

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

21 August 2026

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

By Hand and By Email

Dear Sir

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat Use (Proposed Amendments to an Approved Scheme with Minor Relaxation of Plot Ratio Restriction under Application No. A/H6/91) at 4, 4A, 4B and 4C Tai Hang Road, Hong Kong (Application No. A/H6/97)

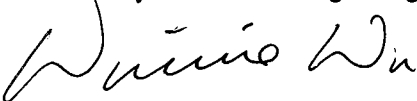
Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 11 May 2026 and the comments received from various departments via the Hong Kong District Planning Office (DPO/HK) in August 2026.

In response to the departmental comments received, the Applicant wishes to submit herewith 4 copies of Further Information (FI) for the Board's consideration. The current FI comprises a responses-to-comments table with the support of replacement page of Environmental Assessment (**Attachment 1**) and replacement pages of Sewerage Impact Assessment (**Attachment 2**).

Please note that the current submission is made mainly to provide minor technical clarifications in response to departmental comments. As there are **no changes** to the proposed development scheme and key development parameters as previously submitted, we sincerely request that the captioned application be considered by the Board as soon as practicable.

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

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/jc
Encl

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cc
DPO/HK

Attn: Mr Tony Yip / Ms Farica Ng / Mr Michael So (by email)

[REDACTED]

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat Use (Proposed Amendments to an Approved Scheme with Minor Relaxation of Plot Ratio Restriction under Application No. A/H6/91) at 4, 4A, 4B and 4C Tai Hang Road, Hong Kong (Application No. A/H6/97)

Responses to Departmental Comments

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3.	Drainage Services Department	Page	2

	Departmental Comments	Responses to Comments
1.	Comments of Architectural Services Department	
1.1	The Applicant has not addressed our comment (b) directly. The Applicant should ensure that the proposed development will not diminish the light and air available to other existing building (i.e. Jolly Villa) in accordance with Building (Planning) Regulations 37.	Noted. The Applicant will ensure that the proposed development complies with Building (Planning) Regulation 37. In formulating the development scheme, the adjoining existing development (i.e. Jolly Villa) has been carefully taken into consideration. In particular, Jolly Villa has its windows facing north and south, while the proposed development is located on the west of Jolly Villa (see diagrams below). Therefore, there will be no issue of diminishing the light and air available.

	Departmental Comments	Responses to Comments
2.	Comments of Environmental Protection Department	
2.1	<u>Noise</u> Please seek TD's endorsement on the traffic forecast.	Noted. TD's endorsement will be provided once available.
2.2	We have some comments on consistency of the revised EA which are given below – Section 2.3.3 & Appendix 2-1: the agreement and respective correspondence for TD is not found in appendix 2-1.	Noted. TD's endorsement will be provided once available. Section 2.3.3 of the EA has been rectified accordingly. Please refer to Attachment 1 .
2.3	<u>Sewerage</u> For Table-2 under Appendix 6.3, No. of Jardine Summit and True Light Middle School of Hong Kong should be H21 and H22 according to Appendix 6.2 and Table-1 under Appendix 6.3, please revise.	Noted. Table-2 in Appendix 6-3 of the SIA has been rectified accordingly. Please refer to Attachment 2 .
2.4	Please also seek DSD's agreement on the calculations.	Noted. The Application has been circulated to DSD for comments. Comments from DSD have been addressed in Section 3 of this RtoC Table below.
3.	Comments of Drainage Services Department	
3.1	Table 2 in Appendix 6-3 is referred. Typo mistakes, H20 should read as H21 whereas H21 should read as H22.	Noted. Table-2 in Appendix 6-3 of the SIA has been rectified accordingly. Please refer to Attachment 2 .
3.2	Regarding item 6.5 of the response concerning the sewage discharge from Illumination Terrace, information extracted from BRAVO indicates that there appear to be two discharge locations for the aforementioned property. The main discharge from the two residential blocks is conveyed to sewer manhole FMH7023697 located at Tai Hang Road via a 300mm dia. sewer (i.e. via manhole LSMH-A, as shown in the vertical drainage line diagram enclosed in Annex A of the RtoC). There is also another discharge via a 150mm dia. pipe to Wun Sha Street from manhole LSMH-B, for discharging sewage flow from the podium which comprises multi-level carparks and a swimming pool. Please review the design calculations accordingly.	Noted. Sewage discharge generated from residential units from Illumination Terrace has been incorporated in the sewage flow estimation (ID No. I9). However, the swimming pool backwash from the development is excluded as information extracted from BRAVO indicates it discharges via a 150mm dia. pipe to Wun Sha Street. The SIA have been rectified accordingly. Please refer to Attachment 2 .

**Attachment 1 –
Replacement Page of the Environmental Assessment**

2. ROAD TRAFFIC NOISE IMPACT ASSESSMENT

2.1 Introduction

- 2.1.1 Potential noise impact arising from nearby existing and future road carriageways on the proposed development at the Application Site has been assessed by using modelling in this assessment. Practicable environmental mitigation measures have been recommended, where necessary.

2.2 Assessment Criteria

- 2.2.1 Noise standards are recommended in the Hong Kong Planning Standards and Guidelines (HKPSG) for planning against noise impact from sources such as road traffic, railway and aircraft etc.
- 2.2.2 The proposed development includes domestic dwellings which would rely on opened window for ventilation purpose. Other uses such as carpark or clubhouse are either non-noise sensitive in nature or does not rely on openable window for ventilation purpose.
- 2.2.3 According to the guidelines, the maximum noise level from road traffic, measured in terms of L_{10} (1-hr) is recommended to be 70 dB(A) at typical facades of new dwellings.

