

2026年 1月 08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。

2020-01-08

This document is received on \_\_\_\_\_  
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](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](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

2502986

2/1 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H5/422
	Date Received 收到日期	2026-01-08

- 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。
- 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- 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。

### 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 )

Hong Kong Shue Yan University Limited

### 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 )

Knight Frank Petty Limited

### 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)	Hong Kong Shue Yan University Wan Chai Campus 7 Wan Chai Gap Road, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 643.9 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,767.55 ..... sq.m 平方米 <input checked="" type="checkbox"/> 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 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Wan Chai Outline Zoning Plan No. S/H5/32
(e) Land use zone(s) involved 涉及的土地用途地帶	Mainly "Government, Institution or Community" ("G/IC") zone, partly "Residential (Group B)" ("R(B)") zone and areas shown as 'Road'
(f) Current use(s) 現時用途	5 storey vacant building for academic use  (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"<sup>1</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1</sup> (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"<sup>1</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>1</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>1</sup>.  
並不是「現行土地擁有人」<sup>1</sup>。

- 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 ...23/12/2025..... (DD/MM/YYYY), this application involves a total of .....<sup>1</sup>..... "current land owner(s)"<sup>1</sup>.  
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」<sup>1</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... "current land owner(s)"<sup>1</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>1</sup>的同意。

Details of consent of "current land owner(s)" <sup>1</sup> obtained 取得「現行土地擁有人」 <sup>1</sup> 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 .....1..... “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)
1	Hong Kong Shue Yan University Wan Chai Campus 7 Wan Chai Gap Road, Hong Kong	15 October 2025

(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) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 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) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above  
第(v)類 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	1,767.55 sq.m 平方米 (about)		
(b) Proposed use(s)/development 擬議用途/發展	Residential Institution  (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	5	Number of units involved 涉及單位數目	50
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... 1,767.55 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	<del>Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約</del>		
	Total 總計 ..... 1,767.55 ..... sq.m 平方米 <input checked="" type="checkbox"/> 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
	G/F - 4/F	Vacant	student hostels and ancillary use
	R/F	Vacant	E&M and communal roof top garden

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> 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	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> 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											
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>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)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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)								
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)										

**(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 .....
- 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

(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 ..... sq.m 平方米 About 約
- Proposed plot ratio 擬議地積比率 ..... About 約
- Proposed site coverage 擬議上蓋面積 ..... % About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
 include 包括 ..... storeys of basements 層地庫  
 exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) About 約  
..... m 米 About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積 ..... sq. m 平方米		<input type="checkbox"/> About 約
number of Units 單位數目 .....		
average unit size 單位平均面積 ..... sq. m 平方米		<input type="checkbox"/> About 約
estimated number of residents 估計住客數目 .....		
<input type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店 .....	sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目) .....		
<input type="checkbox"/> office 辦公室 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業 .....	sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> 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) .....	
.....		
.....		
<input type="checkbox"/> 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) .....		
.....		
.....		
<input type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input type="checkbox"/> private open space 私人休憩用地 .....	sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地 .....	sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<b>(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)</b>		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
<b>(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途</b>		
.....		
.....		
.....		
.....		

### 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)

2026 Q4

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> 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))</p> <p>.....</p> <p><input type="checkbox"/> 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)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (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</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>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？</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (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</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

**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。

<p>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?</p>	<p>Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情 Wholesale conversion ..... ..... ..... .....</p>
<p>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。)</p>	<p>Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> (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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>.....</p> <p>.....</p>	<p>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)</p> <p>N/A ..... ..... ..... .....</p>

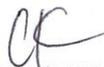


**11. Declaration 聲明**

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

  
.....  
CALVIN KAN  
.....

Applicant 申請人 /  Authorised Agent 獲授權代理人

Associate Director, Planning & Land Advisory Services  
.....

Name in Block Letters  
姓名（請以正楷填寫）

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 Membership No. 389

Others 其他 .....

on behalf of Knight Frank Petty Limited  
代表



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

Date 日期

23 / 12 / 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<sup>@</sup>

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)

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

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 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 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 (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)

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)

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 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 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 (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)

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

Proposed operating hours 擬議營運時間

<sup>@</sup> 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	Hong Kong Shue Yan University Wan Chai Campus 7 Wan Chai Gap Road, Hong Kong  香港樹仁大學灣仔校址 香港灣仔峽道7號		
Site area 地盤面積	643.9	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	<del>(includes Government land of 包括政府土地</del>	<del>sq. m 平方米</del>	<del><input type="checkbox"/> About 約)</del>
Plan 圖則	Draft Wan Chai Outline Zoning Plan No. S/H5/32 灣仔分區計劃大綱草圖編號S/H5/32		
Zoning 地帶	Mainly "Government, Institution or Community" ("G/IC") zone, partly "Residential (Group B)" ("R(B)") zone and areas shown as 'Road'  主要為「政府、機構或社區」地帶 部分位於「住宅(乙類)」地帶及顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Residential Institution 住宿機構		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	1,767.55 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	2.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	19.6 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)	
		64.8 (about)	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		5	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input checked="" type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用			m 米 <input type="checkbox"/> (Not more than 不多於)
				mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
				Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途			m 米 <input type="checkbox"/> (Not more than 不多於)
				mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
				Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		55	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		50		
(vi) Open space 休憩用地	Private 私人	480 (about)	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾		sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	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	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖 / 布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖 / 園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 / 或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
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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**APPLICATION FOR PERMISSION UNDER SECTION 16  
OF THE TOWN PLANNING ORDINANCE (CAP. 131)  
PROPOSED 'RESIDENTIAL INSTITUTION'  
AT  
HONG KONG SHUE YAN UNIVERSITY WAN CHAI CAMPUS  
7 WAN CHAI GAP ROAD, HONG KONG  
INLAND LOT NO. 8325  
ON DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/32  
SUPPORTING PLANNING STATEMENT**

**DECEMBER 2025**

## **Executive Summary**

This planning application is submitted to the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance to seek planning permission for the proposed ‘Residential Institution’ use (“the Proposed Use”) at Hong Kong Shue Yan University Wan Chai Campus, 7 Wan Chai Gap Road, Inland Lot No. 8325 (“the Application Site”).

The Application Site mainly falls within an area zoned “Government, Institution or Community” (“G/IC”) on the draft Wan Chai Outline Zoning Plan No. S/H5/32 (“the OZP”). While portions of the Application Site fall within areas zoned as “Residential (Group B)” (“R(B)”) and areas shown as ‘Road’. According to the Notes of the OZP for the “G/IC” zone, ‘Residential Institution’ use is a Column 2 use which requires planning permission from TPB. Whereas, ‘Residential Institution’ use is a Column 1 use under the “R(B)” zone, which is always permitted.

The Application Site has a total gross floor area (“GFA”) of about 1,767.55m<sup>2</sup>, and a building height of 5 storeys. The proposed conversion will involve student hostels and ancillary facilities.

The proposed conversion is justified for the following main reasons:

- The Application is in line with the Chief Executive’s 2024 and 2025 Policy Address, which aims to increase the supply of hostel facilities to accommodate the growing number of university students;
- The Application aligns with the planning intention of “G/IC” zone by providing accommodation for university students and addressing their needs;
- It complies with TPB Guidelines No.16, as the entire development is dedicated to GIC uses. The development is in harmony with the surrounding areas in terms of scale and design;
- The Proposed Use is compatible with the surrounding medium-density residential context with GIC uses, thereby enhancing the visual coherence of the area;
- The Application Site has a previous planning application for residential development, such that the approval of it will not set an undesirable precedent; and
- The Application Site will not pose adverse traffic nor environmental impacts on the surrounding areas.

In view of the above, and the detailed planning justifications put forward in the Supporting Planning Statement, we sincerely seek TPB’s favorable consideration to approve the Application.

## 行政摘要

是次規劃申請(「是次申請」)根據《城市規劃條例》第 16 條向城市規劃委員會(「城規會」)申請規劃許可，准許在內地段第 8325 號灣仔峽道 7 號香港樹仁大學灣仔校址(「申請地點」)作住宿機構用途(「擬議發展」)。

申請地點主要位於《灣仔分區計劃大綱草圖編號 S/H5/32》(「分區計劃大綱圖」)被劃為「政府、機構或社區」地帶。部分申請地點位於「住宅(乙類)」地帶及劃作道路。根據「政府、機構或社區」地帶內的註釋，「住宿機構」為第二欄用途，須先向城規會申請。而「住宿機構」位於「住宅(乙類)」地帶為經常准許的用途。

申請地點的總樓面面積約 1,767.55 平方米，建築高度為 5 層。擬議的用途改變將涉及學生宿舍及相關設施。

擬議的用途改變有以下主要理由支持：

- 本申請符合行政長官 2024 及 2025 年施政報告的目標，即增加宿舍設施的供應，以容納日益增長的大學學生人數；
- 本申請符合「政府、機構或社區」地帶的規劃意向，通過提供大學學生的住宿來滿足他們的需求；
- 本申請符合城規會第 16 號指引，因為整個發展專門用於政府、機構或社區用途。該發展在規模和設計上與周邊地區協調一致；
- 擬議用途與周邊中密度住宅區及政府、機構或社區用途相容，從而增強該區域的視覺一致性；
- 申請地點曾有先前規劃申請涉及住宅發展，因此其批准不會設立不良先例；
- 申請地點不會對周邊地區造成不利的交通或環境影響。

基於上述情況，以及規劃綱領內的詳細規劃理據，申請人懇請城規會給予考慮批准是次規劃申請。

註: 內容如有差異，應以英文版本為準。

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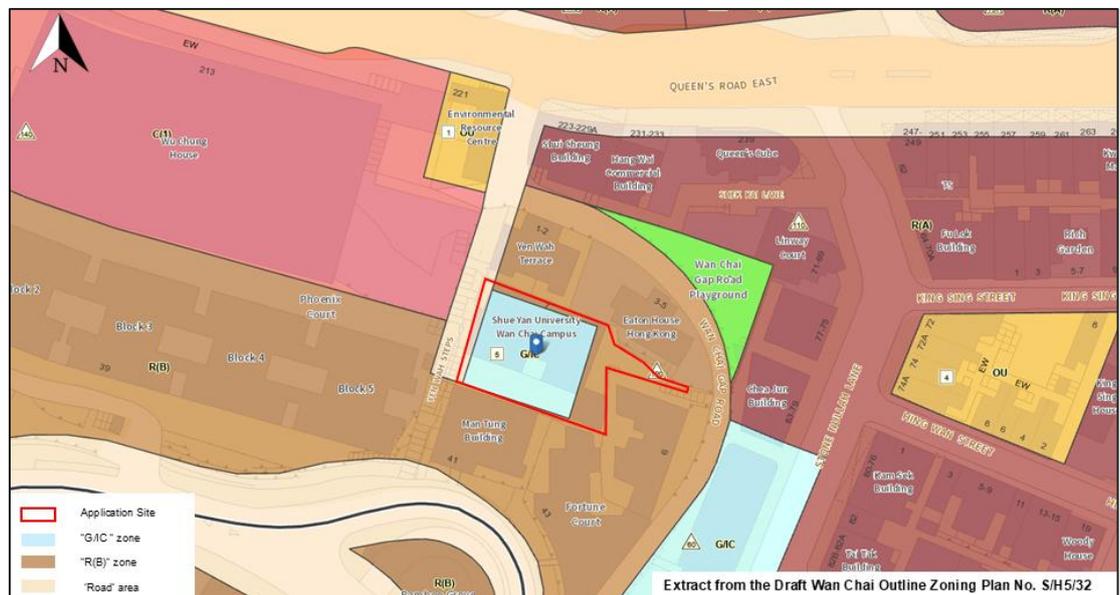
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## 1. Introduction

### 1.1 Background

Hong Kong Shue Yan University (“HKSYU”) applies to the Town Planning Board (“TPB”) to seek planning permission for proposed conversion of an existing building for proposed ‘Residential Institution’ use (“the Proposed Conversion”) at HKSYU Wan Chai Campus, 7 Wan Chai Gap Road, Inland Lot No. 8325 (“the Application Site”) (refer to **Figures 1 and 2**).

The Application Site mainly falls within an area zoned “Government, Institution or Community” (“G/IC”) on the draft Wan Chai Outline Zoning Plan No. S/H5/32 (“the OZP”). While portion of the Application Site fall within areas zoned as “Residential (Group B)” (“R(B)”) and areas shown as ‘Road’. According to the Notes of the OZP for the “G/IC” zone, ‘Residential Institution’ use is a Column 2 use which requires planning permission from TPB. Whereas, ‘Residential Institution’ use is a Column 1 use under the “R(B)” zone, which is always permitted.



**Figure 1. Location Plan**



**Figure 2. Site Photo of the Application Site**

## **1.2 Statement Structure**

This Supporting Planning Statement comprises of six sections. Following the introduction, descriptions on the Application Site and its surrounding context will be discussed in **Section 2**. The relevant policy background and planning context will be set out in **Section 3**, which is to be followed by details of the Proposed Conversion and justifications as presented in **Sections 4 and 5** respectively. The Supporting Planning Statement will be concluded in **Section 6**. The following documents are attached along with the Statement in supporting this Application.

- Proposed Indicative Typical Floor Plans and Elevation Plans (**Appendix I**)
- Sewerage Impact Assessment (**Appendix II**)

## **2. The Application Site and its Surroundings**

### **2.1 The Application Site**

The Wanchai Campus with a site area of about 643.9m<sup>2</sup> opened in 1972 to meet the growing demand for education and served as the secondary section of Shue Yan College until 1993. In 2006, Shue Yan College was granted a university title which led to an increase of enrolment and expansion of facilities at the Braemar Hill campus. Around eight years ago, classes at Wanchai Campus moved back to Braemar Hill campus. To address the needs of HKSYU, this Application seeks to adaptively

reuse the existing building for hostel facilities to support their plans and curriculum for the next decade. The existing 5-storey building is currently vacant.

## 2.2 Land Status

The Application Site is held under the Conditions of Regrant No. 10797 (hereinafter referred to as “the Land Grant”), dated 6 August 1975 (refer to **Figure 3**). According to the Land Grant, the Application Site shall not be used for any purpose other than educational purposes and is subject to a maximum building height of 5 storeys.

The Proposed Conversion is not permitted under the Land Grant, and an application for a no objection letter (“NOL”) to the Lands Department is required to allow the Proposed Conversion for the lifetime of building, contingent upon obtaining planning permission from the TPB. The NOL application will cover the permission for the proposed change of user reflected in the Proposed Conversion, and the erection of water tank within the pink hatched black area to support the operation of the student hostel.



**Figure 3. Lot Index Plan**

## 2.3 Surrounding Environment

The Application Site has the following characteristics:

- located to the west of Wan Chai Gap Road, the Site is accessible to pedestrians via Yen Wah Steps;
- is now occupied by a 5-storey vacant building for academic use.

The surrounding areas of the Application Site have the following characteristics:

- a) predominantly a medium-density residential area with Government, Institution or Community (“GIC”) uses, such as St. James Settlement and the Application Site;
- b) immediately to the north, northeast, south and southwest are residential developments, including, Yen Wah Terrace, Eaton House Hong Kong, Fortune Court and Man Tung Building;
- c) further northeast is the Wan Chai Gap Road Playground; and
- d) across Yen Wah Steps are commercial developments namely, Wu Chung House and Hopewell Centre, and the Old Wan Chai Post Office.

## **2.4 Accessibility**

The Application Site is well served by several types of public transport services including mass transit railway (“MTR”), franchised buses and minibuses. The MTR Wanchai Station is located approximately a 5-min (300m) walk to the north of the Application Site.

## **3. Policy Background and Planning Context**

### **3.1 The Chief Executive’s 2024 Policy Address**

In accordance with the Chief Executive’s 2024 Policy Address, the Government is committed to developing Hong Kong into an international hub for post-secondary education. One of the key measures involves improving hostel facilities. “The Hostels in the City” Scheme was launched on 21 July 2025 to streamline development control procedures, so as to encourage the market to convert hotels and other commercial buildings into student hostels on a self-financing and privately funded basis, thereby increasing the supply of student hostels.

The scheme outlines the facilitation measures in the planning and building regimes, including:

1. Expanded “Hotel” definition: Eligible student hostels under the scheme will be included in the expanded definition. As a result, no planning procedures will be required for converting commercial buildings into student hostels for most commercial sites;
2. Plot ratio relaxation: Student hostels converted under the scheme will be treated as non-domestic buildings for PR and site coverage calculations;
3. Retaining of exempted gross floor area: Facilities previously exempted from GFA calculations before conversion can be retained and continue to be exempted from GFA calculations;
4. Conversion for the interest of students: Developers/operators may flexibly convert these facilities (e.g. gyms, study rooms) to better suit the study and daily needs of student tenants;
5. Other provisions: Standalone kitchens in individual rooms are not required for eligible student hostels; and exemptions from providing open space around buildings may be granted upon application. Non-provision of service lane is allowed based on actual circumstances.

Additionally, the Government will make available suitable sites for the private sector to build new hostels, taking market demand into account. The Development Projects Facilitation Office under the Development Bureau (“DEVB”) will provide one-stop advisory and facilitation for these projects.

### **3.2 The Chief Executive's 2025 Policy Address**

Apart from cases involving the conversion of commercial buildings, redevelopment of original commercial buildings into new student hostels can also enjoy the facilitation measures mentioned above. The Government will also earmark new sites for building new hostels to increase student hostel supply.

### **3.3 Town Planning Board Guidelines**

Town Planning Board Guidelines No. 16 for "Application for Development/ Redevelopment within "G/IC" zone for Uses Other Than G/IC Uses under Section 16 of the Town Planning Ordinance" (TPB PG-No. 16) is relevant to this Application. The relevant extract of the Guidelines are as follows:

- (a) as a general rule, for sites zoned "G/IC", a major portion of the proposed development should be dedicated to Government, institution and community (GIC) and other public uses including public open spaces. Otherwise, the proposed development is considered to constitute a significant departure from the planning intention of the "G/IC" zone and, unless with very strong justifications and under special circumstances, planning permission for such development would not be granted;
- (b) in general, sites zoned "G/IC" are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardized;
- (c) the proposed development should not adversely delay the implementation of the planned GIC facilities;
- (d) the proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas. The scale and intensity of the proposed development should be in keeping with that of the adjacent area. The proposed scale and design should have regard to the character and massing of the buildings in the surroundings areas and should not cause significant adverse visual impact on the townscape of the area;
- (e) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure. There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department; and
- (f) the proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts, otherwise adequate environmental mitigation, monitoring and audit measures must be provided.

### **3.4 Planning Intention**

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

### **3.5 Statutory Planning Control**

According to the Notes for the "G/IC", 'Residential Institution' is a Column 2 use, which requires planning permission from the TPB. No new development, or addition, alteration and/or modification

to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height of 5 storeys, or the height of the existing building, whichever is the greater.

### 3.6 Previous Application

The Application Site was the subject of a previous planning application (No. A/H5/228). Application No. A/H5/228 for residential development at the Site was approved with conditions by the TPB on 5 August 1994.

### 3.7 Similar Applications

There are no similar applications for ‘Residential Institution’ within the “G/IC” zone under the same OZP. However, within the Hong Kong Island District Planning area, there are 8 similar applications for ‘Residential Institution’ within the “G/IC” zones. All of these applications were approved with conditions between 2002 to 2018, based on key grounds: the proposed development of residential institution is not incompatible with the planning intention of the “G/IC” zone; the technical assessments submitted have demonstrated that the proposed development would not generate any adverse impacts in terms of geotechnical, traffic, environmental, air ventilation, visual and landscape aspects; and there are no objection from the relevant government departments.

Application No.	OZP area	Applied Use	Date of Decision
A/H1/64	Kennedy Town & Mount Davis	Residential Institution (Student Hostel)	Approved with conditions on 26.7.2002
A/H3/419	Sai Ying Pun & Sheung Wan	Proposed Residential Institution (Student Hostel) with a Proposed Minor Relaxation of Building Height Restriction	Approved with conditions on 13.12.2013
A/H3/437		Proposed Residential Institution (Youth Hostel)	Approved with conditions on 3.8.2018
A/H7/140	Wong Nai Chung	Minor Amendments to an Approved Scheme for Proposed Composite Government, Institution or Community (GIC) and Residential Institution Building	Approved with conditions on 21.2.2003
A/H7/165		Proposed Residential Institution	Approved with conditions on 8.8.2014
A/H11/105	Mid-Levels	Proposed Residential Institution (Proposed Hostel Expansion)	Approved with conditions on 5.6.2015
A/H15/268	Aberdeen & Ap Lei Chau	Proposed Residential Institution with Minor Relaxation of Building Height Restriction	Approved with conditions on 18.3.2016
A/H15/276		Proposed Residential Institution (Student Residences) and Minor Relaxation of Building Height Restriction from 80mPD to 90mPD	Approved with conditions on 16.11.2018

Figure 4: Table of the similar applications in the Hong Kong District Planning area

#### 4. The Proposed Use

##### 4.1 Details of ‘Residential Institution’ Use

The proposed ‘Residential Institution’ use is a Column 2 use under “G/IC” zone, which requires planning permission from the TPB.

The Proposed Conversion would have a total gross floor area (“GFA”) of about 1,767.55m<sup>2</sup>, and a building height of 5 storeys. The Proposed Conversion will involve student hostels and ancillary facilities. Details of the development parameters are tabulated below:-

	Proposed Conversion	Existing Building
<b>Site Area</b>	643.9m <sup>2</sup> (approx.)	
<b>Building Height</b>	5 storeys	
<b>Total GFA</b>	1767.55m <sup>2</sup> (about)	1,767.55 m <sup>2</sup> (about)
<b>Plot Ratio</b>	2.75 (about)	2.75 (about)
<b>Site Coverage</b>	55%	55%
<b>Uses</b>	Dormitory rooms and ancillary facilities	Former classrooms and ancillary facilities

The proposed typical floor plans and elevation plans can be found at **Appendix I**.

A water tank to support the operation of student hostel is also proposed to be erected within the pink hatched black area, which is a non-building area under lease.

Due to site constraints and the nature of this Proposed Conversion, no car parking spaces or loading and unloading spaces will be provided. However, if there is a need for car parking, the nearby commercial developments, including Wu Chung House and Hopewell Centre, can accommodate those needs.

#### 5. Justifications

##### 5.1 In line with The Chief Executive’s Policy Address Delivered in 2024 and 2025

According to the Chief Executive’s 2024 and 2025 Policy Address, the Government is committed to developing Hong Kong into an international hub for post-secondary education. One of the relevant measures is the enhancement of hostel facilities. The Proposed Conversion aligns with the policy directive to increase the supply of the hostel facilities to accommodate the growing number of university students. Additionally, the Proposed Conversion would ensure that students of HKSJU have access to a quality and vibrant educational environment, fostering an integrated educational community.

##### 5.2 In Line with the Planning Intention

The planning intention of the “G/IC” zone is to provide Government, institution, or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. This Proposed Conversion fully aligns with the planning intention of the ‘G/IC’ zone by providing accommodation for university students and addressing their needs.

### **5.3 In line with TPB Guidelines No. 16**

The Proposed Conversion complies with TPB Guidelines No. 16, as the entire development is dedicated to GIC uses. Additionally, the Proposed Conversion is compatible with the land use of the surrounding areas. The scale and intensity of the development are in harmony with those of adjacent buildings. The design and scale have been carefully considered to reflect the character and massing of nearby buildings, ensuring that there will be no significant adverse visual impact on the local townscape. Furthermore, the development is sustainable, which indicates that it meets the existing capacities of the infrastructure. No anticipated adverse impacts are expected for the surrounding area.

### **5.4 Compatibility with the Surrounding Context**

In terms of site context, the Application Site is surrounded by residential developments with GIC use. The scale and intensity of the Proposed Conversion will respect the surrounding medium-density context, thereby maintaining the visual coherence of the area. Given that the Application Site would be managed by HKSYU to serve the community of HKSYU, a harmonious living environment between the nearby residents and students would be nurtured.

### **5.5 Previous Applications at the Application Site and Similar Applications**

As mentioned in **Section 3.6**, there was a previous application for residential development at the Application Site, which was approved with conditions on 5 August 1994. Since then, there have been no significant changes in the planning circumstances. Additionally, there are several student hostel developments in the wider Hong Kong District Planning Area that share similar planning circumstances (see **Section 3.7**). If this Application is approved, it will not set an undesirable precedent for similar applications within the same OZP in the future.

### **5.6 No Adverse Impacts**

#### Traffic Aspects

According to the University's requirement, the future operation of the new student hostel is based on a fully fit-out bed space allocated for each student; accommodating a total of around 150 students. Each student is expected to stay for the entire calendar year. Therefore, the demand for loading and unloading is minimal.

The Proposed Conversion of the existing academic building to hostel facilities for Hong Kong Shue Yan University mainly involved interior fitting out works. It is not a redevelopment of the existing building and will not involve heavy machine or equipment. The duration of the interior fitting out works will last for about 6 – 9 months from March 2026. During the period, the applicant will submit Temporary Traffic Assessment (TTA) report to Transport Department about the arrangement of loading/ unloading of building materials from Kennedy Road to the building entrance at Yen Wah Steps.

Given the scale and nature of the Proposed Conversion, the traffic and L/UL requirements generated will not cause an unacceptable traffic impact on the area. It is unlikely that the approval of the Application would lead to an increase of illegal parking near the Application Site along Wan Chai Gap Road as there is adequate provision of parking and L/UL spaces available nearby (i.e., Wu Chung House, Hopewell Centre).

## Environmental Aspects

### Air and Noise Impacts

The Main Work Construction primarily consists of indoor renovation, which typically has minimal impact on external air quality and noise. The applicant will implement regular monitoring points on-site during the construction phase, focusing on pollutants to address any exceedances of quality standards. Scheduling noisy operations during non-peak hours to minimize disturbances to surrounding areas will be strictly managed. The applicant is committed to complying with all relevant environmental standards.

### Sewerage and Drainage

No significant technical impacts on sewerage and drainage are anticipated from the Proposed Conversion, as indicated in the sewerage impact assessment in **Appendix II**, and no drainage impact assessment is required.

The Proposed Conversion will involve only internal renovations to the building, with no changes to the pavement design on the site. Therefore, no drainage impacts are expected. The existing infrastructure is sufficient to accommodate the increasing demand.

## 6. Conclusion

This Application is submitted to seek TPB's permission for the Proposed Conversion at the Application Site. Favorable consideration by TPB is sought based on the following grounds: -

- a) The Application is in line with the Chief Executive's Policy Address delivered in 2024 and 2025, which aims to increase the supply of hostel facilities to accommodate the growing number of university students, fostering a quality and vibrant educational environment;
- b) The Application aligns with the planning intention of "G/IC" zone by providing accommodation for university students and addressing their needs;
- c) It complies with TPB Guidelines No.16, as the entire development is dedicated to GIC uses. The development is in harmony with the surrounding areas in terms of scale and design, and it will not overstrain the existing capacities of the infrastructure;
- d) The Proposed Conversion is compatible with the surrounding medium-density residential context and GIC uses, thereby enhancing the visual coherence of the area. The Proposed Conversion will contribute to a harmonious living environment for both nearby residents and its future students;
- e) The Application Site has a previous planning application for residential development and similar applications in the wider Hong Kong District Planning Area, such that the approval of it will not set an undesirable precedent; and
- f) The Application Site will not pose adverse traffic nor environmental impacts on the surrounding areas.

In view of the above, we sincerely request TPB to give favorable consideration to this Application.

**7. Appendix**

**Appendix I**

Proposed Indicative Typical Floor Plans and  
Elevation Plans

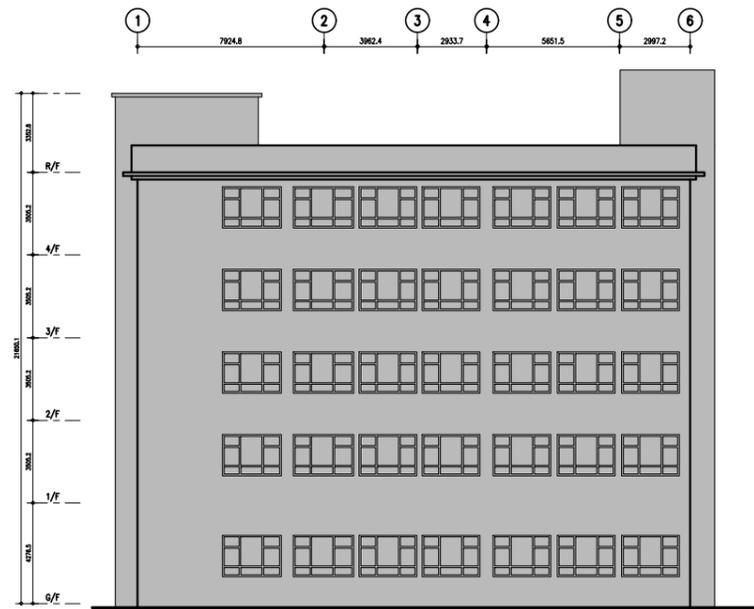
**Appendix II**

Sewerage Impact Assessment

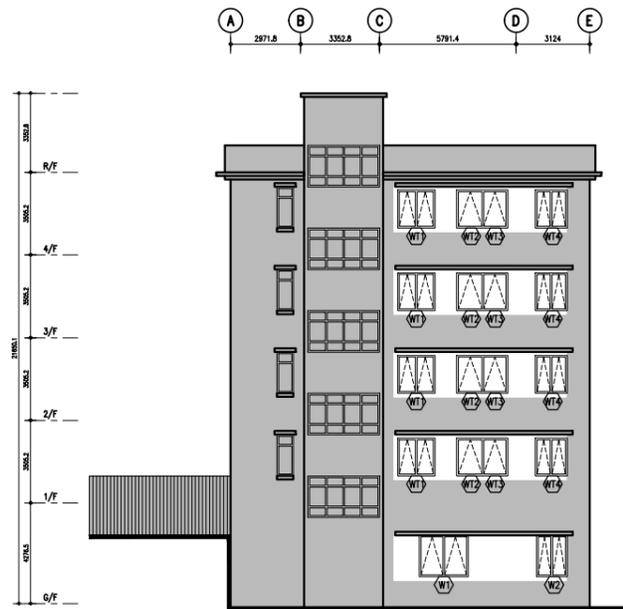
## **Appendix I**

### **Indicative Typical Floor Plans and Elevation Plans**

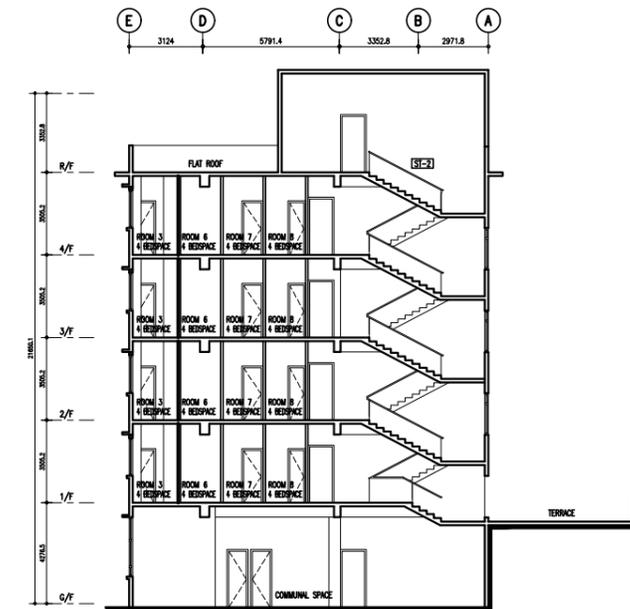




NORTH ELEVATION



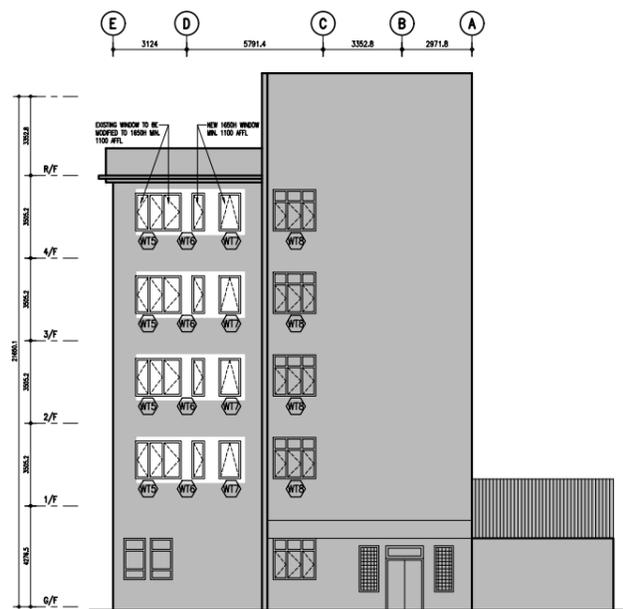
EAST ELEVATION



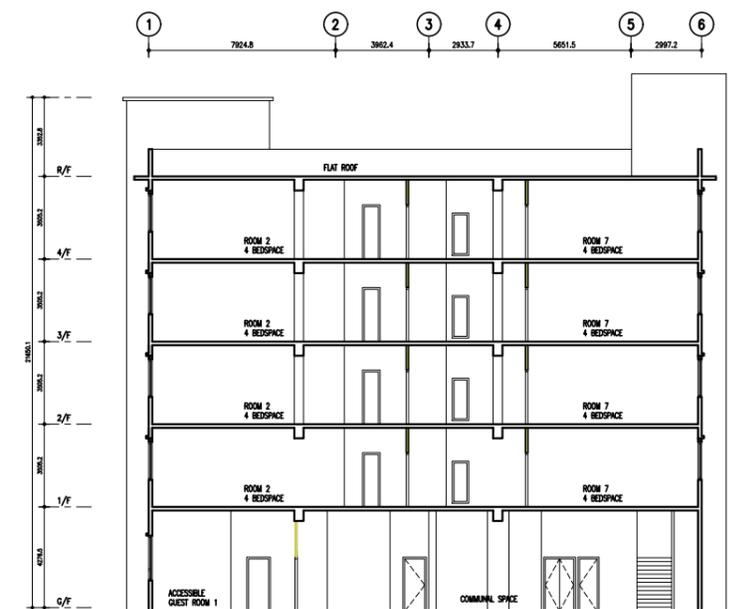
SECTION A - A



SOUTH ELEVATION



WEST ELEVATION



SECTION B - B

**Appendix II**

**Sewerage Impact Assessment**

**Hong Kong Shue Yan University**  
**Wan Chai Campus Conversion**  
**at No. 7 Wan Chai Gap Road, Hong Kong**  
**SEWERAGE IMPACT ASSESSMENT**

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Reply to EPD's Comment Received in December, 2025

Item	Comments	Reply
1	Please supplement the sewage flow calculation before the conversion to demonstrate there is no significant change on sewage generation after the conversion. If there is an increase in sewage flow after the conversion, please also calculate the hydraulic calculation until FMH7014812 and include the sewage flow from surrounding catchments to demonstrate any impacts on downstream sewers.	- Please refer Section 5 of the revised report for your comment and approval.
2	Please provide the intake year.	- The intake year will be in First Quarter of 2027. - Please refer Section 1 of the revised report for your comment and approval.
3	Please supplement the tentative building plan and clarify how many students would live in one hostel room.	- Please refer Section 4 and Appendix 9 of the revised report for your comment and approval.

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

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Item	Comments	
4	Please clarify if there is any staff in the proposed student hostel conversion. If affirmative, please include the UFF of J11 into the calculation.	<ul style="list-style-type: none"> <li>- Workplace is assumed on Ground Floor under statutory submission with 22 employees counted in the proposed conversion.</li> <li>- Please refer Section 4 and Appendix 9 of the revised report for your comment and approval.</li> </ul>
5	In section 5, Site No. 3, please revise the typo.	<ul style="list-style-type: none"> <li>- Noted and revised.</li> <li>- Please refer Section 5 of the revised report for your comment and approval.</li> </ul>
6	In section 5.1, please adopt the UFF of Residential to R2 domestic as 0.27 instead of 0.23 (for catchment wide planning in Wan Chai).	<ul style="list-style-type: none"> <li>- Noted and revised.</li> <li>- Please refer Section 5 and Appendix 9 of the revised report for your comment and approval.</li> </ul>
7	In Appendix 8, please review the pipe material.	<ul style="list-style-type: none"> <li>- Please be clarified that cast iron pipe in fair condition would be adopted for public sewer.</li> </ul>
8	In Appendix 9, please provide the reference of club house U.F.A of 74-84.	<ul style="list-style-type: none"> <li>- Please refer Appendix 10 of the revised report for your information.</li> </ul>

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

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Item	Comments	
9	In Appendix 9, please supplement the 74-84 Kennedy Road backwash of swimming pools and update the hydraulic calculation.	- Please refer Section 5 and Appendix 10 of the revised report for your information.
10	Please clarify the discharge point of Amber Garden.	- The discharge point of Amber Garden shall be at FMH7048166. - Please refer Appendix 11 of the revised report for your information.
11	It is noted that this is a pre-submission document only. Please be reminded that EPD's advice will not pre-empt the decision of the requirements in the planning process. The applicant is reminded to submit a planning statement to demonstrate there is no adverse environmental impact to the proposed conversion for the campus.	- Noted.

# **SEWERAGE IMPACT ASSESSMENT**

**FOR**

**HONG KONG SHUE YAN UNIVERSITY**

**WAN CHAI CAMPUS CONVERSION**

**AT**

**NO. 7 WAN CHAI GAP ROAD**

**HONG KONG**

Architect : Wong Tung & Partners Limited

M/E Consultant : Kwong Wah Consultants Ltd.

Date : **December 2025 (Rev. 2)**

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

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**1) Introduction**

Hong Kong Shue Yan University – Wan Chai Campus, located at No. 7 Wan Chai Gap Road (*Refer Appendix 1*), was proposed to be converted to Hostel, providing 180 hostel places for students. Proposed intake year will be in first quarter of 2027.

This assessment is to analyze the adequacy of the capacity of existing sewer to cope with the sewage discharge from the Site and the existing sewage discharge from the upstream area. If necessary, mitigation measures for the sewage impact would be proposed.

**2) Standards and Guidelines**

This assessment will be carried out based on the following:

- Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, EPD/TP 1/05 (hereafter EPD's guideline)
- DSD's Sewerage Manual

**3) Existing Public Sewerage Facilities**

According to the DSD record plan (*Refer Appendix 2*), there is a DN150 public sewer running along Wan Chai Gap Road. Terminal foul water connection for the Site was connected to this sewer at EX. FMH7007346.

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**4) Calculation of Sewage Discharge from the Site**

Sewage discharge from the Site is calculated as follow:

Usage	Unit	Population	Unit Flow Factor (m <sup>3</sup> / unit /day)	Daily Flow (m <sup>3</sup> / day)
Hostel	Person	164	0.19	31.16
	Employee	22	0.28	6.16
Total:				37.32

Table 1a : Sewage Discharge from the Site (1)

Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Catchment Inflow Factor	Peak Factor	Average Flow L/s	Peak Flow	
					m <sup>3</sup> /s	L/s
37.32	138	1.00	6	0.432	0.003	2.59

Table 1b : Sewage Discharge from the Site (2)

Notes:

- i) Unit Flow Factor is based on EPD's guideline Table T-1 (Refer Appendix 3).
- ii) Unit Flow Factor for resident of "Hostel" has taken into account the domestic flow for Institutional and Special Class (0.19m<sup>3</sup>/person/day).
- iii) Unit Flow Factor for employee of "Hostel" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).
- iv) Peak factor is based on EPD's guideline Table T-5 for sewers with population <1000 and exclude stormwater allowance (Refer Appendix 4).
- v) Catchment inflow factor is based on EPD's guideline Table T-4 (Refer Appendix 5).

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**5) Calculation of Sewage Discharge from Upstream Development**

Refer to DSD record plan (*Refer Appendix 2*), the existing public sewer between FMH7007346 and FMH7014812 was collecting the sewage discharged from the following development:

Site No.	Address
01	6 Wan Chai Gap Road
02	43 Kennedy Road
03	74-84 Kennedy Road
04	3-5 Wan Chai Gap Road
05	41 Kennedy Road
06	1 Wan Chai Gap Road
07	213 Queen's Road East *
08	221 Queen's Road East
09	223-229A Queen's Road East
10	85 Stone Nullah Lane
11	79-83 Stone Nullah Lane
12	75-77 Stone Nullah Lane
13	69-71 Stone Nullah Lane
14	239 Queen's Road East
15	231-233 Queen's Road East

Table 2 : Neighbouring Development to be included in the SIA

The following sites were excluded in this assessment as its sewage discharge was not connected to the sewer under concerned. Please refer *Appendix 11* for relevant drainage record plan.

No.	Address / Name
i	70-82 Kennedy Road (Amber Garden)
ii	39 Kennedy Road (Phoenix Court)

Table 3: Neighbouring Development NOT included in the SIA

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5.1 Design Parameter

- a) The building information, i.e. usage and area, was obtained through BD record plan. If such information was not available, GeoInfo Map shall be referred.
- b) The population density is based on
  - i. Average household size by District Council district conducted by Census and Statistics Department (*refer Appendix 6*), and;
  - ii. Worker density by economic activity and planned usage type conducted by Planning Department (*refer Appendix 7*)
- c) Unit Flow Factor is based on EPD's guideline Table T-2 (*Refer Appendix 3*) and listed as follows:

Usage	Unit	Unit Flow Factor (m <sup>3</sup> / unit /day)
Residential	Person	0.27
Clubhouse	Employee	0.28
Office	Employee	0.08
Retail	Employee	0.28
Workshop, Playground, Library, Hall	Employee	0.28
Restaurant, Canteen	Employee	1.58

Table 3 : Unit Flow Factor

*Notes:*

- i) *Unit Flow Factor for "Residential" has taken into account the domestic flow type R2 (0.27m<sup>3</sup>/person/day).*
- ii) *Unit Flow Factor used for "Clubhouse" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).*
- iii) *Unit Flow Factor used for "Office" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day).*
- iv) *Unit Flow Factor used for "Retail" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J4 Wholesale and Retail).*

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- v) Unit Flow Factor used for “Workshop, Playground, Library, Hall” has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).
- vi) Unit Flow Factor for “Restaurant, Canteen” has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (1.50m<sup>3</sup>/employee/day for J10 Restaurants and Hotels).

**5.2 Sewage Discharge Calculation**

Sewage flow handled by the DN225 sewer between EX. FMH7014811 and EX. FMH7014812 was estimated in the following table.

Detailed calculation of sewage generation, peak flow estimation can be referred to *Appendix 9*.

Site No.	Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Peak Factor	Catchment Inflow Factor	Peak Flow, (L/s)
The proposed development, Site 01 to 15	729.0	2700.1	6	1.00	50.63

**Table 5 : Sewage Flow handled by the EX. DN225 Sewer**

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**6) Existing Government Sewerage Installation near the Development**

Data of the EX. DN225 sewer between EX. FMH7014811 and EX. FMH7014812

$$\text{Length} = 28\text{m}$$

$$\text{I.L. (upstream)} = 5.61$$

$$\text{I.L. (downstream)} = 4.75$$

$$\text{Gradient} = 28 / (5.61 - 4.75)$$

$$= 1: 33$$

for CI pipe,  $U = 0.014$  (refer Appendix 8)

The handling capacity will be assessed by Manning's equation,

Full bore flow of DN150 C.I. pipe with a fall of 1:5

$$R = 0.25 D$$

$$V = \frac{1}{0.014} \times (0.25 \times 0.225)^{2/3} (1/33)^{1/2}$$

$$= 1.83 \text{ m/s}$$

Discharge capacity

$$Q = AV$$

$$= (0.785 \times 0.225^2) \times 1.83$$

$$= 75.24 \text{ L/s}$$

$$\text{Utilization factor} = 50.63 / 75.24$$

$$= 69.8 \% \text{ (OK)}$$

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The below table shows the handling capacity and utilization factor of the existing sewer from EX. FMH7007346 to EX. FMH70148152 after receiving the sewage discharge from the proposed development. Detailed calculation can be referred to Appendix 9.

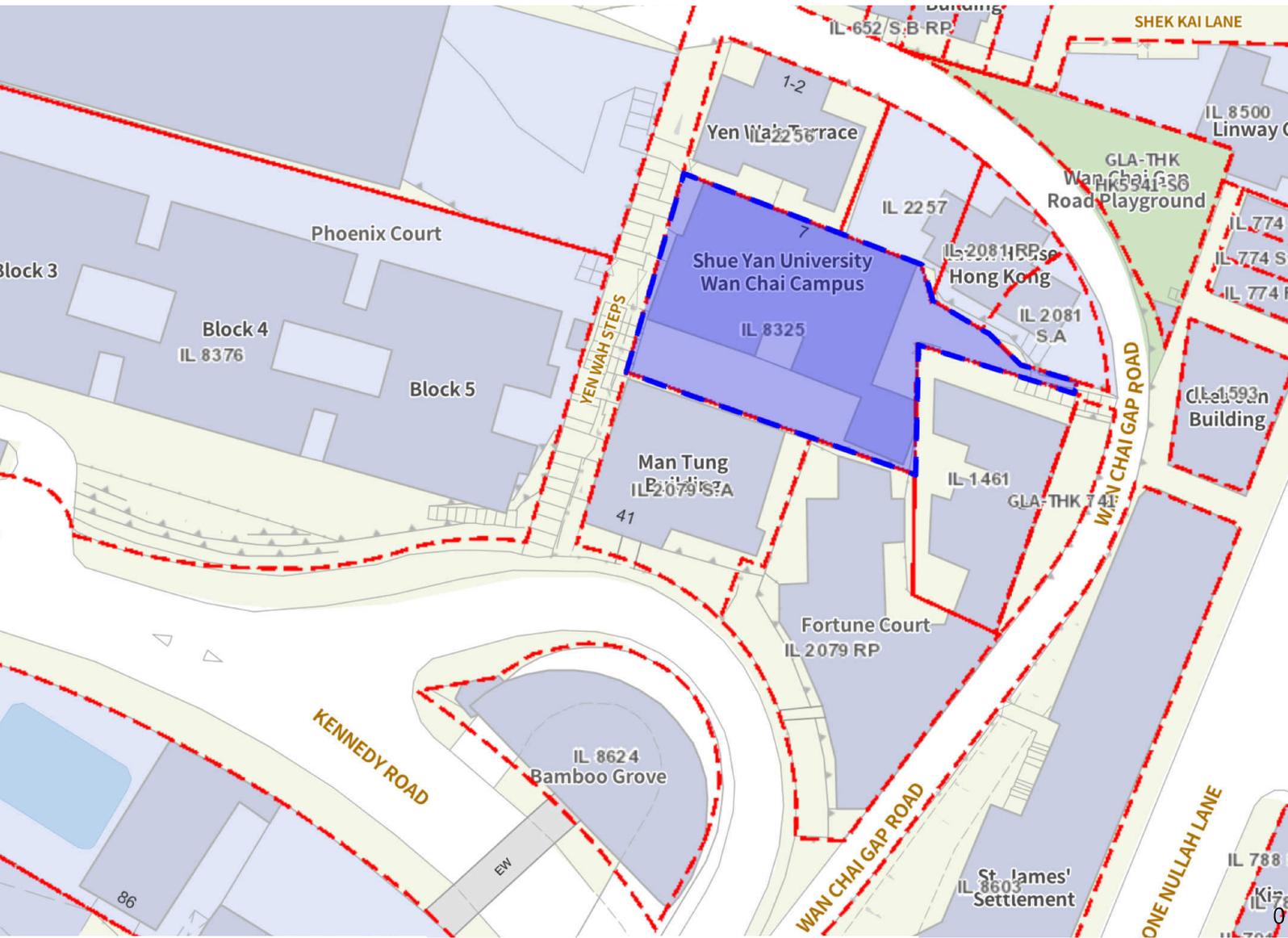
MH		Diameter mm	Slope	Capacity, Q	Peak Flow	Percentage of Usage		Sufficient? (Y/N)
U/S	D/S			L/s	L/s			
<b>Existing Arrangement</b>								
FMH7007346	FMH7014802	150	5	65.20	21.08	32.3	%	Y
FMH7014802	FMH7014803	150	10	44.70	24.37	54.5	%	Y
FMH7014803	FMH7014804	150	9	47.11	24.37	51.7	%	Y
FMH7014804	FMH7062580	150	10	44.70	34.54	77.3	%	Y
FMH7062580	FMH7014807	150	10	44.70	34.54	77.3	%	Y
FMH7014807	FMH7015134	225	11	125.65	34.54	27.5	%	Y
FMH7015134	FMH7014811	225	27	80.20	36.79	45.9	%	Y
FMH7014811	FMH7014812	225	33	72.54	50.63	69.8	%	Y

**Table 6 : Sewage Flow handled by the EX. Sewer**

**7) Conclusion**

After evaluation of the hydraulic assessment, it is found that the existing sewer is adequate to cater the sewage discharge from the Site and vicinity developments. As no significant impact on sewerage system is anticipated, mitigation measures is not recommended.

