

10 April 2026

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

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in “Commercial (7)” Zone bounded by King’s Road and Taikoo Shing Road, Quarry Bay (Application No. A/H21/160)

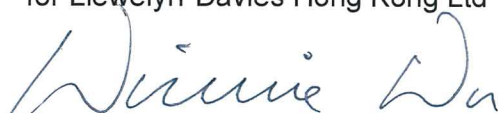
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 30 January 2026.

Departmental comments were received via District Planning Office / Hong Kong, Planning Department in March 2026. In response to the departmental comments and public comments received, the Applicants hereby submit a responses-to-comments table with the following attachments for the Board’s consideration:-

- **Attachment 1** – Revised Sewerage Impact Assessment
- **Attachment 2** – Replacement Pages of Visual Impact Assessment
- **Attachment 3** – Supplementary Figures
- **Attachment 4** – Replacement Page of Planning Statement
- **Attachment 5** – Revised 5/F Landscape Plan
- **Attachment 6** – Responses to Public Comments

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Miss Cody Yu at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/cy
Encl.

S:\13553 Feasibility Study & S16 for City Plaza \RtoC\20260410 - Cover Letter (FI 1).docx

cc (w/ encl)
DPO/HK

- Mr. Elton CHUNG / Mr. Henry AU

(by email)

Table of Contents

1.	Buildings Department	1
2.	Lands Department	1
3.	Food and Environmental Hygiene Department	5
4.	Environmental Protection Department	5
5.	Landscape Section, Planning Deptment	9
6.	Urban Design Section, Planning Deptment	10
7.	Hong Kong District Planning Office, Planning Department	11
8.	Transport Department	17

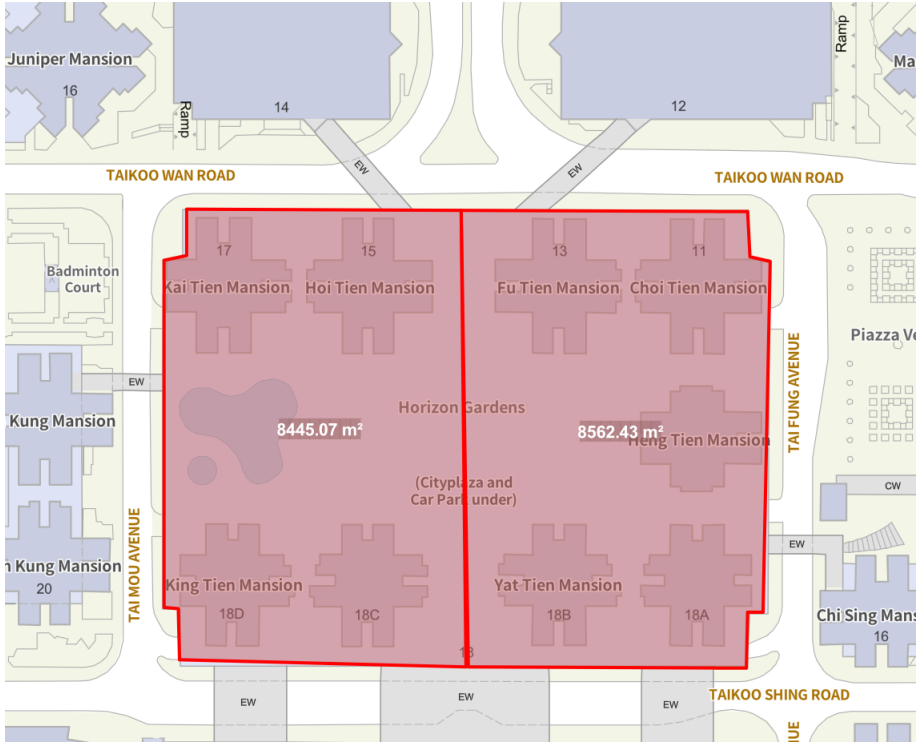
	Departmental Comments	Responses to Comments
1.	Comments from Buildings Department	
1.1	Detailed comments on compliance with the Buildings Ordinance would be given upon formal building plans submission.	Noted.
1.2	If GFA exemptions for the refuge floor cum sky garden / green / amenity features and non-mandatory / non-essential plant rooms and services for the proposed development to be applied, compliance with the pre-requisites and the SBD guidelines as stipulated in PNAP APP-151 and 152 are required.	Noted.
1.3	The structures provided at outdoor area may be accountable for GFA calculation, unless the criteria for disregarding or exempting them from GFA calculation as stipulated in the relevant PNAPs have been fulfilled.	Noted.
2.	Comments from Lands Department	
2.1	The concerned “Commercial(7)” zone (“the “C(7)” zone”) comprises Cityplaza, 1111 King’s Road (formerly known as Cityplaza One) and Hotel East Hong Kong which are erected on various sections / sub-sections of Quarry Bay Marine Lot No. 2 and the Extension Thereto (i.e. QBML 2 & Ext S.J RP, QBML 2 & Ext S.R RP, QBML 2 & Ext S.R ss.2, QBML 2 & Ext S.Q RP, QBML 2 & Ext S.Q ss.2 s.B, QBML 2 & Ext S.R ss.1 s.A, QBML 2 & Ext S.Q ss.2 s.A RP, QBML 2 & Ext S.Q ss.2 s.A ss.1, QBML 2 & Ext S.Q ss.7 RP and QBML 2 & Ext S.Q ss.7 s.A) and the lease term of Quarry Bay Marine Lot No. 2 and the Extension Thereto is 999 years from 18.4.1900. As far as the abovementioned sections / sub-sections of Quarry Bay Marine Lot No. 2 and the Extension pertaining to the “C(7)” zone are concerned, please note that the Government Lease of Quarry Bay Marine Lot No. 2 and the Extension as varied by the relevant Deeds of Variation all dated 12.9.1975 and by two consent letters dated 26.9.1986 and 30.12.2005 respectively restricts that the “C(7)” zone shall be developed in accordance with the purposes, type of building, layout and	Noted.

	Departmental Comments	Responses to Comments
	development schedule indicated and shown on the approved Master Development Plans ("MDP"). The MDP may be amended or varied subject to the agreement in writing by the Director. Besides, the "C(7)" zone is also subject to the non-offensive trades clause under lease. If eating place / restaurant / food kiosk / lounge etc. is proposed within the proposed development, the applicant have to apply to this Office for offensive trade licence under the relevant lease. However, there is no guarantee that the applications for amendments of the MDP and offensive trades licence will be approved. Such application, if received, will be dealt with by LandsD acting in a capacity as the landlord at LandsD's discretion, and if it is approved, it will be subject to such terms and conditions including amongst others, payment of appropriate premium and fees as may be imposed by LandsD.	
2.2	Subject to the above, please note the following additional comments on the subject submission.	Noted.
	<u>General Comments</u>	
2.3	Generally, requirements / conditions in any planning submission / approval would not automatically be incorporated in the land lease. With a view to ensuring the compliance with any proposed additional conditions under lease, it is the LandsD's requirement that any proposed conditions would only be considered to be incorporated under lease provided that there is a relevant bureau / department ("B/D") requesting for or in support of such additional conditions. Such B/D would be responsible for monitoring the applicant's compliance with such additional condition. In the absence of such B/D's request or support, such conditions would not be incorporated under land lease.	Noted.
2.4	The site boundary, site area and GFA figures and relevant details of the concerned lots as mentioned in the Planning Statement (PS) have not been verified at this stage. We reserve our position and comments on the	Noted.

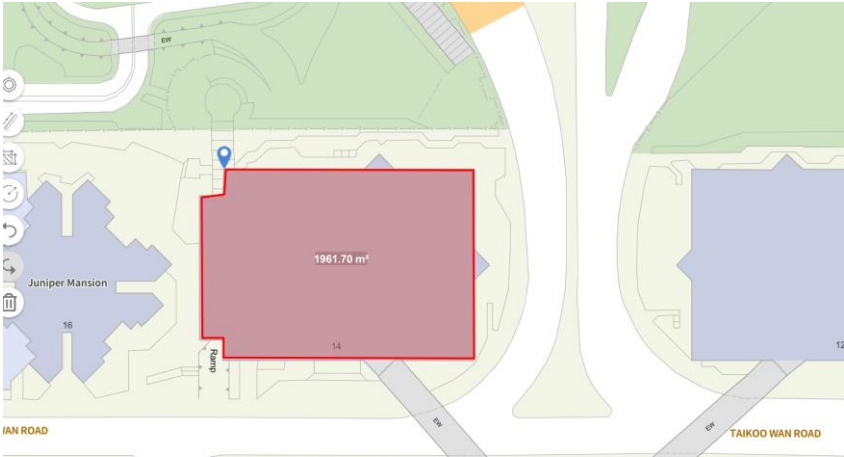
	Departmental Comments	Responses to Comments
	extent of compliance with the Government Lease, which will be provided upon receipt of the relevant submissions for compliance checking under the Government Lease. Meanwhile, the applicant should ensure that the proposed development should be confined within the concerned lots and would not encroach onto the adjoining Government Land. Reference should be made to Lands Administration Office Practice Note Issue Nos. 4/2008 and 1/2017 issued by LandsD.	
	<u>Specific Comments</u>	
2.5	The subject submission is intended to extend the office development by adding 13 new storeys of office, mechanical & electrical facilities and refuge floor-cum-sky garden atop the existing building of 1111 King's Road (“the proposed development”) through relaxation of GFA of “C(7)” zone from 123,129m ² to 148,629m ² (i.e. increase 25,500m ²) and BH restriction of the site of 1111 King's Road from 135mPD to 165mPD (i.e. increase 30m) under the OZP. Please note that the lots where the “C(7)” zone situated thereon form parts in the MDP. The total proposed commercial GFA and BH (incl. no. of storeys and heights of buildings) would exceed those stipulated in the MDP governing the concerned lots and therefore not acceptable from lease point of view. Should the Town Planning Board (TPB) approve the planning application, the applicant, the concerned lot owners and the relevant parties are required to apply to LandsD for prior written consent (for necessary amendments of the MDP) in order to implement the proposed development. However, there is no guarantee that such application, if submitted, will be approved. Such application, if received, will be dealt with by LandsD acting in a capacity as the landlord at LandsD's discretion, and if it is approved, it will be subject to such terms and conditions including amongst others, payment of appropriate premium and fees as may be imposed by LandsD.	Noted.
2.6	As per para. 3.2.5 of the PS, the applicant will apply to LandsD for a lease modification to effect the proposed development and it is stated that “ <i>If Lands Department deems fit, Lands Department may impose the sky</i> ”	Noted.

	Departmental Comments	Responses to Comments
	<i>garden requirement by incorporating the relevant conditions in the proposed lease modification requiring the applicant to provide and maintain a sky garden at his own cost for the use by the public free of charge during the proposed opening hours”. Please note that no application has been received from the applicant by this Office for the proposed development at this juncture. I must reiterate that unless relevant B/Ds have agreed to take up the role of competent authority for overseeing or monitoring the compliance under the proposed additional conditions, if any, for the sky garden / open space and all related pedestrian route / connections / facilities which will be opened to public during proposed opening hours, imposition of such additional conditions in the land lease will not be considered by LandsD. I shall defer to PlanD, TD, LCSD / other relevant B/Ds to consider and comment on the captioned proposal. Please also refer to the comments in 2.3 above.</i>	
2.7	According to the Traffic Impact Assessment attached to the PS, no new car parking spaces are proposed upon the proposed development but 9 additional loading / unloading bays and 13 motorcycle parking spaces are proposed. In any event that there is any change to carparking provision governed by the MDP, our comment as stated in 2.5 above will be applicable. Meanwhile, it is noted that a new pick-up / drop-off layby is proposed at King's Road. The applicant shall clarify the implementation party of the proposed road works outside the application site and seek comment from TD and HyD on the proposed scope of road works, required procedures for implementation and future management and maintenance of such road works. Please also refer also to my comment in 2.4 above. We reserve our comment on the captioned at this stage.	The proposed road works regarding the new pick-up / drop-off layby abutting King's Road will be designed and implemented by the Applicants. After completion, it is proposed to be surrendered to Government for management and maintenance. TD and HyD have been consulted on this application, no adverse comments have been received.
2.8	Portion of the “C(7)” zone falls within MTR protection boundary, MTRCL should be consulted for the proposed development.	Noted.

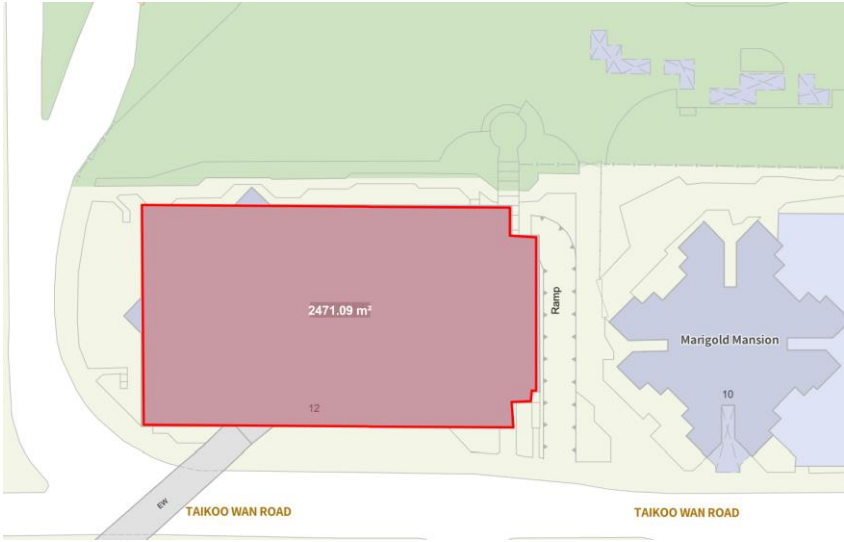
	Departmental Comments	Responses to Comments
3.	Comments from Food and Environmental Hygiene Department	
3.1	In accordance with the Food Business Regulation, Cap 132X, and other relevant legislations, any person who intends to prepare and / or manufacture food for sale for human consumption or to sell restricted foods at any premises must obtain a licence / permit relevant to the type of the proposed business before commencement of such business. Any person found operating an unlicensed premises and / or violating the relevant provisions in the legislation will be liable to prosecution.	Noted.
3.2	Outside seating accommodation (OSA) refers to any open area used for alfresco dining business, whether it is situated on Government land or within private property. “Open area” also includes flat roof of a building, a backyard / open yard of a building where there are no waste / soil pipes or manholes prejudicing the hygienic operation of the OSA and area underneath or partially covered by projecting structures laid down as specified conditions on Government and private lands. When a restaurant licensee / licence applicant wishes to use an OSA outside the restaurant premises for alfresco dining, he / she is required to obtain approval from FEHD before commencement.	Noted.
4.	Comments from Environmental Protection Department	
4.1	For Item 1.2 of RtC, please include the swimming pool backwash calculation of east Hong Kong. Please be reminded to include all swimming pool backwash calculation under the concerned catchments in Appendix 2.1.	Swimming pool backwash of east HONG KONG is calculated under Catchment B. Please refer to the revised sewerage impact assessment (SIA) under Attachment 1 .

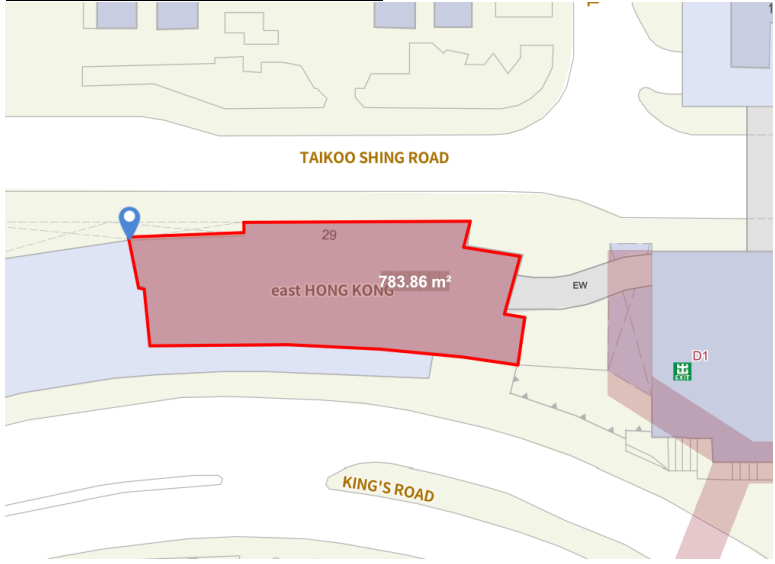
	Departmental Comments	Responses to Comments
4.2	For Item 1.4 of RtC, GFA of 28,586m² for east Hong Kong in Catchment B and GFA of 29,690m² for east Hong Kong in Catchment C cannot be found in Appendix 2.1, please advise. Please substantiate with screen captures for your area measurement of (i) east Hong Kong, (ii) 14 Taikoo Wan Road and (iii) 12 Taikoo Wan Road in GeoInfo Map.	GFA figures are revised as shown below: <u>(i) GFA for Cityplaza (under Horizon Gardens) in Catchment B:</u> 8,445m² x 4 storeys x 80% = 27,024m² ; <u>GFA for Cityplaza (under Horizon Gardens) in Catchment C:</u> 8,562m² x 4 storeys x 80% = 27,398m² 

(ii) GFA for 14 Taikoo Wan Road is revised to = 1,962m² x 21 storeys
x 80% = 32,962m²



