOM
L/UL
ADMIN OFFICE
ACADEMIC & ANCILLARY USES
61.70
VOID
VOID
POKFIELD ROAD
5m buffer distance from Pokfield Road (Local Distibutor)

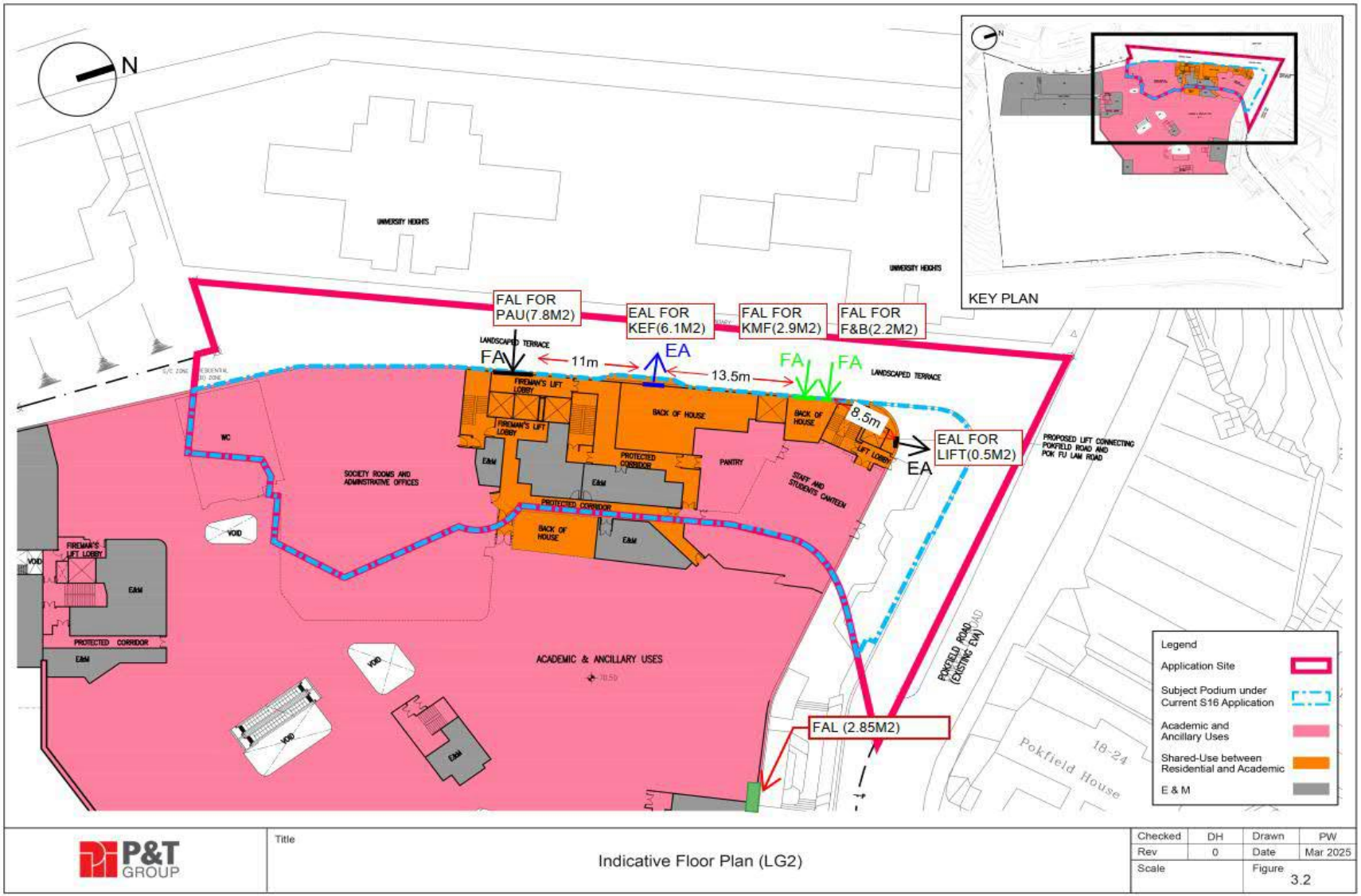
Floor LG4

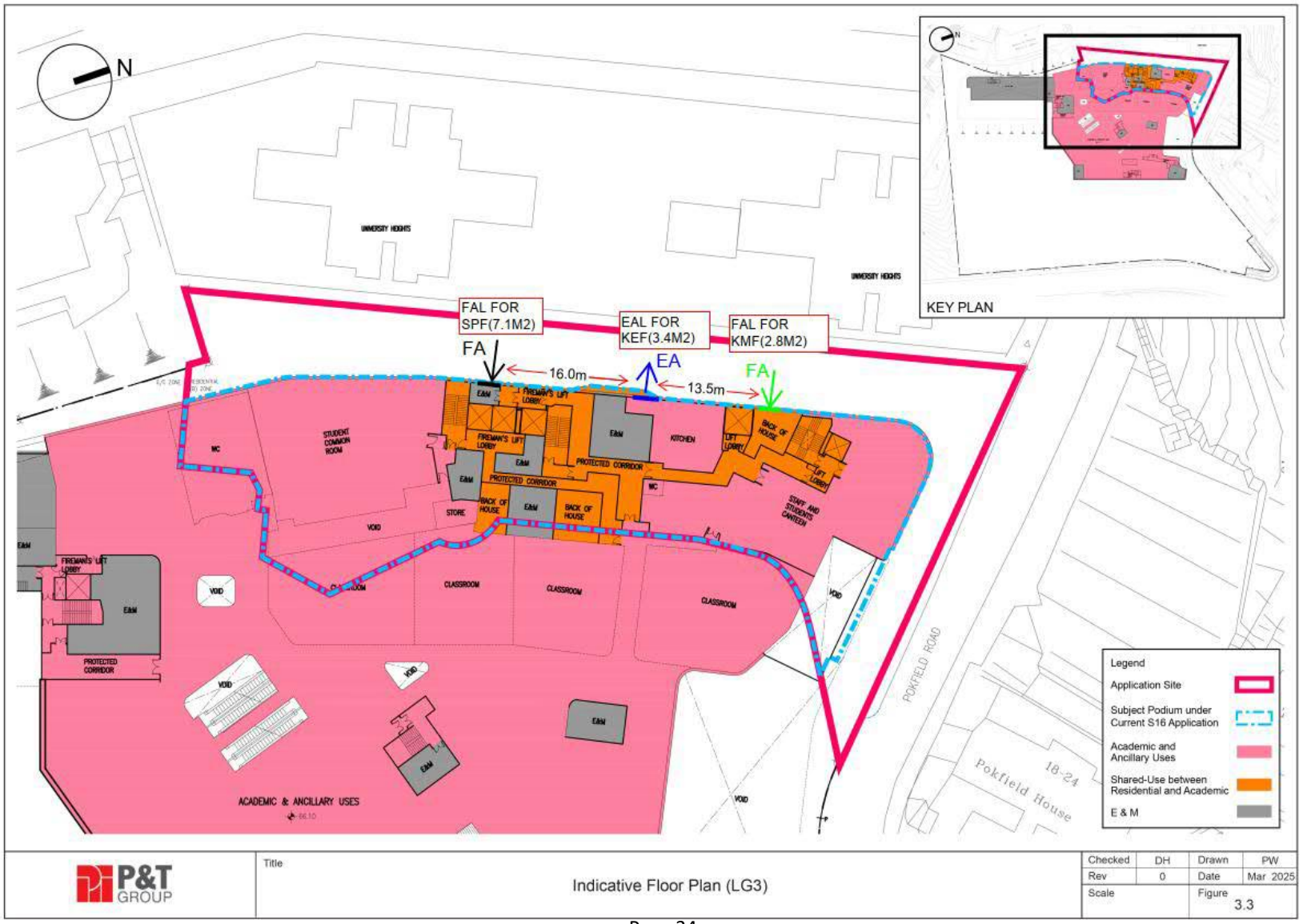
Buffer distance from nearby road
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E&M
UNIVERSITY HOCHTS
UNIVERSITY HOCHTS
SITE BOUNDARY
LANDSCAPED AVENUE
LANDSCAPED AVENUE
FIREMAN'S LIFT LOBBY
FIREMAN'S LIFT LOBBY
PROTECTED CORRIDOR
LIFT LOBBY
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
BOH
STUDENT ACTIVITY ROOM
KITCHEN
E&M
E&M
E&M
IT AND DATA ROOM
ACADEMIC & ANCILLARY USES
57.30
PROTECTED LIBRARY CORRIDOR
5m buffer distance from Pokfield Road (Local Distibutor)

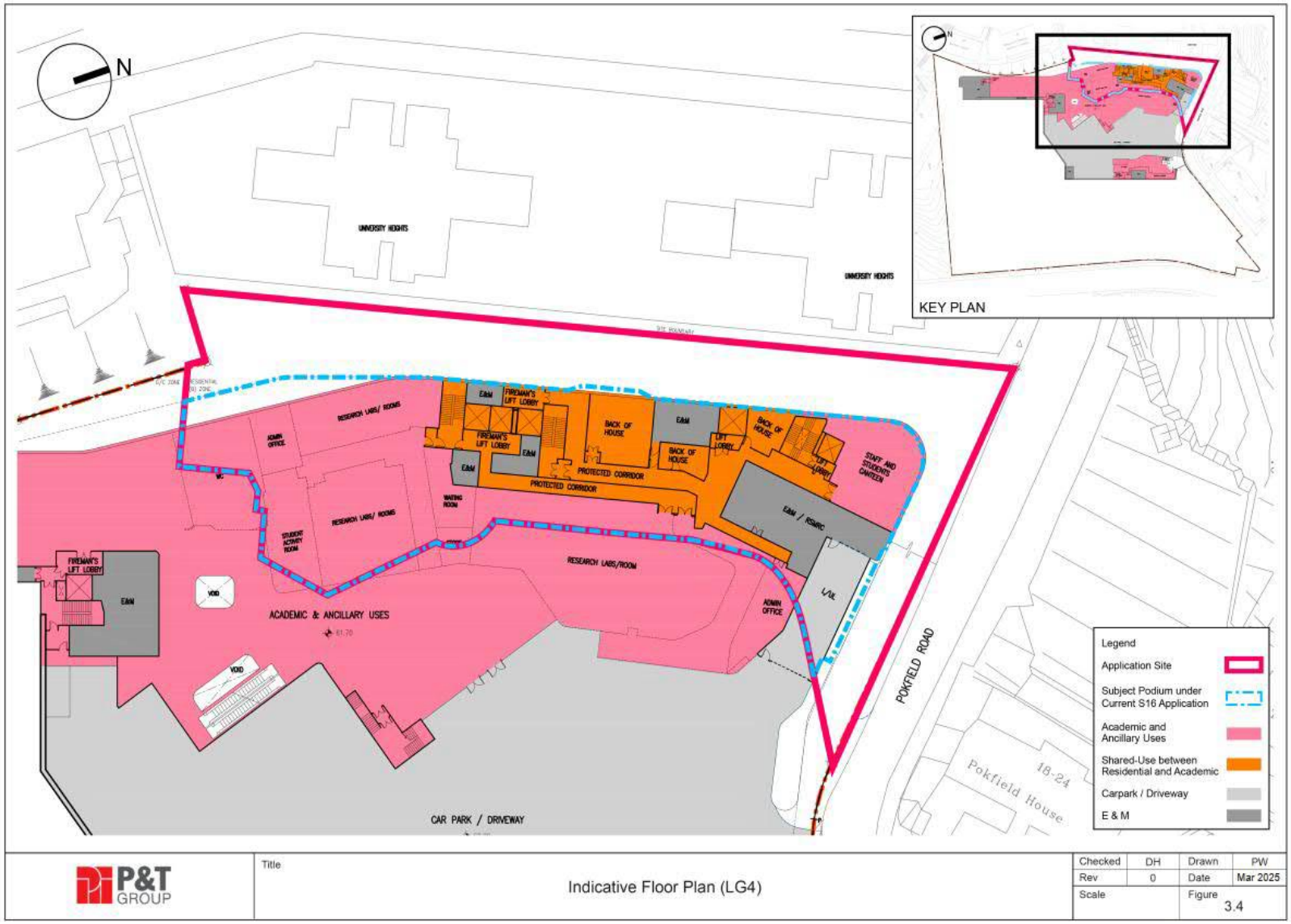
Floor LG5

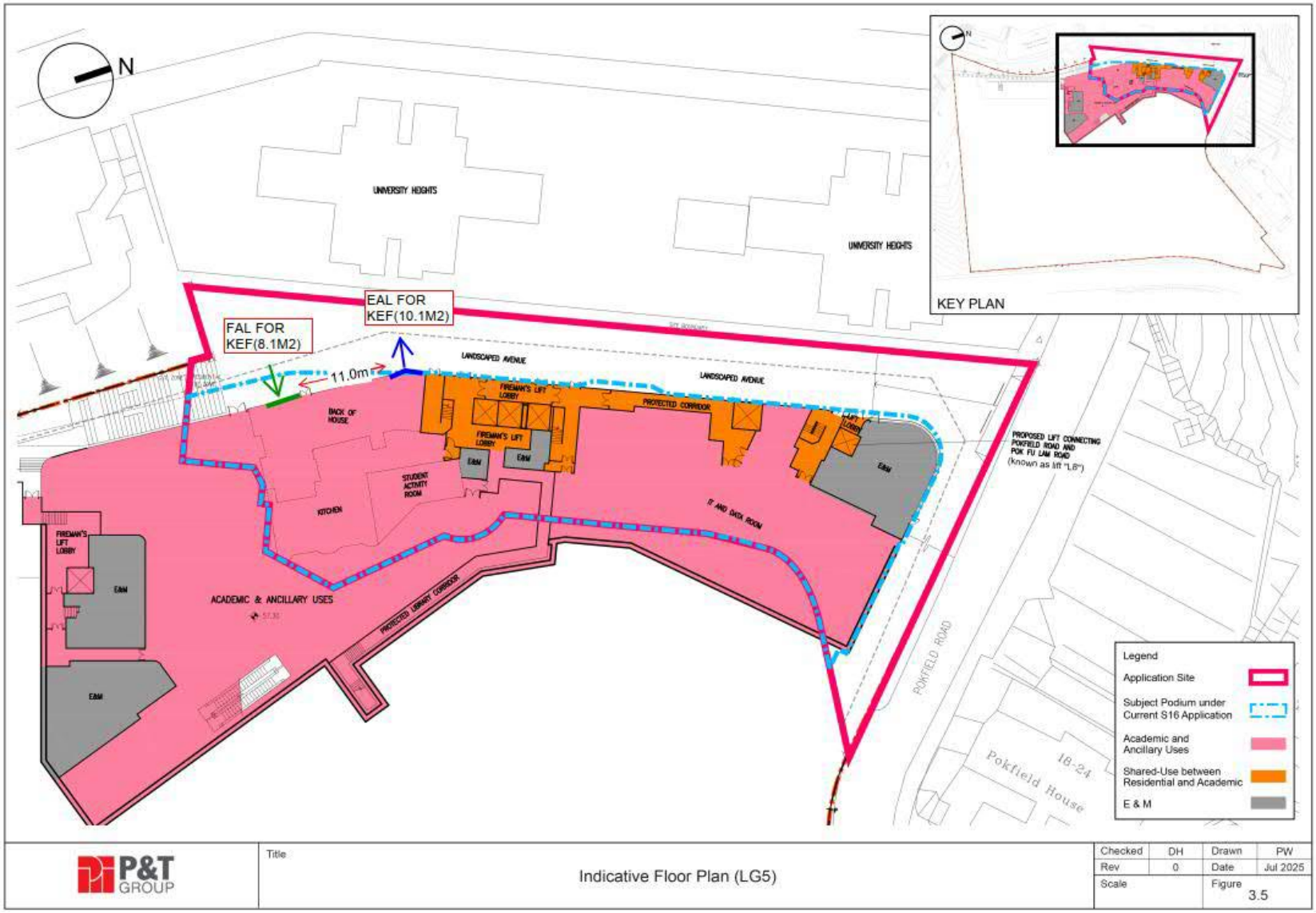
Annex 5 Location of exhaust vents and fresh air intake




