

圖例  
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA	CDA
COMMERCIAL / RESIDENTIAL	CR
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP B)	R(B)
RESIDENTIAL (GROUP C)	R(C)
RESIDENTIAL (GROUP E)	R(E)
VILLAGE TYPE DEVELOPMENT	V
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC
OPEN SPACE	O
RECREATION	REC
OTHER SPECIFIED USES	OU
GREEN BELT	GB

地帶

綜合發展區  
商業 / 住宅  
住宅（甲類）  
住宅（乙類）  
住宅（丙類）  
住宅（戊類）  
鄉村式發展  
政府、機構或社區  
休憩用地  
康樂  
其他指定用途  
綠化地帶

COMMUNICATIONS

RAILWAY AND STATION		鐵路及車站
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

交通

鐵路及車站  
鐵路及車站（地下）  
主要道路及路口  
高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER		規劃區編號
BOUNDARY OF COUNTRY PARK		郊野公園界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 （在主水平基準上若干米）
PETROL FILLING STATION		加油站

其他

規劃範圍界線  
規劃區編號  
郊野公園界線  
最高建築物高度  
（在主水平基準上若干米）  
加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	38.72	2.25	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07	1.17	商業 / 住宅
RESIDENTIAL (GROUP A)	152.68	8.88	住宅（甲類）
RESIDENTIAL (GROUP B)	4.49	0.26	住宅（乙類）
RESIDENTIAL (GROUP C)	0.66	0.04	住宅（丙類）
RESIDENTIAL (GROUP E)	4.00	0.23	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	22.03	1.28	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	142.56	8.30	政府、機構或社區
OPEN SPACE	190.80	11.10	休憩用地
RECREATION	65.85	3.83	康樂
OTHER SPECIFIED USES	225.69	13.13	其他指定用途
GREEN BELT	752.93	43.81	綠化地帶
RAILWAY	4.54	0.26	鐵路
MAJOR ROAD ETC.	93.56	5.46	主要道路等
TOTAL PLANNING SCHEME AREA	1718.58	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



香港城市規劃委員會依據城市規劃條例擬備的將軍澳分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
TSEUNG KWAN O - OUTLINE ZONING PLAN

行政長官會同行政會議於2021年6月1日根據城市規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 1 JUNE 2021

Signed Ms Wendy LEUNG 梁鑑儀女士 簽署  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

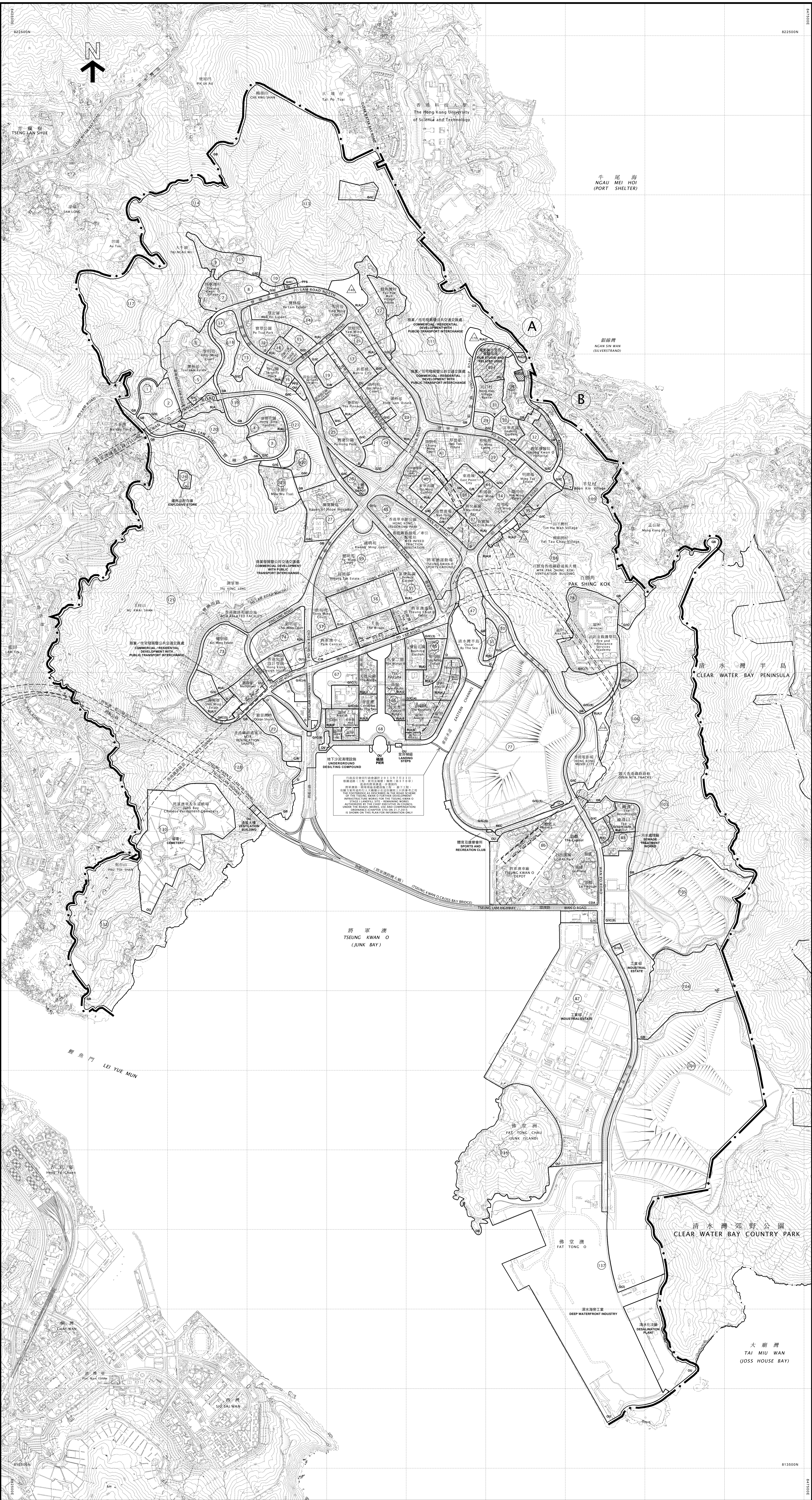
SCALE 1:10,000 比例尺

0 250 500 1,000 1,500 METRES 呎

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/TKO/28





圖例  
NOTATION

ZONES

COMPREHENSIVE DEVELOPMENT AREA

COMMERCIAL / RESIDENTIAL

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

RESIDENTIAL (GROUP C)

RESIDENTIAL (GROUP E)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

RECREATION

OTHER SPECIFIED USES

GREEN BELT

CDA

CR

R(A)

R(B)

R(C)

R(E)

V

GIC

O

REC

OU

GB

地帶

綜合發展區

商業 / 住宅

住宅 (甲類)

住宅 (乙類)

住宅 (丙類)

住宅 (戊類)

鄉村式發展

政府、機構或社區

休憩用地

康樂

其他指定用途

綠化地帶

COMMUNICATIONS

RAILWAY AND STATION

RAILWAY AND STATION (UNDERGROUND)

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

交通

鐵路及車站

鐵路及車站 (地下)

主要道路及路口

高架道路

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

PLANNING AREA NUMBER

BOUNDARY OF COUNTRY PARK

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

PETROL FILLING STATION

— • —

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P F S

其他

規劃範圍界線

規劃區編號

郊野公園界線

最高建築物高度 (在主水平基準上若干米)

加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	34.45	2.00	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07	1.17	商業 / 住宅
RESIDENTIAL (GROUP A)	152.68	8.88	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.49	0.26	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.66	0.04	住宅 (丙類)
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VILLAGE TYPE DEVELOPMENT	22.03	1.28	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	142.56	8.30	政府、機構或社區
OPEN SPACE	190.80	11.10	休憩用地
RECREATION	65.85	3.83	康樂
OTHER SPECIFIED USES	229.96	13.38	其他指定用途
GREEN BELT	752.93	43.81	綠化地帶
RAILWAY	4.54	0.26	鐵路
MAJOR ROAD ETC.	93.56	5.46	主要道路等
TOTAL PLANNING SCHEME AREA	1718.58	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / T K O / 2 8 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/TKO/28

AMENDMENTS EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A

AMENDMENT ITEM B

修訂項目 A 項  
修訂項目 B 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的將軍澳分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
TSEUNG KWAN O - OUTLINE ZONING PLAN

SCALE 1:10,000 比例尺

0 500 1,000 1,500 METRES

0 500 1,000 1,500 METRES

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/TKO/28A



**APPROVED DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/28A**

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

**NOTES**

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town



Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (5) Road junctions, alignments of roads and railway tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate planning permission is required.
- (10) In these Notes,

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

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).



**Schedule of Uses**

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Comprehensive Development Area	1
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Residential (Group C)	10
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Green Belt	<del>32</del> 33



**COMPREHENSIVE DEVELOPMENT AREA**

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

(Please see next page)



**COMPREHENSIVE DEVELOPMENT AREA** (cont'd)

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)



**COMPREHENSIVE DEVELOPMENT AREA** (cont'd)

Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) ~~On land designated "Comprehensive Development Area" in Area 86, no~~ **No** new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 1,612,800m<sup>2</sup> and a maximum non-domestic gross floor area of 40,000m<sup>2</sup>.
- ~~(d) On land designated "Comprehensive Development Area" in Area 92, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 15,700m<sup>2</sup> and a maximum building height of 6 storeys over one level of carport.~~
- ~~(e-d)~~ In determining the maximum gross floor area for the purposes of paragraph (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public transport facilities or GIC facilities, as required by the Government, may also be disregarded.
- ~~(f) In determining the maximum gross floor area for the purposes of paragraph (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~
- ~~(g-e)~~ Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area restrictions stated in paragraph (c) above ~~and the gross floor area/building height restrictions stated in paragraph (d) above~~ may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**COMMERCIAL / RESIDENTIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Eating Place Educational Institution (in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Educational Institution (not elsewhere specified) Government Refuse Collection Point Hospital Institutional Use (not elsewhere specified) Petrol Filling Station Public Convenience Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (Motor Vehicle Showroom only)

@ Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

**Planning Intention**

This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.



**RESIDENTIAL (GROUP A)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (on land designated "R(A)8" only) Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project</p>	<p>Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances (except on land designated "R(A)8") Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre</p>

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

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

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

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

(Please see next page)



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

**Planning Intention**

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

**Remarks**

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>		<u>Maximum Domestic Plot Ratio</u>	<u>Maximum Non-Domestic Plot Ratio</u>	<u>Maximum Site Coverage</u> (excluding basement(s))	<u>Maximum Building Height</u> (metres above Principal Datum)
R(A)1		5.5	0.5	-	138
R(A)2		5	0.5	50%	100
R(A)3		4	0.5	50%	100
R(A)4	Area (a)	3	0.5	50%	65
	Area (b)	3	0.5	50%	35
R(A)5		3	0.5	50%	65
R(A)6	Area (a)	2	0.5	50%	50
	Area (b)	2	0.5	50%	35
	Area (c)	2	0.5	50%	60

- (b) On land designated “R(A)7”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (c) On land designated “R(A)8”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6 and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.

(Please see next page)



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

Remarks (cont'd)

- (d) On land designated “R(A)3” in Area 65, a public open space of not less than 4,600m<sup>2</sup> shall be provided in the southern portion and at the street level.
- (e) In determining the maximum plot ratio for the purposes of paragraphs (a) to (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (f) In determining the maximum plot ratio for the purpose of paragraph (c) above, any floor space that is constructed or intended for use solely as railway facilities, as required by the Government, may be disregarded.
- (g) In determining the maximum site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculation.
- (h) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) to (c) above and minor adjustment to the boundaries of Areas (a)/(b) of “R(A)4” and/or Areas (a)/(b)/(c) of “R(A)6” as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose- designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

**Planning Intention**

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

**RESIDENTIAL (GROUP C)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

**Planning Intention**

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)



**RESIDENTIAL (GROUP C)** (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>	<u>Maximum Site Coverage</u>	<u>Maximum Building Height</u>
R(C)1	0.6	30%	2 storeys over one level of carport
<b><i>R(C)2</i></b>	<b><i>1</i></b>	<b><i>-</i></b>	<b><i>4 storeys over one level of carport</i></b>

- (b) In determining the maximum plot ratio and site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP E)**

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

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**Schedule I : for open-air development or for building  
other than industrial or industrial-office building<sup>@</sup>**

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Government Use (not elsewhere specified)	Eating Place
Public Transport Terminus or Station	Educational Institution
(excluding open-air terminus or station)	Exhibition or Convention Hall
Utility Installation for Private Project	Flat
	Government Refuse Collection Point
	Hospital
	Hotel
	House
	Institutional Use (not elsewhere specified)
	Library
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	Residential Institution
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

(Please see next page)



**RESIDENTIAL (GROUP E)** (cont'd)

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

---

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

---

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

(Please see next page)

**RESIDENTIAL (GROUP E)** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<b>Schedule II : for existing industrial or industrial-office building<sup>@</sup></b>	
<p>Ambulance Depot</p> <p>Art Studio (excluding those involving direct provision of services or goods)</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods<sup>Δ</sup>)</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Off-course Betting Centre</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Place of Recreation, Sports or Culture (not elsewhere specified)</p> <p>Private Club</p> <p>Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom<sup>#</sup> which may be permitted on any floor)</p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p>

(Please see next page)



**RESIDENTIAL (GROUP E)** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>	<p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>
<p>Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution School (excluding kindergarten) Shop and Services Training Centre</p>	<p>Social Welfare Facility (excluding those involving residential care)</p>
<p>@ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.</p> <p>△ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).</p> <p># Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.</p>	

(Please see next page)

**RESIDENTIAL (GROUP E)** (cont'd)

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5.0 and a maximum building height of 130m.
- (b) In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as public vehicle park and public transport facilities, as required by the Government, may also be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by Town Planning Board on application under section 16 of the Town Planning Ordinance.