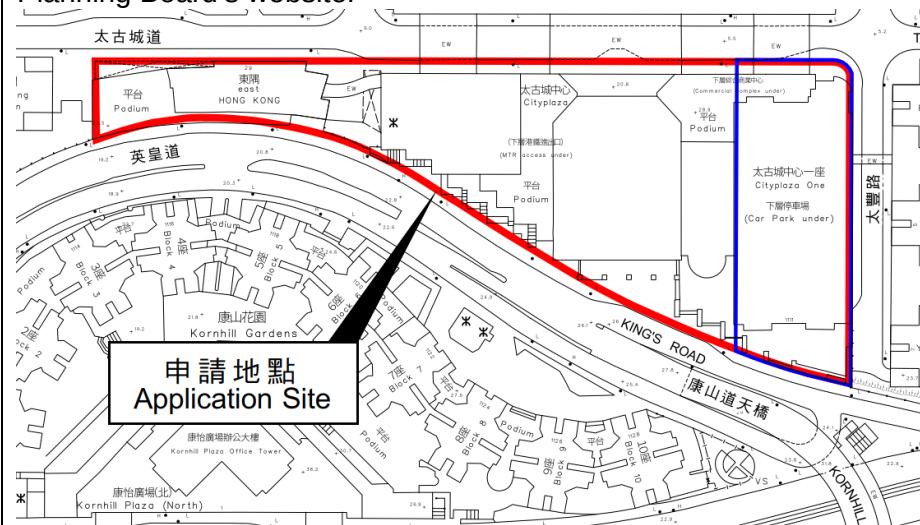
(iii) GFA for 12 Taikoo Wan Road is revised to = 2,471m² x 21 storeys
x 80% = 41,512.8m²

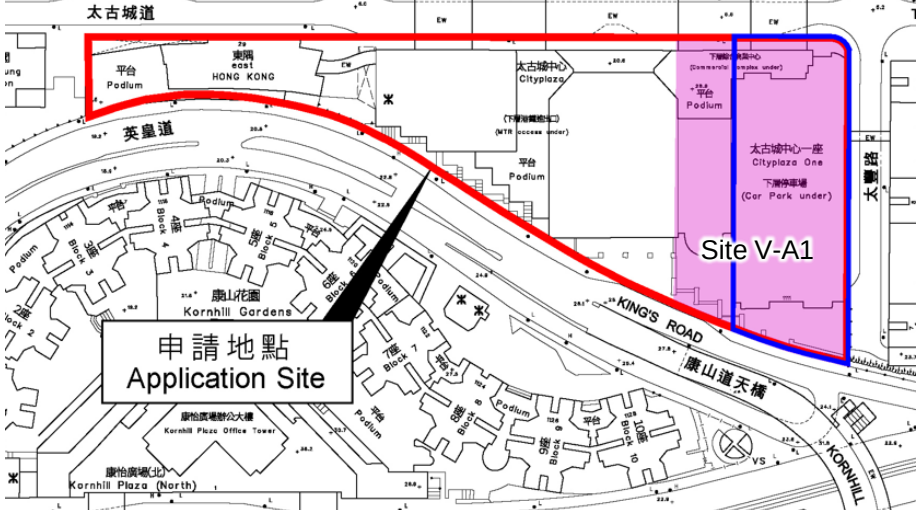


	Departmental Comments	Responses to Comments
4.3	For Item 1.5 of RtC, please substantiate with screen capture for your area measurement of east Hong Kong in GeoInfo Map.	GFA for east HONG KONG: $784\text{m}^2 \times 25 \text{ storeys} \times 80\% = 15,680\text{m}^2$ 
4.4	For Item 1.5 of RtC, please adopt appropriate UFFs for estimating sewage flow from retail and restaurants in Cityplaza in your hydraulic calculation making reference to GESF.	Sewage from Cityplaza and Cityplaza (under Horizon Gardens) under Catchment B & C are breakdown to retail and restaurants. According to the information from Wikipedia (https://zh.wikipedia.org/zh-tw/%E5%A4%AA%E5%8F%A4%E5%9F%8E%E4%B8%AD%E5%B F%83), the shopping mall are mainly used as retail with some area used as F&B. Therefore, the GFA for retail and F&B are assumed to be 80% and 20% respectively. Please refer to the revised SIA under Attachment 1.
4.5	For Appendix 2.1, Tang Kung Mansion is missing in sewage flow estimation of Catchment B.	According to the information from Centaline Property, Tang Kung Mansion is calculated under Kam Din Terrace. Therefore, Tang Kung Mansion is not calculated in Catchment B.

	Departmental Comments	Responses to Comments
4.6	For Appendix 2.1, please seek DSD's agreement on the roughness value.	This planning application has been circulated to DSD for review and it was understood that DSD has no comments on the roughness value.
4.7	Please align the building names under different sections in the submission to avoid confusion e.g. Cityplaza Three in Figure 2.2 and 14 Taikoo Wan Road in Table 3 of Appendix 2.1.	The basemap shown in Figure 2.2 has been updated. Please refer to the revised SIA under Attachment 1 .
4.8	Please update the whole hydraulic calculation accordingly.	Noted, please refer to the revised SIA under Attachment 1 .
5.	Comments from Landscape Section, Planning Department	
	<u>Detailed Comments</u>	
5.1	Based on the aerial photo taken in 2025, the Site is located in an area of High-rise Commercial / Residential Complexes landscape character surrounded by large-scale mixed use (commercial / residential) developments, including Taikoo Place, Taikoo Shing and Kornhill Plaza. The proposed use is not entirely incompatible with the surrounding environment.	Noted.
5.2	With reference to 3.1.3 of the Planning Statement (“the PS”), the proposed extension will be constructed on top of the existing office building, no changes to the existing 1111 King's Road will be made, and Cityplaza and east HONG KONG in the same “C(7)” zone will remain unchanged as well. According to the Landscape Proposal at Appendix A of the PS and the Application Form, there are no distinctive landscape resources within the Site and no tree felling is involved respectively. Among the 15 existing trees of common species within the Site, 9 trees will be retained and 6 trees will be transplanted. 8 new trees will be planted within the Site.	Noted.
5.3	In view of the above, significant adverse landscape impact arising from this application is not anticipated.	Noted.

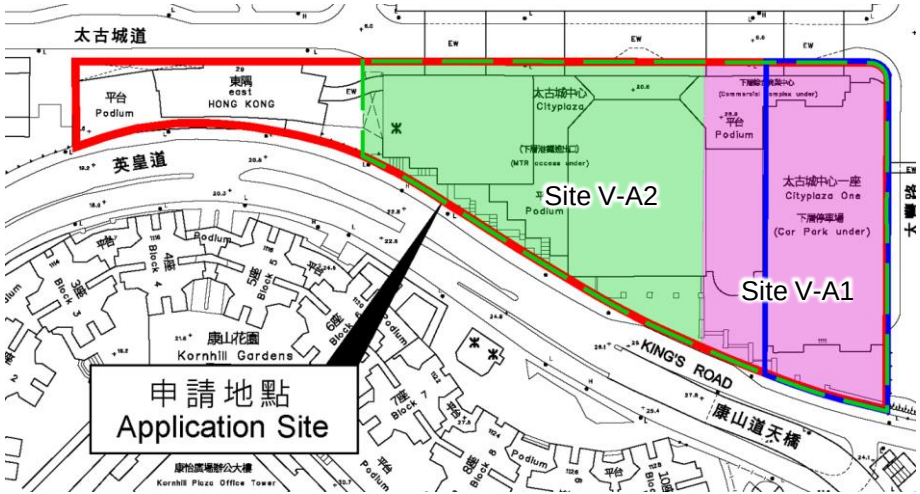
	Departmental Comments	Responses to Comments
	<u>Advisory comment</u>	
5.4	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory / new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
6.	Comments from Urban Design Section, Planning Department	
	<u>Visual Impact Assessment (VIA)</u>	
6.1	Visual envelope has not been included in the VIA in accordance with TPB PG-No. 41A.	Figure 3.1 has been revised with field of views towards the Proposed Development incorporated to indicate the visual envelope. Please refer to the replacement pages of the VIA under Attachment 2 .
6.2	Figure 3.1 – the dotted line of the “area of visual influence” does not match with the orange-shaded area.	Figure 3.1 has been rectified, please refer to the replacement pages of the VIA under Attachment 2 .
6.3	VP5 – the panorama photo of SVP3 Waterfront Promenade at Kai Tak Development (downloadable on PlanD's website at https://www.pland.gov.hk/file/resources/strategic_vp/image/VP3_photo2.jpg) viewing towards eastern HK Island should be used for assessment. Given that the waterfront promenade is popular and the users are mainly recreational users who enjoy the panoramic view of Victoria Harbour, the sensitivity of public viewers from SVP3 is high.	Figure 4.5 and relevant paragraphs in the VIA have been updated accordingly, please refer to the replacement pages of the VIA under Attachment 2 .

	Departmental Comments	Responses to Comments
7.	Comments from Hong Kong District Planning Office, Planning Department	
7.1	Please supplement the following information regarding 1111 King's Road within the Development Site:	Below please find some background information regarding the GFA of the developments within the subject “C(7)” zone. Below is an extract of the Site Plan from the gist published on Town Planning Board's website:  The “Development Site” demarcated by blue line reflects where the proposed increase in GFA and building height under this planning application will be distributed, i.e. atop the existing office tower within the blue line.

	Departmental Comments	Responses to Comments
		Yet, speaking of the <u>existing</u> GFA of the developments within the subject “C(7)” zone, it is more appropriate to adopt the delineation of development parcels as per the GFA deed, where GFA breakdown is available. The purple shade in the plan below shows the area of “Site V-A1”, which is the name of the development parcel containing 1111 King's Road recorded in the GFA deed.  Site V-A1, shown in purple in the above plan, includes the following developments: • 1111 King's Road – an office tower (7/F to 27/F), with office lobby on 5/F and 6/F, and a shuttle lift lobby at the corner of the shopping mall on G/F • Cityplaza (the portion within Site V-A1 only) – a shopping mall from G/F to 4/F, shopping mall cum office lobby on 5/F, and a basement floor for car park and loading / unloading

	Departmental Comments	Responses to Comments
		The GFA within Site V-A1 can be divided into 3 categories, as per GFA deed: • Office accommodation: refers to the office GFA, which is fully owned by the Applicants of the subject planning application. “1111 King’s Road” refers to this portion of GFA within Site V-A1. • Commercial accommodation: includes the GFA for other commercial uses such as retail, F&B, etc. This part is owned by others (whereas the Applicants have obtained “no objection” to submitting the subject planning application from these owners) • Common areas and facilities: refers to uncovered landscape area outside the office lobby on 5/F abutting King’s Road and other facilities to be shared among the Applicants and the other owners. This area is demarcated under the Deed of Mutual Covenant (DMC) Plan, which defines the common areas and shared facilities within this development held by multiple owners. Every owner, his tenants, occupiers, servants, agents and visitors have the full right and liberty to go pass and repass over and along and to use the “common areas and facilities”.
7.2	(i) the existing gross floor area (GFA);	Existing GFA of 1111 King’s Road, defined as the office accommodation within Site V-A1 (instead of the “Development Site” outlined in blue in the Site Plan), is about 58,600m ² .

	Departmental Comments	Responses to Comments
7.3	(ii) GFA distribution by uses;	Within Site V-A1 (instead of the “Development Site” outlined in blue in the Site Plan), the GFA distribution by uses is as follows: • Office accommodation (i.e. 1111 King’s Road): about 58,600m² • Commercial accommodation (including retail and F&B uses in Cityplaza): about 19,090m² • Common areas and facilities (including the uncovered landscape area outside the office lobby of 1111 King’s Road on 5/F abutting King’s Road): about 378m² With reference to the above clarification about the GFA distribution by uses within Site V-A1 where 1111 King’s Road is located, the Applicant would like to clarify that “<i>the existing GFA of 1111 King’s Road alone is 78,068m²</i>” as quoted in the submitted Planning Statement (refers to para. 2.1.1 and footnote 1 on page 6) is actually referring to the total GFA within Site V-A1 instead of 1111 King’s Road alone.
7.4	(iii) the total GFA after the proposed extension under the subject planning application; and	The total GFA within Site V-A1 (instead of the “Development Site” outlined in blue in the Site Plan) under the subject planning application is about 103,568m² (i.e. the sum of the GFA listed in item 7.3 above plus the proposed extra GFA of 25,500m²). The total GFA of 1111 King’s Road alone (excluding common areas and facilities) under the subject planning application is about 84,100m².

	Departmental Comments	Responses to Comments
7.5	(iv) the GFA within the Development Site as per the GBPs approved in 2008 and 2025 respectively	GBPs (both in 2008 and 2025) only show the GFA of Site V-A, which includes Site V-A1 and Site V-A2 (plan below refers, green dotted line refers to Site V-A). The total GFA of Site V-A under the GBP approved in 2008 and 2025 are the same. The differences between these two sets of GBPs are related to cladding and curtain wall, which are exempted from GFA calculation.  The GFA within Site V-A (instead of the “Development Site” outlined in blue in the Site Plan) in the GBPs approved in 2008 and 2025 is 144,984m².
7.6	Figure 3.2 of the Planning Statement (PS) – Please clearly indicate the existing uses by floor for the Development Site as well as the entire “C(7)” zone.	Please refer to Plan 1 under Attachment 3 for the existing uses by floor for the entire “C(7)” zone.

	Departmental Comments	Responses to Comments
7.7	To allow a better understanding on the feasibility for the applicant to provide further planning / design merit for the proposed planning application, please illustrate on the Indicative Section Plan and Floor Plans of lower floors of the existing development (i.e. 1111 King’s Road) the land ownership of each floor within the Development Site and supplement the total GFA of the portion owned by the applicant.	The lower floors of the existing developments within the Site V-A1 (instead of the “Development Site” outlined in blue in the Site Plan) and their corresponding land ownership are as follows: • Cityplaza (the portion within “Site V-A1” only) – a shopping mall from G/F to 4/F, shopping mall on 5/F (portion), and a basement floor for car park and loading / unloading – land ownership under others (but the Applicants have obtained “no objection” from the concerned land owners to make the subject planning application) • 1111 King’s Road – office lobby on 5/F and 6/F, and a shuttle lift lobby at the corner of the shopping mall on G/F – land ownership under the Applicants • Uncovered landscape area outside the office lobby on 5/F – this area is demarcated as “common areas and facilities” under the DMC Plan, which defines the common areas and shared facilities within this development held by multiple owners. Every owner, his tenants, occupiers, servants, agents and visitors have the full right and liberty to go pass and repass over and along and to use the “common areas and facilities”. The planning / design merits proposed by the Applicant under the subject application are confined to the areas on 5/F and 6/F solely owned by the Applicants, the shuttle lift lobby on G/F solely owned by the Applicants, as well as the common areas on 5/F shared by the Applicants (whereas the Applicants have obtained “no objection” from the other owners as well). Please refer to Plans 2 and 3 under Attachment 3 for the respective ownership of 5/F and 6/F. The GFA of the portion owned by the Applicants is equivalent to the GFA of the office accommodation within Site V-A1, i.e. the GFA is about 58,600m² (not including “common areas and facilities”).

	Departmental Comments	Responses to Comments
7.8	Last sentence, Para. 5.3 of the PS – According to para. 5.5 of the PS and Traffic Impact Assessment (TIA), it is noted that 13 motorcycle parking spaces are proposed. To avoid confusion, please revise it as “... by the existing parking spaces available and no new <u>private</u> car parking spaces are proposed.”	Noted, para. 5.3 of the PS has been revised accordingly, please refer to replacement page of the PS under Attachment 4 .
7.9	Application Form – According to para. 5.4 of the PS and TIA, it is understood that the two van loading / unloading bays will also function as pick-up / drop-off lay-bys, which has been double-counted in the Application Form. Please clarify and provide a replacement page to rectify the information, if necessary.	The presentation in the Application Form regarding the provision of van loading / unloading bays and pick-up / drop-off lay-bys tallies with the PS and TIA. Please refer to para 5.4 of the PS and Table 4.5 of the TIA for details.
8.	Verbal comments from Transport Department	
8.1	The Applicants shall review whether the bollards adjacent to the pick-up / drop-off area as shown on the 5/F Landscape Plan can be removed.	5/F Landscape Plan has been revised to remove the bollards. Please refer to Attachment 5 .

Attachment 1

Revised Sewerage Impact Assessment

Prepared by

Ramboll Hong Kong Limited

**SECTION 16 PLANNING APPLICATION FOR PROPOSED
MINOR RELAXATION OF GROSS FLOOR AREA AND BUILDING
HEIGHT RESTRICTIONS FOR PERMITTED OFFICE USE AND
OTHER PERMITTED USES IN “COMMERCIAL (7)” ZONE
BOUNDED BY KING’S ROAD AND TAIKOO SHING ROAD,
QUARRY BAY**

SEWERAGE IMPACT ASSESSMENT

Date **March 2026**

Prepared by **Sally Chiu**
Assistant Environmental Consultant

Signed



Approved by

Tony Cheng
Senior Manager

Signed



Project Reference

SA1111KREI00

Document No.

R9433_v1.3.docx

No part of this document may be reproduced or transmitted, in any form or by any means electronic, mechanical, photographic, recording or otherwise, or stored in a retrieval system of any nature without the written permission of Ramboll Hong Kong Ltd, application for which shall be made to Ramboll Hong Kong Ltd, 21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong.