# Appendix 1 - Site Location Plan



Appendix 2 - DSD Record Plan



Appendix 2

221 Queen's Road East

213 Queen's Road East

FMH7014812

223-229A Queen's Road East

231-233 Queen's Road East

239 Queen's Road East

69-71 Stone Nullah Lane

75-77 Stone Nullah Lane

79-83 Stone Nullah Lane

1 Wan Chai Gap Road

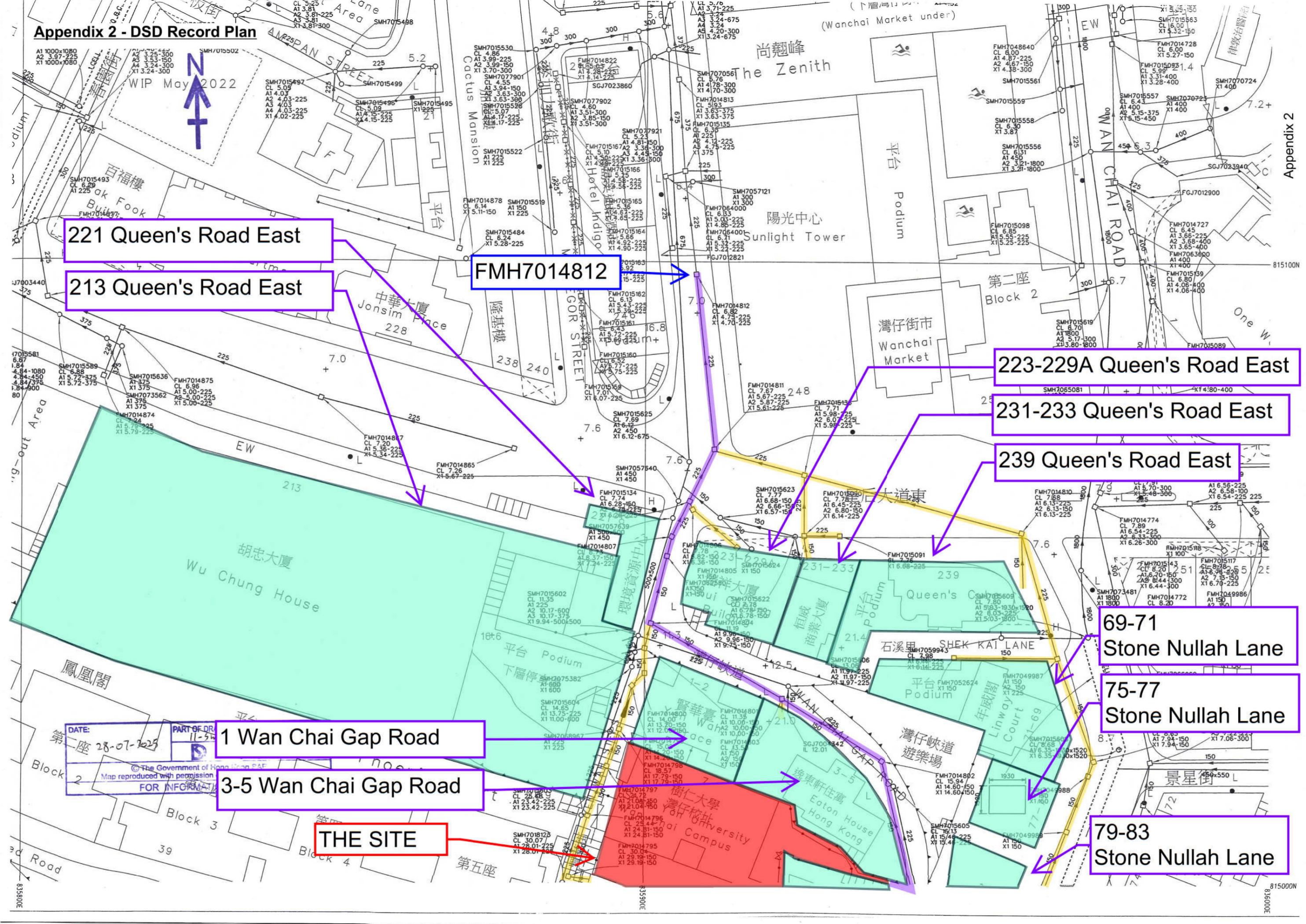
3-5 Wan Chai Gap Road

THE SITE

DATE: 28-07-2025

PART OF DR: 11-51

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FOR INFORMATION



THE SITE

41 Kennedy Road

EX. SEWER CONNECTED FROM THE SITE TO FMH7007346

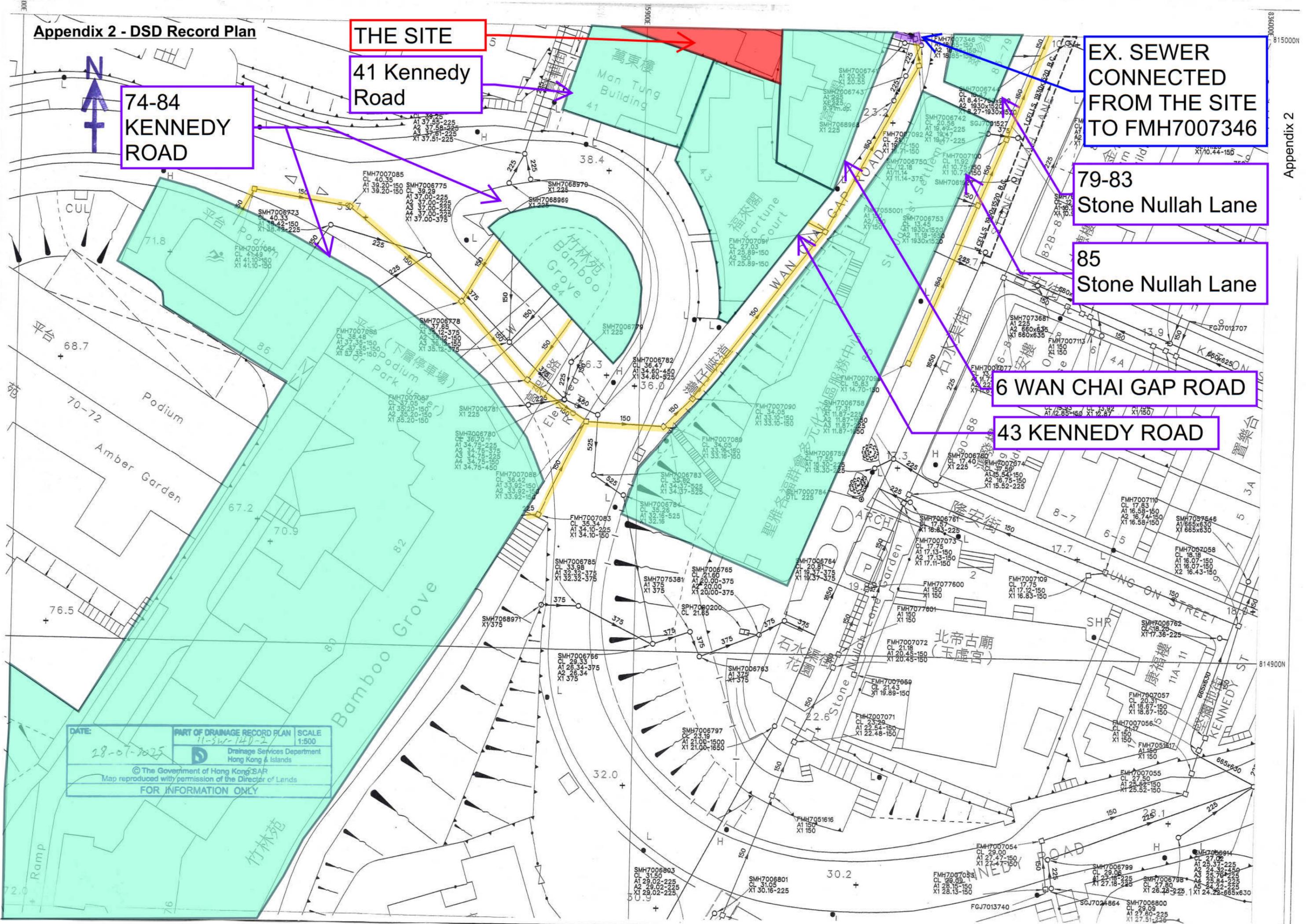
79-83 Stone Nullah Lane

85 Stone Nullah Lane

6 WAN CHAI GAP ROAD

43 KENNEDY ROAD

74-84 KENNEDY ROAD



DATE: 28-01-2025	PART OF DRAINAGE RECORD PLAN 11-SW-14D-2	SCALE 1:500
Drainage Services Department Hong Kong & Islands		
© The Government of Hong Kong SAR Map reproduced with permission of the Director of Lands		
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**Table T-1 : Unit Flow Factors for Domestic Flows**

	<b>Unit</b>	<b>Datum (2002) (m<sup>3</sup>/day)</b>	<b>Increase per Annum (m<sup>3</sup>/day)</b>	<b>Planning for Future (m<sup>3</sup>/day)</b>
<b>Domestic (housing type specific)</b>				
Public rental		0.190	-	0.190
Private R1	person	0.190	-	0.190
R2	person	0.270	-	0.270
R3	person	0.340	0.003	0.370
R4	person	0.340	0.003	0.370
Traditional village	person	0.150	-	0.150
Modern village	person	0.270	-	0.270
Institutional and special class	person	0.190	-	0.190
Temporary and non-domestic	person	0.150	-	0.150
Mobile residents	person	0.190	-	0.190
<b>Domestic (catchment specific)</b>				
General- Permanent housing (for catchment wide planning)				
- Sandy Bay	person	0.320	0.003	0.350
- Stanley, Discovery Bay	person	0.290	-	0.290
- Shek O	person	0.280	0.007	0.350
- Outlying Islands, Sai Kung	person	0.260	0.001	0.270
- Yuen Long, Mui Wo	person	0.230	0.002	0.250
- Aberdeen, Wan Chai, North Lantau	person	0.230	-	0.230
- Sha Tin, Tai Po	person	0.210	-	0.220
- San Wai	person	0.200	0.003	0.230
-Wah Fu, Shek Wu Hui	person	0.200	0.001	0.210
- Northwest Kowloon, Tuen Mun, Central, North Point	person	0.200	-	0.200
- Ap Lei Chau, Chai Wan, Shau Kei Wan, Central Kowloon, East Kowloon, Kwai Chung, Tsing Yi, Tseung Kwan O	person	0.190	-	0.190
General- Other housing (for catchment wide planning)				
- All catchments	person	0.175	-	0.175

Notes of Table T-1:

- (1) For planning a new sewerage system, the planning unit flow factors should be used. Adequate allowance should be provided in the proposed sewerage system to ensure that the sewerage system will be adequate for the worst possible future development scenarios.
- (2) Permanent housing comprises public rental housing, subsidized sales flats and private permanent housing (R1, R2, R3 and R4). Other housing consists of non-domestic, institutional & special classes, and temporary housing.

## 8. UNIT FLOW FACTORS – COMMERCIAL AND INSTITUTIONAL FLOWS

8.1 Commercial flows comprise flows due to commercial activities and due to employees. Flows from Job types J2 – J12 are classified as commercial flows. The unit flow factors of the 11 Job types are provided in **Table T-2** below. The derivation of the UFFs of employees and students were presented in **Appendix III**.

**Table T-2 : Unit Flow Factors of Commercial Flows and Student Flows**

	Unit (per)	Datum (2002) (m <sup>3</sup> /day)	Increase per Annum (m <sup>3</sup> /day)	Planning for Future (m <sup>3</sup> /day)
Commercial Employee	employee	0.080	-	0.080
Commercial activities				
(a) Specific trades:				
J2 Electricity Gas & Water	employee	0.250	-	0.250
J3 Transport, Storage & Communication	employee	0.100	-	0.100
J4 Wholesale & Retail	employee	0.200	-	0.200
J5 Import & Export	employee	-	-	-
J6 Finance, Insurance, Real Estate & Business Services	employee	-	-	-
J7 Agriculture & Fishing	employee	-	-	-
J8 Mining & Quarrying	employee	-	-	-
J9 Construction	employee	0.150	-	0.150
J10 Restaurants & Hotels	employee	1.500	-	1.500
J11 Community, Social & Personal Services	employee	0.200	-	0.200
J12 Public Administration	employee	-	-	-
(b) General –territorial average	employee	0.200	-	0.200
School student	person	0.040	-	0.040

Notes of Table T-2:

- (1) For planning of a new sewerage system, the planning unit flow factors should be used and the worst possible combination of commercial flows for the future development scenarios should be considered to ensure that the sewerage system under planning will be sustainable.
- (2) For job types J10 and J11, the “per-employee” unit flow factor takes into account the flows of customers and/or tenants.
- (3) The total unit flow generated from an employee in a particular trade is the sum of the unit flow factor of employee and the unit flow factor of commercial activities of a particular trade under consideration.

Appendix VIII for reference.

- 11.5 Under normal situation, peaking factors (excluding stormwater allowance) are applicable to planning sewerage facilities receiving flow from new upstream sewerage systems which essentially have no misconnections and defects for infiltration. If there is doubt about the service conditions of the upstream sewerage systems for the planning horizons under consideration, peaking factors (including stormwater allowance) should be used.

**Table T-5 : Peaking Factors, P**

Population Range	Peaking Factor (including stormwater allowance) for facility with existing upstream sewerage	Peaking Factor (excluding stormwater allowance) for facility with new 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
10,000 – 25,000	3.5	2.5
25,000 – 50,000	3	2
>50,000	$\text{Max}\left(\frac{3.9}{N^{0.065}}, 2.4\right)$	$\text{Max}\left(\frac{2.6}{N^{0.065}}, 1.6\right)$

Notes of Table T-5:

- (1) N is the contributing population in thousands.

- 11.6 Peaking factors for sewers in **Table T-5** are only applicable to sewerage facilities which collect predominantly gravity flows. If significant portions of the flow received by a sewage facility are pumped flows, the cumulative effects of peak pumped flows are required to be considered in estimating the total flows.
- 11.7 The recommended peaking factors are not applicable to the tunnel systems of the Harbour Area Treatment Scheme (HATS), the design and planning of which were considered separately in Environmental & Engineering Feasibility Assessment Studies in relation to the way forward for the HATS.

Notes of Table T-3:

- (1) Quantities of industrial discharges depend on the natures of individual industries. Local industrial discharges may vary significantly from one industrial premises to another and are best determined by updated flow survey data and water consumption records. The catchment-dependent unit flow factors for industrial flows in this table provide a means to estimate industrial flows for a catchment-wide sewerage facility, such as sewage treatment works and major sewage pumping stations. They may form a basis for refinement and adjustments when suitable latest survey results and water consumption data are available. They would be subject to periodic updates of EPD. As the actual per-employee unit flow factor of any local industrial area may vary significantly from these unit flow factors, caution must be taken in applying these factors direct to any local individual industrial premises.
- (2) The total unit flow generated from an employee in a particular trade is the sum of the flows due to the employee and the unit flow factor for a particular trade under consideration.
- (3) Yau Tong and San Po Kong are sub-catchments of the East Kowloon catchment. Figures are provided for reference for planning local sewage infrastructure.

### 10. CATCHMENT INFLOW FACTORS

10.1 Catchment Inflow Factors ( $P_{CIF}$ ) are shown in **Table T-4** below. They are catchment-dependent and applicable to major sewerage facilities of a catchment. They indicate the net overall ingress of water or waste water to the sewerage system. They are not applicable to new catchments which are deemed to be free from misconnections and pipe defects. Caution must be taken in applying the  $P_{CIF}$  to sub-catchment sewerage. Flow measurement surveys would be required to confirm and identify the most appropriate  $P_{CIF}$  for estimating the average flow of a local sewerage facility.

**Table T-4 : Catchment Inflow Factors,  $P_{CIF}$**

Catchment	Catchment Inflow Factor
Central, North Point, Sandy Bay, Wan Chai, Wah Fu, Stanley, Central Kowloon, Yuen Long, San Wai, North District, Tai Po, North Lantau, Mui Wo	1.00
Chai Wan, Tuen Mun, Kwai Chung, Tsing Yi, East Kowloon	1.10
Sha Tin	1.15
Tseung Kwan O	1.20
Shau Kei Wan	1.25
Aberdeen, Ap Lei Chau, Sai Kung, North West Kowloon	1.30
Cheung Chau, Shek O	1.50

Notes of Table T-4:

- (1) Catchment inflow factors will be updated regularly by EPD.
- (2) For calculating the total peak flow from a new development area within a catchment of high inflow factors, the catchment inflow factor may not be applicable to the new development. However, it will be applicable in assessing the downstream existing sewerage facilities.

## Appendix 6 - Average Household Size

Table 130-06806 : Average household size and median monthly household income of households by District Council district

### Statistics

		Average household size (1) (2)	Median monthly household income (1) (3)	Median monthly household income of economically active households (1) (3) (4)	Median monthly household income of economically active households (excluding foreign domestic helpers) (1) (3) (4)
		No.	HK\$	HK\$	HK\$
Year	District Council district (DCD)				
2024	Central and Western	2.5	42,400	60,000	59,500
	Wan Chai (5)	2.4	40,800	58,300	57,000
	Eastern (5)	2.6	32,500	45,600	45,100
	Southern	2.9	36,000	46,400	45,400
	Yau Tsim Mong	2.3	29,000	40,000	40,000
	Sham Shui Po	2.5	24,500	33,200	33,000
	Kowloon City	2.6	31,100	43,600	43,000
	Wong Tai Sin	2.7	25,600	33,800	33,600
	Kwun Tong	2.6	24,200	32,100	32,000
	Kwai Tsing	2.7	25,500	33,900	33,600
	Tsuen Wan	2.6	34,200	43,400	43,000
	Tuen Mun	2.6	26,200	35,100	35,000
	Yuen Long	2.7	30,000	36,900	36,400
	North	2.6	25,800	33,900	33,700
	Tai Po	2.7	31,300	40,800	40,400
	Sha Tin	2.7	31,000	41,000	40,500
	Sai Kung	2.8	41,200	50,000	50,000
	Islands	2.6	31,000	39,500	39,100
	Whole Territory	2.6	30,000	39,500	39,100

### Notes

Figures are compiled based on the survey results of the General Household Survey (GHS) from January to December of the year concerned as well as the mid-year population estimates and may be regarded as referring to the overall situation of the whole year.

The GHS covers the land-based non-institutional population and thus does not cover (a) inmates of institutions; and (b) persons living on board vessels. The land-based non-institutional population constitutes about 99% of the Hong Kong Resident Population.

Median monthly household income are rounded to the nearest hundred.

- Domestic household consists of a group of persons who live together and make common provision for essentials for living. These persons need not be related. If a person makes provision for essentials for living without sharing with other persons, he/she is also regarded as a household. In this case, the household is a one-person household. A domestic household must have at least one member who is a Usual Resident. Households comprising Mobile Residents only are not classified as domestic households.
- Household size refers to the number of household members in a domestic household.
- Monthly household income refers to the total cash income, including earnings (before deduction of Mandatory Provident Fund contributions) from all jobs and other cash income received in the month before enumeration by all members of the household. Other cash income includes income generated from rent income, interest, dividends, regular/monthly pensions and insurance annuity benefits, regular contribution from persons outside the household, regular contribution from charities and all government subsidies.
- Economically active household is a domestic household with at least one member (excluding foreign domestic helpers) being economically active.
- The boundaries of the Wan Chai district and Eastern district adopted since 2016 are different from those adopted in 2015 and earlier years. Therefore, figures of the Wan Chai and Eastern districts for 2016 and thereafter are not strictly comparable with those for 2015 and earlier years in this table.

### Source

General Household Survey  
Social Analysis and Research Section,  
Census and Statistics Department  
(Enquiry telephone no. : 2887 5106  
Enquiry e-mail : [ghs@censtatd.gov.hk](mailto:ghs@censtatd.gov.hk))

Release Date: 28 March, 2025

Extracted from "Commercial and Industrial Floor Space Utilization Survey" Conducted by Planning Department

Table 8: Worker Density by Economic Activity and Planned Usage Type (workers per GFA (in 100 m<sup>2</sup>))

Economic Activities	All Types	Planned Usage Types					
		Grade A Offices	Non-Grade A Offices	Flatted Factories	Specialized Factories	I/O Buildings	Private Commercials
Manufacturing	2.3	5.3	5.9	2.5	1.2	3.3	5.0
Storage	0.4	-	-	0.6	0.1*	-	-
Transport	3.8	3.9	8.0	2.4	0.7	5.7	13.3
Communications	16.1	6.6	11.9	29.4	1.1*	5.5	4.1
Wholesale Trade	2.2	5.6	5.2	1.9	0.4	4.5	2.5
Retail Trade	3.5	6.6	4.7	3.9	1.0	4.1	2.1
Import/Export Trade	3.3	4.9	4.6	2.8	1.2	4.1	2.8
Financial, Insurance, Real Estate & Business Services	5.5	6.0	6.5	3.4	0.5	4.4	5.0
Construction	5.3	6.4	7.8	5.2	0.3	4.3	7.1
Restaurants	5.1	4.5	6.0	3.9	2.1*	6.0*	5.1
Hotels and Boarding Houses	3.2	7.1	6.0	-	-	-	1.4
Community, Social & Personal Services	3.3	2.9	6.1	2.3	1.3	6.1	2.3
<b>All Economic Activities</b>	<b>3.4</b>	<b>5.2</b>	<b>5.9</b>	<b>2.8</b>	<b>1.1</b>	<b>4.3</b>	<b>3.2</b>

\* Based on 10 or less establishments

## Appendix 8 - Roughness Coefficient of Pipe

Table 6 : Values of n to be used with the Manning's equation

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012 <sup>a</sup>	0.013 <sup>a</sup>	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011 <sup>a</sup>	0.013 <sup>a</sup>	
Riveted and spiral steel pipe	0.013	0.015 <sup>a</sup>	0.017 <sup>a</sup>	
Vitrified sewer pipe	0.010 0.011	0.013 <sup>a</sup>	0.015	0.017
Common clay drainage tile	0.011	0.012 <sup>a</sup>	0.014 <sup>a</sup>	0.017
Glazed brickwork	0.011	0.012	0.013 <sup>a</sup>	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015 <sup>a</sup>	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013 <sup>a</sup>	0.015
Concrete pipe	0.012	0.013	0.015 <sup>a</sup>	0.016
Wood stave pipe	0.010	0.011 <sup>a</sup>	0.012	0.013
Plank flumes				
Planed	0.010	0.012 <sup>a</sup>	0.013	0.014
Unplaned	0.011	0.013 <sup>a</sup>	0.014	0.015
With battens	0.012	0.015 <sup>a</sup>	0.016	
Concrete-lined channels	0.012	0.014 <sup>a</sup>	0.016 <sup>a</sup>	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
Earth, straight and uniform	0.017	0.020	0.0225 <sup>a</sup>	0.025
Rock cuts, smooth and uniform	0.025	0.030	0.033 <sup>a</sup>	0.035
Rock cuts, jagged and irregular	0.035	0.040	0.045	
Winding sluggish canals	0.0225	0.025 <sup>a</sup>	0.0275	0.030
Dredged-earth channels	0.025	0.0275 <sup>a</sup>	0.030	0.033

# Appendix 9 - Sewage Discharge Calculation

Project: NO. 7 WAN CHAI GAP ROAD

Date : DEC 2025

## SEWAGE DISCHARGE CALCULATION

Site No.	Address	Usage	Flat No.	Average Household Size	Usable Floor Area, m <sup>2</sup>	Working Density, (employee / 100m <sup>2</sup> )	Population (person or employee)		Usage Type	UFF, (m <sup>3</sup> /unit/day)	Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Average Flow, (L/s)
0	<b>The Proposed Development (Note 1)</b>	Hostel	-	-	-	-	(say) 164	-		0.19	31.16	115.4	0.361
		Employee					(say) 22			0.28	6.16	22.8	0.071
1	6 Wan Chai Gap Road	Residential	24	2.4	-	-	57.6 (say) 58	-		0.27	15.66	58.0	0.181
2	43 Kennedy Road	Residential	20	2.4	-	-	48.0 (say) 48	-		0.27	12.96	48.0	0.150
3	74-84 Kennedy Road (Note 2)	Residential	348	2.4	-	-	835.2 (say) 836	-		0.27	225.72	836.0	2.613
		Club House	-	-	1025.48	3.3	33.8 (say) 34	All Types, Community, Social & Personal Services	0.28	9.52	35.3	0.110	
		Pool									2.41	8.9	0.028
4	3-5 Wan Chai Gap Road	Serviced Apartment	73	2.4	-	-	175.2 (say) 175	-		0.27	47.25	175.0	0.547
5	41 Kennedy Road	Residential	28	2.4	-	-	67.2 (say) 67	-		0.27	18.09	67.0	0.209
6	1 Wan Chai Gap Road	Residential	18	2.4	-	-	43.2 (say) 43	-		0.27	11.61	43.0	0.134
7	213 Queen's Road East (Note 3)	Office	-	-	61131.12	3.3	2017.3 (say) 2018	All Types, Community, Social & Personal Services	0.08	161.44	597.9	1.869	
		Restaurant	-	-	835.28	5.1	42.6 (say) 43	All Types, Restaurant	1.58	67.94	251.6	0.786	
		Retail	-	-	296.22	3.5	10.4 (say) 11	All Types, Retail Trade	0.28	3.08	11.4	0.036	
8	221 Queen's Road East				59.00	3.3	1.9 (say) 2	-	0.28	0.56	2.1	0.006	
9	223-229A Queen's Road East	Residential	47	2.4	-	-	112.8 (say) 113	-		0.27	30.51	113.0	0.353
		Retail	-	-	179.15	3.5	6.3 (say) 7	All Types, Retail Trade	0.28	1.96	7.3	0.023	

Project: **NO. 7 WAN CHAI GAP ROAD**

Date : **DEC 2025**

Item	Address	Usage	Flat No.	Average Household Size	Usable Floor Area, m <sup>2</sup>	Working Density, (employee / 100m <sup>2</sup> )	Population (person or employee)		Usage Type	UFF, (m <sup>3</sup> /unit/day)	Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Average Flow, (L/s)
10	85 Stone Nullah Lane	Office	-	-	3059.17	3.3	101.0	(say) 101	All Types, Community, Social & Personal Services	0.08	8.08	29.9	0.094
		Workshop, Playground, Library, Hall	-	-	3578.69	3.3	118.1	(say) 118	All Types, Community, Social & Personal Services	0.28	33.04	122.4	0.382
		Canteen	-	-	460.60	5.1	23.5	(say) 24	All Types, Restaurant	1.58	37.92	140.4	0.439
11	79-83 Stone Nullah Lane	Residential	12	2.4	-	-	28.8	(say) 29	-	0.27	7.83	29.0	0.091
		Office	-	-	130.09	3.4	4.4	(say) 5	All Types, All Economic Activities	0.08	0.40	1.5	0.005
		Retail	-	-	147.48	3.5	5.2	(say) 6	All Types, Retail Trade	0.28	1.68	6.2	0.019
12	75-77 Stone Nullah Lane	Residential	10	2.4	-	-	24.0	(say) 24	-	0.27	6.48	24.0	0.075
		Retail	-	-	97.64	3.5	3.4	(say) 4	All Types, Retail Trade	0.28	1.12	4.1	0.013
13	69-71 Stone Nullah Lane	Residential	44	2.4	-	-	105.6	(say) 106	-	0.27	28.62	106.0	0.331
		Office	-	-	269.51	3.4	9.2	(say) 9	All Types, All Economic Activities	0.08	0.72	2.7	0.008
		Retail	-	-	217.07	3.5	7.6	(say) 8	All Types, Retail Trade	0.28	2.24	8.3	0.026
14	239 Queen's Road East	Residential	96	2.4	-	-	230.4	(say) 231	-	0.27	62.37	231.0	0.722
		Retail	-	-	306.41	3.5	10.7	(say) 11	All Types, Retail Trade	0.28	3.08	11.4	0.036
		Club House	-	-	166.42	3.3	5.5	(say) 6	All Types, Community, Social & Personal Services	0.28	1.68	6.2	0.019
		Office	-	-	24.91	3.4	0.8	(say) 1	All Types, All Economic Activities	0.08	0.08	0.3	0.001
15	231-233 Queen's Road East	Retail	-	-	83.37	3.5	2.9	(say) 3	All Types, Retail Trade	0.28	0.84	3.1	0.010
		Office	-	-	1114.39	3.4	37.9	(say) 38	All Types, All Economic Activities	0.08	3.04	11.3	0.035

Notes:

- 1) Population of the proposed development was based on statutory submission in the proposed conversion.
- 2) There are 2 terminal foul water discharge points for No. 213 Queen's Road East. Assume each carry 50% of the site discharge.

729.0

# Appendix 9 - Sewage Discharge Calculation

**Project:** NO. 7 WAN CHAI GAP ROAD

**Date :** DEC 2025

## UTILIZATION CALCULATION OF EXISTING SEWERS

MH		Pipe Section			Mannings Coefficient	Invert Level		Slope	Velocity, v m/s	Capacity, Q L/s	Flow from Previous Section		Incomming Average Flow L/s	Total Incomming Average Flow to U/S MH L/s	Contribution Population	Peaking Factor	Peak Flow L/s	Percentage of Usage	
U/S	D/S	Diameter mm	Length m	Material		U/S	D/S				L/s	L/s							
Existing Arrangement																			
FMH7007346	FMH7014802	150	20	CI	0.014	18.9	14.6	5	3.691	65.20	Site 0-3	0.00	3.51	3.51	1124.4	6	21.08	32.3	%
FMH7014802	FMH7014803	150	19	CI	0.014	14.6	12.7	10	2.531	44.70	Site 4	3.51	0.55	4.06	1299.4	6	24.37	54.5	%
FMH7014803	FMH7014804	150	24	CI	0.014	12.7	9.96	9	2.668	47.11	-	4.06	0.00	4.06	1299.4	6	24.37	51.7	%
FMH7014804	FMH7062580	150	11	CI	0.014	9.75	8.67	10	2.531	44.70	Site 5-6, 8 & 50% of Site 7	4.06	1.70	5.76	1842.0	6	34.54	77.3	%
FMH7062580	FMH7014807	150	3	CI	0.014	8.67	8.37	10	2.531	44.70	-	5.76	0.00	5.76	1842.0	6	34.54	77.3	%
FMH7014807	FMH7015134	225	6	CI	0.014	7.24	6.7	11	3.162	125.65	-	5.76	0.00	5.76	1842.0	6	34.54	27.5	%
FMH7015134	FMH7014811	225	9	CI	0.014	6.2	5.87	27	2.018	80.20	Site 9	5.76	0.38	6.13	1962.2	6	36.79	45.9	%
FMH7014811	FMH7014812	225	28	CI	0.014	5.61	4.75	33	1.825	72.54	Site 10-15	6.13	2.31	8.44	2700.1	6	50.63	69.8	%

Note:

- Catchment inflow factor = 1.

**Appendix 10 -  
Supplementary  
Information  
for Existing  
Development**

**(i) Clubhouse UFA of  
No. 74-84 Kennedy  
Road**

NUMBER OF PERSONS PER FLAT CALCULATION						
BLOCK	FLOOR	ROOM MARK	USABLE FLOOR AREA	CAPACITY		
A: 74	TYPICAL	A1	18.86 m <sup>2</sup>	9		
		A2	8.47 m <sup>2</sup>			
		A3, A4	39.33 m <sup>2</sup>			
		A6	15.42 m <sup>2</sup>			
		A9	4.83 m <sup>2</sup>			
	TYPICAL	A12	4.83 m <sup>2</sup>	9		
		A14, A15	39.33 m <sup>2</sup>			
		A16	8.47 m <sup>2</sup>			
		A17	16.83 m <sup>2</sup>			
		A19	11.27 m <sup>2</sup>			
	PENTHOUSE	AP1, AP2, AP5, AP6, AP8, AP10 - AP13, AP16	290.13 m <sup>2</sup>	32		
	B: 76	TYPICAL	B1, B2	4.23 m <sup>2</sup>	9	
			B3	19.04 m <sup>2</sup>		
			B5	13.57 m <sup>2</sup>		
			B13	5.00 m <sup>2</sup>		
B21, B22			77.84 m <sup>2</sup>			
TYPICAL		B23	42.39 m <sup>2</sup>	9		
		B25	21.02 m <sup>2</sup>			
		B25	9.84 m <sup>2</sup>			
		B26	5.16 m <sup>2</sup>			
		B27	50.41 m <sup>2</sup>			
PENTHOUSE	BP1 - BP9	162.04 m <sup>2</sup>	19			
C: 78	TYPICAL	C1	16.102 m <sup>2</sup>	10		
		C6	10.387 m <sup>2</sup>			
		C7	7.487 m <sup>2</sup>			
		C8, C9	45.210 m <sup>2</sup>			
		C14	4.840 m <sup>2</sup>			
	TYPICAL	C16	84.558 m <sup>2</sup>	10		
		C21, C22	4.750 m <sup>2</sup>			
		C24	45.699 m <sup>2</sup>			
		C24	10.387 m <sup>2</sup>			
		C28	16.102 m <sup>2</sup>			
	TYPICAL	C29	7.487 m <sup>2</sup>	10		
		C29	84.027 m <sup>2</sup>			
		PENTHOUSE	CP1 - CP7		129.405 m <sup>2</sup>	15
		PENTHOUSE	CP8 - CP14		129.472 m <sup>2</sup>	15
		MEZZANINE	CM1 + CM2		15.029 m <sup>2</sup>	2
MEZZANINE	CM4	15.029 m <sup>2</sup>	2			
80	SIMILAR TO BLOCK C: 78					
E: 82	TYPICAL	E1	50.325 m <sup>2</sup>	12		
		E5	8.281 m <sup>2</sup>			
		E8	10.845 m <sup>2</sup>			
		E9, E10	55.396 m <sup>2</sup>			
		E14	50.411 m <sup>2</sup>			
	TYPICAL	E20	100.904 m <sup>2</sup>	12		
		E26, E27	6.238 m <sup>2</sup>			
		E28	57.475 m <sup>2</sup>			
		E28	11.423 m <sup>2</sup>			
		E29	22.754 m <sup>2</sup>			
	TYPICAL	E31	16.354 m <sup>2</sup>	13		
		E31	108.278 m <sup>2</sup>			
		PENTHOUSE	EP1, EP2, EP3, EP4		87.211 m <sup>2</sup>	
		PENTHOUSE	EP5 - EP6		75.114 m <sup>2</sup>	
		PENTHOUSE	EP7, EP8, EP9		197.075 m <sup>2</sup>	
TYPICAL	EP10, EP11, EP12	67.336 m <sup>2</sup>	18			
	EP13, EP14	55.147 m <sup>2</sup>				
	EP15, EP16	255.221 m <sup>2</sup>				
	ESTATE OFFICE	ME1 - ME4		60.07 m <sup>2</sup>		
	ESTATE OFFICE	ME1 - ME4		60.07 m <sup>2</sup>		
F: 84	TYPICAL	F11, F12, F13	98.870 m <sup>2</sup>	7		
		F14, F15, F16, F17, F18	106.410 m <sup>2</sup>			
		F22, F23	21.640 m <sup>2</sup>			
		F25, F26	23.520 m <sup>2</sup>			
		F27, F28	65.820 m <sup>2</sup>			
	TYPICAL	F29, F30	42.040 m <sup>2</sup>	19		
		F31, F32	163.780 m <sup>2</sup>			
		F33, F34	61.450 m <sup>2</sup>			
		F35, F36	10.184 m <sup>2</sup>			
		F37, F38	25.075 m <sup>2</sup>			
PENTHOUSE	F39, F40	45.000 m <sup>2</sup>	23			
	F41, F42	23.220 m <sup>2</sup>				
	F43, F44	16.128 m <sup>2</sup>				
	F45, F46	204.25 m <sup>2</sup>				
	F47, F48	204.25 m <sup>2</sup>				
HEALTH CLUB		LEV. 58.70 (CP3)	170.846 m <sup>2</sup>	69		
CLUB HOUSE		LEV. 61.90 (CP2)	211.200 m <sup>2</sup>	52		
CLUB HOUSE		LEV. 65.10 (CH1)	325.274 m <sup>2</sup>	151 + 43		
CLUB HOUSE		LEV. 75.68 (1ST)	110.643 m <sup>2</sup>	45		
CLUB HOUSE		LEV. 78.91 (2ND)	104.958 m <sup>2</sup>	42		
CLUB HOUSE		LEV. 82.14 (3RD)	99.319 m <sup>2</sup>	40		

**Total UFA  
= 1025.484 m<sup>2</sup>**

HEALTH CLUB	LEV. 58.70 (CP3)	170.846 m <sup>2</sup>	69
CLUB HOUSE	LEV. 61.90 (CP2)	211.200 m <sup>2</sup>	52
CLUB HOUSE	LEV. 65.10 (CH1)	325.274 m <sup>2</sup>	151 + 43
CLUB HOUSE	LEV. 75.68 (1ST)	110.643 m <sup>2</sup>	45
CLUB HOUSE	LEV. 78.91 (2ND)	104.958 m <sup>2</sup>	42
CLUB HOUSE	LEV. 82.14 (3RD)	99.319 m <sup>2</sup>	40

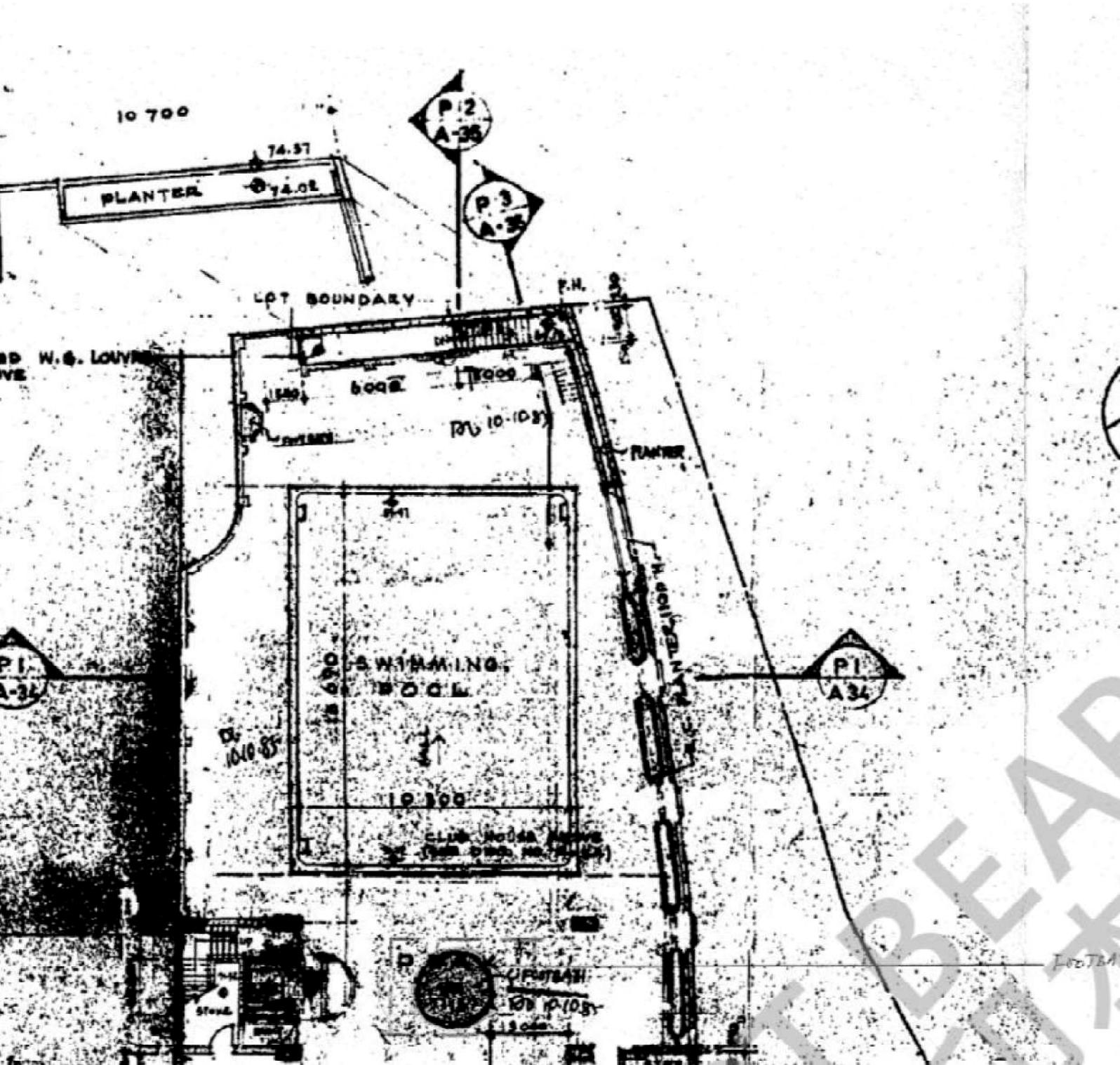
Extracted from BD record drawings under  
BD ref 2-3/1103/78/4 approved in Aug 2015

RECEIVED BY

2015 JUN 30 A 11:34

R & D Section  
BUILDINGS DEPARTMENT

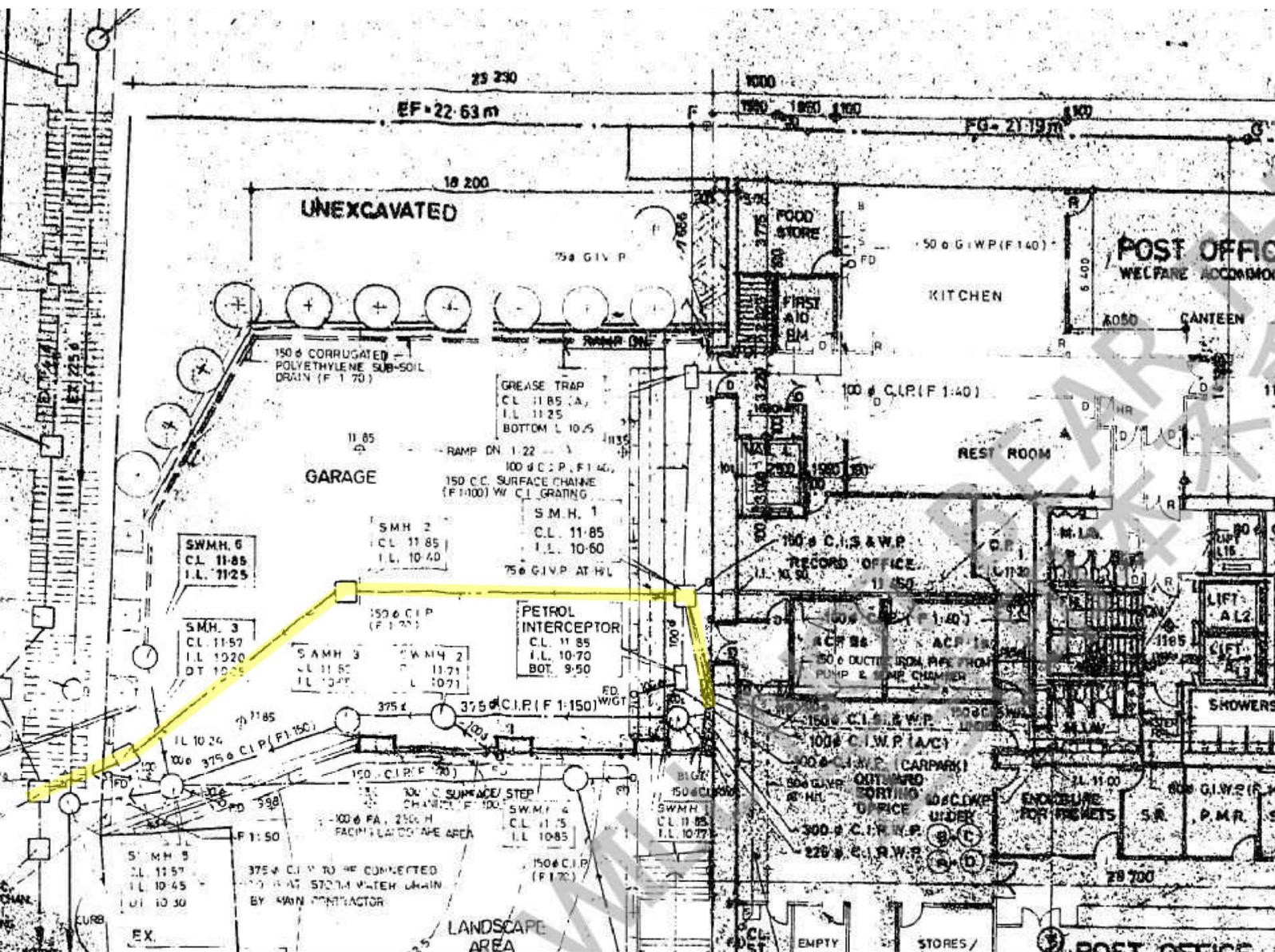
(ii) Pool of No. 74-84 Kennedy Road



Extracted from BD record drawings under BD ref 2-3/1103/78/4 approved in Aug 2015







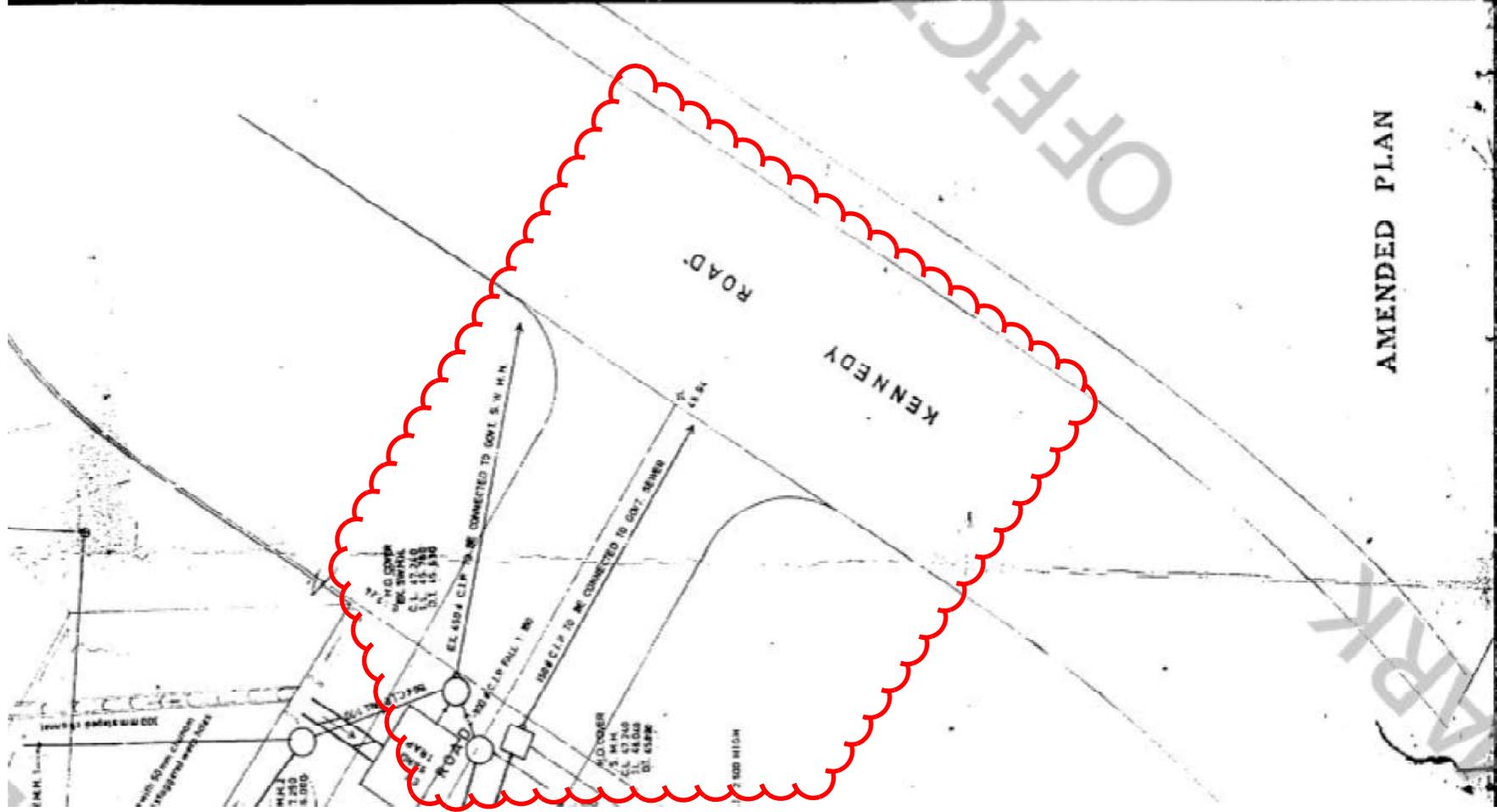
2/F (to Yen Wah Steps)

Extracted from BD record drawings under BD ref 4/1110/80 approved in Aug 1990

(iv) Roofed area of No. 221 Queen's Road East







AMENDED PLAN

PROPOSED APARTMENT BUILDING

AT I.L. 8476

NO. 70-72 KENNEDY ROAD

DRAINAGE PLAN

CHAU LAM ARCHITECT & ASSOCIATE

周林建築師  
 CHAU HO MING B. ARCH (HONG KONG), B.A.  
 LAM HAI CHING B. SC. (H. K.), B. S. C. E.  
 HO PENG B. SC. (F. I. STRAITS), E.  
 CHARTERED ENGINEER

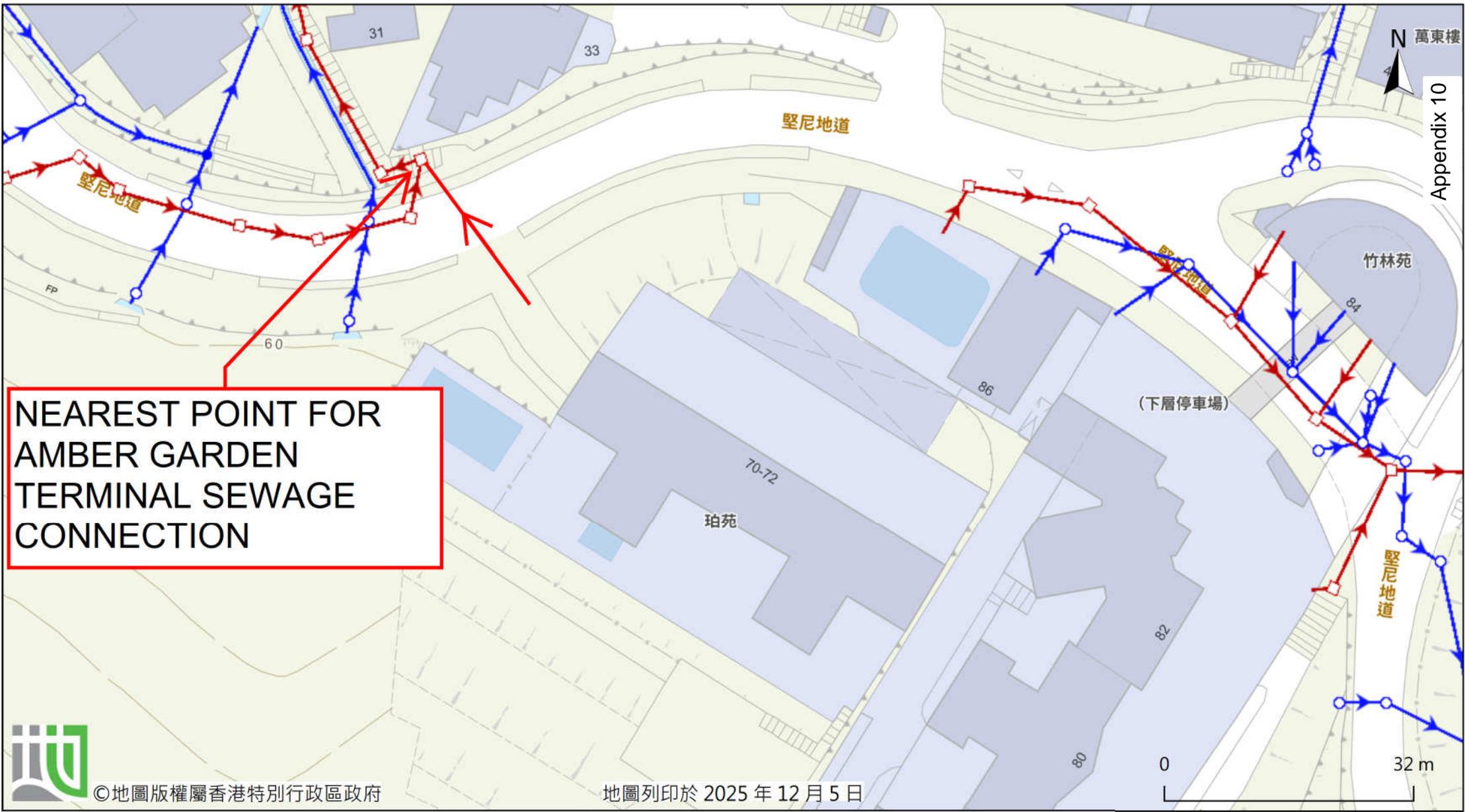
CHAU HO MING  
 AUTHORIZED PERSON

AUTHORIZED PERSON

Approved  
 12 MAY 1978  
 HONG KONG AUTONOMOUS AUTHORITY

NOTE: As shown above, the proposed building is to be served by the Government Sewerage System. The proposed building is to be served by the Government Sewerage System. The proposed building is to be served by the Government Sewerage System. The proposed building is to be served by the Government Sewerage System.