2.3 Assessment Methodology

- 2.3.1 The methodology involved the prediction of future noise impacts on Noise Sensitive Receivers (NSRs) arising from traffic flows on existing and future road carriageways situated in the vicinity of the Application Site.
- 2.3.2 The U.K. Department of Transport's procedure "Calculation of Road Traffic Noise" was used to predict the hourly L_{10} noise levels generated from road traffic at selected representative NSRs. The predicted noise levels were then compared with the relevant HKPSG noise standards. Noise mitigation measures are recommended at situations when adverse road traffic noise impact is predicted.
- 2.3.3 Based on the tentative completion date of the development (2030), traffic forecast for the year 2045 (peak traffic flow) on the road carriageways situated in the vicinity of the proposed development was provided by CTA (the project traffic consultant) for prediction of the worst case traffic noise impact within 15 years from the completion of the proposed development. The projected traffic flows and vehicle composition are shown in **Appendix 2-1**. Endorsement from Transport Department (TD) will be provided once available.

2.4 Noise Sensitive Receivers (NSRs)

- 2.4.1 NSRs were selected to represent the noise sensitive uses of the proposed development. Locations of the representative NSRs are shown in **Figure 2.1**. The assessment points have been taken to be situated at 1.2m above floor slabs and at 1m away from the external facade of windows of the residential unit.

2.5 Predicted Traffic Noise Levels under Base Scenario

- 2.5.1 The proposed development is designed so that the residential portion of the proposed development is elevated around 30m above ground to maximise vertical separation between the noise sensitive uses and Tai Hang Road.

Attachment 2 –
Replacement Pages of the Sewerage Impact Assessment

Table 6-4 Population and Sewage Flow Estimation under Future Condition

Contributing Catchment Area ^[4]	Sewer No.				Contributing Population ^[2]	Peaking Factor ^[3]	Revised ADWF (m ³ /day) ^[1]	Total Peak Discharge (with Swimming pool) ^[5] (m ³ /s)
	ID	From	ID	To				
<u>Proposed Development</u>	1	FMH7013366	2	FMH7013365	418	8.0	113	0.010
Proposed Development + <u>A + B + C + D+ E+ F+ G + H + I</u>	2	FMH7013365	3	FMH7013351	22441	4.0	6059	0.485
Proposed Development + A + B + C + D+ E+ F+ G + H + I	3	FMH7013351	4	FMH7013350	22441	4.0	6059	0.485
Proposed Development + A + B + C + D+ E+ F+ G + H + I	4	FMH7013350	5	FMH7047900	22441	4.0	6059	0.485
Proposed Development + A + B + C + D+ E+ F+ G + H + I	5	FMH7047900	6	FMH7063779	22441	4.0	6059	0.485
Proposed Development + A + B + C + D+ E+ F+ G + H + I	6	FMH7063779	7	FMH7063780	22441	4.0	6059	0.485
Proposed Development + A + B + C + D+ E+ F+ G + H + I + <u>J</u>	7	FMH7063780	8	FMH7013348	23193	4.0	6262	0.499
Proposed Development + A + B + C + D+ E+ F+ G + H + I + J	8	FMH7013348	9	FMH7013335	23193	4.0	6262	0.499

Notes:[1] Revised ADWF (m³/day) = ADWF (m³/day) × Catchment Inflow Factor[2] According to Section 12.1 of GESF, Contributing Population = Calculated Total Average Flow (m³/day) ÷ 0.27 (m³/person/day)

[3] According to Table T-5 of GESF.

[4] Underlined and bold means it is a new contributing for the sewer.

[5] Total Peak Discharge (With Swimming Pool) (m³/s) = (Revised ADWF (m³/day) × Peaking Factor ÷ 86400s/day) + Public Toilet Sewage Generation (m³/s) + Swimming Pool Backwash (m³/s)

Table 7-1 Occupancy Rate of Concerned Foul Sewers

Contributing Catchment Area ^[2]	ID	From	ID	To	Total Peak Discharge (with Swimming pool) (m ³ /s)	Maximum Capacity of Sewer (m ³ /s)	Occupancy Rate (%) ^[1]
<u>Proposed Development</u>	1	FMH7013366	2	FMH7013365	0.010	0.118	8.9%
Proposed Development + A + B + C + D+ E+ F+ G + H + I	2	FMH7013365	3	FMH7013351	0.485	0.587	82.6%
Proposed Development + A + B + C + D+ E+ F+ G + H + I	3	FMH7013351	4	FMH7013350	0.485	0.744	65.1%
Proposed Development + A + B + C + D+ E+ F+ G + H + I	4	FMH7013350	5	FMH7047900	0.485	0.744	65.1%
Proposed Development + A + B + C + D+ E+ F+ G + H + I	5	FMH7047900	6	FMH7063779	0.485	0.744	65.1%
Proposed Development + A + B + C + D+ E+ F+ G + H + I	6	FMH7063779	7	FMH7063780	0.485	0.744	65.1%
Proposed Development + A + B + C + D+ E+ F+ G + H + I + <u>J</u>	7	FMH7063780	8	FMH7013348	0.499	0.744	67.1%
Proposed Development + A + B + C + D+ E+ F+ G + H + I + J	8	FMH7013348	9	FMH7013335	0.499	1.116	44.7%

Notes:

[1] Occupancy Rate = Peak Discharge (m³/s) ÷ Maximum Capacity (m³/s)

[2] Underlined and bold means it is a new contributing for the sewer.