Disclaimer: This report is made on behalf of Ramboll Hong Kong Ltd. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any third party relying on it accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

Ramboll Hong Kong Limited

21/F, BEA Harbour View Centre
56 Gloucester Road, Wan Chai, Hong Kong

Tel: (852) 3465 2888
Fax: (852) 3465 2899
Email: hkinfo@ramboll.com

Q:\Projects\SA1111KREI00\04 Deliverables\01 SIA Report\v1.3\R9433_v1.3.docx

CHAPTERS

	Page
1. INTRODUCTION	1
1.1 Background and Objectives.....	1
1.2 Proposed Development.....	1
2. SEWERAGE IMPACT ASSESSMENT	2
2.1 Scope of Work.....	2
2.2 Assessment Criteria and Methodology	2
2.3 Existing Sewerage System	2
2.4 Wastewater Generated by the Existing and Proposed Development	2
2.5 Assessment of Sewerage Impact	3
3. CONCLUSION	4

TABLES

Table 2-1	Estimated Peak Flow from the Proposed Development	3
-----------	---	---

FIGURES

Figure 1.1	Location of "C(7)" Zone and 1111 King's Road Extension
Figure 1.2	Indicative Floor Plan of 1111 King's Road Extension and Section Plan
Figure 2.1	Existing Sewerage System in the Vicinity of the Subject Site
Figure 2.2	Existing Sewerage System and Catchment Area in the Vicinity of the Subject Site
Figure 2.2	Proposed Upgrading Sewerage System

APPENDICES

Appendix 2.1	Detailed Sewerage Impact Assessment Calculations
Appendix 2.2	Sewerage Record Plans obtained from DSD

1. INTRODUCTION

1.1 Background and Objectives

- 1.1.1 The "Commercial (7)" ("C(7)") zone bounded by King's Road and Taikoo Shing Road on the Quarry Bay Outline Zoning Plan (OZP) consists of 1111 King's Road (formerly known as Cityplaza One), Cityplaza and east HONG KONG.
- 1.1.2 The "C(7)" zone is subject to a maximum non-domestic gross floor area (GFA) of 123,129m² and is subject to 2 building height (BH) bands: 1111 King's Road and east HONG KONG are subject to maximum BH of 135mPD; while Cityplaza in between 1111 King's Road and east HONG KONG is subject to maximum BH of 45mPD.
- 1.1.3 In this planning application, to support office extension of 1111 King's Road, extra GFA and BH is required for 1111 King's Road. Therefore, two items that require planning permission from the Town Planning Board (the Board) are involved:
- Minor relaxation of the GFA restriction of "C(7)" zone from 123,129m² to 148,629m² (+25,500m² / 20.7%)
 - Minor relaxation of the BH restriction of 1111 King's Road from 135mPD to 165mPD (+30m / 22.2%)
- 1.1.4 The increase in GFA and BH will be absorbed by 1111 King's Road only, other buildings in the "C(7)" zone will not be affected.
- 1.1.5 The location of "C(7)" Zone and 1111 King's Road extension is shown in **Figure 1.1**.
- 1.1.6 Ramboll Hong Kong Limited is commissioned by the project proponent to carry out sewerage impact assessment for the additional sewage generated from the development arising from the proposed minor relaxation of GFA and BH restrictions.

1.2 Proposed Development

- 1.2.1 The Applicant proposes additional GFA and BH to 1111 King's Road for its extension above the existing office building. The proposed extension will be constructed on top of the existing office building, no changes to the existing 1111 King's Road will be made.
- 1.2.2 The existing GFA of 1111 King's Road is about 78,069m². This planning application applies for an increase in office GFA, bringing 13 new storeys to the existing office building of 1111 King's Road, involving 25,500m² increase in GFA for office use. Out of the 13 new storeys, 10 storeys will be for office use, 2 floors are for mechanical and electrical (M&E) facilities, and 1 floor will be designated as refuge floor-cum-sky garden. **Figure 1.2** shows the indicative floor plan of 1111 King's Road extension and section plan.
- 1.2.3 The tentative completion of Proposed Development is in Year 2029.

2. SEWERAGE IMPACT ASSESSMENT

2.1 Scope of Work

- 2.1.1 The aim of this SIA is to show the sewerage network is sufficient to cope with the additional sewage flow from the Proposed Development.

2.2 Assessment Criteria and Methodology

- 2.2.1 The Commercial and Industrial Floor Space Utilization Survey (CIFSUS) conducted by the Planning Department has been used to determine the worker density for various economic activities and planned usage types.
- 2.2.2 Environmental Protection Department's (EPD's) Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, Version 1 (GESF) has been referred to for the purposes of estimating the quantity of the sewage generated from the Proposed Development. Sewage flow parameters and global peaking factors in this document have been adopted for this SIA.
- 2.2.3 According to the GESF, the overall unit flow is composed of flows due to employees and the associated activities. The following unit flow factors have been adopted in the SIA calculation in accordance with Tables T-1, T-2 and T-3 of the GESF:
- J6 – Finance, Insurance, Real Estate & Business Services: 0 m³/day
- 2.2.4 The catchment inflow, P_{CIF} of 1.25 (Shau Kei Wan), is adopted in catchment calculations.

2.3 Existing Sewerage System

- 2.3.1 According to the Geoinfo Map, the sewers discharged from Proposed Development will be conveyed to the existing public manhole FMH7036243.

2.4 Wastewater Generated by the Existing and Proposed Development

- 2.4.1 The increase in GFA covers the use of office use, M&E facilities and refuge floor-cum-sky garden. As a conservative assessment, it is assumed all additional area is for office use.
- 2.4.2 Detailed calculations of sewage generation from the Existing and Proposed Development are given in **Table 2-1** below and **Appendix 2.1**.

Table 2-1 Estimated Peak Flow from the Proposed Development**Calculation for Sewage Generation Rate of the Proposed Development at the Subject Site****1. Office**

Assumed Area	=	25500	m ²
Assumed floor area per employee	=	18.2	m ² per employee -- (refer to Table 8 of CIFSUS – Financial, Insurance, Real Estate & Business Services)
Total number of employees	=	1403	employees
Design flow for commercial employees	=	0.08	m ³ /employee/day – (refer to Table T-3 of GESF – J6 Finance, Insurance, Real Estate & Business Services)
Sewerage generation rate	=	112.2	m ³ /day

Total Flow from the Proposed Development

Flow rate	=	112.2	m ³ /day
Flow rate with P _{CIF}	=	140.3	m ³ /day (refer to Table T-4 of GESF – Shau Kei Wan - 1.25) people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{CIF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus employees)
Contributing population	=	520	(refer to Table T-5 of GESF for a population between 5,000 – 10,000 incl. stormwater allowance)
Peaking factor	=	8	
Peak flow	=	13.0	litre/sec

2.5 Assessment of Sewerage Impact

2.5.1 Sewage generated from the Proposed Development will be discharged to the existing public manhole FMH7036243 at Taikoo Shing Road as shown in **Figure 2.1**. The sewerage record plans obtained from Drainage Services Department (DSD) are attached in **Appendix 2.2**. Catchment in the vicinity of the Subject Site is shown in **Figure 2.2**.

2.5.2 Detailed calculation of sewage generation, peak flow estimation and the capacity of the public sewers can be referred to **Appendix 2.1**. Based on the assessment results, sewers (FMH7036243 to FMH7036248 and FMH7036249 to FMH7036270) would not have sufficient capacity for the future public sewers to cater for the sewage generated from the Proposed Development as well as the surrounding existing buildings.

2.5.3 Upgrading works on the sewers (FMH7036243 to FMH7036248 and FMH7036249 to FMH7036270) by the project proponent are required. About 355m of sewers required upgrading works. The details of the proposed upgrading sewers can be referred to **Table 13 of Appendix 2.1** and **Figure 2.3**.

2.5.4 The sewerage generated from the Proposed Development would be conveyed to the nearby Tai Koo Shing Pumping Station (TKSPS) with its design capacity of 22,464m³ (i.e. 260 L/s). It will occupy 5% of the TKSPS which is deemed insignificant. Therefore, it can be deduced that the capacity of the TKSPS and the pipes connected to TKSPS are enough for the sewage generated from the Proposed Development. The contributions of sewage generated from the Subject Site on TKSPS can be referred to Table 13 of **Appendix 2.1**.

2.5.5 After the proposed upgrading pipe works, there would not have any adverse impact on the public sewerage system.

3. CONCLUSION

- 3.1.1 The potential sewerage impact arising from the Proposed Development has been quantitatively assessed by comparing the estimated sewage flow from the existing development and Proposed Development.
- 3.1.2 Based on the calculations as shown in **Appendix 2.1**, the increase in GFA for the Proposed Development would generate the peak flow of 13 L/s. Upgrading works on the sewers (FMH7036243 to FMH7036248 and FMH7036249 to FNH7036270) are required. About 355m of sewers required upgrading works.
- 3.1.3 The capacity of existing sewers and Tai Koo Shing Pumping Station are sufficient to cater for the sewage generated from the Proposed Development.
- 3.1.4 After the proposed upgrading pipe works, there would not have any adverse impact on the public sewerage system

Figure

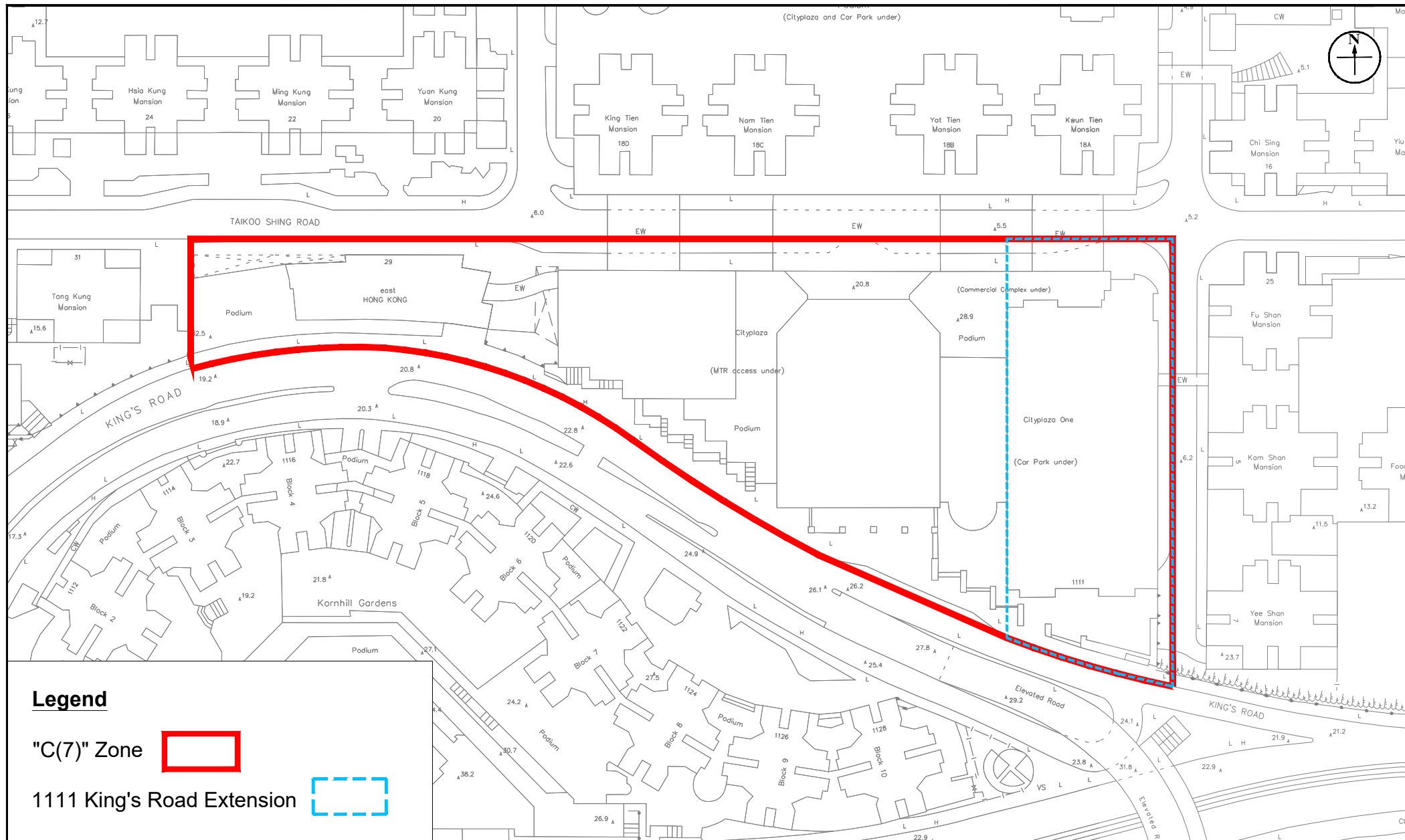


Figure: 1.1

Title: Location of "C(7)" Zone and 1111 King's Road Extension

Project: Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in "Commercial (7)" Zone Bounded by King's Road and Taikoo Shing Road, Quarry Bay

RAMBOLL

Drawn by: SC

Checked by: TC

Rev.: 1.1

Date: Dec 2025

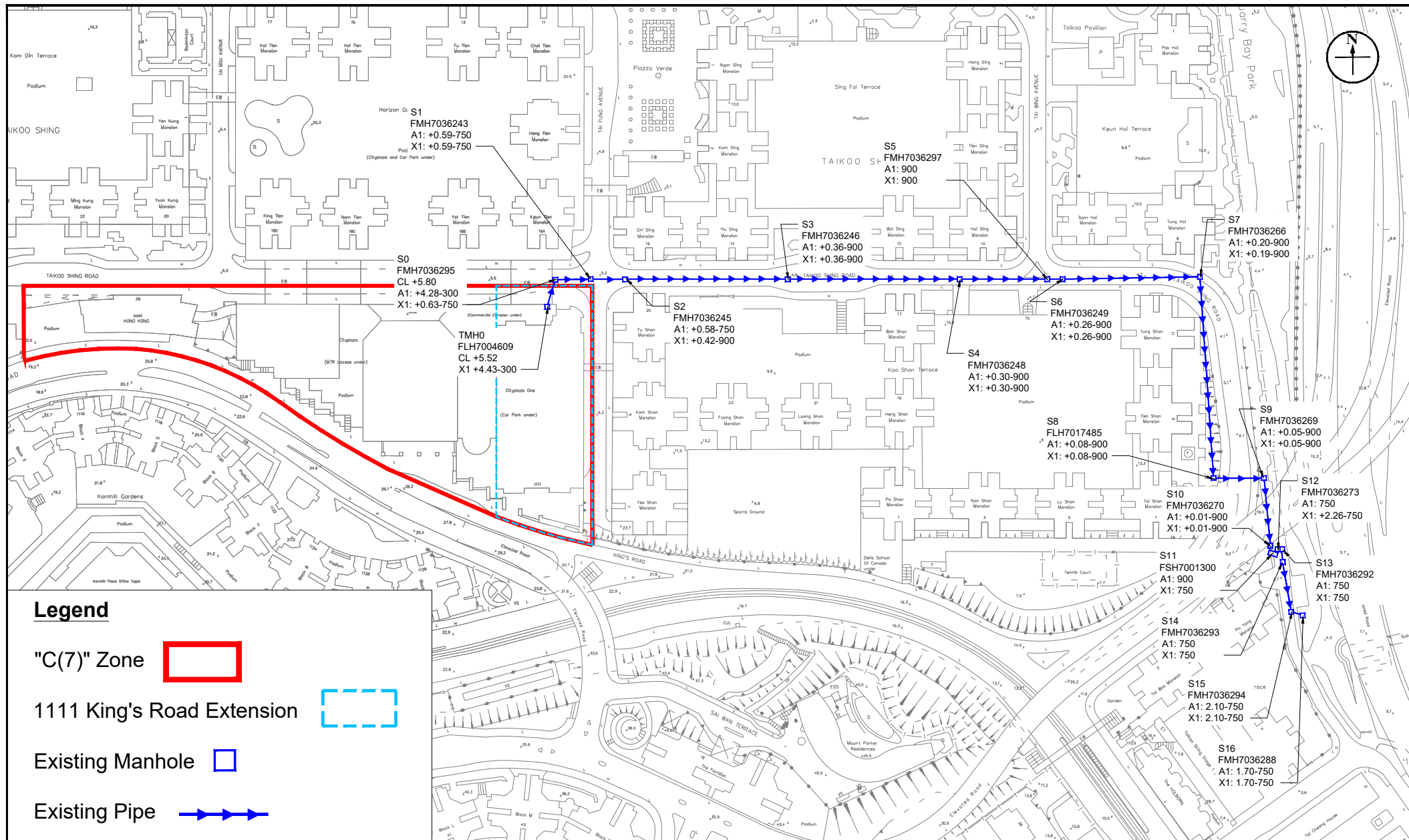


Figure: 2.1

Title: Existing Sewerage System in the Vicinity of the Subject Site

Project: Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in "Commercial (7)" Zone Bounded by King's Road and Taikoo Shing Road, Quarry Bay

RAMBOLL

Drawn by: SC

Checked by: TC

Rev.: 1.0

Date: Dec 2025

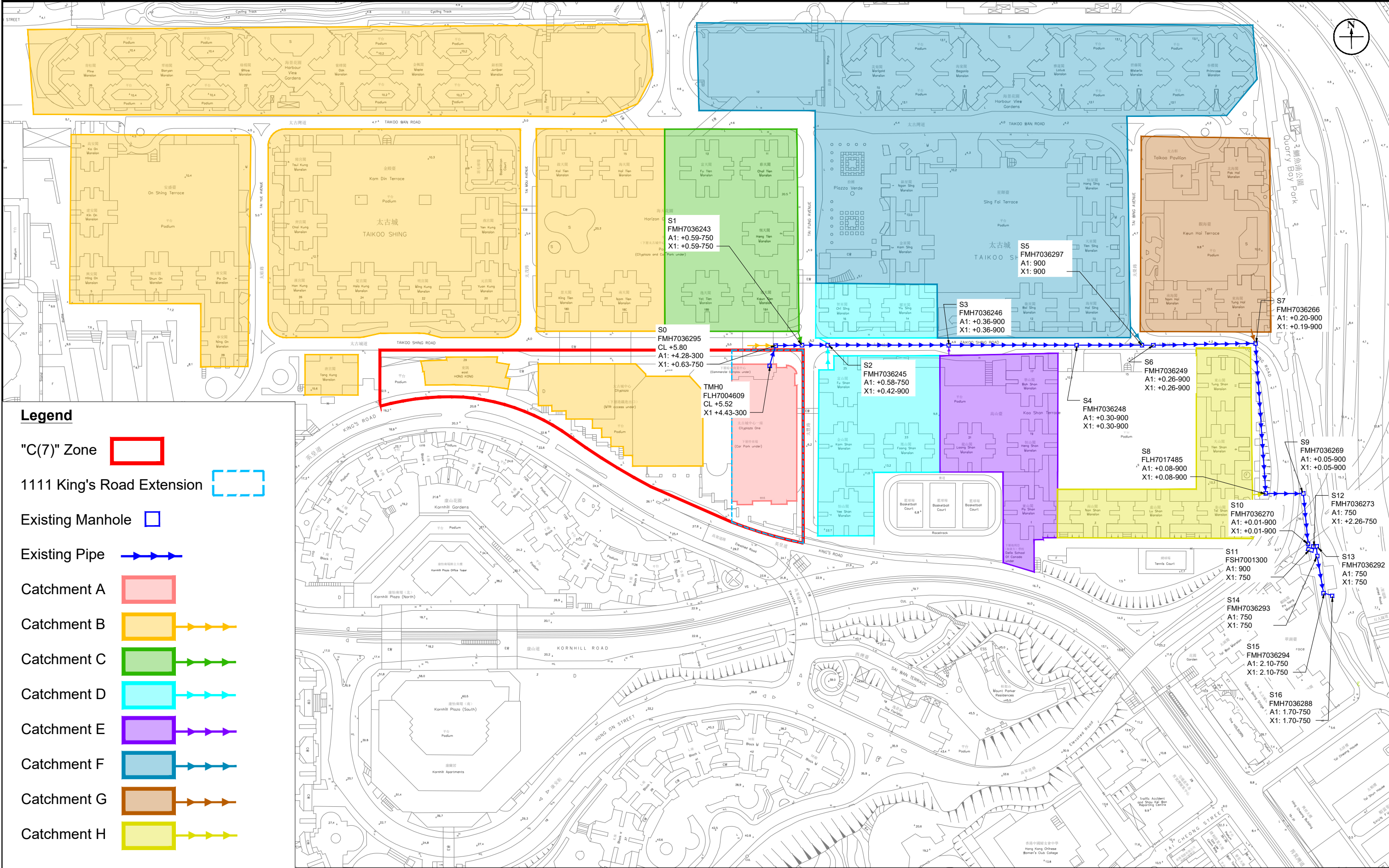


Figure: 2.2		RAMBOLL	
Title: Existing Sewerage System and Catchment Area in the Vicinity of the Subject Site		Drawn by: SC	
Project: Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in "Commercial (7)" Zone Bounded by King's Road and Taikoo Shing Road, Quarry Bay		Checked by: TC	
		Rev.: 1.0	
		Date: Dec 2025	