N
KEY PLAN
FAL FOR PAU(7.8M2)
EAL FOR KEF(6.1M2)
FAL FOR KMF(2.9M2)
FAL FOR F&B(2.2M2)
EAL FOR LIFT(0.5M2)
FAL (2.85M2)
11m
13.5m
8.5m
EA
FA
LANDSCAPED TERRACE
BACK OF HOUSE
PROTECTED CORRIDOR
PANTRY
STAFF AND STUDENTS CANTEEN
SOCIETY ROOMS AND ADMINISTRATIVE OFFICES
ACADEMIC & ANCILLARY USES
FIREMAN'S LIFT LOBBY
LIFT LOBBY
E&M
VOID
WC
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD
POKFIELD ROAD (EXISTING EVA)
Pokfield House
18-24
UNIVERSITY HEIGHTS
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG2)
Checked DH Drawn PW
Rev 0 Date Mar 2025
Scale
Figure 3.2

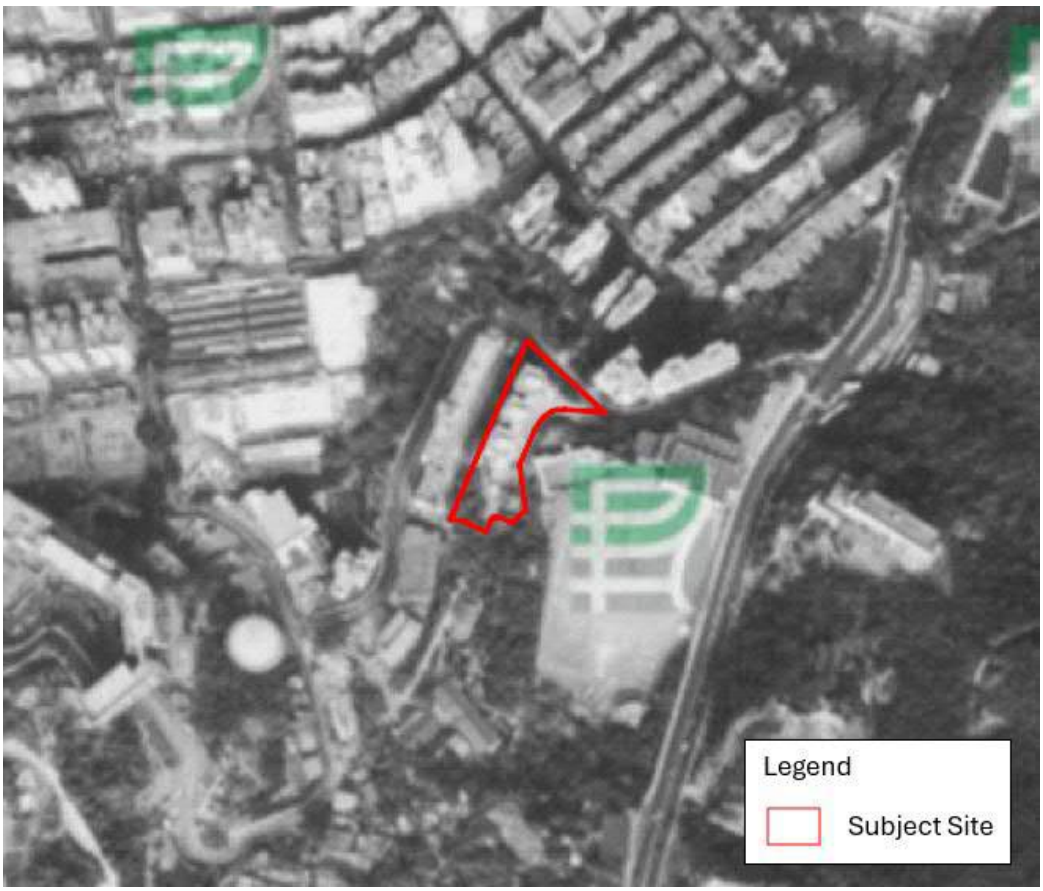

N
KEY PLAN
FAL FOR SPF(7.1M2)
EAL FOR KEF(3.4M2)
FAL FOR KMF(2.8M2)
FA
EA
FA
16.0m
13.5m
UNIVERSITY HEIGHTS
STUDENT COMMON ROOM
KITCHEN
STAFF AND STUDENTS CANTEEN
CLASSROOM
VOID
STORE
PROTECTED CORRIDOR
BACK OF HOUSE
FIREMAN'S LIFT LOBBY
E&M
ACADEMIC & ANCILLARY USES
POKFIELD ROAD
Pokfield House
18-24
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG3)
Checked DH
Drawn PW
Rev 0
Date Mar 2025
Scale
Figure 3.3


N
KEY PLAN
UNIVERSITY HEIGHTS
RESEARCH LABS/ ROOMS
ADMIN OFFICE
STUDENT ACTIVITY ROOM
WAITING ROOM
FIREMAN'S LIFT LOBBY
E&M
BACK OF HOUSE
PROTECTED CORRIDOR
LIFT LOBBY
STAFF AND STUDENTS CANTEEN
E&M / RSMRC
RESEARCH LABS/ROOM
VOID
ACADEMIC & ANCILLARY USES
L/UL
CAR PARK / DRIVEWAY
POKFIELD ROAD
Pokfield House
18-24
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
Carpark / Driveway
E & M
P&T GROUP
Title
Indicative Floor Plan (LG4)
Checked DH Drawn PW
Rev 0 Date Mar 2025
Scale
Figure 3.4

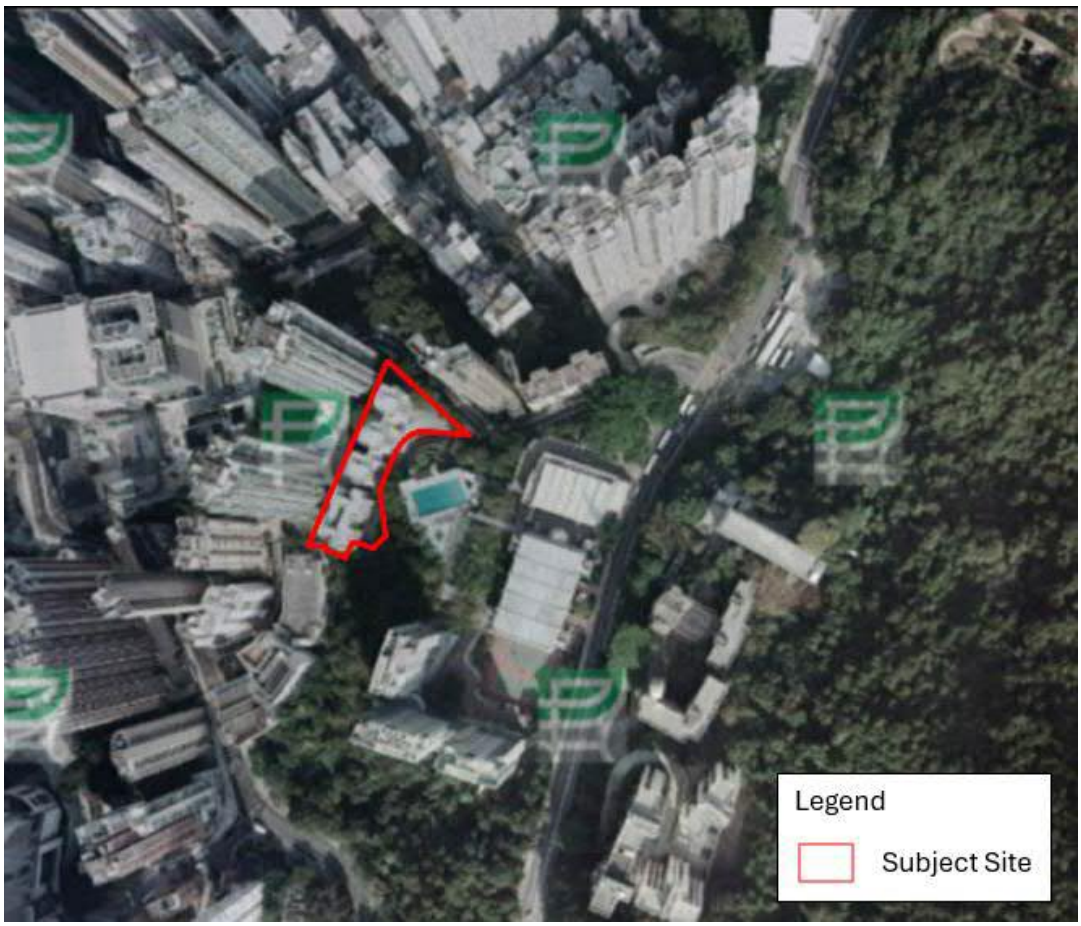

N
UNIVERSITY HEIGHTS
UNIVERSITY HEIGHTS
KEY PLAN
EAL FOR KEF(10.1M2)
FAL FOR KEF(8.1M2)
11.0m
LANDSCAPED AVENUE
LANDSCAPED AVENUE
FIREMAN'S LIFT LOBBY
PROJECTED CORRIDOR
BACK OF HOUSE
FIREMAN'S LIFT LOBBY
E&M
E&M
STUDENT ACTIVITY ROOM
KITCHEN
IT AND DATA ROOM
E&M
PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD (known as lift "L8")
FIREMAN'S LIFT LOBBY
E&M
ACADEMIC & ANCILLARY USES
PROJECTED LIBRARY CORRIDOR
E&M
POKFIELD ROAD
18-24
Pokfield House
Legend
Application Site
Subject Podium under Current S16 Application
Academic and Ancillary Uses
Shared-Use between Residential and Academic
E & M
P&T GROUP
Title
Indicative Floor Plan (LG5)
Checked DH Drawn PW
Rev 0 Date Jul 2025
Scale
Figure 3.5

Annex 6 Historical Aerial Photographs

Year 1963

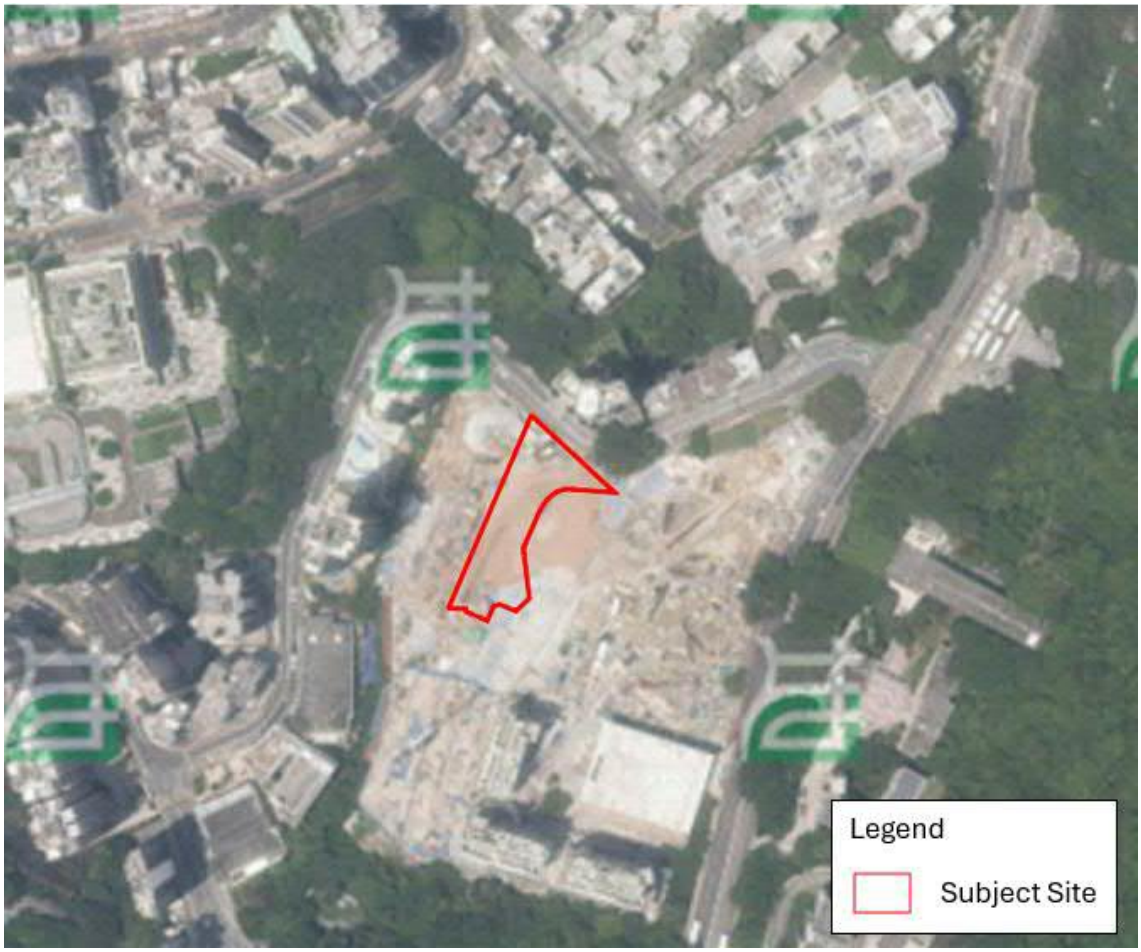


Year 1973



Year 2015

Year 2022



Year 2024 (current)

Annex 7 Copy of Letter Replies from Various Government Departments

Outlook

Re: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No...

From hslee@epd.gov.hk <hslee@epd.gov.hk>
Date Tue 11/03/2025 15:10
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc Cathy Man <cm@aechk.com>

Dear Ms Goh,

Based on our records, there are 2 registered chemical waste producer at the subject site. They are the contractors of the construction site.

There is no record of waste disposal, accidental spillage or related submissions at the subject site.

You are reminded that this information may not be exhaustive and you are advised to check with other concerned parties/authorities responsible for handling chemical and dangerous spillage / leakage incidents. You may also consider taking samples for your study, if necessary.

Regards,
HS LEE
E(RS)14/EPD
Tel: 2516 1872

From Christine Goh Siew Yinn <christinegoh@aecasia.io>
Date Tue 04/03/2025 16:28
To hslee@epd.gov.hk <hslee@epd.gov.hk>
Cc Cathy Man <cm@aechk.com>

1 attachment (2 MB)
25-0001_EPD Enquiry.pdf;

Dear Dr. LEE,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

Of particular interests is whether there are any registered chemical waste producers under your record in the Subject Site, any waste disposal record, any accidental spillage record, any submission relating to land contamination assessment and any information you could provide which might be useful for our study. We enclosed herewith a site map showing the location of the Subject Site for your reference.