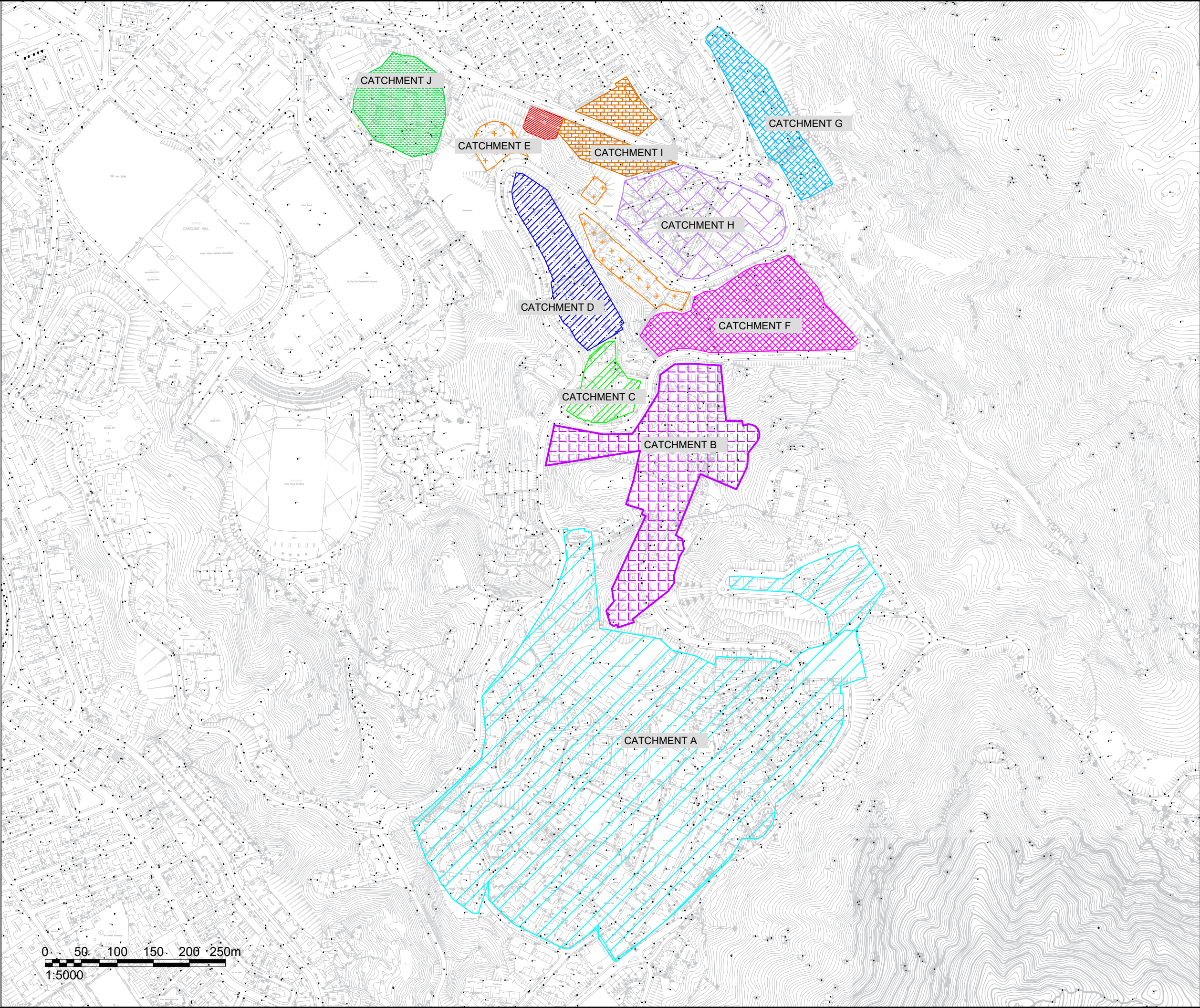
- 7.1.3. Calculation results summarized in **Table 7-1** indicated that the total peak flow occupancy of the sewer pipes is ranging from 8.9% to **82.6%**. It is demonstrated that the existing sewerage system has sufficient capacity to cater for the sewage generated from the Proposed Development in the future.
- 7.1.4. According to the *Drainage Services Department in Brief 2024-25*, the treatment capacity of the SCISTW is 2,450,000m³/day. The sewage loading from the Proposed Development takes up 0.005% in capacity of the SCISTW, which remains with generous capacity to cater for the increase in sewage generated by the Proposed Development.
- 7.1.5. Owing to the insignificant contribution of sewage generation from Proposed Development to the existing sewerage system, and to the capacity of SCISTW, no adverse impact to public sewerage system associated with the Proposed Development is expected.

8. Liability

- 8.1.1. The project proponent will be responsible for construction of the proposed sewers and manholes, for future connection to public sewage system, while future maintenance of the sewers outside the Application Site boundary will be carried out by the DSD.
- 8.1.2. During operation phase, regular inspection of the sewers within the Application Site should be conducted by the property management office to ensure proper performance. Regular maintenance should also be carried out in accordance with standard practices stated in the DSD's "*Sewerage Manual Part 1*".

9. Conclusions

- 9.1.1. Sewerage impact assessment has been conducted for the Proposed Development. The result showed that 0.010m³/s of peak sewage discharge is expected to be generated from the Proposed Development upon full occupancy.
- 9.1.2. Given the negligible sewage flow generated by the Proposed Development, no adverse impacts on the existing public sewerage network or the capacity of the Stonecutters Island Sewage Treatment Works (SCISTW) are anticipated.