**VILLAGE TYPE DEVELOPMENT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project
In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:	
Eating Place Library School Shop and Services	

(Please see next page)

**VILLAGE TYPE DEVELOPMENT** (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GOVERNMENT, INSTITUTION OR COMMUNITY**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Information Technology and Telecommunications Industries (within "G/IC(9)" only) Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House Marine Fuelling Station Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services (not elsewhere specified) Utility Installation for Private Project Zoo</p>

(Please see next page)



**GOVERNMENT, INSTITUTION OR COMMUNITY** (cont'd)

Planning Intention

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

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height specified below, or the height of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Building Height</u>
G/IC(1)	75m
G/IC(2)	55m
G/IC(3)	45m
G/IC(4)	40m
G/IC(5)	10m
G/IC(6)	5m
G/IC(7)	Area (a) 100mPD, except a fire services rescue training tower up to 114mPD
	Area (b) 120mPD
G/IC(8)	106mPD
G/IC(9)	60mPD, except a communications tower up to 76mPD

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

**OPEN SPACE**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Library (within “O(1)” only) Park and Garden Pavilion Pedestrian Area Place of Recreation, Sports or Culture (within “O(1)” only) Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

**Planning Intention**

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

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

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public after the decommissioning and restoration of the landfill site, while permitting landfill use in the interim.



## RECREATION

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Field Study/Education/Visitor Centre	Broadcasting, Television and/or Film Studio
Government Use (Police Reporting Centre only)	Eating Place
Holiday Camp	Golf Course
Picnic Area	Government Refuse Collection Point
Place of Recreation, Sports or Culture	Government Use (not elsewhere specified)
Public Convenience	Marina
Tent Camping Ground	Pier
	Place of Entertainment
	Private Club
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Residential Institution
	Shop and Services
	Theme Park
	Utility Installation for Private Project
	Zoo

### Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted on application to the Town Planning Board.

### Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.1 and a maximum building height of 1 storey, or the plot ratio and height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**OTHER SPECIFIED USES**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial Development with Public Transport Interchange” Only</u>	
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital Petrol Filling Station Residential Institution

**Planning Intention**

This zone is intended primarily for commercial developments, which may include uses such as office, shop and services, place of entertainment, eating place and hotel, with public transport interchange facilities serving as a major employment node and a commercial, retail and entertainment centre for the New Town as well as for Sai Kung hinterland.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For “Commercial/Residential Development with Public Transport Interchange” Only</u>	
Ambulance Depot Eating Place Educational Institution (in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only) Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Information Technology and Telecommunications Industries Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non-residential portion <sup>@</sup> of an existing building only) Shop and Services (not elsewhere specified) Social Welfare Facility Training Centre Utility Installation for Private Project Wholesale Trade	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Educational Institution (not elsewhere specified) Government Refuse Collection Point Hospital Institutional Use (not elsewhere specified) Petrol Filling Station Public Convenience Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (Motor Vehicle Showroom only)
@ Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room	

(Please see next page)



**OTHER SPECIFIED USES** (cont'd)

For “Commercial/Residential Development with Public Transport Interchange” Only (cont'd)

Planning Intention

This zone is intended primarily for commercial and/or residential development with public transport interchange facilities. Commercial, residential and mixed commercial/residential uses are always permitted.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Sports and Recreation Club” Only

Place of Recreation, Sports or Culture  
Private Club

Eating Place  
Government Refuse Collection Point  
Government Use (not elsewhere specified)  
Public Vehicle Park (excluding container  
vehicle)  
Shop and Services  
Social Welfare Facility  
Utility Installation for Private Project

Planning Intention

This zone is intended primarily to reserve land for water sports and recreation facilities.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.5, a maximum site coverage of 50% and a maximum building height of 1 storey, or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

Column 1  
Uses always permitted

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

For "Industrial Estate" Only

Ambulance Depot	Electric Power Station
Broadcasting, Television and/or Film Studio	Off-course Betting Centre
Cargo Handling and Forwarding Facility	Offensive Trades
Dangerous Goods Godown	Oil Depot, Oil Refinery and Petro-chemical Plant
Eating Place	Place of Recreation, Sports or Culture
Gas Works	Service Industries (not elsewhere specified)
Government Refuse Collection Point	
Government Use (not elsewhere specified)	
Industrial Use	
Information Technology and Telecommunications Industries	
Marine Fuelling Station	
Office	
Petrol Filling Station	
Pier	
Private Club	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Refuse Disposal Installation	
Research, Design and Development Centre	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	
Wholesale Trade	

Planning Intention

This zone is intended primarily to provide/reserve land for the development of an industrial estate for industries to be admitted by the Hong Kong Science and Technology Parks Corporation according to the criteria set by the Corporation. Industries to be included would normally not be accommodated in conventional industrial buildings because of their specific requirements.

(Please see next page)



**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<b><u>For “Deep Waterfront Industry” Only</u></b>	
Ambulance Depot Cargo Handling and Forwarding Facility Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (Motor-vehicle Assembly Plant, Paint Manufacturing, Service Trades, Steel Works only) Information Technology and Telecommunications Industries Marine Fuelling Station Open Storage of Construction Materials Open Storage of Cement/Sand Petrol Filling Station Pier Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Research, Design and Development Centre Refuse Disposal Installation Ship-building, Ship-breaking and Ship-repairing Yard Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)	Asphalt Plant/Concrete Batching Plant Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) Electric Power Station Gas Works Industrial Use (not elsewhere specified) Off-course Betting Centre Office Oil Depot, Oil Refinery and Petro-chemical Plant Place of Recreation, Sports or Culture Private Club Shop and Services Social Welfare Facility Training Centre Wholesale Trade

**Planning Intention**

This zone is intended primarily for special industries which require marine access, access to deep water berths or water frontage. Industries to be accommodated within this zone are usually capital intensive, land-intensive and cannot be accommodated in conventional industrial buildings.

(Please see next page)

**OTHER SPECIFIED USES (cont'd)**

<b><i>Column 1</i></b> <b><i>Uses always permitted</i></b>	<b><i>Column 2</i></b> <b><i>Uses that may be permitted with or</i></b> <b><i>without conditions on application</i></b> <b><i>to the Town Planning Board</i></b>
<b><u>For “Film Studio and Related Uses” Only</u></b>	
<b><i>As Specified on the Plan</i></b>	<b><i>Creative Industries (not elsewhere specified)</i></b> <b><i>Eating Place</i></b> <b><i>Exhibition or Convention Hall</i></b> <b><i>Flat</i></b> <b><i>Hotel</i></b> <b><i>House</i></b> <b><i>Institutional Use (not elsewhere specified)</i></b> <b><i>Office</i></b> <b><i>Place of Entertainment</i></b> <b><i>Place of Recreation, Sports or Culture</i></b> <b><i>Public Utility Installation</i></b> <b><i>Public Vehicle Park (excluding container</i></b> <b><i>vehicle)</i></b> <b><i>Residential Institution</i></b> <b><i>Shop and Services</i></b> <b><i>Training Centre</i></b>

**Planning Intention**

***This zone is intended primarily for the provision of a film studio and related uses to facilitate film production, distribution and other related functions.***

**Remarks**

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 7 storeys, or height of the existing building, whichever is the greater.***
- (b) In determining the maximum number of storeys for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.***
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town planning Ordinance.***

***(Please see next page)***

**OTHER SPECIFIED USES** (cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Desalination Plant” Only

Desalination Plant Pier	Government Use Utility Installation not ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the development of a desalination plant to provide fresh water serving the needs of the community.

For “Cemetery” Only

Columbarium Crematorium Funeral Facility Government Use (not elsewhere specified) Grave Public Convenience	Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Religious Institution Shop and Services (Retail Shop only) Utility Installation for Private Project
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Planning Intention

This zone is intended primarily for the provision of land for cemetery use serving the needs of the community.

For “Petrol Filling Station” Only

Petrol Filling Station	Government Use Public Utility Installation Workshop (Vehicle Repair Workshop only)
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Planning Intention

This zone is intended primarily for the provision of petrol filling station serving the needs of the community.

(Please see next page)

**OTHER SPECIFIED USES** (cont'd)

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

Government Use  
Pier

Eating Place  
Marine Fuelling Station  
Shop and Services  
Utility Installation for Private Project

Planning Intention

This zone is primarily intended for the provision of pier for recreation and pleasure vessels and tourism to serve the needs of the community and to enhance the recreation and tourism potential of the area.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "pier" use.

For "Ventilation Building" only

Ventilation Building

Government Use  
Utility Installation not ancillary to the  
Specified Use

Planning Intention

This zone is intended primarily for the development of ventilation building.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use  
Utility Installation not ancillary to the  
Specified Use

Planning Intention

These zones are intended primarily to provide land for the specified use serving the specific needs of the community.



**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House Marine Fuelling Station Petrol Filling Station Pier Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

**Planning Intention**

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

**~~APPROVED DRAFT~~ TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/28A**

**EXPLANATORY STATEMENT**

## **EXPLANATORY STATEMENT**

### **APPROVED DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/28A**

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# **APPROVED DRAFT TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/28A**

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

## **EXPLANATORY STATEMENT**

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

### **1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the ~~approved~~ *draft* Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/28A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

### **2. AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 11 December 1992, the draft Tseung Kwan O OZP No. S/TKO/1, the first statutory plan covering the Tseung Kwan O area, was gazetted under section 5 of the Town Planning Ordinance (the Ordinance). The OZP was subsequently amended twice.
- 2.2 On 16 July 1996, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/4. On 4 November 1997, the Chief Executive in Council (CE in C) referred the approved OZP No. S/TKO/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 9 February 1999, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/6. On 20 July 1999, the CE in C referred the approved OZP No. S/TKO/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended three times and exhibited for public inspection under section 7 or 12(3) of the Ordinance.
- 2.4 On 15 May 2001, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/10. On 25 September 2001, the CE in C referred the approved OZP No. S/TKO/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice and exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.5 On 17 December 2002, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/13. On 8 July 2003, the CE in C referred the approved OZP No. S/TKO/13 to the Board for amendment under section 12(1)(b)(ii) of the

Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance.

- 2.6 On 2 November 2004, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/15. On 30 May 2006, the CE in C referred the approved OZP No. S/TKO/15 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended and exhibited for public inspection under section 5 of the Ordinance to reflect the relevant recommendations of the Feasibility Study for Further Development of Tseung Kwan O (the Study).
- 2.7 On 2 June 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/17. On 1 December 2009, the Secretary for Development (SDEV), under the delegated authority of the Chief Executive (CE), directed the Board under section 3(1)(a) of the Ordinance to extend the planning scheme boundary of the Tseung Kwan O OZP to cover a piece of land proposed to be excised from the Clear Water Bay Country Park (CWBCP) for the proposed South East New Territories Landfill Extension. On 2 February 2010, the CE in C referred the approved OZP No. S/TKO/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended twice, including the exclusion of about 5 ha of CWBCP land from the planning scheme boundary of the Tseung Kwan O OZP, and was exhibited for public inspection under section 5 or 7 of the Ordinance.
- 2.8 On 17 April 2012, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/20. On 29 April 2014, the CE in C referred the approved Tseung Kwan O OZP No. S/TKO/20 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 16 May 2014, the reference was notified in the Gazette under section 12(2) of the Ordinance.
- 2.9 On 27 February 2015, the draft Tseung Kwan O OZP No. S/TKO/21 incorporating amendments mainly to rezone a site in Area 85 from “Other Specified Uses” annotated “Sewage Treatment Works” to “Government, Institution or Community (9)” to facilitate a proposed data centre development was exhibited for public inspection under section 5 of the Ordinance. In addition, the road schemes of the Tseung Kwan O – Lam Tin Tunnel and the Cross Bay Link, Tseung Kwan O authorized by the CE in C under the Roads (Works, Use and Compensation) Ordinance are shown on the Plan for information.
- 2.10 On 1 December 2015, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/22. On 11 December 2015, the approved Tseung Kwan O OZP No. S/TKO/22 was exhibited for public inspection under section 9(5) of the Ordinance. On 5 April 2016, the CE in C referred the approved Tseung Kwan O OZP No. S/TKO/22 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference was notified in the Gazette on 15 April 2016 under section 12(2) of the Ordinance.