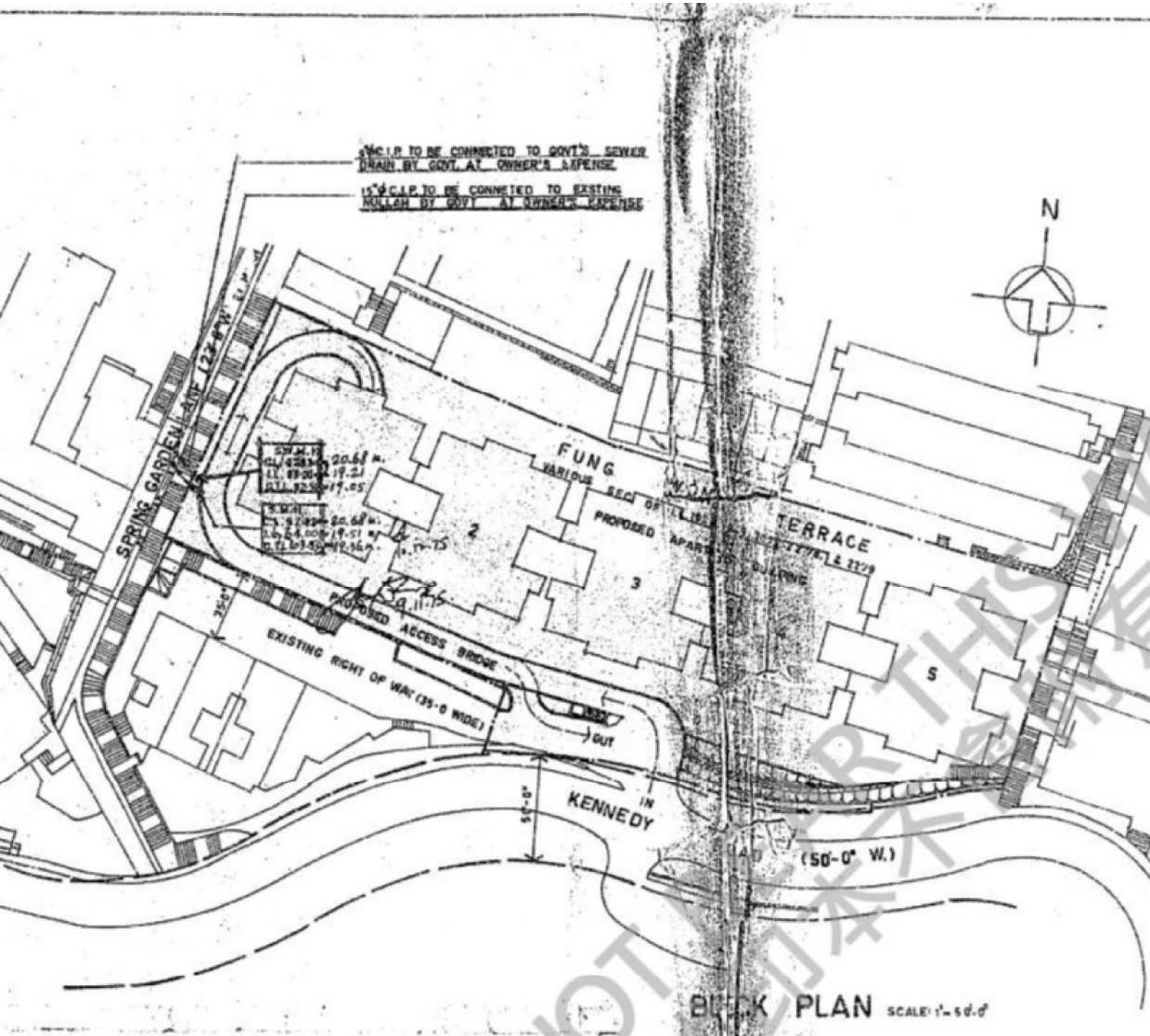
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	DRAWN BY: C. W. WU	NC / 7323	D 2 / 18
	CHECKED BY:		
	DATE: 31st MAY 1978		



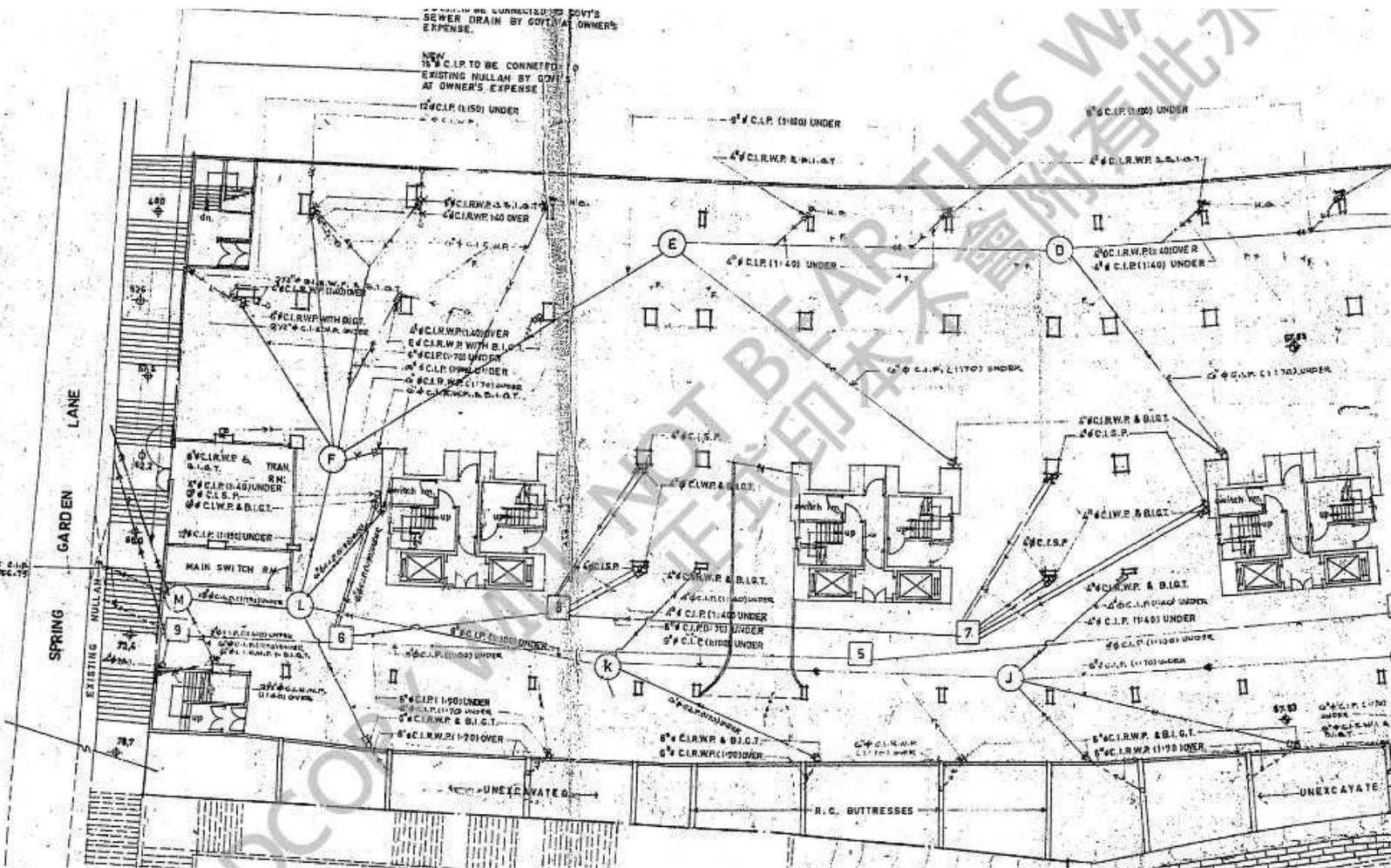
NEAREST POINT FOR  
AMBER GARDEN  
TERMINAL SEWAGE  
CONNECTION

Appendix 10

(ii) Sewage Discharge point of No. 39 Kennedy Road (Phoenix Court)



Extracted from BD record drawings under BD ref 4/2240/73 approved in June 1976



Extracted from BD record drawings under BD ref 4/2240/73 approved in June 1976

Our Ref.: PLAS/ADL/LY/CK/MC/jal/GE(HK Shue Yan University - WC Campus)

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point  
Hong Kong

13 February 2026

**By Hand and Email**

Dear Sirs,

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)  
PROPOSED CONVERSION OF HONG KONG SHUE YAN UNIVERSITY WAN CHAI CAMPUS  
FOR 'RESIDENTIAL INSTITUTION' USE  
AT 7 WAN CHAI GAP ROAD, HONG KONG  
INLAND LOT NO. 8325  
(PLANNING APPLICATION NO. A/H5/422 – FURTHER INFORMATION 1)**

We refer to the captioned planning application no. A/H5/422.

Further to our original submission to the Town Planning Board ("TPB") dated 23 December 2025, we hereby submit the first set of further information, including the Response-to-Comment table, in response to departmental comments to support this application.

Should you have any queries, please feel free to contact me or Ms. Charlotte Lau at 

Yours faithfully  
For and on behalf of  
Knight Frank Petty Limited

*p.p. Charlotte*

**Calvin Kan** MHKIP RPP  
Associate Director  
Planning & Land Advisory Services  


Encs

cc	PlanD (Attn.: Mr. Tony Yip / Mr. Boris Lai)	(By email only)
	HKSJU	(By email only)
	Project Team	(By email only)

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**APPLICATION FOR PERMISSION UNDER  
SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR  
PROPOSED CONVERSION OF HONG KONG SHUE YAN UNIVERSITY WAN CHAI CAMPUS FOR  
'RESIDENTIAL INSTITUTION' USE AT  
7 WAN CHAI GAP ROAD, HONG KONG  
INLAND LOT NO. 8325  
(PLANNING APPLICATION NO. A/H5/422 – FURTHER INFORMATION 1)**

<b>Comments</b>	<b>Response(s)</b>
<p><b><u>Planning Department</u></b> (Contact person: Mr. Boris LAI   tel: 2231 4940) Received on 29 January 2026</p>	
<p><b><u>Background of Shue Yan University</u></b></p> <p>1. Please justify the need for additional student bed spaces being provided by Shue Yan University at the subject site.</p>	<p>Since 2006, Shue Yan College has been granted university status, which has led to an increase in enrolment and an expansion of facilities at the Braemar Hill campus. Approximately eight years ago, classes from the Wanchai Campus were relocated back to the Braemar Hill Campus. To address the continuing growth in the number of students at Hong Kong Shue Yan University (“HKSYU”), additional accommodation provided at the subject site is necessary to support the Braemar Hill Campus and HKSYU development.</p>
<p>2. Please clarify the total number of bed spaces provided in the proposed student hostel.</p>	<p>There will be 48 units providing 172 hostels places and 2 accessible units providing 4 bed spaces for HKSYU students, for a total of 176 places</p>

Comments	Response(s)
3. Please advise the target students to be accommodate in the proposed student hostel. Is it exclusively for the students of Shue Yan University, or will it be open for students from other universities / teaching staff of Shue Yan University (e.g. as warden)?	The target residents of this proposed student hostel are exclusively for students of HKSYU (tentative 176 students).
4. It is noted that the proposed student hostel will have 22 employees according to the submitted Sewerage Impact Assessment. Please clarify on the staff nature and whether there is any staff accommodation in the proposed student hostel. Please advise on their accommodation arrangement if any.	Refer to the appended revised Sewerage Impact Assessment in <b>Attachment I</b> , there will be 2 members of staff (warden) only, and staff accommodation will be arranged by HKSYU.
5. Please clarify the purpose of accessible guest rooms on the G/F.	In accordance with Design Manual Barrier Free Access 2008 (2025 Edition), Div.2 para.7, "a minimum of two accessible guest rooms with full facilities for persons with a disability shall be provided in a hotel, hostel and guesthouse. Two such accessible rooms shall be provided for every 100 guest rooms and any part thereof." As there will be 48nos. guest rooms provided, 2nos. of accessible guest rooms shall be provided.
6. It is noted that the Site is only accessible via the stairs at Yen Wah Steps, please advise whether any barrier-free facilities will be provided in the future.	Barrier-free facilities will be provided such as visual fire alarm system, accessible guest rooms, accessible toilet, accessible public information service centre, braille & tactile floor plan, tactile guide path, visual display board and assistive listening system.
7. Please advise on the types of ancillary facilities to be provided within the student hostel.	Ancillary facilities will include an office, multi-purpose room, gym, study room, pantry, linen room, communal area, and open spaces including terrace, yard and roof. Please refer to appended drawing no. A-01 in <b>Attachment II</b> .

Comments	Response(s)
<p>8. According to Para. 2.2 of the supporting planning statement (SPS), it is noted that water tank will be erected within the pink hatched black area of the relevant lease. Please advise on the location for said water tank with the support of plans/drawings.</p>	<p>Refer to the appended drawing No. A-01 in <b>Attachment II</b>, the water tank will be constructed below the terrace.</p>
<p>9. Please advise on i) the purpose of 'Philosopher's Court' on the G/F; 'Garden of Knowledge' on the 1/F; and the 'Communal rooftop garden' on the R/F as illustrated in Drawing No. A-01 (Rev. 02) in Appendix I of the SPS; and ii) if there will be any activities/uses and permanent/temporary structures (e.g. greenhouse, landscaping works) at said locations.</p>	<p>The purposes of the terrace, yard and roof are to provide open spaces and places for leisure for the residents/ means of escape/access to E&amp;M services/ maintenance use.</p> <p>There will be no active recreation uses, nor any permanent or temporary structures, at the said locations, except E&amp;M units on the R/F.</p>
<p>10. Please advise if the facilities on the G/F (e.g. co-working space, computer lab, study room/library, fitness centre) is open to residents of the proposed student hostel or students/staff from Shue Yan University only.</p>	<p>The facilities on the ground floor are open to residents of the hostel, as well as all students and staff including 2 wardens of HKSYU ("HKSYU Community").</p> <p>To estimate the sewage discharge after the conversion, the proposed number of residents (i.e. 176 students) together with the estimated number of users from the HKSYU Community (i.e. 9 non-resident students and 2 wardens) has been incorporated into the revised Sewage Impact Assessment in <b>Attachment I</b>.</p>
<p>11. It is noted from the application form that E&amp;M facilities will be erected on the R/F. Since no E&amp;M facilities are indicated on Drawing No. A-01 (Rev. 2) in Appendix I of the SPS, please clarify if any additional E&amp;M facilities would be erected on the R/F. Please be reminded that the building height restriction of the site is 5 storeys.</p>	<p>A/C units will be situated on R/F and some GRP water tank as ancillary equipment will be housed on TR/F.</p>

Comments	Response(s)
12. Please indicate the levels (in mPD) of each floor of the proposed student hostel and the open spaces with drawings/plans.	Please refer to the appended drawing no. B/A10/104 in <b>Attachment II</b> . Please note that the levels (in mPD) of each floor remain unchanged as the existing building.
13. Please advise whether there will be any curfew hours / limitation of visitor access for the proposed student hostel.	Students generally have 24-hour access; however, external visitors may only register for visits between 8:00 AM and 10:30 PM. During these hours, each student may register a maximum of two guests. Outside of these designated visiting hours, visitors are not permitted to remain on the premises.
<p><b><u>Transport Matters</u></b></p> <p>14. It is noted that there is no direct vehicular access to the Site. Please advise on the transport arrangement during the construction period (e.g. the location for loading/unloading of building materials).</p>	<p>Fitting-out works contractor will temporarily load/ unload materials during off-peak hours only at the layby of Kennedy Road at the top of Yen Wah Steps.</p> <p>The proposed conversion of existing Academic building to Hostel facilities for HKSYU mainly involves interior fitting-out works. It is not a redevelopment of the existing building and will not involve heavy machine or equipment. The duration of the interior fitting out works will last for about 6 – 9 months.</p>
15. Please advise whether there will be any special transport arrangement for students to travel between the proposed student hostel and the main campus of Shue Yan University at Braemar Hill. If no, please advise the transportation options for students to take such trips.	As students from different departments have varied class schedules, there is no single peak period for travel. Students will mainly use public transportation to commute between the proposed student hostel and the Braemar Hill main campus. Direct public buses are available from the Wan Chai District to the main campus.

Comments	Response(s)
<p><b><u>Environment</u></b> 16. Please elaborate on the regular monitoring points to be implemented on-site during the construction phase as mentioned in para. 5.6 of the SPS.</p>	<p>In accordance with Code of Practice for Site Supervision 2009 (2024 Edition), site supervision will be provided during construction phase under AP, RSE &amp; RC stream.</p>
<p>17. As the site is situated at the core of a residential cluster, please advise whether there are measures to minimize the possible nuisance (i.e. noise, lighting and hygiene) to the neighboring community.</p>	<p>During the construction stage, since majority of the fitting-out works will be carried out indoor, there will be little or minimal noise/ lighting/ hygiene nuisance. Minor works on water tank and reinstatement of external staircase will be handled with care and will only be carried out during weekday working hours to minimise possible nuisance.</p> <p>The proposed student hostel, being residential in nature, is compatible with the surrounding residential cluster. HKSYU has established experience in managing its student population, and no nuisance is anticipated.</p>
<p><b><u>Landscape</u></b> 18. Please advise if any landscaping / tree felling works would be involved in the proposed student hostel development.</p>	<p>There will be no landscaping/ tree felling works involved in the proposed student hostel development.</p>
<p><b><u>Drainage Services Department</u></b> <b>(Contact Officer: Mr. Calvin LO   tel: 3101 2364)</b> <b>Received on 30 January 2026</b></p>	
<p>1. Table 1a and Table 1b: Please clarify the locations for Site (1) and Site (2).</p>	<p>Please be clarified that (1) and (2) refers to part 1 and part 2 of the calculation.</p> <p>In order to avoid confusion, the description of Table 1(a) and Table 1(b) was revised.</p> <p>Please find the revised report in <b>Attachment I</b> for your comment/ approval.</p>

Comments	Response(s)
<p>2. Please advise the existing sewage flow from the subject site before conversion to hostel.</p>	<p>Existing sewage flow from the site before conversion was incorporated into Section 4 of the revised report.</p> <p>Please find Section 4 and Appendix 12 of the revised report in <b>Attachment I</b> for your comment/ approval.</p>
<p>3. The pipe material for existing sewer pipes from FMH7007346 to FMH7014812 should be vitrified clay (VC) instead of cast-iron (CI). Please review and update Section 6 and the discharge calculation.</p>	<p>Noted and revised.</p> <p>Please refer Section 6 and Appendix 8 &amp; 9 of the revised report in <b>Attachment I</b> for your comment and approval.</p>
<p><b>Environmental Protection Department</b>  <b>(Contact Officer: Ms. Virginia WONG   tel: 2835 1109)</b>  <b>Received on 30 January 2026</b></p>	
<p>1. For Section 4, 5, 6 and Appendix 9, since existing upstream sewerage is in use, please revisit the peaking factor and update the hydraulic calculation accordingly.</p>	<p>Peak factor including stormwater allowance was adopted.</p> <p>Please find Section 4, 5, 6 and Appendix 4 &amp; 9 of the revised report in <b>Attachment I</b> for your comment/ approval.</p>
<p>2. For Section 6, DN225 pipe shall be used when calculating the full bore flow of that sewer, please revise the typo.</p>	<p>Noted and revised.</p> <p>Please find Section 6 of the revised report in <b>Attachment I</b> for your comment/ approval.</p>
<p>3. For Appendix 9, please either round-up or round-down when calculating population.</p>	<p>Noted and revised.</p> <p>Please refer to revised Section 4 &amp; 5 and Appendix 9 in <b>Attachment I</b> for your comment and approval.</p>

Comments	Response(s)
<p>4. For Appendix 9, please consider backwash of swimming pool as peak flow and revise the appropriate table, section and hydraulic calculation.</p>	<p>Noted and revised.</p> <p>Please refer to revised Appendix 9 in <b>Attachment I</b> for your comment and approval.</p>
<p>5. For Appendix 9, please verify if 239 Queen's Road East is provided with swimming pool and supplement backwash of swimming pool and update the hydraulic calculation as necessary.</p>	<p>It was verified that 239 Queen's Road East was provided with a swimming pool.</p> <p>Backwash of that swimming pool was incorporated in the hydraulic calculation.</p> <p>Please refer to Section 5 &amp; 6 and Appendix 9 &amp; 10 of the revised report in <b>Attachment I</b> for your comment and approval.</p>
<p>6. For Appendix 9, noted Note 3 is missing, please clarify.</p>	<p>Noted and revised.</p> <p>Please refer to revised Appendix 9 in <b>Attachment I</b> for your comment and approval.</p>

Comments	Response(s)
<p><b>Transport Department</b>  <b>(Contact Officer: Mr. Sammy WONG   tel: 2829 5262)</b>  <b>Received on 3 February 2026</b></p>	
<p>Section 5.6 of the Supporting Planning Statement</p> <p>1. The applicant stated in the Planning Statement that he/she will submit a “Temporary Traffic Assessment (TTA)” about the arrangement of loading/unloading of building material from Kennedy Road to the building entrance at Yen Wah Steps. The applicant should clarify if he will submit a construction Traffic Impact Assessment report covering any proposed TTA for delivery of construction materials.</p>	<p>Following TPB’s approval and prior to the period of interior fitting-out works, which will last approximately 6 to 9 months starting in March 2026, the contractor will submit a TTA report to your office regarding the arrangement for loading and unloading building materials from Kennedy Road to the building entrance at Yen Wah Steps.</p>
<p>2. The applicant advised that no heavy machinery or equipment would be involved for the proposed interior fitting out works during construction stage and the applicant proposed to carry out loading/unloading works at Kennedy Road. Temporary Traffic Arrangement (TTA) shall be submitted to TD and Police for consideration if any public roads are affected during construction stage.</p>	<p>Noted. TTA would be submitted in a later stage following TPB’s approval.</p>
<p>3. For the operation stage, a surge in traffic demand is anticipated during student move-in/move-out peak period. Given that there is no vehicular access to the site and therefore no internal transport facilities can be provided, the assumption of all students taking public transport for move-in/move-out and walking upstairs from Queen’s Road East as stated in the pre-</p>	<p>The proposed check-in and check-out arrangements for the student hostel are as follows:-</p> <p><u>Check-in Arrangements:</u></p> <p>Check-in is scheduled to take place between August 24 and September 2, with daily hours from 9:30 AM to 6:00 PM. Each day will be divided into eight time slots, each lasting approximately 45 to 60 minutes. Each</p>

Comments	Response(s)
<p>submission seems to have underestimated the traffic demand and traffic impact to the surrounding. The applicant shall consider and advise the proposed loading and unloading arrangement for the proposed student hostel, in particular at the beginning and end of the school calendar year, and demonstrate that it will not create adverse traffic impact to Kennedy Road, Wan Chai Gap Road and Queen's Road East.</p>	<p>time slot will accommodate 6 to 8 students, who must use the online booking system to schedule their check-in appointments.</p> <p><u>Check-out Arrangements:</u></p> <p>Check-out is primarily scheduled from early to mid-May each year. Students should complete their check-out procedures before the deadline, according to their personal schedules (e.g., exam end dates and completion of all classes). With the implementation of an express check-out procedure, students can flexibly complete the check-out process on their own time from early to mid-May.</p> <p>With these effective check-in and check-out arrangements for the student hostels, no adverse traffic impact is anticipated on Kennedy Road, Wan Chai Gap Road and Queen's Road East. For clarity, there is no access to the site from Wan Chai Gap Road.</p>

**Attachment I**

**Revised Sewerage Impact Assessment**

# **SEWERAGE IMPACT ASSESSMENT**

**FOR**

**HONG KONG SHUE YAN UNIVERSITY**

**WAN CHAI CAMPUS CONVERSION**

**AT**

**NO. 7 WAN CHAI GAP ROAD**

**HONG KONG**

Architect : Wong Tung & Partners Limited

M/E Consultant : Kwong Wah Consultants Ltd.

Date : February 2026 (Rev. 3)

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

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**1) Introduction**

Hong Kong Shue Yan University – Wan Chai Campus, located at No. 7 Wan Chai Gap Road (*Refer Appendix 1*), was proposed to be converted to Hostel, providing 180 hostel places for students. Proposed intake year will be in first quarter of 2027.

This assessment is to analyze the adequacy of the capacity of existing sewer to cope with the sewage discharge from the Site and the existing sewage discharge from the upstream area. If necessary, mitigation measures for the sewage impact would be proposed.

**2) Standards and Guidelines**

This assessment will be carried out based on the following:

- Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, EPD/TP 1/05 (hereafter EPD's guideline)
- DSD's Sewerage Manual

**3) Existing Public Sewerage Facilities**

According to the DSD record plan (*Refer Appendix 2*), there is a DN150 public sewer running along Wan Chai Gap Road. Terminal foul water connection for the Site was connected to this sewer at EX. FMH7007346.

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
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**4) Calculation of Sewage Discharge from the Site**

**4.1 Sewage Discharge from the Site after Conversion**

Sewage discharge from the Site is calculated as follow:

Usage	Unit	Population	Unit Flow Factor (m <sup>3</sup> / unit /day)	Daily Flow (m <sup>3</sup> / day)
Hostel	Person	185	0.19	35.15
	Employee	2	0.28	0.56
Total:				35.71

**Table 1a : Daily Sewage Discharge from the Site**

Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Catchment Inflow Factor	Peak Factor	Average Flow L/s	Peak Flow	
					m <sup>3</sup> /s	L/s
35.71	132	1.00	8	0.413	0.003	3.31

**Table 1b : Peak Sewage Discharge from the Site**

Notes:

- i) Unit Flow Factor is based on EPD's guideline Table T-1 & T-2 (Refer Appendix 3).
- ii) Unit Flow Factor for resident of "Hostel" has taken into account the domestic flow for Institutional and Special Class (0.19m<sup>3</sup>/person/day).
- iii) Unit Flow Factor for employee of "Hostel" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).
- iv) Peak factor is based on EPD's guideline Table T-5 for sewers with population <1000 and include stormwater allowance (Refer Appendix 4).
- v) Catchment inflow factor is based on EPD's guideline Table T-4 (Refer Appendix 5).

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
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**4.2 Sewage Discharge from the Site before Conversion**

The site was used as School Campus before conversion. The existing sewage discharge is calculated as follow:

Usage	Unit	Population	Unit Flow Factor (m <sup>3</sup> / unit /day)	Daily Flow (m <sup>3</sup> / day)
Campus	Student	652	0.04	26.08
	Employee	22	0.28	6.16
Total:				32.24

Table 1c : Daily Sewage Discharge from the Site (Before Conversion)

Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Catchment Inflow Factor	Peak Factor	Average Flow L/s	Peak Flow	
					m <sup>3</sup> /s	L/s
32.24	119	1.00	8	0.373	0.003	2.99

Table 1d : Peak Sewage Discharge from the Site(Before Conversion)

Notes:

- i) Unit Flow Factor is based on EPD's guideline Table T-2 (Refer Appendix 3).
- ii) Unit Flow Factor for resident of "Student" has taken into account the student flow (0.04m<sup>3</sup>/student/day).
- iii) Unit Flow Factor for employee of "Campus" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).
- iv) Peak factor is based on EPD's guideline Table T-5 for sewers with population <1000 and include stormwater allowance (Refer Appendix 4).
- v) Catchment inflow factor is based on EPD's guideline Table T-4 (Refer Appendix 5).
- vi) No. of Students and Employee shall refer Appendix 12.

**4.3 Impact of Sewage Discharge due to the Conversion Works**

Peak sewage discharge from the site would increase approximate 0.3L/s due to the conversion works.

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
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**5) Calculation of Sewage Discharge from Upstream Development**

Refer to DSD record plan (*Refer Appendix 2*), the existing public sewer between FMH7007346 and FMH7014812 was collecting the sewage discharged from the following development:

Site No.	Address
01	6 Wan Chai Gap Road
02	43 Kennedy Road
03	74-84 Kennedy Road
04	3-5 Wan Chai Gap Road
05	41 Kennedy Road
06	1 Wan Chai Gap Road
07	213 Queen's Road East *
08	221 Queen's Road East
09	223-229A Queen's Road East
10	85 Stone Nullah Lane
11	79-83 Stone Nullah Lane
12	75-77 Stone Nullah Lane
13	69-71 Stone Nullah Lane
14	239 Queen's Road East
15	231-233 Queen's Road East

Table 2 : Neighbouring Development to be included in the SIA

The following sites were excluded in this assessment as its sewage discharge was not connected to the sewer under concerned. Please refer *Appendix 11* for relevant drainage record plan.

No.	Address / Name
i	70-82 Kennedy Road (Amber Garden)
ii	39 Kennedy Road (Phoenix Court)

Table 3: Neighbouring Development NOT included in the SIA

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

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5.1 Design Parameter

- a) The building information, i.e. usage and area, was obtained through BD record plan. If such information was not available, GeoInfo Map shall be referred.
- b) The population density is based on
  - i. Average household size by District Council district conducted by Census and Statistics Department (*refer Appendix 6*), and;
  - ii. Worker density by economic activity and planned usage type conducted by Planning Department (*refer Appendix 7*)
- c) Unit Flow Factor is based on EPD's guideline Table T-2 (*Refer Appendix 3*) and listed as follows:

Usage	Unit	Unit Flow Factor (m <sup>3</sup> / unit /day)
Residential	Person	0.27
Clubhouse	Employee	0.28
Office	Employee	0.08
Retail	Employee	0.28
Workshop, Playground, Library, Hall	Employee	0.28
Restaurant, Canteen	Employee	1.58

Table 3 : Unit Flow Factor

*Notes:*

- i) Unit Flow Factor for "Residential" has taken into account the domestic flow type R2 (0.27m<sup>3</sup>/person/day).*
- ii) Unit Flow Factor used for "Clubhouse" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).*
- iii) Unit Flow Factor used for "Office" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day).*
- iv) Unit Flow Factor used for "Retail" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J4 Wholesale and Retail).*

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

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- v) *Unit Flow Factor used for “Workshop, Playground, Library, Hall” has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).*
- vi) *Unit Flow Factor for “Restaurant, Canteen” has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (1.50m<sup>3</sup>/employee/day for J10 Restaurants and Hotels).*

**5.2 Sewage Discharge Calculation**

Sewage flow handled by the DN225 sewer between EX. FMH7014811 and EX. FMH7014812 was estimated in the following table.

Detailed calculation of sewage generation, peak flow estimation can be referred to *Appendix 9*.

Site No.	Daily Flow*, (m <sup>3</sup> /day)	Contribution Population	Peak Factor	Catchment Inflow Factor	Back Wash Flow (L/s)	Peak Flow, (L/s)
The proposed development, Site 01 to 15	725.0	2685	6	1.00	7.53	57.88

**Table 5 : Sewage Flow handled by the EX. DN225 Sewer**

\* Sewage discharge due to back wash of swimming pool is excluded.

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
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**6) Existing Government Sewerage Installation near the Development**

Data of the EX. DN225 sewer between EX. FMH7014811 and EX. FMH7014812

$$\text{Length} = 28\text{m}$$

$$\text{I.L. (upstream)} = 5.61$$

$$\text{I.L. (downstream)} = 4.75$$

$$\text{Gradient} = 28 / (5.61 - 4.75)$$

$$= 1:33$$

for vitrified clay (V.C.) pipe,  $U = 0.015$  (refer Appendix 8)

The handling capacity will be assessed by Manning's equation,

Full bore flow of DN225 V.C. pipe with a fall of 1:33

$$R = 0.25 D$$

$$V = \frac{1}{0.015} \times (0.25 \times 0.225)^{2/3} (1/33)^{1/2}$$

$$= 1.70 \text{ m/s}$$

Discharge capacity

$$Q = AV$$

$$= (0.785 \times 0.225^2) \times 1.70$$

$$= 67.71 \text{ L/s}$$

$$\text{Utilization factor} = 57.88 / 67.71$$

$$= 85.5 \% \text{ (OK)}$$

**Hong Kong Shue Yan University  
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The below table shows the handling capacity and utilization factor of the existing sewer from EX. FMH7007346 to EX. FMH70148152 after receiving the sewage discharge from the proposed development. Detailed calculation can be referred to *Appendix 9*.

MH		Diameter mm	Slope	Capacity, Q	Peak Flow	Percentage of Usage		Sufficient? (Y/N)
U/S	D/S			L/s	L/s			
Existing Arrangement								
FMH7007346	FMH7014802	150	5	60.85	24.97	41.0	%	Y
FMH7014802	FMH7014803	150	10	41.72	28.25	67.7	%	Y
FMH7014803	FMH7014804	150	9	43.97	28.25	64.3	%	Y
FMH7014804	FMH7062580	150	10	41.72	38.43	92.1	%	Y
FMH7062580	FMH7014807	150	10	41.72	38.43	92.1	%	Y
FMH7014807	FMH7015134	225	11	117.27	38.43	32.8	%	Y
FMH7015134	FMH7014811	225	27	74.85	40.68	54.3	%	Y
FMH7014811	FMH7014812	225	33	67.71	57.88	85.5	%	Y

Table 6 : Sewage Flow handled by the EX. Sewer

## 7) Conclusion

An additional 0.3L/s sewage discharge would be generated under peak flow condition due to the conversion works. After evaluation of the hydraulic assessment, it is found that the existing sewer is adequate to cater the sewage discharge from the Site and vicinity developments. As no significant impact on sewerage system is anticipated, mitigation measures is not recommended.



Appendix 2 - DSD Record Plan



Appendix 2

221 Queen's Road East

213 Queen's Road East

FMH7014812

223-229A Queen's Road East

231-233 Queen's Road East

239 Queen's Road East

69-71 Stone Nullah Lane

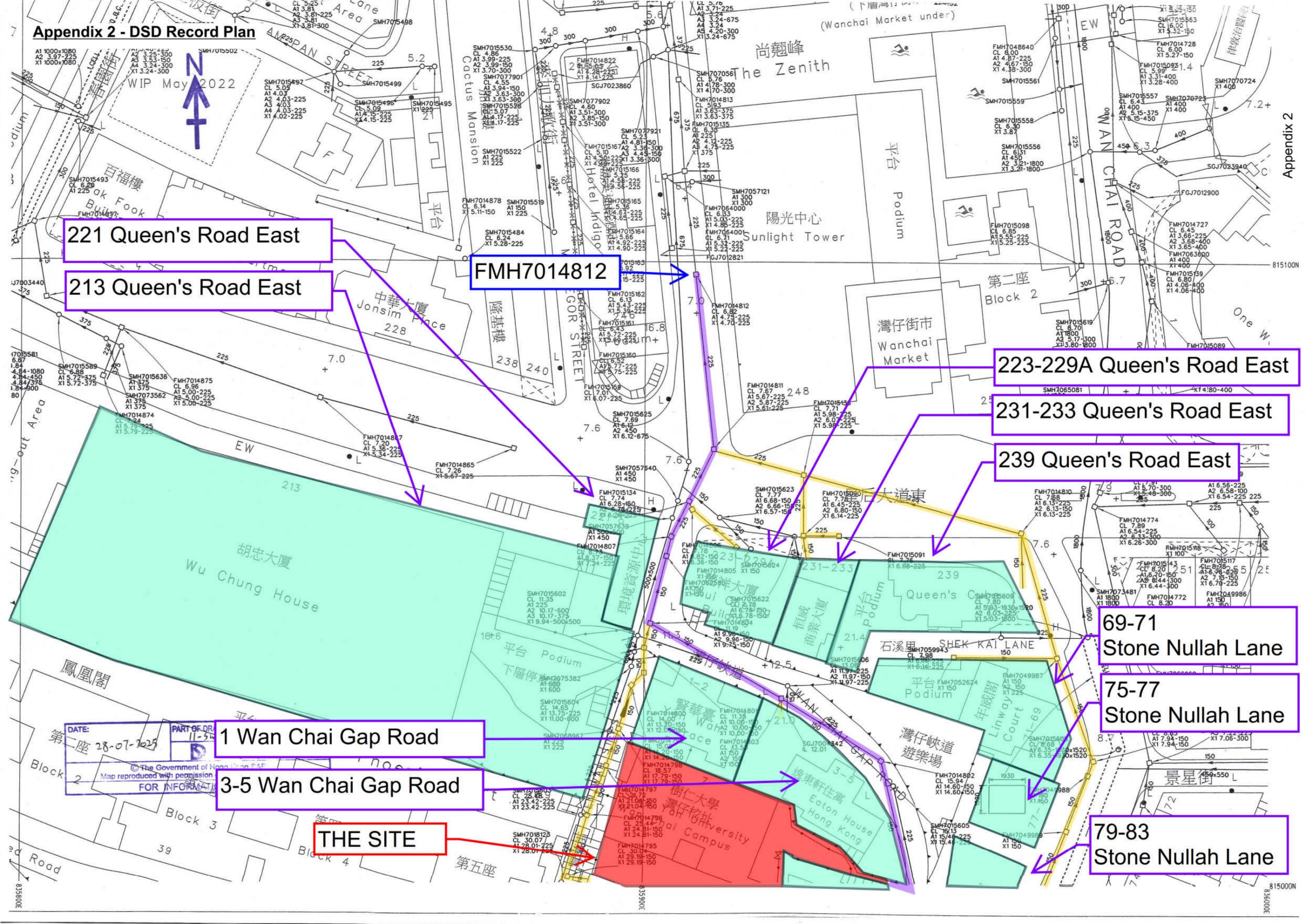
75-77 Stone Nullah Lane

1 Wan Chai Gap Road

3-5 Wan Chai Gap Road

THE SITE

79-83 Stone Nullah Lane



DATE: 28-07-2025

PART OF DR 11-5

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FOR INFORMATION

815000E

THE SITE

41 Kennedy Road

74-84 KENNEDY ROAD

EX. SEWER CONNECTED FROM THE SITE TO FMH7007346

79-83 Stone Nullah Lane

85 Stone Nullah Lane

6 WAN CHAI GAP ROAD

43 KENNEDY ROAD

DATE: 29-01-2025

PART OF DRAINAGE RECORD PLAN 11-SW-14D-2

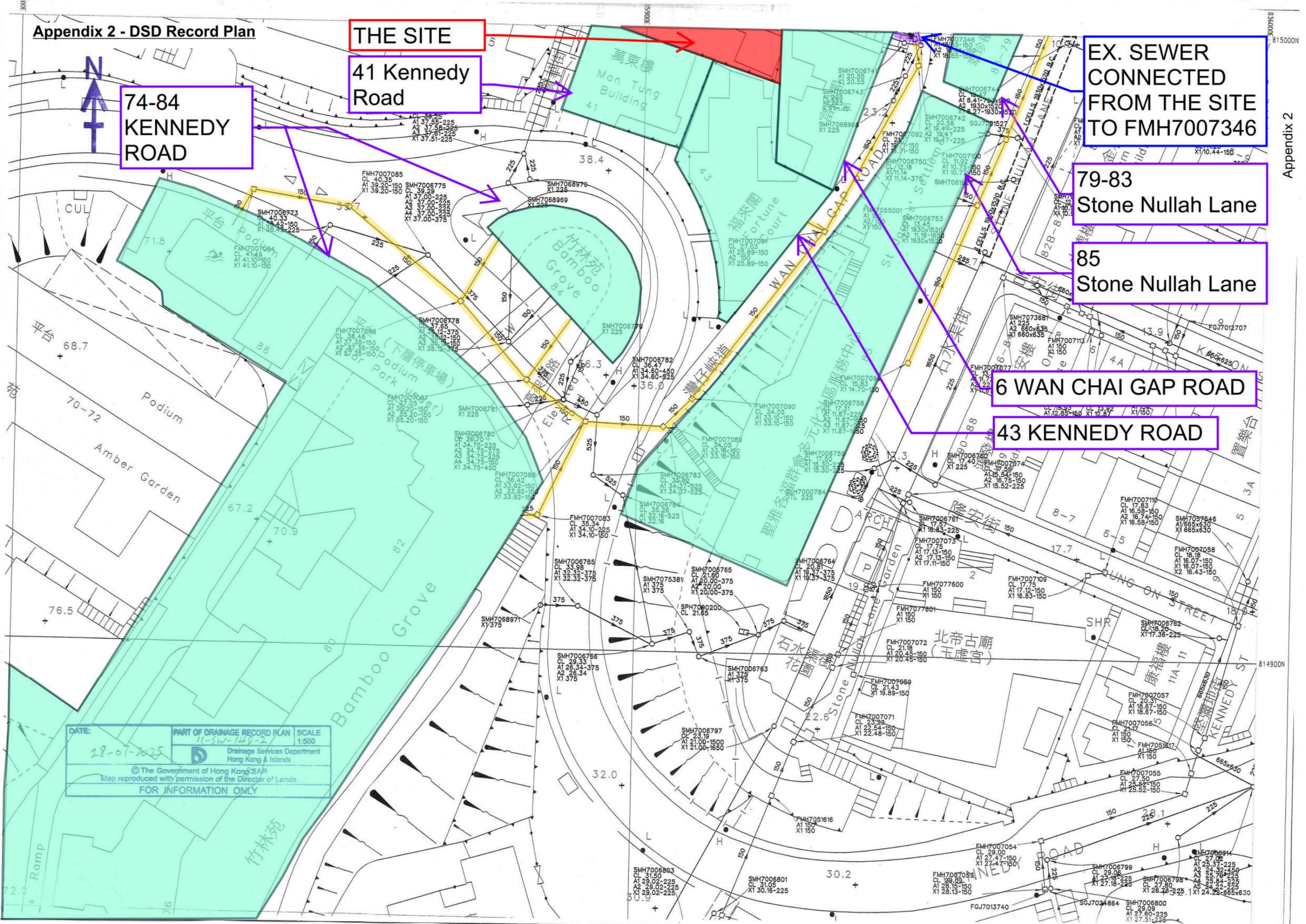
SCALE 1:500

Drainage Services Department Hong Kong & Islands

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**Table T-1 : Unit Flow Factors for Domestic Flows**

	<b>Unit</b>	<b>Datum (2002) (m<sup>3</sup>/day)</b>	<b>Increase per Annum (m<sup>3</sup>/day)</b>	<b>Planning for Future (m<sup>3</sup>/day)</b>
<b>Domestic (housing type specific)</b>				
Public rental		0.190	-	0.190
Private R1	person	0.190	-	0.190
R2	person	0.270	-	0.270
R3	person	0.340	0.003	0.370
R4	person	0.340	0.003	0.370
Traditional village	person	0.150	-	0.150
Modern village	person	0.270	-	0.270
Institutional and special class	person	0.190	-	0.190
Temporary and non-domestic	person	0.150	-	0.150
Mobile residents	person	0.190	-	0.190
<b>Domestic (catchment specific)</b>				
General- Permanent housing (for catchment wide planning)				
- Sandy Bay	person	0.320	0.003	0.350
- Stanley, Discovery Bay	person	0.290	-	0.290
- Shek O	person	0.280	0.007	0.350
- Outlying Islands, Sai Kung	person	0.260	0.001	0.270
- Yuen Long, Mui Wo	person	0.230	0.002	0.250
- Aberdeen, Wan Chai, North Lantau	person	0.230	-	0.230
- Sha Tin, Tai Po	person	0.210	-	0.220
- San Wai	person	0.200	0.003	0.230
- Wah Fu, Shek Wu Hui	person	0.200	0.001	0.210
- Northwest Kowloon, Tuen Mun, Central, North Point	person	0.200	-	0.200
- Ap Lei Chau, Chai Wan, Shau Kei Wan, Central Kowloon, East Kowloon, Kwai Chung, Tsing Yi, Tseung Kwan O	person	0.190	-	0.190
General- Other housing (for catchment wide planning)				
- All catchments	person	0.175	-	0.175

Notes of Table T-1:

- (1) For planning a new sewerage system, the planning unit flow factors should be used. Adequate allowance should be provided in the proposed sewerage system to ensure that the sewerage system will be adequate for the worst possible future development scenarios.
- (2) Permanent housing comprises public rental housing, subsidized sales flats and private permanent housing (R1, R2, R3 and R4). Other housing consists of non-domestic, institutional & special classes, and temporary housing.

## 8. UNIT FLOW FACTORS – COMMERCIAL AND INSTITUTIONAL FLOWS

8.1 Commercial flows comprise flows due to commercial activities and due to employees. Flows from Job types J2 – J12 are classified as commercial flows. The unit flow factors of the 11 Job types are provided in **Table T-2** below. The derivation of the UFFs of employees and students were presented in **Appendix III**.

**Table T-2 : Unit Flow Factors of Commercial Flows and Student Flows**

	Unit (per)	Datum (2002) (m <sup>3</sup> /day)	Increase per Annum (m <sup>3</sup> /day)	Planning for Future (m <sup>3</sup> /day)
<b>Commercial Employee</b>	employee	0.080	-	0.080
Commercial activities				
(a) Specific trades:				
J2 Electricity Gas & Water	employee	0.250	-	0.250
J3 Transport, Storage & Communication	employee	0.100	-	0.100
J4 Wholesale & Retail	employee	0.200	-	0.200
J5 Import & Export	employee	-	-	-
J6 Finance, Insurance, Real Estate & Business Services	employee	-	-	-
J7 Agriculture & Fishing	employee	-	-	-
J8 Mining & Quarrying	employee	-	-	-
J9 Construction	employee	0.150	-	0.150
J10 Restaurants & Hotels	employee	1.500	-	1.500
J11 Community, Social & Personal Services	employee	0.200	-	0.200
J12 Public Administration	employee	-	-	-
(b) General –territorial average	employee	0.200	-	0.200
<b>School student</b>	person	0.040	-	0.040

Notes of Table T-2:

- (1) For planning of a new sewerage system, the planning unit flow factors should be used and the worst possible combination of commercial flows for the future development scenarios should be considered to ensure that the sewerage system under planning will be sustainable.
- (2) For job types J10 and J11, the “per-employee” unit flow factor takes into account the flows of customers and/or tenants.
- (3) The total unit flow generated from an employee in a particular trade is the sum of the unit flow factor of employee and the unit flow factor of commercial activities of a particular trade under consideration.

**Appendix VIII** for reference.

- 11.5 Under normal situation, peaking factors (excluding stormwater allowance) are applicable to planning sewerage facilities receiving flow from new upstream sewerage systems which essentially have no misconnections and defects for infiltration. If there is doubt about the service conditions of the upstream sewerage systems for the planning horizons under consideration, peaking factors (including stormwater allowance) should be used.

**Table T-5 : Peaking Factors, P**

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

Notes of Table T-5:

- (1) N is the contributing population in thousands.

- 11.6 Peaking factors for sewers in **Table T-5** are only applicable to sewerage facilities which collect predominantly gravity flows. If significant portions of the flow received by a sewage facility are pumped flows, the cumulative effects of peak pumped flows are required to be considered in estimating the total flows.
- 11.7 The recommended peaking factors are not applicable to the tunnel systems of the Harbour Area Treatment Scheme (HATS), the design and planning of which were considered separately in Environmental & Engineering Feasibility Assessment Studies in relation to the way forward for the HATS.

Notes of Table T-3:

- (1) Quantities of industrial discharges depend on the natures of individual industries. Local industrial discharges may vary significantly from one industrial premises to another and are best determined by updated flow survey data and water consumption records. The catchment-dependent unit flow factors for industrial flows in this table provide a means to estimate industrial flows for a catchment-wide sewerage facility, such as sewage treatment works and major sewage pumping stations. They may form a basis for refinement and adjustments when suitable latest survey results and water consumption data are available. They would be subject to periodic updates of EPD. As the actual per-employee unit flow factor of any local industrial area may vary significantly from these unit flow factors, caution must be taken in applying these factors direct to any local individual industrial premises.
- (2) The total unit flow generated from an employee in a particular trade is the sum of the flows due to the employee and the unit flow factor for a particular trade under consideration.
- (3) Yau Tong and San Po Kong are sub-catchments of the East Kowloon catchment. Figures are provided for reference for planning local sewage infrastructure.

### 10. CATCHMENT INFLOW FACTORS

10.1 Catchment Inflow Factors ( $P_{CIF}$ ) are shown in **Table T-4** below. They are catchment-dependent and applicable to major sewerage facilities of a catchment. They indicate the net overall ingress of water or waste water to the sewerage system. They are not applicable to new catchments which are deemed to be free from misconnections and pipe defects. Caution must be taken in applying the  $P_{CIF}$  to sub-catchment sewerage. Flow measurement surveys would be required to confirm and identify the most appropriate  $P_{CIF}$  for estimating the average flow of a local sewerage facility.

**Table T-4 : Catchment Inflow Factors,  $P_{CIF}$**

Catchment	Catchment Inflow Factor
Central, North Point, Sandy Bay, Wan Chai, Wah Fu, Stanley, Central Kowloon, Yuen Long, San Wai, North District, Tai Po, North Lantau, Mui Wo	1.00
Chai Wan, Tuen Mun, Kwai Chung, Tsing Yi, East Kowloon	1.10
Sha Tin	1.15
Tseung Kwan O	1.20
Shau Kei Wan	1.25
Aberdeen, Ap Lei Chau, Sai Kung, North West Kowloon	1.30
Cheung Chau, Shek O	1.50

Notes of Table T-4:

- (1) Catchment inflow factors will be updated regularly by EPD.
- (2) For calculating the total peak flow from a new development area within a catchment of high inflow factors, the catchment inflow factor may not be applicable to the new development. However, it will be applicable in assessing the downstream existing sewerage facilities.

## Appendix 6 - Average Household Size

Table 130-06806 : Average household size and median monthly household income of households by District Council district

### Statistics

		Average household size (1) (2)	Median monthly household income (1) (3)	Median monthly household income of economically active households (1) (3) (4)	Median monthly household income of economically active households (excluding foreign domestic helpers) (1) (3) (4)
		No.	HK\$	HK\$	HK\$
Year	District Council district (DCD)				
2024	Central and Western	2.5	42,400	60,000	59,500
	Wan Chai (5)	2.4	40,800	58,300	57,000
	Eastern (5)	2.6	32,500	45,600	45,100
	Southern	2.9	36,000	46,400	45,400
	Yau Tsim Mong	2.3	29,000	40,000	40,000
	Sham Shui Po	2.5	24,500	33,200	33,000
	Kowloon City	2.6	31,100	43,600	43,000
	Wong Tai Sin	2.7	25,600	33,800	33,600
	Kwun Tong	2.6	24,200	32,100	32,000
	Kwai Tsing	2.7	25,500	33,900	33,600
	Tsuen Wan	2.6	34,200	43,400	43,000
	Tuen Mun	2.6	26,200	35,100	35,000
	Yuen Long	2.7	30,000	36,900	36,400
	North	2.6	25,800	33,900	33,700
	Tai Po	2.7	31,300	40,800	40,400
	Sha Tin	2.7	31,000	41,000	40,500
	Sai Kung	2.8	41,200	50,000	50,000
	Islands	2.6	31,000	39,500	39,100
	Whole Territory	2.6	30,000	39,500	39,100

### Notes

Figures are compiled based on the survey results of the General Household Survey (GHS) from January to December of the year concerned as well as the mid-year population estimates and may be regarded as referring to the overall situation of the whole year.

The GHS covers the land-based non-institutional population and thus does not cover (a) inmates of institutions; and (b) persons living on board vessels. The land-based non-institutional population constitutes about 99% of the Hong Kong Resident Population.

Median monthly household income are rounded to the nearest hundred.

- Domestic household consists of a group of persons who live together and make common provision for essentials for living. These persons need not be related. If a person makes provision for essentials for living without sharing with other persons, he/she is also regarded as a household. In this case, the household is a one-person household. A domestic household must have at least one member who is a Usual Resident. Households comprising Mobile Residents only are not classified as domestic households.
- Household size refers to the number of household members in a domestic household.
- Monthly household income refers to the total cash income, including earnings (before deduction of Mandatory Provident Fund contributions) from all jobs and other cash income received in the month before enumeration by all members of the household. Other cash income includes income generated from rent income, interest, dividends, regular/monthly pensions and insurance annuity benefits, regular contribution from persons outside the household, regular contribution from charities and all government subsidies.
- Economically active household is a domestic household with at least one member (excluding foreign domestic helpers) being economically active.
- The boundaries of the Wan Chai district and Eastern district adopted since 2016 are different from those adopted in 2015 and earlier years. Therefore, figures of the Wan Chai and Eastern districts for 2016 and thereafter are not strictly comparable with those for 2015 and earlier years in this table.