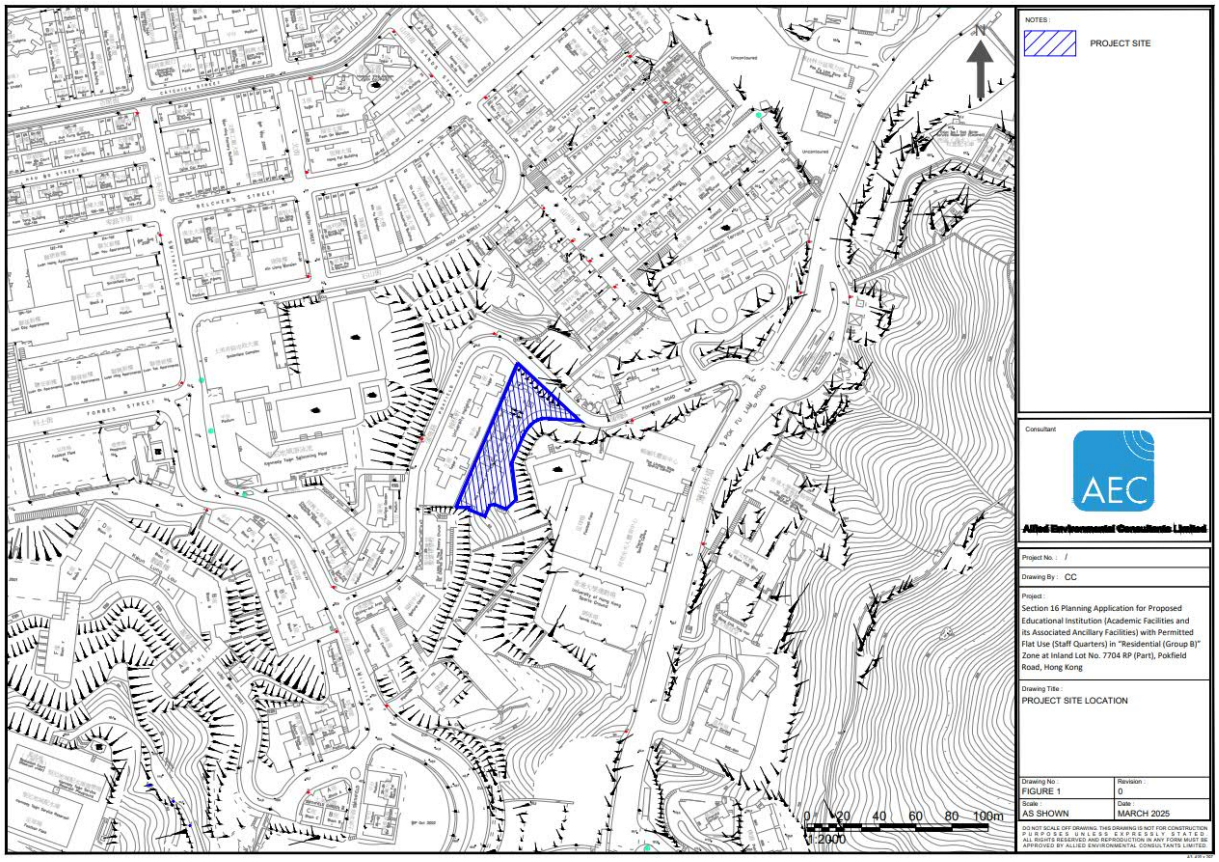
Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**. Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact us. Thank you.

Yours sincerely,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

Allied Environmental Consultants Limited *Member of AEC Group (HKEX Stock Code: 8320.HK)*
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

Follow us www.aecg.com


NOTES :
PROJECT SITE
Consultant
AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
0 20 40 60 80 100m
1:2000

Our Ref. [1816/25-0003]

Planning Department
17/F, North Point Government Offices,
333 Java Road, Hong Kong

27/F, Overseas Trust Bank Building
160 Gloucester Road
Wan Chai
Hong Kong
T: +852 2815 7028
F: +852 2815 5399
info@aechk.com
www.asecg.com

4 March 2025

By email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

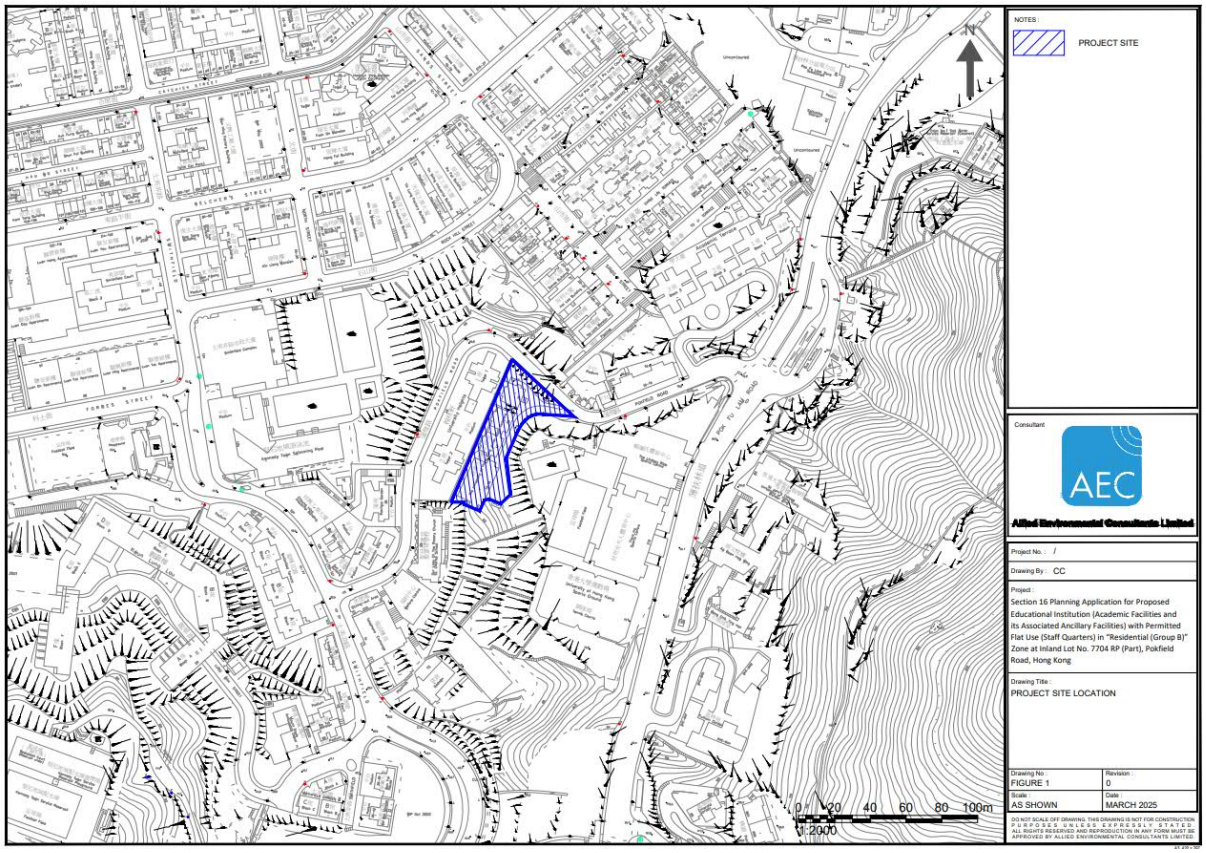
Of particular interests are current and historical site information, any change on the land use and any information you could provide that might be useful for our study. We enclosed herewith a site map showing the location of the subject site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to contact the undersigned at 3915 7148 or Ms. Christine Goh (christinegoh@aecasia.io) at 5290 3688.

Yours sincerely,

Cathy Man
Associate Director
CM/ll
Encl. Site Location Plan


NOTES :
PROJECT SITE
Consultant
AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No. : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
0 20 40 60 80 100m
1:2000

規劃署
港島規劃處
香港北角渣華道333號
北角政府合署14樓
Please quote our reference in future correspondence

Planning Department
Hong Kong District Planning Office
14/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Fax (2815 5399)

來函檔號	Your Reference	[1816/25-0003]
本署檔號	Our Reference	( ) in HK-R/PUB/2
電話號碼	Tel. No.:	2231 4944
傳真機號碼	Fax No.:	2895 3957

18 March 2025

AEC
27/F, Overseas Trust Bank Building
160 Gloucester Road, Wan Chai, Hong Kong
(Attn.: Ms. Cathy MAN)

H1/89

Dear Ms. MAN,

Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 R.P. (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

I refer to your letter dated 4.3.2025 enclosing a site map regarding the captioned. Our input from town planning aspect is as below:-

Statutory Zoning and Building Height Restriction

The subject site previously straddled area zoned "Residential (Group A)" ("R(A)") and "Government, Institution or Community" ("G/IC") on the first relevant statutory plan (i.e. the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/1) published on 31.10.1986. The subject site was rezoned to "Residential (Group B)" ("R(B)") on the OZP No. S/H1/17 published on 25.2.2011, subject to a maximum building height (BH) of 120mPD. The BH restriction of the subject site was revised from 120mPD to 150mPD on the OZP No. S/H1/20 published on 30.4.2021. Since then, there was no further changes in zoning and BH restriction.

Planning Applications Nearby

Two planning applications for proposed student hostel (application no. A/H1/64) and minor relaxation of BH restriction for proposed Pokfield Campus (application no. Y/H1/2) were approved by the Metro Planning Committee on 26.7.2002 and 20.5.2022, respectively. You may wish to visit Town Planning Board Statutory Planning Portal 3 at https://www.ozp.tpb.gov.hk/ for more details.

Previous Development

The subject site was previously occupied by four blocks of HKU staff quarters, swimming pool and sport centre which were demolished in 2021/2022. Please approach the Buildings Department and BRAVO for information regarding the building records. You may also approach the Lands Department and GeoInfo Map regarding other relevant information.

Yours sincerely,

(Ms. Vidyan NG)
for District Planning Officer/Hong Kong
Planning Department

Internal: H1/89

EW/VN

Outlook

Fw: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No....

From ado_lea_cs@hkfsd.gov.hk <ado_lea_cs@hkfsd.gov.hk>
Date Thu 24/07/2025 12:10
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>

Our reference: (28) in FSD GR 6-5/4 R Pt. 59
Your reference: 1816/25-0002

Dear Ms. GOH,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

I refer to your email of 4.3.2025 regarding the captioned request and reply below in response to your questions:-

Please be advised that neither records of dangerous goods license, fire incidents nor incidents of spillage / leakage of dangerous goods were found in connection with the given conditions of your request at the subject location.

If you have further questions, please feel free to contact the undersigned.

Best regards,

TSANG Chun-hei Jason
Assistant Divisional Officer (Legal Affairs) (Acting)
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

Remark:
Lift incidents are excluded unless otherwise required.

Disclaimer:
*Fire Services Department uses its best endeavor to ensure the accuracy and reliability of the information provided, but cannot guarantee its accuracy and reliability and accepts no liability of any nature for any loss or damage arising from any inaccuracies or omissions that may from the information provided.

Outlook

Re: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No....

From Christine Goh Siew Yinn <christinegoh@aecasia.io>
Date Mon 14/07/2025 11:58
To ado_lad_sd@hkfsd.gov.hk <ado_lad_sd@hkfsd.gov.hk>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>; SSO SD LAD/FSD <sso_lad_sd@hkfsd.gov.hk>; Cathy Man <cm@aechk.com>; NGAN Chun Sang <nganchunsang@aecasia.io>

1 attachment (172 KB)
5828-20250714-FSD-Appointment of Environmental Consultant.pdf;

Dear Mr. CHOW,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

With reference to your email dated 10 March 2025 regarding the captioned subject. As requested, please find attached the **appointment letter** from our client to facilitate the provision of the following information:

1. **Dangerous Goods Licence Records** (1990 to present)
2. **Incident Records** (past three years of fire and special services incidents)

We sincerely appreciate your assistance in providing the relevant Dangerous Goods Licence and Incident Records. Should you require any further information, please do not hesitate to contact me.

Best regards,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

Allied Environmental Consultants Limited *Member of AEC Group (HKEX Stock Code: 8320.HK)*
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong

Follow us www.aeceg.com

From ado_lad_sd@hkfsd.gov.hk <ado_lad_sd@hkfsd.gov.hk>
Date Mon 10/03/2025 11:31
To Christine Goh Siew Yinn <christinegoh@aecasia.io>
Cc OE8 CS/FSD <oe_cs_8@hkfsd.gov.hk>; SSO SD LAD/FSD <sso_lad_sd@hkfsd.gov.hk>

Our reference: (62) in FSD GR 6-5/4 R Pt. 57
Your reference: 1816/25-0002

Dear Ms. GOH,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Request for Information of Dangerous Goods & Incident Records

I refer to your email of 4.3.2025 regarding the captioned subject.

Your case is being handled, and a reply will be furnished to you as soon as possible. Please be advised that due to time lapse, this Department can only provide the following information for your requested information:

(i) Dangerous Goods Licence Record: from the year of 1990 to present moment.

(ii) Incident Record: Past three years of fire and special services incidents.

Please also submit the appointment letter from your client for record.

Should you have further questions, please feel free to contact the undersigned.

Best regards,

CHOW Yin-hei
Assistant Divisional Officer (Legal Affairs and Discipline) Special Duty
Corporate Services Division
Fire Services Department

Tel.: 2733 7896

----- Forwarded by FSD Enquiry/FSD/HKSARG on 04/03/2025 17:14 -----

From: "Christine Goh Siew Yinn" <christinegoh@aecasia.io>
To: "hkfsdenq@hkfsd.gov.hk" <hkfsdenq@hkfsd.gov.hk>
Cc: "Cathy Man" <cm@aechk.com>
Date: 04/03/2025 16:29
Subject: [1816] Information Request for Land Contamination Assessment - Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704

Dear Sir/Madam,

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Request for Information for Land Contamination Assessment

We are conducting an Environmental Assessment for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong (Subject Site). As required by the "Practice Guide for Investigation and Remediation of Contaminated Land" published by the Environmental Protection Department of the HKSAR (EPD), information pertaining to the change of land uses/past activities/incidents/accidents at the Subject Site are required as part of the vetting process.

Of particular interests are spill and incident reports (including records of fire at the Subject Site) that we believe your Department might have record of. Furthermore, we would also like to know whether anywhere of the subject site had applied or possessed license for dangerous goods storage. We enclosed herewith a site map showing the location of the Subject Site for your reference.

Due to tight schedule, it is highly appreciated if the above information could be available and returned to us via either fax (Fax No. 2815 5399) or email by **18 March 2025**.

Thank you very much for your kind attention and assistance. Should you have any queries, please feel free to us. Thank you.