- NOTES :
- Application Site
 - Catchment A
 - Catchment B
 - Catchment C
 - Catchment D
 - Catchment E
 - Catchment F
 - Catchment G
 - Catchment H
 - Catchment I
 - Catchment J

Consultant



Allied Environmental Consultants Limited

Project No. :	1947
Drawn By :	ZX
Project :	Section 16 Planning Application for Proposed Amendments to an Approved Scheme (under Application No. A/H6/91 with Minor Relaxation of Plot Ratio Restriction Approved) for Permitted Flat Use at .4, 4A, 4B & 4C Tai Hang Road, Hong Kong
Drawing Title :	Application Site & Catchment Areas
Drawing No. :	Figure 6-1
Revision :	3
Scale :	As Shown
Date :	August 2026
THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY ALLIED SUSTAINABILITY AND ENVIRONMENTAL CONSULTANTS GROUP LIMITED	

Appendix 6-2 Population Estimation for Catchment Areas

Description			Reference
12	Y.I.		
	No. of Households	70	https://www.midland.com.hk/en/estate/Hong-Kong-Island-Jardine-s-Lookout-Tai-Hang-Y-I-E12544
	Average Household Size (2021) in Wan Chai	2.6	https://www.census2021.gov.hk/en/district_profiles.html
	Total Pop.	182	
	Average Population Growth Per Year	0.00%	According to the Projections of Population Distribution 2023-2031 published by Planning Department, the population growth of Wan Chai in 2023 is -1.3%. For conservative approach, population growth of 0% is adopted.
	Est. Pop. (persons) (2030)	182	
Description			Reference
13	Cherry Court		
	No. of Households	24	https://hk.centanet.com/estate/en/CHERRY%20COURT/1-TZHXHXSHN
	Average Household Size (2021) in Wan Chai	2.6	https://www.census2021.gov.hk/en/district_profiles.html
	Total Pop.	63	
	Average Population Growth Per Year	0.00%	According to the Projections of Population Distribution 2023-2031 published by Planning Department, the population growth of Wan Chai in 2023 is -1.3%. For conservative approach, population growth of 0% is adopted.
	Est. Pop. (persons) (2030)	63	
Description			Reference
14	16-18 Tai Hang Road		
	No. of Households	23	https://hk.centanet.com/estate/en/16-18%20TAI%20HANG%20ROAD/1-OSSRFDRXRV
	Average Household Size (2021) in Wan Chai	2.6	https://www.census2021.gov.hk/en/district_profiles.html
	Total Pop.	60	
	Average Population Growth Per Year	0.00%	According to the Projections of Population Distribution 2023-2031 published by Planning Department, the population growth of Wan Chai in 2023 is -1.3%. For conservative approach, population growth of 0% is adopted.
	Est. Pop. (persons) (2030)	60	
Description			Reference
15	Harmony Court		
	No. of Households	24	https://www.midland.com.hk/en/estate/Hong-Kong-Jardine-s-Lookout-Tai-Hang-Harmony-Court-E03710
	Average Household Size (2021) in Wan Chai	2.6	https://www.census2021.gov.hk/en/district_profiles.html
	Total Pop.	63	
	Average Population Growth Per Year	0.00%	According to the Projections of Population Distribution 2023-2031 published by Planning Department, the population growth of Wan Chai in 2023 is -1.3%. For conservative approach, population growth of 0% is adopted.
	Est. Pop. (persons) (2030)	63	
Description			Reference
16	Grand Deco Tower		
	No. of Households	54	https://www.midland.com.hk/en/estate/Hong-Kong-Island-Jardine-s-Lookout-Tai-Hang-Grand-Deco-Tower-E12048
	Average Household Size (2021) in Wan Chai	2.6	https://www.census2021.gov.hk/en/district_profiles.html
	Total Pop.	141	
	Average Population Growth Per Year	0.00%	According to the Projections of Population Distribution 2023-2031 published by Planning Department, the population growth of Wan Chai in 2023 is -1.3%. For conservative approach, population growth of 0% is adopted.
	Est. Pop. (persons) (2030)	141	
Swimming Pool (Deep End)			
	Swimming Pool Area, m ²	39	
	Height of Swimming Pool, m	1.5	
	Estimated volume of the Swimming pool, m ³	59	
	Turnover Rate, hour	6	General Specification for Swimming Pool Water Treatment Installation in Government Buildings of The Hong Kong Special Administrative Region
	Surface Loading Rate of Filter, m ³ /m ² /hr	50	Swimming Pools: Design and Construction, Fourth Edition By Philip H. Perkins (50 m ³ /m ² /hr adopted)
	Required Filter Area, m ²	0.20	
	Backwash Duration (mins)	7.00	With reference to Section B8.5.5 of General Specification for Swimming Pool Water Treatment Installation in Government Buildings of the HKSAR published by the ArchSD, "the water velocity chosen shall be effective in cleaning the filter in duration of 7 minutes for sand filter".
	Backwash Flow Rate, m ³ /m ² /hr	30	Technical Paper - Domestic Swimming Pool Filtration by European Union of Swimmingpool and Spa Associations
	Maximum backwash volume, m ³	0.7	
	Maximum backwash volume, L/s	1.64	
	Maximum backwash volume, m ³ /s	0.002	
Description			Reference
17	The Hong Kong Mantra School for Lay Buddhist		
	Total Area (m ²)	138	
	Number of Floors	6	
	Total Floor Area (m ²)	828	
	Worker Density (per 100m ²)	3.3	The development is mainly use as a religious space. With reference to CIFSUS, the worker density for Community, Social & Personal Services is adopted (https://www.pland.gov.hk/pland_enip_study/comp_s/cifsus/cifsusReport.pdf)
	Total Pop.	28	
Description			Reference
18	The Hong Kong Mantra School for Lay Women Buddhist		
	Total Area (m ²)	188	
	Number of Floors	8	
	Total Floor Area (m ²)	1504	
	Worker Density (per 100m ²)	3.3	The development is mainly use as a religious space. With reference to CIFSUS, the worker density for Community, Social & Personal Services is adopted (https://www.pland.gov.hk/pland_enip_study/comp_s/cifsus/cifsusReport.pdf)
	Total Pop.	50	
Description			Reference
19	Illumination Terrace		
	No. of Households	704	Illumination Terrace Tai Hang Mid-Levels Estate Info Tentative Property
	Average Household Size (2021) in Wan Chai	2.6	https://www.census2021.gov.hk/en/district_profiles.html
	Total Pop.	1831	
	Average Population Growth Per Year	0.00%	According to the Projections of Population Distribution 2023-2031 published by Planning Department, the population growth of Wan Chai in 2023 is -1.3%. For conservative approach, population growth of 0% is adopted.
	Est. Pop. (persons) (2030)	1831	
Catchment J			
Description			Reference
J1	Fontana Garden		
	No. of Households	289	https://www.midland.com.hk/en/estate/Hong-Kong-Island-Jardine-s-Lookout-Tai-Hang-Fontana-Gardens-E00414
	Average Household Size (2021) in Wan Chai	2.6	https://www.census2021.gov.hk/en/district_profiles.html
	Total Pop.	752	
	Average Population Growth Per Year	0.00%	According to the Projections of Population Distribution 2023-2031 published by Planning Department, the population growth of Wan Chai in 2023 is -1.3%. For conservative approach, population growth of 0% is adopted.
	Est. Pop. (persons) (2030)	752	
Swimming Pool			
	Swimming Pool Area, m ²	122	
	Height of Swimming Pool, m	1.5	
	Estimated volume of the Swimming pool, m ³	183	
	Turnover Rate, hour	6	General Specification for Swimming Pool Water Treatment Installation in Government Buildings of The Hong Kong Special Administrative Region
	Surface Loading Rate of Filter, m ³ /m ² /hr	50	Swimming Pools: Design and Construction, Fourth Edition By Philip H. Perkins (50 m ³ /m ² /hr adopted)
	Required Filter Area, m ²	0.61	
	Backwash Duration (mins)	7.00	With reference to Section B8.5.5 of General Specification for Swimming Pool Water Treatment Installation in Government Buildings of the HKSAR published by the ArchSD, "the water velocity chosen shall be effective in cleaning the filter in duration of 7 minutes for sand filter".
	Backwash Flow Rate, m ³ /m ² /hr	30	Technical Paper - Domestic Swimming Pool Filtration by European Union of Swimmingpool and Spa Associations
	Maximum backwash volume, m ³	2.1	
	Maximum backwash volume, L/s	5.09	
	Maximum backwash volume, m ³ /s	0.005	