### Source

General Household Survey  
Social Analysis and Research Section,  
Census and Statistics Department  
(Enquiry telephone no. : 2887 5106  
Enquiry e-mail : [ghs@censtatd.gov.hk](mailto:ghs@censtatd.gov.hk))

Release Date: 28 March, 2025

Extracted from "Commercial and Industrial Floor Space Utilization Survey" Conducted by Planning Department

Table 8: Worker Density by Economic Activity and Planned Usage Type (workers per GFA (in 100 m<sup>2</sup>))

Economic Activities	All Types	Planned Usage Types					
		Grade A Offices	Non-Grade A Offices	Flatted Factories	Specialized Factories	I/O Buildings	Private Commercials
Manufacturing	2.3	5.3	5.9	2.5	1.2	3.3	5.0
Storage	0.4	-	-	0.6	0.1*	-	-
Transport	3.8	3.9	8.0	2.4	0.7	5.7	13.3
Communications	16.1	6.6	11.9	29.4	1.1*	5.5	4.1
Wholesale Trade	2.2	5.6	5.2	1.9	0.4	4.5	2.5
Retail Trade	3.5	6.6	4.7	3.9	1.0	4.1	2.1
Import/Export Trade	3.3	4.9	4.6	2.8	1.2	4.1	2.8
Financial, Insurance, Real Estate & Business Services	5.5	6.0	6.5	3.4	0.5	4.4	5.0
Construction	5.3	6.4	7.8	5.2	0.3	4.3	7.1
Restaurants	5.1	4.5	6.0	3.9	2.1*	6.0*	5.1
Hotels and Boarding Houses	3.2	7.1	6.0	-	-	-	1.4
Community, Social & Personal Services	3.3	2.9	6.1	2.3	1.3	6.1	2.3
<b>All Economic Activities</b>	<b>3.4</b>	<b>5.2</b>	<b>5.9</b>	<b>2.8</b>	<b>1.1</b>	<b>4.3</b>	<b>3.2</b>

\* Based on 10 or less establishments

## Appendix 8 - Roughness Coefficient of Pipe

Table 6 : Values of n to be used with the Manning's equation

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012 <sup>a</sup>	0.013 <sup>a</sup>	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011 <sup>a</sup>	0.013 <sup>a</sup>	
Riveted and spiral steel pipe	0.013	0.015 <sup>a</sup>	0.017 <sup>a</sup>	
Vitrified sewer pipe	0.010 0.011	0.013 <sup>a</sup>	0.015	0.017
Common clay drainage tile	0.011	0.012 <sup>a</sup>	0.014 <sup>a</sup>	0.017
Glazed brickwork	0.011	0.012	0.013 <sup>a</sup>	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015 <sup>a</sup>	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013 <sup>a</sup>	0.015
Concrete pipe	0.012	0.013	0.015 <sup>a</sup>	0.016
Wood stave pipe	0.010	0.011 <sup>a</sup>	0.012	0.013
Plank flumes				
Planed	0.010	0.012 <sup>a</sup>	0.013	0.014
Unplaned	0.011	0.013 <sup>a</sup>	0.014	0.015
With battens	0.012	0.015 <sup>a</sup>	0.016	
Concrete-lined channels	0.012	0.014 <sup>a</sup>	0.016 <sup>a</sup>	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
Earth, straight and uniform	0.017	0.020	0.0225 <sup>a</sup>	0.025
Rock cuts, smooth and uniform	0.025	0.030	0.033 <sup>a</sup>	0.035
Rock cuts, jagged and irregular	0.035	0.040	0.045	
Winding sluggish canals	0.0225	0.025 <sup>a</sup>	0.0275	0.030
Dredged-earth channels	0.025	0.0275 <sup>a</sup>	0.030	0.033

# Appendix 9 - Sewage Discharge Calculation

Project: NO. 7 WAN CHAI GAP ROAD

Date: FEB 2026

## SEWAGE DISCHARGE CALCULATION

Site No.	Address	Usage	Flat No.	Average Household Size	Usable Floor Area, m <sup>2</sup>	Working Density, (employee / 100m <sup>2</sup> )	Population (person or employee)		Usage Type	UFF, (m <sup>3</sup> /unit/day)	ADWF <sup>(Note 4)</sup> (m <sup>3</sup> /day)	Contribution Population	Average Flow, (L/s)	
0	<b>The Proposed Development (Note 1)</b>	Hostel	-	-	-	-	(say)	185	-	0.19	35.15	130	0.41	
		Employee					(say)	2		0.28	0.56	2	0.01	
1	6 Wan Chai Gap Road	Residential	24	2.4	-	-	57.6	(say)	58	-	0.27	15.66	58	0.18
2	43 Kennedy Road	Residential	20	2.4	-	-	48.0	(say)	48	-	0.27	12.96	48	0.15
3	74-84 Kennedy Road	Residential	348	2.4	-	-	835.2	(say)	836	-	0.27	225.72	836	2.61
		Club House Pool <sup>(Note 2)</sup>	-	-	1025.48	3.3	33.8	(say)	34	All Types, Community, Social & Personal Services	0.28	9.52	35	0.11
4	3-5 Wan Chai Gap Road	Serviced Apartment	73	2.4	-	-	175.2	(say)	175	-	0.27	47.25	175	0.55
5	41 Kennedy Road	Residential	28	2.4	-	-	67.2	(say)	67	-	0.27	18.09	67	0.21
6	1 Wan Chai Gap Road	Residential	18	2.4	-	-	43.2	(say)	43	-	0.27	11.61	43	0.13
7	213 Queen's Road East (Note 3)	Office	-	-	61131.12	3.3	2017.3	(say)	2018	All Types, Community, Social & Personal Services	0.08	161.44	598	1.87
		Restaurant	-	-	835.28	5.1	42.6	(say)	43	All Types, Restaurant	1.58	67.94	252	0.79
		Retail	-	-	296.22	3.5	10.4	(say)	11	All Types, Retail Trade	0.28	3.08	11	0.04
8	221 Queen's Road East				59.00	3.3	1.9	(say)	2	-	0.28	0.56	2	0.01
9	223-229A Queen's Road East	Residential	47	2.4	-	-	112.8	(say)	113	-	0.27	30.51	113	0.35
		Retail	-	-	179.15	3.5	6.3	(say)	7	All Types, Retail Trade	0.28	1.96	7	0.02

Project: NO. 7 WAN CHAI GAP ROAD

Date : FEB 2026

SEWAGE DISCHARGE CALCULATION (CONT'D)

Item	Address	Usage	Flat No.	Average Household Size	Usable Floor Area, m <sup>2</sup>	Working Density, (employee / 100m <sup>2</sup> )	Population (person or employe)		Usage Type	UFF, (m <sup>3</sup> /unit/day)	Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Average Flow, (L/s)
10	85 Stone Nullah Lane	Office	-	-	3059.17	3.3	101.0	(say) 101	All Types, Community, Social & Personal Services	0.08	8.08	30	0.09
		Workshop, Playground, Library, Hall	-	-	3578.69	3.3	118.1	(say) 118	All Types, Community, Social & Personal Services	0.28	33.04	122	0.38
		Canteen	-	-	460.60	5.1	23.5	(say) 24	All Types, Restaurant	1.58	37.92	140	0.44
11	79-83 Stone Nullah Lane	Residential	12	2.4	-	-	28.8	(say) 29	-	0.27	7.83	29	0.09
		Office	-	-	130.09	3.4	4.4	(say) 5	All Types, All Economic Activities	0.08	0.40	1	0.00
		Retail	-	-	147.48	3.5	5.2	(say) 6	All Types, Retail Trade	0.28	1.68	6	0.02
12	75-77 Stone Nullah Lane	Residential	10	2.4	-	-	24.0	(say) 24	-	0.27	6.48	24	0.08
		Retail	-	-	97.64	3.5	3.4	(say) 4	All Types, Retail Trade	0.28	1.12	4	0.01
13	69-71 Stone Nullah Lane	Residential	44	2.4	-	-	105.6	(say) 106	-	0.27	28.62	106	0.33
		Office	-	-	269.51	3.4	9.2	(say) 9	All Types, All Economic Activities	0.08	0.72	3	0.01
		Retail	-	-	217.07	3.5	7.6	(say) 8	All Types, Retail Trade	0.28	2.24	8	0.03
14	239 Queen's Road East	Residential	96	2.4	-	-	230.4	(say) 231	-	0.27	62.37	231	0.72
		Retail	-	-	306.41	3.5	10.7	(say) 11	All Types, Retail Trade	0.28	3.08	11	0.04
		Club House	-	-	166.42	3.3	5.5	(say) 6	All Types, Community, Social & Personal Services	0.28	1.68	6	0.02
		Office	-	-	24.91	3.4	0.8	(say) 1	All Types, All Economic Activities	0.08	0.08	0	0.00
		Pool <sup>(Note 2)</sup>											
15	231-233 Queen's Road East	Retail	-	-	83.37	3.5	2.9	(say) 3	All Types, Retail Trade	0.28	0.84	3	0.01
		Office	-	-	1114.39	3.4	37.9	(say) 38	All Types, All Economic Activities	0.08	3.04	11	0.04

Notes:

- 1) Population of the proposed development was based on statutory submission in the proposed conversion.
- 2) Sewage discharge due to Swimming Pool Backwash is considered as Peak Flow. Flow rate calculation refer Appendix 10.
- 3) There are 2 terminal foul water discharge points for No. 213 Queen's Road East. Assum each carry 50% of the site discharge.
- 4) Catchment inflow factort = 1.

**Project:** NO. 7 WAN CHAI GAP ROAD

**Date :** FEB 2026

**UTILIZATION CALCULATION OF EXISTING SEWERS**

MH		Pipe Section			Mannings Coefficient	Invert Level		Slope	Velocity, v m/s	Capacity, Q L/s	Incomming ADWF <sup>(Note 2)</sup>		Total Incomming ADWF <sup>(Note 2)</sup> to U/S MH m <sup>3</sup> /day	Contribution Population	Peaking Factor	Swimming Pool Backwash <sup>(Note 3)</sup> L/s	Peak Flow L/s	Percentage of Usage	
U/S	D/S	Diameter mm	Length m	Material		U/S	D/S				Site No.	m <sup>3</sup> /day						Site No.	m <sup>3</sup> /day
Existing Arrangement																			
FMH7007346	FMH7014802	150	20	VC	0.015	18.9	14.6	5	3.445	60.85	Site 0-3	299.57	299.57	1110	6	4.17	24.97	41.0	%
FMH7014802	FMH7014803	150	19	VC	0.015	14.6	12.7	10	2.362	41.72	Site 4	47.25	346.82	1285	6	4.17	28.25	67.7	%
FMH7014803	FMH7014804	150	24	VC	0.015	12.7	9.96	9	2.490	43.97	-	0.00	346.82	1285	6	4.17	28.25	64.3	%
FMH7014804	FMH7062580	150	11	VC	0.015	9.75	8.67	10	2.362	41.72	Site 5-6, 8 & 50% of Site 7	146.49	493.31	1827	6	4.17	38.43	92.1	%
FMH7062580	FMH7014807	150	3	VC	0.015	8.67	8.37	10	2.362	41.72	-	0.00	493.31	1827	6	4.17	38.43	92.1	%
FMH7014807	FMH7015134	225	6	VC	0.015	7.24	6.7	11	2.951	117.27	-	0.00	493.31	1827	6	4.17	38.43	32.8	%
FMH7015134	FMH7014811	225	9	VC	0.015	6.2	5.87	27	1.884	74.85	Site 9	32.47	525.78	1947	6	4.17	40.68	54.3	%
FMH7014811	FMH7014812	225	28	VC	0.015	5.61	4.75	33	1.704	67.71	Site 10-15	199.22	725.00	2685	6	7.53	57.88	85.5	%

Note:

- 1) Catchment inflow factor = 1.
- 2) Sewage discharge due to Swimming Pool Backwash is not included in ADWF.
- 3) Sewage discharge due to Swimming Pool Backwash is considered as Peak Flow

**Appendix 10 -  
Supplementary  
Information  
for Existing  
Development**

**(i) Clubhouse UFA of  
No. 74-84 Kennedy  
Road**

NUMBER OF PERSONS PER FLAT CALCULATION						
BLOCK	FLOOR	ROOM MARK	USABLE FLOOR AREA	CAPACITY		
A: 74	TYPICAL	A1	18.86 m <sup>2</sup>	9		
		A2	8.47 m <sup>2</sup>			
		A3, A4	39.33 m <sup>2</sup>			
		A6	15.42 m <sup>2</sup>			
		A9	4.83 m <sup>2</sup>			
	TYPICAL	A12	4.83 m <sup>2</sup>	9		
		A14, A15	39.33 m <sup>2</sup>			
		A16	8.47 m <sup>2</sup>			
		A17	16.83 m <sup>2</sup>			
		A19	11.27 m <sup>2</sup>			
	PENTHOUSE	AP1, AP2, AP5, AP6, AP8, AP10 - AP13, AP16	290.13 m <sup>2</sup>	32		
	B: 76	TYPICAL	B1, B2	4.23 m <sup>2</sup>	9	
			B3	19.04 m <sup>2</sup>		
			B5	13.57 m <sup>2</sup>		
			B13	5.00 m <sup>2</sup>		
B21, B22			77.84 m <sup>2</sup>			
TYPICAL		B23	42.39 m <sup>2</sup>	9		
		B25	21.02 m <sup>2</sup>			
		B25	9.84 m <sup>2</sup>			
		B26	5.16 m <sup>2</sup>			
		B27	50.41 m <sup>2</sup>			
PENTHOUSE	BP1 - BP9	162.04 m <sup>2</sup>	19			
C: 78	TYPICAL	C1	16.102 m <sup>2</sup>	10		
		C6	10.387 m <sup>2</sup>			
		C7	7.487 m <sup>2</sup>			
		C8, C9	45.210 m <sup>2</sup>			
		C14	4.840 m <sup>2</sup>			
	TYPICAL	C16	84.558 m <sup>2</sup>	10		
		C21, C22	4.750 m <sup>2</sup>			
		C24	45.699 m <sup>2</sup>			
		C24	10.387 m <sup>2</sup>			
		C28	16.102 m <sup>2</sup>			
	TYPICAL	C29	7.487 m <sup>2</sup>	10		
		C29	84.027 m <sup>2</sup>			
		PENTHOUSE	CP1 - CP7		129.405 m <sup>2</sup>	15
		PENTHOUSE	CP8 - CP14		129.472 m <sup>2</sup>	15
		MEZZANINE	CM1 + CM2		15.029 m <sup>2</sup>	2
MEZZANINE	CM4	15.029 m <sup>2</sup>	2			
80	SIMILAR TO BLOCK 78					
E: 82	TYPICAL	E1	50.325 m <sup>2</sup>	12		
		E5	8.281 m <sup>2</sup>			
		E8	10.845 m <sup>2</sup>			
		E9, E10	55.396 m <sup>2</sup>			
		E14	50.411 m <sup>2</sup>			
	TYPICAL	E20	100.904 m <sup>2</sup>	12		
		E26, E27	6.238 m <sup>2</sup>			
		E28	57.475 m <sup>2</sup>			
		E28	11.423 m <sup>2</sup>			
		E29	22.754 m <sup>2</sup>			
	TYPICAL	E31	16.354 m <sup>2</sup>	13		
		E31	108.278 m <sup>2</sup>			
		PENTHOUSE	EP1, EP2, EP3, EP4		87.211 m <sup>2</sup>	
		PENTHOUSE	EP5 - EP6		75.114 m <sup>2</sup>	
		PENTHOUSE	EP7, EP8, EP9, EP10		197.075 m <sup>2</sup>	
TYPICAL	EP13, EP14	67.336 m <sup>2</sup>	18			
	EP15, EP16	66.147 m <sup>2</sup>				
	EP17, EP18	55.221 m <sup>2</sup>				
	EP19, EP20	60.07 m <sup>2</sup>				
	ESTATE OFFICE	ME1 - ME4		60.07 m <sup>2</sup>	7	
F: 84	TYPICAL	F11, F12, F13	98.870 m <sup>2</sup>	7		
		F14, F15, F16, F17, F18	106.410 m <sup>2</sup>			
		F22, F23	21.640 m <sup>2</sup>			
		F24, F25	23.520 m <sup>2</sup>			
		F26, F27	65.820 m <sup>2</sup>			
	TYPICAL	F28, F29	42.040 m <sup>2</sup>	19		
		F28, F29	163.780 m <sup>2</sup>			
		F31, F32	61.450 m <sup>2</sup>			
		F33, F34	10.184 m <sup>2</sup>			
		F35, F36	25.075 m <sup>2</sup>			
	PENTHOUSE	F37, F38	45.000 m <sup>2</sup>	23		
		F39, F40	23.220 m <sup>2</sup>			
		F41, F42	16.128 m <sup>2</sup>			
		F43, F44	204.25 m <sup>2</sup>			
		F45, F46	204.25 m <sup>2</sup>			
HEALTH CLUB		LEV. 58.70 (CP3)	170.846 m <sup>2</sup>	69		
CLUB HOUSE		LEV. 61.90 (CP2)	211.200 m <sup>2</sup>	52		
CLUB HOUSE		LEV. 65.10 (CH1)	325.274 m <sup>2</sup>	151 + 43		
CLUB HOUSE		LEV. 75.68 (1ST)	110.643 m <sup>2</sup>	45		
CLUB HOUSE		LEV. 78.91 (2ND)	104.958 m <sup>2</sup>	42		
CLUB HOUSE		LEV. 82.14 (3RD)	99.319 m <sup>2</sup>	40		

**Total UFA  
= 1025.484 m<sup>2</sup>**

HEALTH CLUB	LEV. 58.70 (CP3)	170.846 m <sup>2</sup>	69
CLUB HOUSE	LEV. 61.90 (CP2)	211.200 m <sup>2</sup>	52
CLUB HOUSE	LEV. 65.10 (CH1)	325.274 m <sup>2</sup>	151 + 43
CLUB HOUSE	LEV. 75.68 (1ST)	110.643 m <sup>2</sup>	45
CLUB HOUSE	LEV. 78.91 (2ND)	104.958 m <sup>2</sup>	42
CLUB HOUSE	LEV. 82.14 (3RD)	99.319 m <sup>2</sup>	40

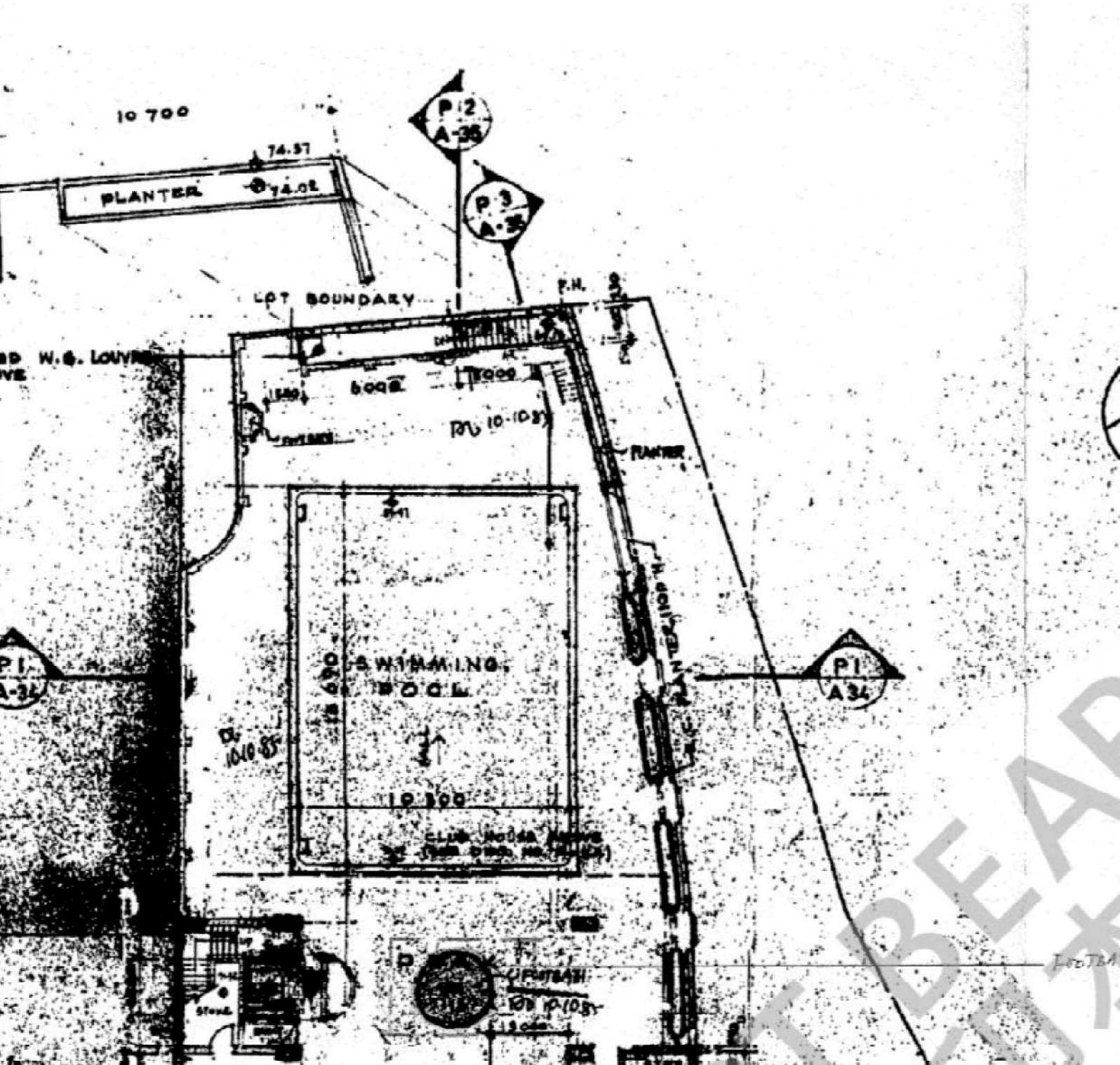
Extracted from BD record drawings under  
BD ref 2-3/1103/78/4 approved in Aug 2015

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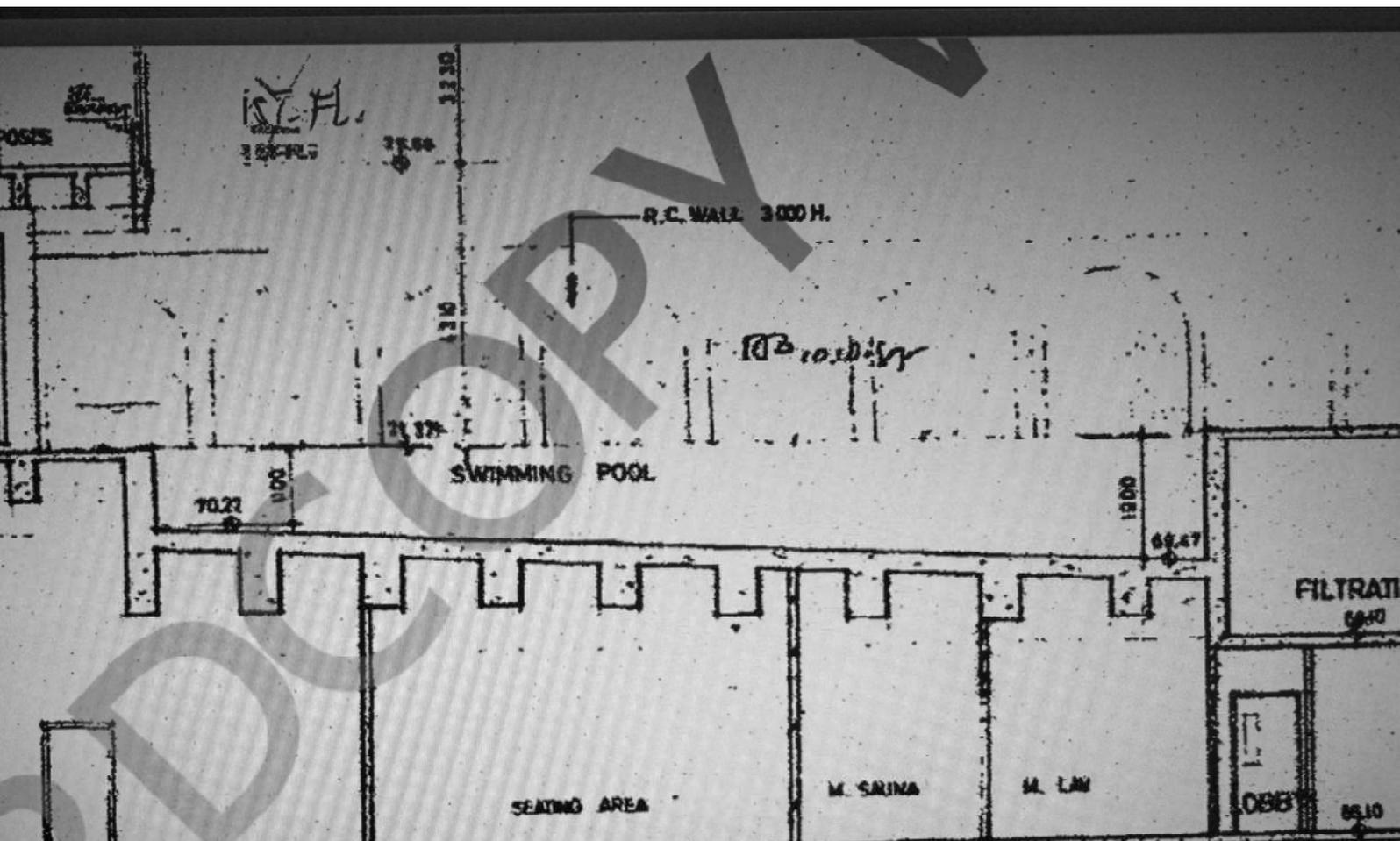
R & D Section  
BUILDINGS DEPARTMENT

(ii) Pool of No. 74-84 Kennedy Road



Extracted from BD record drawings under  
BD ref 2-3/1103/78/4 approved in Aug 2015

Extracted from BD record drawings under  
BD ref 2-3/1103/78/4 approved in Aug 2015



### Calculation of Sewage Impact from Swimming Pool at No. 74-84 Kennedy Road

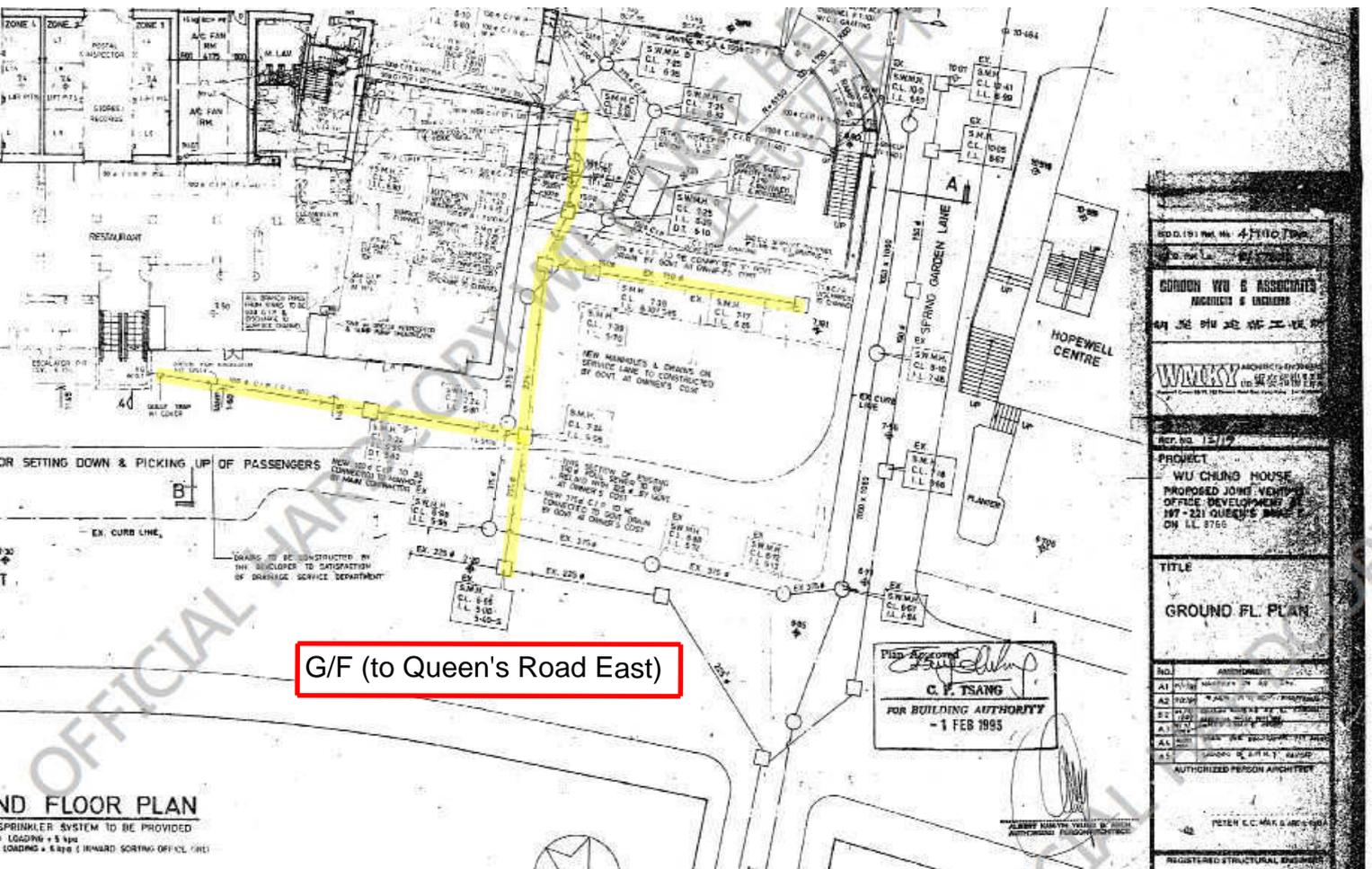
Pool Dimension	=	18.69m x 10.3m	
Pool Depth	=	1.1m - 1.9m	
Pool Volume	=	288.76	m <sup>3</sup>
Turnover Rate	=	6	hours
Surface Loading Rate of Filter	=	48	m <sup>3</sup> /m <sup>2</sup> /hr
Filter Area required	=	1.0	m <sup>2</sup>

Based on the filter area required, it was assumed that 2 nos. sand filter was adopted.  
Each with filter area of 0.5m<sup>2</sup>

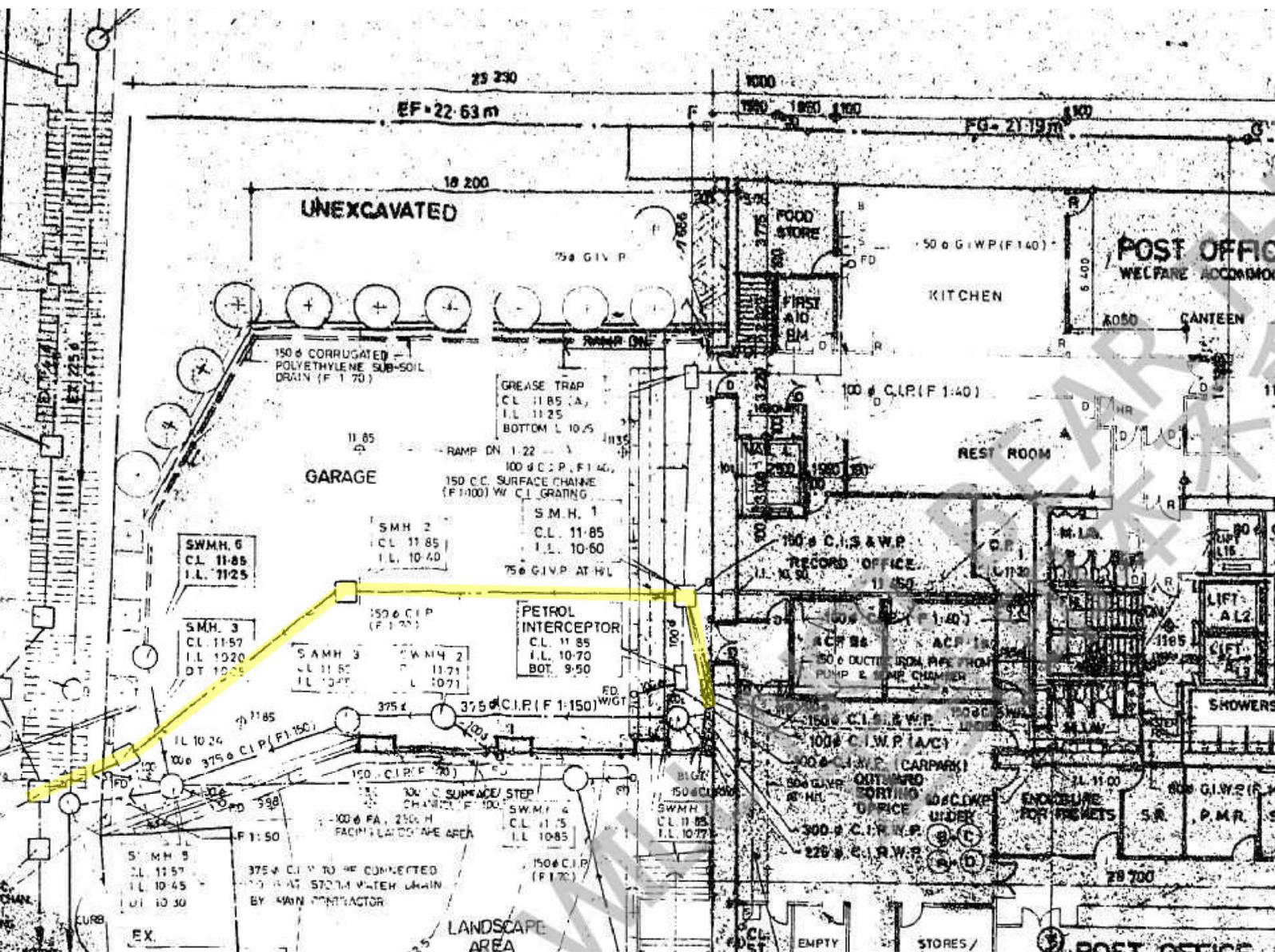
Backwash duration	=	3	min
Backwash Flow Rate	=	30	m <sup>3</sup> /m <sup>2</sup> /hr
Design Flow for Swimming Pool Backwash	=	15.00	m <sup>3</sup> /hr
	=	4.17	L/s

The sewage discharge from pool due to backwashing is 4.17L/s

(iii) 213 Queen's Road East - Terminal Sewage Discharge Location



Extracted from BD record drawings under BD ref 4/1110/80 approved in Aug 1990



2/F (to Yen Wah Steps)

Extracted from BD record drawings under  
BD ref 4/1110/80 approved in Aug 1990

(iv) Roofed area of No. 221 Queen's Road East



**(v) Pool of No. 239 Queen's Road East**

**Calculation of Sewage Impact from Swimming Pool at No. 239 Queen's Road East**

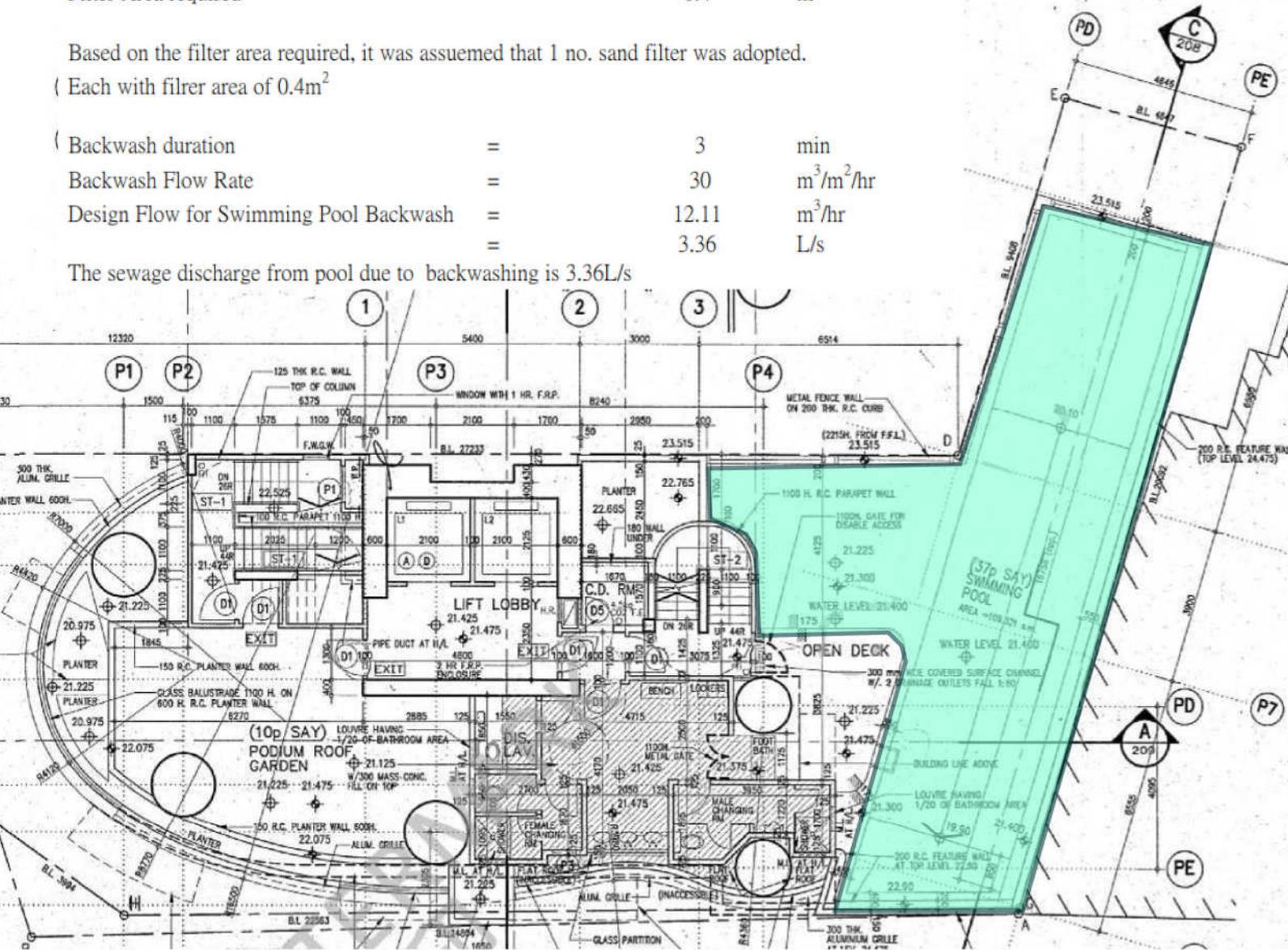
Pool Area	=	109.321	m <sup>2</sup>
Pool Depth	=	0.1m, 1.3m-1.5m	
Pool Volume	=	116.23	m <sup>3</sup>
Turnover Rate	=	6	hours
Filtration Rate Required	=	19.37	m <sup>3</sup> /hr
Surface Loading Rate of Filter	=	48	m <sup>3</sup> /m <sup>2</sup> /hr
Filter Area required	=	0.4	m <sup>2</sup>

Based on the filter area required, it was assumed that 1 no. sand filter was adopted.

( Each with filter area of 0.4m<sup>2</sup>

Backwash duration	=	3	min
Backwash Flow Rate	=	30	m <sup>3</sup> /m <sup>2</sup> /hr
Design Flow for Swimming Pool Backwash	=	12.11	m <sup>3</sup> /hr
	=	3.36	L/s

The sewage discharge from pool due to backwashing is 3.36L/s

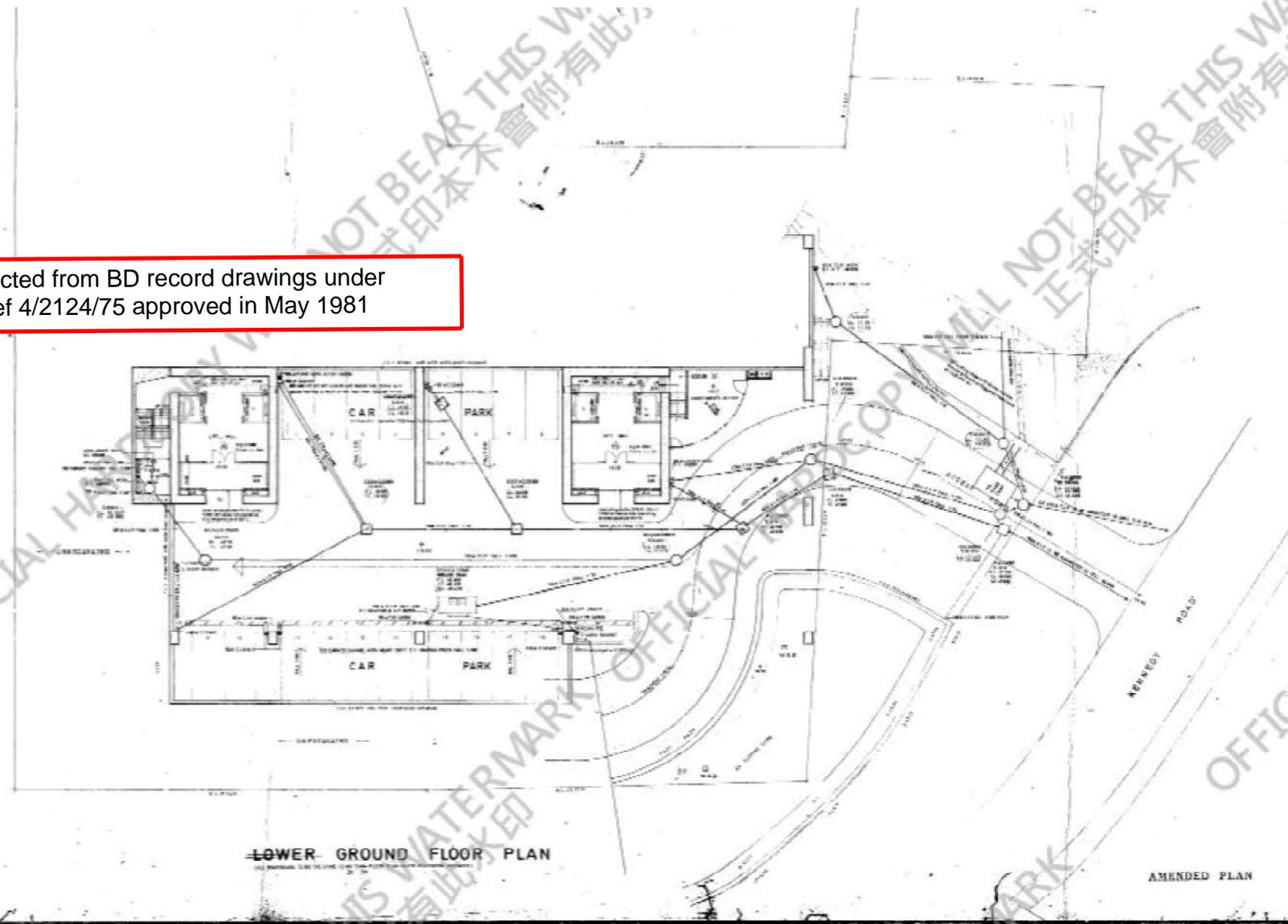


Extracted from BD record drawings under BD ref 2/3003/05 approved in Jan 2010

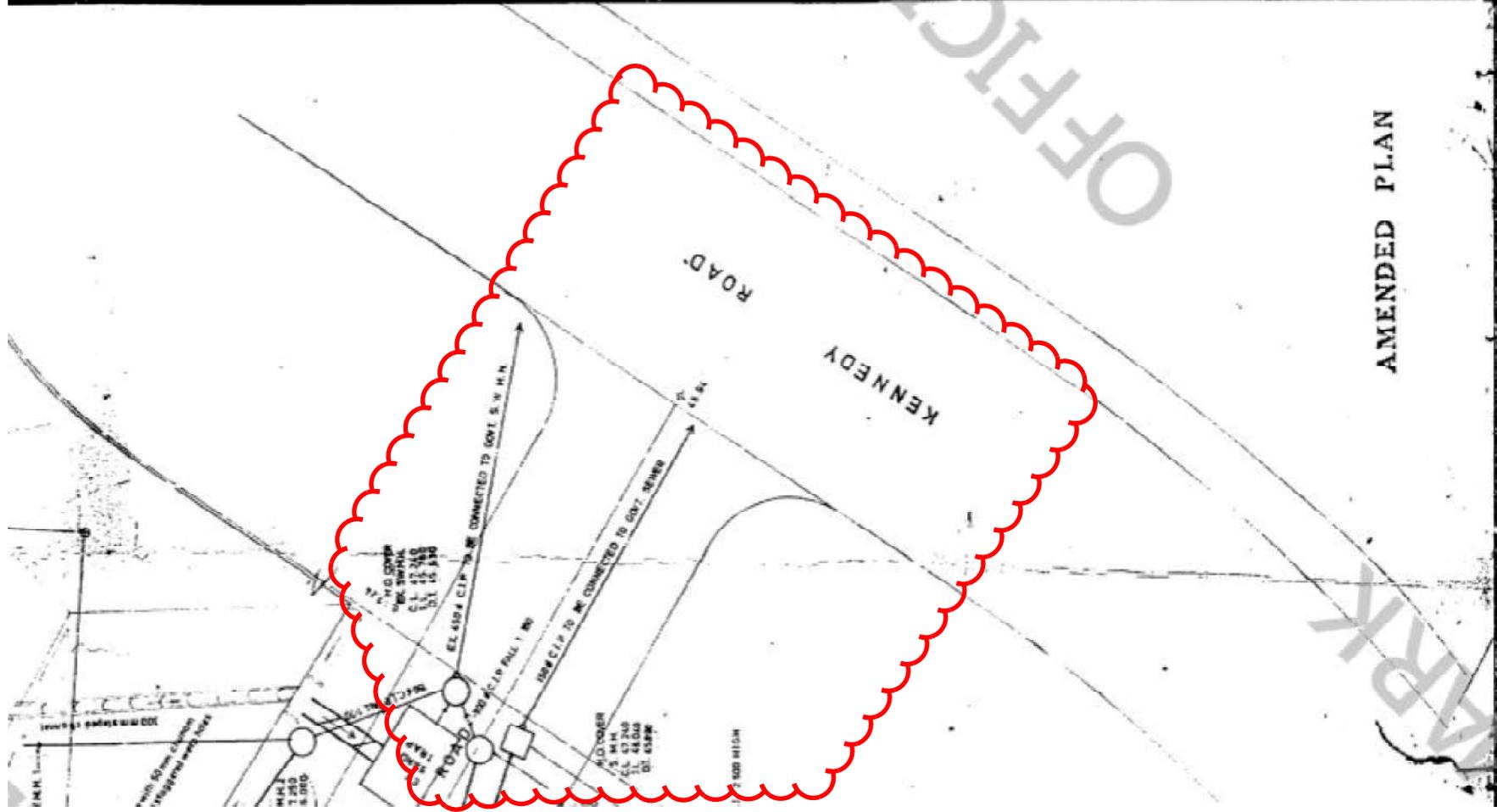
**Appendix 11 -  
Supplementary Information for Existing Development not Included in SIA**

**(i) Discharge Point of Amber Garden**

Extracted from BD record drawings under  
BD ref 4/2124/75 approved in May 1981



R.O. NO. 4/2124/75 S.D. NO. L.S. NO. DATE	
PROJECT NO. 1111 SHEET NO. 1111	
TITLE PROPOSED APARTMENT BUILDING	
DRAWN BY CHECKED BY DATE	
SCALE 1:100	
PROJECT NO. 1111 SHEET NO. 1111	
TITLE DRAINAGE PLAN	
CHAU LAM ARCHITECT & ASSOCIATES CHAU HO MIN ARCHITECTS	
PROJECT NO. 1111 SHEET NO. 1111	
DATE 11/11/11	



AMENDED PLAN

Approved  
 WING SIKSANG ARCHITECTURE  
 12 MAY 1978

NOTE: As shown above, the proposed building shall be served by the City of Hong Kong Sewerage Department. The proposed building shall be served by the City of Hong Kong Sewerage Department. The proposed building shall be served by the City of Hong Kong Sewerage Department. The proposed building shall be served by the City of Hong Kong Sewerage Department.

PROPOSED APARTMENT BUILDING

AT I.L. 8476

NO. 70-72 KENNEDY ROAD

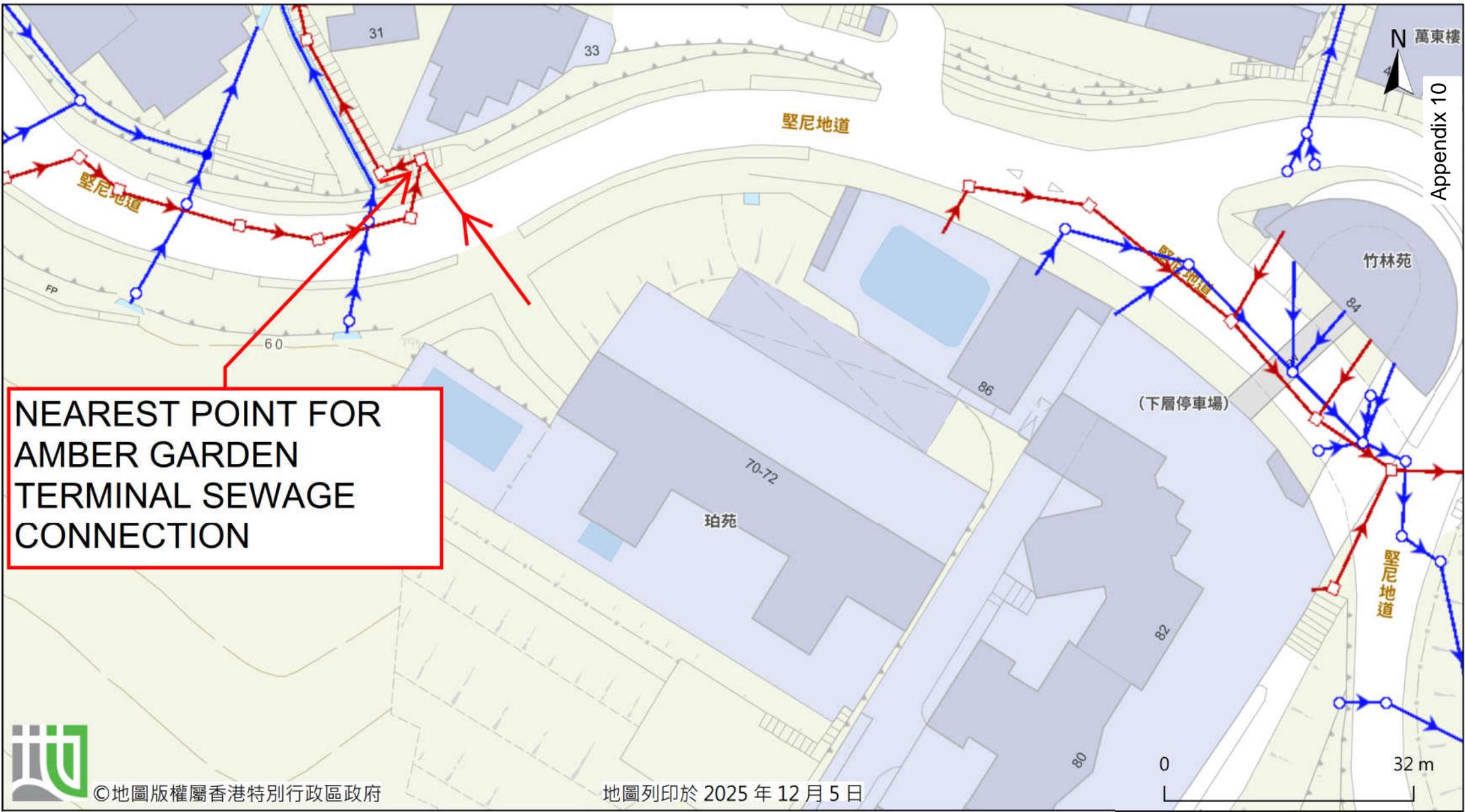
DRAINAGE PLAN

CHAU LAM ARCHITECT & ASSOCIATE

周林建築師  
 CHAU HO MING B. ARCH (HONG KONG), B.A.  
 LAM HAI CHING B. SC. (H.K.), S. C. E.  
 HO PENG B. SC. (F. I. STRAITS), E.  
 CHARTERED ENGINEER

CHAU HO MING  
 AUTHORIZED PERSON  
 [Signature]  
 AUTHORIZED PERSON

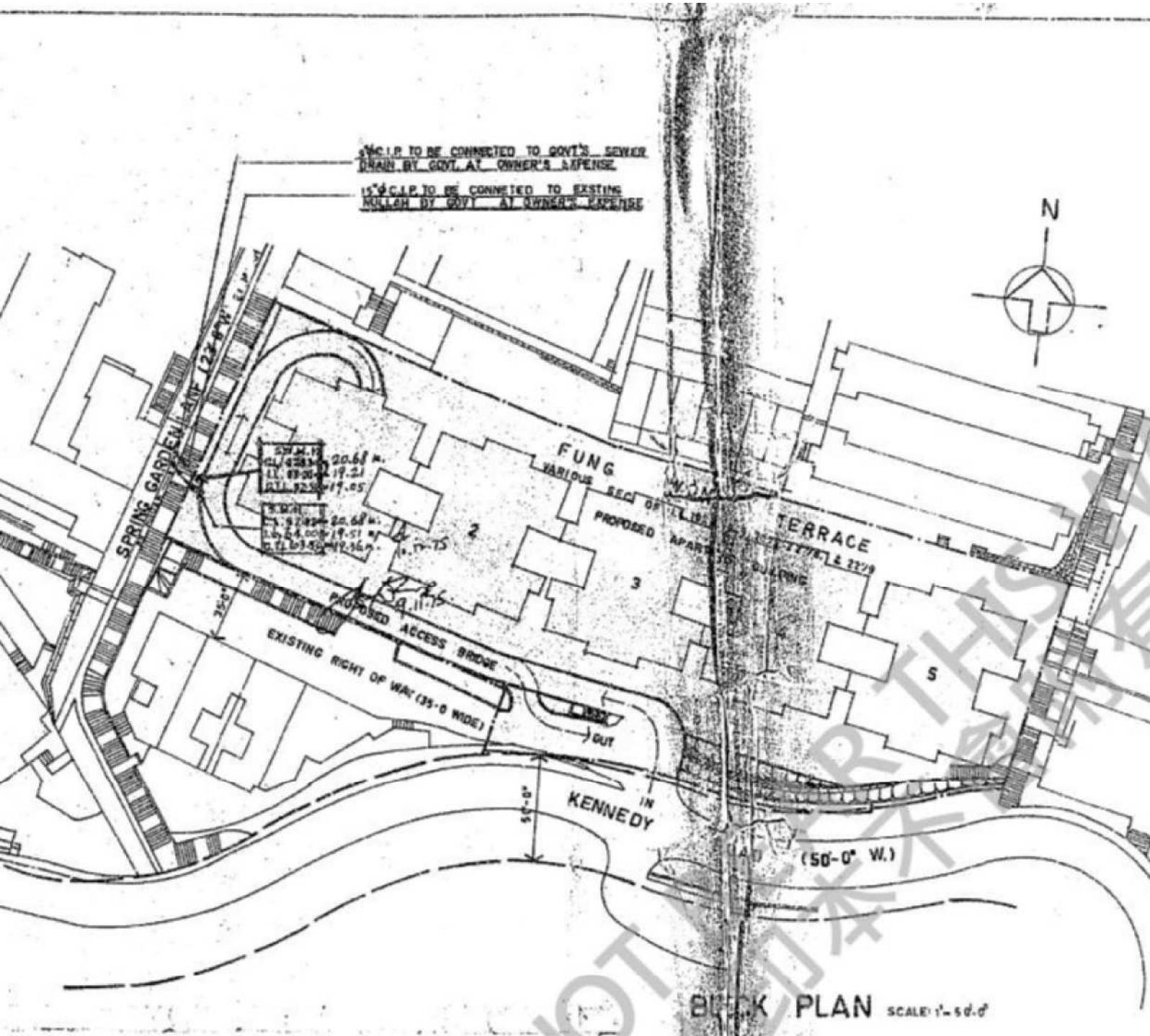
SCALE: 1:100	DESIGNED BY:	JOB NO.:	SHEET NO.:
	DRAWN BY: C. W. WU	NC / 7323	D 2 / 18
	CHECKED BY:		
	DATE: 31st MAY 1978		



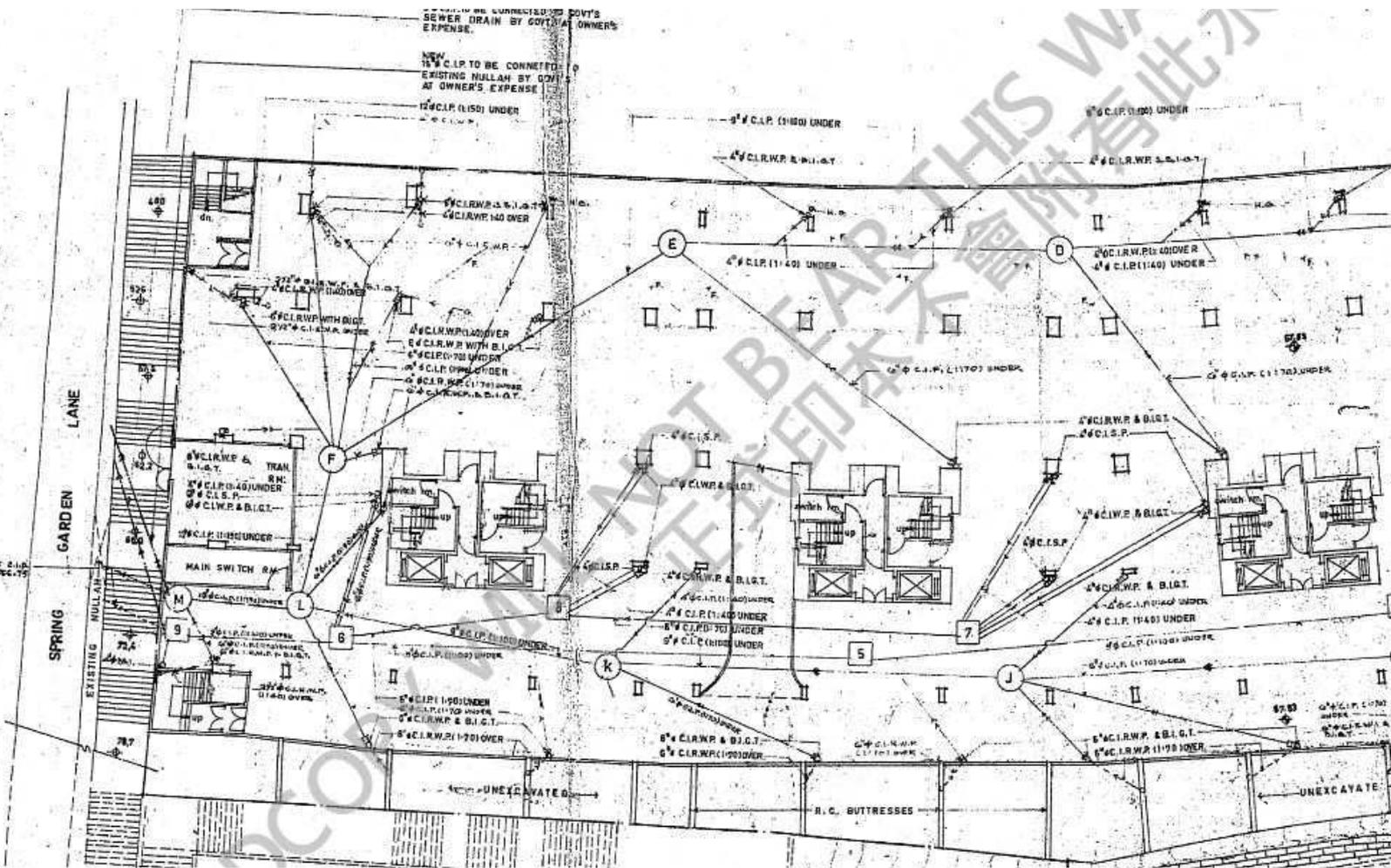
NEAREST POINT FOR  
AMBER GARDEN  
TERMINAL SEWAGE  
CONNECTION

Appendix 10

(ii) Sewage Discharge point of No. 39 Kennedy Road (Phoenix Court)



Extracted from BD record drawings under BD ref 4/2240/73 approved in June 1976



Extracted from BD record drawings under BD ref 4/2240/73 approved in June 1976

## Appendix 12 - No. of Occupancy before Conversion

**Project:** NO. 7 WAN CHAI GAP ROAD

**Date :** FEB 2026

Proposed Conversion of Student Hostel for HKSYU Wanchai Campus - Existing Condition

Floor	Usage	Width m	Length m	Area m <sup>2</sup>	Classroom Area for Students m <sup>2</sup>	Occupancy Density	No. of Occupancy student	staff
4/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Laboratory	6.1	11.1	67.71	51.06	1.5	34	1
	Teacher's Resting Room	5.5	6.1	33.55	-	3.3/100m <sup>2</sup>	-	2
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
3/F	Classroom 1	8.5	6.3	53.55	44.10	1.1	40	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
2/F	Classroom 1	8.5	6.3	53.55	44.10	1.1	40	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
1/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
G/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Head Master Office	5.5	6.1	33.55	-	3.3/100m <sup>2</sup>	-	2
							<b>652</b>	<b>22</b>

### Note

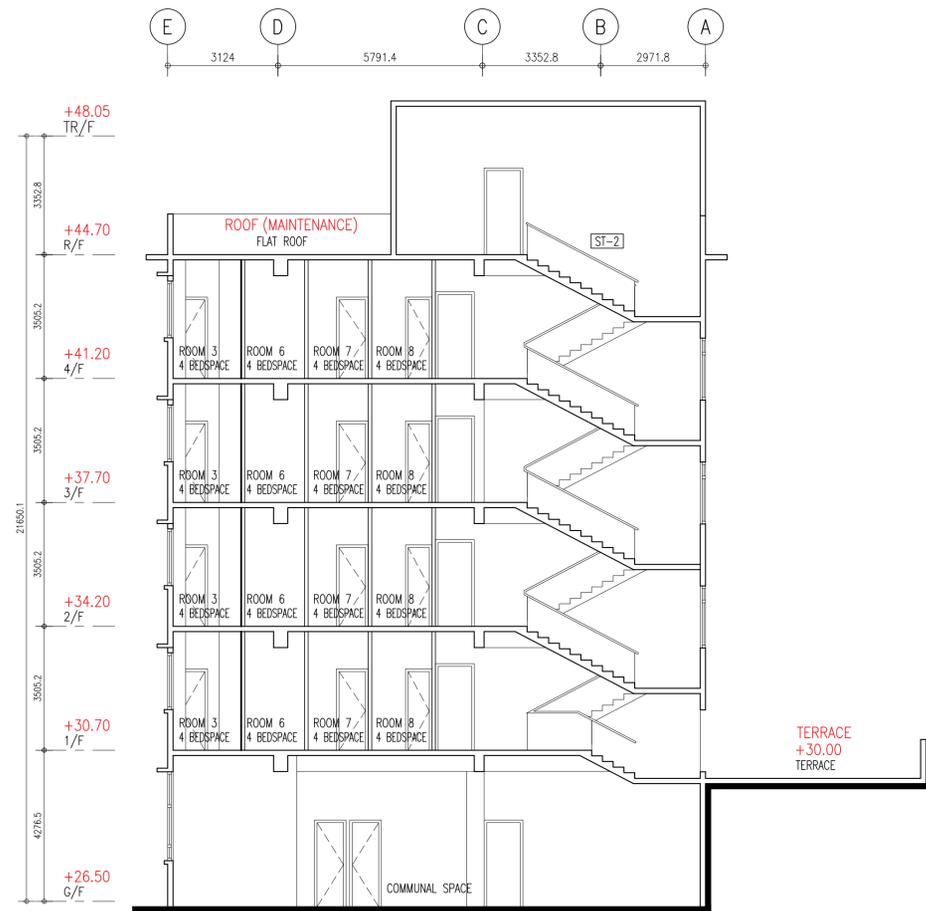
- 1) Each classroom was divided into 2 area, i.e. teacher area and student area.
- 2) Teacher area, i.e., the floor space required for the use of the teacher in classroom, is 1.5 m in width extending along the whole length of the wall in front of the students.
- 3) It is assumed 1 teaching staff is provided for each classroom.
- 4) The number of students is calculated based on 1.1 student/m<sup>2</sup> of the student area in classroom.
- 5) The number of students is calculated based on 1.5 student/m<sup>2</sup> of the student area in laboratory.
- 6) Number of staff is based on worker density listed in CISFU (refer Appendix 7).  
Community, Social & Personal Services in All Type Usage (3.3 staff/100m<sup>2</sup>) is adopted in this calculation.