Yours sincerely,

Christine Goh – Assistant Consultant
Environmental Consultancy | Green & Healthy Building
T: (852) 5290 3688 | **E:** christinegoh@aecasia.io

Allied Environmental Consultants Limited *Member of AEC Group (HKEX Stock Code: 8320.HK)*
27/F, Overseas Trust Bank Building, 160 Gloucester Road, Wan Chai, Hong Kong
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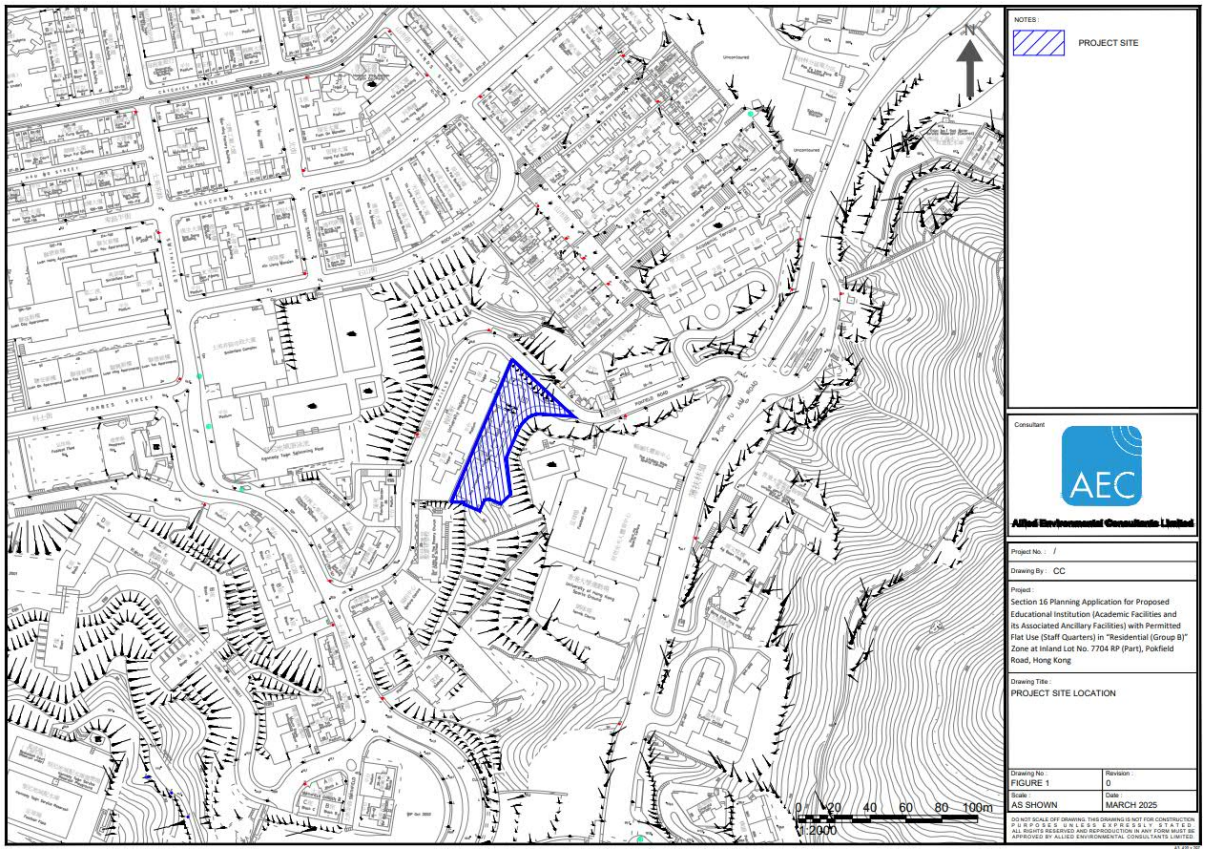
[attachment "25-0002_FSD Enquiry.pdf" deleted by ADO SD LAD/FSD/HKSARG]


NOTES :
PROJECT SITE
Consultant
AEC
Allied Environmental Consultants Limited
Project No. : /
Drawing By : CC
Project :
Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
Drawing Title :
PROJECT SITE LOCATION
Drawing No. : FIGURE 1
Revision : 0
Scale : AS SHOWN
Date : MARCH 2025
0 20 40 60 80 100m
1:2000

llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

21 October 2025

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

By Hand and By Email

Dear Sir

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong
(Application No. A/H1/104)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 4 August 2025, the Further Information submitted to the Board on 3 October 2025 and subsequent departmental comments received via the Hong Kong District Planning office (DPO/HK) of Planning Department in October 2025.

In response to the comments from the Environmental Protection Department and Transport Department, the Applicant would like to submit herewith 4 copies of responses-to-comments (RtoC) table (**Appendix A**) with replacement pages of Preliminary Environmental Statement and supplementary information on pedestrian routing and lift capacity enclosed herewith in **Attachments 1 and 2** for the Board's consideration.

Please note that the current submission of Further Information is mainly made for providing minor clarifications/justifications with no changes to the proposed scheme. This Further Information serves to supersede the earlier one we submitted on 17 October 2025.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Ms Samantha Chuang at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

WW/sc
Encl.

S:\13592 HKU Pokfield Road R(B) Zone (S16 for academic)\FI\FI-3\20251021_letter to TPB_FI-3 submission.doc

cc (w/ encl)
DPO/HK - Ms Erica Wong / Ms Natalie Yim / Mr Gordon Cheng (by email)

[redacted]

Appendix A

Responses-to-comments Table

Section 16 Planning Application for Proposed Educational Institution (Academic Facilities and its Associated Ancillary Facilities) with Permitted Flat Use (Staff Quarters) in "Residential (Group B)" Zone at Inland Lot No. 7704RP (Part), Pokfield Road, Hong Kong (Application No. A/H1/104)

1. Environmental Protection Department Page 1
2. Transport Department Page 1

	Departmental Comments	Responses to Comments
1.	**Comments of Environmental Protection Department**	
1.1	He has no objection to the planning application from environmental planning perspective.	No objection to the planning application from environmental planning perspective is well noted.
1.2	As a separate note, below please find the suggested textual amendments for the statement in order to improve the accuracy and quality of the submissions: (i) Section 1.4.5 – Please revise the sentence as " In this project, it is estimated that **a total of 1,386m^3 of inert C&D materials and** 139m^3 of non-inert C&D materials will be generated, and imported fill is not required for the Project works during construction stage." (ii) Table 1-9 – For Inert C&D Materials, please remove the extra "(" in the 4th column.	Noted and revised accordingly. Please refer to **Attachment 1** for the relevant replacement pages of the Preliminary Environmental Statement.
2.	**Comments of Transport Department**	
2.1	The applicant clarified in Item 3.1 of Responses-to-Comments (R-to-C) and in paragraphs 3.3.5, 4.1.2 and 4.1.3 of Planning Statement (PS) that the proposed change of use at the podium of the residential towers (i.e. LG1/F to LG5/F of the HKU Staff Quarter) would not render any change in the development parameters assumed in the Traffic Impact Assessment (TIA) under s 12A planning application no. Y/H1/2 (for the HKU Pokfield Campus Development) that the subject planning application made reference to, thereby not leading to additional traffic impact or change in demand for internal transport facilities of the subject development. We have no further comments on this applicant's assessment of the traffic impact of the proposal.	No further comments on the assessment of traffic impact is well noted.

	Departmental Comments	Responses to Comments
2.2	The applicant clarified in Item 3.4 of R-to-C that arrangement of pedestrian facilities (including the lifts) remained unchanged compared to the previous s.12A planning application (no. Y/H1/2). As mentioned in our previous comments in pre-submission stage, considering that the proposed change of use of LG1/F to LG5/F of the HKU Staff Quarter to allow access to the podium levels by students in addition to staff would lead to potential increase in demand of pedestrian facilities for travelling between the LG levels, the applicant should ensure the provision of pedestrian facilities could cater for such increased demand of pedestrian facilities.	Please refer to our responses below.
2.3	Also, from Appendix A2 of PS: (i) only one lift (Lift L8) would serve students, staff and the general public travelling between LG5/F and LG2/F; (ii) three lifts would serve students and staff travelling between LG4/F and G/F; and (iii) no lifts other than Lift L8 would connect LG5/F and LG4/F.	Apart from Lift L8, the Applicant is also willing to commit that the stairs next to Lift L8 will also be opened for public use. Please also refer to our other responses below.
2.4	Given only one lift (Lift L8) connecting LG5/F and LG4/F, the applicant should review if the provision of pedestrian facilities could cater for the future demand from students, staff as well as the general public, and propose suitable traffic management plan and contingency plan for scheduled maintenance and emergency maintenance of the pedestrian facilities (especially Lift L8) to minimise the potential impact on the pedestrian connectivity between the Landscape Avenue (LG5/F) and the Landscape Terrace (LG2/F).	Noted the concern. As shown in pedestrian routing diagram (LG5/F to LG2/F) in **Attachment 2 – Appendix A**, please be clarified that the vertical transportation of most of students / staff pedestrian flows (Academic use) between LG5/F and LG2/F would be conducted by convenient escalators / stairs in the academic building as marked, instead of the far-end Lift L8 (which mainly serves as pubic passage only and BFA). The lifts serving as BFA of all LG floors are also indicated in **Attachment 2 – Appendix A**. **<u>Estimated Pedestrian Demand of Lift L8</u>** Based on Figure 4.5B of TIA of S12A planning application no. Y/H1/2 as shown in **Attachment 2 – Appendix B**, the forecasted Design Year 2029 peak 15-min pedestrian flows of the pedestrian connection system are 140 (235) ped / 15-min. This implies the total estimated peak 15-min pedestrian flows on the landscaped avenue at LG5/F are also 140 (235) ped / 15-min. To estimate the pedestrian demand of Lift L8, the breakdown of 2029 Design Year pedestrian flows along Landscape Avenue at LG5/F are shown in **Table 1** below.

	Departmental Comments	Responses to Comments

Table 1 – Forecasted 2029 Design Year Pedestrian Flows along Landscape Avenue at LG5/F

Pedestrian Flows of Landscape Avenue along LG5/F	2029 Design Case AM peak (ped / 15-min)		2029 Design Case PM peak (ped / 15-min)	
	Up	Down	Up	Down
Academic Use	90	15	45	145
Staff Quarters	5	5	5	5
General Public	5	20	15	20
Total (one-way)	**100**	**40**	**65**	**170**
Total (two-way)	**140**		**235**	

As only very few proportion of academic pedestrian flows would use the far end Lift L8, it is assumed 10% of academic use pedestrians would utilize the Lift L8. Thus, the total estimated pedestrian demand of Lift L8 for public passage is shown in **Table 2** below.

Table 2 – Estimated Pedestrian Demand of Lift L8 (for public passage)

Pedestrian demand of Lift L8 (public passage)	2029 Design Case AM peak (ped / 15-min)		2029 Design Case PM peak (ped / 15-min)	
	Up	Down	Up	Down
Academic Use	9	2	5	15
General Public	5	20	15	20
Total (one-way)	**14**	**22**	**20**	**35**

<u>Handling capacity of Lift</u>

Based on the specifications of Lift L8 in **Attachment 2 – Appendix C** as advised by project MEP consultant, the Lift L8 will stop at every floor between LG2/F and LG/5, as shown in “no. of stops” of the lift = 3 in **Attachment 2 – Appendix C**. Relevant guidelines of CIBSE Guide D from EMSD for calculations of the 5-min handling capacity and Round-Trip Time (RTT) by project MEP consultant are also attached in **Attachment 2 – Appendix C** for reference.

	Departmental Comments	Responses to Comments
		The 5-min handling capacity of Lift L8 is estimated to be 39 ped / 5min. As the 5-min handling capacity is much larger than the 5-min pedestrian demand (35 / 3 = 12 ped / 5min), it is concluded the lift L8 could cater for the estimated pedestrian demand. (Excel file with the detailed formulas of calculations will be separately provided to TD for easy reference.) **Waiting Area of Lift** The proposed lift waiting areas on LG2 and LG5 are considered adequate, based on the assessment results as shown in **Table 3** below. **Table 3 – Assessment of Lift Waiting Area** **Level** | **AM (PM) Estimated Lift Usage (ped/15-min)** | **AM (PM) Max Queue per Round Trip of Lift (ped)** | **Required Waiting Area (m^2)** | **Available Waiting Area (m^2)** LG2/F (Down) | 22(35) | 2(3) | 0.72 m^2 | 3 m^2 LG5/F (Up) | 15(20) | 2(2) | 0.48 m^2 | 2 m^2 Note: (1) Calculated based on the round-trip time (RTT) of Lift L8 of 72.32 seconds in Attachment C. Max. Queue = Lift Usage / No. of round trips (2) Required waiting area per person = 0.24 m^2 (based on 5 persons per 1.2 square grid as per TPDM Vol.9 Chapter 2.7) **Traffic Management Plan during Contingency Situation** In case of scheduled maintenance and emergency maintenance of Lift L8, please note that the "3 lifts serving residents of the Permitted Staff Quarters only (connecting from LG5/F to G/F)", as shown on the drawings in **Appendix A2** previously submitted, can be made available for back-up use by students, staff and the general public. These 3 lifts, traveling between LG5/F and G/F (not just between LG4/F and G/F), will be connected to the Landscaped Terrace at LG2/F and the Landscaped Avenue at LG5/F. Please refer to the indicative pedestrian route as shown on the drawings in **Attachment 2 – Appendix A**.

	Departmental Comments	Responses to Comments
		In addition, we would like to reiterate that within the podium levels in the adjoining "Government, Institution or Community" ("G/IC") portion, students can use a combination of lifts, escalators and staircases located at various parts to access different levels (**Appendix A2** previously submitted refers), apart from using those lifts within the subject "R(B)" portion only. During operation stage, HKU will keep close vigilance, manage and monitor the pedestrian access arrangement.

Attachment 1

Replacement Pages of

Preliminary Environmental Statement

1.4.3 During construction phase, all construction and demolition (C&D) materials shall be sorted on-site into inert and non-inert C&D materials, and where the materials can be recycled or reused shall be re-used on site as far as possible. Inert C&D materials shall be delivered to the public fill reception facilities as far as practicable. Any remaining non-inert C&D materials shall be delivered to sorting facilities and landfills. For non inert C&D materials, such as timber, paper, etc., will be reused or recycled as far as possible and sent to Y-Park for recycling. Landfill disposal should only be considered as the last resort for waste handling. Trip-ticket system shall also be implemented in accordance with Development Bureau TC(W) No. 6/2010 to monitor the disposal of C&D material and control fly-tipping. Delivery site is subject to the designation by the PFC according to the DEVB TC(W) No.6/2010. With proper handling and disposal of waste, no adverse impact is anticipated during construction phase.

1.4.4 Chemical waste from maintenance and servicing of construction equipment/plant may be generated during construction phase. If chemical waste is produced, the Contractor would be required to register with the EPD as a Chemical Waste Producer and to 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 wastes should be used. Appropriate labels should be securely attached on each chemical waste container indicating the corresponding chemical characteristics of the chemical waste, such as explosives, flammable, oxidizing, irritant, toxic, harmful, corrosive, etc. Chemical waste should be collected by a licensed collector and to be disposed of at a licensed chemical waste treatment and disposal facility (Chemical Waste Treatment Centre (CWTC) at Tsing Yi) in accordance with the Waste Disposal (Chemical Waste) (General) Regulation.

1.4.5 In this project, it is estimated that a total of 1,386m^3 of inert C&D materials and 139m^3 of non-inert C&Dmaterials will be generated and imported fill is not required for the Project works during construction stage. To clearly spell out the types and amount of wastegenerated and its associated mitigation measures, a Waste Management Plan (WMP),as part of Environmental Management Plan (EMP) should be prepared in accordancewith ETWB TC(W) No.19/2005 and submitted to the Project / Site Engineer forapproval. The recommended mitigation measures should form the basis of the WMP.

1.4.6 WMP is needed prior to the commencement of construction works. Construction waste management strategy is to avoid, minimize, reuse, re-cycle and finally dispose of waste with the desirability descending in this order. Contractor(s) will be required to implement effective waste management measures to ensure their practices are in line with the strategies.

1.4.7 General refuse such as food scraps, waste paper, empty containers, etc. would be generated from the workforce during the construction phase. General refuse should be stored in enclosed bins separately from construction and chemical wastes. Recycling bins should also be placed to encourage recycling. Enclosed and covered areas should be provided for general refuse collection to prevent waste materials being blown around by wind, flushed or leached into nearby waters, or creating an odour nuisance or pest and vermin problem. Also, routine cleaning for these areas should be implemented to keep areas clean, so that intentional or accidental release to the surrounding environment does not occur with proper management. A waste collector should be employed to collect the general refuse for disposal at West New Territories (WENT) landfill at Nim Wan on a regular basis. With proper on-site handling and storage, as well as regular disposal of waste, no adverse impact is anticipated.