- 2.11 On 24 June 2016, the draft Tseung Kwan O OZP No. S/TKO/23, incorporating an amendment to rezone a site in the south-eastern part of Tseung Kwan O Area 137 for desalination plant use, was exhibited for public inspection under section 5 of the Ordinance. In addition, the footbridge as described in the road scheme of the Tseung Kwan O further development infrastructure works for Tseung Kwan O Stage 1 Landfill Site as authorized by the CE in C under the Roads (Works, Use and Compensation) Ordinance is shown on the Plan for information.
- 2.12 On 14 March 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/24. On 24 March 2017, the approved Tseung Kwan O OZP No. S/TKO/24 was exhibited for public inspection under section 9(5) of the Ordinance. On 27 June 2017, the CE in C referred the approved Tseung Kwan O OZP No. S/TKO/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference was notified in the Gazette on 7 July 2017 under section 12(2) of the Ordinance.
- 2.13 On 11 August 2017, the draft Tseung Kwan O OZP No. S/TKO/25, incorporating amendments to rezone five sites from “Green Belt” (“GB”) to “Residential (Group A)7” (“R(A)7”) to facilitate public housing development, including one in Area 114 to the north of Tseung Kwan O Village, one in Area 111 to the northwest of Ying Yip Road, one in Areas 35 and 108 to the south of Chiu Shun Road, one in Area 113 to the west of Yau Yue Wan Village and one in Area 106 to the east of Hong Kong Movie City, was exhibited for public inspection under section 5 of the Ordinance.
- 2.14 After consideration of the representations and comments under section 6B(1) of the Ordinance on 10 May and 21 June 2018, the Board decided to propose amendment to the draft Tseung Kwan O OZP No. S/TKO/25 by rezoning the site north of Tseung Kwan O Village from “R(A)7” to “GB”. On 13 July 2018, the proposed amendment to the draft OZP was exhibited for public inspection under section 6C(2) of the Ordinance.
- 2.15 On 16 October 2018, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/26. On 26 October 2018, the approved Tseung Kwan O OZP No. S/TKO/26 was exhibited for public inspection under section 9(5) of the Ordinance. On 17 December 2019, the CE in C referred the approved Tseung Kwan O OZP No. S/TKO/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference was notified in the Gazette on 27 December 2019 under section 12(2) of the Ordinance.
- 2.16 On 19 June 2020, the draft Tseung Kwan O OZP No. S/TKO/27, incorporating amendments including mainly the rezoning of Pak Shing Kok Ventilation Building and its adjoining land from an area shown as ‘MTR Pak Shing Kok Ventilation Building’ and “GB” to “Residential (Group A)8”, was exhibited for public inspection under section 5 of the Ordinance. ~~During the two-month exhibition period, a total of 130 valid representations were received. On 4 September 2020, the representations were published for three weeks for public comment and a total of six valid comments on the~~

~~representations were received. After giving consideration to the representations and comments on 19 February 2021, the Board decided not to uphold the representations.~~

- 2.17 On 1 June 2021, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Tseung Kwan O OZP, which was subsequently renumbered as S/TKO/28. On 18 June 2021, the approved Tseung Kwan O OZP No. S/TKO/28 ~~(the Plan)~~ was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.18 *On 8 September 2023, the Secretary for Development referred the approved Tseung Kwan O OZP No. S/TKO/28 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. The reference was notified in the Gazette on 15 September 2023 under section 12(2) of the Ordinance.***
- 2.19 *On XX XXXX 2023, the draft Tseung Kwan O OZP No. S/TKO/29 (the Plan), incorporating amendments to rezone a site at Ying Yip Road from “Comprehensive Development Area” to “Other Specified Uses” annotated “Film Studio and Related Uses” and another site at Hang Hau Road from “Residential (Group C)1” to “Residential (Group C)2”, was exhibited for public inspection under section 5 of the Ordinance.***

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zones and major transport networks for the Tseung Kwan O area so that development and redevelopment in the area can be subject to statutory planning control. Such control is necessary to develop Tseung Kwan O New Town into a balanced community.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the alignment of roads and the Mass Transit Railway (MTR) line as well as boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the zones. The general principle is that such areas should not be taken into account in plot ratio (PR) and site coverage (SC) calculation. Development within zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the Tseung Kwan O area and not to overload the road network in this area.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb> ~~http://www.info.gov.hk/tpb~~ <http://www.tpb.gov.hk>.

5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area), which covers an area of about 1,718 hectares (ha), is located at the southern part of Sai Kung District in the South East New Territories. It is bounded by Clear Water Bay Peninsula to the east, Junk Bay to the south, Lam Tin and Sau Mau Ping areas to the west, and Tseng Lan Shue and the Hong Kong University of Science and Technology to the north. The Area is surrounded by steep sloping hills in the north, east and west, and is physically segregated from East Kowloon and Clear Water Bay Peninsula.
- 5.2 The boundary of the Area is shown in a heavy broken line on the Plan. For planning and reference purposes, the Area has been divided into a number of smaller planning areas as shown on the Plan.

6. POPULATION

Based on the ~~2016~~ **2021** Population ~~By-census~~ **Census**, the population of the Area was estimated by the Planning Department as about ~~398,000~~ **417,700** persons. It is estimated that the planned population of the Area would be about ~~470,800~~ **473,900** persons.

7. URBAN DESIGN FRAMEWORK

- 7.1 Tseung Kwan O is a third generation new town. Capitalizing on the enhanced accessibility brought about by Tseung Kwan O MTR Line, high-density developments are located close to MTR stations at Po Lam, Hang Hau, Tseung Kwan O, Tiu Keng Leng and Tseung Kwan O South, each forming a district centre with its own retail and supporting facilities. The southeastern part of the New Town is reserved for specific uses to meet territorial needs, such as Tseung Kwan O ~~Industrial Estate~~ **InnoPark** in Area 87, deep waterfront industries and a desalination plant in Area 137, landfills and ~~proposed~~ landfill extension in Areas 77, 101, 105 and 137.
- 7.2 As recommended under the Study completed in 2005, an urban design

framework has been formulated mainly for the new development areas in Town Centre South, Tiu Keng Leng and Pak Shing Kok areas to direct the development of a coherent and legible structure of land uses, urban form and open spaces that is appropriate to the unique development context of a waterfront and valley setting of the New Town.

- 7.3 The framework seeks to optimize opportunities afforded by the new development areas in Town Centre South to create a new and distinctive waterfront district that capitalizes on the dramatic visual and physical relationship of the natural landscape of the surrounding country parks and Junk Bay, with the objective of fostering a unique district identity. It also seeks to maximize the development potential of the existing Eastern Channel and Junk Bay by promoting water sports and recreation. The primary objective is to provide a high quality vibrant leisure and recreational area for the enjoyment of the Tseung Kwan O residents and visitors. The new development areas in the Town Centre South, Tiu Keng Leng and Pak Shing Kok areas are intended to be highly integrated with the hinterland through the provision of a comprehensive pedestrian circulation and open space framework and to incorporate architectural designs and landscape treatments that promote a positive public image of the New Town.
- 7.4 The key features of the new development areas proposed under the urban design framework include the following:
- (a) reduction in the population density within Town Centre South and Tiu Keng Leng from that formerly proposed for the area;
  - (b) diminution in building height towards the waterfront with modulation in building height at the waterfront to enhance variety in the height and massing of new development;
  - (c) elimination of waterfront roads to promote a more pedestrian friendly and attractive waterfront district;
  - (d) provision of a “Central Avenue” which is a landscaped pedestrian retail corridor in the form of open space that links the commercial and entertainment node adjacent to MTR Tseung Kwan O Station with the waterfront;
  - (e) provision of a high quality waterfront park and promenade with related leisure and commercial uses;
  - (f) provision of a new riverine park along a landscaped corridor adjacent to the Eastern Channel that provides connections to the waterfront and opportunities for active and passive recreation;
  - (g) provision for water sports activity and recreation in the Eastern Channel and Junk Bay;
  - (h) continual provision of a comprehensive breezeway system by suitably aligned open space, low-rise Government, institution or community

(GIC) facilities and major road corridors to promote better ventilation within the New Town;

- (i) provision of a signature Civic Node and GIC cluster at the western gateway to the New Town at the intersection of Po Yap Road and Road P2;
- (j) provision of 'breathing spaces' for the more densely populated areas such as Tiu Keng Leng, by the introduction of district parks and local open spaces;
- (k) promotion of lively streetscapes and activities and avoidance of podium developments which may create 'dead' development edges; and
- (l) development of Cross Bay Link in the form of a landmark feature bridge.

## 8. LAND USE ZONINGS

### 8.1 "Comprehensive Development Area" ("CDA") : Total Area ~~38.72~~ **34.45** ha

8.1.1 This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. It is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. It is also intended for developing or redeveloping relatively large sites in a comprehensive manner and maintaining planning control within the zone through the submission of a Master Layout Plan (MLP). ~~Developments~~ **Development** within this zone ~~are~~ **is** subject to gross floor area (GFA) ~~and/or building height restrictions~~ **restriction**. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of these restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8.1.2 The "CDA" site in Area 86 is intended to facilitate comprehensive development including a MTR depot, a MTR station, associated property development and supporting community facilities. Development/redevelopment within this "CDA" site is restricted to a maximum domestic GFA of 1,612,800m<sup>2</sup> and a maximum non-domestic GFA of 40,000m<sup>2</sup> (mainly for retail purpose).

~~8.1.3 The existing film studio site in Area 92 is within this zoning and is intended for comprehensive redevelopment for low density residential use. Development or redevelopment within this "CDA" site is restricted to a maximum GFA of 15,700m<sup>2</sup> and a maximum building height of 6 storeys over one level of carport.~~

8.1.4~~3~~ Pursuant to section 4A(1) of the Ordinance, any development proposal under this zoning will require the approval of the Board by way of a planning application under section 16 of the Ordinance. Unless otherwise specified, a MLP should be submitted together with environmental, traffic and other relevant assessment reports as well as other materials as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. A copy of the approved MLP will be made available for public inspection pursuant to section 4A(3) of the Ordinance.

8.2 “Commercial/Residential” (“C/R”) : Total Area 20.07 ha

8.2.1 This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

8.2.2 The areas within this zoning are primarily planned and concentrated in the town centre and district centres where accessibility is enhanced by MTR Tseung Kwan O Line.

8.3 “Residential (Group A)” (“R(A)”) : Total Area 152.68 ha

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

8.3.2 This zoning constitutes the major type of residential land uses in the Area. It covers public rental housing estates (PRH), Home Ownership Schemes (HOS), Private Sector Participation Schemes (PSPS), Sandwich Class Housing (SCH), Flat for Sale Schemes (FFSS), Subsidized Sales Flats (SSF) as well as private residential developments. Commercial uses such as eating places, offices, shops and services are permitted as of right on the lowest three floors of the buildings, including basement(s), and in the purpose-designed non-residential portion of the existing buildings.

8.3.3 Existing PRH estates include Tsui Lam Estate in Area 5, Po Lam Estate in Area 14, King Lam Estate in Area 23, Ming Tak Estate in Area 34, Hau Tak Estate in Areas 39 & 41, Sheung Tak Estate in Area 59, Yee Ming Estate in Area 65, Kin Ming Estate in Area 73 and part of Choi Ming Court in Area 74. In addition, thirteen HOS developments namely King Ming Court in Area 6, Ying Ming Court in Area 14, Yan Ming Court in Area 21, Ho Ming Court in Area 23, Hin Ming Court and Yuk Ming Court in Area 34, Yu Ming Court in Area 39, Chung Ming Court in Area 41, Wo Ming Court in Area 34/44, Tong Ming Court in Area 57, Kwong Ming Court and Po Ming Court in Area 59, and part of Choi Ming Court in Area 74, as well as four PSPS developments namely Fu Ning Garden in Area 30, On Ning Garden in Area 40, Beverly Garden in Area 55 and Bauhinia Garden in Area 65 have also been completed.



8.3.4 Existing SCH developments comprise Serenity Place in Area 13, Radiant Towers in Area 18 and The Pinnacle in Area 24. Verbena Heights in Area 19 is an existing mixed public rental and FFSS development developed by the Hong Kong Housing Society. Mount Verdant in Area 73 is an existing SSF development.

8.3.5 The ex-Tiu Keng Leng cottage area in Areas 73 and 74 has been cleared and developed primarily for the development of PRH estates, SSF and private residential developments.