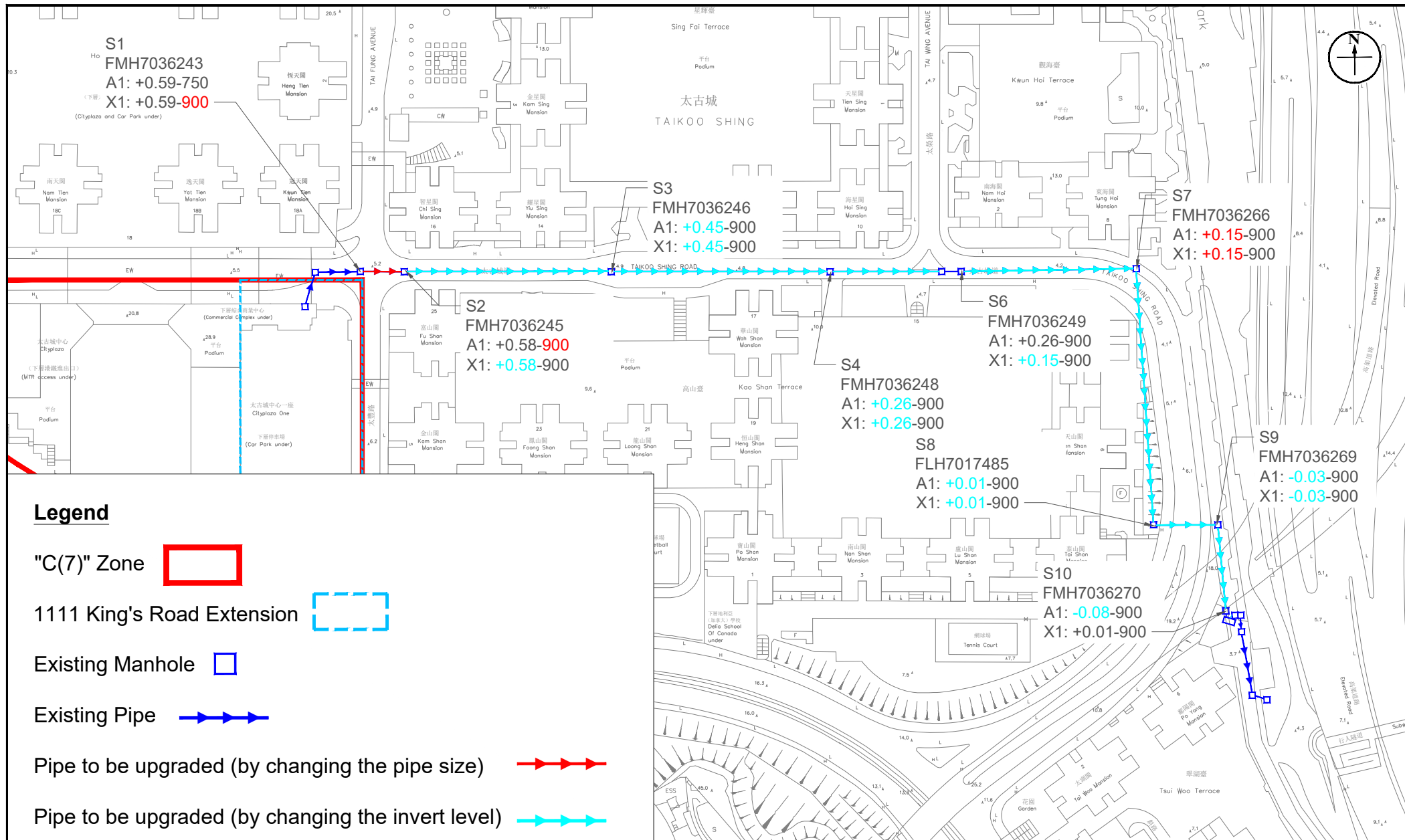


Figure: 2.3

Title: Proposed Upgrading Sewerage System

Project: Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in "Commercial (7)" Zone Bounded by King's Road and Taikoo Shing Road, Quarry Bay

RAMBOLL

Drawn by: SC

Checked by: TC

Rev.: 1.0

Date: Mar 2026

Appendix 2.1 Detailed Sewerage Impact Assessment Calculations

Table 1 Calculation for Sewage Generation Rate of the Future Development (Proposed Additional Office at 1111 King's Road)

1. Office

Assumed area	=	25500	m ²
Assumed floor area per employee	=	18.2	m ² per employee -- (refer to Table 8 of CIFSUS - Financial, Insurance, Real Estate & Business Services)
Total number of employees	=	1403	employees
Design flow for commercial employees	=	0.08	m ³ /employee/day -- (refer to Table T-2 of GESF - J6 Finance, Insurance, Real Estate & Business Services)
Sewage generation rate	=	112.2	m ³ /day

Total Flow from the Future Development

Flow rate	=	112.2	m ³ /day
Flow rate with P _{ClF}	=	140.3	m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	520	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{ClF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus em
Peaking factor	=	8	(refer to Table T-5 of GESF for a population <1,000 incl. stormwater allowance)
Peak flow	=	13.0	litre/sec

Table 2 Calculation for Sewage Generation Rate of Catchment A

1. 1111 King's Road

Assumed area	=	78069	m ²
Assumed floor area per employee	=	18.2	m ² per employee -- (refer to Table 8 of CIFSUS - Financial, Insurance, Real Estate and Business Services)
Total number of employees	=	4294.0	employees
Design flow for commercial employees	=	0.08	m ³ /employee/day -- (refer to Table T-2 of GESF - J6 Finance, Insurance, Real Estate and Business Services)
Sewage generation rate		343.5	m ³ /day

Total Flow from the Future Development and Catchment A

Flow rate	=	455.8	m ³ /day
Flow rate with P _{CIF}	=	569.7	m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	2110	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{CIF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus em
Peaking factor	=	6	(refer to Table T-5 of GESF for a population between 1,000 - 5,000 incl. stormwater allowance)
Peak flow	=	39.6	litre/sec

Table 3 Calculation for Sewage Generation Rate of Catchment B

1a. On Shing Terrace			
Number of units	=	1357	units (from Centaline: https://hk.centanet.com/estate/en/Taikoo-Shing/2-OVDUURFSJJ)
Number of residents	=	3800	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	1026.0	m ³ /day
1b. Restaurants			
Assumed area	=	2201	m ²
Assumed floor area per employee	=	19.6	m ² per employee -- (refer to Table 8 of CIFSUS - Restaurant)
Total number of employees	=	112	employees
Design flow for commercial employees	=	1.58	m ³ /employee/day -- (refer to Table T-2 of GESF - J10 Restaurant & Hotels)
Sewage generation rate	=	177.4	m ³ /day
2. Kam Din Terrace			
Number of units	=	1663	units (from centaline: https://hk.centanet.com/estate/en/Taikoo-Shing-Kam-Din-Terrace/2-OVDUURFSSJ)
Number of residents	=	4656	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	1257.1	m ³ /day
3a. East Hong Kong			
Assumed area	=	15680	m ² (measured in Geoinfo Map 784 m2 x 25 xtoreys x 80%)
Assumed floor area per employee	=	31.3	m ² per employee -- (refer to Table 8 of CIFSUS - Hotels and Boarding Houses)
Total number of employees	=	502	employees
Design flow for commercial employees	=	1.58	m ³ /employee/day -- (refer to Table T-2 of GESF - J10 Restaurant & Hotels)
Sewage generation rate	=	792.8	m ³ /day
3b. East Hong Kong (Outdoor Swimming Pool)			
Assumed area	=	300	m ² (Assumed 100m x 3m)
Assumed depth of water	=	1.5	m
Volume of water	=	450.0	m ³
Turnover Rate	=	6.0	hr (CAP132, Section 42 Swimming Pools Regulation (open air pool))
Surface loading rate of filter	=	50.0	m ³ /m ² /hr
Filter areas required	=	1.5	m ²
Backwashing flow rate	=	30.0	m ³ /m ² /hr
Design flow for backwashing	=	45.0	m ³ /hr
Backwash duration	=	3.0	min/day
Backwash generation rate	=	2.25	m ³ /day
Backwash generation rate	=	12.5	litre/sec
4a. City Plaza (Retail)			
Assumed Area	=	23504	m ² (Assume 80% of GFA is Retail)
Assumed floor area per employee	=	18.2	m ² per employee -- (refer to Table 8 of CIFSUS - Financial, Insurance, Real Estate and Business Services)
Total number of employees	=	1293.0	employees
Design flow for commercial employees	=	0.08	m ³ /employee/day -- (refer to Table T-2 of GESF - J6 Finance, Insurance, Real Estate and Busiess Services)
Sewage generation rate	=	103.4	m ³ /day
4b. City Plaza (F&B)			
Assumed Floor Area	=	5876	m ² (Assume 20% of GFA is F&B)
Assumed floor area per employee	=	19.6	m ² per employee -- (refer to Table 8 of CIFSUS - Restaurant)
Total number of employees	=	300	employees
Design flow for commercial employees	=	1.58	m ³ /employee/day -- (refer to Table T-2 of GESF - J10 Restaurant & Hotels)
Sewage generation rate	=	473.5	m ³ /day

5a. Harbour View Gardens (West)			
Number of units	=	1328	units (from Centaline: https://hk.centanet.com/estate/en/Taikoo-Shing/2-OVDUURFSUJ)
Number of residents	=	3718	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	1003.9	m ³ /day

5b. Swimming Pool in Harbour View Gardens			
Assumed area	=	248.7	m ²
Assumed depth of water	=	1.5	m
Volume of water	=	373.0	m ³
Turnover Rate	=	6.0	hr (CAP132, Section 42 Swimming Pools Regulation (open air pool))
Surface loading rate of filter	=	50.0	m ³ /m ² /hr
Filter areas required	=	1.2	m ²
Backwashing flow rate	=	30.0	m ³ /m ² /hr
Design flow for backwashing	=	37.3	m ³ /hr
Backwash duration	=	3.0	min/day
Backwash generation rate	=	1.86	m ³ /day
Backwash generation rate	=	10.4	litre/sec

6. 14 Tai Koo Wan Road			
Assumed Area	=	32962	m ²
Assumed floor area per employee	=	29.4	m ² per employee -- (refer to Table 8 of CIFSUS - All Economic Activities (All Types))
Total number of employees	=	1121	employees
Design flow for commercial employees	=	0.08	m ³ /employee/day -- (refer to Table T-2 of GESF)
Sewage generation rate	=	89.7	m ³ /day

7a. Horizon Gardens (Kai Tien Mansion, Hoi Tien Mansion, King Tien Mansion, Nam Tien Mansion)			
Number of units	=	768	units
Number of residents	=	2150	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	580.5	m ³ /day

7b. Swimming Pool in Horizon Gardens			
Assumed area	=	490.0	m ²
Assumed depth of water	=	1.5	m
Volume of water	=	735.0	m ³
Turnover Rate	=	6.0	hr (CAP132, Section 42 Swimming Pools Regulation (open air pool))
Surface loading rate of filter	=	50.0	m ³ /m ² /hr
Filter areas required	=	2.5	m ²
Backwashing flow rate	=	30.0	m ³ /m ² /hr
Design flow for backwashing	=	73.5	m ³ /hr
Backwash duration	=	3.0	min/day
Backwash generation rate	=	3.68	m ³ /day
Backwash generation rate	=	20.4	litre/sec

8a. Half of City Plaza (Under Horizon Gardens) (Retail)			
Assumed Area	=	21619	m ² (Assume 80% of GFA is retail)
Assumed floor area per employee	=	29.4	m ² per employee -- (refer to Table 8 of CIFSUS - All Economic Activities (All Types))
Total number of employees	=	735	employees
Design flow for commercial employees	=	0.08	m ³ /employee/day -- (refer to Table T-2 of GESF)
Sewage generation rate	=	58.8	m ³ /day
8b. Half of City Plaza (Under Horizon Gardens) (F&B)			
Assumed Floor Area	=	5405	m ² (Assume 20% of GFA is F&B)
Assumed floor area per employee	=	19.6	m ² per employee -- (refer to Table 8 of CIFSUS - Restaurant)
Total number of employees	=	276	employees
Design flow for commercial employees	=	1.58	m ³ /employee/day -- (refer to Table T-2 of GESF - J10 Restaurant & Hotels)
Sewage generation rate	=	435.5	m ³ /day
Total Flow from the Catchment B			
Flow rate	=	5998.5	m ³ /day
Flow rate with P _{CIF}	=	5998.5	m ³ /day (refer to Table T-4 of GESF - North Point - 1.0)
Contributing population	=	22217	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{CIF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus employees)
Peaking factor	=	4	(refer to Table T-5 of GESF for a population between 1,000 - 5,000 incl. stormwater allowance)
Peak flow	=	277.7	litre/sec
Total Flow from the Future Development and Catchment A and B to Manhole FMH7036295			
Flow rate	=	6454.3	m ³ /day
Flow rate with P _{CIF}	=	8067.9	m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	29881	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{CIF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus employees)
Peaking factor	=	4	(refer to Table T-5 of GESF for a population between 10,000 - 50,000 incl. stormwater allowance)
Peak flow (without swimming pool)	=	373.5	litre/sec
Peak flow (with swimming pool)	=	416.8	litre/sec

Table 4 Calculation for Sewage Generation Rate of Catchment C

1a. Horizons Garden (Fu Tien Mansion, Choi Tien Mansion, Heng Tien Mansion, Yat Tien Mansion, Kwun Tien Mansion)

Number of units	=	960	units
Number of residents	=	2688	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	725.8	m ³ /day

2a. Half of City Plaza (Under Horizon Gardens) (Retail)

Assumed Area	=	21919	m ² (Assume 80% of GFA is retail)
Assumed floor area per employee	=	29.4	m ² per employee -- (refer to Table 8 of CIFSUS - All Economic Activities (All Types))
Total number of employees	=	745	employees
Design flow for commercial employees	=	0.08	m ³ /employee/day -- (refer to Table T-2 of GESF)
Sewage generation rate	=	59.6	m ³ /day

2b. Half of City Plaza (Under Horizon Gardens) (F&B)

Assumed Floor Area	=	5480	m ² (Assume 20% of GFA is F&B)
Assumed floor area per employee	=	19.6	m ² per employee -- (refer to Table 8 of CIFSUS - Restaurant)
Total number of employees	=	279	employees
Design flow for commercial employees	=	1.58	m ³ /employee/day -- (refer to Table T-2 of GESF - J10 Restaurant & Hotels)
Sewage generation rate	=	441.6	m ³ /day

Total Flow from the Catchment C

Flow rate	=	1226.9	m ³ /day
Flow rate with P _{ClF}	=	1226.9	m ³ /day (refer to Table T-4 of GESF - North Point - 1.0)
Contributing population	=	4544	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{ClF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus em
Peaking factor	=	6	(refer to Table T-5 of GESF for a population between 1,000 - 5,000 incl. stormwater allowance)
Peak flow	=	85.2	litre/sec

Total Flow from the Future Development and Catchment A, B and C to FMH7036243

Flow rate	=	7681.2	m ³ /day
Flow rate with P _{ClF}	=	9601.5	m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	35561	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{ClF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus em
Peaking factor	=	4	(refer to Table T-5 of GESF for a population between 10,000 - 50,000 incl. stormwater allowance)
Peak flow (without swimming pool)	=	444.5	litre/sec
Peak flow (with swimming pool)	=	487.8	litre/sec

Table 5 Calculation for Sewage Generation Rate of Catchment D

1. Fu Shan Mansion			
Number of units	=	216	units
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
2. Kam Shan Mansion			
Number of units	=	216	units
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
3. Yee Shan Mansion			
Number of units	=	216	units
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
4. Foong Shan Mansion			
Number of units	=	216	units
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
5. Chi Sing Mansion			
Number of units	=	208	units
Number of residents	=	582	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	157.1	m ³ /day
6. Yiu Sing Mansion			
Number of units	=	208	units
Number of residents	=	582	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	157.1	m ³ /day
7. Restaurants			
Assumed area	=	661	m ²
Assumed floor area per employee	=	19.6	m ² per employee -- (refer to Table 8 of CIFSUS - Restaurant)
Total number of employees	=	34	employees
Design flow for commercial employees	=	1.58	m ³ /employee/day -- (refer to Table T-2 of GESF - J10 Restaurant & Hotels)
Sewage generation rate	=	53.3	m ³ /day
Total Flow from the Catchment D			
Flow rate	=	1020.9	m ³ /day
Flow rate with P _{CIF}	=	1276.2	m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	4727	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{CIF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus em
Peaking factor	=	6	(refer to Table T-5 of GESF for a population between 1,000 - 5,000 incl. stormwater allowance)
Peak flow	=	88.6	litre/sec
Total Flow from the Future Development and Catchment A, B, C and D to FMH7036245			
Flow rate	=	8702.2	m ³ /day
Flow rate with P _{CIF}	=	10877.7	m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	40288	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{CIF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus em
Peaking factor	=	4	(refer to Table T-5 of GESF for a population between 10,000 - 50,000 incl. stormwater allowance)
Peak flow (without swimming pool)	=	503.6	litre/sec
Peak flow (with swimming pool)	=	546.9	litre/sec