1.4.8 With the implementation of mitigation measures and good site practices for waste management outlined in ProPECC PN / relevant guidelines, no adverse impact is envisaged during construction phase.

Table 1-9 Summary of Quantity of Waste during Construction Phase

Type of Waste	Total Waste Generation Quantity	On-Site Reused Quantity	Handling Arrangement and Outlets	Remark
Inert C&D Materials [1]	1,386m^3	277m^3 (assume 20% of reusable rate)	Delivered to the Public Fill (i.e. Tseung Kwan O Area 137 Fill Bank)	With reference to "A Guide for Managing and Minimizing Building and Demolition Waste" published by the Hong Kong Polytechnic University in May 2001, the waste index for Commercial Office Projects in Hong Kong is 0.200m^3/m^2 GFA. This waste index also include non-inert C&D materials (or C&D wastes). According to Hong Kong Waste Statistics for 2023, a total of 90% of construction waste generated will be used as public fill. (65% of C&D waste was delivered to public fill reception facilities, while 25% of C&D waste was transferred to other projects for direct reuse) Tentative GFA = 7700 m^2. Inert C&D Waste Generation Index: = 0.9 × 0.200 m^3/m^2 GFA = 0.18m^3/m^2 GFA Total Quantity = Inert C&D waste index × GFA = 0.18 × 7700

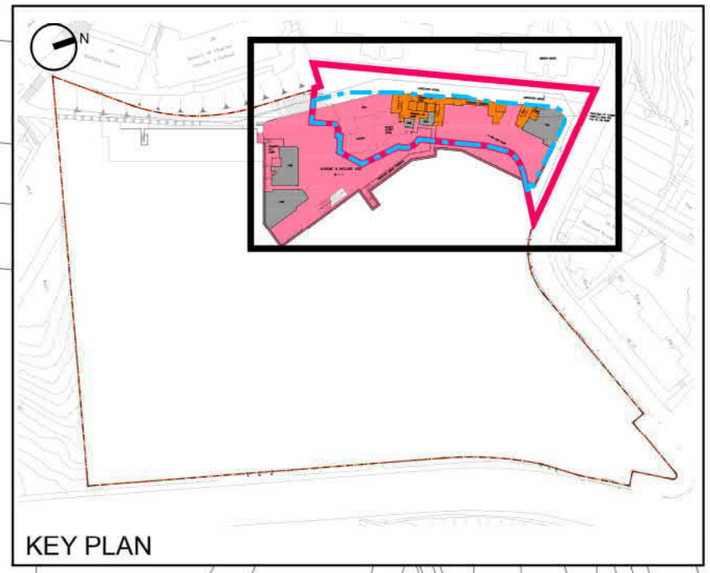
Type of Waste	Total Waste Generation Quantity	On-Site Reused Quantity	Handling Arrangement and Outlets	Remark
Non-inert C&D Materials (or C&D waste) Generated [2]	139m^3	-	- Recycled and reused as much as practicable - Disposed of at the WENT landfill	Tentative GFA: 7,700m^2 With reference to "A Guide for Managing and Minimizing Building and Demolition Waste" published by the Hong Kong Polytechnic University in May 2001, the waste index for Commercial Office Projects in Hong Kong is 0.200m^3/m^2 GFA. This waste index also include non-inert C&D materials (or C&D wastes). According to Hong Kong Waste Statistics for 2023, 9% of C&D waste was disposed of at landfill. Non-inert C&D Waste Generation Index: = 0.09 × 0.200 m^3/m^2 GFA = 0.018m^3/m^2 GFA Total Quantity = Non-inert C&D waste index × GFA = 0.018 × 7700
Chemical Waste[3]	few cubic metres per month	-	Collected by licensed collector for the disposal of at licensed treatment facilities (e.g. Chemical Waste Treatment Centre (CWTC) at Tsing Yi)	Advised by project team
General Refuse from Workforce[4]	55kg/day	-	- Recycled as much as Practicable - Disposed of at the WENT landfill	Assumed maximum of 100 workers working simultaneously at the Application Site. According to Hong Kong Waste Statistics for 2023, the generation rate of industrial and commercial waste is 0.55 kg/person/day

Note:
[1] Includes, but not limited to excavated soil, broken concrete, granular materials etc.
[2] Includes, but not limited to, bamboo, timber, paper and plastic, etc.
[3] Includes, but not limited to, scrap batteries or acid/alkali from construction plant maintenance activities; used paints, engine
oils, hydraulic fluids and waste fuel, etc.
[4] Includes, but not limited to, food waste, aluminum cans, waste paper, etc.

Attachment 2

Pedestrian Routing and Lift Capacity

Appendix A -
Pedestrian Routing of HKU Students/ Staff, Residence of Staff Quarters and General Public at LG5



N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

Main Entrance of HKU Students / Staff and Residence of Staff Quarters

Lifts serving as BFA of all LG floors

SITE BOUNDARY

LANDSCAPED AVENUE

LANDSCAPED AVENUE

(Minor Route)

Lift L8 and the stairs next to it for Public Passage (LG5/F and LG2/F)

To/From Smithfield

TOYO ZONE - RESIDENTIAL

BACK OF HOUSE

FIREMAN'S LIFT LOBBY

PROTECTED CORRIDOR

LIFT LOBBY

FIREMAN'S LIFT LOBBY

E&M

E&M

E&M

STUDENT ACTIVITY ROOM

KITCHEN

IT AND DATA ROOM

Lifts serving as BFA of all LG floors

(Major Route)

FIREMAN'S LIFT LOBBY

E&M

ACADEMIC & ANCILLARY USES

PROTECTED LIBRARY CORRIDOR

Entrance of Staff Quarters

To/From LG4

E&M

Staircase connecting between LG5 and LG1

Convenient Escalator / Stairs for Vertical Circulation LG5/F <--> LG2/F

POKFIELD ROAD

Pokfield House

18-24

Pedestrian Routing of General Public between LG5/F and LG2/F

Pedestrian Routing of HKU Students / Staff (Academic)

Pedestrian Routing of Staff Quarters

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP

Title

Indicative Floor Plan (LG5)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.5

Appendix A -
Pedestrian Routing of HKU Students/ Staff at LG4

N

UNIVERSITY HEIGHTS

UNIVERSITY HEIGHTS

SITE BOUNDARY

G/C ZONE

RESIDENTIAL (B) ZONE

Lifts serving as BFA of all LG floors

Lifts serving as BFA of all LG floors

(Major Route)

(Major Route)

RESEARCH LABS/ ROOMS

ADMIN OFFICE

WC

WAITING ROOM

STUDENT ACTIVITY ROOM

RESEARCH LABS/ ROOMS

RESEARCH LABS/ROOM

FIREMAN'S LIFT LOBBY

FIREMAN'S LIFT LOBBY

E&M

E&M

E&M

E&M

BACK OF HOUSE

BACK OF HOUSE

BACK OF HOUSE

LIFT LOBBY

LIFT LOBBY

PROTECTED CORRIDOR

PROTECTED CORRIDOR

STAFF AND STUDENTS CANTEEN

E&M / RSMRC

L/UL

ADMIN OFFICE

VOID

VOID

ACADEMIC & ANCILLARY USES

To/From LG3

To/From LG5

Staircase connecting between LG5 and LG1

Convenient Escalator / Stairs for Vertical Circulation LG5/F <--> LG2/F

CAR PARK / DRIVEWAY

POKFIELD ROAD

Pokfield House

18-24

KEY PLAN

Pedestrian Routing of HKU Students / Staff (Academic)

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- Carpark / Driveway
- E & M

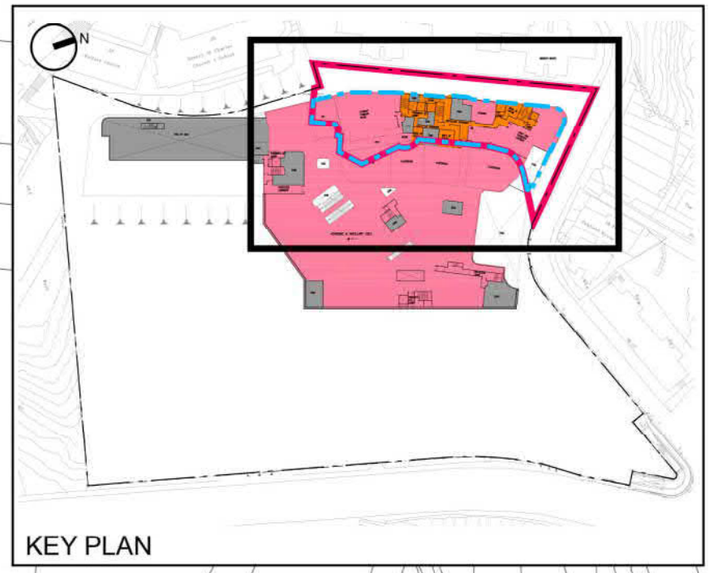
P&T GROUP

Title

Indicative Floor Plan (LG4)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure	3.4

Appendix A -
Pedestrian Routing of HKU Students/ Staff at LG3



Lifts serving as BFA of all LG floors

Lifts serving as BFA of all LG floors

Convenient Escalator / Stairs for Vertical Circulation LG5/F <--> LG2/F

To/From LG4

(Major Route)

To/From LG2

Staircase connecting between LG5 and LG1

ACADEMIC & ANCILLARY USES

UNIVERSITY HEIGHTS

SITE BOUNDARY

POKFIELD ROAD

Pokfield House

18-24

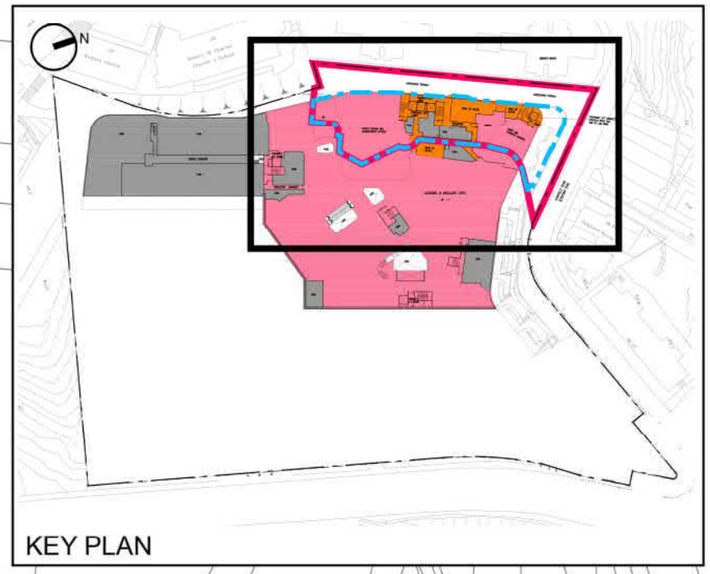
Pedestrian Routing of HKU Students / Staff (Academic)

Legend

- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP	Title: Indicative Floor Plan (LG3)	Checked: DH	Drawn: PW
		Rev: 0	Date: Jul 2025
		Scale:	Figure: 3.3

Appendix A -
Pedestrian Routing of HKU Students/ Staff and General Public at LG2



Lifts serving as BFA of all LG floors

Lift L8 and the stairs next to it for Public Passage (LG5/F and LG2/F)

PROPOSED LIFT CONNECTING POKFIELD ROAD AND POK FU LAM ROAD (known as lift "L8")

Lifts serving as BFA of all LG floors

Convenient Escalator / Stairs for Vertical Circulation LG5/F <--> LG2/F

To/From LG3

(Major Route)

To/From LG1

Staircase connecting between LG5 and LG1

To/From Pok Fu Lam Road

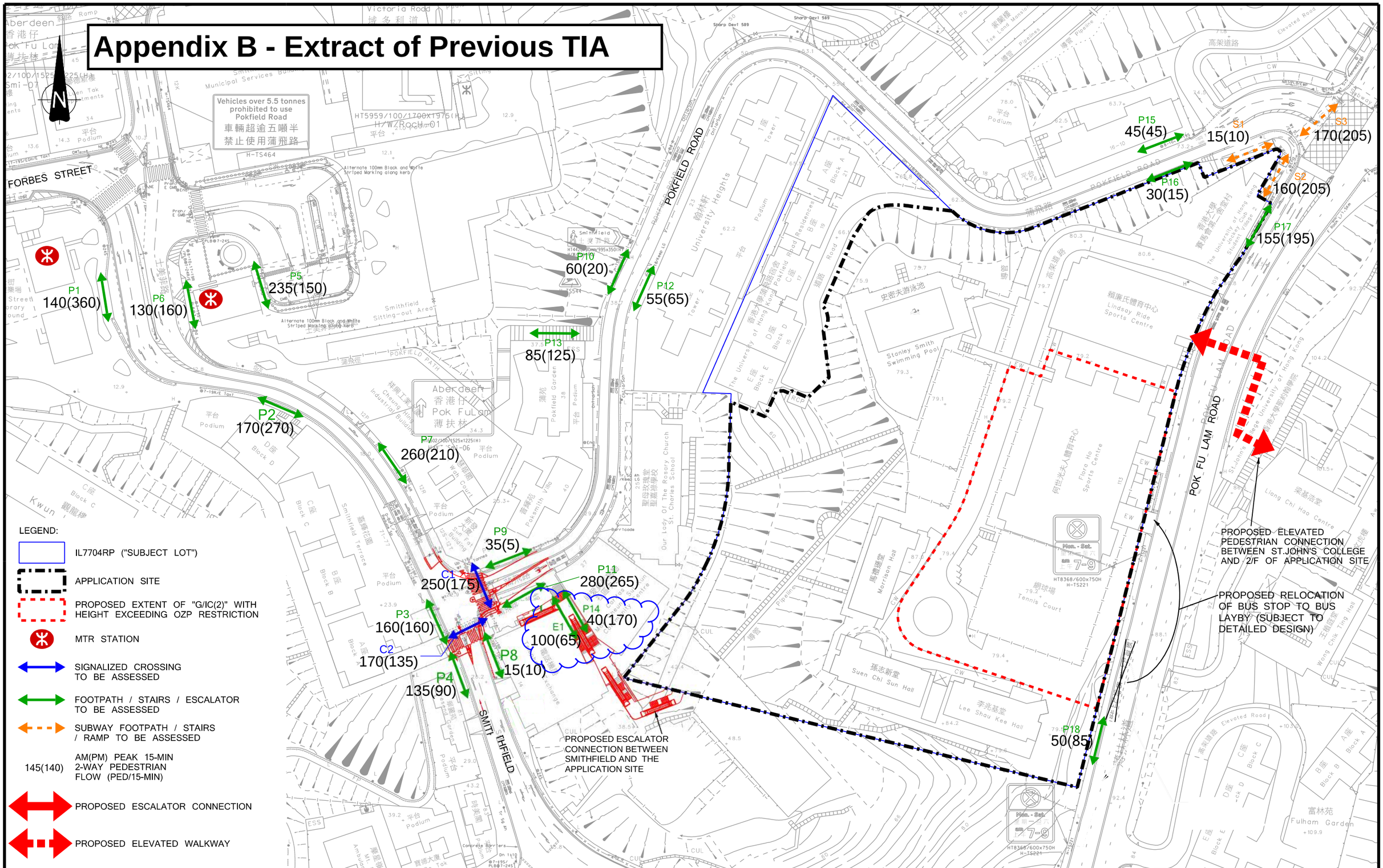
Pedestrian Routing of HKU Students / Staff (Academic)