B	B1	Swiss Towers	Residential	414	T1, Domestic (private permanent housing R2)	0.27	111.8
	B2	Park Garden	Residential	229	T1, Domestic (private permanent housing R2)	0.27	61.8
	B3	Bellevue Heights	Residential	141	T1, Domestic (private permanent housing R2)	0.27	38.1
	B4	Yick King Building	Residential	115	T1, Domestic (private permanent housing R2)	0.27	31.1
	B5	Tai Hang Terrace	Residential	624	T1, Domestic (private permanent housing R2)	0.27	168.5
	B6	Floca Garden	Residential	624	T1, Domestic (private permanent housing R2)	0.27	168.5
	B7	Elm Tree Towers	Residential	297	T1, Domestic (private permanent housing R2)	0.27	80.2
	B8	Chun Fai Centre	Staff (Retail)	30	Wholesale & Retail	0.28	8.4
			Staff (School)	37	Community, Social & Personal Services	0.28	10.4
			Students	448	Students	0.04	17.9
C	B9	Aurizon	Residential	214	T1, Domestic (private permanent housing R2)	0.27	57.8
	B10	Aurora	Residential	110	T1, Domestic (private permanent housing R2)	0.27	29.7
	C1	No.83-87 Tai Hang Road	Residential	32	T1, Domestic (private permanent housing R3)	0.37	11.8
	C2	New Development at No.89-93 Tai Hang Road	Residential				37.2 ^[1]
	C3	Gold King Mansion	Residential	208	T1, Domestic (private permanent housing R2)	0.27	56.2
	C4	Gold Ning Mansion	Residential	208	T1, Domestic (private permanent housing R2)	0.27	56.2
	C5	Alpha Court	Residential	32	T1, Domestic (private permanent housing R3)	0.37	11.8
	C6	Renown Court	Residential	78	T1, Domestic (private permanent housing R3)	0.37	28.9
	D1	Grandview Mansion	Residential	86	T1, Domestic (private permanent housing R3)	0.37	31.8
	D2	No.2 Wang Fung Terrace	Residential	32	T1, Domestic (private permanent housing R3)	0.37	11.8
D	D3	No.3-3C Wang Fung Terrace	Residential	60	T1, Domestic (private permanent housing R3)	0.37	22.2
	D4	No.4A-4D Wang Fung Terrace	Residential	42	T1, Domestic (private permanent housing R3)	0.37	15.5
	D5	No.4 Wang Fung Terrace	Residential	8	T1, Domestic (private permanent housing R3)	0.37	3.0
	D6	No.5 Wang Fung Terrace	Residential	42	T1, Domestic (private permanent housing R3)	0.37	15.5
	D7	Scenic Lodge	Residential	32	T1, Domestic (private permanent housing R3)	0.37	11.8
	D8	Jolly Garden	Residential	32	T1, Domestic (private permanent housing R3)	0.37	11.8
	D9	Green Village	Residential	42	T1, Domestic (private permanent housing R3)	0.37	15.5
	D10	No.9-9A Wang Fung Terrace	Residential	21	T1, Domestic (private permanent housing R3)	0.37	7.8
	D11	No.10 Wang Fung Terrace	Residential	16	T1, Domestic (private permanent housing R3)	0.37	5.9
	D12	Verde Green	Residential	16	T1, Domestic (private permanent housing R3)	0.37	5.9
	D13	Hecny Court	Residential	19	T1, Domestic (private permanent housing R3)	0.37	7.0
	D14	Mayflower Mansion	Residential	84	T1, Domestic (private permanent housing R3)	0.37	31.1
	D15	No.12 Wang Fung Terrace	Residential	21	T1, Domestic (private permanent housing R3)	0.37	7.8
	E1	Avalon	Residential	120	T1, Domestic (private permanent housing R2)	0.27	32.4
	E2	Yukon Height	Residential	104	T1, Domestic (private permanent housing R2)	0.27	28.1
E	E3	Moreno Court	Residential	125	T1, Domestic (private permanent housing R2)	0.27	33.8
	E4	Wah Fung Mansion	Residential	62	T1, Domestic (private permanent housing R2)	0.27	14.0
	E5	Carnation Court	Residential	115	T1, Domestic (private permanent housing R2)	0.27	31.1
	E6	No.52 Tai Hang Road	Residential	8	T1, Domestic (private permanent housing R2)	0.27	2.2
	E7	Royal Court	Residential	65	T1, Domestic (private permanent housing R2)	0.27	17.6
	E8	Sunrise Court	Residential	63	T1, Domestic (private permanent housing R2)	0.27	17.0
	E9	Fuk Kwan Mansion	Residential	32	T1, Domestic (private permanent housing R3)	0.37	11.8
	E10	The Elegance	Residential	45	T1, Domestic (private permanent housing R2)	0.27	12.2
	E11	Trafalgar Court	Residential	156	T1, Domestic (private permanent housing R2)	0.27	42.1
	F1	Haw Par Mansion	Staff	72	Community, Social & Personal Services	0.28	20.2
			Visitors	410	Visitors	0.08	32.8
F	F2	The Legend	Residential	994	T1, Domestic (private permanent housing R2)	0.27	268.4