Table 6 Calculation for Sewage Generation Rate of Catchment E

1. Po Shan Mansion			
Number of units	=	216	units
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
2. Heng Shan Mansion			
Number of units	=	216	units
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
3. Wah Shan Mansion			
Number of units	=	216	units
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
4. Loong Shan Mansion			
Number of units	=	216	units
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
5. Delia School of Canada			
Total number of teachers & staff	=	160	people (information from https://en.wikipedia.org/wiki/DSC_International_School,_Hong_Kong)
Design flow for teachers & staff	=	0.28	m ³ /person/day (refer to Table T-2 of GESF , Community, Social & Personal Services)
Total number of students	=	1300	people (information from https://en.wikipedia.org/wiki/DSC_International_School,_Hong_Kong)
Design flow for students	=	0.04	m ³ /person/day (refer to Table T-2 of GESF, School Student)
Sewage Generation rate	=	96.8	m ³ /day
Total Flow from the Catchment E			
Flow rate	=	750.2	m ³ /day
Flow rate with P _{ClF}	=	750.2	m ³ /day (refer to Table T-4 of GESF - North Point - 1.0)
Contributing population	=	2779	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{ClF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus em
Peaking factor	=	6	(refer to Table T-5 of GESF for a population between 1,000 - 5,000 incl. stormwater allowance)
Peak flow	=	52.1	litre/sec
Total Flow from the Future Development and Catchment A, B, C, D and E to FMH7036246			
Flow rate	=	9452.4	m ³ /day
Flow rate with P _{ClF}	=	11815.5	m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	43761	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{ClF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus em
Peaking factor	=	4	(refer to Table T-5 of GESF for a population between 10,000 - 50,000 incl. stormwater allowance)
Peak flow (without swimming pool)	=	547.0	litre/sec
Peak flow (with swimming pool)	=	<u>590.3</u>	litre/sec

Table 7 Calculation for Sewage Generation Rate of Catchment F

1. 12 Tai Koo Wan Road		
Assumed Area	=	41512.8 m ²
Assumed floor area per employee	=	18.2 m ² per employee -- (refer to Table 8 of CIFSUS - Financial, Insurance, Real Estate and Business Services)
Total number of employees	=	2283.0 employees
Design flow for commercial employees	=	0.08 m ³ /employee/day -- (refer to Table T-2 of GESF - J6 Finance, Insurance, Real Estate and Business Services)
Sewage generation rate	=	182.6 m ³ /day
2a. Harbour View Gardens (East)		
Number of units	=	1071 units (from Centaline: https://hk.centanet.com/estate/en/Taikoo-Shing-Harbour-View-Gardens-East/2-OVDUURFSOJ)
Number of residents	=	2999 residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27 m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	809.7 m ³ /day
2b. Swimming Pool in Harbour View Gardens		
Assumed area	=	280.0 m ²
Assumed depth of water	=	1.5 m
Volume of water	=	420.0 m ³
Turnover Rate	=	6.0 hr (CAP132, Section 42 Swimming Pools Regulation (open air pool))
Surface loading rate of filter	=	50.0 m ³ /m ² /hr
Filter areas required	=	1.4 m ²
Backwashing flow rate	=	30.0 m ³ /m ² /hr
Design flow for backwashing	=	42.0 m ³ /hr
Backwash duration	=	3.0 min/day
Backwash generation rate	=	2.10 m ³ /day
Backwash generation rate	=	11.7 litre/sec
3. Ngan Sing Mansion		
Number of units	=	208 units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	582 residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27 m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	157.1 m ³ /day
4. Kam Sing Mansion		
Number of units	=	208 units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	582 residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27 m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	157.1 m ³ /day
5. Wai Sing Mansion		
Number of units	=	208 units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	582 residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27 m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	157.1 m ³ /day
5. Hoi Sing Mansion		
Number of units	=	208 units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	582 residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27 m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	157.1 m ³ /day
6. Tien Sing Mansion		
Number of units	=	208 units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	582 residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27 m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	157.1 m ³ /day
7. Hang Sing Mansion		
Number of units	=	208 units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	582 residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27 m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	157.1 m ³ /day
8. Restaurants		
Assumed area	=	662 m ²
Assumed floor area per employee	=	19.6 m ² per employee -- (refer to Table 8 of CIFSUS - Restaurant)
Total number of employees	=	34 employees
Design flow for commercial employees	=	1.58 m ³ /employee/day -- (refer to Table T-2 of GESF - J10 Restaurant & Hotels)
Sewage generation rate	=	53.3 m ³ /day
Total Flow from the Catchment F		
Flow rate	=	1988.6 m ³ /day
Flow rate with P _{CIF}	=	2485.7 m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	9206 people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{CIF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus employees)
Peaking factor	=	5 (refer to Table T-5 of GESF for a population between 1,000 - 5,000 incl. stormwater allowance)
Peak flow	=	143.8 litre/sec
Total Flow from the Future Development and Catchment A, B, C, D, E and F to FMH7036249		
Flow rate	=	11440.9 m ³ /day
Flow rate with P _{CIF}	=	14301.1 m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	52967 people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{CIF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus employees)
Peaking factor	=	4 (refer to Table T-5 of GESF for a population between 5,000 - 10,000 incl. stormwater allowance)
Peak flow (without swimming pool)	=	666.2 litre/sec
Peak flow (with swimming pool)	=	721.1 litre/sec

Table 9 Calculation for Sewage Generation Rate of Catchment H

1. Nan Shan Mansion			
Number of units	=	216	units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
2. Lu Shan Mansion			
Number of units	=	216	units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
3. Tai Shan Mansion			
Number of units	=	216	units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
4. Tien Shan Mansion			
Number of units	=	216	units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
5. Tung Shan Mansion			
Number of units	=	216	units (from https://zh.wikipedia.org/zh-hk/%E5%A4%AA%E5%8F%A4%E5%9F%8E)
Number of residents	=	605	residents (refer to Census and Statistics Department 2021 data - average household size of 2.8 in Eastern)
Design flow	=	0.27	m ³ /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	163.4	m ³ /day
Total Flow from the Catchment H			
Flow rate	=	816.8	m ³ /day
Flow rate with P _{ClF}	=	816.8	m ³ /day (refer to Table T-4 of GESF - North Point - 1.0)
Contributing population	=	3025	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{ClF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus employees)
Peaking factor	=	6	(refer to Table T-5 of GESF for a population between 1,000 - 5,000 incl. stormwater allowance)
Peak flow	=	56.7	litre/sec
Total Flow from the Future Development and Catchment A, B, C, D, E, F, G and H to FMH7036266			
Flow rate	=	12759.1	m ³ /day
Flow rate with P _{ClF}	=	15948.9	m ³ /day (refer to Table T-4 of GESF - Shau Kei Wan - 1.25)
Contributing population	=	59070	people (refer to Section 12 of GESF -- Contributing population is the Flow rate with P _{ClF} ÷ 0.27, while 0.27 is the average unit flow factor of all typical residents plus employees)
Peaking factor	=	4	(refer to Table T-5 of GESF for a population between <50,000 incl. stormwater allowance)
Peak flow (without swimming pool)	=	730.9	litre/sec
Peak flow (with swimming pool)	=	794.1	litre/sec

Table 10 Hydraulic Capacity of Existing Sewers

Segment	Manhole Reference	Manhole Reference	Pipe Dia. (mm)	Pipe Length (m)	Invert Level 1 (mPD)	Invert Level 2 (mPD)	g (m/s ²)	k _s (m)	s	v (m ² /s)	V (m/s)	Area (m ²)	Q (m ³ /s)	Estimated Capacity (L/s)	Remark
TMH0 - S0	FLH7004609	FMH7036295	300	10.3	4.43	4.28	9.81	0.0003	0.0146	0.000001	2.07	0.071	0.1	146.1	
S0 - S1	FMH7036295	FMH7036243	750	13.4	0.63	0.59	9.81	0.0003	0.0030	0.000001	1.64	0.442	0.7	723.6	
S1 - S2	FMH7036243	FMH7036245	750	14.3	0.59	0.58	9.81	0.0015	0.0007	0.000001	0.66	0.442	0.3	290.3	
S2 - S3	FMH7036245	FMH7036246	900	70.3	0.42	0.36	9.81	0.0015	0.0009	0.000001	0.82	0.636	0.5	519.5	
S3 - S4	FMH7036246	FMH7036248	900	74.3	0.36	0.30	9.81	0.0015	0.0008	0.000001	0.79	0.636	0.5	505.2	
S4 - S5	FMH7036248	FMH7036297	900	37.6	0.3	N/A	9.81	0.0015	0.0067	0.000001	2.29	0.636	1.5	1457.4	(5) (6)
S5 - S6	FMH7036297	FMH7036249	900	5.9	N/A	0.26	9.81	0.0015	0.0067	0.000001	2.29	0.636	1.5	1457.4	(5) (6)
S6 - S7	FMH7036249	FMH7036266	900	59.3	0.26	0.2	9.81	0.0003	0.0010	0.000001	1.06	0.636	0.7	672.7	
S7 - S8	FMH7036266	FLH7017485	900	87.5	0.19	0.08	9.81	0.0003	0.0013	0.000001	1.18	0.636	0.8	751.5	
S8 - S9	FLH7017485	FMH7036269	900	21.3	0.08	0.05	9.81	0.0003	0.0014	0.000001	1.25	0.636	0.8	796.7	
S9 - S10	FMH7036269	FMH7036270	900	27.6	0.05	0.01	9.81	0.0003	0.0014	0.000001	1.27	0.636	0.8	807.8	
S10 - S11	FMH7036270	FSH7001300	900	2.4	0.01	N/A	9.81	0.0003	0.0067	0.000001	2.75	0.636	1.7	1749.6	(5) (6)
S11 - S12	FSH7001300	FMH7036273	750	1.7	N/A	N/A	9.81	0.0003	0.0067	0.000001	2.46	0.442	1.1	1086.3	(5) (6)
S12 - S13	FMH7036273	FMH7036292	750	0.9	2.26	N/A	9.81	0.0003	0.0067	0.000001	2.46	0.442	1.1	1086.3	(5) (6)
S13 - S14	FMH7036292	FMH7036293	750	5.0	N/A	N/A	9.81	0.0003	0.0067	0.000001	2.46	0.442	1.1	1086.3	(5) (6)
S14 - S15	FMH7036293	FMH7036294	750	21.1	N/A	2.1	9.81	0.0003	0.0067	0.000001	2.46	0.442	1.1	1086.3	(5) (6)
S15 - S16	FMH7036292	FMH7036288	750	4.7	2.1	1.7	9.81	0.0003	0.0843	0.000001	8.81	0.442	3.9	3890.9	

- Remarks:
- (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity
 - (2) The values of ks = 1.5mm and 0.3mm is used for the calculation of slimed uPVC sewer, poor condition @mean velocity = approximately 0.75m/s and 1.2m/s (based on Table 5: Recommended Roughness Values in Sewerage Manual)
 - (3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)
 - (4) Equation used:
$$V = -\sqrt{(8gDs)} \log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$
 - (5) N/A = No information is provided in the geoinfo map and sewerage plan provided by DSD.
 - (6) As there are no invert level information for FMH7036297, FSH7001300, FMH7036273, FMH7036292 and FMH7036293, the slopes of the segments are assumed to be in 1/150.

Table 11 Contributions of Sewage generated from the subject site and Catchments

Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	Included Catchment	Estimated Flow from the Proposed Development only (L/s)	Contributed by the Proposed Development only (%)	Estimated Flow from the Proposed Development and Catchments (L/s)	Contributed by the Proposed Development and Catchments (%)	Status	Remark
TMH0 - S0	300	10.3	0.0146	146.1	Proposed Development + Catchment A	13.0	8.9	39.6	27.1	OK	
S0 - S1	750	13.4	0.0030	723.6	Proposed Development + Catchment A+B	13.0	1.8	416.8	57.6	OK	
S1 - S2	750	14.3	0.0007	290.3	Proposed Development + Catchment A+B+C	13.0	4.5	487.8	168.0	Spill	
S2 - S3	900	70.3	0.0009	519.5	Proposed Development + Catchment A+B+C+D	13.0	2.5	546.9	105.3	Spill	
S3 - S4	900	74.3	0.0008	505.2	Proposed Development + Catchment A+B+C+D+E	13.0	2.6	590.3	116.8	Spill	
S4 - S5	900	37.6	0.0067	1457.4	Proposed Development + Catchment A+B+C+D+E	13.0	0.9	590.3	40.5	OK	
S5 - S6	900	5.9	0.0067	1457.4	Proposed Development + Catchment A+B+C+D+E+F	13.0	0.9	721.1	49.5	OK	
S6 - S7	900	59.3	0.0010	672.7	Proposed Development + Catchment A+B+C+D+E+F	13.0	1.9	721.1	107.2	Spill	
S7 - S8	900	87.5	0.0013	751.5	Proposed Development + Catchment A+B+C+D+E+F+G	13.0	1.7	754.2	100.4	Spill	
S8 - S9	900	21.3	0.0014	796.7	Proposed Development + Catchment A+B+C+D+E+F+G+H	13.0	1.6	794.1	99.7	Spill	
S9 - S10	900	27.6	0.0014	807.8	Proposed Development + Catchment A+B+C+D+E+F+G+H	13.0	1.6	794.1	98.3	Spill	
S10 - S11	900	2.4	0.0067	1749.6	Proposed Development + Catchment A+B+C+D+E+F+G+H	13.0	0.7	794.1	45.4	OK	
S11 - S12	750	1.7	0.0067	1086.3	Proposed Development + Catchment A+B+C+D+E+F+G+H	13.0	1.2	794.1	73.1	OK	
S12 - S13	750	0.9	0.0067	1086.3	Proposed Development + Catchment A+B+C+D+E+F+G+H	13.0	1.2	794.1	73.1	OK	
S13 - S14	750	5.0	0.0067	1086.3	Proposed Development + Catchment A+B+C+D+E+F+G+H	13.0	1.2	794.1	73.1	OK	
S14 - S15	750	21.1	0.0067	1086.3	Proposed Development + Catchment A+B+C+D+E+F+G+H	13.0	1.2	794.1	73.1	OK	
S15 - S16	750	4.7	0.0843	3890.9	Proposed Development + Catchment A+B+C+D+E+F+G+H	13.0	0.3	794.1	20.4	OK	

Table 12 Hydraulic Capacity of Proposed Upgrading Sewer

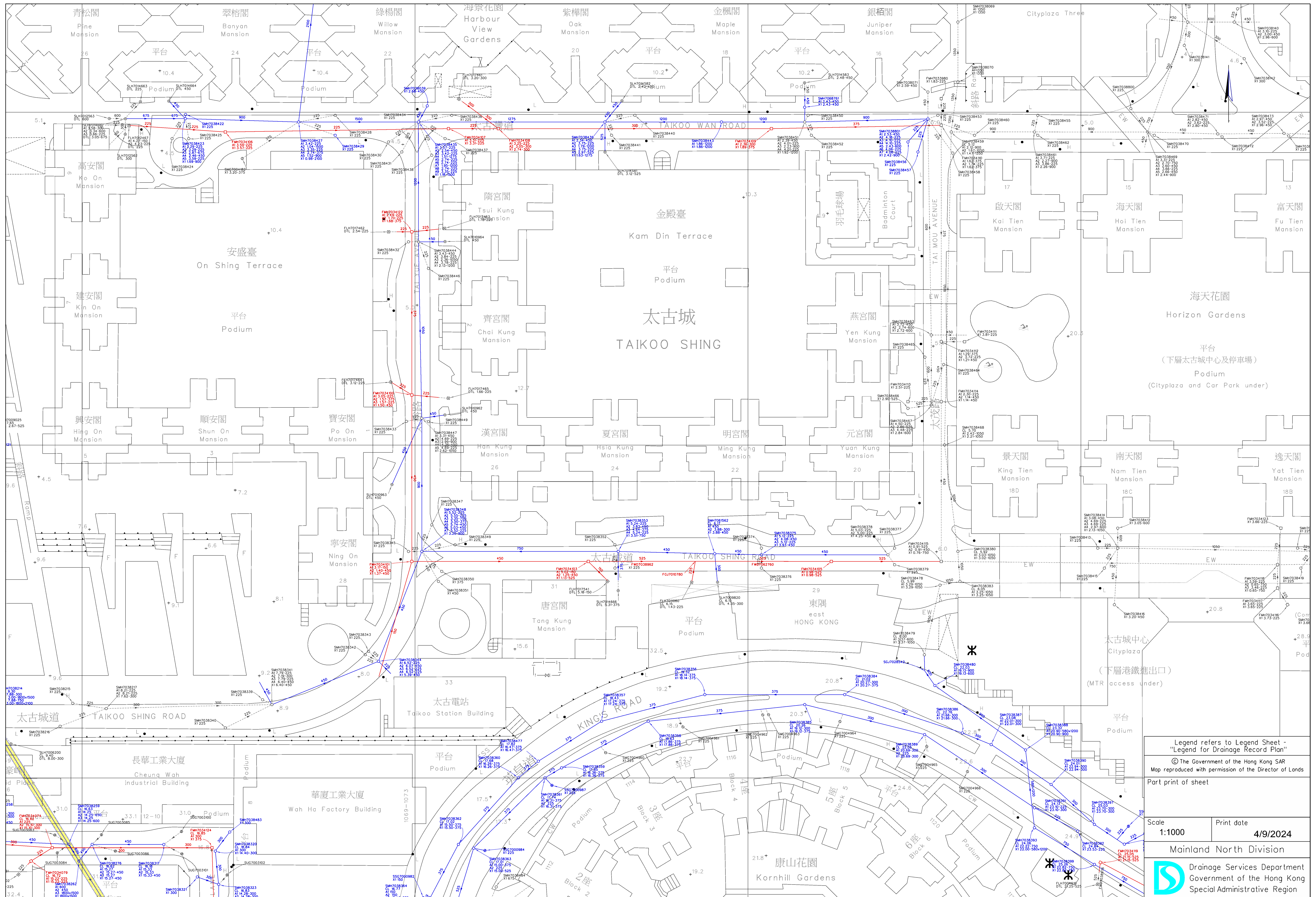
Segment	Manhole Reference	Manhole Reference	Pipe Dia. (mm)	Pipe Length (m)	Invert Level 1 (mPD)	Invert Level 2 (mPD)	g (m/s ²)	k _s (m)	s	v (m ² /s)	V (m/s)	Area (m ²)	Q (m ³ /s)	Estimated Capacity (L/s)	Estimated Flow from the Proposed Development and Catchments (L/s)	Contributed by the Proposed Development and Catchments (%)	Status	Remark
S1 - S2	FMH7036243	FMH7036245	900	14.3	0.59	0.58	9.81	0.0003	0.0007	0.000001	0.87	0.636	0.6	556.5	488	87.7	OK	
S2 - S3	FMH7036245	FMH7036246	900	70.3	0.58	0.45	9.81	0.0003	0.0019	0.000001	1.44	0.636	0.9	914.5	547	59.8	OK	
S3 - S4	FMH7036246	FMH7036248	900	74.3	0.45	0.26	9.81	0.0003	0.0026	0.000001	1.69	0.636	1.1	1078.0	590	54.8	OK	
S6 - S7	FMH7036249	FMH7036266	900	59.3	0.26	0.15	9.81	0.0003	0.0019	0.000001	1.44	0.636	0.9	915.9	721	78.7	OK	
S7 - S8	FMH7036266	FLH7017485	900	87.5	0.15	0.01	9.81	0.0003	0.0016	0.000001	1.34	0.636	0.8	849.6	754	88.8	OK	
S8 - S9	FLH7017485	FMH7036269	900	21.3	0.01	-0.03	9.81	0.0003	0.0019	0.000001	1.45	0.636	0.9	922.2	794	86.1	OK	
S9 - S10	FMH7036269	FMH7036270	900	27.6	-0.03	-0.08	9.81	0.0003	0.0018	0.000001	1.42	0.636	0.9	904.8	794	87.8	OK	