8.3.6 There are eight sub-areas within this zone, each with its own specific development restrictions:

(a) “Residential (Group A)1” (“R(A)1”) : 1.49 ha

A site to the southwest of Kin Ming Estate in Area 73 is zoned “R(A)1”. Development within this sub-area is restricted to maximum domestic and non-domestic PRs of 5.5 and 0.5 respectively and a maximum building height of 138m above Principal Datum (mPD). A stepped building height profile should be adopted for developments within the site thereby reducing its visual impact on the surrounding low-rise GIC developments.

(b) “Residential (Group A)2” (“R(A)2”) : 6.60 ha

Two sites in Area 66 to the south of Po Yap Road are zoned “R(A)2”. Development within this sub-area is subject to maximum domestic and non-domestic PRs of 5 and 0.5 respectively, a maximum SC of 50% and a maximum building height of 100mPD. Podium development within these sites should be avoided as far as possible, but may be used within these sites to act as noise mitigation measure against Po Yap Road. Besides, built form and heights should be articulated to create a varied and interesting built form and activity/development edge. Retail and commercial facilities should be promoted along the boundaries fronting directly onto the pedestrianized Central Avenue. The Wings II, The Wings IIIA, the Wings IIIB, The Parkside and Twin Peaks fall within this sub-area.

(c) “Residential (Group A)3” (“R(A)3”) : 3.04 ha

A site in Area 65 to the east of Bauhinia Garden is zoned “R(A)3”. Development within this sub-area is restricted to maximum domestic and non-domestic PRs of 4 and 0.5 respectively, a maximum SC of 50% and a maximum building height of 100mPD. A public open space with a site area of 4,600m<sup>2</sup> at the southern portion of this sub-area has been provided at street level to serve as a transitional buffer with the

adjacent non-residential developments as well as serving the needs of the surrounding neighbourhoods. To be compatible with the overall urban design concept of the Town Centre South area, the use of podium and wall-like development within this sub-area is avoided. Yee Ming Estate, a PRH estate, falls within this sub-area.

(d) “Residential (Group A)4” (“R(A)4”) : 3.54 ha

A site in Area 65 to the west of the Eastern Channel is zoned “R(A)4”. Development within this sub-area is restricted to maximum domestic and non-domestic PRs of 3 and 0.5 respectively, and a maximum SC of 50%. To achieve a gradation in height towards the waterfront, this sub-area has different building height restrictions, i.e. 65mPD for Area (a) and 35mPD for Area (b). To create a varied and interesting activity edge along the waterfront promenade, publicly accessible outdoor spaces in the form of ‘urban courtyards’ are encouraged to be provided adjoining the promenade within the site. It is proposed that recreational and entertainment uses such as alfresco dining, sitting out areas, gardens could be provided within these outdoor spaces. A private residential development, Savanah, and a HOS development, Yung Ming Court, fall within this sub-area.

(e) “Residential (Group A)5” (“R(A)5”) : 3.67 ha

Two sites in Area 66 abutting the town plaza and the waterfront park along Tong Chun Street and along Tong Yin Street respectively are zoned “R(A)5”. They are subject to maximum domestic and non-domestic PRs of 3 and 0.5 respectively, a maximum SC of 50% and a maximum building height of 65mPD. Retail and commercial activities should be developed along the edge that fronts onto the town plaza and the waterfront park. Corinthia By The Sea and Ocean Wings fall within this sub-area.

(f) “Residential (Group A)6” (“R(A)6”) : 9.36 ha

Two sites in Area 68, one along Tong Chun Street to the west of the Eastern Channel and one along Tong Yin Street to the south of the Civic Node are zoned “R(A)6”. They are subject to maximum domestic and non-domestic PRs of 2 and 0.5 respectively, and a maximum SC of 50%. To achieve a gradation in height towards the waterfront, this sub-area also has different building height restrictions, i.e. 50mPD for Area (a), 35mPD for Area (b) and 60mPD for Area (c). The building height restriction for Area (c) of both sites is intended to allow the development of a feature tower to provide height variation at the waterfront. Similar to the “R(A)4” site, ‘urban courtyards’ are encouraged to be provided along the promenade.

Capri, Alto Residences, The Papillons and Monterey fall within this sub-area.

(g) “Residential (Group A)7” (“R(A)7”): 7.26 ha

Four sites, including one in Area 111 to the northwest of Ying Yip Road, one in Areas 35 and 108 to the south of Chiu Shun Road, one in Area 113 to the west of Yau Yue Wan Village and one in Area 106 to the east of Hong Kong Movie City, are zoned “R(A)7”. Development within this sub-area is subject to a maximum PR of 6.5 and maximum building heights in mPD as stipulated on the Plan.

(h) “Residential (Group A)8” (“R(A)8”): 0.45 ha

A site in Area 108 to the south of Chiu Shun Road is zoned “R(A)8”. It is intended for residential development on top of the existing Pak Shing Kok Ventilation Building. Development within this sub-area is subject to a maximum PR of 6 and a maximum building height of 130mPD. Any floor space that is constructed or intended for use solely as railway facilities, as required by the Government, may be disregarded in the PR calculation.

8.3.7 The five sites in the “R(A)4”, “R(A)5” and “R(A)6” sub-areas are intended for the development of waterfront-related commercial and residential uses. These sites will provide a mix of high quality residential development with the provision of retail and other commercial, leisure and entertainment activities to enhance activity and to create a unique, interesting and vibrant waterfront for use by local residents and visitors. The different building height restrictions within these sub-areas are intended to introduce a height variation for each site.

8.3.8 Several 24 hour-dedicated pedestrian passageways have been provided within the “R(A)5” sub-area at Tong Yin Street and Tong Chun Street. These passageways are generally non-building areas which follow the major pedestrian desire lines and guide pedestrians to the Central Avenue and waterfront promenade.

8.3.9 The use of podium and wall-like development within the “R(A)2”, “R(A)3”, “R(A)4”, “R(A)5” and “R(A)6” sub-areas are avoided to ensure compatibility with the overall urban design concept of the Town Centre South area, particularly the promotion of lively streetscapes and activities. This objective is attained by ensuring the inclusion of car parking facilities, loading/unloading facilities, plant room, caretaker’s office and quarters and recreational facilities in SC calculation, if provided above ground. The developments are encouraged to adopt suitable design measures to minimize any possible adverse air ventilation impacts. These include lower podium height, greater

permeability of podium, wider gap between buildings, non-building area to create air path for better ventilation and minimize the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.

8.3.10 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of PR/SC/building height restrictions of the sub-areas and/or minor adjustment to the boundaries of Areas (a)/(b) of “R(A)4” and/or Areas (a)/(b)/(c) of “R(A)6” may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8.3.11 An Air Ventilation Assessment Expert Evaluation (AVA EE) (2017) has been carried out for the sites within “R(A)7” sub-area. For all the sites excluding the one in Areas 35 and 108 to the south of Chiu Shun Road, it is found that design measures including building separations and open space at designated areas would alleviate the potential air ventilation impacts on the surrounding wind environment. Quantitative AVAs should be carried out at the detailed design stage. Requirements of the design measures and quantitative AVAs ~~will be~~ **have been** incorporated in the planning brief for implementation.

8.3.12 A quantitative AVA has been carried out in 2019 for the site within “R(A)8” sub-area and several mitigation measures have been proposed in the assessment, including setback at podium level and setback of tower blocks from Chiu Shun Road; permeable elements underneath the podium and above the Pak Shing Kok Ventilation Building; and 15m-wide building separation between the two residential blocks. In finalizing future development scheme at detailed design stage, the future developer should take into account these proposed mitigation measures in the AVA to alleviate the potential impact of the development.

8.4 “Residential (Group B)” (“R(B)”) : Total Area 4.49 ha

8.4.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

8.4.2 Two sites are under this zoning, one is Hong Sing Garden in Area 4 and the other is Oscar by the Sea (the ex-Hong Kong Oxygen site) in Area 51.

8.5 “Residential (Group C)” (“R(C)”) : Total Area 0.66 ha

8.5.1 This zone is intended primarily for high quality, low-rise residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

8.5.2 ~~Developments~~ **There are two sub-areas** within this zone ~~are~~, **each is** subject to PR, ~~SC~~ **and** building height **and/or SC** controls **to ensure that**

*any development or redevelopment of this sub-area will be in line with the general character of the adjoining environment.*

(a) “Residential (Group C)1” (“R(C)1”) : ~~0.66~~ **0.32** ha

Development within this sub-area is restricted to a maximum PR of 0.6, a maximum SC of 30%, and a maximum building height of 2 storeys over one level of carport, or the PR, SC and height of the existing building(s), whichever is the greater. ~~These restrictions are to ensure that any development or redevelopment of this sub-area will be in line with the general character of the adjoining environment. Two sites A~~ **site** in Areas ~~36~~ and **Area 92** fall ~~falls~~ within this sub-area.

(b) “Residential (Group C)2” (“R(C)2”) : **0.34** ha

*Development within this sub-area is restricted to a maximum PR of 1 and a maximum building height of 4 storeys over one level of carport, or the PR and height of the existing building(s), whichever is the greater. A site in Area 36 falls within this sub-area.*

- 8.5.3 Application for minor relaxation of the PR/SC/building height restrictions may be considered by the Board under section 16 of the Ordinance. The purpose of this provision is to allow the Board to consider building layout and design proposals which, whilst not strictly complying with the stated restrictions, will meet the planning objectives for the area and provide some additional benefits, such as the conservation of environmentally important natural features or mature vegetation. Each application will be considered on its own merits.

8.6 “Residential (Group E)” (“R(E)”) : Total Area 4.00 ha

- 8.6.1 This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board.
- 8.6.2 Two sites abutting Shek Kok Road in Area 85 are under this zoning. Development within the zone is subject to a maximum PR of 5 and a maximum building height of 130m. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. The Beaumont, ~~and~~ The Beaumont II **and the Manor Hill** fall within this zone.
- 8.6.3 The developers ~~will be~~ **are** required to submit adequate information to demonstrate that new residential developments ~~will be~~ **are** environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential interface problems, the potential land

contamination issue, and the noise impact of the MTR open track section nearby. One footbridge across Wan Po Road and one across Shek Kok Road to link up the sites with the “CDA” in Area 86 are required in the new residential developments.

- 8.6.4 Under this zoning, existing industrial uses will be tolerated but new industrial development will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the industrial/residential interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses (other than non-polluting industrial uses) within existing industrial buildings will require the permission of the Board. In addition, commercial uses, other than those permitted in the purpose-designed non-industrial portion of the existing industrial buildings, would require the permission of the Board. Upon redevelopment of the industrial buildings to non-industrial buildings, commercial uses will be permitted as of right on the lowest three floors, including basement(s), and in the purpose-designed non-residential portion of the existing buildings.

8.7 “Village Type Development” (“V”) : Total Area 22.03 ha

- 8.7.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 8.7.2 In order to retain the village character, any future development or redevelopment within this zone, except otherwise specified, is subject to a maximum building height of 3 storeys (8.23m) or the height of the existing building(s), whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 8.7.3 This zoning covers the existing villages including Tseung Kwan O Village in Area 7, Mau Wu Tsai Village in Area 123 and Boon Kin Village in Area 109. It also includes the Yau Yue Wan Village resite area in Area 22, the Hang Hau Village resite area in Area 31, the Fat Tau Chau and Tin Ha Wan Village resite areas in Area 35. Besides, a

site in Area 8 is reserved for the future expansion of Tseung Kwan O Village.

8.8 “Government, Institution or Community” (“G/IC”) : Total Area 142.56 ha

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

8.8.2 There are a number of sub-areas under this zone, each with its own specific building height restriction to ensure that developments within these sub-areas are in line with the overall urban design concept of the New Town:

(a) “Government, Institution or Community (1)” (“G/IC(1)”) : 5.16 ha

Development within this sub-area is restricted to a maximum building height of 75m. A piece of land in Area 67 which is reserved for the development of a Civic Node falls within this sub-area. The Civic Node will comprise a cultural complex/town hall, **Immigration Headquarters**, government offices, **a joint-user complex with market** ~~lorry park~~ and public **vehicle** ~~car~~ parking facilities. Landmark buildings should be developed within this site to create a symbolic ‘gateway’ at this prominent location. This site, together with the proposed GIC cluster to the west of Road P2 in Area 72, will form the western gateway of the New Town.

(b) “Government, Institution or Community (2)” (“G/IC(2)”) : 2.42 ha

Development within this sub-area is restricted to a maximum building height of 55m. The campus of Hong Kong Design Institute and Hong Kong Institute of Vocational Education (Lee Wai Lee) of the Vocational Training Council to the south of Choi Ming Court in Area 74 fall within this sub-area.

(c) “Government, Institution or Community (3)” (“G/IC(3)”) : 2.50 ha

Development within this sub-area is restricted to a maximum building height of 45m. Two sites are within this sub-area. A site located immediately to the northwest of MTR Tiu Keng Leng Station in Area 73 consists of two post-secondary colleges operated by Caritas Bianchi College of Careers and Caritas Institute of Higher Education. Another site in Area 65 is reserved for the development of a government complex, possibly for recreational and other uses.