**Attachment II**

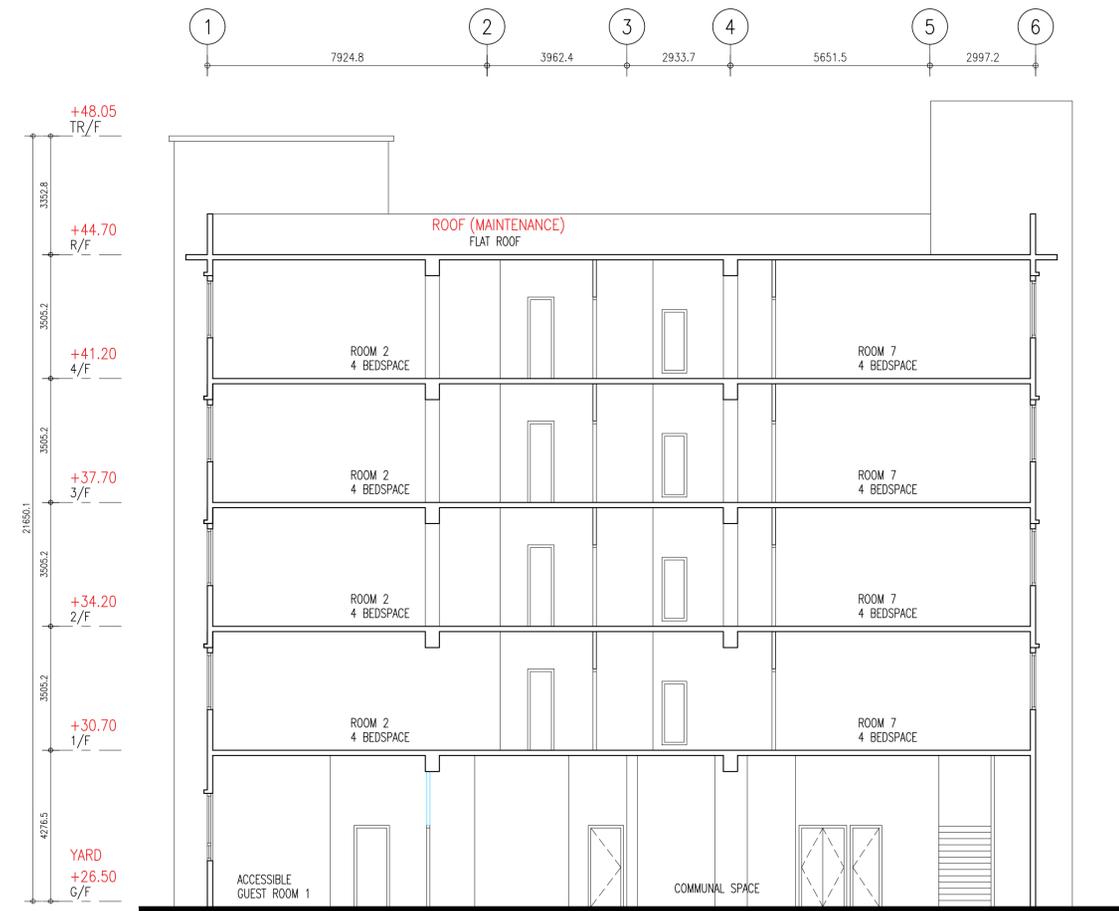
**Schematic Drawings**



**NOTES**  
 DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
 READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.  
 COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.



SECTION A - A



SECTION B - B

NO.	DATE	REVISIONS	DRAWN	CHECKED	DESIGNED	REVIEWED
00	10/25	FIRST-SUBMISSION				



**WONG TUNG & PARTNERS LIMITED**  
 ARCHITECTS & PLANNERS  
 18/F, 14 Taikee Wan Road, Taikee Shing, Hong Kong  
 T 852-2803 9888 F 852-2513 1728 www.wongtung.com

PROJECT:  
 WANCHAI CAMPUS OF  
 HONG KONG SHUE YAN UNIVERSITY,  
 7 WANCHAI GAP ROAD, WANCHAI,  
 HONG KONG

TITLE:  
 SECTIONS

DATE: 10/2025	SCALE: 1:100 @ A1		
DRAFTED: (FMC)	CHECKED: (STN)	DESIGNED: (IPY)	REVIEWED: (ELL)
JOB NO. 33340	DRAWING NO. B/A10/104	REV. NO. 00	

Our Ref.: PLAS/ADL/LY/CK/MC/jal/GE(HK Shue Yan University - WC Campus)

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point  
Hong Kong

23 February 2026

**By Hand and Email**

Dear Sirs,

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)  
PROPOSED CONVERSION OF HONG KONG SHUE YAN UNIVERSITY WAN CHAI CAMPUS  
FOR 'RESIDENTIAL INSTITUTION' USE  
AT 7 WAN CHAI GAP ROAD, HONG KONG  
INLAND LOT NO. 8325  
(PLANNING APPLICATION NO. A/H5/422 – FURTHER INFORMATION 2)**

We refer to the captioned planning application no. A/H5/422.

Further to our original submission to the Town Planning Board ("TPB") dated 23 December 2025 and further information (1) submission dated 13 February 2026, we hereby submit the second set of further information, including the Response-to-Comment table, in response to departmental comments and public comments to support this application.

Should you have any queries, please feel free to contact me or 

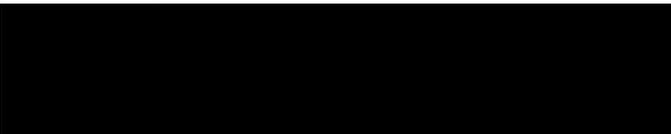
Yours faithfully  
For and on behalf of  
Knight Frank Petty Limited



**Calvin Kan** MHKIP RPP  
Associate Director  
Planning & Land Advisory Services  


Encs

cc	PlanD (Attn.: Mr. Tony Yip / Mr. Boris Lai)	(By email only)
	HKSJU	(By email only)
	Project Team	(By email only)



Your partners in property

Regulated by RICS

APPLICATION FOR PERMISSION UNDER  
SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR  
PROPOSED CONVERSION OF HONG KONG SHUE YAN UNIVERSITY (“HKSYU”) WAN CHAI CAMPUS FOR  
‘RESIDENTIAL INSTITUTION’ USE AT  
7 WAN CHAI GAP ROAD, HONG KONG  
INLAND LOT NO. 8325  
(PLANNING APPLICATION NO. A/H5/422 – FURTHER INFORMATION 2)

Comments	Response(s)
<p><b><u>Planning Department</u></b> (Contact person: Mr. Boris LAI   tel: 2231 4940) Received on 6 February 2026</p>	
<p>1. As some facilities are located outside the school building, please provide a site plan/location plan indicating all facilities and points of ingress/egress.</p>	<p>Please refer to the appended drawing No. A-00 in <b>Attachment I</b>, no facilities are located outside the lot boundary. The main entrance located on Yen Wah Steps serves as the ingress/egress point for daily operation use. While exit door from the west of terrace and the door adjoining Fu Yee Court serve as means of escape/ emergency fire exit only.</p>
<p>2. Please list all facilities to be provided and their locations (e.g. pantry on G/F, etc.).</p>	<p>According to the Drawing Nos. A-01 and B/A10/104 in <b>Attachment I</b>, the provision of facilities includes the following:-</p> <p>Office on G/F; Multi-purpose room on G/F; Gym on G/F; Study room on G/F; Pantries on G/F to 4/F; Linen room on G/F;</p>

Comments	Response(s)
	<p>Lavatories on G/F to 4/F; Communal area on G/F; and Open spaces including the 'Yard' on G/F, 'Terrace' on 1/F, and 'Roof' on R/F.</p>
<p>3. Please advise the average room size and indicate the room dimensions on the plans.</p>	<p>Please refer to the appended drawing No. A-01A in <b>Attachment I</b>. Average 4-beds ensuite room size is 20.0sqm, and average 3-beds room size is 12.5sqm.</p>
<p>4. Please clarify the fire safety measures proposed to ensure compliance for student hostel use.</p>	<p>Refer to the appended FSD approved plans No. B/A10/101 dated 9 December 2025 in <b>Attachment II</b>, fire safety installations such as fire extinguisher, emergency power supply, sprinkler system, automatic fire detection system and alarm system, and fire hydrant and hose reel system will be provided to meet the fire safety compliance.</p>
<p>5. According to Drawing A-01, there are 50 rooms with 176 beds (including the accessible guest room). However, the Sewerage Impact Assessment indicates 164 persons from the hostel and 22 employees. Please clarify this discrepancy.</p>	<p>Please be clarified that there will be 48 units providing 172 hostel places and 2 accessible units providing 4 bed spaces for HKSYU students, for a total of 176 places.</p> <p>To estimate the sewage discharge after the conversion, the proposed number of residents (i.e. 176 students) together with the estimated number of users from the HKSYU Community (i.e. 9 non-resident students and 2 wardens) has been incorporated into the revised Sewerage Impact Assessment enclosed in Attachment I of the Further Information (1) Submission dated 13 February 2026.</p>
<p>6. It is noted that a structural column is located within Room 10 on all levels. Please clarify</p>	<p>The structural column does not affect the arrangement of beds; it will serve as a spatial separation in-between two beds. 4nos. of beds will be provided in Room 10 on all levels.</p>

Comments	Response(s)
7. Please advise the ownership of the student hostel and the proposed management/operational arrangements.	It is owned by Cheung Hing Enterprises Limited, of which 100% of the shares are held by the founder of HKSYU. For formal operation under HKSYU, the site is currently under title transfer process from Cheung Hing Enterprises Limited to HKSYU. The future student hostel will be operated and managed by HKSYU.
<b>Education Bureau</b> <b>(Contact Officer: Ms. Michelle WONG (tel: 3509 7413))</b> <b>Received on 10 February 2026</b>	
1. Hong Kong Shue Yan University (HKSYU) is a self-financing post-secondary institution registered under the Post Secondary Colleges Ordinance (Cap. 320). In line with the policy of promoting the parallel development of the publicly-funded and self-financing post-secondary education sectors, EDB generally supports proposals that can improve campus facilities with a view to enhancing teaching and other facilities, as well as learning experience of students studying self-financing post-secondary programmes.	Noted.
2. In pursuance of the strategic direction announced in the Chief Executive's 2023 Policy Address to develop Hong Kong into an international post-secondary education hub, EDB has been supporting self-financing post-secondary institutions to enhance quality and expand capacity in order to attract more non-local students. Among others, HKSYU is one of the self-financing institutions approved in February 2025 to progressively admit more Mainland, Macao, and Taiwan students subject to a relaxed	Noted.

Comments	Response(s)
<p>quota from 20% to 40%. In this connection, EDB notes that that HKSYU's non-local student enrolment has been on a persistent increasing trend and the existing hostel places at its Braemar Hill campus are fully occupied. Therefore, there is a genuine need for HKSYU to develop additional hostel places.</p>	
<p>3. Given the considerations set out above, EDB supports the proposal to convert the existing 5-storey HKSYU Wan Chai Campus to student hostels (the Proposal) from self-financing post-secondary education policy perspective.</p>	Noted.
<p>4. It is noticed that the Hostels in the City Scheme (the Scheme) is mentioned in the part of "Policy Background and Planning Context" of the Supporting Planning Statement. For the avoidance of doubt, EDB's policy support for the Proposal does not imply its eligibility under the Scheme. Should HKSYU wish to apply for the Scheme, it is advised to refer to the relevant application guidelines for the eligibility criteria and submit an application as appropriate.</p>	Noted.
<p><b>Fire Services Department</b>  <b>(Contact Officer: Mr. QIU Yi (tel: 2733 5845))</b>  <b>Received on 10 February 2026</b></p>	
<p>1. Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans.</p>	Noted.

Comments	Response(s)
<p>2. Enhanced fire safety provisions may be required for any deficiencies of access route to reach the subject site, such as sprinkler system with fast response type sprinkler heads, pressurization of staircase, a direct line to the Fire Services Communication Centre of the Fire Services Department, enhanced size of water tank for sprinkler system tank and fire hydrant/hose reel system tank, etc.</p>	<p>Noted. Enhanced fire safety provisions have already been incorporated in the plans No. B/A10/101 and approved by FSD on 9 December 2025 (<b>Attachment II</b>).</p>
<p>3. The licensing requirements such as provision of fire service installations will be formulated upon receiving the formal application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) and after subsequent site inspection.</p>	<p>Noted.</p>
<p><b><u>Lands Department</u></b>  <b>(Contact Officer: Ms. Phoebe TAI (tel: 2835 1635))</b>  <b>Received on 10 February 2026</b></p>	
<p>1. The proposal affects Inland Lot No. 8325 (the Lot) which is held under a Conditions of Re-grant No. 10797 (the C/R) for a term of 150 years from 1.5.1899. According to the C/R, the Lot is restricted for educational purposes only. Besides, no building shall be erected within the area shown coloured pink hatched black on the plan annexed to the C/R (Non-Building Area). In addition, any building or buildings erected or to be erected on the Lot shall not exceed five storeys in height. The design, disposition and height of any building to be erected shall be subject to the approval of the Director of Public Works.</p>	<p>Noted.</p>

Comments	Response(s)
<p>2. The proposed use of residential institution (i.e. student hostel with ancillary facilities) would contravene the user restriction under the C/R. It is noted from paragraph 2.2 of the supplementary planning statement (SPS) that an application for lease modification by way of no objection letter to the Lands Department (LandsD) for the lifetime of building would be made by the applicant upon obtaining planning permission from the Town Planning Board. While it is agreed that application for modification of lease conditions to implement the proposal is required if planning application is approved, LandsD would consider the appropriate form of land document when processing the application. Nevertheless, it must be stressed that there is no guarantee that such application will be approved, and if such application is approved by LandsD, acting in its capacity as the landlord, it will be subject to such terms and conditions, including payment of premium and fees as may be imposed by LandsD at its sole discretion.</p>	<p>Noted.</p>
<p>3. In addition, it is shown on the Lower Ground Floor Plan attached to the PS that part of the Philosopher Court falls within the Non-Building Area of the Lot. It is noted from paragraph 4.1 of the SPS and the ground floor plan attached to the SPS (Ground Floor Plan) that the proposed residential institution would involve new water tanks to be erected within the Non-Building Area governing the Lot. Besides, there appear some building lines within the Non-Building Area. The applicant should demonstrate the compliance of the proposal to the Non-Building Area provision under the C/R. If buildings are proposed to be erected within the Non-Building</p>	<p>Noted. The Applicant hereby clarifies that the water tanks will be erected within the Non-Building Area. While the yard (formerly called the Philosophers' court in the earlier submission) also partially falls within the Non-Building Area. However, it is an open space and there will be no active recreation uses, nor any permanent or temporary structures.</p> <p>The Applicant has applied for a No-Objection Letter to permit erection of water tank within the Non-Building Area. The NOL application is currently being processed by LandsD.</p>

Comments	Response(s)
Area, the application for modification of the lease conditions should also include the Non-Building Area restriction.	
4. Refer to Para 4.1 of the SPS, please note that the site area of the Lot is 6,931 sq.ft. according to the C/S. The applicant should ensure that the proposal is entirely within the Lot and would not encroach onto the adjoining Government land or private land.	Noted.
<p><b><u>Hong Kong District Planning Office, Planning Department</u></b>  <b>(Contact Officer: Mr. Boris LAI (tel: 2231 4940 )</b>  <b>Received on 10 February 2026</b></p>	
1. Please advise on the number of existing and planned student hostels and bed spaces provided for the students of Shue Yan University, as well as the occupancy rate of the existing student hostels.	HKSYU currently has two on-campus buildings providing 1,300 bed spaces, and the planned conversion of the off-campus hostel in Wan Chai will provide an additional 172 bed spaces with 2 units of accessible rooms providing 4 accessible bed spaces. The current occupancy rate of on-campus bed spaces exceeds 99% (with the remaining spaces reserved for emergency use).
<p><b><u>Transports Department</u></b>  <b>(Contact Officer: Mr. Eric NGAI (tel: 2835 1635)</b>  <b>Received on 16 February 2026</b></p>	
<p>1. TD has no objection to the application, subject to the following conditions:</p> <p>(a) The Temporary Traffic Arrangement (TTA) for the loading and unloading of building materials from Kennedy Road to the building entrance at Yen Wah Steps shall be submitted to the satisfaction of TD and the Police.</p>	Noted. TTA would be submitted in a later stage following TPB's approval.

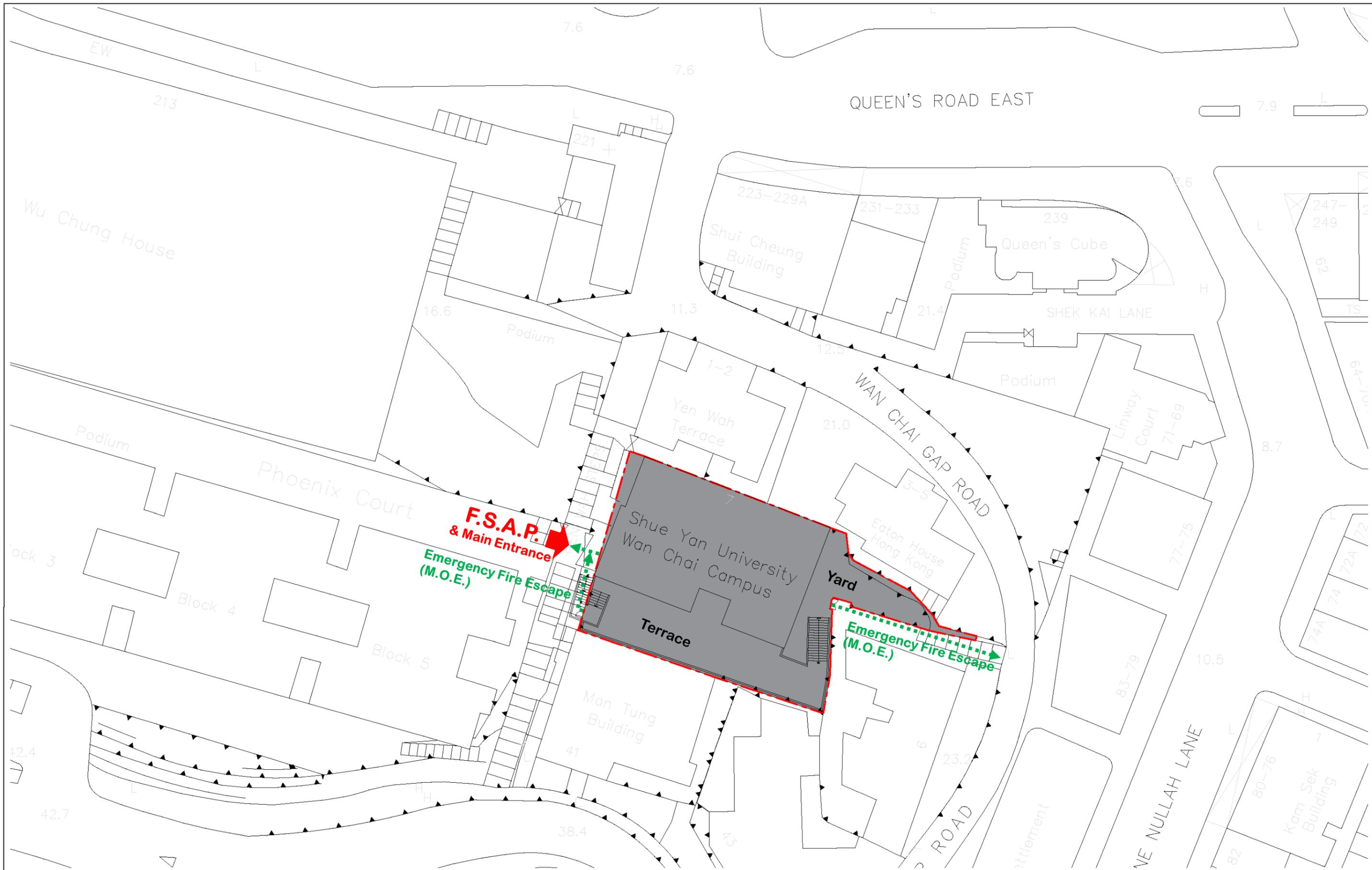
Comments	Response(s)
<p>(b) In view of the lack of vehicular access to the site, the applicant shall implement the online booking system for student's check-in and check-out operations, ensuring that only 6 to 8 students are allowed in each time slot to minimize the surge of traffic demand.</p>	<p>Noted. Both check-in and check-out operations will adopt the online booking system to allow 6 to 8 students in one time slot and minimize the surge of traffic demand.</p>
<p><b>Environmental Protection Department</b>  <b>(Contact Officer: Ms. Virginia WONG (tel: 2835 1109))</b>  <b>Received on 20 February 2026</b></p>	
<p>1. For Section 4.2, please revise units in Notes from “m3” to “m<sup>3</sup>”.</p>	<p>Noted and revised.</p>
<p>2. For Section 5, please revise typo “Neighbouring” to “Neighbouring”.</p>	<p>Noted and revised.</p>
<p>3. For Appendix 9, please provide the source of reference for the Usable Floor Area (U.F.A) from 213 Queen’s Road East and 85 Stone Nullah Lane.</p>	<p>The UFA was based on Building Record Plan from BD. Please refer to Appendix 10 from the revised SIA report in <b>Attachment III</b> for your reference</p>
<p>4. For Appendix 9, please clarify the discharge point of 3-5 Wan Chai Gap Road (Eaton House Hong Kong).</p>	<p>With reference to the DSD record plan, discharge point of 3-5 Wan Chai Gap Road was at FMH7014803. Please refer to Appendix 2 of the revised SIA report in <b>Attachment III</b> for your information.</p>

Comments	Response(s)
	
<p><b>Public Comments</b>  <b>Received on 9 February 2026</b></p>	<p><b>Response</b></p>
<p>1. Comments From The Incorporated Owners Committee (“OC”) of Fu Yee Court</p> <p>The proposed conversion of the HKSJU Wan Chai Campus into a student hostel should not result in any structural changes to Fu Yee Court. Additionally, the OC of Fu Yee Court has granted HKSJU access to the emergency exit for use in emergencies or fire evacuations. We would like to clarify that, for safety reasons, the emergency exit should not be used as a primary access point except in the aforementioned emergency situations.</p>	<p>The proposed conversion will not result in any structural changes to Fu Yee Court.</p> <p>The existing exit adjacent to Fu Yee Court will remain designated as an emergency fire escape, to be used solely during emergencies or fire evacuations. A full-time warden will oversee the management and operation of the student hostel, and signage indicating "Emergency Exit Only" will be posted on the door to prevent any misuse outside of emergency situations.</p>

<b>Comments</b>	<b>Response(s)</b>
Furthermore, in light of this proposed conversion, we request the installation of a fire alarm system to prevent misuse of the exit and to facilitate daily monitoring for operational management.	

**Attachment I**

**Schematic Drawings**



WONG TUNG & PARTNERS LIMITED  
ARCHITECTS & PLANNERS



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PROJECT:

**PROPOSED ALTERATIONS & ADDITIONS WORKS AT EXISTING EDUCATIONAL BUILDING OF  
WAN CHAI CAMPUS OF THE HONG KONG SHUE YAN UNIVERSITY  
AT 7 WAN CHAI GAP ROAD, WAN CHAI, HONG KONG**

TITLE: **BLOCK PLAN**

JOB NO: DRAWING NO. / PART PLAN OF: REV. NO.

**033340** **A-00** **00**

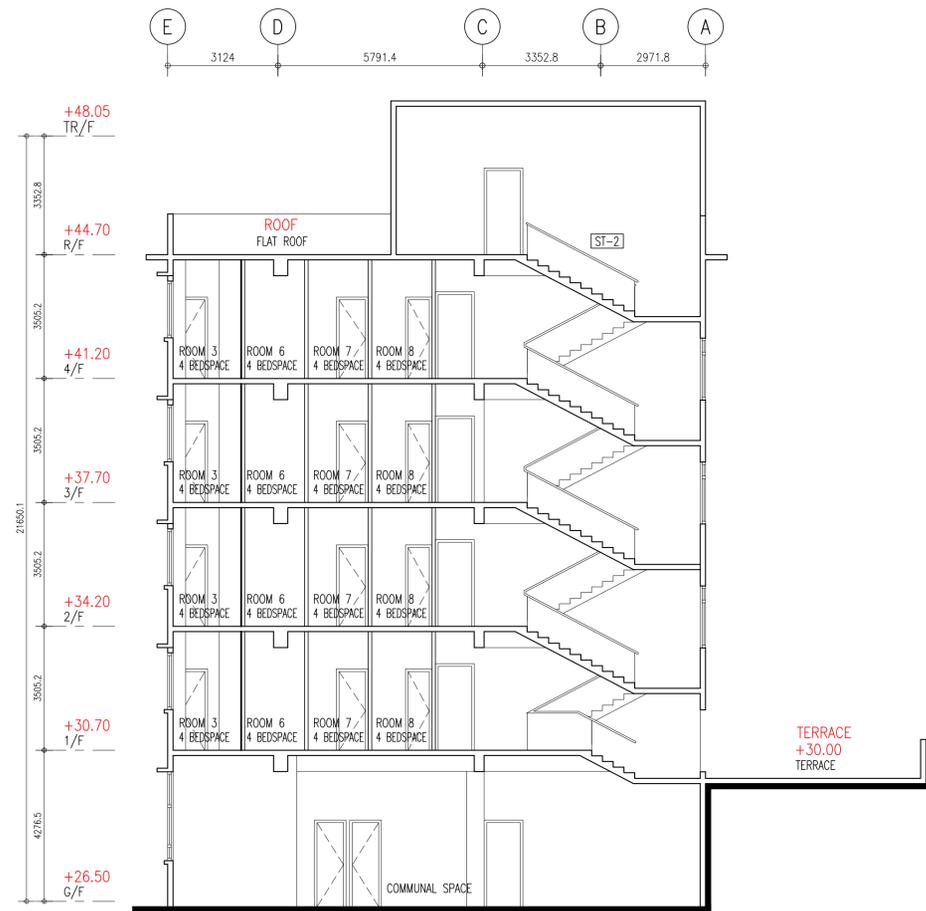
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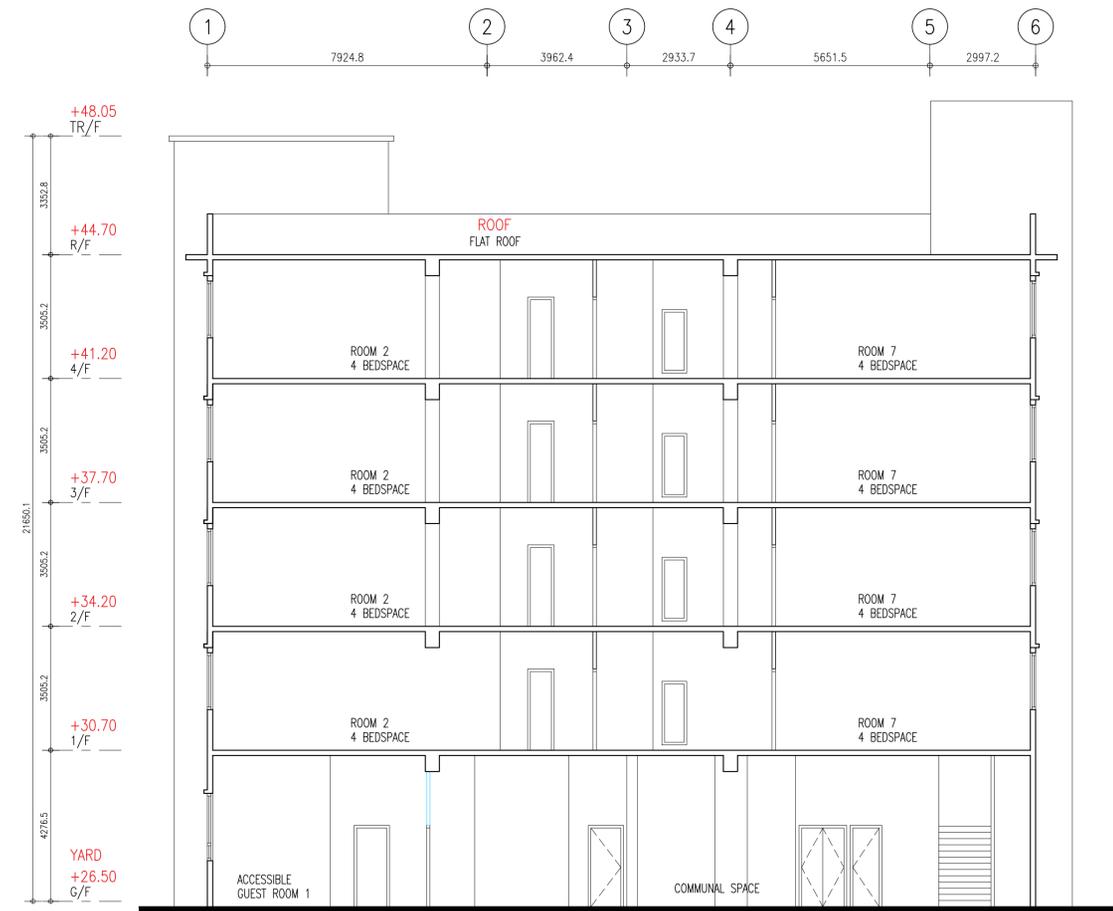
DRAFTED BY: CHECKED BY: DESIGNED BY: REVIEWED BY:  
FMC ( ) SYN ( ) IPY ( ) ELL ( )



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SECTION A - A



SECTION B - B

NO.	DATE	REVISIONS	DRAWN	CHECKED	DESIGNED	REVIEWED
00	10/25	FIRST-SUBMISSION				

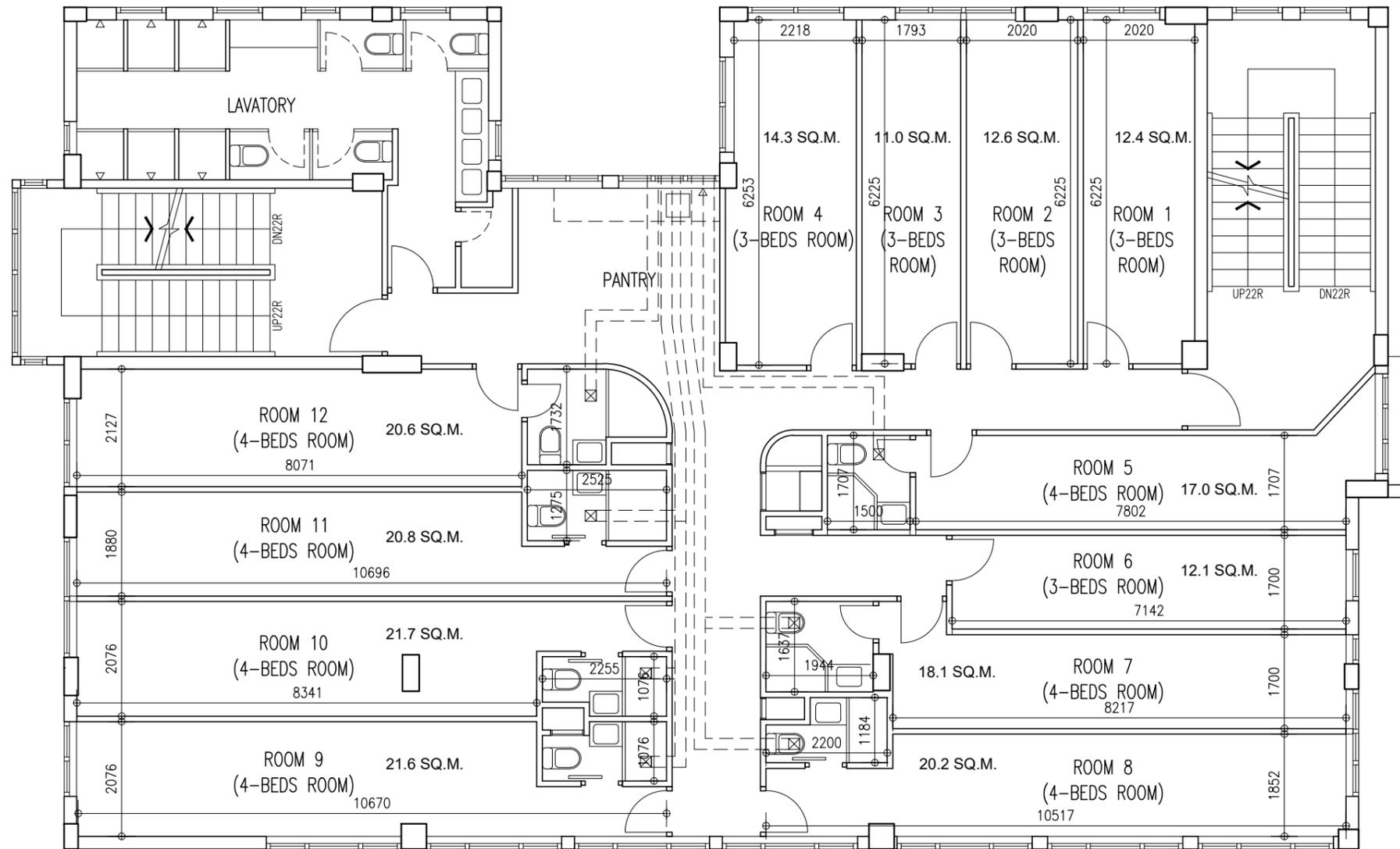


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PROJECT:  
 WANCHAI CAMPUS OF  
 HONG KONG SHUE YAN UNIVERSITY,  
 7 WANCHAI GAP ROAD, WANCHAI,  
 HONG KONG

TITLE:  
 SECTIONS

DATE: 10/2025	SCALE: 1:100 @ A1
DRAFTED: (FMC)	CHECKED: (STN)
DESIGNED: (IPY)	REVIEWED: (ELL)
JOB NO. 33340	DRAWING NO. B/A10/104
	REV. NO. 00

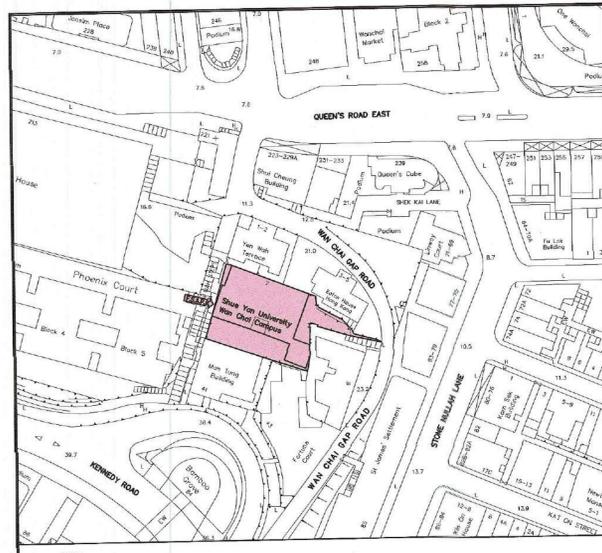


TYPICAL (2/F TO 4/F) FLOOR PLAN

**Attachment II**

**FSD Approved Plans No. B/A10/101  
dated 9 December 2025**

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GENERAL INDICATION FOR COLOURING OF PLANS

- EXISTING BUILDING WORKS UNCHANGED AND IS NOT FORMING PART OF THIS ABA SUBMISSION
EXTENT OF THIS ABA
CONCRETE SLAB (LIGHTER WASH)
SOLID CONCRETE BLOCKS
METAL WORK OR STEEL
SANITARY FITTINGS
GLASS
DEMOLITION WORKS/ DELETION OF APPROVED WORKS UNDERLINE FOR REVISION

DOOR MARK LEGEND FOR GBP

- /60/60 F.R.R. SELF-CLOSING DOOR WITH SMOKE SEAL
-/60/60 F.R.R. SELF-CLOSING DOOR WITH F.R.R. TRANSPARENT GLASS UPPER PANEL AND SMOKE SEAL
DOOR WITH LOUVER HAVING A MINIMUM SIZE OF 1/20 OF THE FLOOR AREA OF THE ROOM
EXISTING DOOR

6. SPRINKLER SYSTEM

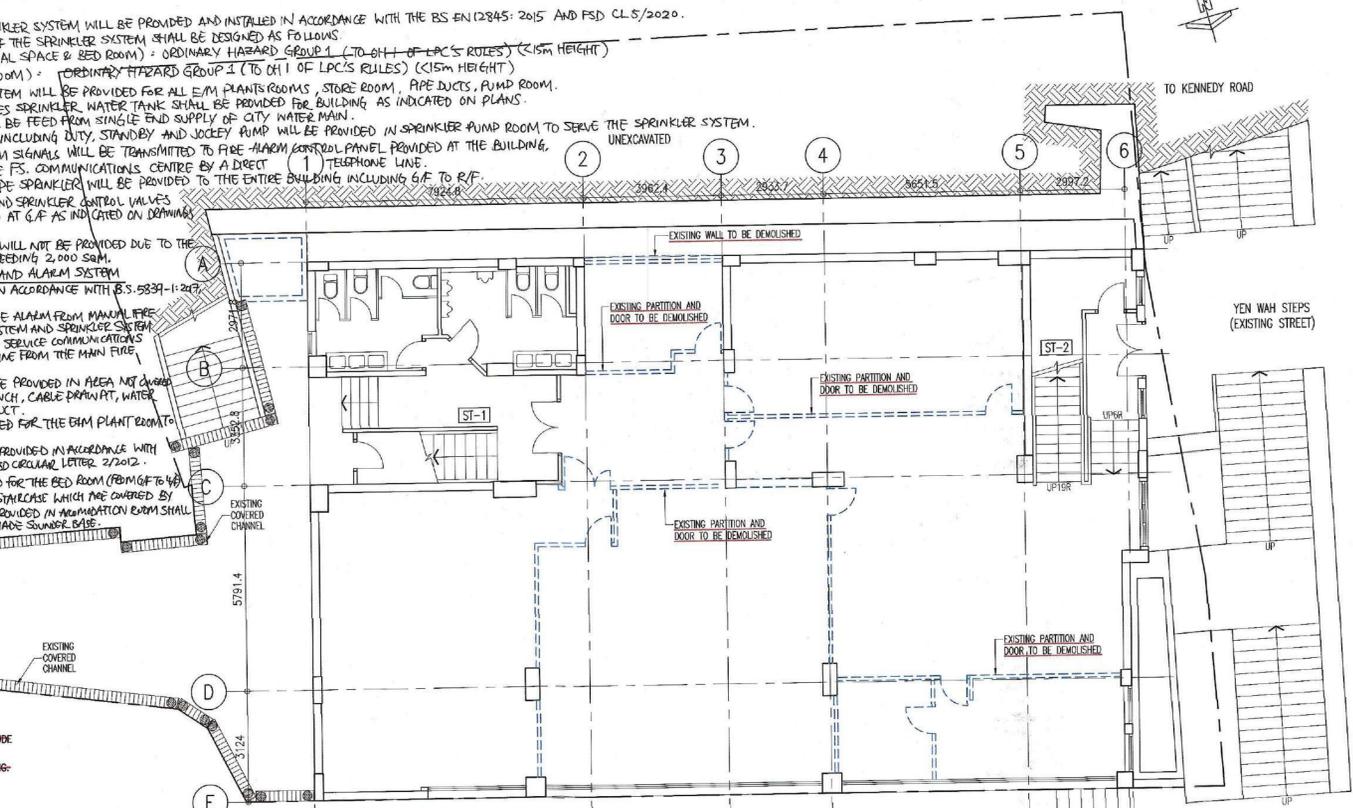
- 6.1 AN AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE BS EN 12845: 2015 AND FSD CL 5/2020.
6.2 THE CLASSIFICATION OF THE SPRINKLER SYSTEM SHALL BE DESIGNED AS FOLLOWS
6.3 THE CLASSIFICATION OF THE SPRINKLER SYSTEM SHALL BE DESIGNED AS FOLLOWS
6.4 ONE 55,000 LITRES SPRINKLER WATER TANK SHALL BE PROVIDED FOR BUILDING AS INDICATED ON PLANS.
6.5 SPRINKLER PUMPS INCLUDING DUTY, STANDBY AND JOCKEY PUMP WILL BE PROVIDED IN SPRINKLER PUMP ROOM TO SERVE THE SPRINKLER SYSTEM.
6.6 ALL SPRINKLER ALARM SIGNALS WILL BE TRANSMITTED TO FIRE ALARM CONTROL PANEL PROVIDED AT THE BUILDING.
6.7 FAST RESPONSE TYPE SPRINKLER WILL BE PROVIDED TO THE ENTIRE BUILDING INCLUDING G/F TO R/F.
6.8 SPRINKLER INLET AND SPRINKLER CONTROL VALVES SHALL BE PROVIDED AT G/F AS INDICATED ON DRAWINGS.

7. AUDIO/VISUAL ADVISORY SYSTEM

- 7.1 AUDIO/VISUAL ADVISORY SYSTEM WILL NOT BE PROVIDED DUE TO THE AREA AT ANY ONE FLOOR NOT EXCEEDING 2,000 SQM.

8. AUTOMATIC FIRE DETECTION SYSTEM AND ALARM SYSTEM

- 8.1 FIRE DETECTION WILL BE PROVIDED IN ACCORDANCE WITH B.S. 5839-1:2017 FSD CL 4/2021 AND 1/2015
8.2 FIRE ALARM SIGNAL INCLUDING THE ALARM FROM MANUAL FIRE ALARM SYSTEM, FIRE DETECTION SYSTEM AND SPRINKLER SYSTEM SHALL BE TRANSMITTED TO THE FIRE SERVICE COMMUNICATIONS CENTRE VIA A DIRECT TELEPHONE LINE FROM THE MAIN FIRE ALARM CONTROL PANELS.
8.3 FIRE DETECTION SYSTEM SHALL BE PROVIDED IN AREA NOT COVERED BY SPRINKLER EXCEPT CABLE TRENCH, CABLE TRAY, WATER METER CABINET AND SERVICES DUCT.
8.4 HEAT DETECTORS WILL BE PROVIDED FOR THE DM PLANT ROOM TO MINIMISE FALSE ALARM.
8.5 VISUAL FIRE ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH BARBERE FREE ACCESS (4009) AND FSD CIRCULAR LETTER 2/2012.
8.6 A SMOKE DETECTOR TO BE PROVIDED FOR THE BED ROOM (ROOM G/F 10) EXCLUDING TOILET, BATH ROOM AND STAIRCASE WHICH ARE COVERED BY SPRINKLER SYSTEM. SMOKE DETECTOR PROVIDED IN INFORMATION ROOM SHALL BE INTEGRATED WITH PROPRIETARY WIRE SMOKE BASE.



GENERAL NOTES:

- 1. THE ABA PORTIONS ARE THE COLOURED AREA ONLY. ALL OTHER PARTS OF THE BUILDING AS HATCHED ON THIS DRAWING ARE EXISTING CONDITION AND DO NOT FORM PART OF THIS SUBMISSION.
2. ALL CONC. BLOCK & BRICK WORKS TO BE BUILT IN 1:3 CEMENT MORTAR.
3. MIN. CLEAR HEIGHT FROM FLOOR TO CEILING SHOULD BE 2500MM MIN. CLEAR HEIGHT FROM FLOOR TO UNDERSIDE OF BEAM SHOULD BE 2300MM.
4. MIN. HEADROOM OF EXIT ROUTES SHOULD BE 2000MM.
5. ALL ABA PORTIONS TO COMPLY WITH (PLANNING) REGULATION 72 & DESIGN MANUAL OF BARRIER FREE ACCESS 2008.
6. ALL CONSTRUCTION WORKS SHALL COMPLY WITH BUILDING (CONSTRUCTION) REGULATION SITE (SAFETY) REGULATIONS.
7. ALL DEMOLITION WORKS SHALL COMPLY WITH BUILDING (DEMOLITION WORKS) REGULATIONS & CODE OF PRACTICE FOR DEMOLITION OF BUILDINGS 2004.
8. DESIGN OF CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL (2011 ED).
9. DESIGN OF CODE OF PRACTICE FOR DEAD AND IMPOSED LOAD 2011.
10. ALL SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS ARE TO BE CHECKED AGAINST EXISTING DIMENSIONS ON SITE ANY DISCREPANCIES SHALL BE AMENDED IN DRAWING BEFORE SUBMISSION OF FORM BA14.
11. STRUCTURAL PLANS ARE UNDER SEPARATE SUBMISSION.
12. ROOMS / AREAS SHOPS WITH OCCUPANCY EXCEEDING 30 PEOPLE WILL BE PROVIDED WITH MINIMUM 2 EXIT DOORS SWING OUT TOWARDS THE DIRECTION OF EGRESS.
13. DRAINAGE PLAN TO BE SUBMITTED SEPARATELY.
14. ARTIFICIAL LIGHTING TO BE PROVIDED FOR AREAS WITHOUT NATURAL LIGHTING WHERE REQUIRED.
15. MECHANICAL VENTILATION AREA TO BE PROVIDED FOR AREAS WITHOUT NATURAL VENTILATION WHERE REQUIRED.