Pedestrian Routing of General Public between LG5/F and LG2/F

Legend
- Application Site
- Subject Podium under Current S16 Application
- Academic and Ancillary Uses
- Shared-Use between Residential and Academic
- E & M

P&T GROUP	Title: Indicative Floor Plan (LG2)	Checked: DH	Drawn: PW
		Rev: 0	Date: Jul 2025
		Scale:	Figure: 3.2

Appendix B - Extract of Previous TIA



Rev.	Description	Checked	Date
-	-	-	-
-	-	-	-
B	RESPONSE TO TD'S COMMENTS	KFM	21APR22
A	RESPONSE TO TD'S COMMENTS	KFM	16FEB22

Project Title: SECTION 12A PLANNING APPLICATION FOR PROPOSED AMENDMENT TO THE KENNEDY TOWN & MOUNT DAVIS OUTLINE ZONING PLAN IN SUPPORT OF AN ACADEMIC COMPLEX DEVELOPMENT OF THE UNIVERSITY OF HONG KONG AT INLAND LOT NO. 7704 RP (PART), POKFIELD ROAD, HONG KONG - TRAFFIC IMPACT ASSESSMENT

Drawing Title: **2029 DESIGN PEDESTRIAN FLOWS (WITH PROPOSED REZONING FOR PHASE 3 DEVELOPMENT)**

Designed	Checked	Scale	Date	Drawing No.	Rev.
YAM	KFM	N.T.S.(A3)	JUL 2021	4.5	B

CHK50522310/TIA/F45-A.DGN/KCM/16FEB22

Original Size : A3

Appendix C - Lift L8 Specification

J Roger Preston Limited
The university of Hong Kong Pokfield Road Development - S16 Application

17 October 2025

Lift Traffic Analysis
Input Data

		Acceleration	1.0 m/s^2
		Jerk	1.0 m/s^3
		Car Fill Factor	0.8
Job Number	: 8800		
Job Name	: HKU Pokfield Road Development		
Lift Designation	: Passenger Lift - L8		

Total Lift No. per group	:	1
No. of stops of the Zone above M.T.	:	3
Height of Typical Floor (m)	:	N/A
Total Length of Travel (m)	:	13.2
Contract Load (Kg)	:	900
Contract Speed (m/s)	:	1.75
Passenger Loading Time (s)	:	1.75
Passenger Unloading Time (s)	:	1.75
Door Opening Time (s)	:	1.00
Door Closing Time (s)	:	3.00

Results

Single Floor Flight Time (s)	:	2.00
Passengers Per Car	:	10
Probable No. of Stops	:	2.94
Average Highest Reversal Floor	:	3
Floor Transit Time (s)	:	0.00
Uneven /Express Floor Transit Time (s)	:	15.09
Cycle Time (s)	:	6.00
Time consumed when making a Stop (s)	:	6.00
Average Passenger Transfer Time (s)	:	1.75
Round Trip Time (s)	:	72.32
Interval (s)	:	**72.32**
Overall 5 min. handling capacity	:	39.82

Where the traffic control algorithm is complex, e.g. destination control (chapter 9), then proprietary simulation programs may need to be used.

WARNING: Before any analysis, using the simulation method, is carried out, the lift parameters should be first determined by calculation using available data.

3.5 The calculation method

3.5.1 The mathematical model

The calculation method uses a transparent mathematical model to design and evaluate the characteristics of a lift installation. The method is verifiable, and is repeatable and reproducible by competent practitioners.

The calculation method is based on pure uppeak traffic and uses the classical up peak analysis equations below to determine the two defining design criteria: the handling capacity and the average interval. These values can be used to evaluate a lift installation's ability to meet the Quantity of Service and estimate the Quality of Service requirements respectively.

The method, if applied correctly determines an installation that generally meets the requirements of the other conditions such as midday, down peak and interfloor traffic, see 3.14.

It can be applied to the traffic situations described by the following assumptions:

(*a*) the traffic pattern is pure uppeak

(*b*) passengers arrive according to a rectangular or constant probability distribution function (PDF), see 3.10.1

(*c*) passengers travel to the upper floors with equal bias per floor, see 3.10.2

(*d*) the lifts serve floors adjacent to the entrance floor, see 3.10.3

(*e*) the building entrance is on the lowest floor, see 3.10.4

(*f*) the traffic control system is full directional collective control system, see 3.10.5 and chapter 9

(*g*) all lifts in the group are assumed to be same specification, see 3.10.6

(*h*) door dwell (delay) times, with or without passenger transfers are not considered, see 3.10.7

(*i*) the lift doors close as soon as the last passenger clears the car threshold.

DESIGN TIP: Some of these assumptions are addressed later in this chapter, see 3.10. There are further extensions to the mathematical model in published texts (Barney *et al.*, 1977, 1985, 2003, 2016).

There is no theoretical limit to the number of floors served, number of lifts or the lift specification.

This method should be used for an initial lift installation, which can then be further analysed, if necessary, by simulation.

NOTE: It has been found that a satisfactory design for pure uppeak traffic will deliver satisfactory performance for other traffic conditions, see 3.14.

3.5.2 Design equations

The installed lift installation should (ideally) exactly match its handling capacity with the passenger demand (passenger arrival rate).

This match can be expressed as:

$$UPPHC \geq \lambda \qquad (3.1)$$

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where *UPPHC* is the actual 5-minute handling capacity of the proposed lift system and λ is the passenger demand expressed as the number of passengers arriving in the peak 5-minute period as a percentage of the building population.

NOTE: Other defined periods of time may be taken. However, a 5-minute period has been found to be a satisfactory design value for uppeak traffic. It results in a practical design and meets statistical verification criteria.

The percentage of the building population (%*POP*), which the lift installation is required to serve in the peak five minutes, is given by:

$$\%POP = \frac{UPPHC}{U} \times 100 \tag{3.2}$$

where *U* is the building population (persons).

A selected lift installation should fulfil the design criteria given in Table 3.5 for the type of building. The calculated handling capacity (*UPPHC*) for the target lift installation should exactly match, or exceed, the passenger demand in the building (λ). The calculated interval (*UPPINT*) should be equal to or less than the value given in Table 3.5. Example calculations are shown in 3.8.

The uppeak handling capacity (*UPPHC*), in persons per 5-minutes, of a single lift should be calculated using:

$$UPPHC = \frac{300 \times P}{RTT} \tag{3.3}$$

where *P* is the average number of passengers in the car at departure from the main entrance floor and *RTT* is the round trip time (s) of a single lift during uppeak traffic.

A spatial representation of a lift performing a round trip during uppeak traffic is shown in Figure 3.3.

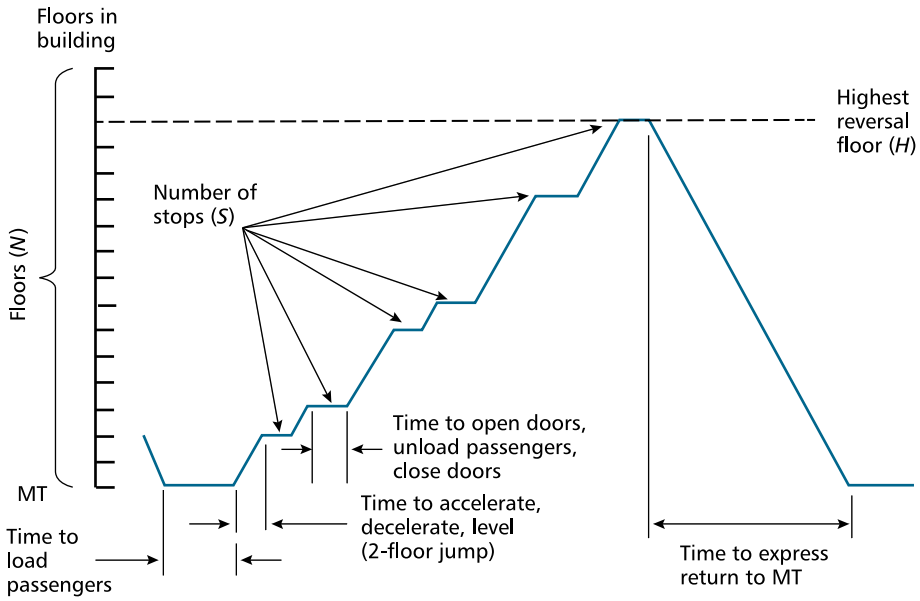

Figure 3.3 The elements of a round trip

Where there is a group of lifts the handing capacity (*UPPHC*) should be calculated using:

$$UPPHC = \frac{300 \times P \times L}{RTT} = \frac{300 \times P}{UPPINT} \tag{3.4}$$

where *L* is the number of lifts.

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The interval (*UPPINT*) should be calculated using:

$$UPPINT = \frac{RTT}{L} \tag{3.5}$$

NOTE: Some traffic designers may term *UPPHC* as *HC5*. However, *HC5* is a general term for the handling capacity in any 5-minute period under any traffic condition.

NOTE: Some traffic designers may term *%POP* as *%HC5*. However, *%HC5* is a general term for the percentage of the building population served in any 5-minute period under any traffic condition.

DESIGN TIP: The population to be used may not be represented by the number of physical positions (workspaces, desks, etc.) that can be occupied. People may be out of a building for reasons such as: holiday, sickness, and for offices; working at home; away on company business; vacant posts; hot-desking; for residential properties empty flats; for hotels occupancy levels less than 100%, see 3.6.1.

The classical *RTT* equation in seconds, of a single lift during uppeak traffic (Barney *et al.*, 1975) is shown in equation 3.6:

$$RTT = 2\,H\,t_v + (S + 1)\,t_s + 2\,P\,t_p \tag{3.6}$$

where H is the average highest reversal floor, S is the average probable number of stops, P is the average number of passengers in the car at departure from the main entrance floor, t_v is the floor transit time (s) and is the time to travel the average distance between two adjacent floors at rated speed, t_s is the time consumed in stopping (s) and t_p is the average one way passenger transfer time (s).

The time to travel between two adjacent floors at rated speed (t_v) is:

$$t_v = \frac{d_f}{v} \tag{3.7}$$

where d_f is the average interfloor distance (m) and v is the rated speed (m/s).

The time consumed in stopping (t_s) is:

$$t_s = t_c + t_{sd} + t_f(1) + t_o - t_{pre} - t_v \tag{3.8}$$

where t_c is the door closing time (s), t_{sd} is the start delay time (s), $t_f(1)$ is the single (1) floor flight time (s), t_o is the door opening time (s), t_{pre} is the pre-opening door opening time (s) and t_v is the time to travel between two adjacent floors (s).

CAUTION: The above times should be confirmed by the chosen supplier. If there is a significant difference the design should be recalculated.

NOTE: The single floor flight time may be calculated using the formulae provided in Annex 2.

The variable t_s can represented as equation 3.9:

$$t_s = T - t_v \tag{3.9}$$

where T is the performance time (s).

The performance time (T) can be calculated using equation 3.10:

$$T = t_c + t_{sd} + t_f(1) + t_o - t_{pre} \tag{3.10}$$

Equation 3.6 becomes:

$$RTT = 2\,H\,t_v + (S + 1)\,(T - t_v) + 2\,P\,t_p \tag{3.11}$$

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The value of the *RTT* should be calculated using equation 3.11; see 3.6.3 for an expanded form of this equation (as equation 3.16).

NOTE: Typical office building performance times (*T*) for a floor to floor distance of 3.3 m are 8.0 s for an excellent system, 10.0 s for an average system and 12.0 s for a poor system. Times for distances other than 3.3 m can be calculated.

DESIGN TIP: Values for performance time can be easily measured as the time from the instant the car doors begin to close until they are 800 mm open at the next adjacent floor.

DESIGN TIP: A reduction in performance time of one second can result in an improvement in handling capacity of 5%.

Assuming an even population distribution, a value for *S* should be calculated using equation 3.12:

$$S = N\left[1-\left(1-\frac{1}{N}\right)^{P}\right] \tag{3.12}$$

where *N* is the number of landings served above main entrance floor.

Assuming an even population distribution, a value for *H* should be calculated using equation 3.13:

$$H = N-\sum_{i=1}^{N-1}\left(\frac{i}{N}\right)^{P} \tag{3.13}$$

Values for *S* and *H* can be tabulated for a range of values for *N* and *P*, as shown in Table 3.1 below.

CAUTION: The values calculated for *S* and *H* assume an arrival process based on the constant or rectangular probability distribution function (PDF). This PDF presents a random inter arrival spacing between passenger arrivals. Should a building be in very close proximity with a mass transit terminal or station then passenger arrivals are likely to be in large batches. Values for *S* and *H* may then not apply, see 3.10.8.

3.5.3 Commentary on equation 3.11

British, European and International Standards are required to be transparent, verifiable, repeatable and reproducible. Equation 3.11 meets this requirement in the following way.

The independent primary variable is *P* is adjusted to ensure that $UPPHC \geq \%POP$.

The values of dependent variables *H* and *S* are derived from accepted classical statistical theory (equations 3.12 and 3.13) using the independent variable *P*.

The constituent values of parameters which make up parameters t_v and t_s are measurable.

The values for t_p are assumed. The values shown in Table 3.9 are generally accepted by practitioners and represent a suitable starting point for a calculation.

3.6 Data gathering

Equation 3.1 needs to be solved to meet the design criteria. The usual starting point is the type of building: commercial (where people work), residential (where people live) or institutional (where people receive a service), its number of floors and its terminal to terminal travel distance.

CAUTION: It is not uncommon for a building to gain or lose floors during the design process.

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Dear Alice and Natalie,

Further to our earlier tele-conversation this afternoon, please find below the Applicant's responses to your query on the escalator link:

- The escalator link to Smithfield Road, together with the landscaped avenue, landscaped terrace and Lift L8, will be open for public use according to MTR operation hours. Those 3 lifts as circled below, with access open to external area, can follow the same opening hours of the escalator link.

- For buildings within HKU campus, they will have their own opening hours. Hence, for stairs and escalators that need to pass through internal space of buildings within HKU campus, they will have to be closed when the buildings are closed in order to maintain security.

- When the buildings are closed (e.g. after 11pm) and the escalator link to Smithfield Road is still in operation, please be advised that Lift L8 would still be sufficient to cater for the pedestrian flow as already justified in our submitted capacity calculations.

Thank you.

Best Regards,
Winnie Wu
Planning Director
[redacted]

llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd
Unit No.2001, 20/F Eastern Centre, 1065 King's Road, Quarry Bay, Hong Kong
www.llewelynd.com

****
As part of our ongoing efforts to minimise our company's environmental impact, we kindly ask that you do not print this e-mail unless absolutely necessary.

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Any opinion or other information in this e-mail or its attachments that does not relate to the business of Llewelyn-Davies is personal to the sender and is not given or endorsed by Llewelyn Davies.
****

Dear Natalie,

Further to the tele-conversation between Alice and our Rebecca just now, the wordings of reply are fine adjusted as below:
Please be confirmed that HKU agreed that the internal common circulation (common corridor, stairs, lifts and escalators) are open for use by users and public in normal opening hours of the campus.

Should you have any questions, please feel free to contact us.
Best Regards,

Ray Mui
Associate
SYSTRA MVA

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From: [redacted]
Sent: 2025-09-03 星期三 10:35:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
CHAN Yue Kiu
Assistant DIrector
[redacted]

HKU BUSINESS SCHOOL 港大經管學院 [redacted]

Please consider this a 'thanks' in advance.
Every email has a carbon footprint. So if you don't receive a 'thanks' back from me, it's not because of you, it's because of the planet.