(d) “Government, Institution or Community (4)” (“G/IC(4)”) : 8.08 ha



Development within this sub-area is restricted to a maximum building height of 40m. There are four sites within this sub-area. One of them is located to the west of Road P2 in Area 72, which is reserved for the development of a GIC cluster comprising a social welfare complex, a police station, ~~a~~ **departmental quarters with** fire station cum ambulance depot and a refuse collection point. The architecture of buildings within this GIC cluster should be distinctive and compatible with the Civic Node in Area 67 to create a landmark gateway at this location. Another site, which is located in Area 106 and to the east of “G/IC(8)” sub-area in Area 78, is for the development of departmental quarters for Fire Services Department. The remaining two sites are located at Town Centre South comprising ~~an existing primary school~~ **two existing schools** ~~and a through train primary cum secondary school~~ in Area 65; the French International School and a planned secondary school in Area 67.

(e) “Government, Institution or Community (5)” (“G/IC(5)”) : 0.33 ha

Development within this sub-area is restricted to a maximum building height of 10m. A piece of land in Area 68, which is reserved for the development of a telephone exchange, is within this sub-area. Another site at the south-eastern portion of Area 77 is within this sub-area. It accommodates an existing gas and leachate management compound which serves to extract the gas and leachate in the Tseung Kwan O Stage I Landfill thereby keeping these substances down to acceptable levels.

(f) “Government, Institution or Community (6)” (“G/IC(6)”) : 0.05 ha

Development within this sub-area is restricted to a maximum building height of 5m. A site in Area 77, which is reserved for the development of a sewage pumping station, is within this sub-area. This pumping station serves to convey the collected sewage from the Tseung Kwan O Stage I Landfill to the existing trunk sewer under Wan Po Road.

(g) “Government, Institution or Community (7)” (“G/IC(7)”) : 16.11 ha

A site in Pak Shing Kok (Area 78) occupied by the Fire and Ambulance Services Academy is within this sub-area. Development in Area (a) of this sub-area is restricted to a maximum building height of 100mPD, except a fire services rescue training tower up to 114mPD. Development in Area (b) of this sub-area is restricted to a maximum building height of 120mPD.

(h) “Government, Institution or Community (8)” (“G/IC(8)”) : 6.05 ha

Development within this sub-area is restricted to a maximum building height of 106mPD. A site in Pak Shing Kok (Area 78) planned for a Chinese Medicine Hospital and a Government Chinese Medicines Testing Institute is within this sub-area.

(i) “Government, Institution or Community (9)” (“G/IC(9)”) : 6.87 ha

Development within this sub-area is restricted to a maximum building height of 60mPD, except a communications tower up to 76mPD. A site in Area 85 reserved for a new Radio Television Hong Kong broadcasting house and ~~future GIC uses~~ **two data centres are** within this sub-area. To create a clustering effect of this sub-area with areas for broadcasting, innovation and technology industries in Tseung Kwan O, information technology and telecommunications related uses are permitted in this sub-area.

8.8.3 Specific building height restrictions for the “G/IC” sub-areas in terms of m or mPD, which mainly reflect the planned building heights of developments, have been incorporated into the Plan to provide visual and spatial relief to the Area.

8.8.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction of the sub-areas may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

8.8.5 Apart from the above, other major GIC facilities provided or planned in the Area include:

- (a) existing and proposed primary and secondary schools distributed in various areas;
- (b) a wide range of community facilities such as town hall, libraries, indoor recreation centres, community centres, care and attention homes and religious institutions in various areas;
- (c) hospitals in Areas 27 and 32;
- (d) clinics in Areas 22, 44, 56 and 67;
- (e) police stations in Areas 21 and 72;
- (f) fire stations and/or ambulance depots in Areas 10, 72 and 87;
- (g) government staff quarters in Areas 22, 72, 106 and 123;
- (h) YMCA youth camp in Area 122;

- (i) electricity substations in Areas 11, 24, 39, 56, 72 and 115;
- (j) telephone exchanges in Areas 26 and 68;
- (k) water pumping stations in Areas 5 and 120;
- (l) service reservoirs in various areas; and
- (m) film studio for pre-production and post-production of films in Area 106.

8.9 “Open Space” (“O”) : Total Area 190.80 ha

- 8.9.1 This zone is intended primarily for the provision of outdoor public open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.9.2 Two sites in Areas 72 along Road P2 are proposed for the development of Tiu Keng Leng Park which includes landscaped pedestrian decks spanning across the depressed Road P2. This open space will provide some visual relief to the adjacent high density developments and will link up with the waterfront park in Area 68 via a waterfront promenade.
- 8.9.3 The central part of Area 68 fronting Junk Bay is proposed for a waterfront park which will link up with a town plaza proposed to its north in Area 66. The proposed waterfront park is intended predominantly for passive recreation with a high quality landscaping design to promote a unique identity for the New Town. The proposed town plaza is to serve primarily as an urban civic space with provision for public gatherings and other activities.
- 8.9.4 A semi-circular area in Area 66 south of Po Yap Road and MTR Tseung Kwan O Station is proposed to be developed as an open/green plaza serving as a recreational space for nearby residents and visitors and a buffer between MTR Tseung Kwan O Station and the future residential developments in Area 66.
- 8.9.5 A Central Avenue at Area 66 is proposed between the open/green plaza south of Po Yap Road and the town plaza which will form a major linkage between Town Centre North and the waterfront area. The proposed Central Avenue is intended primarily for the provision of a landscaped corridor in the form of open space, which would be flanked by retail development edges on both sides of the adjacent R(A) zones and landscaped to a high quality. Shops and services, and eating places including alfresco dining may be considered by the Board through the planning permission system.
- 8.9.6 A riverine park is proposed along the Eastern Channel in Area 65 and a waterfront promenade is provided along Junk Bay in Area 68. The sites will provide a range of passive recreational facilities and

opportunities. Alfresco dining may be considered by the Board through the planning permission system.

8.9.7 The landfill ~~site~~ *sites* in ~~Area~~ *Areas 77 and* 105 ~~has~~ *have* been decommissioned and restored. The landfill sites in Areas 101 and 137 will be developed into major open spaces upon completion of the landfill *and restoration works*. However, any development proposals within the 250m Consultation Zone of these landfills will need to include a Landfill Gas Hazard Assessment to the satisfaction of the Environmental Protection Department (EPD).

8.9.8 Other open spaces are also provided in Areas 12, 24, 25, 37, 40, 73 and 74 and another site in Area 51 is reserved to provide recreational outlets for the nearby residential neighbourhood.

“Open Space (1)” (“O(1)”) : 16.79 ha

8.9.9 In “O(1)”, ‘Place of Recreation, Sports or Culture’ and ‘Library’ uses are always permitted. A town park in Area 45 provides a variety of active and passive recreational facilities, a sports ground and an indoor velodrome cum sports centre (IVSC). A sports centre together with a library (SCL) is provided in the open space in Area 74. The zoning of this sub-area allows locational and design flexibility for the provision of IVSC in Area 45 and SCL in Area 74. The building height of IVSC in Area 45 and SCL in Area 74 have not exceeded 30m above ground.

“Open Space (2)” (“O(2)”) : 100.54 ha

8.9.10 The landfill sites in Areas 101 and 137 fall within the “O(2)” sub-area. The “O(2)” zoning is to reflect the long-term planning intention of open space use of the landfill sites after the decommissioning and restoration of the landfill, while permitting landfill use in the interim.

8.9.11 Upon detailed planning, additional local open spaces will be provided in the residential zones. These open spaces are however not shown on this Plan.

8.10 “Recreation” (“REC”) : Total Area 65.85 ha

8.10.1 The planning intention of this zone is primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. Part of the Tseung Kwan O Stage I Landfill in Area 77 within this zone has been developed for recreational uses including the Wan Po Road Pet Garden and Jockey Club HKFA Football Training Centre.

8.10.2 Given the development constraints associated with landfill sites, development within this zone is restricted to a maximum PR of 0.1 and a maximum building height of 1 storey. To provide design flexibility,

minor relaxation of the PR/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. Moreover, similar to other landfill sites, any development proposals within the 250m Consultation Zone of the landfill will need to include a Landfill Gas Hazard Assessment to the satisfaction of EPD.

8.11 “Other Specified Uses” (“OU”) : Total Area ~~225.69~~ **229.96** ha

This zone denotes land allocated or reserved for specific uses, including the following:

- (a) a waterfront site at the toe of the Tseung Kwan O Stage I Landfill in Area 77 is reserved for *the development of a* water sports *centre and recreational facilities*. Given the prominent location of this site and the constraints associated with landfill sites, development within this zone is restricted to a maximum PR of 0.5, a maximum SC of 50% and a maximum building height of 1 storey. To provide design flexibility, minor relaxation of the PR/SC/building height restrictions may be considered by the Board through the planning permission system;
- (b) a pair of finger piers at the waterfront of Area 68 is proposed to cater for the berthing of recreational/pleasure vessels and kaidos thereby serving the needs of the community and to enhance the water-borne recreation and tourism potential of Junk Bay as well as the New Town. Structures to be accommodated are intended for low-intensity low-rise developments generally of one storey high, depending on the design. Dining, including alfresco dining, and recreation and tourism related commercial facilities may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits. In addition, special and/or atypical design of these piers is encouraged to allow the creation of a place of attraction, resting and recreation and/or focal and vantage point for visitors;
- (c) a commercial development with public transport interchange in Area 56. This site is intended for an entertainment node within the New Town and comprises a range of entertainment, leisure and commercial uses. Some residential elements within the site has been allowed through planning permission from the Board and the development is known as The Wings;
- (d) commercial/residential developments with public transport interchange on sites in Areas 17, 38 and 73;
- (e) Tseung Kwan O ~~Industrial Estate~~ **InnoPark** in Area 87, which enjoys the advantage of marine frontage as well as proximity to the Hong Kong University of Science and Technology;
- (f) the deep-waterfront industry in Area 137 for industries which require marine access;

- (g) the proposed desalination plant in the southeastern part of Area 137 which is intended to provide fresh water serving the needs of the community;
- (h) a bus depot in Area 26;
- (i) an explosive store in Area 124;
- (j) petrol filling stations in Areas 10 and 16 which may include vehicle repair workshops subject to planning permission from the Board;
- (k) the landing steps in Area 68;
- (l) the sewage treatment works in Area 85;
- (m) a cemetery in Area 130 with access from Ko Chiu Road in East Kowloon;
- (n) an underground desilting compound in Area 68; ~~and~~
- (o) the proposed ventilation building for Tseung Kwan O – Lam Tin Tunnel in Area 128; ~~;~~ **and**
- (p) ***a site in Area 92 for film studio and related uses, which may include film shooting and post-production, research and design of film related product and technology, training for film profession, products and copyright trading, as well as exchange for film industry.***

8.12 “Green Belt” (“GB”) : Total Area 752.93 ha

The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Development within this zone will be strictly controlled and development proposals will be considered on individual merits taking into account the relevant Town Planning Board Guidelines.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 Only major road networks, which comprise trunk roads, primary and district distributors, are shown on the Plan. As the Plan is drawn at a small scale, design details of major road junctions and local access roads are not indicated.
- 9.1.2 ~~The road schemes of Tseung Kwan O – Lam Tin Tunnel and Cross Bay Link, Tseung Kwan O were authorized by the CE in C on 29 April 2014 and 2 September 2014 respectively.~~ The footbridge as described

in the road scheme of the Tseung Kwan O further development infrastructure works for Tseung Kwan O Stage 1 Landfill Site was authorized by the CE in C on 21 July 2015. Pursuant to section 13A of the Ordinance, the road schemes authorized by the CE in C under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) shall deem to be approved under the Ordinance and the road schemes are shown on the Plan for information only.

9.1.3 External access to and from the Area will be mainly via Tseung Kwan O Tunnel and Tseung Kwan O – Lam Tin Tunnel, supplemented by Po Lam Road as well as Ying Yip Road and Hang Hau Road connecting to Clear Water Bay Road.