Remarks: (1) g=gravitational acceleration; k_s=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity
(2) The values of ks = 1.5mm and 0.3mm is used for the calculation of slimed uPVC sewer, poor condition @mean velocity = approximately 0.75m/s and 1.2m/s (based on Table 5: Recommended Roughness Values in Sewerage Manual)
(3) The value of velocity (V) is referred to the Tables for the hydraulic design of pipes, sewers and channels (8th edition)
(4) Equation used: $V=-\sqrt{(8gDs)}\log(\frac{k_s}{3.7D}+\frac{2.51v}{D\sqrt{(2gDs)}})$

Table 13 Contributions of Sewage generated from the Subject Site on Tai Koo Shing Pumping Station (TKSPS)

Design Capacity of Tai Koo Shing Pumping Station (m3/day)	Design Capacity of Tai Koo Shing Pumping Station (L/s)	Estimated Flow from the Proposed Development (L/s)	Contributed by the Proposed Development (%)
22464	260	13.0	5%

Appendix 2.2 Sewerage Record Plans obtained from DSD



Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"

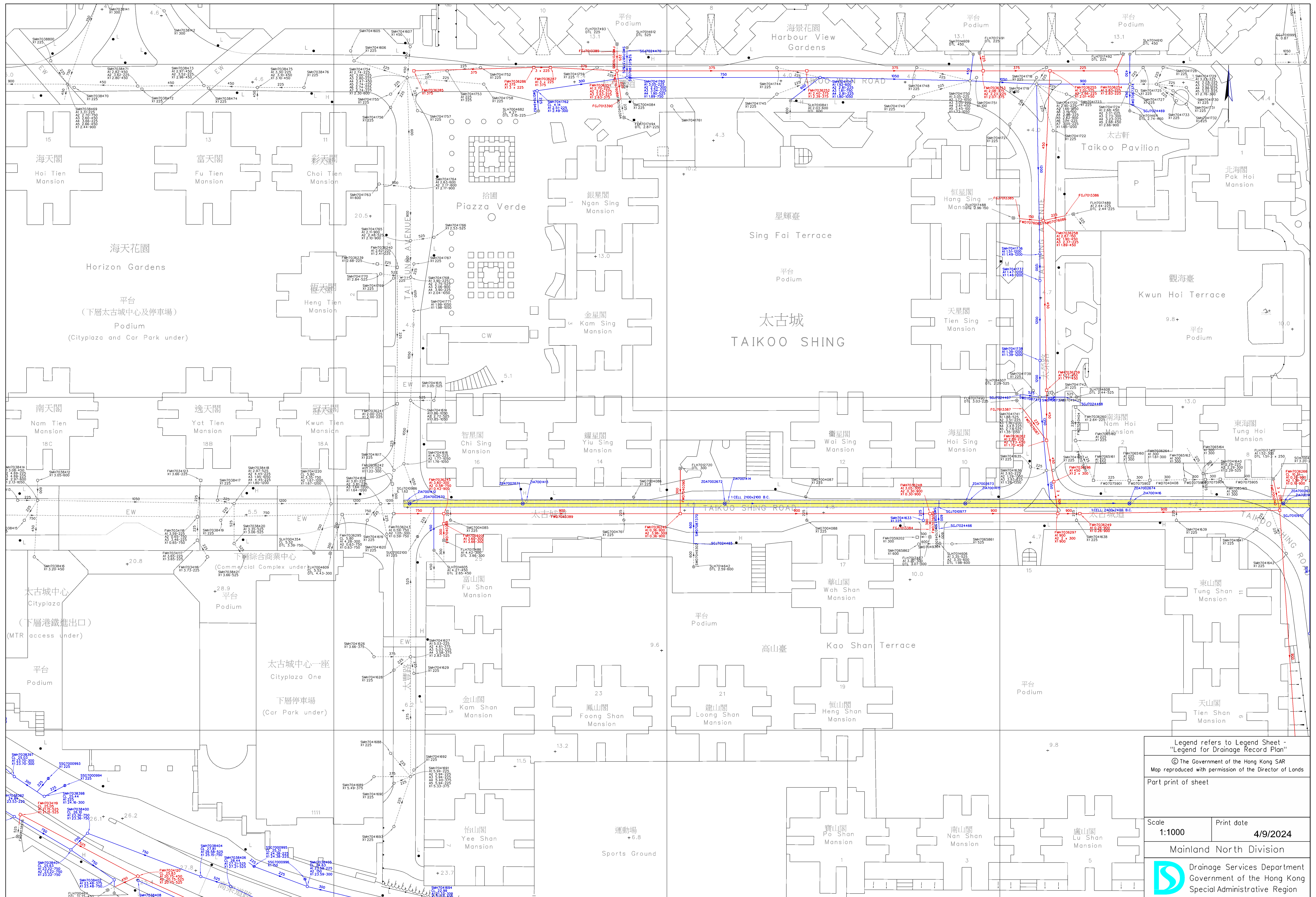
© The Government of the Hong Kong SAR
Map reproduced with permission of the Director of Lands

Part print of sheet

Scale 1:1000	Print date 4/9/2024
-----------------	------------------------

Mainland North Division

 Drainage Services Department
Government of the Hong Kong
Special Administrative Region



Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"

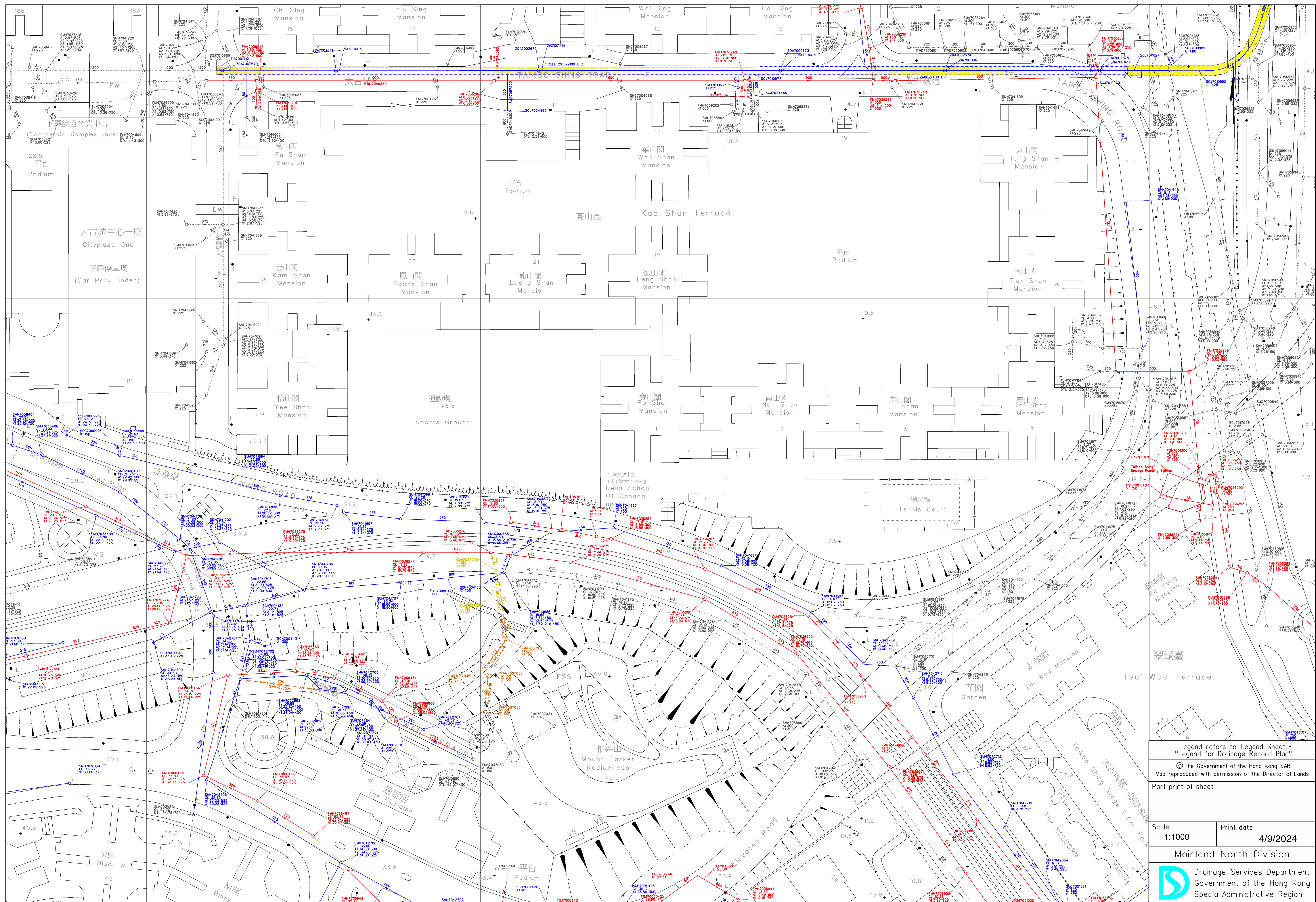
© The Government of the Hong Kong SAR
Map reproduced with permission of the Director of Lands

Part print of sheet

Scale 1:1000	Print date 4/9/2024
-----------------	------------------------

Mainland North Division

 Drainage Services Department
Government of the Hong Kong
Special Administrative Region

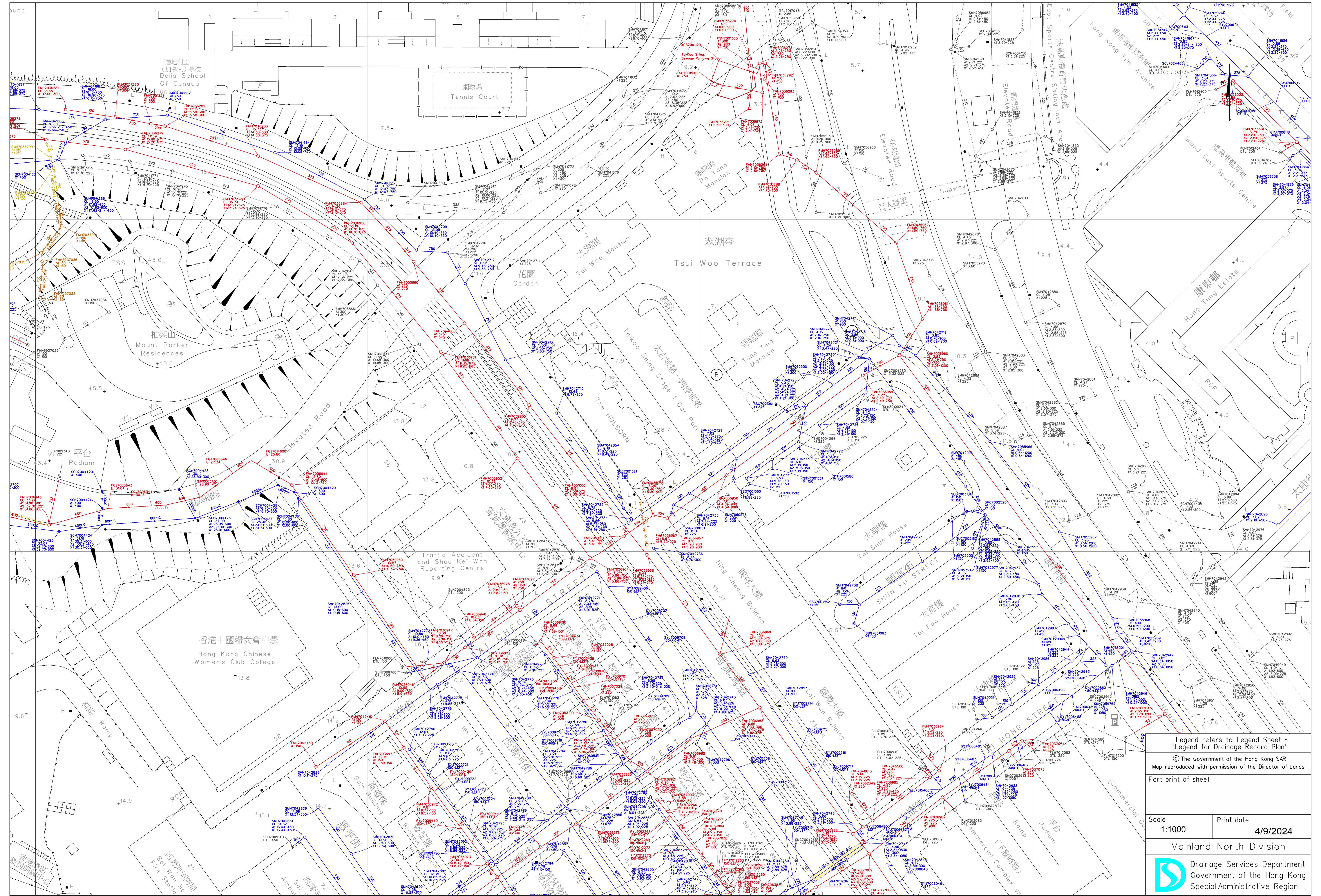


Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"

© The Government of the Hong Kong SAR
Map reproduced with permission of the Director of Lands

Part print of sheet

Scale 1:1000	Print date 4/9/2024
Mainland North Division	
 Drainage Services Department Government of the Hong Kong Special Administrative Region	



Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"

© The Government of the Hong Kong SAR
Map reproduced with permission of the Director of Lands

Part print of sheet

Scale 1:1000	Print date 4/9/2024
Mainland North Division	
 Drainage Services Department Government of the Hong Kong Special Administrative Region	

Attachment 2

Replacement Pages of Visual Impact Assessment

TABLE OF CONTENTS

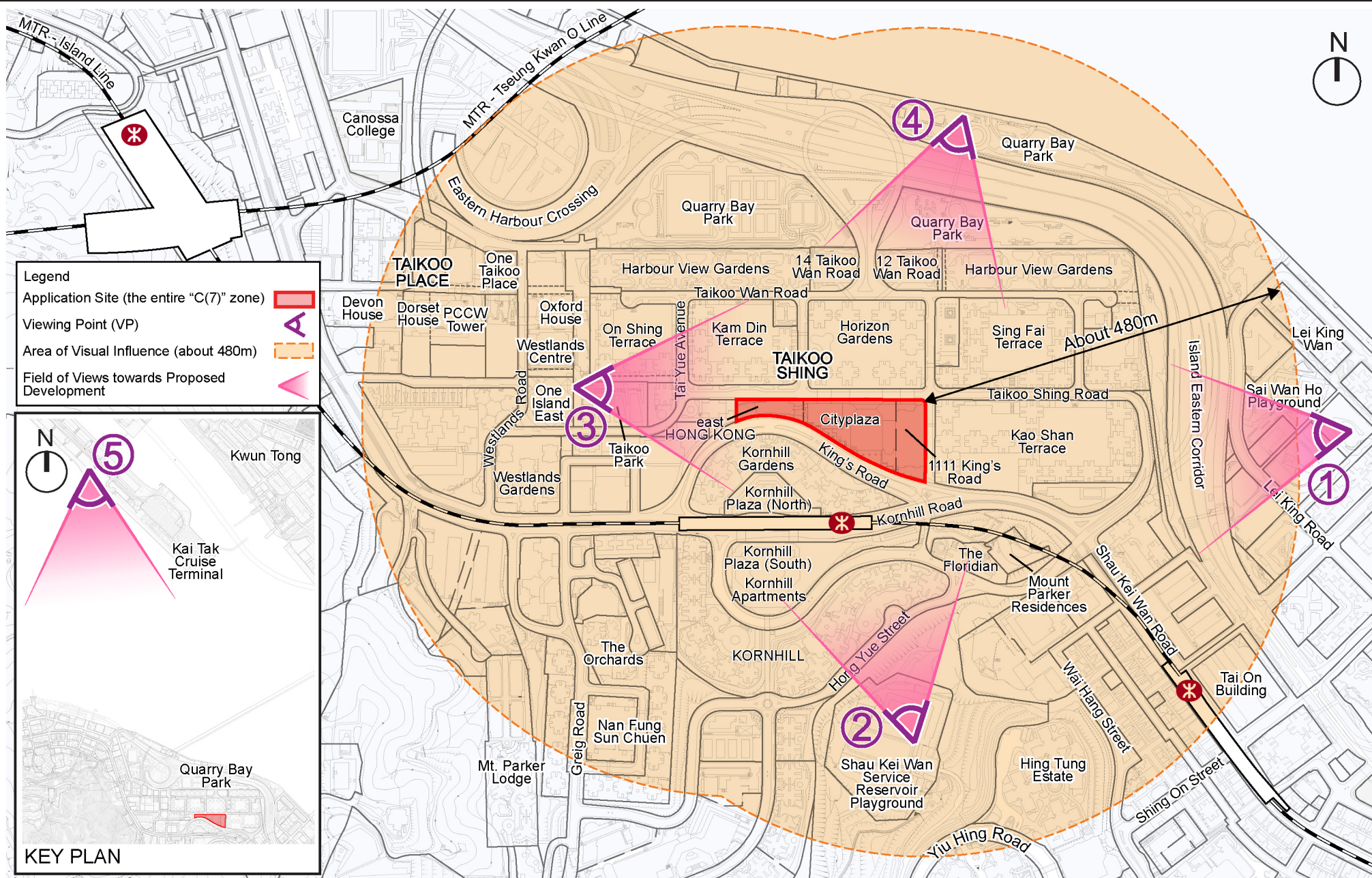
	Page
1 INTRODUCTION.....	2
2 INDICATIVE DEVELOPMENT PROPOSAL	5
3 VISUAL CONDITIONS OF VIEWING POINTS	7
4 DISCUSSIONS ON VISUAL IMPACTS FROM VIEWING POINTS.....	14
5 CONCLUSION	18