F.S. NOTES

- 1. MANUAL FIRE ALARM SYSTEM
1.1. MANUAL FIRE ALARM SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH B.S. 5839-1:2017 (INCORPORATING CORRIGENDUM NO.1), FSD CL 6/2021.
1.2. BREAKGLASS UNITS AND FIRE ALARM BELLS WILL BE LOCATED AT ALL HOSE REEL POINTS. THE ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND WARNING DEVICE INITIATION WITH THE PREMISES.
1.3. ONE F.S. CONTROL PANEL WILL BE PROVIDED AS INDICATED ON PLAN TO RECEIVE ALL FIRE ALARM SIGNALS FROM THE BUILDING.
2. PORTABLE APPLIANCES
2.1. PORTABLE HAND-OPERATED FIRE EXTINGUISHING APPLIANCES TO BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
2.1.1. 4.5KG CO2 F.E.
2.1.2. 9L WATER F.E.
3. EMERGENCY POWER SUPPLY
3.1. POWER SUPPLY CONNECTION BEFORE MAIN SWITCH WILL BE APPLIED WITH SUFFICIENT ELECTRICAL CAPACITY TO MEET THE FIRE SERVICES INSTALLATIONS REQUIREMENTS.
4. SURFACE SPREAD OF FLAME
4.1. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATION TO 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.
4.2. ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE TO BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476 PART 7 OF ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
5. HOSE REEL (H.R.) SYSTEM
5.1. INDEPENDENT HOSE REEL WILL BE PROVIDED. A HOSE REEL PROVISION IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MIN. FIRE SERVICE INSTALLATIONS AND FSD CL 2/2019 WILL BE PROVIDED.
5.2. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PROTECTED AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TRAILING.
5.3. ONE 3,000 LITRES HOSE REEL WATER TANK WILL BE PROVIDED FOR BUILDING AS INDICATED ON PLANS.
5.4. FIXED HOSE REEL SYSTEM PUMP INCLUDING DUTY AND STANDBY PUMP WILL BE PROVIDED FOR THE HOSE REEL SYSTEM.

9. FIRE HYDRANT AND HOSE REEL (FH/HR) SYSTEM

- 9.1 A FIRE HYDRANT/HOSE REEL SYSTEM IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT SEPTEMBER 2022 WILL BE PROVIDED FOR EACH BUILDING.
9.2 SUFFICIENT HOSE REELS AND FIRE HYDRANT SHALL BE PROVIDED AS INDICATED ON DRAWINGS.
9.3 THE CAPACITY OF F.S. WATER TANK 27,000 LITRES AT G/F OF FH/HR SYSTEM AS-BUILT GROUND PLAN (FOR DEMOLITION ONLY) LOCATED AS SHOWN ON PLAN WHICH IS FED FROM SMOKE END SUPPLY OF CITY WATER MAIN.
9.4 FIXED FIRE RAMP INCLUDING DUTY, STANDBY AND JOCKEY PUMP WILL BE PROVIDED IN THE PUMP ROOM TO SERVE THE FH/HR SYSTEM.
9.5 F.S. INLET TO BE PROVIDED AT G/F AS INDICATED ON DRAWINGS. ALL FS INLETS SHALL BE INTERCONNECTED.

LEGEND / ABBREVIATIONS / COLOUR INDICATIONS:

- PROPOSED STRUCTURAL LEVEL (S.F.L.)
PROPOSED FINISH LEVEL (F.F.L.)
PROPOSED STRUCTURAL FLOOR LEVEL
PROPOSED FINISHED FLOOR LEVEL
EXISTING EXIT SIGN
NEW EXIT SIGN
DIRECTIONAL EXIT SIGN
FIRE EXTINGUISHER
H.R. HOSE REEL
M.V. MECHANICAL VENTILATION
M.V./A.L. MECHANICAL VENTILATION & ARTIFICIAL LIGHTING
A.T. ACCESSIBLE TOILET
B.L. BOUNDARY LINE
P.D. PIPE DUCT
F.S.A.P. FIREMAN'S ACCESS POINT
OPENABLE WINDOW (TOP HUNG)
300mm WIDE SURFACE CHANNEL W./:
i) C.I. COVER ON DRIVEWAY OR
ii) S.S. GRATING ON PAVEMENT
WATER POINT
10. EMERGENCY LIGHTING AND EXIT SIGN
10.1 SUFFICIENT EXIT SIGN AND DIRECTIONAL SIGN SHALL BE PROVIDED IN ACCORDANCE WITH F.S. CL. 3/2008 TO ENSURE THAT ALL EXIT ROUTE FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED.
10.2 EMERGENCY LIGHTING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF BS EN 1838:2013, B.S. 5266 PART 1:2016 & FSD CL 4/2021 AND PERMANENTLY MAINTAINED IN EFFECTIVE WORKING ORDER AND SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL.
10.3 SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO BE PROVIDED TO ENSURE THAT ALL EXIT ROUTE FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED, AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING.

SCHEDULE OF SANITARY FITMENTS PROVISION table with columns for Floor, Intended Use, UFA (m²), m² Person, M:F, Total No. of Person, and Min. of Reg. for W.C., Urinal, L.B., Shower, W.C., Urinal, L.B., Shower.

DISCHARGE VALUE OF A REQUIRED STAIRCASE IN A NON-SPRINKLER BUILDING table with columns for Staircase No., Width of Stair, No. of Storeys Served Above, and Discharge Value.

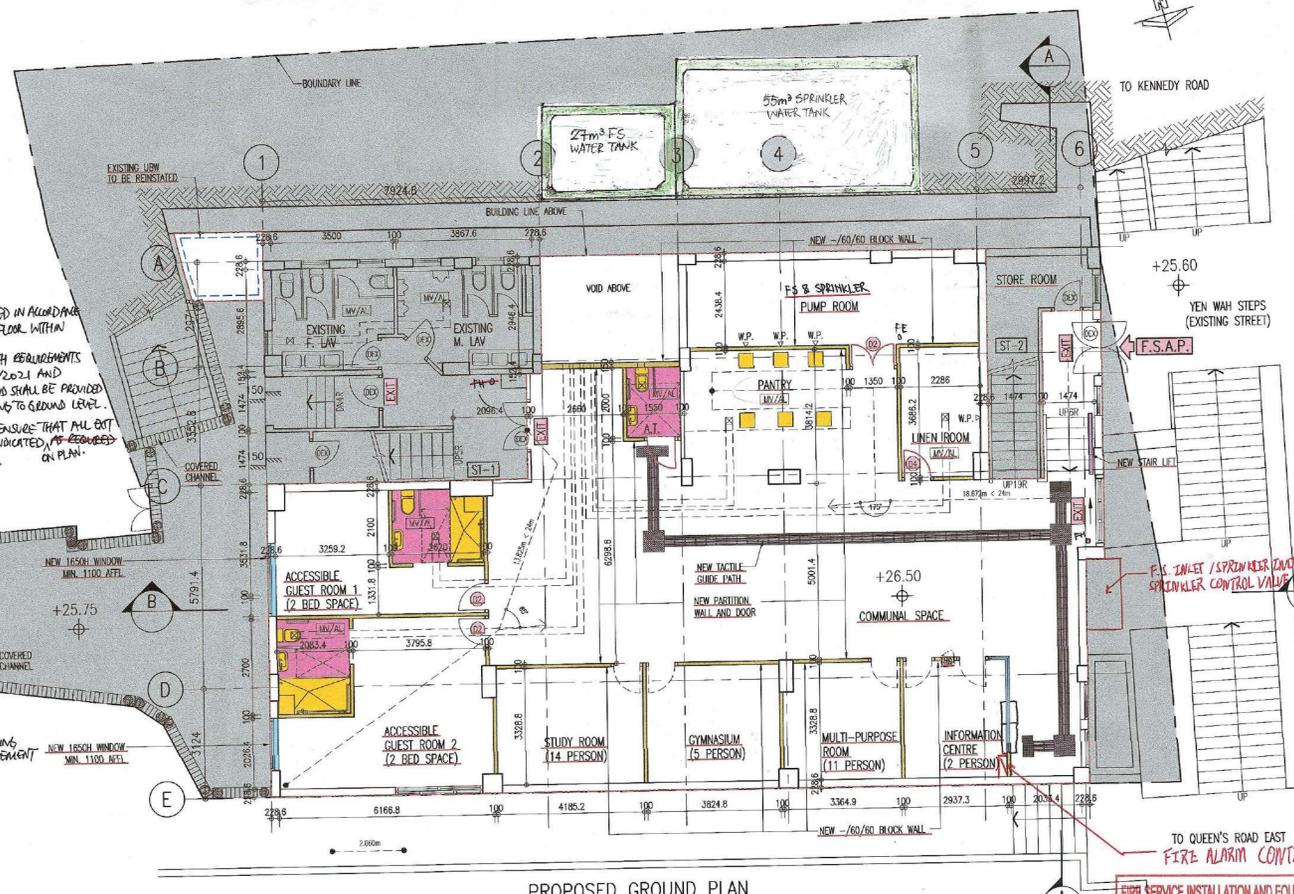
SCHEDULE SHOWING THE REQUIREMENT OF EXIT MEANS table with columns for Intended Use, Capacity Each Floor, Min. No. of Exit Route, and Width of Exit Doors (Clear Width) & Exit Routes Provided in mm.

11. FIREMAN'S LIFT

- 11.1 FIREMAN'S LIFT SHALL NOT BE PROVIDED.

12. VENTILATION / AIR CONDITIONING CONTROL SYSTEM

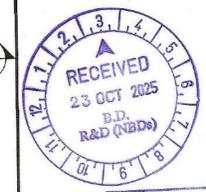
- 12.1 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING SHALL BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.



PROJECT: WANCHAI CAMPUS OF HONG KONG SHUE YAN UNIVERSITY, 7 WANCHAI GAP ROAD, WANCHAI, HONG KONG

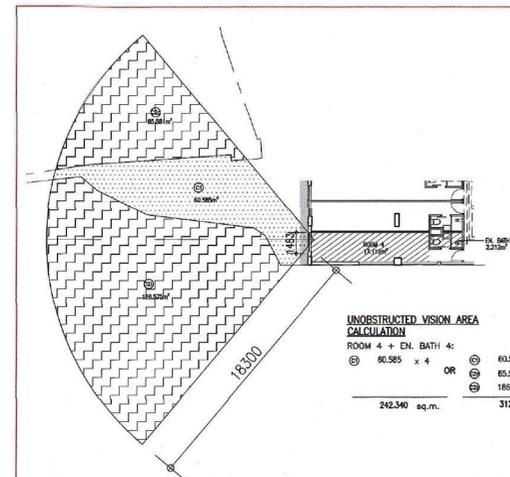
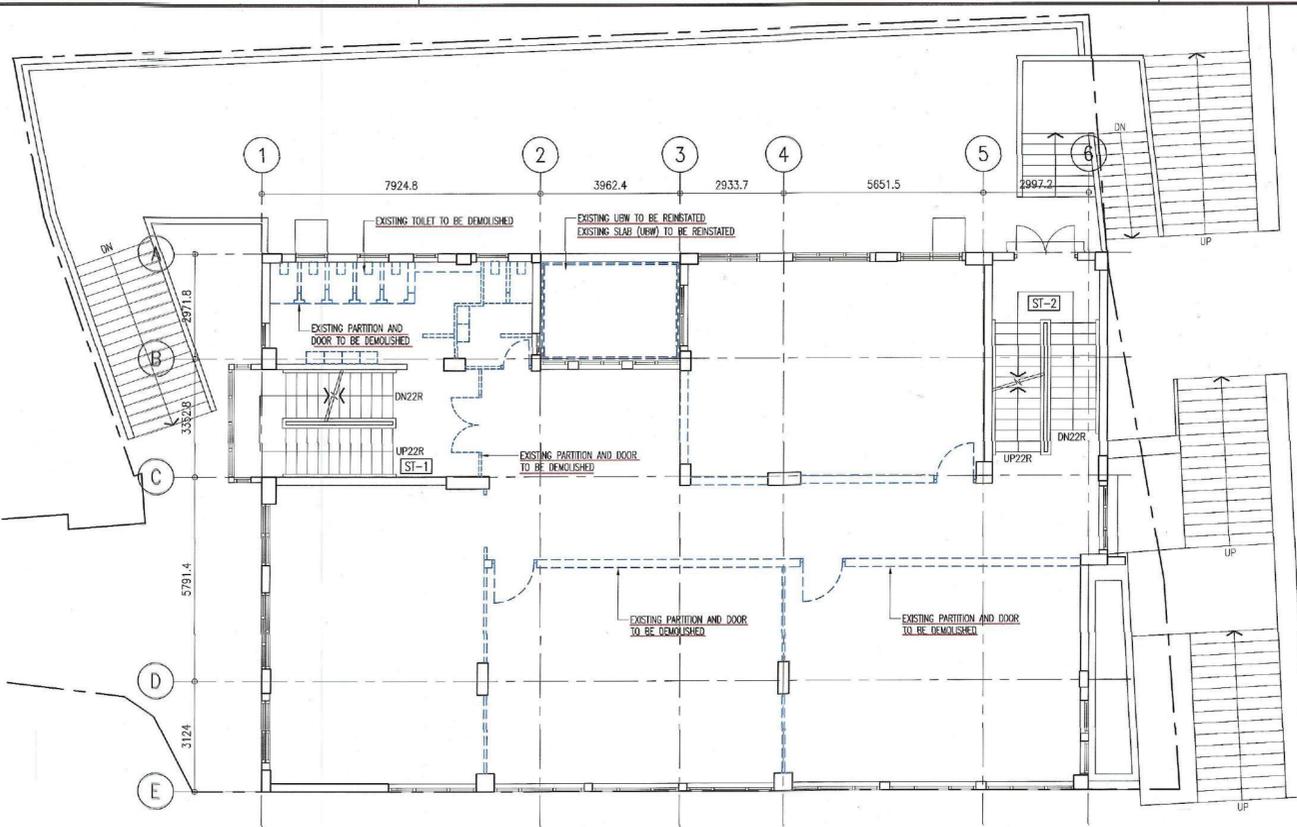
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Table with columns for Date, Scale, Drawing No., and Revision No. (33340 B/A10/101).



FIRE SERVICES REQUIREMENTS INCORPORATED. Date: 9 Oct 2025. (Law Hong-yin) Senior Station Officer.

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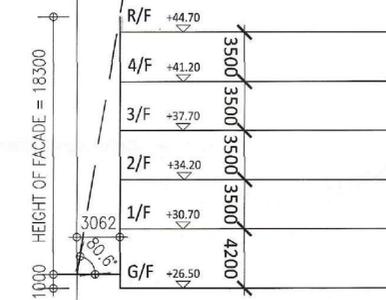
ROOM AREA:  
 BED ROOM + BATH = 17.119 m<sup>2</sup> + 2.212 m<sup>2</sup> = 19.331 m<sup>2</sup>  
 OPENABLE GLASS AREA OF WINDOW REQUIRED:  
 1.5 X 1.7 X 85% = 2.188 m<sup>2</sup> > 1.291 m<sup>2</sup>  
 GLASS AREA OF WINDOW PROVIDED:  
 1.5 X 1.7 X 85% = 2.188 m<sup>2</sup> > 1.291 m<sup>2</sup>  
 OPENABLE GLASS AREA OF WINDOW PROVIDED:  
 1.5 X 1.7 X 85% = 2.188 m<sup>2</sup> > 1.291 m<sup>2</sup>  
 GLASS AREA OF UFA:  
 2.188 / 19.331 X 100% = 11.22%

UNOBSTRUCTED VISION AREA REQUIREMENT FOR HABITABLE ROOM	
HEIGHT OF FACADE (M)	MINIMUM UFA (%)
10	50
20	100

PROPOSED HEIGHT OF FACADE (m) = 18.3 m  
 PROPOSED GLAZING AREA = 11.22%  
 UFA REQUIRE AT 18.3M GLAZING AREA  
 (20 - 18.3) / (18.3 - 10) = (1.7 / 8.3) = 20.48%  
 1.700 / 8.300 = 20.48%  
 1.700 - 85.000 = 830.000 - 8.300 X 20.48% = 81.500

AS-BUILT 1ST FLOOR PLAN (FOR DEMOLITION ONLY)

STUDENT HOSTEL



LENGTH OF R.H.P. REQ.  
 (3.500x4+4.200-1.00+1.10)  
 $x1/\tan 80.5^\circ = 3.062m$   
 (STOREY HT. x NO. OF STOREY  
 - WINDOW SILL HT. + ROOF PARAPET HT.)  
 $x1/\tan 80.5^\circ$   
 AREA OF R.H.P.  
 2.300 x 9.131 = 21.001m<sup>2</sup> > 21m<sup>2</sup>

DIAGRAMMATIC SECTION FOR HABITABLE (FACING BOUNDARY)



PROPOSED 1ST FLOOR PLAN

FIRE SERVICE INSTALLATION AND EQUIPMENT HAVE BEEN INDICATED ON THIS DRAWING

NO.	DATE	REVISIONS
00	10/25	FIRST-SUBMISSION



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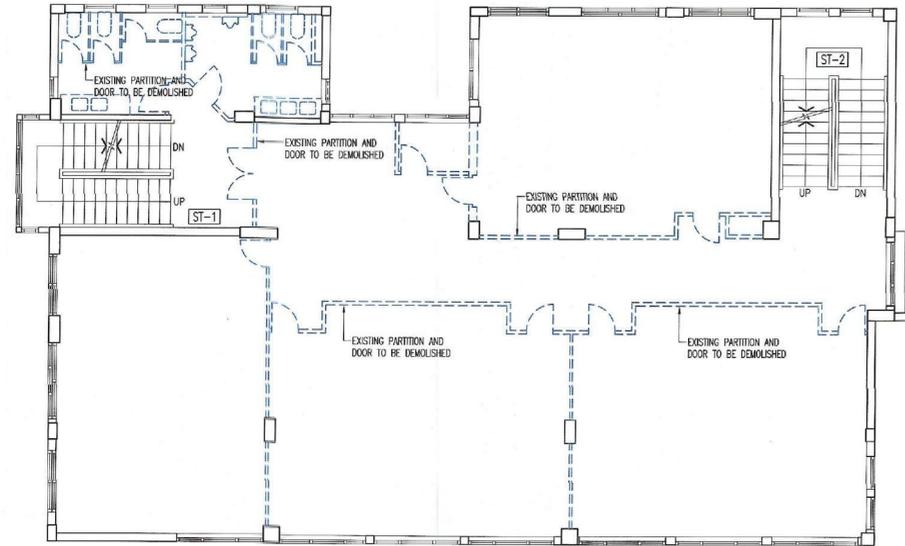
PROJECT:  
 WANCHAI CAMPUS OF HONG KONG SHUE YAN UNIVERSITY,  
 7 WANCHAI GAP ROAD, WANCHAI, HONG KONG

TITLE:  
 1ST FLOOR PLAN

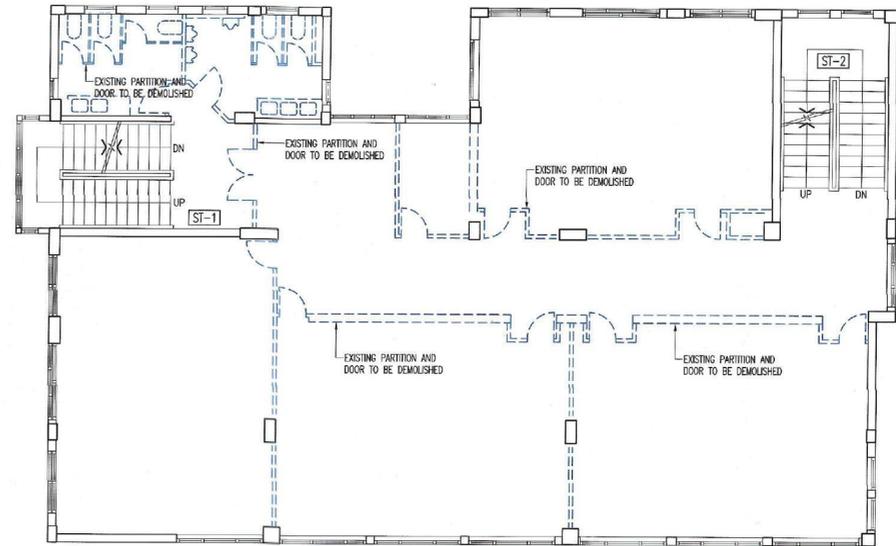
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DRAWN: (FMC)	CHECKED: (SYN)
DESIGNED: (EPY)	REVIEWED: (ELL)
JOB NO. 33340	DRAWING NO. B/A10/102
REV. NO. 00	

FIRE SERVICES REQUIREMENTS INCORPORATED  
 Date: 9 DEC 2025  
 (LAW Hong-yin)  
 Senior Station Officer

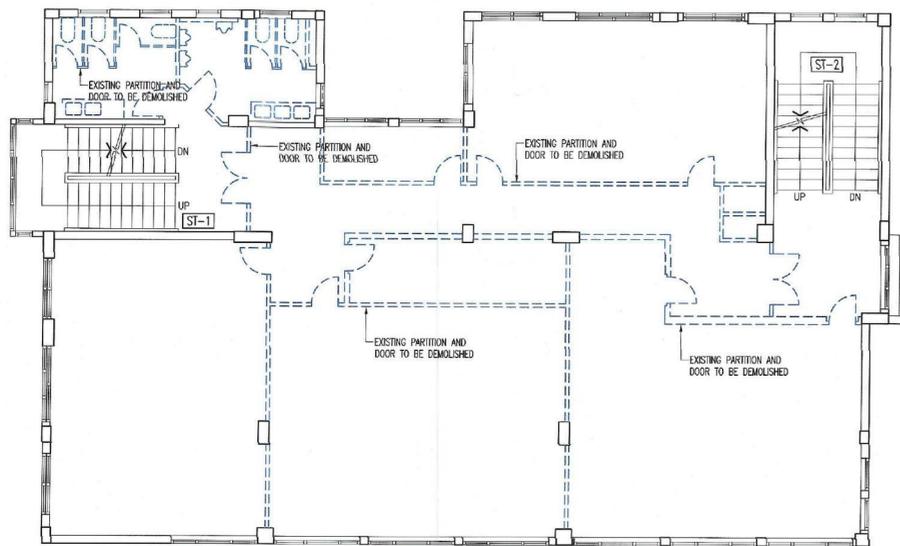
**NOTES**  
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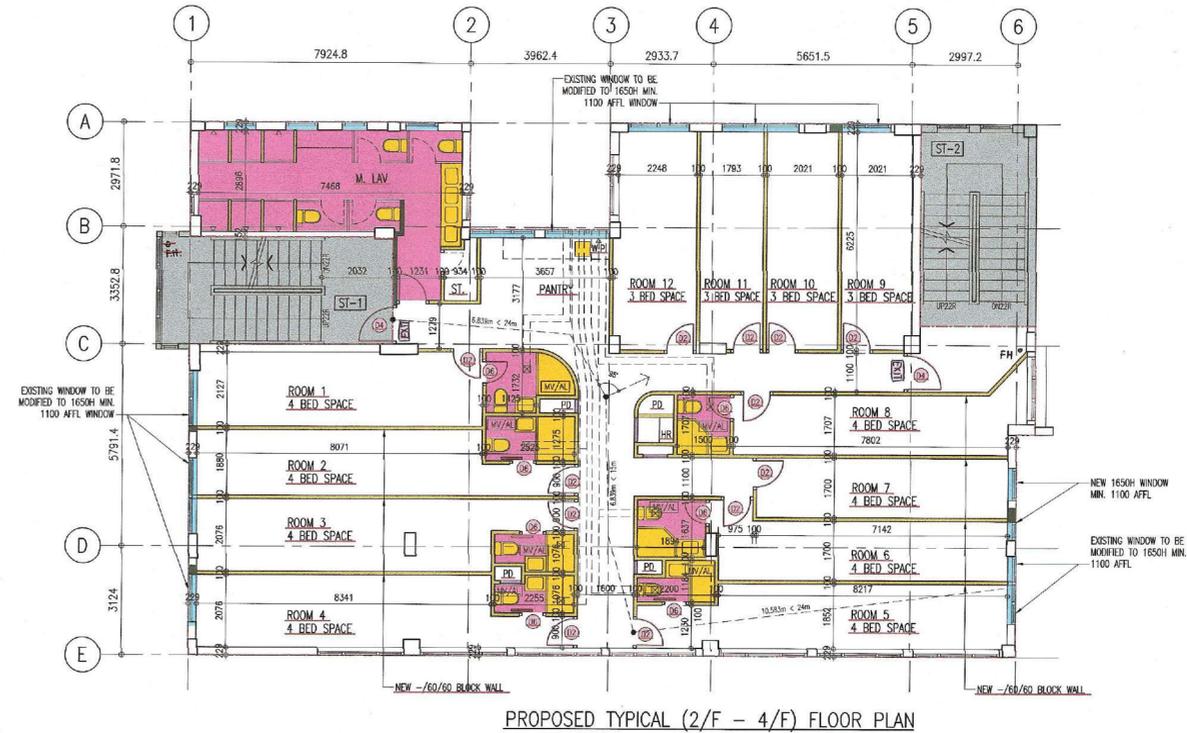
2ND FLOOR PLAN (FOR DEMOLITION ONLY)



3RD FLOOR PLAN (FOR DEMOLITION ONLY)



4TH FLOOR PLAN (FOR DEMOLITION ONLY)



PROPOSED TYPICAL (2/F - 4/F) FLOOR PLAN

NO.	DATE	REVISIONS	BY	CHECKED	DATE
00	10/25	FIRST-SUBMISSION			



WONG TUNG 王董

**WONG TUNG & PARTNERS LIMITED**  
 ARCHITECTS & PLANNERS  
 18/F, 14 Taikee Wan Road, Taikee Shing, Hong Kong  
 T 852-2803 9888 F 852-2513 1728 www.wongtung.com

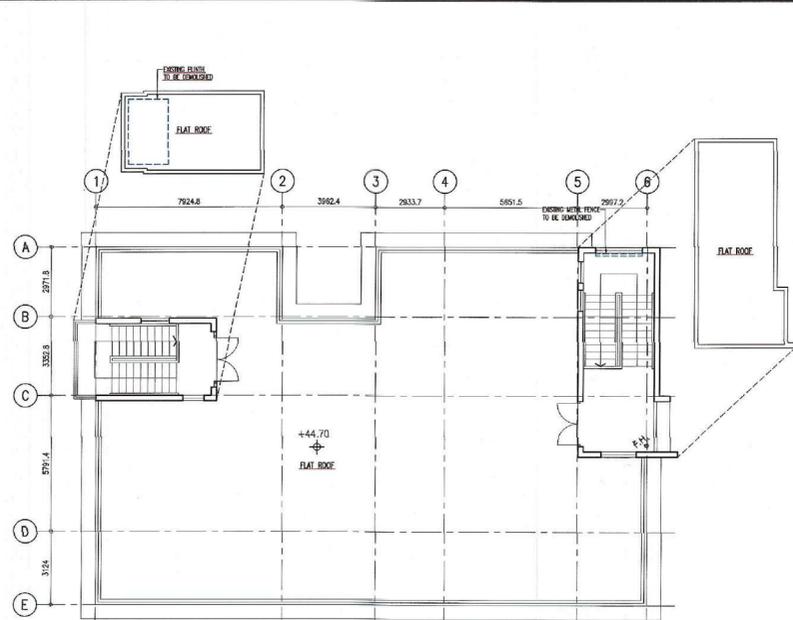
**PROJECT:**  
 WANCHAI CAMPUS OF  
 HONG KONG SHUE YAN UNIVERSITY,  
 7 WANCHAI GAP ROAD, WANCHAI,  
 HONG KONG

**TITLE:**  
 TYPICAL (2/F TO 4/F) FLOOR PLAN

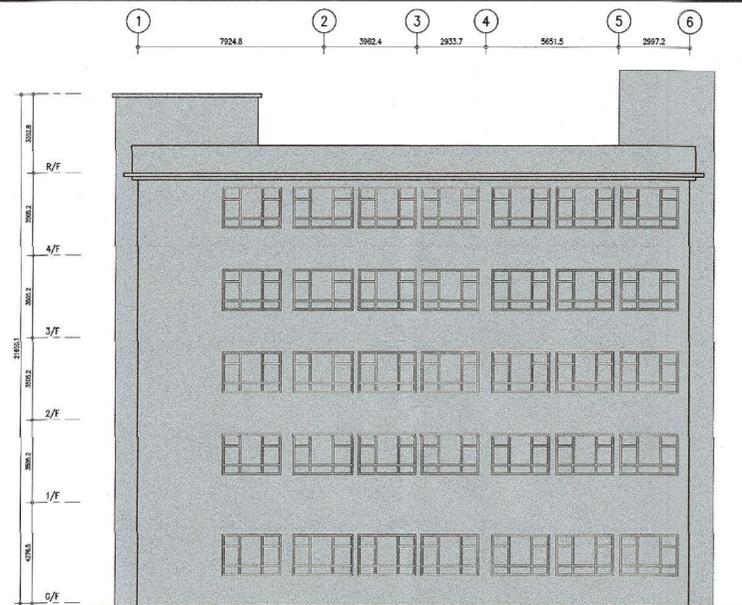
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DRAFTED: (FMC)	CHECKED: (SYN)
DESIGNED: (PY)	REVIEWED: (EIL)
JOB NO. 33340	DRAWING NO. B/A10/103
	REV. NO. 00

**FIRE SERVICES REQUIREMENTS INCORPORATED**  
 Date - 9 DEC 2025  
 (Signature)  
 Senior Station Officer

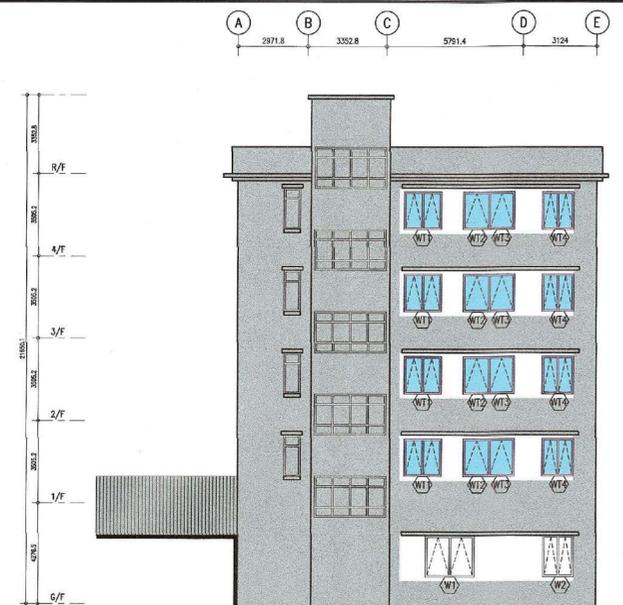
FIRE SERVICE INSTALLATION AND EQUIPMENT  
 HAVE BEEN INDICATED ON THIS DRAWING



PROPOSED ROOF PLAN



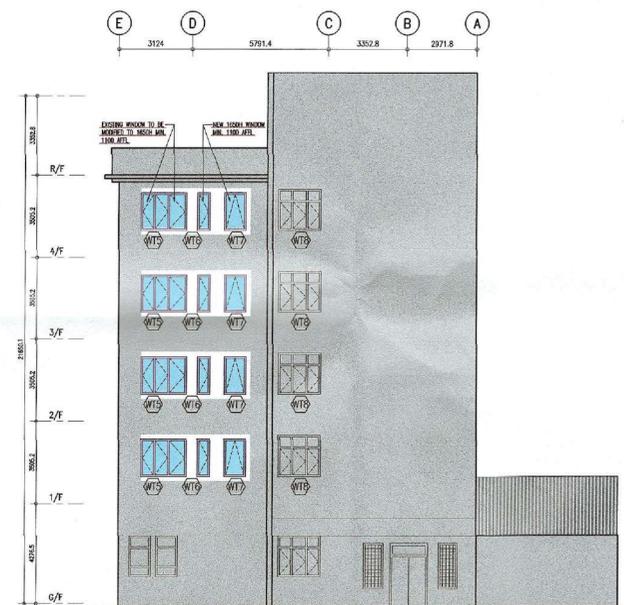
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

WINDOW AREA CALCULATION							
LOCATION	UFA (sqm)	WINDOW AREA REQUIRED (1/10 OF UFA) (sqm)	TOTAL (sqm)	WINDOW AREA PROVIDED (sqm)	OPENABLE WINDOW AREA REQUIRED (1/18 OF UFA) (1/10 OF UFA FOR BATH ROOM) (sqm)	TOTAL AREA (sqm)	OPENABLE WINDOW AREA PROVIDED (sqm)
(G/F)	ACCESSIBLE GUEST ROOM 1 (W)	14.849	14.849 x 1/10 = 1.485	2.000 x 1.850 x 0.850 = 2.865	14.849 x 1/18 = 0.828	1.485	2.075 x 1.850 x 0.850 = 2.910
	ACCESSIBLE BATHROOM 1	5.299	---	---	5.299 x 1/18 = 0.294	---	(COMBINE TO ABOVE)
	ACCESSIBLE GUEST ROOM 2 (W)	22.848	22.848 x 1/10 = 2.285	1.980 x 1.850 x 0.850 = 2.777	22.848 x 1/18 = 1.275	1.989	2.75 x 1.850 x 0.850 = 3.857
	ACCESSIBLE BATHROOM 2	5.006	---	---	5.006 x 1/18 = 0.278	---	(COMBINE TO ABOVE)
	M. LAY	10.474	---	---	10.474 x 1/18 = 0.582	1.047	1.800 x 0.800 x 0.850 = 1.088
	F. LAY	8.538	---	---	8.538 x 1/18 = 0.474	0.954	2.400 x 0.800 x 0.850 = 1.632
	ACCESSIBLE TOILET	3.300	---	---	3.300 x 1/18 = 0.183	0.330	1.835 x 0.800 x 0.850 = 1.248
(1/F - 4/F)	4-BEDS ROOM 01 (W)	17.057	17.057 x 1/10 = 1.706	1.590 x 1.850 x 0.850 = 2.236	17.057 x 1/18 = 0.948	1.420	1.590 x 1.850 x 0.850 = 2.236
	ENSUITE BATHROOM 01	3.540	---	---	3.540 x 1/18 = 0.197	---	(COMBINE TO ABOVE)
	4-BEDS ROOM 02 (W)	14.814	14.814 x 1/10 = 1.481	1.880 x 1.850 x 0.850 = 1.487	14.814 x 1/18 = 0.823	1.248	1.880 x 1.850 x 0.850 = 1.487
	ENSUITE BATHROOM 02	3.219	---	---	3.219 x 1/18 = 0.179	---	(COMBINE TO ABOVE)
	4-BEDS ROOM 03 (W)	17.302	17.302 x 1/10 = 1.730	1.500 x 1.850 x 0.850 = 2.184	17.302 x 1/18 = 0.961	1.302	1.610 x 1.850 x 0.850 = 1.417
	ENSUITE BATHROOM 03	2.212	---	---	2.212 x 1/18 = 0.123	---	(COMBINE TO ABOVE)
	4-BEDS ROOM 04 (W)	17.203	17.203 x 1/10 = 1.720	1.480 x 1.850 x 0.850 = 2.076	17.203 x 1/18 = 0.956	1.296	1.480 x 1.850 x 0.850 = 2.076
	ENSUITE BATHROOM 04	2.212	---	---	2.212 x 1/18 = 0.123	---	(COMBINE TO ABOVE)
	4-BEDS ROOM 05 (W)	15.191	15.191 x 1/10 = 1.519	1.400 x 1.850 x 0.850 = 1.864	15.191 x 1/18 = 0.844	1.211	1.400 x 1.850 x 0.850 = 1.864
	ENSUITE BATHROOM 05	2.818	---	---	2.818 x 1/18 = 0.157	---	(COMBINE TO ABOVE)
	4-BEDS ROOM 06 (W)	13.819	13.819 x 1/10 = 1.382	1.290 x 1.850 x 0.850 = 1.809	13.819 x 1/18 = 0.768	1.160	1.290 x 1.850 x 0.850 = 1.809
	ENSUITE BATHROOM 06	3.183	---	---	3.183 x 1/18 = 0.177	---	(COMBINE TO ABOVE)
	3-BEDS ROOM 07 (W)	12.141	12.141 x 1/10 = 1.214	0.825 x 1.850 x 0.850 = 1.297	12.141 x 1/18 = 0.675	0.759	0.825 x 1.850 x 0.850 = 1.297
	4-BEDS ROOM 08 (W)	14.355	14.355 x 1/10 = 1.436	1.810 x 1.850 x 0.850 = 1.539	14.355 x 1/18 = 0.800	1.153	1.810 x 1.850 x 0.850 = 1.539
	ENSUITE BATHROOM 08	1.560	---	---	1.560 x 1/18 = 0.087	---	(COMBINE TO ABOVE)
	3-BEDS ROOM 09 (W)	12.443	12.443 x 1/10 = 1.244	1.265 x 1.850 x 0.850 = 1.942	12.443 x 1/18 = 0.691	0.778	1.265 x 1.850 x 0.850 = 1.942
	3-BEDS ROOM 10 (W)	12.553	12.553 x 1/10 = 1.255	0.800 x 1.850 x 0.850 = 1.282	12.553 x 1/18 = 0.697	0.765	0.800 x 1.850 x 0.850 = 1.282
	3-BEDS ROOM 11 (W)	11.016	11.016 x 1/10 = 1.102	1.180 x 1.850 x 0.850 = 1.855	11.016 x 1/18 = 0.612	0.689	1.180 x 1.850 x 0.850 = 1.855
	3-BEDS ROOM 12 (W)	14.253	14.253 x 1/10 = 1.425	1.240 x 1.850 x 0.850 = 2.440	14.253 x 1/18 = 0.792	0.881	1.240 x 1.850 x 0.850 = 2.440
	LAUNDRY	24.028	---	---	24.028 x 1/18 = 1.335	2.463	4.700 x 0.700 x 0.880 = 2.797

B.D. REFERENCE NUMBER:

2/2634/55

NOTES  
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DO	10/25	FIRST-SUBMISSION
NO.	DATE	REVISIONS



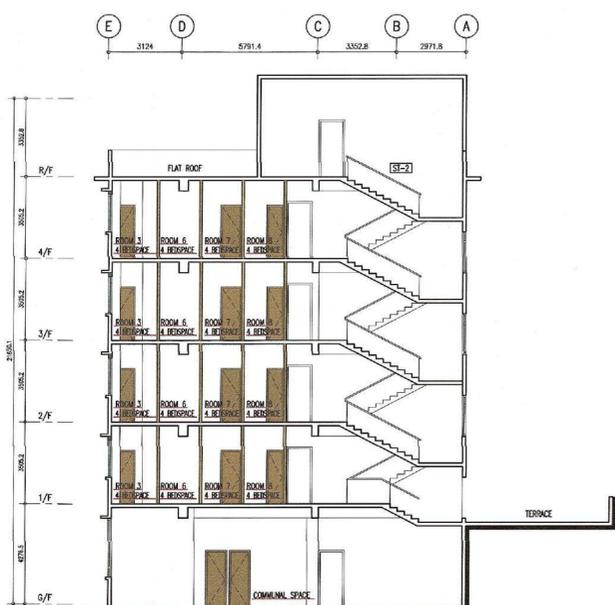
WONG TUNG & PARTNERS LIMITED  
ARCHITECTS & PLANNERS  
18/F, 14 Talook Wan Road, Talooko Shing, Hong Kong  
T 852-2803 9888 F 852-2513 1728 www.wongtung.com

PROJECT:  
WANCHAI CAMPUS OF  
HONG KONG SHUE YAN UNIVERSITY,  
7 WANCHAI GAP ROAD, WANCHAI,  
HONG KONG

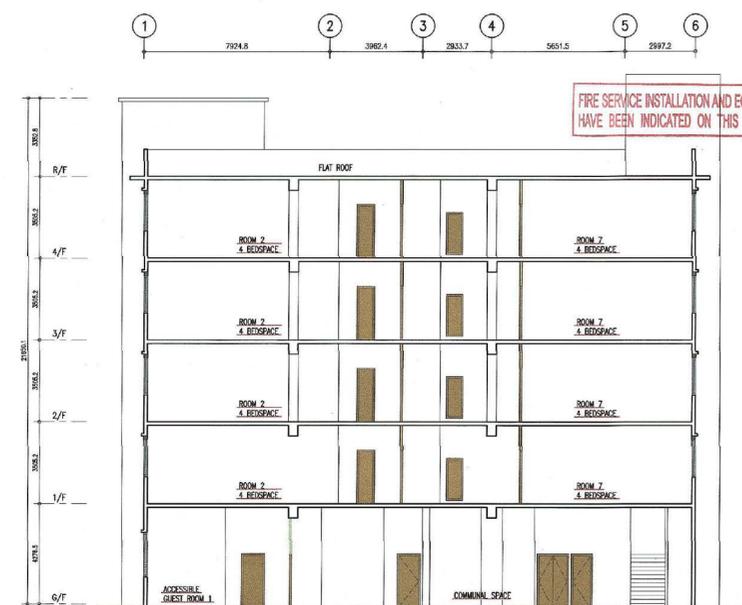
TITLE:  
ROOF PLAN, SECTIONS  
& ELEVATIONS

DATE: 10/2025	SCALE: 1:150 @ A1		
DRAFTED: (F/MC)	CHECKED: (S/N)	DESIGNED: (P/Y)	REVIEWED: (E/L)
JOB NO. 33340	DRAWING NO. B/A10/104	REV. NO. 00	

FIRE SERVICE INSTALLATION AND EQUIPMENT HAVE BEEN INDICATED ON THIS DRAWING



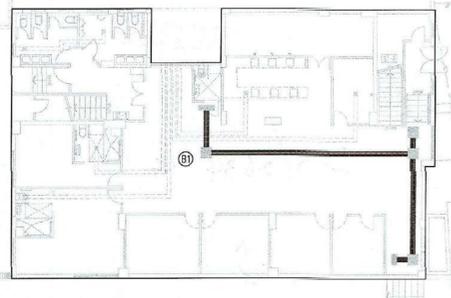
SECTION A - A



SECTION B - B

FIRE SERVICES REQUIREMENTS INCORPORATED  
Date - 9 Dec 2024  
(LAW Hong-yin)  
Senior Station Officer

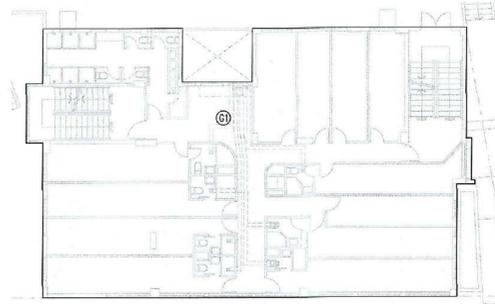
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GROUND FLOOR - GFA CALCULATION

G/F G.F.A. CALCULATION

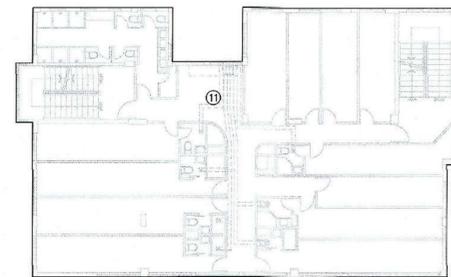
FLOOR AREA:  
⑥1 AREA = 350.333 s.m.  
Sub-Total = 350.333 s.m.



1ST FLOOR - GFA CALCULATION

GROUND FLOOR G.F.A. CALCULATION

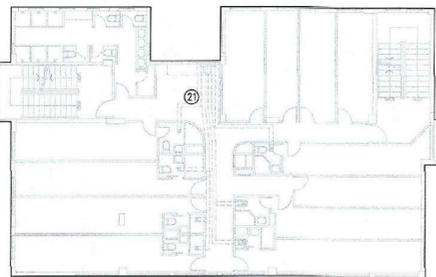
FLOOR AREA:  
⑥1 AREA = 354.318 s.m.  
Sub-Total = 354.318 s.m.



2ND FLOOR - GFA CALCULATION

2ND FLOOR G.F.A. CALCULATION

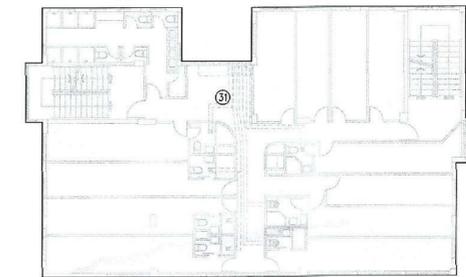
FLOOR AREA:  
①1 AREA = 354.299 s.m.  
Sub-Total = 354.299 s.m.



3RD FLOOR - GFA CALCULATION

3RD FLOOR G.F.A. CALCULATION

FLOOR AREA:  
②1 AREA = 354.299 s.m.  
Sub-Total = 354.299 s.m.



4TH FLOOR - GFA CALCULATION

4TH FLOOR G.F.A. CALCULATION

FLOOR AREA:  
③1 AREA = 354.299 s.m.  
Sub-Total = 354.299 s.m.

TOTAL G.F.A.	
FLOOR	AREA (m <sup>2</sup> )
G/F	350.333
1/F	354.318
2/F	354.299
3/F	354.299
4/F	354.299
TOTAL	1787.548

SITE COVERAGE AND PLOT RATIO CALCULATION

SITE AREA = 644.000 S.M.  
 CLASS OF SITE = 'A'  
 MEAN STREET LEVEL = +25.60mPD  
 MAIN ROOF LEVEL = +44.70mPD  
 HEIGHT OF BUILDING = 19.100m  
 USE HOSTEL (DOMESTIC)  
 PERMISSIBLE SITE COVERAGE = 56% (DOMESTIC)  
 PROVIDED SITE COVERAGE =  $354.299 / 644.000 \times 100\% = 55.015\% < 100\%$   
 $55.015\% < 56.00\%$  O.K.

SITE COVERAGE AND PLOT RATIO CALCULATION

PERMISSIBLE PLOT RATIO = 3.9 (DOMESTIC)  
 PERMISSIBLE GFA =  $644.000 \times 3.9 = 2511.600$  S.M.  
 PROVIDED GFA = 1787.548 < 2511.600 O.K.  
 PROVIDED PLOT RATIO =  $1787.548 / 644.00 = 2.745$   
 $2.745 < 3.900$  O.K.

NO.	DATE	REVISIONS	DRAWN	CHECKED	DESIGNED	REVIEWED
00	09/25	FIRST-SUBMISSION				

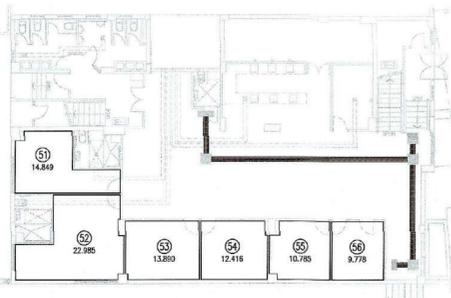


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ARCHITECTS & PLANNERS  
18/F, 14 Talook Wan Road, Talooko Shing, Hong Kong  
T 852-2953 9888 F 852-2513 1728 www.wongtung.com

PROJECT:  
WANCHAI CAMPUS OF  
HONG KONG SHUE YAN UNIVERSITY,  
7 WANCHAI GAP ROAD, WANCHAI,  
HONG KONG

TITLE:  
GFA & UFA CALCULATION

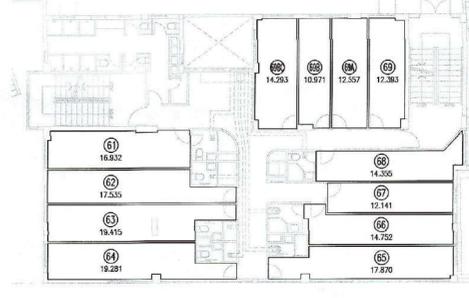
DATE	SCALE	1:200 @ A1
09/2025		
DRAWN: (EMC)	CHECKED: (STW)	DESIGNED: (PTV)
REVIEWED: (ELL)		
JOB NO. 33340	DRAWING NO. B/A10/201	REV. NO. 00



GROUND - UFA CALCULATION

GROUND U.F.A. CALCULATION

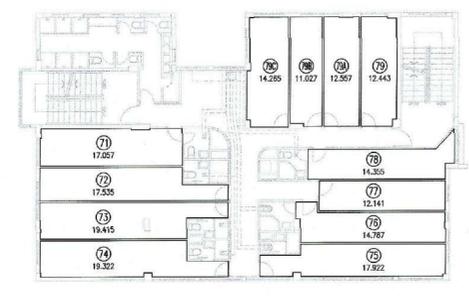
FLOOR AREA:  
 ⑤1 AREA = 14.849 s.m.  
 ⑤2 AREA = 22.985 s.m.  
 ⑤3 AREA = 13.880 s.m.  
 ⑤4 AREA = 12.416 s.m.  
 ⑤5 AREA = 10.785 s.m.  
 ⑤6 AREA = 9.778 s.m.  
 Sub-Total = 84.703 s.m.



1ST FLOOR - UFA CALCULATION

1/F U.F.A. CALCULATION

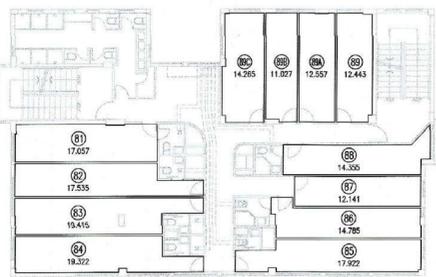
FLOOR AREA:  
 ①1 AREA = 16.932 s.m.  
 ①2 AREA = 17.535 s.m.  
 ①3 AREA = 19.415 s.m.  
 ①4 AREA = 19.281 s.m.  
 ①5 AREA = 17.870 s.m.  
 ①6 AREA = 14.752 s.m.  
 ①7 AREA = 12.141 s.m.  
 ①8 AREA = 14.355 s.m.  
 ①9 AREA = 12.393 s.m.  
 ①0 AREA = 12.557 s.m.  
 ①1 AREA = 10.971 s.m.  
 ①2 AREA = 14.285 s.m.  
 Sub-Total = 182.495 s.m.



2ND FLOOR - UFA CALCULATION

2/F U.F.A. CALCULATION

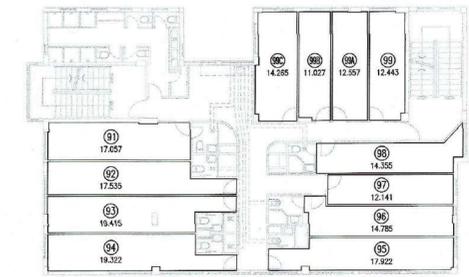
FLOOR AREA:  
 ②1 AREA = 16.932 s.m.  
 ②2 AREA = 17.535 s.m.  
 ②3 AREA = 19.415 s.m.  
 ②4 AREA = 19.281 s.m.  
 ②5 AREA = 17.870 s.m.  
 ②6 AREA = 14.752 s.m.  
 ②7 AREA = 12.141 s.m.  
 ②8 AREA = 14.355 s.m.  
 ②9 AREA = 12.393 s.m.  
 ③0 AREA = 12.557 s.m.  
 ③1 AREA = 10.971 s.m.  
 ③2 AREA = 14.285 s.m.  
 Sub-Total = 182.467 s.m.



3RD FLOOR - UFA CALCULATION

3/F U.F.A. CALCULATION

FLOOR AREA:  
 ③1 AREA = 16.932 s.m.  
 ③2 AREA = 17.535 s.m.  
 ③3 AREA = 19.415 s.m.  
 ③4 AREA = 19.281 s.m.  
 ③5 AREA = 17.870 s.m.  
 ③6 AREA = 14.752 s.m.  
 ③7 AREA = 12.141 s.m.  
 ③8 AREA = 14.355 s.m.  
 ③9 AREA = 12.393 s.m.  
 ④0 AREA = 12.557 s.m.  
 ④1 AREA = 10.971 s.m.  
 ④2 AREA = 14.285 s.m.  
 Sub-Total = 182.467 s.m.



4TH FLOOR - UFA CALCULATION

4/F U.F.A. CALCULATION

FLOOR AREA:  
 ④1 AREA = 16.932 s.m.  
 ④2 AREA = 17.535 s.m.  
 ④3 AREA = 19.415 s.m.  
 ④4 AREA = 19.281 s.m.  
 ④5 AREA = 17.870 s.m.  
 ④6 AREA = 14.752 s.m.  
 ④7 AREA = 12.141 s.m.  
 ④8 AREA = 14.355 s.m.  
 ④9 AREA = 12.393 s.m.  
 ⑤0 AREA = 12.557 s.m.  
 ⑤1 AREA = 10.971 s.m.  
 ⑤2 AREA = 14.285 s.m.  
 Sub-Total = 182.467 s.m.

TOTAL U.F.A.	
FLOOR	AREA (m <sup>2</sup> )
G/F	84.703
1/F	182.495
2/F	182.467
3/F	182.467
4/F	182.467
TOTAL	814.599

FIRE SERVICE INSTALLATION AND EQUIPMENT  
HAVE BEEN INDICATED ON THIS DRAWING

FIRE SERVICES REQUIREMENTS INCORPORATED  
Date - 9 DEC 2025  
(LAW Hong-yin)  
Senior Station Officer

**Attachment III**

**Revised SIA Report**

# **SEWERAGE IMPACT ASSESSMENT**

**FOR**

**HONG KONG SHUE YAN UNIVERSITY**

**WAN CHAI CAMPUS CONVERSION**

**AT**

**NO. 7 WAN CHAI GAP ROAD**

**HONG KONG**

Architect : Wong Tung & Partners Limited

M/E Consultant : Kwong Wah Consultants Ltd.

Date : February 2026 (Rev. 4)

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

---

**1) Introduction**

Hong Kong Shue Yan University – Wan Chai Campus, located at No. 7 Wan Chai Gap Road (*Refer Appendix 1*), was proposed to be converted to Hostel, providing 180 hostel places for students. Proposed intake year will be in first quarter of 2027.