	F3	Gardenview Heights	Residential	177	T1, Domestic (private permanent housing R2)	0.27	47.8
	F4	Dragon Garden	Residential	208	T1, Domestic (private permanent housing R2)	0.27	56.2
	F5	The Signature	Residential	172	T1, Domestic (private permanent housing R2)	0.27	46.4
	F6	Ronsdale Garden	Residential	1030	T1, Domestic (private permanent housing R2)	0.27	278.1
	F7	The Church of Christ in China Kung Lee College	Students	500	Students	0.04	20.0
			Staff	28	Community, Social & Personal Services	0.28	7.8
G	G1	Tsuen Wing Lau, Lai Tak Tsuen	Residential	6211	T1, Domestic (private permanent housing R1)	0.19	1180.1
			Staff (Retail)	44	Wholesale & Retail	0.28	12.3
			Staff (Restaurants)	55	Restaurants & Hotels	1.58	86.9
			Students	132	Students	0.04	5.3
			Staff (School)	6	Community, Social & Personal Services	0.28	1.7
	G2	Serenade	Residential	702	T1, Domestic (private permanent housing R2)	0.27	189.5
H	H1	15-16 Li Kwan Avenue	Residential	21	T1, Domestic (private permanent housing R3)	0.37	7.8
	H2	Yik Kwan Villa	Residential	26	T1, Domestic (private permanent housing R3)	0.37	9.6
	H3	No.7 Yik Kwan Avenue	Residential	16	T1, Domestic (private permanent housing R3)	0.37	5.9
	H4	Jade Court	Residential	19	T1, Domestic (private permanent housing R3)	0.37	7.0
	H5	No.5 Yik Kwan Avenue	Residential	16	T1, Domestic (private permanent housing R3)	0.37	5.9
	H6	No.3-4 Yik Kwan Avenue	Residential	42	T1, Domestic (private permanent housing R3)	0.37	15.5
	H7	No.1 Yik Kwan Avenue	Residential	21	T1, Domestic (private permanent housing R3)	0.37	7.8
	H8	Kan Oke House	Residential	60	T1, Domestic (private permanent housing R3)	0.37	22.2
	H9	Fuk Kwan House	Residential	37	T1, Domestic (private permanent housing R3)	0.37	13.7
	H10	No.9-10 Li Kwan Avenue	Residential	47	T1, Domestic (private permanent housing R3)	0.37	17.4
	H11	Regent Court	Residential	47	T1, Domestic (private permanent housing R3)	0.37	17.4
	H12	Lee Hang Court	Residential	42	T1, Domestic (private permanent housing R3)	0.37	15.5
	H13	No.3-4 Li Kwan Avenue	Residential	16	T1, Domestic (private permanent housing R3)	0.37	5.9
	H14	No.2 Li Kwan Avenue	Residential	6	T1, Domestic (private permanent housing R3)	0.37	2.2
	H15	Dragon Court	Residential	21	T1, Domestic (private permanent housing R3)	0.37	7.8
	H16	C.C. Lodge	Residential	42	T1, Domestic (private permanent housing R3)	0.37	15.5
	H17	Qi Kwan Court	Residential	42	T1, Domestic (private permanent housing R3)	0.37	15.5
	H18	Rosedale	Residential	32	T1, Domestic (private permanent housing R3)	0.37	11.8
	H19	Harvest Moon Villa	Residential	21	T1, Domestic (private permanent housing R3)	0.37	7.8
	H20	Louvre Court	Residential	42	T1, Domestic (private permanent housing R3)	0.37	15.5
	H21	Jardine Summit	Residential	125	T1, Domestic (private permanent housing R3)	0.37	46.3
	H22	True Light Middle School of Hong Kong	Students	2000	Students	0.04	80.0
			Staff	63	Community, Social & Personal Services	0.28	17.6
I	H23	Tai Hang Road Public Toilet					16.2 ^[4]
	I1	Jolly Villa	Residential	125	T1, Domestic (private permanent housing R2)	0.27	33.8
	I2	Y1	Residential	182	T1, Domestic (private permanent housing R2)	0.27	49.1
	I3	Cherry Court	Residential	63	T1, Domestic (private permanent housing R2)	0.27	17.0
	I4	16-18 Tai Hang Road	Residential	60	T1, Domestic (private permanent housing R2)	0.27	16.2
	I5	Harmony Court	Residential	63	T1, Domestic (private permanent housing R2)	0.27	17.0
	I6	Grand Deco Tower	Residential	141	T1, Domestic (private permanent housing R2)	0.27	38.1
	I7	The Hong Kong Mantra School for Lay Buddhist	Staff	28	Community, Social & Personal Services	0.28	7.8
	I8	The Hong Kong Mantra School for Lay Women Buddhist	Staff	50	Community, Social & Personal Services	0.28	14.0
	I9	Illumination Terrace	Residential	1831	T1, Domestic (private permanent housing R2)	0.27	494.4 ^[5]
J	J8	Fontana Garden	Residential	752	T1, Domestic (private permanent housing R2)	0.27	203.0
				Total		26119	
					Total Domestic Discharge		6149