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2

From: [redacted]
Sent: 2025-09-03 星期三 11:39:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
LAI, Kin Chung
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250903-094411-42424
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	03/09/2025 09:44:11
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. CHENG LI

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
CHENG LI
Administrative Assistant
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250903-103548-70366
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	03/09/2025 10:35:48
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Li Na

意見詳情
Details of the Comment :

As a staff member and an alumni of HKU, I am writing to express my support for the University's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities, as outlined in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Given that our current campus facilities are operating near capacity, the proposed ancillary facilities—offices, research labs, and IT spaces—are essential to support HKUBS's ongoing development. They will help streamline operations, foster innovation, and enhance our ability to nurture top talent that contributes to Hong Kong's economic vitality and global influence. This development aligns with our sustainability and community integration goals outlined in the Pokfield Campus masterplan.

Importantly, this amendment does not alter the previously approved development parameters, and it has undergone thorough technical assessments. I respectfully request the Board's support for this application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250903-112717-91834
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	03/09/2025 11:27:17
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Cheryl Wong

意見詳情
Details of the Comment :

Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250903-113036-07894
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	03/09/2025 11:30:36
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Mu Junling

意見詳情
Details of the Comment :

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

7

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From: [redacted]
Sent: 2025-09-03 星期三 17:03:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As an alumni from HKU Business School, I express my full support for the University of Hong Kong's Section 16 planning application to adapt the Pokfield Campus Phase 2 staff residence podium for academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our alma mater's outstanding achievements – such as No. 1 in Asia for business research (UTD Rankings 2020–2024), No. 1 MBA in Asia (The Economist 2022, 10th time), and dual accreditations from AACSB and EQUIS – have equipped us with world-class skills, and we are eager to see this legacy expand.

These ancillary facilities, such as classrooms, lecture theatres, canteens, and student activity spaces, will support faculty growth through dedicated areas for mentorship, industry collaborations, and networking events, enabling the cultivation of innovative business leaders who will propel Hong Kong's economy forward and contribute to global challenges.

By enhancing alumni engagement and sustaining rankings like 13th globally in Financial Times Research (2024) and No. 2 University in Asia (QS 2026), the application to allow academic ancillary facilities aligns with Hong Kong's higher education policy and benefits future generations of HKU Business School students, graduates and partners.

I hope the Board will consider the application favourably to enable a better campus environment at the Pokfield Campus.

Yours sincerely,
LIU Kwok Tai, Teddy
Founder & CEO
[redacted]

8

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From: [redacted]
Sent: 2025-09-03 星期三 18:42:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

HKU has always been a landmark of the district. The MTR station is named HKU and even neighbours like University Heights, Academic Terrace also share the same value. The concerned R(B) zone is, from the very beginning, part of the site granted to HKU. That said, such R(B) use is always associated with HKU's functions.

The current application only allows flexibility of internal spatial planning of the building podium, not to be bounded by the notional boundary which was simply based on the old staff quarter buildings (which was demolished already). And such change has no impact to the surroundings.

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Jason Tai
HKU Staff and Alumni
[redacted]

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From: [redacted]
Sent: 2025-09-04 星期四 09:03:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Cheng Chi Shing
Technical Manager of HKU
[redacted]

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From: [redacted]
Sent: 2025-09-04 星期四 10:40:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,

Brian Cheung
Senior Technical Manager
[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:	[redacted]
Sent:	2025-09-04 星期四 10:41:41
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,

Fanny Tse
(Associate Director of Estates)
[redacted]

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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: [redacted]
Sent: 2025-09-04 星期四 11:00:18
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Lau Ka Yi
Contract Manager, Estates Office, HKU
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250903-193519-54571
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	03/09/2025 19:35:19
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Bella Fan

意見詳情
Details of the Comment :

I would like to support the application by HKU to seek permission for "Educational Institution" use at the lower floors of the podium block of the academic complex (the new HKU Business School), which is partially zoned as "Residential (Group B)" in the relevant Outline Zoning Plan, such that academic and associated ancillary facilities can be provided and integrated with the overall design of the new HKU Business School.

Locating on the steep slope at Mid Level for over 100 years, HKU is always restricted in academic space development due to site constraints. Pokfield Road development aims to have best use of the existing land owned by HKU to support the academic growth. The utilization of the podium space underneath scholar's residence for academic use is a reasonable and proper planning than residential use. The academic podium with good management will generate no nuisance to nearby developments while providing access to open space within the campus development to benefit the public.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250903-194012-24262
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	03/09/2025 19:40:12
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Cheung Hoi Yee

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours faithfully,
Cheung Hoi Yee
[redacted]

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就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**	
參考編號 **Reference Number:**	250903-221711-86245
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	03/09/2025 22:17:11
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Kong Kai Chung

意見詳情
Details of the Comment :

The captioned planning application is supported.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-000110-94883
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 00:01:10
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Jeffrey H S TSE

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a alumnus from HKU Business School and a resident in Central & Western district, I and many alumni express our full support for the University of Hong Kong's Section 16 planning application to adapt the Pokfield Campus Phase 2 staff residence podium for academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our alma mater's outstanding achievements—such as No. 1 in Asia for business research (UTD Rankings 2020–2024), No. 1 MBA in Asia (The Economist 2022, 10th time), and dual accreditations from AACSB and EQUIS—have equipped us with world-class skills, and we are eager to see this legacy expand.

These ancillary facilities, such as classrooms, lecture theatres, canteens, and student activity spaces, will support faculty growth through dedicated areas for mentorship, industry collaborations, and networking events, enabling the cultivation of innovative business leaders who will propel Hong Kong's economy forward and contribute to global challenges.

By enhancing alumni engagement and sustaining rankings like 13th globally in Financial Times Research (2024) and No. 2 University in Asia (QS 2026), the application to allow academic ancillary facilities aligns with Hong Kong's higher education policy and benefits future generations of HKU Business School students, graduates and partners.

I hope the Board will consider the application favourably to enable a better campus environment at the Pokfield Campus.

Yours sincerely,
Jeffrey H S TSE

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-084337-63997
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 08:43:37
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss HO NGAI YING

意見詳情
Details of the Comment :

Dear Sir or Madam,

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Town Planning Board's approval.

Yours sincerely,
HO NGAI YING

[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-091937-59463
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 09:19:37
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Wen Wan

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a professor at the HKU Business School (HKUBS), I strongly support the University of Hong Kong's Section 16 planning application to convert the podium levels of the staff residence at Pokfield Campus Phase 2 into academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our School has achieved remarkable accolades, including ranking 1st in Asia for business research in the UTD Research Rankings (2020–2024), 13th globally in the Financial Times Aggregated Research Ranking 2024, and our MBA programme being named No. 1 in Asia for the 10th time by The Economist MBA Ranking 2022. Additionally, HKUBS hold prestigious accreditations from AACSB International and EQUIS, underscoring our commitment to excellence in business education.

These ancillary facilities—such as research labs, collaborative spaces, and support offices—will directly bolster our faculty's growth by providing state-of-the-art environments for interdisciplinary research in sustainable finance, digital transformation, and global economics. This will enable us to sustain and elevate our top rankings while cultivating the next generation of business talent essential for Hong Kong's economy and its role as a global financial hub.

Aligned with the Outline Zoning Plan's educational goals and sustainable design principles, this proposed change is compatible with the Education Institution land use, is concerned primarily with internal space usage and enhancing planning flexibility to promote academic exchange and innovation at the Pokfield Campus. I sincerely invite the Board to approve this application.

Yours sincerely,
Wen Wan
Professor
[redacted]

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**	
參考編號 **Reference Number:**	250904-092609-80980
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 09:26:09
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Chu Yiu Leung

意見詳情
Details of the Comment :

I fully support the application. The application would utilize the use of land without any implica tion to surrounding neighbor and support the future development of HKU Business School.

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**	
參考編號 **Reference Number:**	250904-112850-65758
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 11:28:50
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Cheung

意見詳情
Details of the Comment :

I am a HKU alumni. I support this application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-113542-17177
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 11:35:42
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. ZHAO Chen

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a professor at the HKU Business School (HKUBS), I strongly support the University of Hon g Kong's Section 16 planning application to convert the podium levels of the staff residence at P okfield Campus Phase 2 into academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our School has achieved remarkable accolades, including ranking 1st in Asia for business resear ch in the UTD Research Rankings (2020–2024), 13th globally in the Financial Times Aggregate d Research Ranking 2024, and our MBA programme being named No. 1 in Asia for the 10th tim e by The Economist MBA Ranking 2022. Additionally, HKUBS hold prestigious accreditations from AACSB International and EQUIS, underscoring our commitment to excellence in business education.

These ancillary facilities—such as research labs, collaborative spaces, and support offices—will directly bolster our faculty's growth by providing state-of the-art environments for interdisciplin ary research in sustainable finance, digital transformation, and global economics. This will enabl e us to sustain and elevate our top rankings while cultivating the next generation of business tale nt essential for Hong Kong's economy and its role as a global financial hub. Aligned with t he Outline Zoning Plan's educational goals and sustainable design principles, this proposed chan ge is compatible with the Education Institution land use, is concerned primarily with internal spa ce usage and enhancing planning flexibility to promote academic exchange and innovation at the Pokfield Campus. I sincerely invite the Board to approve this application.

Yours sincerely,
ZHAO Chen
Associate Professor, HKU Business School
Associate Director, Institute of Behavioural and Decision Sciences
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-120532-28999
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 12:05:32
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Wong Ching Man

意見詳情
Details of the Comment :

As a staff member of the University of Hong Kong, I am writing to express support for the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities, as outlined in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24 (Application No.: A/H1/104).

Our Business School's notable achievements—such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and holding accreditations from AACSB and EQUIS—underscore our commitment to delivering high-quality education and continuous excellence.

Currently, our campus facilities are operating near full capacity. The proposed addition of academic ancillary facilities, including offices and research/IT laboratories, is vital to support the continued growth of HKUBS. These facilities will streamline operations and foster an efficient campus environment, enabling us to expand our academic programmes and research activities. This development will further empower us to cultivate business talent that sustains Hong Kong's economic vitality and enhances our global influence, as reflected in our rankings—such as 43rd globally in the QS Global MBA (2025) and No. 2 in Asia in the QS Asia University Rankings (2026).

In alignment with the Pokfield Campus masterplan, which emphasizes sustainability and community integration, this development represents a practical enhancement to our ongoing success. The proposed change will not alter the previously approved development parameters for the site and has undergone comprehensive technical assessments.

I respectfully request the Board's approval of this application.

就規劃申請/覆核提出意見 **Making Comment on Planning Application / Review**	
參考編號 **Reference Number:**	250904-121458-68573
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 12:14:58
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Ho Ting Fung

意見詳情
Details of the Comment :

I support the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-121940-80963
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 12:19:40
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. WONG Wong Wing San Daniel

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a staff member of the University of Hong Kong and a professional in building services engineering, I am writing to express my full support for the University's Section 16 planning application (Application No. A/H1/104) regarding the repurposing of the lower floors of the podium block at Pokfield Campus Phase 2 for educational institution use, as reflected in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24.

The HKU Business School has consistently distinguished itself, achieving No. 1 in Asia for our MBA programme (The Economist, 2022, for the tenth time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and receiving prestigious accreditations from AACSB and EQUIS. These accolades are a testament to our commitment to excellence in education, research, and continuous advancement.

From an operational perspective, the current campus facilities are frequently stretched to their capacity. The proposed academic ancillary facilities—including offices, research and IT laboratories—are vital to support HKUBS's ongoing development. By integrating these facilities within the podium block, the University will be able to enhance operational efficiency, streamline academic and research activities, and provide a more conducive environment for both staff and students. This expansion aligns with our goal to nurture business talent that contributes to Hong Kong's economic dynamism and global impact, as reflected in our latest rankings (QS Global MBA: 43rd globally in 2025; QS Asia University Rankings: No. 2 in Asia for 2026).

The development also demonstrates a strong commitment to sustainability and community integration, in line with the Pokfield Campus masterplan. Importantly, the proposed change does not alter the previously approved development parameters for the site and has undergone comprehensive technical assessments to ensure compliance with all relevant standards.

In my professional opinion, this application represents a well-considered and practical enhancement to campus infrastructure, supporting both the immediate and long-term needs of the University and the wider community. I respectfully urge the Town Planning Board to approve this application.

Thank you for your consideration.

Yours sincerely,
Daniel Wong
Technical Manager
Estates Office
The University of Hong Kong
MHKIE, CEng
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-142621-81176
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 14:26:21
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. FOO KAI MAN

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
FOO KAI MAN
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-142938-10713
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 14:29:38
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. TAI Mingzhu

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,
As a professor at the HKU Business School (HKUBS), I am writing to strongly support the University of Hong Kong's Section 16 planning application to convert the podium levels of the staff residence at Pokfield Campus Phase 2 into academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)
Our School has achieved remarkable accolades, including ranking 1st in Asia for business research in the UTD Research Rankings (2020–2024), 13th globally in the Financial Times Aggregated Research Ranking 2024, and our MBA programme being named No. 1 in Asia for the 10th time by The Economist MBA Ranking 2022. Additionally, HKUBS hold prestigious accreditations from AACSB International and EQUIS, underscoring our commitment to excellence
in business education.
These ancillary facilities—such as research labs, collaborative spaces, and support offices—will directly bolster our faculty's growth by providing state-of-the-art environments for interdisciplinary
research in sustainable finance, digital transformation, and global economics. This will enable us to sustain and elevate our top rankings while cultivating the next generation of business talent essential for Hong Kong&'s economy and its role as a global financial hub.
Aligned with the Outline Zoning Plan's educational goals and sustainable design principles, this proposed change is compatible with the Education Institution land use, is concerned primarily with internal space usage and enhancing planning flexibility to promote academic exchange and innovation at the Pokfield Campus. I sincerely invite the Board to approve this application.

Yours sincerely,
TAI Mingzhu

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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2025-09-04 星期四 15:57:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

尊敬的城市規劃委員會成員，

作為香港大學的一名職員，我謹此表達對香港大學在已批准的堅尼地城及摩士臣山分區計劃（編號：S/H1/24）**第 16 條規劃申請的全力支持**，該申請旨在將蒲飛路校園第二期員工宿舍的平台重新規劃為學術附屬設施。

由於現有校園設施經常達到接近最大容量，新增的學術附屬設施，包括辦公空間與研究/資訊科技實驗室，對於支援香港大學商學院的進一步發展至關重要。這將有助於優化運作流程，營造高效的校園環境，促進我們日益擴大的學術項目與研究活動。此舉將助力我們培育推動香港經濟活力、拓展國際影響力的商業人才，同時保持我們在 QS 全球 MBA 排名（2025 年全球第 43 位）及 QS 亞洲大學排名（2026 年亞洲第二位）等指標中的領先地位。

秉持堅尼地城校區總體規劃的可持續發展與社區融合理念，此項發展是我們持續成功的實務性提升方案。該變更不會影響申請地點先前已獲批准之開發參數，並已經經過全面技術評估。謹請委員會批准此申請。

敬上

Regina Yip
Senior Technical Manager
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-204149-54031
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 20:41:49
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss HAN Runlei

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a researcher at the HKU Business School (HKUBS), I strongly support the University of Hong Kong's Section 16 planning application to convert the podium levels of the staff residence at Pokfield Campus Phase 2 into academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our School has achieved remarkable accolades, including ranking 1st in Asia for business research in the UTD Research Rankings (2020–2024), 13th globally in the Financial Times Aggregated Research Ranking 2024, and our MBA programme being named No. 1 in Asia for the 10th time by The Economist MBA Ranking 2022. Additionally, HKUBS hold prestigious accreditations from AACSB International and EQUIS, underscoring our commitment to excellence in business education.