This assessment is to analyze the adequacy of the capacity of existing sewer to cope with the sewage discharge from the Site and the existing sewage discharge from the upstream area. If necessary, mitigation measures for the sewage impact would be proposed.

**2) Standards and Guidelines**

This assessment will be carried out based on the following:

- Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, EPD/TP 1/05 (hereafter EPD's guideline)
- DSD's Sewerage Manual

**3) Existing Public Sewerage Facilities**

According to the DSD record plan (*Refer Appendix 2*), there is a DN150 public sewer running along Wan Chai Gap Road. Terminal foul water connection for the Site was connected to this sewer at EX. FMH7007346.

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

---

**4) Calculation of Sewage Discharge from the Site**

**4.1 Sewage Discharge from the Site after Conversion**

Sewage discharge from the Site is calculated as follow:

Usage	Unit	Population	Unit Flow Factor (m <sup>3</sup> / unit /day)	Daily Flow (m <sup>3</sup> / day)
Hostel	Person	185	0.19	35.15
	Employee	2	0.28	0.56
Total:				35.71

Table 1a : Daily Sewage Discharge from the Site

Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Catchment Inflow Factor	Peak Factor	Average Flow L/s	Peak Flow	
					m <sup>3</sup> /s	L/s
35.71	132	1.00	8	0.413	0.003	3.31

Table 1b : Peak Sewage Discharge from the Site

Notes:

- i) Unit Flow Factor is based on EPD's guideline Table T-1 & T-2 (Refer Appendix 3).
- ii) Unit Flow Factor for resident of "Hostel" has taken into account the domestic flow for Institutional and Special Class (0.19m<sup>3</sup>/person/day).
- iii) Unit Flow Factor for employee of "Hostel" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).
- iv) Peak factor is based on EPD's guideline Table T-5 for sewers with population <1000 and include stormwater allowance (Refer Appendix 4).
- v) Catchment inflow factor is based on EPD's guideline Table T-4 (Refer Appendix 5).

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

---

4.2 Sewage Discharge from the Site before Conversion

The site was used as School Campus before conversion. The existing sewage discharge is calculated as follow:

Usage	Unit	Population	Unit Flow Factor (m <sup>3</sup> / unit /day)	Daily Flow (m <sup>3</sup> / day)
Campus	Student	652	0.04	26.08
	Employee	22	0.28	6.16
Total:				32.24

Table 1c : Daily Sewage Discharge from the Site (Before Conversion)

Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Catchment Inflow Factor	Peak Factor	Average Flow L/s	Peak Flow	
					m <sup>3</sup> /s	L/s
32.24	119	1.00	8	0.373	0.003	2.99

Table 1d : Peak Sewage Discharge from the Site(Before Conversion)

Notes:

- i) Unit Flow Factor is based on EPD's guideline Table T-2 (Refer Appendix 3).
- ii) Unit Flow Factor for resident of "Student" has taken into account the student flow (0.04m<sup>3</sup>/student/day).
- iii) Unit Flow Factor for employee of "Campus" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).
- iv) Peak factor is based on EPD's guideline Table T-5 for sewers with population <1000 and include stormwater allowance (Refer Appendix 4).
- v) Catchment inflow factor is based on EPD's guideline Table T-4 (Refer Appendix 5).
- vi) No. of Students and Employee shall refer Appendix 12.

4.3 Impact of Sewage Discharge due to the Conversion Works

Peak sewage discharge from the site would increase approximate 0.3L/s due to the conversion works.

**Hong Kong Shue Yan University  
Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

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**5) Calculation of Sewage Discharge from Upstream Development**

Refer to DSD record plan (*Refer Appendix 2*), the existing public sewer between FMH7007346 and FMH7014812 was collecting the sewage discharged from the following development:

Site No.	Address
01	6 Wan Chai Gap Road
02	43 Kennedy Road
03	74-84 Kennedy Road
04	3-5 Wan Chai Gap Road
05	41 Kennedy Road
06	1 Wan Chai Gap Road
07	213 Queen's Road East *
08	221 Queen's Road East
09	223-229A Queen's Road East
10	85 Stone Nullah Lane
11	79-83 Stone Nullah Lane
12	75-77 Stone Nullah Lane
13	69-71 Stone Nullah Lane
14	239 Queen's Road East
15	231-233 Queen's Road East

**Table 2 : Neighbouring Development to be included in the SIA**

The following sites were excluded in this assessment as its sewage discharge was not connected to the sewer under concerned. Please refer *Appendix 11* for relevant drainage record plan.

No.	Address / Name
i	70-82 Kennedy Road (Amber Garden)
ii	39 Kennedy Road (Phoenix Court)

**Table 3: Neighbouring Development NOT included in the SIA**

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SEWERAGE IMPACT ASSESSMENT**

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5.1 Design Parameter

- a) The building information, i.e. usage and area, was obtained through BD record plan. If such information was not available, GeoInfo Map shall be referred.
- b) The population density is based on
  - i. Average household size by District Council district conducted by Census and Statistics Department (*refer Appendix 6*), and;
  - ii. Worker density by economic activity and planned usage type conducted by Planning Department (*refer Appendix 7*)
- c) Unit Flow Factor is based on EPD's guideline Table T-2 (*Refer Appendix 3*) and listed as follows:

Usage	Unit	Unit Flow Factor (m <sup>3</sup> / unit /day)
Residential	Person	0.27
Clubhouse	Employee	0.28
Office	Employee	0.08
Retail	Employee	0.28
Workshop, Playground, Library, Hall	Employee	0.28
Restaurant, Canteen	Employee	1.58

Table 3 : Unit Flow Factor

*Notes:*

- i) Unit Flow Factor for "Residential" has taken into account the domestic flow type R2 (0.27m<sup>3</sup>/person/day).*
- ii) Unit Flow Factor used for "Clubhouse" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).*
- iii) Unit Flow Factor used for "Office" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day).*
- iv) Unit Flow Factor used for "Retail" has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J4 Wholesale and Retail).*

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Wan Chai Campus Conversion  
at No. 7 Wan Chai Gap Road, Hong Kong  
SEWERAGE IMPACT ASSESSMENT**

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- v) *Unit Flow Factor used for “Workshop, Playground, Library, Hall” has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (0.20m<sup>3</sup>/employee/day for J11 Community, Social & Personal Services).*
- vi) *Unit Flow Factor for “Restaurant, Canteen” has taken into account the commercial employee factor (0.08m<sup>3</sup>/employee/day) and commercial activity factor (1.50m<sup>3</sup>/employee/day for J10 Restaurants and Hotels).*

**5.2 Sewage Discharge Calculation**

Sewage flow handled by the DN225 sewer between EX. FMH7014811 and EX. FMH7014812 was estimated in the following table.

Detailed calculation of sewage generation, peak flow estimation can be referred to *Appendix 9*.

Site No.	Daily Flow*, (m <sup>3</sup> /day)	Contribution Population	Peak Factor	Catchment Inflow Factor	Back Wash Flow (L/s)	Peak Flow, (L/s)
The proposed development, Site 01 to 15	725.0	2685	6	1.00	7.53	57.88

**Table 5 : Sewage Flow handled by the EX. DN225 Sewer**

\* Sewage discharge due to back wash of swimming pool is excluded.

**Hong Kong Shue Yan University  
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**6) Existing Government Sewerage Installation near the Development**

Data of the EX. DN225 sewer between EX. FMH7014811 and EX. FMH7014812

$$\text{Length} = 28\text{m}$$

$$\text{I.L. (upstream)} = 5.61$$

$$\text{I.L. (downstream)} = 4.75$$

$$\text{Gradient} = 28 / (5.61 - 4.75)$$

$$= 1:33$$

for vitrified clay (V.C.) pipe,  $U = 0.015$  (refer Appendix 8)

The handling capacity will be assessed by Manning's equation,

Full bore flow of DN225 V.C. pipe with a fall of 1:33

$$R = 0.25 D$$

$$V = \frac{1}{0.015} \times (0.25 \times 0.225)^{2/3} (1/33)^{1/2}$$

$$= 1.70 \text{ m/s}$$

Discharge capacity

$$Q = AV$$

$$= (0.785 \times 0.225^2) \times 1.70$$

$$= 67.71 \text{ L/s}$$

$$\text{Utilization factor} = 57.88 / 67.71$$

$$= 85.5 \% \text{ (OK)}$$

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Wan Chai Campus Conversion  
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SEWERAGE IMPACT ASSESSMENT**

The below table shows the handling capacity and utilization factor of the existing sewer from EX. FMH7007346 to EX. FMH70148152 after receiving the sewage discharge from the proposed development. Detailed calculation can be referred to *Appendix 9*.

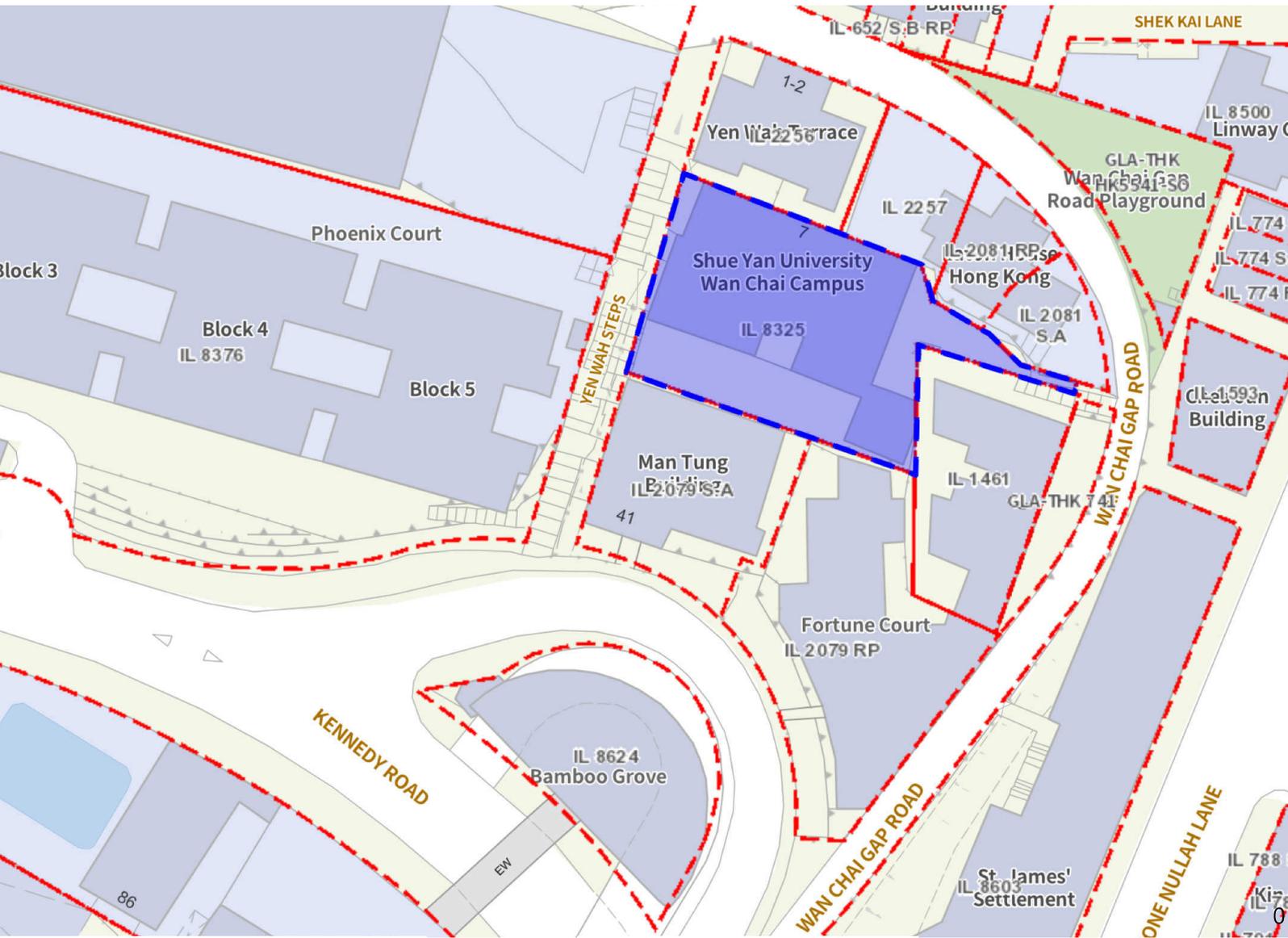
MH		Diameter	Slope	Capacity,	Peak	Percentage of Usage		Sufficient? (Y/N)
U/S	D/S			Q	Flow			
		mm		L/s	L/s			
Existing Arrangement								
FMH7007346	FMH7014802	150	5	60.85	24.97	41.0	%	Y
FMH7014802	FMH7014803	150	10	41.72	28.25	67.7	%	Y
FMH7014803	FMH7014804	150	9	43.97	28.25	64.3	%	Y
FMH7014804	FMH7062580	150	10	41.72	38.43	92.1	%	Y
FMH7062580	FMH7014807	150	10	41.72	38.43	92.1	%	Y
FMH7014807	FMH7015134	225	11	117.27	38.43	32.8	%	Y
FMH7015134	FMH7014811	225	27	74.85	40.68	54.3	%	Y
FMH7014811	FMH7014812	225	33	67.71	57.88	85.5	%	Y

Table 6 : Sewage Flow handled by the EX. Sewer

## 7) Conclusion

An additional 0.3L/s sewage discharge would be generated under peak flow condition due to the conversion works. After evaluation of the hydraulic assessment, it is found that the existing sewer is adequate to cater the sewage discharge from the Site and vicinity developments. As no significant impact on sewerage system is anticipated, mitigation measures is not recommended.

# Appendix 1 - Site Location Plan



Appendix 2 - DSD Record Plan



Appendix 2

221 Queen's Road East

213 Queen's Road East

FMH7014812

223-229A Queen's Road East

231-233 Queen's Road East

239 Queen's Road East

69-71 Stone Nullah Lane

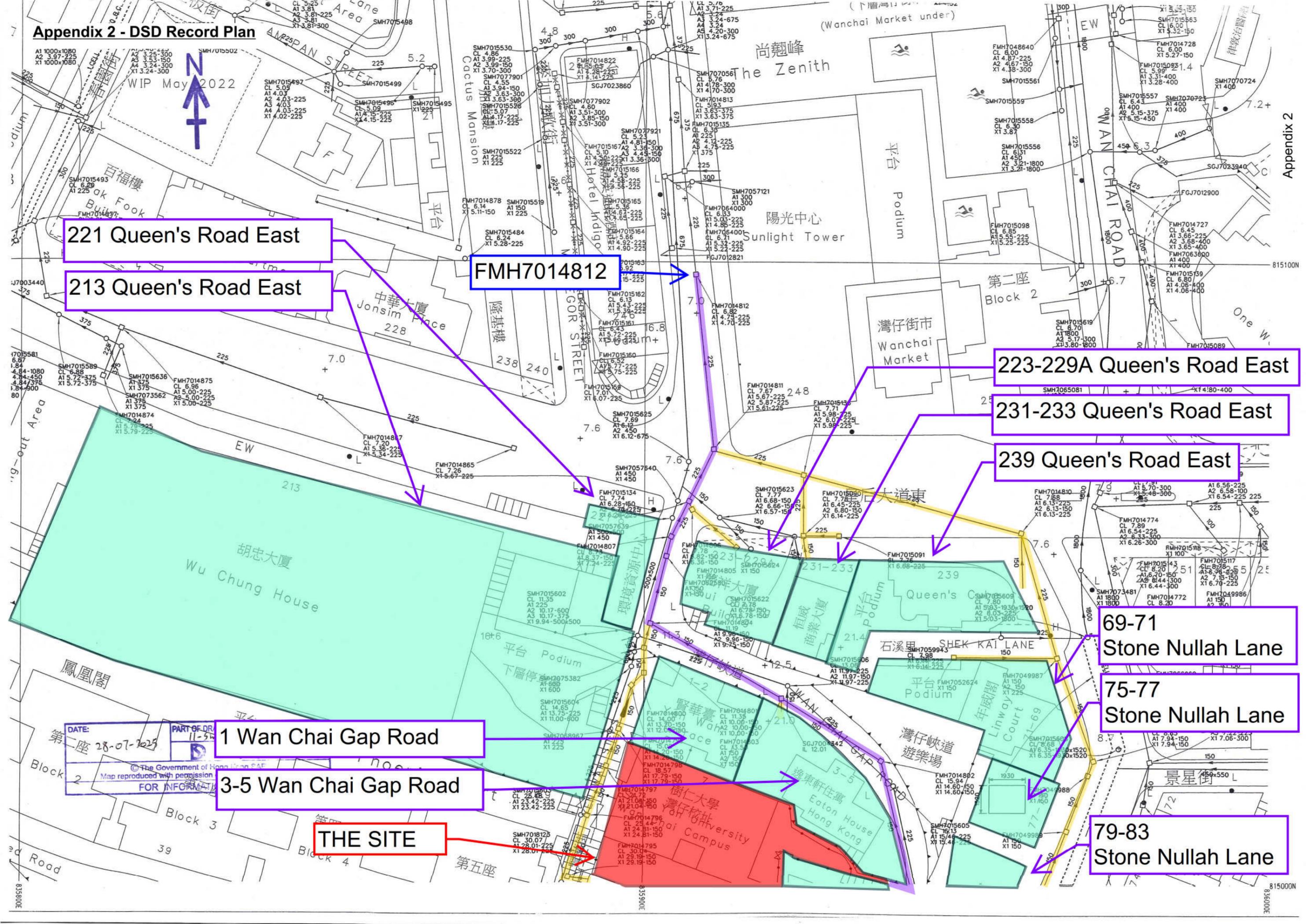
75-77 Stone Nullah Lane

1 Wan Chai Gap Road

3-5 Wan Chai Gap Road

THE SITE

79-83 Stone Nullah Lane



DATE: 28-07-2025

PART OF DR 11-5

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FOR INFORMATION

815000E

THE SITE

41 Kennedy Road

74-84 KENNEDY ROAD

EX. SEWER CONNECTED FROM THE SITE TO FMH7007346

79-83 Stone Nullah Lane

85 Stone Nullah Lane

6 WAN CHAI GAP ROAD

43 KENNEDY ROAD

DATE: 29-01-2025

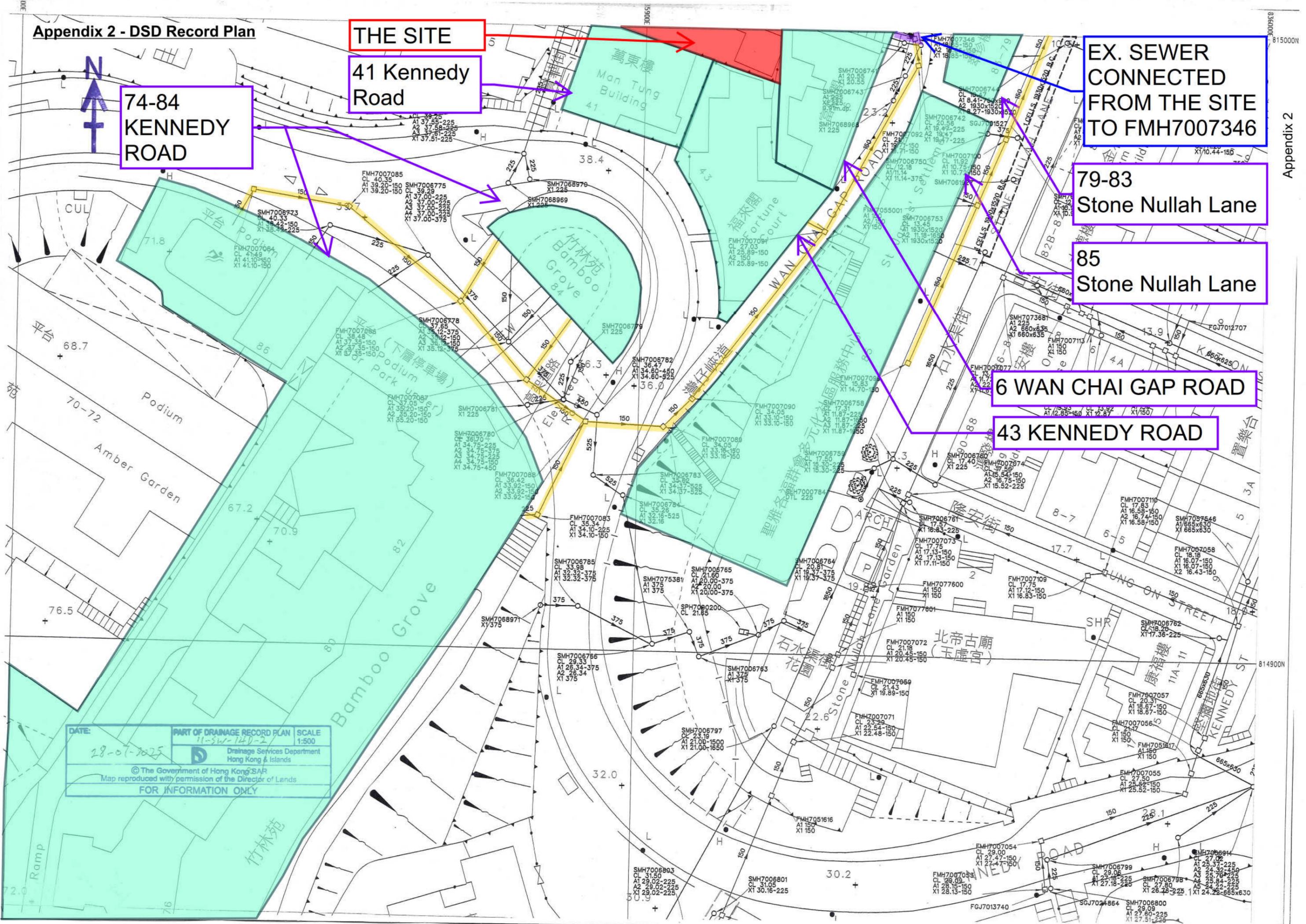
PART OF DRAINAGE RECORD PLAN 11-SW-14D-2

SCALE 1:500

Drainage Services Department Hong Kong & Islands

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**Table T-1 : Unit Flow Factors for Domestic Flows**

	<b>Unit</b>	<b>Datum (2002) (m<sup>3</sup>/day)</b>	<b>Increase per Annum (m<sup>3</sup>/day)</b>	<b>Planning for Future (m<sup>3</sup>/day)</b>
<b>Domestic (housing type specific)</b>				
Public rental		0.190	-	0.190
Private R1	person	0.190	-	0.190
R2	person	0.270	-	0.270
R3	person	0.340	0.003	0.370
R4	person	0.340	0.003	0.370
Traditional village	person	0.150	-	0.150
Modern village	person	0.270	-	0.270
Institutional and special class	person	0.190	-	0.190
Temporary and non-domestic	person	0.150	-	0.150
Mobile residents	person	0.190	-	0.190
<b>Domestic (catchment specific)</b>				
General- Permanent housing (for catchment wide planning)				
- Sandy Bay	person	0.320	0.003	0.350
- Stanley, Discovery Bay	person	0.290	-	0.290
- Shek O	person	0.280	0.007	0.350
- Outlying Islands, Sai Kung	person	0.260	0.001	0.270
- Yuen Long, Mui Wo	person	0.230	0.002	0.250
- Aberdeen, Wan Chai, North Lantau	person	0.230	-	0.230
- Sha Tin, Tai Po	person	0.210	-	0.220
- San Wai	person	0.200	0.003	0.230
-Wah Fu, Shek Wu Hui	person	0.200	0.001	0.210
- Northwest Kowloon, Tuen Mun, Central, North Point	person	0.200	-	0.200
- Ap Lei Chau, Chai Wan, Shau Kei Wan, Central Kowloon, East Kowloon, Kwai Chung, Tsing Yi, Tseung Kwan O	person	0.190	-	0.190
General- Other housing (for catchment wide planning)				
- All catchments	person	0.175	-	0.175

Notes of Table T-1:

- (1) For planning a new sewerage system, the planning unit flow factors should be used. Adequate allowance should be provided in the proposed sewerage system to ensure that the sewerage system will be adequate for the worst possible future development scenarios.
- (2) Permanent housing comprises public rental housing, subsidized sales flats and private permanent housing (R1, R2, R3 and R4). Other housing consists of non-domestic, institutional & special classes, and temporary housing.

## 8. UNIT FLOW FACTORS – COMMERCIAL AND INSTITUTIONAL FLOWS

8.1 Commercial flows comprise flows due to commercial activities and due to employees. Flows from Job types J2 – J12 are classified as commercial flows. The unit flow factors of the 11 Job types are provided in **Table T-2** below. The derivation of the UFFs of employees and students were presented in **Appendix III**.

**Table T-2 : Unit Flow Factors of Commercial Flows and Student Flows**

	Unit (per)	Datum (2002) (m <sup>3</sup> /day)	Increase per Annum (m <sup>3</sup> /day)	Planning for Future (m <sup>3</sup> /day)
<b>Commercial Employee</b>	employee	0.080	-	0.080
Commercial activities				
(a) Specific trades:				
J2 Electricity Gas & Water	employee	0.250	-	0.250
J3 Transport, Storage & Communication	employee	0.100	-	0.100
J4 Wholesale & Retail	employee	0.200	-	0.200
J5 Import & Export	employee	-	-	-
J6 Finance, Insurance, Real Estate & Business Services	employee	-	-	-
J7 Agriculture & Fishing	employee	-	-	-
J8 Mining & Quarrying	employee	-	-	-
J9 Construction	employee	0.150	-	0.150
J10 Restaurants & Hotels	employee	1.500	-	1.500
J11 Community, Social & Personal Services	employee	0.200	-	0.200
J12 Public Administration	employee	-	-	-
(b) General –territorial average	employee	0.200	-	0.200
<b>School student</b>	person	0.040	-	0.040

Notes of Table T-2:

- (1) For planning of a new sewerage system, the planning unit flow factors should be used and the worst possible combination of commercial flows for the future development scenarios should be considered to ensure that the sewerage system under planning will be sustainable.
- (2) For job types J10 and J11, the “per-employee” unit flow factor takes into account the flows of customers and/or tenants.
- (3) The total unit flow generated from an employee in a particular trade is the sum of the unit flow factor of employee and the unit flow factor of commercial activities of a particular trade under consideration.

**Appendix VIII** for reference.

- 11.5 Under normal situation, peaking factors (excluding stormwater allowance) are applicable to planning sewerage facilities receiving flow from new upstream sewerage systems which essentially have no misconnections and defects for infiltration. If there is doubt about the service conditions of the upstream sewerage systems for the planning horizons under consideration, peaking factors (including stormwater allowance) should be used.

**Table T-5 : Peaking Factors, P**

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

Notes of Table T-5:

- (1) N is the contributing population in thousands.

- 11.6 Peaking factors for sewers in **Table T-5** are only applicable to sewerage facilities which collect predominantly gravity flows. If significant portions of the flow received by a sewage facility are pumped flows, the cumulative effects of peak pumped flows are required to be considered in estimating the total flows.
- 11.7 The recommended peaking factors are not applicable to the tunnel systems of the Harbour Area Treatment Scheme (HATS), the design and planning of which were considered separately in Environmental & Engineering Feasibility Assessment Studies in relation to the way forward for the HATS.

Notes of Table T-3:

- (1) Quantities of industrial discharges depend on the natures of individual industries. Local industrial discharges may vary significantly from one industrial premises to another and are best determined by updated flow survey data and water consumption records. The catchment-dependent unit flow factors for industrial flows in this table provide a means to estimate industrial flows for a catchment-wide sewerage facility, such as sewage treatment works and major sewage pumping stations. They may form a basis for refinement and adjustments when suitable latest survey results and water consumption data are available. They would be subject to periodic updates of EPD. As the actual per-employee unit flow factor of any local industrial area may vary significantly from these unit flow factors, caution must be taken in applying these factors direct to any local individual industrial premises.
- (2) The total unit flow generated from an employee in a particular trade is the sum of the flows due to the employee and the unit flow factor for a particular trade under consideration.
- (3) Yau Tong and San Po Kong are sub-catchments of the East Kowloon catchment. Figures are provided for reference for planning local sewage infrastructure.

### 10. CATCHMENT INFLOW FACTORS

10.1 Catchment Inflow Factors ( $P_{CIF}$ ) are shown in **Table T-4** below. They are catchment-dependent and applicable to major sewerage facilities of a catchment. They indicate the net overall ingress of water or waste water to the sewerage system. They are not applicable to new catchments which are deemed to be free from misconnections and pipe defects. Caution must be taken in applying the  $P_{CIF}$  to sub-catchment sewerage. Flow measurement surveys would be required to confirm and identify the most appropriate  $P_{CIF}$  for estimating the average flow of a local sewerage facility.

**Table T-4 : Catchment Inflow Factors,  $P_{CIF}$**

Catchment	Catchment Inflow Factor
Central, North Point, Sandy Bay, Wan Chai, Wah Fu, Stanley, Central Kowloon, Yuen Long, San Wai, North District, Tai Po, North Lantau, Mui Wo	1.00
Chai Wan, Tuen Mun, Kwai Chung, Tsing Yi, East Kowloon	1.10
Sha Tin	1.15
Tseung Kwan O	1.20
Shau Kei Wan	1.25
Aberdeen, Ap Lei Chau, Sai Kung, North West Kowloon	1.30
Cheung Chau, Shek O	1.50

Notes of Table T-4:

- (1) Catchment inflow factors will be updated regularly by EPD.
- (2) For calculating the total peak flow from a new development area within a catchment of high inflow factors, the catchment inflow factor may not be applicable to the new development. However, it will be applicable in assessing the downstream existing sewerage facilities.

## Appendix 6 - Average Household Size

Table 130-06806 : Average household size and median monthly household income of households by District Council district

### Statistics

		Average household size (1) (2)	Median monthly household income (1) (3)	Median monthly household income of economically active households (1) (3) (4)	Median monthly household income of economically active households (excluding foreign domestic helpers) (1) (3) (4)	
		No.	HK\$	HK\$	HK\$	
Year	District Council district (DCD)					
2024	Central and Western	2.5	42,400	60,000	59,500	
	Wan Chai (5)	2.4	40,800	58,300	57,000	
	Eastern (5)	2.6	32,500	45,600	45,100	
	Southern	2.9	36,000	46,400	45,400	
	Yau Tsim Mong	2.3	29,000	40,000	40,000	
	Sham Shui Po	2.5	24,500	33,200	33,000	
	Kowloon City	2.6	31,100	43,600	43,000	
	Wong Tai Sin	2.7	25,600	33,800	33,600	
	Kwun Tong	2.6	24,200	32,100	32,000	
	Kwai Tsing	2.7	25,500	33,900	33,600	
	Tsuen Wan	2.6	34,200	43,400	43,000	
	Tuen Mun	2.6	26,200	35,100	35,000	
	Yuen Long	2.7	30,000	36,900	36,400	
	North	2.6	25,800	33,900	33,700	
	Tai Po	2.7	31,300	40,800	40,400	
	Sha Tin	2.7	31,000	41,000	40,500	
	Sai Kung	2.8	41,200	50,000	50,000	
	Islands	2.6	31,000	39,500	39,100	
		<i>Whole Territory</i>	<b>2.6</b>	<b>30,000</b>	<b>39,500</b>	<b>39,100</b>

### Notes

Figures are compiled based on the survey results of the General Household Survey (GHS) from January to December of the year concerned as well as the mid-year population estimates and may be regarded as referring to the overall situation of the whole year.

The GHS covers the land-based non-institutional population and thus does not cover (a) inmates of institutions; and (b) persons living on board vessels. The land-based non-institutional population constitutes about 99% of the Hong Kong Resident Population.

Median monthly household income are rounded to the nearest hundred.

- Domestic household consists of a group of persons who live together and make common provision for essentials for living. These persons need not be related. If a person makes provision for essentials for living without sharing with other persons, he/she is also regarded as a household. In this case, the household is a one-person household. A domestic household must have at least one member who is a Usual Resident. Households comprising Mobile Residents only are not classified as domestic households.
- Household size refers to the number of household members in a domestic household.
- Monthly household income refers to the total cash income, including earnings (before deduction of Mandatory Provident Fund contributions) from all jobs and other cash income received in the month before enumeration by all members of the household. Other cash income includes income generated from rent income, interest, dividends, regular/monthly pensions and insurance annuity benefits, regular contribution from persons outside the household, regular contribution from charities and all government subsidies.
- Economically active household is a domestic household with at least one member (excluding foreign domestic helpers) being economically active.
- The boundaries of the Wan Chai district and Eastern district adopted since 2016 are different from those adopted in 2015 and earlier years. Therefore, figures of the Wan Chai and Eastern districts for 2016 and thereafter are not strictly comparable with those for 2015 and earlier years in this table.

### Source

General Household Survey  
Social Analysis and Research Section,  
Census and Statistics Department  
(Enquiry telephone no. : 2887 5106  
Enquiry e-mail : [ghs@censtatd.gov.hk](mailto:ghs@censtatd.gov.hk))

Release Date: 28 March, 2025

Extracted from "Commercial and Industrial Floor Space Utilization Survey" Conducted by Planning Department

Table 8: Worker Density by Economic Activity and Planned Usage Type (workers per GFA (in 100 m<sup>2</sup>))

Economic Activities	All Types	Planned Usage Types					
		Grade A Offices	Non-Grade A Offices	Flatted Factories	Specialized Factories	I/O Buildings	Private Commercials
Manufacturing	2.3	5.3	5.9	2.5	1.2	3.3	5.0
Storage	0.4	-	-	0.6	0.1*	-	-
Transport	3.8	3.9	8.0	2.4	0.7	5.7	13.3
Communications	16.1	6.6	11.9	29.4	1.1*	5.5	4.1
Wholesale Trade	2.2	5.6	5.2	1.9	0.4	4.5	2.5
Retail Trade	3.5	6.6	4.7	3.9	1.0	4.1	2.1
Import/Export Trade	3.3	4.9	4.6	2.8	1.2	4.1	2.8
Financial, Insurance, Real Estate & Business Services	5.5	6.0	6.5	3.4	0.5	4.4	5.0
Construction	5.3	6.4	7.8	5.2	0.3	4.3	7.1
Restaurants	5.1	4.5	6.0	3.9	2.1*	6.0*	5.1
Hotels and Boarding Houses	3.2	7.1	6.0	-	-	-	1.4
Community, Social & Personal Services	3.3	2.9	6.1	2.3	1.3	6.1	2.3
<b>All Economic Activities</b>	<b>3.4</b>	<b>5.2</b>	<b>5.9</b>	<b>2.8</b>	<b>1.1</b>	<b>4.3</b>	<b>3.2</b>

\* Based on 10 or less establishments

## Appendix 8 - Roughness Coefficient of Pipe

Table 6 : Values of n to be used with the Manning's equation

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012 <sup>a</sup>	0.013 <sup>a</sup>	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011 <sup>a</sup>	0.013 <sup>a</sup>	
Riveted and spiral steel pipe	0.013	0.015 <sup>a</sup>	0.017 <sup>a</sup>	
Vitrified sewer pipe	0.010 0.011	0.013 <sup>a</sup>	0.015	0.017
Common clay drainage tile	0.011	0.012 <sup>a</sup>	0.014 <sup>a</sup>	0.017
Glazed brickwork	0.011	0.012	0.013 <sup>a</sup>	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015 <sup>a</sup>	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013 <sup>a</sup>	0.015
Concrete pipe	0.012	0.013	0.015 <sup>a</sup>	0.016
Wood stave pipe	0.010	0.011 <sup>a</sup>	0.012	0.013
Plank flumes				
Planed	0.010	0.012 <sup>a</sup>	0.013	0.014
Unplaned	0.011	0.013 <sup>a</sup>	0.014	0.015
With battens	0.012	0.015 <sup>a</sup>	0.016	
Concrete-lined channels	0.012	0.014 <sup>a</sup>	0.016 <sup>a</sup>	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
Earth, straight and uniform	0.017	0.020	0.0225 <sup>a</sup>	0.025
Rock cuts, smooth and uniform	0.025	0.030	0.033 <sup>a</sup>	0.035
Rock cuts, jagged and irregular	0.035	0.040	0.045	
Winding sluggish canals	0.0225	0.025 <sup>a</sup>	0.0275	0.030
Dredged-earth channels	0.025	0.0275 <sup>a</sup>	0.030	0.033

# Appendix 9 - Sewage Discharge Calculation

Project: NO. 7 WAN CHAI GAP ROAD

Date : FEB 2026

## SEWAGE DISCHARGE CALCULATION

Site No.	Address	Usage	Flat No.	Average Household Size	Usable Floor Area, m <sup>2</sup>	Working Density, (employee / 100m <sup>2</sup> )	Population (person or employee)		Usage Type	UFF, (m <sup>3</sup> /unit/day)	ADWF <sup>(Note 4)</sup> (m <sup>3</sup> /day)	Contribution Population	Average Flow, (L/s)	
0	<b>The Proposed Development (Note 1)</b>	Hostel	-	-	-	-	(say)	185	-	0.19	35.15	130	0.41	
		Employee					(say)	2		0.28	0.56	2	0.01	
1	6 Wan Chai Gap Road	Residential	24	2.4	-	-	57.6	(say)	58	-	0.27	15.66	58	0.18
2	43 Kennedy Road	Residential	20	2.4	-	-	48.0	(say)	48	-	0.27	12.96	48	0.15
3	74-84 Kennedy Road	Residential	348	2.4	-	-	835.2	(say)	836	-	0.27	225.72	836	2.61
		Club House Pool <sup>(Note 2)</sup>	-	-	1025.48	3.3	33.8	(say)	34	All Types, Community, Social & Personal Services	0.28	9.52	35	0.11
4	3-5 Wan Chai Gap Road	Serviced Apartment	73	2.4	-	-	175.2	(say)	175	-	0.27	47.25	175	0.55
5	41 Kennedy Road	Residential	28	2.4	-	-	67.2	(say)	67	-	0.27	18.09	67	0.21
6	1 Wan Chai Gap Road	Residential	18	2.4	-	-	43.2	(say)	43	-	0.27	11.61	43	0.13
7	213 Queen's Road East (Note 3)	Office	-	-	61131.12	3.3	2017.3	(say)	2018	All Types, Community, Social & Personal Services	0.08	161.44	598	1.87
		Restaurant	-	-	835.28	5.1	42.6	(say)	43	All Types, Restaurant	1.58	67.94	252	0.79
		Retail	-	-	296.22	3.5	10.4	(say)	11	All Types, Retail Trade	0.28	3.08	11	0.04
8	221 Queen's Road East				59.00	3.3	1.9	(say)	2	-	0.28	0.56	2	0.01
9	223-229A Queen's Road East	Residential	47	2.4	-	-	112.8	(say)	113	-	0.27	30.51	113	0.35
		Retail	-	-	179.15	3.5	6.3	(say)	7	All Types, Retail Trade	0.28	1.96	7	0.02

Project: NO. 7 WAN CHAI GAP ROAD

Date : FEB 2026

SEWAGE DISCHARGE CALCULATION (CONT'D)

Item	Address	Usage	Flat No.	Average Household Size	Usable Floor Area, m <sup>2</sup>	Working Density, (employee / 100m <sup>2</sup> )	Population (person or employee)		Usage Type	UFF, (m <sup>3</sup> /unit/day)	Daily Flow, (m <sup>3</sup> /day)	Contribution Population	Average Flow, (L/s)
10	85 Stone Nullah Lane	Office	-	-	3059.17	3.3	101.0	(say) 101	All Types, Community, Social & Personal Services	0.08	8.08	30	0.09
		Workshop, Playground, Library, Hall	-	-	3578.69	3.3	118.1	(say) 118	All Types, Community, Social & Personal Services	0.28	33.04	122	0.38
		Canteen	-	-	460.60	5.1	23.5	(say) 24	All Types, Restaurant	1.58	37.92	140	0.44
11	79-83 Stone Nullah Lane	Residential	12	2.4	-	-	28.8	(say) 29	-	0.27	7.83	29	0.09
		Office	-	-	130.09	3.4	4.4	(say) 5	All Types, All Economic Activities	0.08	0.40	1	0.00
		Retail	-	-	147.48	3.5	5.2	(say) 6	All Types, Retail Trade	0.28	1.68	6	0.02
12	75-77 Stone Nullah Lane	Residential	10	2.4	-	-	24.0	(say) 24	-	0.27	6.48	24	0.08
		Retail	-	-	97.64	3.5	3.4	(say) 4	All Types, Retail Trade	0.28	1.12	4	0.01
13	69-71 Stone Nullah Lane	Residential	44	2.4	-	-	105.6	(say) 106	-	0.27	28.62	106	0.33
		Office	-	-	269.51	3.4	9.2	(say) 9	All Types, All Economic Activities	0.08	0.72	3	0.01
		Retail	-	-	217.07	3.5	7.6	(say) 8	All Types, Retail Trade	0.28	2.24	8	0.03
14	239 Queen's Road East	Residential	96	2.4	-	-	230.4	(say) 231	-	0.27	62.37	231	0.72
		Retail	-	-	306.41	3.5	10.7	(say) 11	All Types, Retail Trade	0.28	3.08	11	0.04
		Club House	-	-	166.42	3.3	5.5	(say) 6	All Types, Community, Social & Personal Services	0.28	1.68	6	0.02
		Office	-	-	24.91	3.4	0.8	(say) 1	All Types, All Economic Activities	0.08	0.08	0	0.00
		Pool <sup>(Note 2)</sup>											
15	231-233 Queen's Road East	Retail	-	-	83.37	3.5	2.9	(say) 3	All Types, Retail Trade	0.28	0.84	3	0.01
		Office	-	-	1114.39	3.4	37.9	(say) 38	All Types, All Economic Activities	0.08	3.04	11	0.04

Notes:

- 1) Population of the proposed development was based on statutory submission in the proposed conversion.
- 2) Sewage discharge due to Swimming Pool Backwash is considered as Peak Flow. Flow rate calculation refer Appendix 10.
- 3) There are 2 terminal foul water discharge points for No. 213 Queen's Road East. Assum each carry 50% of the site discharge.
- 4) Catchment inflow factort = 1.

**Project:** NO. 7 WAN CHAI GAP ROAD

**Date :** FEB 2026

**UTILIZATION CALCULATION OF EXISTING SEWERS**

MH		Pipe Section			Mannings Coefficient	Invert Level		Slope	Velocity, v m/s	Capacity, Q L/s	Incomming ADWF <sup>(Note 2)</sup>		Total Incomming ADWF <sup>(Note 2)</sup> to U/S MH m <sup>3</sup> /day	Contribution Population	Peaking Factor	Swimming Pool Backwash <sup>(Note 3)</sup> L/s	Peak Flow L/s	Percentage of Usage	
U/S	D/S	Diameter mm	Length m	Material		U/S	D/S				Site No.	m <sup>3</sup> /day						Site No.	m <sup>3</sup> /day
Existing Arrangement																			
FMH7007346	FMH7014802	150	20	VC	0.015	18.9	14.6	5	3.445	60.85	Site 0-3	299.57	299.57	1110	6	4.17	24.97	41.0	%
FMH7014802	FMH7014803	150	19	VC	0.015	14.6	12.7	10	2.362	41.72	Site 4	47.25	346.82	1285	6	4.17	28.25	67.7	%
FMH7014803	FMH7014804	150	24	VC	0.015	12.7	9.96	9	2.490	43.97	-	0.00	346.82	1285	6	4.17	28.25	64.3	%
FMH7014804	FMH7062580	150	11	VC	0.015	9.75	8.67	10	2.362	41.72	Site 5-6, 8 & 50% of Site 7	146.49	493.31	1827	6	4.17	38.43	92.1	%
FMH7062580	FMH7014807	150	3	VC	0.015	8.67	8.37	10	2.362	41.72	-	0.00	493.31	1827	6	4.17	38.43	92.1	%
FMH7014807	FMH7015134	225	6	VC	0.015	7.24	6.7	11	2.951	117.27	-	0.00	493.31	1827	6	4.17	38.43	32.8	%
FMH7015134	FMH7014811	225	9	VC	0.015	6.2	5.87	27	1.884	74.85	Site 9	32.47	525.78	1947	6	4.17	40.68	54.3	%
FMH7014811	FMH7014812	225	28	VC	0.015	5.61	4.75	33	1.704	67.71	Site 10-15	199.22	725.00	2685	6	7.53	57.88	85.5	%

Note:

- 1) Catchment inflow factor = 1.
- 2) Sewage discharge due to Swimming Pool Backwash is not included in ADWF.
- 3) Sewage discharge due to Swimming Pool Backwash is considered as Peak Flow

**Appendix 10 -  
Supplementary  
Information  
for Existing  
Development**

**(i) Clubhouse UFA of  
No. 74-84 Kennedy  
Road**

NUMBER OF PERSONS PER FLAT CALCULATION					
BLOCK	FLOOR	ROOM MARK	USABLE FLOOR AREA	CAPACITY	
A: 74	TYPICAL	A1	18.86 m <sup>2</sup>	9	
		A2	8.47 m <sup>2</sup>		
		A3, A4	39.33 m <sup>2</sup>		
		A6	15.42 m <sup>2</sup>		
		A9	4.83 m <sup>2</sup>		
	TYPICAL	A12	4.83 m <sup>2</sup>	9	
		A14, A15	39.33 m <sup>2</sup>		
		A16	8.47 m <sup>2</sup>		
		A17	16.83 m <sup>2</sup>		
		A19	11.27 m <sup>2</sup>		
	PENTHOUSE	AP1, AP2, AP5, AP6, AP8, AP10 - AP13, AP16	290.13 m <sup>2</sup>	32	
	B: 76	TYPICAL	B1, B2	4.23 m <sup>2</sup>	9
			B3	19.04 m <sup>2</sup>	
			B5	13.57 m <sup>2</sup>	
			B13	5.00 m <sup>2</sup>	
			B21, B22	77.84 m <sup>2</sup>	
		TYPICAL	B23	42.39 m <sup>2</sup>	7
			B25	21.02 m <sup>2</sup>	
			B25	9.84 m <sup>2</sup>	
B26			5.16 m <sup>2</sup>		
PENTHOUSE		BP1 - BP9	50.41 m <sup>2</sup>	19	
C: 78		TYPICAL	C1	16.102 m <sup>2</sup>	10
	C6		10.387 m <sup>2</sup>		
	C7		7.487 m <sup>2</sup>		
	C8, C9		45.210 m <sup>2</sup>		
	C14		4.840 m <sup>2</sup>		
	TYPICAL	C16	84.558 m <sup>2</sup>	10	
		C21, C22	4.750 m <sup>2</sup>		
		C24	45.699 m <sup>2</sup>		
		C28	10.387 m <sup>2</sup>		
		C29	16.102 m <sup>2</sup>		
	PENTHOUSE	CP1 - CP7	7.487 m <sup>2</sup>	10	
	PENTHOUSE	CP8 - CP14	129.405 m <sup>2</sup>	15	
	MEZZANINE	CM1 + CM2	129.472 m <sup>2</sup>	15	
	MEZZANINE	CM4	15.029 m <sup>2</sup>	2	
	MEZZANINE	CM4	15.024 m <sup>2</sup>	5	
D: 80	SIMILAR TO BLOCK C: 78				
E: 82	TYPICAL	E1	50.325 m <sup>2</sup>	12	
		E5	8.281 m <sup>2</sup>		
		E8	10.845 m <sup>2</sup>		
		E9, E10	55.396 m <sup>2</sup>		
		E14	50.411 m <sup>2</sup>		
	TYPICAL	E20	100.904 m <sup>2</sup>	13	
		E26, E27	6.238 m <sup>2</sup>		
		E28	57.475 m <sup>2</sup>		
		E28	11.423 m <sup>2</sup>		
		E27	22.754 m <sup>2</sup>		
	PENTHOUSE	E21, E22, E23, E24	16.354 m <sup>2</sup>	18	
		E25, E26, E27, E28	108.278 m <sup>2</sup>		
		E29, E30, E31, E32	87.211 m <sup>2</sup>		
	PENTHOUSE	E33 - E36	75.114 m <sup>2</sup>	18	
		E37, E38, E39, E40	197.075 m <sup>2</sup>		
	ESTATE OFFICE	E41, E42	67.336 m <sup>2</sup>	7	
		E43, E44	55.221 m <sup>2</sup>		
	F: 84	TYPICAL	F11, F12, F13	98.870 m <sup>2</sup>	7
F14, F15, F16, F17, F18			106.410 m <sup>2</sup>		
F19, F20			21.640 m <sup>2</sup>		
F21, F22			23.520 m <sup>2</sup>		
F23, F24			65.820 m <sup>2</sup>		
PENTHOUSE		F25, F26	42.040 m <sup>2</sup>	19	
		F27, F28	163.780 m <sup>2</sup>		
		F29, F30	61.450 m <sup>2</sup>		
		F31, F32	10.184 m <sup>2</sup>		
		F33, F34	25.075 m <sup>2</sup>		
		F35, F36	45.000 m <sup>2</sup>		
ESTATE OFFICE	F37, F38	23.220 m <sup>2</sup>	23		
	F39, F40	16.128 m <sup>2</sup>			
HEALTH CLUB	LEV. 58.70 (CP3)	170.846 m <sup>2</sup>	69		
	LEV. 61.90 (CP2)	214.200 m <sup>2</sup>	52		
	LEV. 65.10 (CH1)	325.274 m <sup>2</sup>	151 + 43		
	LEV. 75.68 (1ST)	110.643 m <sup>2</sup>	45		
	LEV. 78.91 (2ND)	104.958 m <sup>2</sup>	42		
CLUB HOUSE	LEV. 82.14 (3RD)	99.315 m <sup>2</sup>	40		

**Total UFA  
= 1025.484 m<sup>2</sup>**

HEALTH CLUB	LEV. 58.70 (CP3)	170.846 m <sup>2</sup>	69
	LEV. 61.90 (CP2)	214.200 m <sup>2</sup>	52
	LEV. 65.10 (CH1)	325.274 m <sup>2</sup>	151 + 43
CLUB HOUSE	LEV. 75.68 (1ST)	110.643 m <sup>2</sup>	45
	LEV. 78.91 (2ND)	104.958 m <sup>2</sup>	42
	LEV. 82.14 (3RD)	99.315 m <sup>2</sup>	40

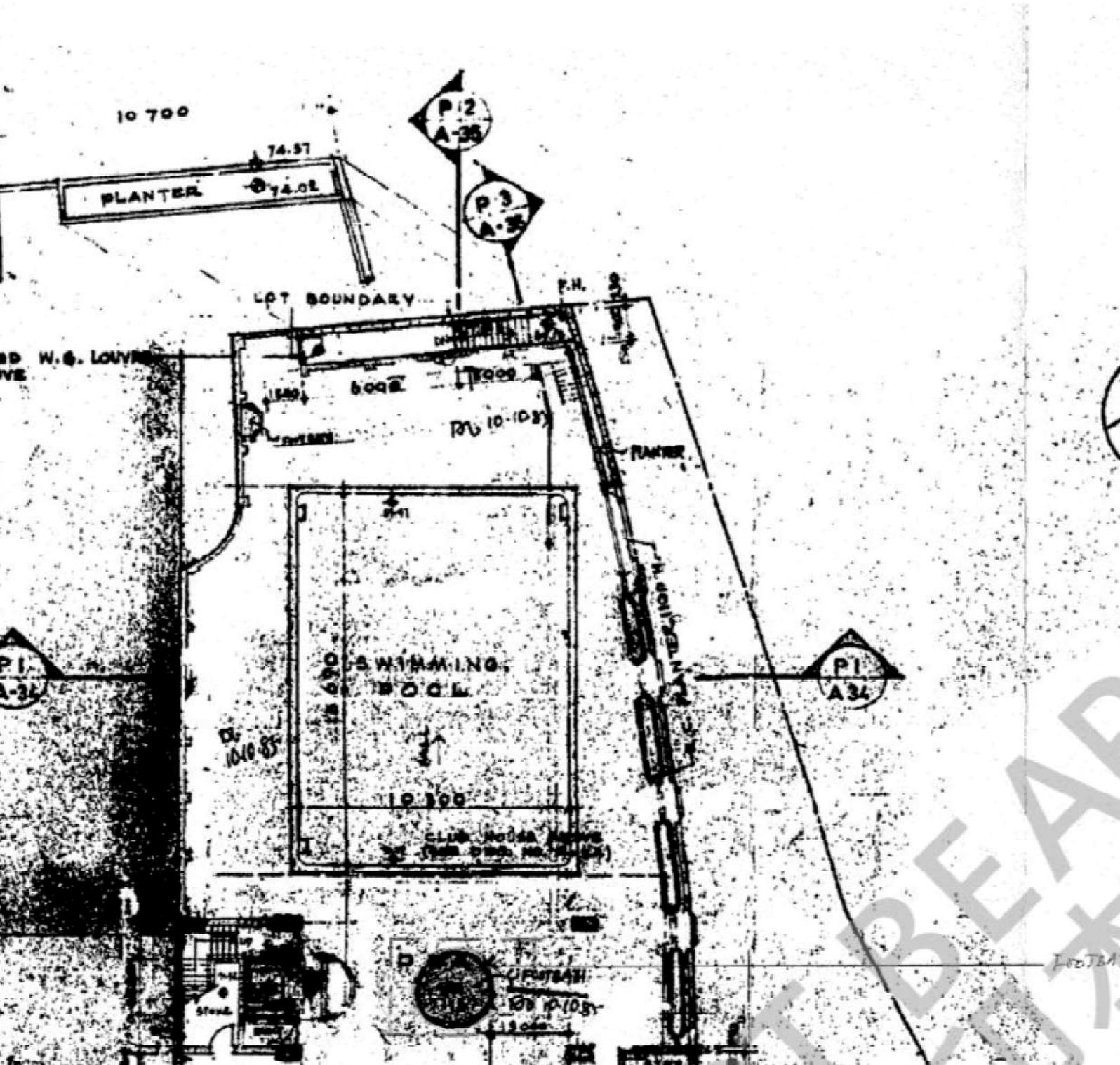
Extracted from BD record drawings under  
BD ref 2-3/1103/78/4 approved in Aug 2015