Remark

[1]: As advised by DSD's comment received on 31 July 2026.

[2]: The unit flow factor for visitors is made reference to North East New Territories New Development Areas - Environmental Impact Assessment (AEIAR-175/2013).

[3]: Detail calculation presented in Table 3 of Appendix 6-3.

[4]: Detail calculation presented in Table 4 of Appendix 6-3.

[5]: According to information extracted from BRAVO, swimming pool backwash from the development is discharged via a 150mm dia. pipe to Wun Sha Street. Thus, only sewage generated from the residential units from the development is included.

Table 2- Estimation of Sewage Flow Generated from Backwash Flow from Swimming Pools of the Developments in Each Catchments

Catchment	No.	Population Description	Total Swimming Pool Volume (m ³)	Total Maximum Backwash Volume (m ³ /s)
A	A5	Villa De Perkins (7, 9, 11, 13, 15, 17, 19, 21 and 23 Perkins Road)	192	0.0053
	A6	No.25 Perkins Road	83	0.0023
	A7	Cavendish Heights	431	0.0120
	A10	Dukes Place	156	0.0043
	A20	No.1 Moorsom Drive	126	0.0035
	A22	No.3 Moorsom Drive	47	0.0013
	A40	No.10 Moorsom Road	56	0.0015
	A44	No.53 Perkins Road	127	0.0035
	A53	No.77 Perkins Road	57	0.0016
	A59	No.6 Perkins Road	194	0.0054
	A61	No.10 Perkins Road	162	0.0045
	A62	No.12 Perkins Road	270	0.0075
	A64	Redwoods	405	0.0113
	A77	No.10 Henderson Road	86	0.0024
	A89	No.7 Purves Road	33	0.0009
	A91	No.4A Cooper Road	53	0.0015
	A93	No.6 Cooper Road	107	0.0030
	A94	No.8 Cooper Road	104	0.0029
	A95	No.10 Cooper Road	156	0.0043
	A97	No.1 Goldsmith Road	116	0.0032
	A98	No.2-3 Goldsmith Road	237	0.0066
	A100	No.5 Goldsmith Road	83	0.0023
	A102	Valley View	99	0.0028
	A103	No.17 Cooper Road	94	0.0026
	A104	No.19 Cooper Road	128	0.0036
	A107	No.25 Cooper Road	41	0.0011
	A111	No.11A Creasy Road	121	0.0034
	A114	Jardine's Lookout Residents' Association- Purves Road Buildings	261	0.0073
B	B6	Flora Garden	231	0.0064
	B7	Elm Tree Gardens	209	0.0058
C	C2	New Development at No.89-93 Tai Hang Road		0.0042
D	D14	Mayflower Mansion	152	0.0042
E	E1	Avalon	107	0.0030
	E5	Carnation Court	158	0.0044
	E11	Trafalgar Court	170	0.0047
F	F2	The Legend	743	0.0206
	F3	Gardenview Heights	158	0.0044
	F5	The Signature	284	0.0079
	F6	Ronsdale Garden	347	0.0096
G	G2	Serenade	144	0.0040
H	H21	Jardine Summit	95	0.0026
	H22	True Light Middle School of Hong Kong	327	0.0091
I	I6	Grand Deco Tower	59	0.0016
J	J1	Fontana Garden	183	0.0051
			7384.1	0.2093

[1]

Remark

[1]: As advised by DSD's comment received on 31 July 2026.