These ancillary facilities—such as research labs, collaborative spaces, and support offices—will directly bolster our faculty's growth by providing state-of-the-art environments for interdisciplinary research in sustainable finance, digital transformation, and global economics. This will enable us to sustain and elevate our top rankings while cultivating the next generation of business talent essential for Hong Kong's economy and its role as a global financial hub.

Aligned with the Outline Zoning Plan's educational goals and sustainable design principles, this proposed change is compatible with the Education Institution land use, is concerned primarily with internal space usage and enhancing planning flexibility to promote academic exchange and innovation at the Pokfield Campus. I sincerely invite the Board to approve this application.

Yours sincerely,

HAN Runlei

PhD Student

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-204225-16203
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 20:42:25
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Liujia Yang

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a researcher at the HKU Business School (HKUBS), I strongly support the University of Hong Kong's Section 16 planning application to convert the podium levels of the staff residence at Pokfield Campus Phase 2 into academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our School has achieved remarkable accolades, including ranking 1st in Asia for business research in the UTD Research Rankings (2020–2024), 13th globally in the Financial Times Aggregated Research Ranking 2024, and our MBA programme being named No. 1 in Asia for the 10th time by The Economist MBA Ranking 2022. Additionally, HKUBS hold prestigious accreditations from AACSB International and EQUIS, underscoring our commitment to excellence in business education.

These ancillary facilities—such as research labs, collaborative spaces, and support offices—will directly bolster our faculty's growth by providing state-of-the-art environments for interdisciplinary research in sustainable finance, digital transformation, and global economics. This will enable us to sustain and elevate our top rankings while cultivating the next generation of business talent essential for Hong Kong's economy and its role as a global financial hub.

Aligned with the Outline Zoning Plan's educational goals and sustainable design principles, this proposed change is compatible with the Education Institution land use, is concerned primarily with internal space usage and enhancing planning flexibility to promote academic exchange and innovation at the Pokfield Campus. I sincerely invite the Board to approve this application.

Yours sincerely,
Liujia Yang
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250904-205904-59749
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	04/09/2025 20:59:04
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss LI, Xinyi

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a PhD student at the HKU Business School (HKUBS), I strongly support the University of Hong Kong's Section 16 planning application to convert the podium levels of the staff residence at Pokfield Campus Phase 2 into academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our School has achieved remarkable accolades, including ranking 1st in Asia for business research in the UTD Research Rankings (2020–2024), 13th globally in the Financial Times Aggregated Research Ranking 2024, and our MBA programme being named No. 1 in Asia for the 10th time by The Economist MBA Ranking 2022. The brilliant performance have attracthed increasing number of studentts from diverse backgrounds to join the PhD program at HKU.

These ancillary facilities—such as research labs, collaborative spaces, and support offices—will directly bolster the growth of the research community by providing state-of-the-art environments for interdisciplinary research in sustainable finance, digital transformation, and global economics. This will enable us to sustain and elevate our top rankings while cultivating the next generation of business talent essential for Hong Kong's economy and its role as a global financial hub.

Aligned with the Outline Zoning Plan's educational goals and sustainable design principles, this proposed change is compatible with the Education Institution land use, is concerned primarily with internal space usage and enhancing planning flexibility to promote academic exchange and innovation at the Pokfield Campus. I sincerely invite the Board to approve this application.

Yours sincerely,
LI, Xinyi
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250905-120008-01314
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	05/09/2025 12:00:08
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Lee Terence Man Chung

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a staff of The University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Lee Terence Man Chung
[redacted]

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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: [redacted]
Sent: 2025-09-06 星期六 11:58:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Herman Leung
Technical Manager I
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250908-172336-40003
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	08/09/2025 17:23:36
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Kitty Lo

意見詳情
Details of the Comment :

In view of the increasing demand of education programs developing in the University of Hong Kong, I support this planning application to allow additional educational space.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250912-160406-40027
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	12/09/2025 16:04:06
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Cheung Yuk Yee

意見詳情
Details of the Comment :

本人乃翰林軒業主，對於HKU教職員宿舍平台地庫改作教學輔助設施，有以下意見 :-
1) 員工及學生食堂：本人買翰林軒的考慮，其中一個非常重要的原因，是因為附近沒有食肆，不用擔心related空氣及衛生問題。我相信都是絕大部份業主的考慮。現在在這樣近的隔鄰，增加員工及學生食堂，對於衛生環境，噪音，一定有影響，這對翰林軒業主及住客，非常不公平。
食堂一定有廚房，廚房的油煙排放，氣味，會嚴重影響只得10.5 m 距離的翰林軒。而食肆會有大量廚餘，垃圾的氣味，加上會極容易有鼠患，蚊患及甲由。安放垃圾桶的位置，及處理流程中發出的污水，氣味，產生衛生等種種問題。
2) 研究實驗室：實驗安全問題，氣體的洩漏，爆炸，火警等等。氣體更無色無味。怎樣可以保障近距離人生安全。這些隱患，令人非常擔心及極度不安。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250915-112519-84014
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	15/09/2025 11:25:19
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Jason Luk

意見詳情
Details of the Comment :

I am writing in support of the subject Section 16 planning application to repurpose the podium o f the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Recent news is reporting this year's Policy Address would allow the increase of non-local univer sity student intake to 50%, while maintaining the local student numbers, this means additional te aching venues are required immediately.

The current campus facilities at HKU re often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential t o support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities.

This is necessary to improve Hong Kong's competitiveness in attracting talents globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Thank you.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250915-150606-88628
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	15/09/2025 15:06:06
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Linus Lee

意見詳情
Details of the Comment :

Support in principle, provided adequate community benefit / compensation in view of continued encroachment of practically GIC facilities:

Proposed pedestrian facilities for the public appears bottlenecked by a single elevator (L8). This may be inadequate and may be completely out of service when elevator maintenance is required. Moreover, we anticipate an increasing number of HKU students who may access Kennedy Town via this passageway for its F&B and shopping offerings – in addition to the current overcrowding at HKU station. This traffic may further increase after the proposed foodbridge to SJC / Centennial is completed.

As a gesture of appreciation to the community, please consider providing / assigning more elevators for public use for this possibly busy passageway, and commit to continued public access in the future.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250915-153656-70603
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	15/09/2025 15:36:56
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. Daisy Fung

意見詳情
Details of the Comment :

我是翰林軒居民，我反對大學增加一個電梯，由蒲飛路去到大學宿舍。
因為中間行人路段，會發出噪音，行人滋擾，旅客滋擾，影響我們居民私隱度及寧靜生活。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250917-141804-97387
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	17/09/2025 14:18:04
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. JIA HE

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a professor at the HKU Business School (HKUBS), I strongly support the University of Hong Kong's Section 16 planning application to convert the podium levels of the staff residence at Pokfield Campus Phase 2 into academic ancillary uses in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our School has achieved remarkable accolades, including ranking 1st in Asia for business research in the UTD Research Rankings (2020–2024), 13th globally in the Financial Times Aggregated Research Ranking 2024, and our MBA programme being named No. 1 in Asia for the 10th time by The Economist MBA Ranking 2022. Additionally, HKUBS hold prestigious accreditations from AACSB International and EQUIS, underscoring our commitment to excellence in business education.

These ancillary facilities—such as research labs, collaborative spaces, and support offices—will directly bolster our faculty's growth by providing state-of-the-art environments for interdisciplinary research in sustainable finance, digital transformation, and global economics. This will enable us to sustain and elevate our top rankings while cultivating the next generation of business talent essential for Hong Kong's economy and its role as a global financial hub.

Aligned with the Outline Zoning Plan's educational goals and sustainable design principles, this proposed change is compatible with the Education Institution land use, is concerned primarily with internal space usage and enhancing planning flexibility to promote academic exchange and innovation at the Pokfield Campus. I sincerely invite the Board to approve this application.

Yours sincerely,

JIA, HE
Associate Professor of Marketing
[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: [redacted]
Sent: 2025-09-19 星期五 14:56:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,

Brian O'Donnell

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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

From: [redacted]
Sent: 2025-09-19 星期五 15:12:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

I hope this email finds you well.

I am a staff member at the University of Hong Kong, and I'd like to express my support for the university's plan to repurpose the podium of the Pokfield Campus Phase 2 staff residence for additional academic facilities, as outlined in the Kennedy Town & Mount Davis Zoning Plan (Application No.: A/H1/104).

Our Business School has achieved some impressive milestones, such as being ranked No. 1 in Asia for our MBA program by The Economist (2022, for the 10th time), and top in Asia for business research according to UTD Rankings (2020–2024). We also hold AACSB and EQUIS accreditations, which reflect our commitment to delivering high-quality education and continuous improvement.

As our current campus facilities are often operating at full capacity, the new offices and research/IT labs are essential for supporting our ongoing growth. They will help us streamline operations and create a more efficient environment for our expanding academic programs and research activities. This development will enable us to continue nurturing talented business leaders who contribute to Hong Kong's economic growth and expand our global influence. We also aim to maintain our top-tier rankings, like being 43rd globally for our MBA (QS 2025) and 2nd in Asia (QS 2026).

We are also dedicated to sustainability and community integration, in line with the Pokfield Campus masterplan. The proposed changes will not alter the existing approved development parameters and have already undergone thorough technical assessments.

Thank you for your consideration. I sincerely hope the Board will approve this proposal.

Regards,
Winky

Winky LEUNG (Ms)
Executive Assistant
The University of Hong Kong
[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

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From: [redacted]
Sent: 2025-09-19 星期五 15:26:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Edith Siu
[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2025-09-19 星期五 15:34:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Rashida Suffiad
Senior Manager, Marketing and Branding
The University of Hong Kong
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250919-152214-87576
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	19/09/2025 15:22:14
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	先生 Mr. Ken

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Ken Chong
Assistant Manager
[redacted]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	250922-104516-52005
提交限期 **Deadline for submission:**	23/09/2025
提交日期及時間 **Date and time of submission:**	22/09/2025 10:45:16
有關的規劃申請編號 **The application no. to which the comment relates:**	A/H1/104
「提意見人」姓名/名稱 **Name of person making this comment:**	小姐 Miss Ella Au Yeung

意見詳情
Details of the Comment :

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,
Ella Au Yeung

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From: [redacted]
Sent: 2025-09-22 星期一 11:31:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

Dear Members of the Town Planning Board,

As a staff of the University of Hong Kong, I am writing in support of the University of Hong Kong's Section 16 planning application to repurpose the podium of the Pokfield Campus Phase 2 staff residence for academic ancillary facilities in the Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24. (Application No.: A/H1/104)

Our Business School's impressive achievements, such as being ranked No. 1 in Asia for our MBA programme by The Economist (2022, for the 10th time), No. 1 in Asia for business research (UTD Rankings 2020–2024), and accreditations from AACSB and EQUIS, highlight our dedication to high-quality education and continuous improvement.

As the current campus facilities are often operating at near maximum capacity, the addition of the proposed academic ancillary facilities, including offices and research/IT lab, is essential to support HKUBS's further growth by streamlining operations and fostering an efficient campus environment for our expanding academic programs and research activities. This will help us nurture business talent that drives Hong Kong's economic vitality and extends its influence globally, while maintaining our top-tier status in rankings like QS Global MBA (43rd globally in 2025) and QS Asia University Rankings (No. 2 in Asia for 2026).

Committed to sustainability and community integration as per the Pokfield Campus masterplan, this development is a practical enhancement for our ongoing success. The proposed change will not change the previously approved development parameters at the Application Site, and has already undergone comprehensive technical assessments. I respectfully request the Board's approval.

Yours sincerely,

Mabel Lam

Executive Officer

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From: [redacted]
Sent: 2025-09-22 星期一 10:39:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Support to Section 16 Application – Application No. A/H1/104

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Yours sincerely,
LAM Wai Yin Michelle
Communications and Public Affairs Office, HKU
[redacted]

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From:	[redacted]
Sent:	2025-09-20 星期六 11:49:28
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Support to Section 16 Application – Application No. A/H1/104

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Yours sincerely,
N.W. Yu

[redacted]

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From:	[redacted]
Sent:	2025-09-19 星期五 18:08:29
To:	tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:	Support to Section 16 Application – Application No. A/H1/104

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Yours sincerely,

HO HON KIT
Assistant Director of Estates
[redacted]

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From: [redacted]
Sent: 2025-09-23 星期二 03:27:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/H1/104 HKU IL No. 7704 RP, Pokfield Road

A/H1/104

Proposed Staff Quarters of HKU, Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong

Site area: About 2,694sq.m

Zoning: Res (Group B)"

Applied development: Educational Institution / Flat (Staff Quarters)

Dear TPB Members,

The questions that should be asked is why HKU was given approval to build staff quarters in the first place. During the recent Pokfulam OZP meetings re the rezoning of extensive "GB" to accommodate yet another of its grandiose projects, it was revealed, and the university officials did not refute this, that HKU owns 18 residential blocks in the district and a significant number of the units are not occupied.

The site should be used for educational use and student accommodation. The educational use could further reduce the need of mega development that involves the felling of many trees and the there is strong demand for student accommodation.

The university should be forced to make better use of the 18 towers.

Mary Mulvihill

Appendix III of
MPC Paper No. A/H1/104

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/Hong Kong West and South, Lands Department that :

the application site (the Site) mainly fall within the Pink Hatched Brown Area of IL 7704 RP which area is restricted for the provision of domestic accommodation for the housing of the staff and employees of the University of Hong Kong under lease. As such, the proposed educational institution within the Site would contravene the lease conditions. In the event that the subject application for the proposed educational institution within the Pink Hatched Brown Area is approved by the Town Planning Board, the applicant is required to pursue a lease modification to give effect to the proposal subject to policy support from relevant bureau, no adverse comments from relevant departments and such terms and conditions as may be imposed by the government. However, there is no guarantee that the proposed lease modification will be eventually approved by the government.

(b) to note the comments of the Director of Fire Services that :

(i) detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority;

(ii) the provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.

(c) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that :

(i) the WSD's mains record plans showing the existing fresh water mains within and in the vicinity of the Site are indicative only. The exact lines and levels of WSD's water mains should be established by hand dug trial pits on site if they are of significance to the proposed works. Some changes might have been made to the information shown on the drawings in the course of time and that digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation; and

(ii) there are some existing fresh water mains within the site and are affected by the proposed development. Free access should be allowed for WSD at any time to carry out operation and maintenance of these water mains. In case the applicant considers that diversion of these water mains is required, they should study the feasibility of diverting these water mains. If diversion is considered feasible, the applicant should submit their proposal for WSD's consideration and approval. The water mains diversion work shall be carried out by the applicant at their own cost to the

satisfaction of WSD. WSD will only carry out the connection works to the existing network and the associated connection cost should be borne by the applicant.

(d) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, Highways Department that :

as the Site falls within the area of influence of the proposed South Island Line (West), and the RDO shall be consulted on any update of the submission in due course.

(e) to note the advice of the Director Food and Environmental Hygiene (DFEH) that :

if the proposed business is operated other than a staff or student canteen of the institution, a restaurant licence must be obtained from the DFEH for the food business which involves the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea, for consumption on the premises, but does not include a factory canteen. A general restaurant licence permits the licensee to use any kind of cooking methods to prepare and sell food for consumption on the premises while a light refreshment restaurant licence allows the licensee to prepare food by using simple cooking methods like boiling, stewing, steaming, braising, simple frying (excluding deep frying and stir frying) which shall not generate large amount of greasy fumes during the food preparation process for sale and consumption on the premises. For more information, please make reference to the Guide at FEHD's website at https://www.fehd.gov.hk/english/licensing/guide.html.