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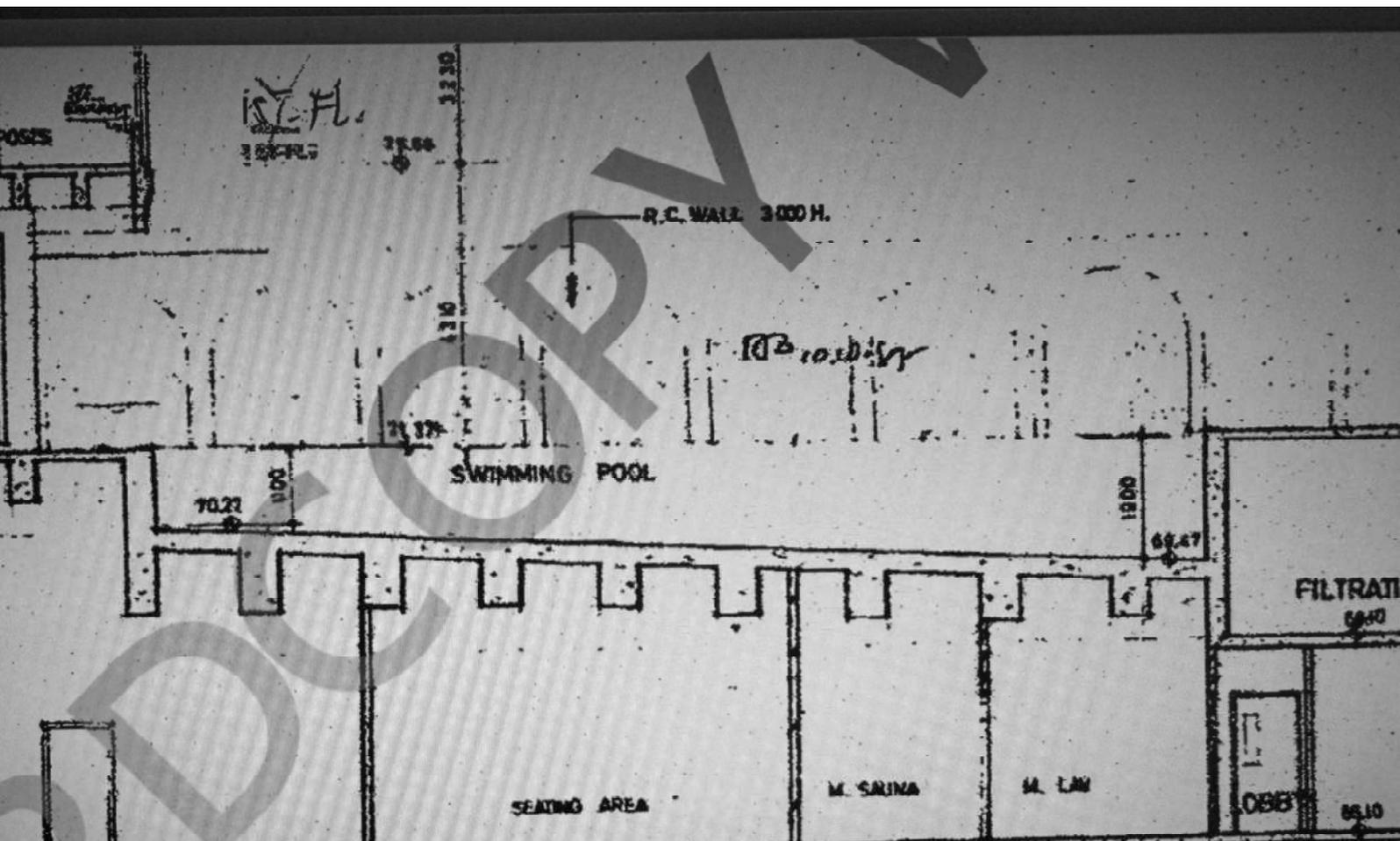
R & D Section  
BUILDINGS DEPARTMENT

(ii) Pool of No. 74-84 Kennedy Road



Extracted from BD record drawings under BD ref 2-3/1103/78/4 approved in Aug 2015

Extracted from BD record drawings under  
BD ref 2-3/1103/78/4 approved in Aug 2015



### Calculation of Sewage Impact from Swimming Pool at No. 74-84 Kennedy Road

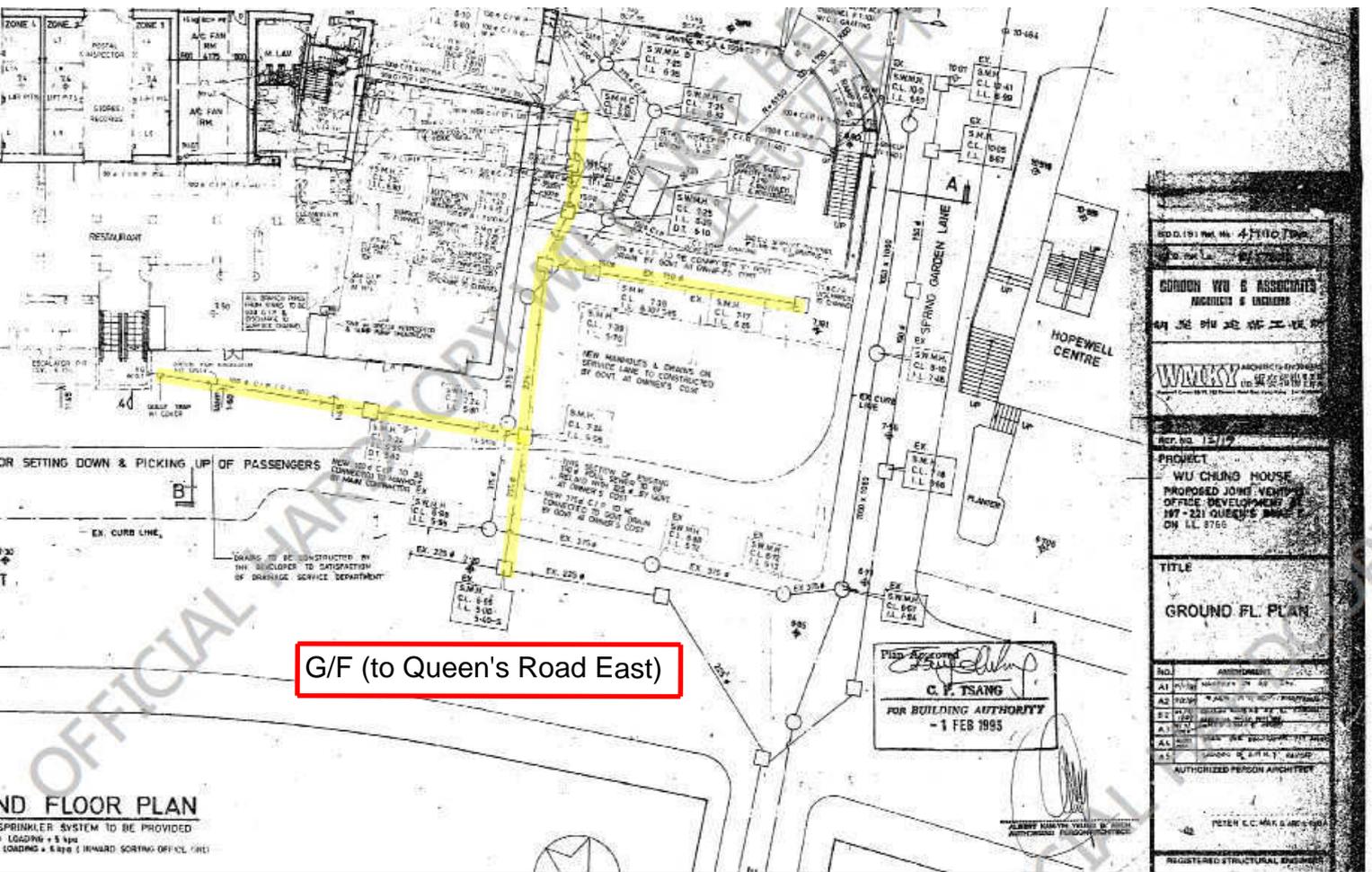
Pool Dimension	=	18.69m x 10.3m	
Pool Depth	=	1.1m - 1.9m	
Pool Volume	=	288.76	m <sup>3</sup>
Turnover Rate	=	6	hours
Surface Loading Rate of Filter	=	48	m <sup>3</sup> /m <sup>2</sup> /hr
Filter Area required	=	1.0	m <sup>2</sup>

Based on the filter area required, it was assumed that 2 nos. sand filter was adopted.  
Each with filter area of 0.5m<sup>2</sup>

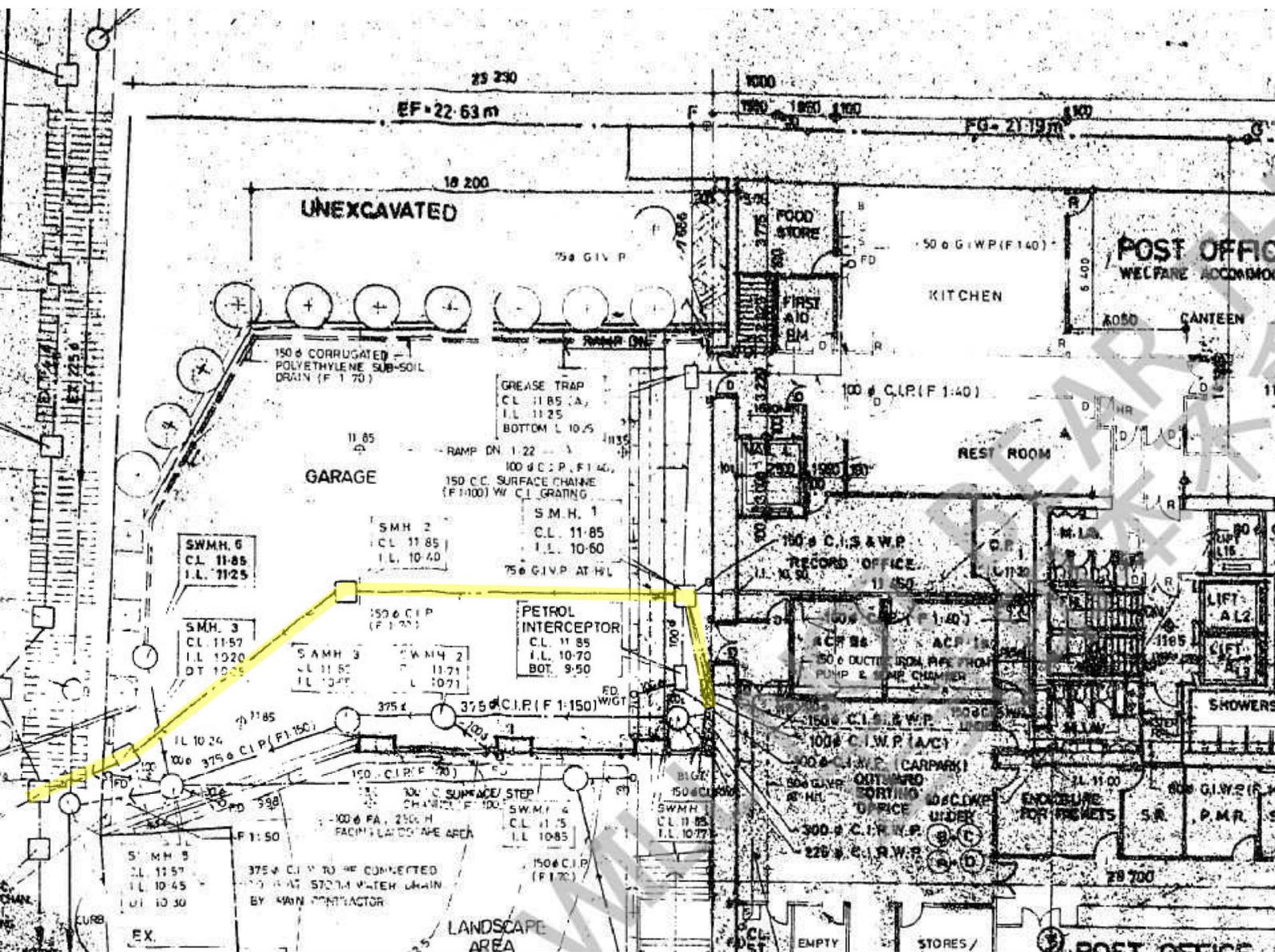
Backwash duration	=	3	min
Backwash Flow Rate	=	30	m <sup>3</sup> /m <sup>2</sup> /hr
Design Flow for Swimming Pool Backwash	=	15.00	m <sup>3</sup> /hr
	=	4.17	L/s

The sewage discharge from pool due to backwashing is 4.17L/s

(iii) 213 Queen's Road East - Terminal Sewage Discharge Location



Extracted from BD record drawings under  
BD ref 4/1110/80 approved in Aug 1990



2/F (to Yen Wah Steps)

Extracted from BD record drawings under  
BD ref 4/1110/80 approved in Aug 1990

(iv) Roofed area of No. 221 Queen's Road East



**(v) Pool of No. 239 Queen's Road East**

**Calculation of Sewage Impact from Swimming Pool at No. 239 Queen's Road East**

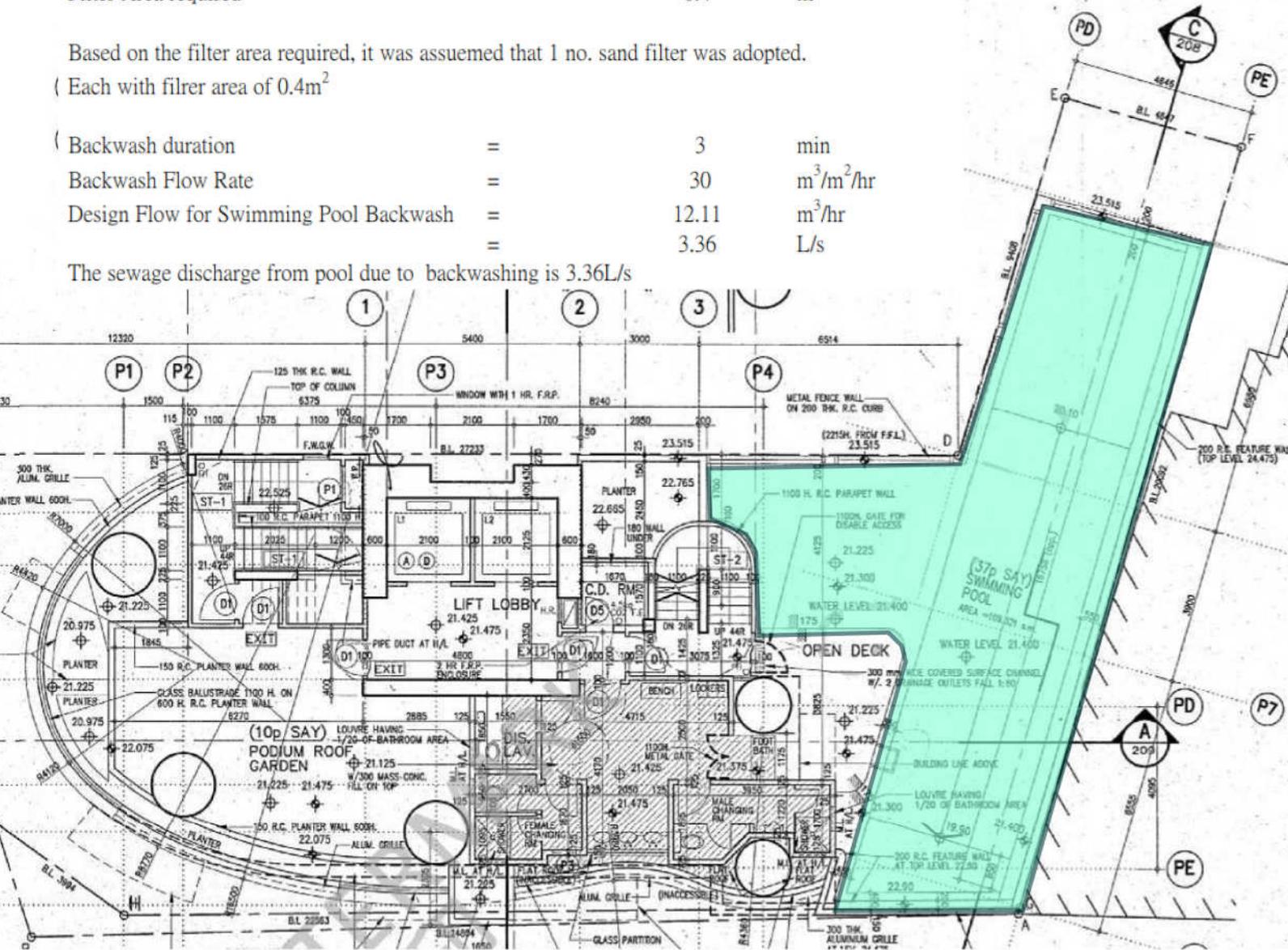
Pool Area	=	109.321	m <sup>2</sup>
Pool Depth	=	0.1m, 1.3m-1.5m	
Pool Volume	=	116.23	m <sup>3</sup>
Turnover Rate	=	6	hours
Filtration Rate Required	=	19.37	m <sup>3</sup> /hr
Surface Loading Rate of Filter	=	48	m <sup>3</sup> /m <sup>2</sup> /hr
Filter Area required	=	0.4	m <sup>2</sup>

Based on the filter area required, it was assumed that 1 no. sand filter was adopted.

( Each with filter area of 0.4m<sup>2</sup>

Backwash duration	=	3	min
Backwash Flow Rate	=	30	m <sup>3</sup> /m <sup>2</sup> /hr
Design Flow for Swimming Pool Backwash	=	12.11	m <sup>3</sup> /hr
	=	3.36	L/s

The sewage discharge from pool due to backwashing is 3.36L/s



Extracted from BD record drawings under BD ref 2/3003/05 approved in Jan 2010

# Appendix 10 - Supplementary Information for Existing Development

## (vi) UFA of No. 213 Queen's Road East

Extracted from BD record drawings under  
BD ref 2/1110/80 approved in Jun 1992

### SCHEDULE SHOWING REQUIREMENT OF SANITARY FITMENT

STOREY	USE	USABLE FL. AREA (M <sup>2</sup> ) (EACH FLOOR)	NO. OF PERSON PROVIDED			REQUIRED					PROVIDED					
			MALE	FEMALE	MALE			FEMALE		MALE			FEMALE			
					W.C.	BASIN	URINAL	W.C.	BASIN	W.C.	BASIN	URINAL	W.C.	BASIN		
38th FL.	OFFICE	1,510.079	1,510.079 / 9 = 168	112	56	5	5	3	4	3	6	5	3	4	4	
27th FL.	OFFICE	1,302.719	1,302.719 / 9 = 212	141	71	5	5	3	4	3	6	5	4	6	5	
31st - 36th FL.	OFFICE	1,902.719	1,902.719 / 9 = 212	141	71	5	5	3	4	3	6	5	5	6	5	
23rd - 30th FL.	OFFICE	1,890.367	1,890.367 / 9 = 210	140	70	5	5	3	4	3	6	5	5	6	5	
22nd FL.	OFFICE	1,926.832	1,926.832 / 9 = 214	143	71	5	5	3	4	3	6	5	5	6	6	
17th - 21st FL.	OFFICE	1,883.801	1,883.801 / 9 = 209	139	69	5	5	3	4	3	6	5	5	6	6	
14th - 16th FL.	OFFICE	1,852.685	1,852.685 / 9 = 206	137	69	5	5	3	4	3	6	6	4	6	6	
7th - 13th FL.	OFFICE	1,847.255	1,847.255 / 9 = 206	137	69	5	5	3	4	3	6	6	4	6	6	
6th FL.	FAN RM & CAR PARK	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
3rd - 5th FL.	CAR PARK	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
2nd FL.	RESTAURANT	DINING = 302.099 KITCHEN = 127.400	302.099 / 15 = 20 127.400 / 15 = 8	231	146	115	2	3	3	4	3	3	3	3	5	5
	SHOP '1'	161.938	161.938 / 15 = 11	6	5	1	1	—	1	1	1	1	—	1	1	
	SHOP '2'	134.281	134.281 / 15 = 9	5	4	1	1	—	1	1	2	2	2	2	2	
GROUND FL.	COMMERCIAL 1 & 2	249.656 + 140.700 = 390.356	390.356 / 15 = 27	15	12	1	1	1	2	1	1	1	1	2	2	
	RESTAURANT	DINING = 255.654 KITCHEN 150.063	255.654 / 15 = 17 150.063 / 15 = 10	209	105	104	2	3	3	4	3	3	3	5	4	
GF & 2ND FL.	POST OFFICE	—	250	230	20	8	7	5	2	1	12	11	9	2	2	

Extracted from BD record drawings under  
BD ref 2/1110/80 approved in Feb 1993

Jan 8 3 28 PM  
Section  
PLANS & L  
DEPARTMENT

POST OFFICE - NET OPERATIONAL FLOOR AREA (USABLE FLOOR AREA)  
TOTAL NET F.A. (m<sup>2</sup>)

1)	$\frac{43.150 + 51.150}{2} \times 11.520$	= 543.197
2)	$\frac{17.550 + 6.295}{2} \times 10.820$	= 128.677
3)	$\frac{10.900 + 12.250}{2} \times 10.820 + 10.100 \times 2.375 + 1.800 \times 2.650$	= 144.459
4)	$11.600 \times 5.550$	= 64.380
5)	$2 \times 3.475 \times 10.550$	= 73.323
		<hr/>
		= 954.036

# Appendix 10 - Supplementary Information for Existing Development

## (vii) UFA of No. 85 Stone Nullah Lane

Extracted from BD record drawings under  
BD ref 2/1040/82(P) approved in Aug 1986

USABLE FLOOR AREA & CAPACITY OF STOREY.

<u>FLOOR</u>	<u>USE</u>	<u>U.F.A. (sq ft)</u>	<u>FACTOR (U.F.A. (sq ft)/PERSON)</u>	<u>CAPACITY (PERSONS)</u>
<u>1<sup>ST</sup> FLOOR</u>	CLUB RM. ACTIVITIES, COMMON RM.	246.47	2.5/P.	99
	OFFICE	237.99	9/P.	16
	PANTRY & JANITORY	32.71	4.5/P.	8
	<b>TOTAL</b>			<b>123</b>
<u>2<sup>ND</sup> FLOOR</u>	DAY CONCEN. CLUB RM. JOURNAL ROOM	332.875	2.5/P.	134
	OFFICE	28.59	9/P.	2
	PANTRY	8.62	4.5/P.	2
	<b>TOTAL</b>			<b>140</b>
<u>3<sup>RD</sup> FLOOR</u>	LIBRARY	167.70	9/P.	19
	KITCHEN	168.75	4.5/P.	38
	DINING	291.84	1.5/P.	195
	<b>TOTAL</b>			<b>252</b>
<u>4<sup>TH</sup> FLOOR</u>	OFFICE	171.125	9/P.	19
	ASSEMBLY HALL			500
	STAGE & BACKSTAGE	107.605	4.5/P.	24
	<b>TOTAL</b>			<b>643</b>

Extracted from BD record drawings under  
BD ref 2/1040/82(P) approved in Aug 1986

FLOOR	USE	U.F.A. (M <sup>2</sup> )	FACTOR (U.F.A. M <sup>2</sup> /PERSON)	CAPACITY (PERSONS)	FLOOR	USE	U.F.A. (M <sup>2</sup> )	FACTOR	CAPACITY	
5 <sup>TH</sup> FLOOR	OFFICE	146.255	9/P	17	8 <sup>TH</sup> FL.	OFFICE	790.00	9/P	88	
	PAINTY & DRESSING RM	71.085	3.5/P	16		9 <sup>TH</sup> FL.	OFFICE	750.00	9/P	83
	STEPS	12.50	0.5/P	25			TOTAL	815		
6 <sup>TH</sup> FLOOR	SHELTERED WORKSHOP	488.94	4.5/P	109	10 <sup>TH</sup> FL.	PLAY AREA FOR ELDERLY	543.00	9/P	60	
	OFFICE	105.90	9/P	12	11 <sup>TH</sup> FL.	LOUNGE	543.00	9/P	60	
	PANTRY	12.54	2.5/P	3		PLAYGROUND	543.00	9/P	60	
	ACTIVITY DINING RM FOR SHELTERED WORKSHOP			TOTAL = 124						
7 <sup>TH</sup> FLOOR	CHILDREN & YOUTH ACTIVITY	460.93	2.5/P	185						
	OFFICE	127.49	9/P	15						
	DOMESTIC SERVICES RM & DARK RM	70.955	4.5/P	16						
				TOTAL = 216						
8 <sup>TH</sup> FLOOR	PHYSICAL EXERCISE RM	27.1	2.5/P	9						

Approved by  
KENNETH LAI  
1 AUG 1986

000. SUBMISSION

Extracted from BD record drawings under  
BD ref 2/3012/06 approved in Sep 2008

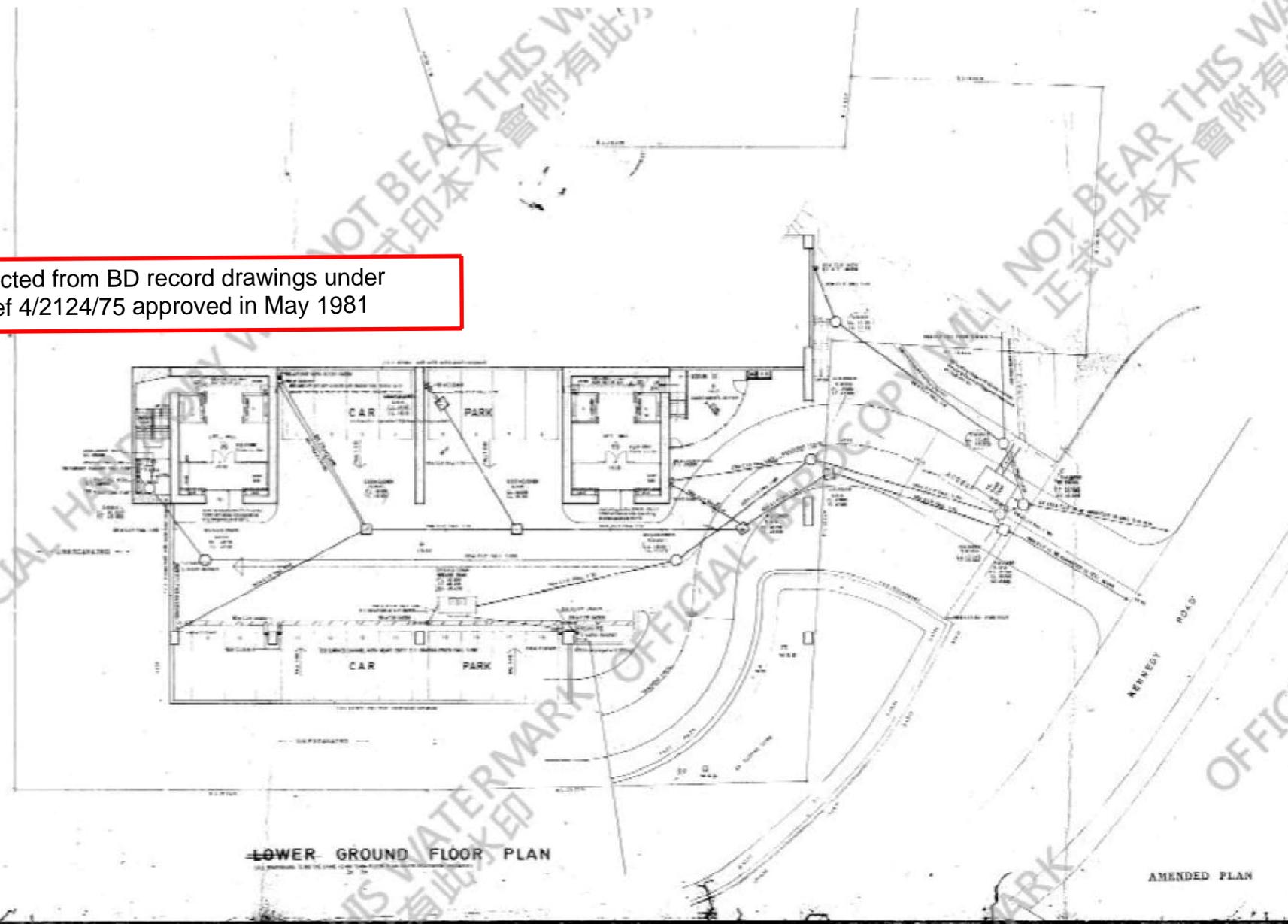
#### SCHEDULE OF SANITARY FITMENTS

FLOOR	USE	USABLE FLOOR AREA (M <sup>2</sup> )	TOTAL CAPACITY OF PERSON	NO. OF MALE PERSON & FEMALE PERSON	SANITARY FITMENT REQUIRED				SANITARY FITMENT PROVIDED				DISABLED		
					W.C.	BASIN	URINAL	SHOWER	W.C.	BASIN	URINAL	SHOWER	WC	BASIN	
12/F (EX. ROOF)	OFFICE	527.717/9	59	MALE PERSON	30	2	2	1	-	2	3	3	-	-	-
				FEMALE PERSON	29	3	2	-	-	4	4	-	-	1	1
13/F	STORE/CONFERENCE RM./ACTIVITY RM.	205.805/9	23	MALE PERSON	12	1	1	-	-	2	2	-	-	-	-
	COVERED PLAYGROUND	294.683	NOT REQUIRED	FEMALE PERSON	11	2	1	-	-	2	2	-	-	1	1

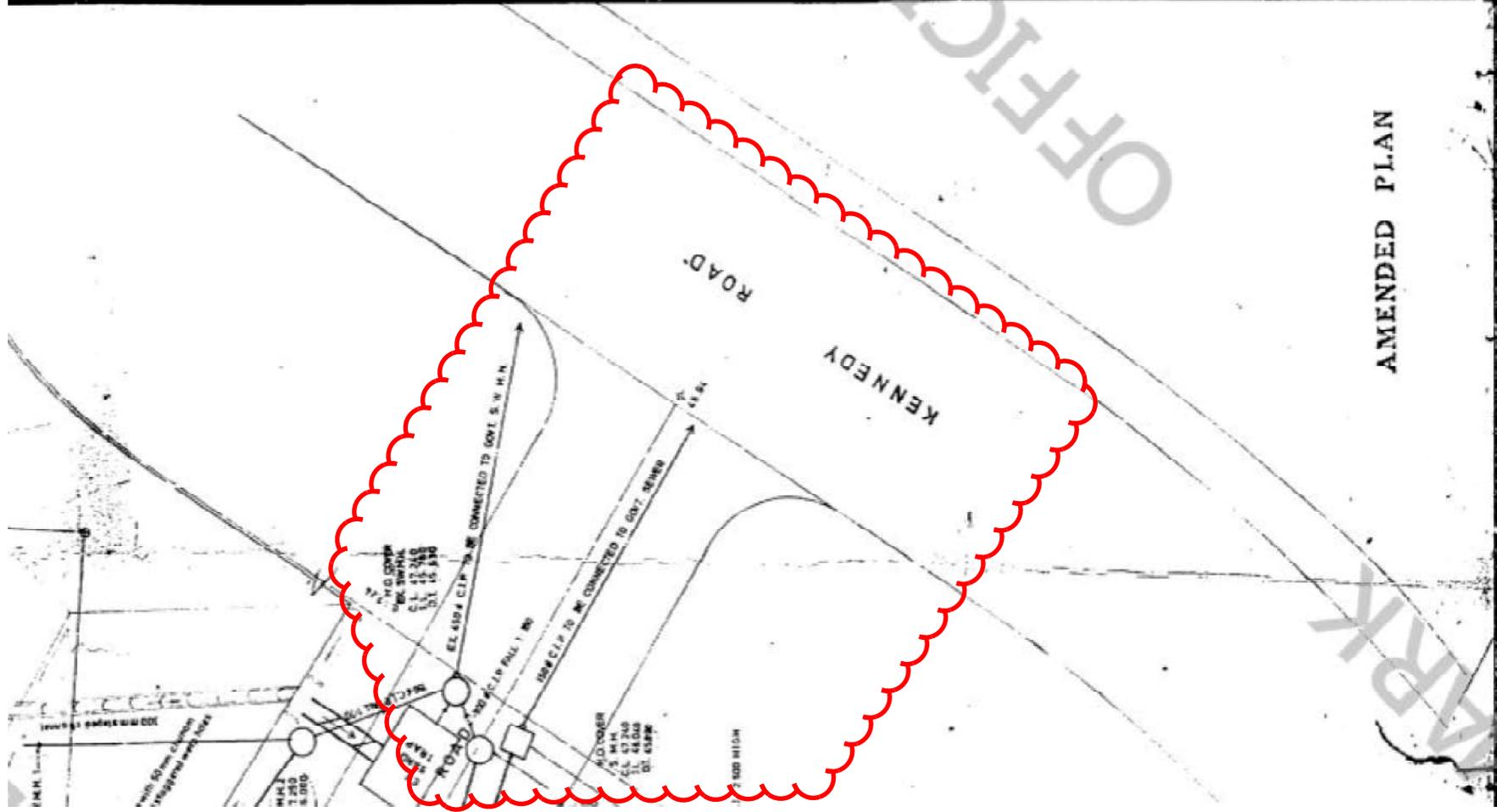
**Appendix 11 -  
Supplementary Information for Existing Development not Included in SIA**

**(i) Discharge Point of Amber Garden**

Extracted from BD record drawings under  
BD ref 4/2124/75 approved in May 1981



R.O. No. 4/2124/75 S.D. No. L.A. No. N.B. No.	
APPROVED BY THE DEPARTMENT OF BUILDINGS IN ACCORDANCE WITH THE BUILDING (REGULATIONS) ACT, 1975	
PROJECT NO. 4/2124/75 DATE OF APPROVAL: 12 MAY 1981	
NOTES: 1. All dimensions are in meters. 2. The building shall be constructed in accordance with the Building (Regulations) Act, 1975 and the Building (Regulations) (Amendment) Order, 1975. 3. The building shall be constructed in accordance with the Building (Regulations) Act, 1975 and the Building (Regulations) (Amendment) Order, 1975. 4. The building shall be constructed in accordance with the Building (Regulations) Act, 1975 and the Building (Regulations) (Amendment) Order, 1975.	
PROPOSED APARTMENT BUILDING AT 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 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AMENDED PLAN

PROPOSED APARTMENT BUILDING

AT I.L. 8476

NO. 70-72 KENNEDY ROAD

DRAINAGE PLAN

CHAU LAM ARCHITECT & ASSOCIATE

周林建築師  
 CHAU HO MING B. ARCH (HONG KONG), B.A.  
 LAM HAI CHING B. SC. (H. K.), S. C. E.  
 HO PENG B. SC. (F. I. STRAITS), E.  
 CHARTERED ENGINEER

CHAU HO MING  
 AUTHORIZED PERSON  
 [Signature]  
 AUTHORIZED PERSON

SCALE: 1:100

DESIGNED BY:

DRAWN BY: C. W. WU

CHECKED BY:

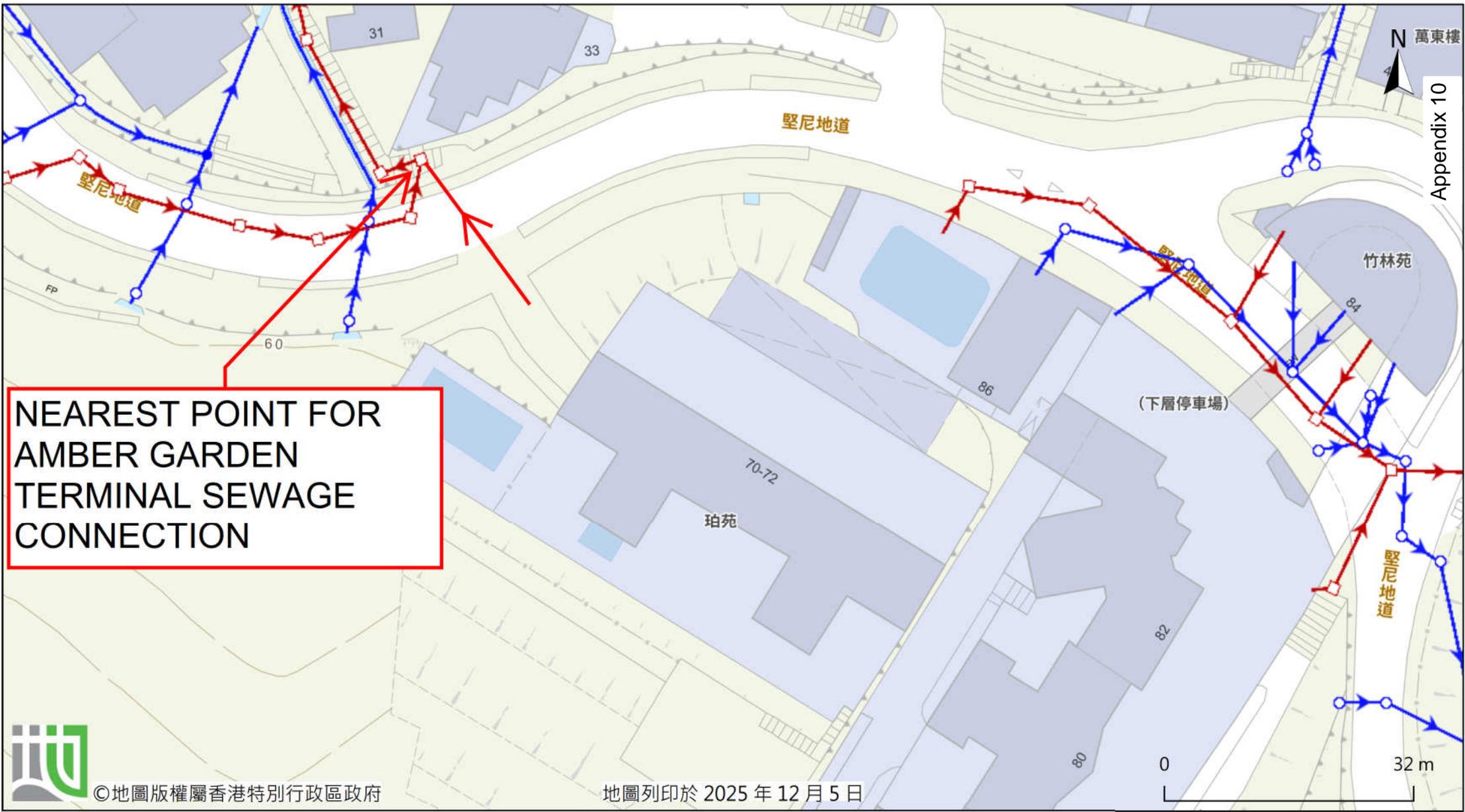
DATE: 31st MAR 1975

JOB NO. NC / 7323

SHEET NO. D 2 / 18

Approved  
 12 MAY 1975  
 HONG KONG AUTHORITY

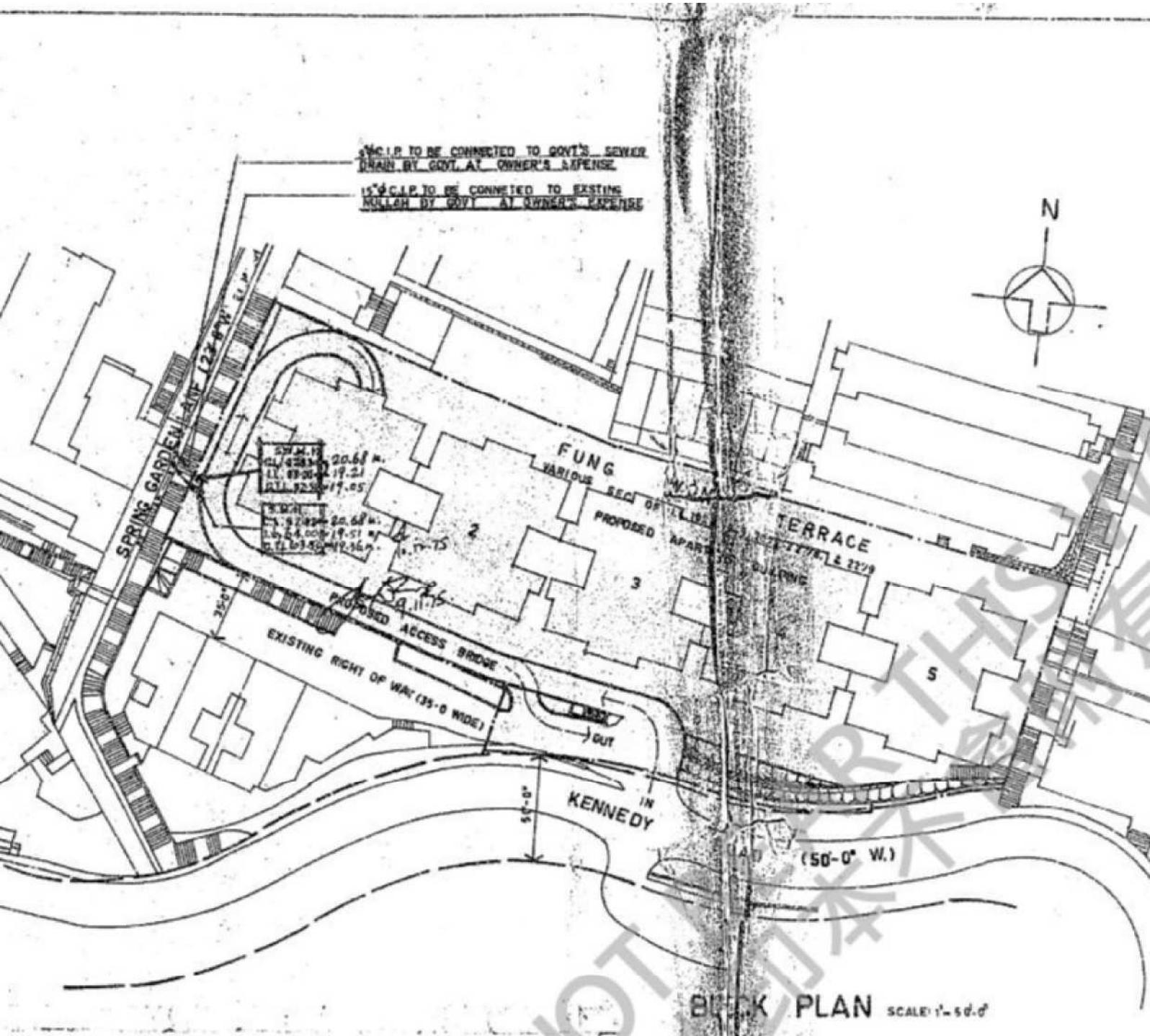
NOTE: As shown above, the proposed building is to be served by the Government Sewerage System. It is the responsibility of the building owner to ensure that the proposed building is connected to the Government Sewerage System in accordance with the provisions of the Building Ordinance and to ensure that the proposed building is connected to the Government Sewerage System in accordance with the provisions of the Building Ordinance.



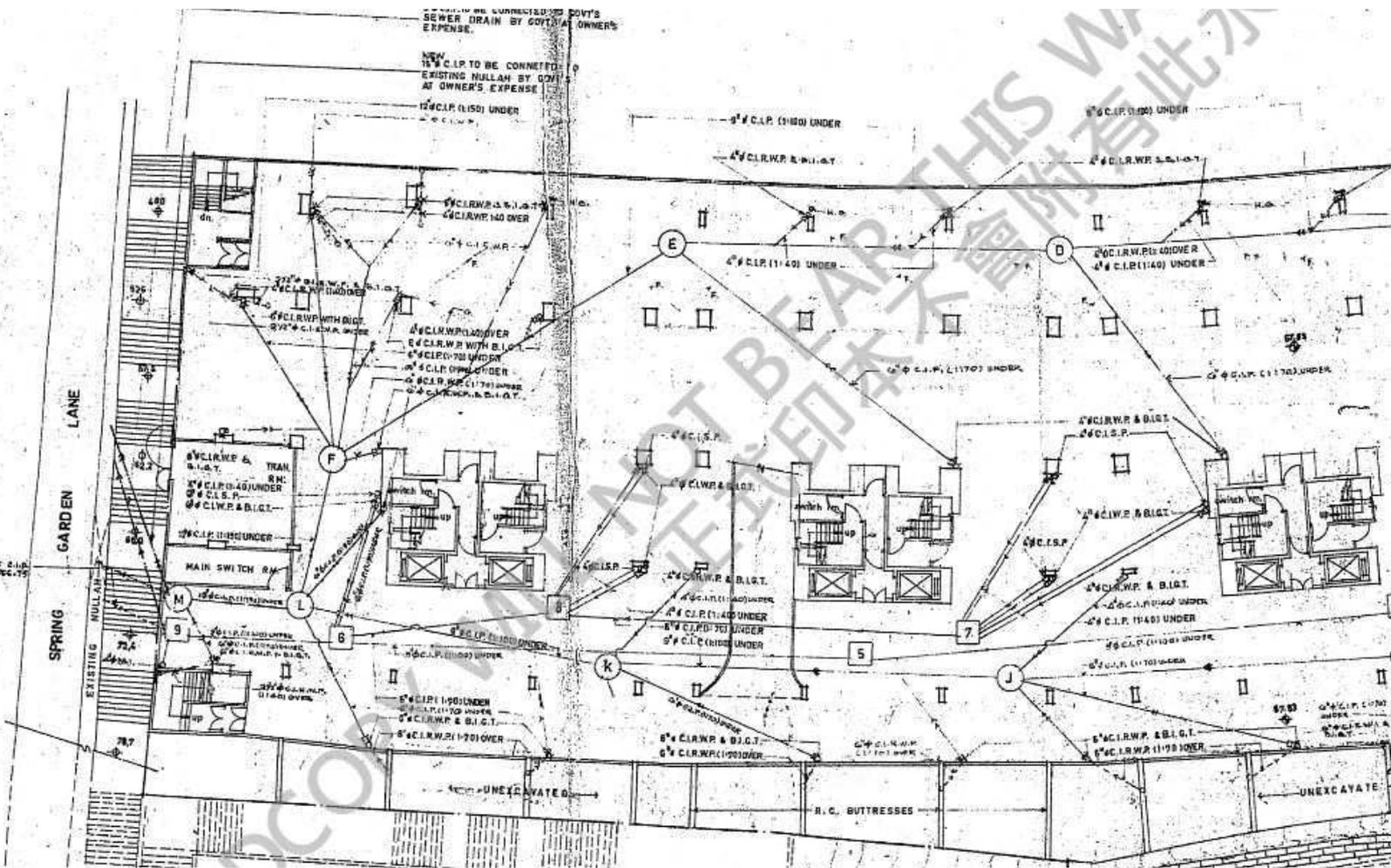
NEAREST POINT FOR  
AMBER GARDEN  
TERMINAL SEWAGE  
CONNECTION

Appendix 10

(ii) Sewage Discharge point of No. 39 Kennedy Road (Phoenix Court)



Extracted from BD record drawings under BD ref 4/2240/73 approved in June 1976



Extracted from BD record drawings under  
BD ref 4/2240/73 approved in June 1976

## Appendix 12 - No. of Occupancy before Conversion

**Project:** NO. 7 WAN CHAI GAP ROAD

**Date :** FEB 2026

Proposed Conversion of Student Hostel for HKSYU Wanchai Campus - Existing Condition

Floor	Usage	Width m	Length m	Area m <sup>2</sup>	Classroom Area for Students m <sup>2</sup>	Occupancy Density	No. of Occupancy student	staff
4/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Laboratory	6.1	11.1	67.71	51.06	1.5	34	1
	Teacher's Resting Room	5.5	6.1	33.55	-	3.3/100m <sup>2</sup>		2
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
3/F	Classroom 1	8.5	6.3	53.55	44.10	1.1	40	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
2/F	Classroom 1	8.5	6.3	53.55	44.10	1.1	40	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
1/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
G/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Head Master Office	5.5	6.1	33.55	-	3.3/100m <sup>2</sup>	-	2
							<b>652</b>	<b>22</b>

### Note

- 1) Each classroom was divided into 2 area, i.e. teacher area and student area.
- 2) Teacher area, i.e., the floor space required for the use of the teacher in classroom, is 1.5 m in width extending along the whole length of the wall in front of the students.
- 3) It is assumed 1 teaching staff is provided for each classroom.
- 4) The number of students is calculated based on 1.1 student/m<sup>2</sup> of the student area in classroom.
- 5) The number of students is calculated based on 1.5 student/m<sup>2</sup> of the student area in laboratory.
- 6) Number of staff is based on worker density listed in CISFU (refer Appendix 7).  
Community, Social & Personal Services in All Type Usage (3.3 staff/100m<sup>2</sup>) is adopted in this calculation.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**

A/H5/422

意見詳情 (如有需要，請另頁說明)

**Details of the Comment (use separate sheet if necessary)**

見 附頁

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「提意見人」姓名/名稱 **Name of person/company making this comment** \_\_\_\_\_

簽署 **Signature** \_\_\_\_\_



日期 **Date** 5-2-2026

附頁

有關：灣仔灣仔峽道7號樹仁大學灣仍校址擬議住宿機構  
(申請編號：A/H5/422)

灣仔峽道富怡閣業主立案法團意見如下：

本法團收到貴局通知「樹仁大學」將會改動作住宿用途，絕不能對富怡閣的地方或結構作出任何改動，此外本法團給予「樹仁大學」的逃生門位置，目的只是提供緊急事故或火警逃生之用。

本法團因保安理由，「樹仁大學」除上述的緊急情況，其他時間不容許由此門作主要出入口通道。

另外「樹仁大學」因為今次的改動用途，本法團要求在逃生門位置需要加裝消防逃生警報器，以免任何人濫用此門出入，方便本法團和物業管理公司日常管理。

如有任何問題可聯絡管理公司物業主任陸先生 [REDACTED]。

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Hong Kong East, Lands Department that the applicant should demonstrate the compliance of the proposal to the non-building area (NBA) provision under the Conditions of Re-grant No. 10797. If structures are proposed to be erected within the NBA, the application for modification of the lease conditions should also include the NBA restriction;
- (b) to note the comments of the Commissioner for Transport that the applicant should implement the online booking system for student's check-in and check-out operations, ensuring that only 6 to 8 students are allowed in each time slot to minimize the surge of traffic demand;
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (BD) as follows:
  - (i) the subject site (the Site) does not abut on a street of width more than 4.5m, maximum site coverage and plot ratio to be permitted should be determined by Building Authority with the Building (Planning) Regulations (B(P)R) 19(3);
  - (ii) non-provision of barrier-free access (BFA) facilities at 1/F to R/F are noted. The issue will be referred to Advisory Committee on Barrier Free Access (ACBFA) for consideration of modification of BFA provision. The BD's position under regulation 72 of B(P)R is reserved;
  - (iii) non-provision of Emergency Vehicular Access (EVA) is noted. Please ensure the compliance with B(P)R 41D and Code of Practice for Fire Safety in Buildings 2011 (FS Code 2011);
  - (iv) non-provision of service lane is noted. Please ensure the compliance with B(P)R 28 and PNAP APP-73;
  - (v) the applicant is reminded to ensure the requirements of prescribed window under B(P)R 30 and B(P)R 31 are complied with;
  - (vi) the applicant is reminded to ensure the requirements of open space under B(P)R 25 is complied with; and
  - (vii) the applicant is reminded to ensure the requirements of fire safety, including means of escape, means of access and fire resisting construction under B(P)R 41 & 41A, Building (Construction) Regulations 35 and FS Code 2011 are complied with;
- (d) to note the comments of Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans; and enhanced fire safety provisions may be required for any deficiencies of access route to reach the Site, such as sprinkler system with fast response type sprinkler heads, pressurization of staircase, a direct line to the Fire Services Communication Centre of the Fire Services Department, enhanced size of water tank for sprinkler system tank and fire hydrant/ hose reel system tank, etc.; and

- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) if any Food and Environmental Hygiene Department's (FEHD) facility is affected by the development, FEHD's prior consent must be obtained;
  - (ii) no environmental nuisance should be generated to the surroundings. Also, arrangement shall be made to dispose any waste so generated properly at own expenses; and
  - (iii) proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.