~~9.1.4 Within the Area, a number of primary and district distributors and local roads have been planned to provide access between the various planning areas as well as access to each locality. In particular, **Tseung Lam Highway comprising Tseung Kwan O – Lam Tin Tunnel and two new major distributor roads, namely Tseung Kwan O Cross Bay Bridge Link and Road P2** are proposed **was commissioned on 11 December 2022**. Cross Bay **Bridge Link** will be **is** designed as a feature bridge and will provide **provides** direct access from Tseung Kwan O – Lam Tin Tunnel to Area 86, Tseung Kwan O Industrial Estate **InnoPark** in Area 87 and the special industrial area in Area 137. Road P2 will provide a link from Tseung Kwan O – Lam Tin Tunnel directly into the town centre. A section of Road P2 will be depressed to reduce its environmental impact as well as to allow the provision of an at-grade pedestrian crossing in the form of landscaped decks above the depressed Road P2, which facilitates pedestrian movement from the waterfront park to the proposed Tiu Keng Leng Park.~~

## 9.2 Mass Transit Railway

Apart from Tseung Kwan O Tunnel and Tseung Kwan O – Lam Tin Tunnel, external access is supported by an extension of the MTR line from Lam Tin to Tseung Kwan O. Phase I of MTR Tseung Kwan O Extension project comprising four stations in Tseung Kwan O, namely Tiu Keng Leng, Tseung Kwan O, Hang Hau and Po Lam, commenced operation in August 2002. The MTR tracks are primarily underground, except for the section between Ho Ming Court and Po Shun Road, which are at grade and enclosed by structures with a landscaped bund on top to eliminate any noise impact caused by the MTR operation on the adjacent residential areas. Phase II of the project includes a spur line to Tseung Kwan O South with a depot and LOHAS Park Station in Area 86. The depot has been completed and the station commenced operation in July 2009. ~~The railway scheme and its amendments have been authorized by the CE in C on 20 October 1998 and 14 September 1999 respectively and amended on 9 May 2005 by the then Secretary for Environment, Transport and Works.~~

## 9.3 Public Transport



Franchised buses, taxis, green mini-buses and ferries will be the main modes of public transport in addition to MTR. Public transport interchange facilities are/will be provided at strategic locations.

#### 9.4 Pedestrian and Cycle Networks

The cycle track and pedestrian walkway networks will be designed to facilitate convenient cycle and pedestrian movements within the Area. Grade-separated pedestrian and cycle crossings will be provided at major pedestrian and cycle crossing points. A cycle track with associated facilities along the waterfront at Town Centre South has been completed.

### 10. UTILITY SERVICES

#### 10.1 Water Supply

10.1.1 A water supply and distribution system has been implemented to meet the demand arising from the development in Tseung Kwan O.

10.1.2 Apart from the existing fresh water service reservoirs in Areas 1, 2, 3, 106, 113 and 125, an extension of fresh water service reservoir is proposed in Area 113 to cater for further development of the Area. Moreover, there is an existing fresh water pumping station in Area 120.

10.1.3 Apart from the existing salt water service reservoirs in Areas 1 and 5 and the existing salt water pumping stations in Areas 5 and 86, additional salt water service reservoir and pumping station will be reserved to cater for supply of flushing water.

#### 10.2 Drainage and Sewage Collection

Surface water will be channeled into two main culverts for discharge into the sea. An overland drainage and flood path system will cater for very heavy rain and possible blockage of culverts. Sewage will be conveyed via a network of sewers and a sewer tunnel through Areas 108 and 78 to the sewage treatment works in Area 85 for treatment before being discharged into the Harbour Area Treatment Scheme Stage I deep tunnel conveyance system. There will be sufficient capacity to serve the currently planned developments.

#### 10.3 Electricity

10.3.1 Electricity will be supplied to the Area through a new distribution network. Sites in Areas 11, 24, 39, 56, 72, 86, 87 and 115 have been developed into electricity substations. Adequate sites have been reserved in Area 137 for future electricity substations to meet the demand in short and long terms.

10.3.2 The facility at the site in Area 115 is a 400kV electricity substation. Stringent pollution control measures have been imposed in order to

ensure that the adjacent residential neighbourhood will not be adversely affected.

#### 10.4 Town Gas

The network for supplying town gas to the developments in the Area has been extended from Kowloon via Po Lam Road North, Tseung Kwan O Tunnel and Clear Water Bay Road.

#### 10.5 Telephone

Telephone service is available through the telephone exchanges in Areas 26 and 87. An additional telephone exchange is reserved in Area 68 to cater for future demand.

### 11. CULTURAL HERITAGE

11.1 Several buildings/structures/sites which are of historical significance and archaeological interest are located within the Area. They include Site of the Chinese Customs Station on Fat Tau Chau (Junk Island) (Fat Tau Chau is now known as Fat Tong Chau) in Area 135, which is a Declared Monument under the Antiquities and Monuments Ordinance, Fat Tau Chau Site of Archaeological Interest, Fat Tau Chau Qing Dynasty Grave Stone and Fat Tau Chau House Ruin also in Area 135, Yau Yue Wan Kiln in Area 22, Tin Hau Temple at Hang Hau in Area 35 which is a Grade 3 historic building, Observation Post at Mau Wu Shan in Area 125 which is a Grade 1 historic structure as well as Fortifications at Devil's Peak in Area 132 which is a Grade 2 historic structure.

11.2 On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, in which some buildings/structures within the Area have been accorded gradings. AAB also released a number of new items in addition to the list of 1,444 historic buildings. These items are subject to the grading assessment by AAB. Details of the list of 1,444 historic buildings and its new items have been uploaded onto the official website of AAB at <http://www.aab.gov.hk>.

11.3 Prior consultation with the Antiquities and Monuments Office (AMO) should be made if any development, redevelopment or rezoning proposals that might affect the above sites of archaeological interest, graded/proposed graded historic buildings/structures, declared monuments, new items pending grading assessment and their immediate environs. If disturbance of the site of archaeological interest or other areas of archaeological potential is unavoidable, a detailed Archaeological Impact Assessment (AIA) conducted by a qualified archaeologist is required. The archaeologist shall apply for a licence to conduct AIA under the Antiquities and Monuments Ordinance (Cap. 53). A proposal for AIA shall be submitted to AMO for agreement prior to applying for a licence.

## 12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservation within the Government. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. Implementation of these public works projects will be subject to the availability of resources. In the course of implementation of the Plan, the Sai Kung District Council will also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and the Guidelines published by the Board. The outline development plans and the layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**Redevelopment Proposal of Comprehensive Development Area zone at  
Area 92 Clear Water Bay, Sai Kung for  
Film Production Park development**

**Redevelopment Proposal**

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**November 2023**

**Project Proponent:**  
**Sil-Metropole Organization Ltd.**

**Consultancy Team:**  
**DLN Architects Ltd.**  
**LLA Consultancy Ltd.**  
**ADI Ltd.**  
**Ramboll Hong Kong Ltd.**



S1369\_PS\_V07



## **Executive Summary**

This redevelopment proposal is prepared and submitted on behalf of Sil-Metropole Organization Ltd. for proposed amendment to the Tseung Kwan O Outline Zoning Plan to facilitate the proposed redevelopment of the Clear Water Bay Film Studio at Area 92, Clear Water Bay, Sai Kung (“the Site”). The Site is currently zoned “Comprehensive Development Area” (“CDA”) on the Approved Tseung Kwan O Outline Zoning Plan (“Approved OZP”) No. S/TKO/28. The site comprises Lots 368 and 371 in D.D. 224 and adjacent government land. While the existing Clear Water Bay Studio at Lot 368 would be redeveloped for the proposed Bauhinia Culture International Film Production Park (Film Production Park), Lot 371 would remain in situ as existing staff quarters of the film studio. A Master Layout Plan (“MLP”) has been formulated to demonstrate the comprehensiveness of the redevelopment proposal.

The proposed Film Production Park will be blended into the surrounding environment while minimizing impact to the surrounding. The Development Proposal strive to create a new film production park which combines film shooting, post production, training and trading, for the film industry of Hong Kong. With a time span of less than 5 years after the completion and activation of new film production park, the project proponent can implement an international service hub of: -

- Digital movie shooting and post production
- Research in digital movie production related software
- Experts’ training for digital movie
- High-end products and copyright trading for digital movie industry
- Cultural exchange for digital movie

The proposed Film Production Park is justified due to the following reasons:

- Most of the existing facilities are aged, outdated and not functioning properly, which can no longer meet the industry standards and needs of film shooting nowadays and in the foreseeable future.
- The MLP pays thorough consideration to the overall site planning and helps to improve the site utilization and development trend of the film making industry.
- In urban design terms, the design of the proposed Film Production Park has taken into account the strategic location of the Site. Significant urban design merits have also been incorporated into the MLP.
- Given the specificity and strategic location of the area with its existing film making usage, the Site is highly suitable for maintaining the filming industry uses with proper redevelopment and expansion to meet the requirements nowadays and adapt to the future.
- The proposed Film Production Park is not large in scale. The results of the various technical assessments have revealed that there would not be any adverse impact pertaining to traffic, noise, sewerage, visual, landscape and geotechnical aspects associated with the proposed Film

Production Park.

## PLANNING CONCEPT

Advanced by the digital production with post production as support, the proposed Film Production Park will strive to integrate film creation, filming, production, distribution, trading and other function as a whole. With the comprehensive innovation and entrepreneurship system of Film makers and integration of global film industry chain, it is assumed that the proposed Film Production Park will attract 50-70 well-known film screenwriters, directors, actors and high-end technical production talents to join the industry every year. The proposed Film Production Park is expected to be developed as not only the export base of production and processing service of International digital film, digital film technology software and hardware research center, training base of film producers, incubation base of high-end digital film industry, but also the cultural exchange center of digital film and copyright trading center.

1. With the basis of fully utilizing the original land, the proposal has fully implemented with required functions under a conservation arrangement while expressing the ecology and landscape design all under a well-coordinated system.
2. The proposed gross floor area (GFA) for the Film Production Park is calculated from the development restriction for Lot 368 under the existing land lease.

## 行政摘要

此重建計劃是代表銀都機構制訂及提交，擬議修訂將軍澳分區計劃大綱圖，以促進位於西貢清水灣 92 區清水灣電影廠的重建發展。有關地點位於將軍澳分區計劃大綱核准圖編號 S/TKO/28（下稱「大綱核准圖」）的「綜合發展區」地帶內，並包括丈量約份第 224 約地段第 368 和 371 號及毗鄰政府土地。位於第 368 號地段的現有清水灣電影廠將重建為擬議的電影產業園，而第 371 號地段將保留作電影廠的現有員工宿舍。重建計劃中所提交的總綱發展藍圖已證明了擬議發展的綜合性全面性。

擬議的電影產業園區發展項目將與周圍環境融合，同時盡量減少對周圍環境的影響。發展建議致力為香港電影界打造一個集電影拍攝、後期製作、培訓和交易於一體的全新製作中心。申請人計劃在新電影園區建成和啟用后 5 年內，將園區打造成為以下國際服務中心：

- 數字電影拍攝和後期製作
- 數字電影技術軟硬件研發
- 數字電影人才培訓
- 高端數字電影產業和版權交易
- 數字電影文化交流

建議的電影產業園發展項目基於以下理由：

- 大部分現有設施老化陳舊且無法正常運行，無法滿足當今和可預見的未來電影拍攝的行業標準和需求。
- 總綱發展藍圖對整體場地規劃給予充分的考慮，有助於提高場地利用率和電影製作行業的發展趨勢。
- 在城市設計方面，擬議的電影產業園區項目的設計考慮了該地塊的戰略位置，重要的城市設計優點亦已被納入總綱發展藍圖。
- 鑒於該地區的特殊性和戰略位置及其現有的電影製作用途，該地塊非常適合通過適當的重建和擴建來維持電影業用途，以滿足當今的要求並適應未來。
- 擬議的電影產業園區發展規模並不龐大。從各項技術評估的結果顯示，建議的電影產業園區發展項目不會對交通、噪音、排污、視覺、景觀和岩土方面帶來不良影響。

## 規劃理念

以數字電影拍攝為龍頭，以後期製作為支撐，着力打造集電影創作、拍攝、發行、交易等功能於一體，具備完善的電影人才創新創業體系，融入全球電影工業產業鏈的知名數字電影產業園區，每年吸引 50-70 位知名電影編劇、導演、演員和技術製作高端人才入駐產業園。

國際化的數字電影製作與加工服務出口園區、數字電影技術軟硬件研發園區、數字電影人才實訓園區、高端數字電影產業聚集孵化園區、數字電影文化交流與版權交易中心。

1. 按照科學布局、節約集約的原則，以生態化、景觀化為理念，在充分利用原有用地的基礎上，實施科學規劃布局和建設。
2. 電影產業園的擬議樓面面積是由第 368 號地段的現有土地契約的發展規限所計算出來。



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**Proposed Redevelopment in the CDA Zone at Area 92,  
Clear Water Bay, Sai Kung**

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**Redevelopment Proposal**

**1. INTRODUCTION**

**1.1 Purpose**

1.1.1 This redevelopment proposal is prepared and submitted on behalf of Sil-Metropole Organization Ltd. (the “project proponent”) for proposed amendment to the Tseung Kwan O Outline Zoning Plan to facilitate the redevelopment of the Clear Water Bay Film Studio for the proposed Film Production Park with Film Studio and ancillary facilities at Area 92 of Tseung Kwan O ( “the “Site”). The Site is currently zoned CDA on the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28 (“Approved OZP”). The site comprises Lots 368 and 371 in D.D. 224 and adjacent government land. While the existing Clear Water Bay Studio at Lot 368 would be redeveloped for the proposed film production park, Lot 371 would remain in situ as existing staff quarters of the film studio. A Master Layout Plan (“MLP”) has been formulated to demonstrate the comprehensiveness of the redevelopment proposal.