List of figures	<i>Following Page</i>
Figure 1.1 Extract of the Approved Quarry Bay Outline Zoning Plan No. S/H21/28	2
Figure 1.2 Increase in Gross Floor Area and Building Height for 1111 King's Road (Subject Site)	2
Figure 1.3 Location Plan	3
Figure 2.1 Indicative Floor Plans of 1111 King's Road Extension	5
Figure 2.2 Indicative Section Plan	5
Figure 3.1 Location of VPs	7
Figure 4.1 Photomontages – VP1 – Sai Wan Ho Playground	14
Figure 4.2 Photomontages – VP2 – Shau Kei Wan Service Reservoir Playground	15
Figure 4.3 Photomontages – VP3 – Taikoo Park	15
Figure 4.4 Photomontages – VP4 – Quarry Bay Park	16
Figure 4.5 Photomontages – VP5 – Waterfront Promenade at Kai Tak Development	17

List of tables		
Table 2.1 Major Development Parameters of the Proposed Development		6
Table 5.1 Summary of Visual Impact at each VP		18

3 Visual Conditions of Viewing Points

- 3.1 According to TPB PG-No. 41A, the assessment area of a VIA should cover area of visual influence (AVI) within which the Proposed Development is profoundly visible from public viewers. When determining the AVI, the size of Proposed Development, visual context, popular public gathering spaces, distance of the development, its potential visibility from the selected public viewing points (VPs) and the actual site and surrounding topographical conditions by ground inspection have been taken into account.
- 3.2 Having regard to the scale and height of the Proposed Development, the subject AVI extends to Sai Wan Ho to the east, Shau Kei Wan to the south, Taikoo Place to the west and Quarry Bay Park to the north (**Figure 3.1** refers).
- 3.3 According to TPB PG-No. 41A, for harbourfront development, the assessment area may have to be extended to the opposite side of the harbour and ridgelines in the visual backdrop of the development. Given the Application Site is located in the north shore of Hong Kong Island, the view from **Waterfront Promenade at Kai Tak Development** will be assessed as per Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 11: Urban Design Guidelines. In gist, a total of 5 VPs are selected (**Figure 3.1** refers). The following sections will describe the existing visual conditions at these VPs.



VP 5 – Waterfront Promenade at Kai Tak Development

3.16 This key VP, about 2.8km north to the Application Site, is selected according to TPB PG-No. 41A and HKPSG Chapter 11. According to TPB PG-No. 41A, given the publicly recognised importance of the harbour and ridgelines as our natural visual resources, all VIAs should demonstrate whether and how the Proposed Development would cause impact on the views to ridgelines and harbour if the site location is within the assessment area where views to ridgelines and the harbour may be reduced or blocked. As the Application Site is located in the harbourfront in Quarry Bay, Waterfront Promenade at Kai Tak Development, among other strategic VPs listed in HKPSG Chapter 11, was chosen as one of the VPs in this VIA.

3.17 The quality of existing view is good. It provides a long distance panoramic view to Hong Kong Island East area. Victoria Harbour forms the foreground of the view from this VP. Along the north shore of Hong Kong Island, buildings from Sai Wan Ho to North Point are visible in front of the ridgeline of Mount Parker, Mount Butler and Siu Ma Shan, with an open sky view atop. The buildings form an interesting building height profile. Major buildings from left to right are: Lei King Wan, Taikoo Shing, Taikoo Place, Kerry Centre, North Point Government Offices and K11 ATELIER King's Road. In general, buildings closer to the harbour have lower building heights, such as Taikoo Shing, Lei King Wan, etc. Behind these developments there are taller buildings, such as Mount Parker Residences, east HONG KONG, Kerry Centre, Prosperity Millennia Plaza, etc. In the middle of the view is Taikoo Place. One Island East and One Taikoo Place have intruded into the ridgeline. Two Taikoo Place has intruded into the 20% building free zone. The office building cluster of Taikoo Place forms the centre of the view from this VP with highest BH.

3.18 The public viewers at this VP are mainly recreational users jogging or taking a rest along the promenade.



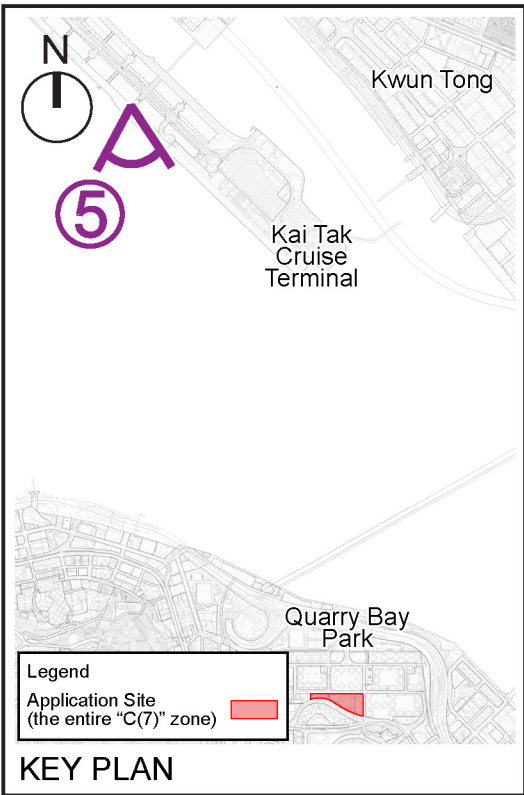
Existing condition at Waterfront Promenade at Kai Tak Development

distracted to these buildings instead of 1111 King's Road. Thus, the overall sensitivity of public viewers at this VP is low.

- 4.16 Although the increase in BH is noticeable from this VP, the greenery of sky garden helps to visually break down the mass of 1111 King's Road, making it less bulky to viewers. Due to the transient nature of the public viewers and minor changes in visual composition, visual impact at this VP is anticipated to be negligible to slight.

VP 5 – Waterfront Promenade at Kai Tak Development (Photomontage in **Figure 4.5**)

- 4.17 This location offers partial view of the Proposed Development. Part of the existing 1111 King's Road and all the new storeys proposed will be visible. The increase in BH will partially block the view towards Tung Hei Court at the back. However, it should be noted that 1111 King's Road at 135mPD will already block the view towards Tung Hei Court. The increase in BH above 135mPD will only block minor portion of Mount Parker behind. Yet, the ridgeline of Mount Parker and the 20% building free zone remain unaffected. Other visual elements in the view, such as Victoria Harbour, vista of open sky view and other existing buildings, remain unchanged.
- 4.18 From a broader perspective, the overall building height profile along the north shore of Hong Kong Island is maintained. Building height increases towards inland area. Skyscrapers still concentrate in the centre of the view from this VP, i.e. Taikoo Place. Upon completion of the Proposed Development, 1111 King's Road is still generally lower than the buildings in Taikoo Place. The quality of view remains to be good. Therefore, the magnitude of visual change at this VP is slight.
- 4.19 Public viewers at this VP are mostly of transient nature. When they look over to the north shore of Hong Kong Island, they are likely to appreciate the skyline as a whole, instead of focusing on 1111 King's Road individually. The building cluster that catches the attention of public viewers will still be Taikoo Place, which is taller than the ridgeline and is located at the centre of this view. However, given the promenade is popular and the users are mainly recreational users who enjoy the panoramic view of Victoria Harbour, the sensitivity of public viewers at this VP is anticipated to be high. The overall visual impact at this VP is considered to be slight.



Existing Condition



Proposed Scheme

5 Conclusion

- 5.1 This VIA was prepared in order to evaluate the visual impacts on public viewers from major VPs. Visual impacts arising from the increased BH of 1111 King's Road from 135mPD to 165mPD are assessed.
- 5.2 5 VPs, including 1 strategic VP at Waterfront Promenade at Kai Tak Development, have been selected to assess the overall visual impact of the Proposed Development. With reference to the analysis in preceding paragraphs, and as illustrated on the photomontages taken at selected VPs, the overall visual impacts at all VPs range from negligible to slight.

Table 5.1 Summary of Visual Impact at each VP

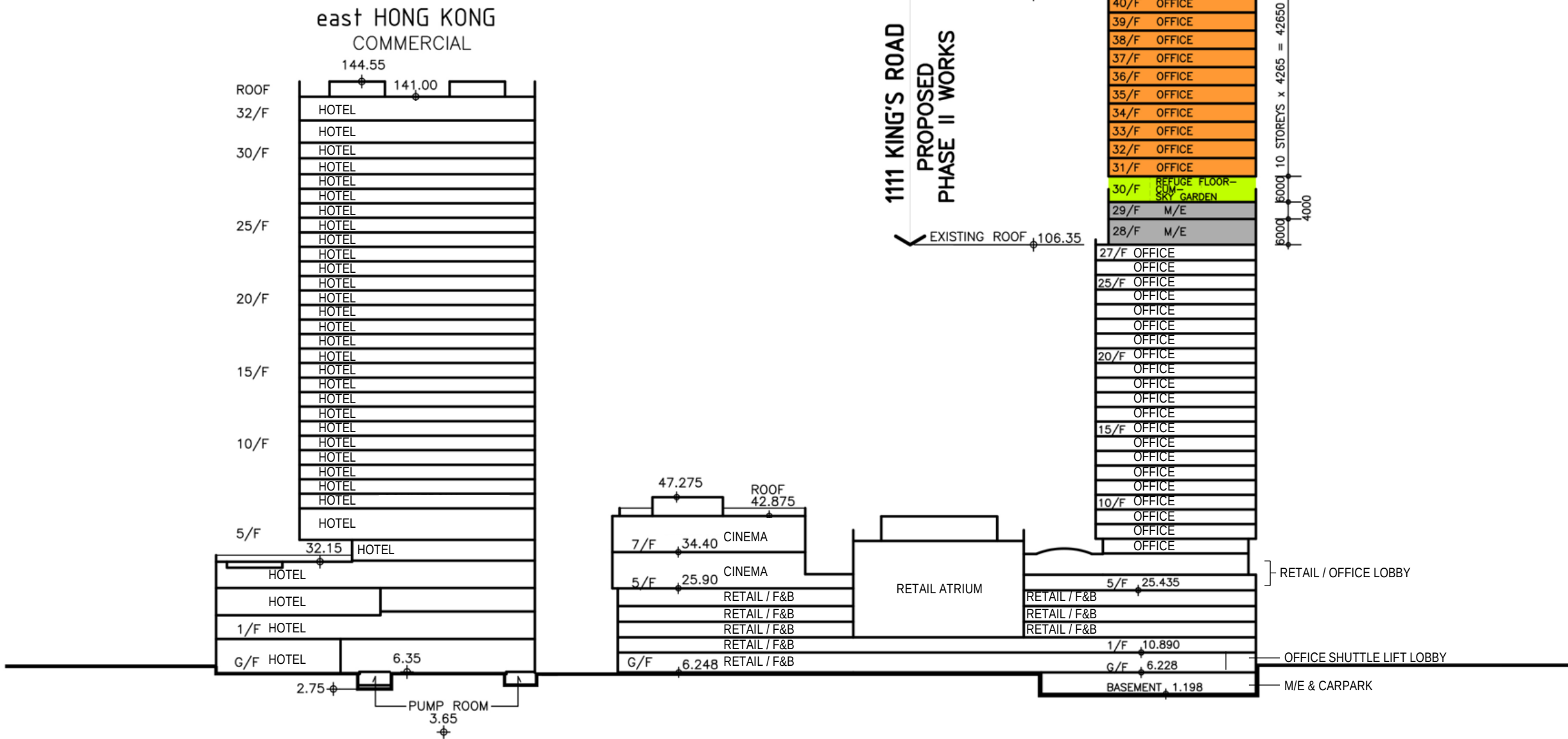
	Magnitude of Visual Change <i>(Negligible, Slight, Moderate, Substantial)</i>	Sensitivity of Public Viewers <i>(Low, Medium, High)</i>	Resultant Overall Visual Impact <i>(Beneficial, negligible, slight, moderate, substantial)</i>
VP1: Sai Wan Ho Playground	Slight	Low	Negligible to slight
VP2: Shau Kei Wan Service Reservoir Playground	Slight	Low	Slight
VP3: Taikoo Park	Negligible	Low	Negligible
VP4: Quarry Bay Park	Slight	Low	Negligible to slight
VP5: Waterfront Promenade at Kai Tak Development	Slight	High	Slight

- 5.3 Despite there is an increase in the BH of 1111 King's Road, it should be noted that the Application Site lies in a highly urbanised setting with a number of skyscrapers

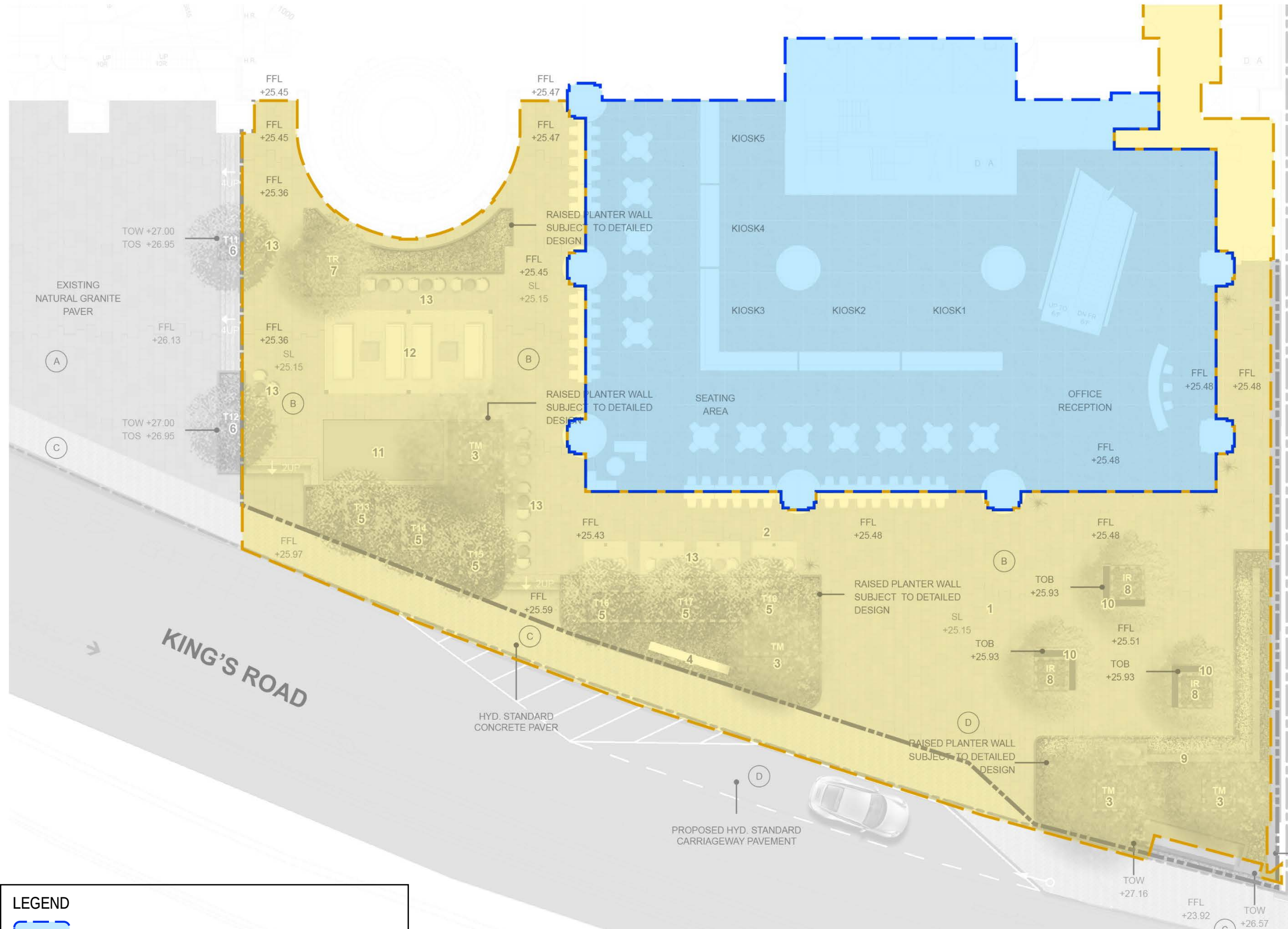
Attachment 3
Supplementary Figures

LEGEND (FOR PROPOSED NEW FLOORS ONLY)

- OFFICE
- E&M / BACK OF HOUSE AREA
- REFUGE FLOOR-CUM-SKY GARDEN



PLAN 1 – EXISTING USES BY FLOOR WITHIN “C(7)” ZONE



LEGEND

 Area Under the Applicants' Ownership

 Common Areas and Facilities

PLAN 2 – LAND OWNERSHIP ON 5/F

LEGEND

 Area Under the Applicants' Ownership

 Common Areas and Facilities

Attachment 4

Replacement Page of Planning Statement

5 TRAFFIC CONSIDERATIONS

- 5.1 A TIA has been prepared and enclosed under **Appendix C** to review the internal transport facilities (car parking and loading / unloading (L/UL) bays) provision and to assess the potential traffic impacts induced by the Proposed Development.
- 5.2 The current number of car parking spaces provided in the basement of Cityplaza mainly to serve Cityplaza and 1111 King's Road is 845. Southern loading area located to the south of Taikoo Shing Road provides 11 heavy goods vehicle (HGV) and 9 light goods vehicle (LGV) L/UL bays.
- 5.3 A utilisation survey has been conducted to ascertain the current provision of car parking spaces and L/UL bays is sufficient for the Proposed Development. It was found that even during peak hour period, there are sufficient car parking spaces to meet the demand arising from the Proposed Development (minimum 85 car parking spaces as required under HKPSG). Furthermore, there are several existing public car parks in the vicinity of 1111 King's Road. Thus, the additional car parking demand due to the Proposed Development could easily be accommodated by the existing parking spaces available and no new **private** car parking spaces are proposed.
- 5.4 As for provision of L/UL bays, there is no observation of queue back from the basement or illegal on-street L/UL activities nearby. From the utilisation survey, the existing southern loading area is still under-utilised and has spare capacity to cater for the future demand from the Proposed Development. Nevertheless, the layout of loading area has been further reviewed to see if more L/UL bays can be provided, despite the loading area being constrained by basement extent, existing columns and M&E facilities. 9 additional L/UL bays are proposed by conversion of some existing HGV bays to LGV / van bays and relocation of M&E rooms. Based on the proposed layout, 8 HGV, 10 LGV and 9 van L/UL bays could be provided in basement. On 5/F, the newly proposed pick-up / drop-off laybys can be share-used as 2 van L/UL bays as well. Therefore, basement and 5/F in total can provide 9 extra L/UL bays, meeting the requirement as per HKPSG.
- 5.5 To be in line with HKPSG requirement, for the Proposed Development, 13 motorcycle parking spaces are proposed in basement.