Appendix 7-1 Calculation of Occupancy Rate of Sewerage System Under Unmitigated Scenario

Sewer No.			Internal Diameter (m) [a]	Cross-section Area (m ²)	Length (m) [a]	Inlet mPD (m) [a]	Outlet mPD (m) [a]	Hydraulic pipeline roughness (m) [b]	Hydraulic Gradient	Mean Velocity (m/s) [c]	Max Capacity of Sewer (m ³ /s)	Total Average Dry Weather Flow	Catchment Inflow Factor	Revised Total Average Dry Weather Flow	Contributing Population	Peaking Factor	Peak Discharge through Manhole (m ³ /s)	Swimming Pool Backwash (m ³ /s)	Total Peak Discharge through Manhole (Including Swimming Pool Backwash) (m ³ /s)	Occupancy from Proposed Development Contribution	Percentage of capacity	Remark	
ID	From	ID	To	D	A	L			s	V		m ³ /day	[f]	m ³ /day	[d]	[e]							
1	FMH7013366	2	FMH7013365	0.150	0.0177	2.6	21.64	20.52	0.0006	0.43077	6.7	0.118	113	1.0	113	418	8.0	0.010	0.0000	0.010	8.9%	8.9%	Proposed Development
2	FMH7013365	3	FMH7013351	0.450	0.1590	28.0	20.52	19.60	0.0006	0.03286	3.7	0.587	6059 [h]	1.0	6059	22441	4.0	0.281	0.2042	0.485	0.9%	82.6%	Proposed Development + A + B + C + D + E + F + G + H + I
3	FMH7013351	4	FMH7013350	0.450	0.1590	37.0	19.60	17.65 [a]	0.0006	0.05268	4.7	0.744	6059 [h]	1.0	6059	22441	4.0	0.281	0.2042	0.485	0.7%	65.1%	Proposed Development + A + B + C + D + E + F + G + H + I
4	FMH7013350	5	FMH7047900	0.450	0.1590	13.7	17.65 [a]	16.93 [a]	0.0006	0.05268	4.7	0.744	6059 [h]	1.0	6059	22441	4.0	0.281	0.2042	0.485	0.7%	65.1%	Proposed Development + A + B + C + D + E + F + G + H + I
5	FMH7047900	6	FMH7063779	0.450	0.1590	6.6	16.93 [a]	16.58 [a]	0.0006	0.05268	4.7	0.744	6059 [h]	1.0	6059	22441	4.0	0.281	0.2042	0.485	0.7%	65.1%	Proposed Development + A + B + C + D + E + F + G + H + I
6	FMH7063779	7	FMH7063780	0.450	0.1590	8.9	16.58 [a]	16.11 [a]	0.0006	0.05268	4.7	0.744	6059 [h]	1.0	6059	22441	4.0	0.281	0.2042	0.485	0.7%	65.1%	Proposed Development + A + B + C + D + E + F + G + H + I
7	FMH7063780	8	FMH7013348	0.450	0.1590	1.7	16.11 [a]	16.02 [a]	0.0006	0.05268	4.7	0.744	6262 [h]	1.0	6262	23193	4.0	0.290	0.2093	0.499	0.7%	67.1%	Proposed Development + A + B + C + D + E + F + G + H + I + J
8	FMH7013348	9	FMH7013335	0.525	0.2165	22.3	16.02 [a]	14.85 [a]	0.0006	0.05268	5.2	1.116	6262 [h]	1.0	6262	23193	4.0	0.290	0.2093	0.499	0.5%	44.7%	Proposed Development + A + B + C + D + E + F + G + H + I + J

Note:

- [a] Information from Drainage Layout Plan
[b] According to information available in Common Spatial Data Infrastructure Portal (<https://portal.csdgi.gov/hk/geportal/#mapPanel>), the sewerage pipe material is vitrified clay. With reference from Table 5 - Recommended Roughness Values in Sewerage Manual, roughness value, ks=0.6mm for sliamed of clayware @ 1.2m/s in "Pon" condition is adopted for existing sewer.
[c] The velocity is calculated using the Colebrook-White Formula:

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

- where
k = Colebrook-White roughness coefficient, in meter
V = mean velocity (m/s)
D = circular cross-section pipe, inside diameter (m)
S = slope, in meters per meter
ν = kinematic viscosity of water, in meter per second (0.000001306 m/s)
g = gravitational acceleration (m/s²) (9.807m/s²)

[d] The Contributing Population is defined as:
Contributing Population = $\frac{\text{Calculated total average flow (m}^3\text{/day)}}{0.27 \text{ (m}^3\text{/person/day)}}$

- [e] Reference from Table T-5 (a) of Guidelines for Estimating Sewage Flows for Sewerage Infrastructure Planning
[f] Reference from Table T-4 of Guidelines for Estimating Sewage Flows for Sewerage Infrastructure Planning, Catchment inflow factor of North Point is adopted.
[g] Assumptions are made based on interpolation between the inlet level of FMH7013351(0.3) and outlet level of FMH7057529
[h] Including sewage generation from public toilets. Detail calculation of sewage generated from public toilets are presented in Appendix 6-3.