1.1.2 The purpose of this redevelopment proposal is to provide necessary information to support the redevelopment proposal.

**1.2 Report Structure**

1.2.1 Following this introductory section, the site and planning context will be briefly set out in Section 2. The MLP for the proposed Film Production Park is included in Section 3 followed by planning justifications for the redevelopment proposal in Section 4. Section 5 concludes and summarizes this redevelopment proposal.



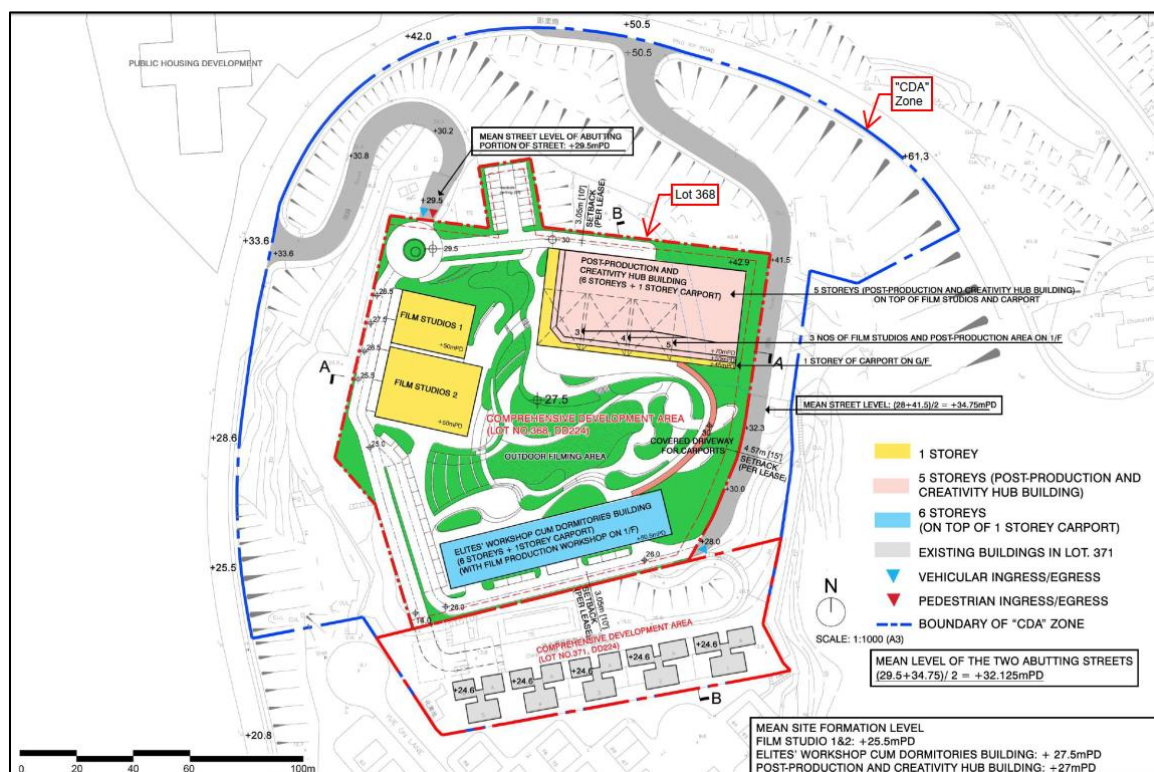


Figure 2.1b Boundary of Lot 368 and Lot 371 within the CDA zone

## 2.3 Surrounding Land Use

### 2.3.1

The CDA site is located at the suburban area near Clear Water Bay, Sai Kung (figure 2.1b refers). The site is abutting Ying Yip Road and it is bounded by a large extent of Green Belt on the West and the East, which is where Duckling Hill is. A photo taken from Duckling Hill to the site is showing in figure 2.3 below. Lot no. 368 is the existing Clear Water Bay Film Studio occupying the main central portion of the CDA site, while Lot no. 371 is the existing five blocks of staff quarters at the southern part of the CDA site.

An area zoned “Village Type Development” is immediately adjacent to the site at the southern side, which is where Hang Hau Village is located as shown in figure 2.4. An area zoned “Residential (Group A) 7” (“R(A)7”), is located at the northern side of the site next to Ying Yip Road, which is subject to a maximum PR of 7.1 and a maximum building height of 170mPD under the approved planning application No. A/TKO/128 for minor relaxation of PR restriction.





Figure 2.2 Aerial View (Extracted from Google Earth dated June 2023)



Figure 2.3 Photo View of the Site taken from Duckling Hill



Figure 2.4 Photo View of the existing Hang Hau Village

## 2.4 Development History of the Site

- 2.4.1 The existing Film Studio in Lot 368 has a long history. Built in 1958, the building is quite old, and its current architectural functions and condition are far from meeting the demands of modern film production. (Figure 2.5 refers)



**Figure 2.5** Photo showing existing site condition

#### 2.4.2 **Need for Redevelopment**

The existing Film Studio in Lot 368 was built a long time ago in 1958. The existing buildings may pose safety risks, and can no longer meet the current standards and needs of film shooting nowadays and in the foreseeable future.

##### Lack of any supporting facilities in current studios

The modern film industry chain is divided into 3 streams: upstream production, midstream distribution, and downstream theaters. It should be noted that the shooting section is a relatively small link in the upstream chain. The current studios can only satisfy a certain part of film shooting need due to the lack of supporting facilities. The proposed Film Production Park will integrate the art of film creation, business transaction of copyright, publicity for film and TV production, research and development of technology, chain management of theater, VR movie experience and display, and IP incubation. With this proposed Film Production Park as a platform, the local film making industry can be further established through integration of the entire industry chain ecosphere under this new environment.

### Studio Space

Virtual shooting has in recent years become the development trend of film making. The working height of virtual studios normally requires 13-16 meters together with a long span structure atop the studios, where ample spaces should also be allowed for extensive air conditioning, fire-fighting pipeworks, maintenance catwalks & platforms, lighting equipment, etc. In other special situations, a sky screen may be designed with a mechanical lifting mechanism, which also requires a tall ceiling space. When it comes to action scenes, actors usually need to do hang wires and the studios also need higher headrooms to meet every individual need. The ceiling height of the existing studios of 6m is not high enough and seriously substandard, and many film shooting activities are therefore compromised. Upgrading of these studios is also not possible because there is no space in the ceiling.

### Other Supporting Facilities

Other supporting facilities like dressing rooms, changing rooms, toilets, etc. are insufficient and dilapidated to provide any quality service to the users. Other current facilities including movie props & costume warehouse, equipment warehouse, production rooms and dubbing rooms, are also seriously dilapidated, difficult to upkeep and left unattended due to their loss of function.

### Maintenance and Inspection

It is also difficult for maintenance / inspection to be carried out without any proper spaces for installation of maintenance catwalks, fire protection pipeworks, lighting tracks, etc.



### **3 THE MASTER LAYOUT PLAN OF THE PROPOSED COMPREHENSIVE DEVELOPMENT**

#### **3.1 Schematic Master Layout Plan**

3.1.1 The schematic Master Layout Plan (“MLP”) for the proposed Film Production Park is presented in **Appendix 2 – Item 2** of this redevelopment proposal. Under the current redevelopment proposal, the existing clear water bay film studio at Lot 368 would be redeveloped for the proposed Film Production Park while Lot 371 would remain in situ for staff quarters.

3.1.2 The Subject Site is bounded by road carriageways. Ying Yip Road and two access roads are aligned on the West and North, Hang Hau Road on southeast side and Yue On Lane on the South of the Subject Site.

The Proposed Development will mainly comprise of four areas, which include: -

- two 1-storey Film Studios (i.e. Film Studio 1 & 2)
- one 6-storey Post-production and Creativity Hub Building (excluding 1-storey of Carport at the bottom level)
- one 6-storey Elites’ Workshops cum Dormitories Building (excluding 1-storey of Carport at the bottom level)
- an Outdoor Filming Area, surrounded by the four proposed buildings

Parking spaces for private cars, motorcycle, loading and unloading (“L/UL”) bays for goods vehicles / coach buses will be provided at G/F. The proposed vehicular roads from both access road at the periphery of Lot 368 will serve as the Emergency Vehicular Access (“EVA”) of the site.

3.1.3 EVA and detailed fire safety requirements will be formulated in detailed design stage.

3.1.4 The proposed GFA of about 20,512.8m<sup>2</sup> for the Film Production Park is calculated from the development restrictions for Lot 368 under the existing land lease. The proposed building height (BH) would follow the existing BH restriction of 6 storeys over 1 level of carport under the “CDA” zone of the Approved OZP. The Key Development Parameters of the proposed Film Production Park are summarized in **Appendix 1**.

#### **Comparison between proposed developments and existing buildings at the site**

3.1.5 At Lot 368, the existing buildings are used for film studio and ancillary purposes, with GFA of 10,430 square meters. The proposed developments will be used for same purposes (i.e. film studio), with GFA of 20,512.8 square meters, Plot Ratio of 1.2 and Site Coverage of not exceeding 30%.

#### **3.2 Site Constraints**

##### **3.2.1 Topography consideration**

To address the existing topographical site condition, the proposed layout has reduced

the slopes forming usable flat land for better use of the size, and has connected to the two access roads and Lot 371 smoothly. The disposition of the proposed building blocks has taking into account the topography and visual context of the site, as well as minimizing the interference problem with the surrounding existing and planned developments.

### **3.3 Urban Design Considerations**

#### **3.3.1 Multilevel Terrace Design**

The building's multilevel terrace design contributes to its appealing aesthetics and serves to break down its overall bulk. Setting back the building blocks from the boundary line creates additional distance from its immediate surroundings to achieve a pleasing visual effect.

In respect of the disposition of the proposed building blocks, the 3 shorter building blocks with building heights of +50mPD and +50.5mPD are located to face the lower side of Ying Yip Road, whereas the taller block with a building height at +70mPD is located to face the higher side of Ying Yip Road. The film studio and production facilities are concentrated in the northern part of the site, while the Elite's Workshops cum Dormitories Building are located in the southern part. This zoning strategy allows sufficient building separation in the western part of the site. This building blocks disposition minimizes the visual impact to Ying Yip Road and the future Public Housing, and also allow the future dormitory building to have open view to the south and to the north outdoor space. The building blocks each surround and face into the central Outdoor Filming Area which will mitigate the interference on the existing and planned developments in the neighborhood.

#### **Building Separation**

The arrangement of the 4 building blocks is thoughtfully positioned at the site's perimeter, creating a layout that opens up the central space as a large green park. This layout not only enhances the overall disposition but also creates sufficient building separation that spans diagonally across the site. Such building separation could facilitate natural ventilation.

#### **Integration with Slope**

The development takes full advantage of the site's sloped topography. By integrating 3 film studios into the slope, the design minimizes additional bulk. This strategic placement significantly reduces the visual impact of the massing in the open space. The architectural fenestration design further aids in reducing the building's massing, effectively minimizing its visual impact. As the development is on a sloped site, the majority of the existing site area is topographically higher than the proposed formation levels of the building blocks with a level fluctuation of about 14-15m from one side to the other, especially at the Studios and Creation Hub Building half of which is already sitting on ground abutting on and cut into the existing slopes. The proposed carports have been located at the lowest level of the site, so as to reduce the overall BH as far

as practicable.

#### Open-sided Carports

Open-sided carports are proposed instead of full basement carports for the following reasons: -

- To facilitate carpark spaces to face directly into open air for better natural lighting and ventilation and a healthier environment.
- Ramps for accessing basement carports and loading / unloading areas take up extra floor areas as compared to carports utilizing external driveways thus, leading undesirable and unnecessary bulk excavation which will exceed the permissible 30% roofed-over site coverage area.
- The proposed carport also complies with the Building Authority's requirement for "underground carpark" under the Buildings Regulation and is considered as a good optimized balance between above and below ground carpark spaces catering for the statutory, environmental and urban design considerations.

### **3.4 Tree Survey and Landscape Design Concepts**

#### **3.4.1 Tree Survey**

There are 29 nos. of existing trees based on the tree survey conducted on site in June 2023. The condition of these trees are thoroughly assessed. The recommendation for treatment to each surveyed tree together with the associated greenery improvement and pruning proposal could be referred to **Appendix 2 – item 8 to 12**.

#### **3.4.2 Landscape Design**

With the suburban site location, the landscape design is cohering with the surrounding greenbelt in order to integrate with the proposed Film Production Park with the surroundings. The total site coverage of greenery in the proposed landscape master plan is about 30%. (**Appendix 2 – item 6 & 7** refers)

Trees and furniture are proposed to create a strong sense of place.