Attachment 5

Revised 5/F Landscape Plan



Attachment 6

Responses to Public Comments

Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in “Commercial (7)” Zone bounded by King’s Road and Taikoo Shing Road, Quarry Bay (Application No. A/H21/160)

	Public Comments	Applicant’s Responses
1.	The Proposed Development is incompatible with the surroundings. The proposed building bulk shall be reduced.	The Proposed Development involves addition of new office floors atop an existing commercial building (1111 King’s Road) in “Commercial (7)” (“C(7)”) zone on the Outline Zoning Plan (OZP). According to the OZP, ‘office’ use is always permitted in “C(7)” zone. Indeed, within the “C(7)” zone, there are already existing commercial uses, such as ‘Shop and Services’, ‘Eating Place’, ‘Place of Entertainment’, etc. within Cityplaza, ‘Hotel’ use within east HONG KONG, etc. Therefore, from land use perspective, the Proposed Development is fully compatible with the surrounding developments. In terms of development parameters, the Proposed Development is compatible with its surrounding context. The Proposed Development seeks for 25,500m² increase in gross floor area (GFA) and 30m increase in building height. Compared with existing OZP restrictions, the increase in GFA and building height is about 20.7% and 22.2% respectively, which is considered minor in nature. The nearest commercial building to 1111 King’s Road, east HONG KONG, has a building height of about 135mPD. One Island East, about 400m away from 1111 King’s Road, has a building height reaching 301mPD. Therefore, the Proposed Development at 165mPD is not incompatible with the surrounding buildings. Furthermore, 1111 King’s Road is covered by a set of General Building Plans (GBP) approved in 2025 with a much higher GFA and building height. Under that GBP, the building height of 1111 King’s Road is 189.95mPD (+54.95m compared with the OZP restriction) and the total GFA of “C(7)” zone is about 163,530m² (+40,401m² compared with the OZP restriction). Under this planning application, the proposed increase in building height (+30m compared with the OZP restriction) and GFA (+25,500m² compared with the OZP restriction) is already a reduction compared with the approved GBP. In terms of percentage, it represents that the Applicant has voluntarily reduced the GFA increase by 37% and the building height increase by 45%, as compared with the approved GBP.

	Public Comments	Applicant's Responses
		In terms of scheme design, a sky garden has been proposed on 30/F of 1111 King's Road with a permeable design. Its design helps to soften building bulk and enhance visual interest. Also, the newly added storeys atop existing 1111 King's Road would adopt a smaller building footprint compared with existing floors. The Proposed Development is therefore appropriate in building bulk. To ascertain the feasibility of the Proposed Development in visual and air ventilation perspectives, a Visual Impact Assessment and Air Ventilation Assessment have been conducted. Urban Design Section of Planning Department has no adverse comments in this regard.
2.	Office vacancy rate is high; there is no keen demand for office supply.	While in general Hong Kong is experiencing increase in office vacancy rate, office occupancy rate at 1111 King's Road and Island East (covering areas including North Point and Quarry Bay) in general is satisfactory. Occupancy rate of 1111 King's Road has increased from 79% in March 2023 to 87% in August 2024. From a broader perspective, Island East shows a higher office occupancy rate compared with other commercial districts in Hong Kong:

	Public Comments	Applicant's Responses																																																																																								
		<table><tr><th colspan="8">Table 8.1 Office Vacancy Rate by District (Hong Kong)</th></tr><tr><th>District</th><th>Q4 2022</th><th>Q1 2023</th><th>Q2 2023</th><th>Q3 2023</th><th>Q4 2023</th><th>Q1 2024</th><th>Q2 2024</th></tr><tr><td>Central</td><td>8.70%</td><td>9.60%</td><td>9.60%</td><td>9.60%</td><td>10.30%</td><td>11.5%</td><td>13.2%</td></tr><tr><td>Wanchai / Causeway Bay</td><td>10.10%</td><td>10.50%</td><td>10.00%</td><td>9.70%</td><td>10.60%</td><td>12.8%</td><td>11.3%</td></tr><tr><td>Island East</td><td>11.60%</td><td>12.20%</td><td>12.80%</td><td>13.10%</td><td>13.40%</td><td>12.7%</td><td>13.3%</td></tr><tr><td>Tsim Sha Tsui</td><td>8.80%</td><td>8.60%</td><td>8.20%</td><td>8.90%</td><td>9.50%</td><td>8.8%</td><td>9.4%</td></tr><tr><td>Mong Kok</td><td>9.60%</td><td>8.40%</td><td>8.40%</td><td>8.50%</td><td>4.30%</td><td>6.0%</td><td>7.4%</td></tr><tr><td>Kowloon East</td><td>21.60%</td><td>21.80%</td><td>22.20%</td><td>20.00%</td><td>21.50%</td><td>21.2%</td><td>21.1%</td></tr><tr><td>Kowloon West</td><td>8.90%</td><td>8.00%</td><td>7.90%</td><td>8.00%</td><td>33.50%</td><td>20.3%</td><td>19.6%</td></tr><tr><td>Island South</td><td>12.90%</td><td>19.00%</td><td>19.10%</td><td>25.20%</td><td>20.00%</td><td>26.4%</td><td>25.3%</td></tr><tr><td>Overall</td><td>12.90%</td><td>13.40%</td><td>13.50%</td><td>12.90%</td><td>14.70%</td><td>14.5%</td><td>14.8%</td></tr></table> Source: Savills Research It is anticipated that the demand for office supply in Island East is not likely to wane. Based on property market statistics from Rating and Valuation Department regarding Private Offices – Average Rents by Grade and District, there is approximately a 50% rental disparity in Grade A office market between Central and Island East. This significant rental difference has been advantageous for many corporations, allowing them to implement cost-saving measures by choosing more affordable business districts like Island East instead of Central. As an attractive location for cost-sensitive corporations, Island East offers a balance of competitive rental rates and accessibility. Therefore, there is office demand in Quarry Bay. Furthermore, planning for office supply should be based on a forward planning approach. Every development involves several procedures in its early stage, such as planning application, lease modification, premium assessment, etc. As development cycle is inherently long-term and	Table 8.1 Office Vacancy Rate by District (Hong Kong)								District	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Central	8.70%	9.60%	9.60%	9.60%	10.30%	11.5%	13.2%	Wanchai / Causeway Bay	10.10%	10.50%	10.00%	9.70%	10.60%	12.8%	11.3%	Island East	11.60%	12.20%	12.80%	13.10%	13.40%	12.7%	13.3%	Tsim Sha Tsui	8.80%	8.60%	8.20%	8.90%	9.50%	8.8%	9.4%	Mong Kok	9.60%	8.40%	8.40%	8.50%	4.30%	6.0%	7.4%	Kowloon East	21.60%	21.80%	22.20%	20.00%	21.50%	21.2%	21.1%	Kowloon West	8.90%	8.00%	7.90%	8.00%	33.50%	20.3%	19.6%	Island South	12.90%	19.00%	19.10%	25.20%	20.00%	26.4%	25.3%	Overall	12.90%	13.40%	13.50%	12.90%	14.70%	14.5%	14.8%
Table 8.1 Office Vacancy Rate by District (Hong Kong)																																																																																										
District	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024																																																																																			
Central	8.70%	9.60%	9.60%	9.60%	10.30%	11.5%	13.2%																																																																																			
Wanchai / Causeway Bay	10.10%	10.50%	10.00%	9.70%	10.60%	12.8%	11.3%																																																																																			
Island East	11.60%	12.20%	12.80%	13.10%	13.40%	12.7%	13.3%																																																																																			
Tsim Sha Tsui	8.80%	8.60%	8.20%	8.90%	9.50%	8.8%	9.4%																																																																																			
Mong Kok	9.60%	8.40%	8.40%	8.50%	4.30%	6.0%	7.4%																																																																																			
Kowloon East	21.60%	21.80%	22.20%	20.00%	21.50%	21.2%	21.1%																																																																																			
Kowloon West	8.90%	8.00%	7.90%	8.00%	33.50%	20.3%	19.6%																																																																																			
Island South	12.90%	19.00%	19.10%	25.20%	20.00%	26.4%	25.3%																																																																																			
Overall	12.90%	13.40%	13.50%	12.90%	14.70%	14.5%	14.8%																																																																																			

	Public Comments	Applicant's Responses
		market conditions can change significantly during this period, it is inappropriate to rely solely on short-term economic conditions to project future office demand. Indeed, the market downturn experienced by Hong Kong after Covid-19 was a short-term fluctuation of the market in the past few years. According to latest research conducted by surveying consultants, recent forecasts show that Hong Kong's office market is entering a recovery phase. Some positive signs include forecasted rebound in Grade A office rents in Central in 2026; interest rate cuts, tourism growth, etc. Hong Kong's improving financial market outlook is anticipated to create demand for more office space.
3.	The planning gains can be provided without the proposed increase in building height; and the proposed planning gains cannot compensate the nuisances brought by construction works.	The landscape enhancement works on 5/F, provision of pick-up / drop-off layby on 5/F and improvement in connectivity between King's Road and Taikoo Shing Road are not to be provided in the newly proposed office storeys. Yet, the current proposal provides an incentive for the Applicants to review the scope of provision of planning gains at lower levels (e.g. 5/F and 6/F) that are easily accessible by the public. As for the sky garden on 30/F, it would only be possible with the proposed extension works. Potential nuisances during construction stage will be carefully addressed and minimised. Relevant ordinances and regulations will be strictly observed during construction stage. Good site practices will be followed to minimise disturbances.
4.	Regarding the proposed refuge floor-cum-sky garden: • Will tenants of Taikoo Shing be prioritised for its usage? • Is reservation required for usage of the facilities? • How to ensure it is opened to public? • Will toilets be opened to public? • The opening hours shall be extended for people to enjoy after work	To ensure the proposed sky garden will be opened to public, possible mechanism would include the imposition of a relevant approval condition requiring the submission and implementation of a landscape proposal for the sky garden to the satisfaction of Planning Department in detailed design stage. Under lands regime, having obtained planning approval, the Applicants will apply to the Lands Department for a modification of the relevant land document(s) to effect the office extension. If Lands Departments deems fit, Lands Department may impose the sky garden requirement by incorporating the relevant conditions in the proposed modification requiring the Applicants to provide and maintain a sky garden at his own cost for the use by the public free of charge during the proposed opening hours.

	Public Comments	Applicant's Responses
		Regarding the operation details of the sky garden, the Applicants will further study the possible uses and facilities to be provided and the opening hours to enhance users' experiences in detailed design stage. Nonetheless, the Applicants commit to open the sky garden for use by the public, no prior reservation is required, with the opening hours proposed to be around 8 a.m. to 8 p.m. daily, with multi-activity area for leisure and recreational uses to be provided, whereas toilets are already provided at the shopping mall downstairs.
5.	The proposed refuge floor-cum-sky garden will create overlooking effect and it violates Joint Practice Note No. 2, which states that "sky gardens shall be for the exclusive use of the owners, tenants and visitors only as indicated on the approved plans and such areas shall not be used for any other purpose or by any other person without the prior consent of the Building Authority".	The refuge floor-cum-sky garden is proposed on 30/F above an existing office tower, and the opening hours are proposed to be around 8 a.m. to 8 p.m.. There will be planters with vegetation proposed along the edges of the sky garden. It is anticipated that there would not be unacceptable overlooking effect. As visitors of 1111 King's Road also include those visiting the retail portion of the development, apart from the owners and tenants, the proposed refuge floor-cum-sky garden will comply with relevant ordinances and regulations.
6.	The proposed pick-up / drop-off area at 5/F will worsen illegal parking.	The design and provision of the proposed pick-up / drop-off area at 5/F has been submitted to the Transport Department for review and agreement. Detailed drawings will be prepared for submission and approval in the detailed design stage. In addition, during the operation stage, staff will also be deployed to manage and patrol the area where necessary.
7.	The pedestrian connection between King's Road and Taikoo Shing Road shall be opened 24 hours.	The current proposed opening hours of the pedestrian connection between King's Road and Taikoo Shing Road follows the operation hours of the shopping mall of Cityplaza, which is anticipated to be sufficient to serve most of the pedestrians. Yet, the Applicants will explore lengthening opening hours of this pedestrian connection in detailed design stage when needs arise.
8.	Regarding the proposed landscape enhancement works on 5/F: - Who will manage the area? - Where to show the bus arrival time? - Will it be smoke-free?	The Applicants will be in charge of the management of the open area on 5/F. As for the location to show bus arrival time as committed in the Planning Statement, it is preliminarily intended that digital signboards will be erected at the seating area or close to the kiosks, as those areas are under cover. The proposed landscape enhancement area is also intended

	Public Comments	Applicant's Responses
		to be smoke-free (where designated area to be demarcated for smoking can be explored where necessary). These details will be decided in subsequent detailed design stage. In any case, the Applicants will ensure comfortable users' experiences in this enhanced area on 5/F.
9.	Comprehensive technical assessments shall be conducted based on accurate data with proposal of mitigation measures.	To ascertain the technical feasibility of the Proposed Development, the Applicants have undertaken comprehensive technical assessments and submitted relevant technical reports to Government departments for review. Submitted reports include Landscape Proposal, Visual Impact Assessment, Traffic Impact Assessment, Air Ventilation Assessment, Sewerage Impact Assessment and Water Supply Impact Assessment. Government departments have no adverse comments from landscape, visual, traffic, air ventilation and water supply perspectives. As for Sewerage Impact Assessment, mitigation measures have been proposed and the report is under review by relevant Government departments.
10.	Adverse visual and air ventilation impacts, glare from building facade, blockage of daylight, noise and air pollution are anticipated.	The Applicants have submitted a Visual Impact Assessment and Air Ventilation Assessment to support the Proposed Development. Urban Design Section of Planning Departments has no adverse comments from visual and air ventilation perspectives. As for glare impact from building façade, as the existing 1111 King's Road is taller than the surrounding residential towers in Taikoo Shing, the additional storeys atop 1111 King's Road should have minimal impacts to the surrounding developments. Nevertheless, the Applicants will participate in Environmental Bureau's "Charter on External Lighting", and the Proposed Development will comply with the best practice guidelines. The use of glass curtain wall system in the Proposed Development will comply with the regulations stipulated on Buildings Department's APP-2 document "Calculation of Gross Floor Area and Non-accountable Gross Floor Area Building (Planning) Regulation 23(3)(a) and (b)". Blockage of daylight is anticipated to be minimal. The current proposal involves addition of new storeys atop existing office building only. The footprint of the newly added storeys will be slightly smaller than that of the existing storeys. And compared with the nearby One Island East, the Proposed Development is of much smaller scale. Adverse impacts on

	Public Comments	Applicant's Responses
		daylight penetration are not anticipated. During construction stage, potential nuisances will be carefully addressed and minimised. Relevant ordinances and regulations will be strictly observed. Good site practices will be followed to minimise disturbances. Noise and air pollution are therefore not anticipated.
11.	The Proposed Development will worsen traffic congestion.	A Traffic Impact Assessment has been submitted, on which the Commissioner for Transport has no adverse comments. Therefore, the Proposed Development will not lead to traffic congestion and is feasible from traffic engineering perspective.
12.	The Proposed Development may adversely affect structural safety of the existing 1111 King's Road, nearby residential developments and MTR station.	The proposed scheme has been reviewed and studied by professional teams to ensure structural safety. Before commencement of construction works, architects and structural engineers will ensure the works to be undertaken pose no danger to any existing structures. Buildings Department will vet General Building Plans before commencement of works to ensure safety as well.