Large amount of greening coverage is proposed and open lawn and abundant of planting area are proposed where there is good exposure of sunlight, which is also advantageous for outdoor filming. Trees with flowers and/or fruits and seasonal changes will be planted to enrich the colour palette of the area while shrubs and trees are proposed along the site boundary of Lot 368 to enhance privacy and soften the fence wall.

The trees located at government land surrounding Lot 368 would not be affected under the redevelopment proposal.

### **3.5 Open Space Provision**

#### **3.5.1 Improvement of site utilization**

The scattered structures are consolidated into 4 main building blocks. The Film Studios are grouped at the Northern part of site, whereas the ancillary dormitories are located at the Southern part of site. This zoning strategy allow sufficient building separation on the Western part of site, minimizing the visual impact to the future Public Housing. At the same time, an adequate Open Space is formed at the Central part of site, with function of Outdoor Filming Area. The 4 building blocks surround the Outdoor Filming Area minimizing the influence to the adjacent sites.

### **3.6 Vehicular Access Arrangement and Internal Transport Facilities**

3.6.1 At present, there are two access roads connecting the site to Ying Yip Road which will be maintained for the proposed development, one located at the Northern side and the other on the Western side of Ying Yip Road respectively. To ensure the safety of road users at junctions of these access roads and Ying Yip Road, sightline analysis is conducted to check against the prevailing standards. The analysis results of the two junctions are presented in the Traffic Impact Assessment (TIA) report in **Appendix 3**.

The car parking and loading/unloading provisions will be provided in accordance with the parking standards provided by the Transport Department (“TD”) and there are a total of 132 nos. of car parking spaces, 12 nos. of motorcycle parking spaces, 11 nos. of L/UL bays for coach, M/HGV, LGV and HGV to be provided within the proposed Lots 368 and 371. (Development Parameter table in **Appendix1** refers.)

### **3.7 Disposition of the Building Blocks**

3.7.1 The four buildings blocks are located at the periphery of the Lot, leaving a large outdoor filming area at the centre avoiding interference to the adjacent sites.

The three shorter blocks with roof levels at +50mPD and +50.5mPD are located near the lower side of Ying Yip Road, whereas the only taller block with roof level at +70mPD is located near the higher side of Ying Yip Road. This disposition minimizes the visual impact to the future Public Housing. The building blocks surround the central Outdoor Filming Area minimizing the interference problem with the surrounding existing and planned developments. The existing staff quarters at Lot 371 also serves as a visual buffer for Hang Hau Village and Shui Bin Village located at the south of the site. A continuous stepped building height profile with building height descending from north to south is proposed.

### **3.8 Design Consideration for Individual Buildings**

#### **3.8.1 Film Studios**

There is a total of 5 nos. of Studios in the proposed design. To suit the filming and production need, high headroom is required for the studio space. Furthermore, due to the individual needs for difference uses, the vertical clear headroom requirement varies for different type of studios as detailed below: -

### Studio 1 & 2

Studios 1 & 2 will mainly be used as virtual studios, which are composed of façade screens + ceiling screens + floor tile screens. The height of the shooting screens is generally 8-10 meters. Taking into account the ceiling space of high level working spaces for the crew, all E&M services of air conditioning, fighting pipe works, maintenance catwalks / platforms, lighting equipment, etc. above the screen, the overall height should be around 13-16 meters. In other special cases, the sky screen will be designed with a mechanical lifting mechanism, which also requires extra working space on top. When it comes to action scenes, the actors will need to be on hang wires. Ample spaces should be created to allow for all necessary flexibility and adaptability that call for such extra floor heights.

### Studio 3 - 5

The area of No. 3-5 studios is basically the same as that of the outdated studios currently in-use, though the building height is now proposed to be suitably increased to allow adequate ceiling space for the activities, services and facilities as mentioned. Studios Nos. 3-5 are used for conventional film shooting and their areas are basically the same as that of the outdated studios currently in-use, though the building height is now proposed to be suitably increased to allow adequate ceiling space for the overhead activities, services and facilities as mentioned.

### Studios designed on grade

The gross floor area of the three smaller Studios Nos. 3 to 5 in the Post-production and Creativity Hub Building is about 350 square meters. Long span transfer beam structure is adopted to support the building structure of the Post-production and Creativity Hub Building above.

Studios 1 & 2 are bigger spaces with much longer structure spans. Building these 5 studios on top of each other with one long span structure over another is structurally and functionally difficult for film studios. Even worse that arrangement, creates noise transmission problem due to vibration (especially from action movies) which can hardly be dealt with because sound recording for film shooting is highly sensitive to all air borne and structure borne noises. In addition, there will be frequent loading and unloading activities for scene settings, large-scale props for shooting etc., Such unusual planning layout will also call for additional fire escape stairs, barrier-free elevators for the disabled, and vertical freight elevators for heavy transportation. This vertical transportation mode is highly impracticable for film making. Ordinary cultural and secretarial activities on top of the proposed smaller studios will be more logical and technically feasible.

### 3.8.2 **Elites' Workshops cum Dormitories at Lot 368 and the Existing staff quarters at Lot 371**

While there are existing staff quarters in Lot 371, the proposed Elites' Workshops cum Dormitories in Lot 368 are for different purpose.

#### The Elites' Workshops cum Dormitories

The proposed Elites' Workshops cum Dormitories will mainly be provided for use by renowned directors, screenwriters, shooting crews, post-production teams, planners, companies, entertainers, other related personnel of the film & TV industry during their work inside this Film Production Park. The proposed dormitories for elites' workshops cum Dormitories Building is an integral part of the workshops for film talents so that the persons concerned can work and reside in the same building for better achieving the purpose of film production, and such use can be distinguished from ordinary quarters for ordinary staffs (i.e the staff quarters currently provided in Lot 371). We promise that we will not rent or sell it to the public in open market.

#### Existing staff quarters at Lot 371

The existing staff quarters serves as a regular residence that was constructed early with relatively low construction standards, which caters to current or retired employees of Sil-Metropole Organization Ltd. (The number of permanent staffs and temporary staffs is about 69 and 56 respectively). The existing staff quarters suffers from incomplete supporting facilities, and aging infrastructure. In contrast, the Elites' Workshop cum Dormitories Building proposes the construction of workshops and dormitories which would be used as short stay accommodation, confined to movie production team and would not be rent out/sold to the public in open market. These dormitories would be equipped with studios and bedrooms, providing both accommodation and workspaces. The studios will include a canteen, a reception desk, recreational facilities, and a public social space, among other comprehensive support facilities, to cater to the needs of film and television personnel.

### 3.8.3 **Introduction to Functions in the Film Production Park**

The three main functions in the Film Production Park include: -

#### 1. Film and TV Production and Pre-shooting area

Mainly for film and TV pre-shooting, props and set production, photography storage, scene setting workshop, clothing equipment and props library, post-recording and editing, etc.

#### 2. Masters Studio Area

Mainly for attracting high-end film professionals and global film industry celebrities to reside in the park to create. Facilities include supporting servicing rooms, outdoor parking lots, power Equipment room, warehousing, catering logistics service, property management, power center, etc.

### 3. Youth Talent Entrepreneurship Incubation Area

Mainly for building up a youth film talent entrepreneurship platform and to incubate reserve forces for the film industry. In addition to general office for secretarial support to the professionals, the Elite's Workshops cum Dormitories Building and Post-production and Creativity Hub Building will also be used for artistic creation, artwork production, etc. which will require specialist equipment and services at ceiling level. Hence, the floor height will be higher than those of general offices.

#### Ancillary facilities in Post-Production Areas

There are also ancillary facilities in the post-production areas which are essential to the film making process. Film and TV post-production mainly includes the following common types of equipment: nonlinear editing system/software, digital special effects machine, editing controller, acquisition equipment, audio and video workstation, post-production monitor, color palette/color system, format converter, network storage/Array, virtual production/virtual simulation system, media asset management system, composite packaging system, film/3D scanner, VOD video on demand, and other post-editing and production equipment.

#### 3.8.4 **Difference in Team Size and Duration of Stay for each Production**

During the design of the proposed development, other special logistic of film production, such as team size of production crew and duration of stay for different scale / type of projects, have been taken into consideration.

##### Team Size

The filming studio target to attract 50-70 renowned movie writers and filming crews annually. While the movie production team could ranges from 50 to 300 individuals depending on the movie size and budget for each project.

Due to the limitation in the number of studios, shooting and accommodation have to be and are normally interlinked to cope with the high efficiency of film shooting activities. Except for a few renowned directors, screenwriters and other professionals who set up fixed long-term staying, the rest of the facilities will be arranged synchronously with their film shooting plan to ensure sufficient reception capacity.

Under normal circumstances, the chief creators of the crew live in the Elites' Workshops cum Dormitories. There are commonly 5-10 people in each group of small-production film staff, and 30-50 people in each group of large-production film staff.

For cost budget control reason, the Elites Workshops cum Dormitories building will mainly be used to accommodate well known directors, screenwriters and other key crew members. As indicated in **Appendix I**, the design population of this building is 150.

#### Period of Stay

The period of stay is mainly determined individually according to their planning and progress of the shooting, varying from an average stay of one week to 3 months. A few well-known directors, screenwriters and professionals with long-term collaborations normally set up fixed long-term rental arrangements.

#### **3.8.5 No In-principle Adverse Comment from Buildings Department**

To suit the specific function of film production, there are special design consideration and spatial requirement in the design proposal such as carports located semi-underground and/or above ground, film studios with high headroom and covered driveway, etc. The Buildings Department has been consulted regarding these particular issues with no in-principle adverse comments received, subject to detailed design to be submitted for further review in building plans submission stages.

#### **3.9 Implementation Programme**

Upon proposed amendment to the OZP for the Film Production Park is agreed, further scheme development including submission of Building Plans, lease modification application will be carried out. The target completion year of the proposed Film Production Park is 2026.

### **4. TECHNICAL ASSESSMENT**

For the purpose of technical impact assessment, the population size of the proposed development is based on the following assumption: -

The proposed development is divided into three categories, namely 1. Film production (i.e. Business Services), 2. Canteen and 3. Dormitories Building. The design population for film production usage is calculated based on total GFA which is assumed to accommodate about 790 persons, while the canteen will have 10 staffs. The proposed elite's dormitory and workshop would provide 150 beds (i.e. assumed to accommodate 150 persons).

#### **4.1 Traffic Aspect**

A Traffic Impact Assessment ("TIA") (**Appendix 3** refers) has been carried out to assess the potential traffic impact associated with the proposed Film Production Park. It is expected to generate an additional two-way traffic of 67 pcu/hr and 55 pcu/hr during the AM and PM peak hour, respectively. The traffic generation is considered minimal and therefore, is not anticipated to include significant adverse traffic impact to the local road network. Nevertheless, the development traffic is distributed onto the local road network for junction capacity assessment.

From the TIA, the results show that the concerned junction and road link will operate with capacity in both reference and design scenario in 2029 (i.e. 3 years after the completion of the proposed Film Production Park).



In this connection, the proposed Film Production Park will not induce significant adverse traffic impact to the road network.

#### **4.2 Visual Aspect**

Careful consideration has been given to the building height and scale of this new redevelopment to ensure it becomes an unobtrusive addition that harmonizes the natural environment setting and enhances the area's visual appeal with the least disruption.

The proposed redevelopment has been separated and grouped as individual main function areas in order to avoid any bulky appearance and obstruction of views from the public roads and the immediate surroundings. This design has thoughtfully allowed the new development to blend seamlessly with the existing natural topography and the existing skyline. The scale of the buildings has intentionally been kept modest with suitable elevational treatment and use of materials, incorporating green open spaces within the master plan. By avoiding a bulky structure and maintaining a harmonious scale in relation to its surroundings, the visual impact of the development remains minimal. The inclusion of the central open spaces further contributes to this integration, creating a well-balanced and inviting environment for the elites of the industry and the general public.

##### Visual Impact Assessment

Photomontages at 2 key public viewing points (Viewpoint A and B) are prepared. (**Appendix 2 – item 4 & 5** refers).

Viewpoint A is a View at street level from Ying Yip Road (+20.8 mPD) towards the Site, representing views from the pedestrians and vehicular travellers along Ying Yip Road. The proposed development is visible from Viewpoint A. The proposed development consists of 4 buildings blocks. The tallest building (Post-production and Creative Hub) is positioned furthest away from the road to minimizes the visual impact.

Viewpoint B is a View at street level from Ying Yip Road (+38.8 mPD) towards the Site, at the entry point to the Site of proposed Film Production Park. There is minimal visible change between existing condition and proposed development in Viewpoint B as most of the buildings are blocked by the extensive vegetation in the surrounding government land.

With the conforming building height of +70mPD and the carefully thought-out building disposition, the proposed low density Film Production Park will stand harmoniously amongst the context and continue to respect the planned building height profile with the surrounding neighborhood.

In this connection, the proposed Film Production Park will not induce significant adverse visual impact.

#### **4.3 Traffic and Fixed Noise**

A Noise Impact Assessment (“NIA”) has been conducted to address the potential traffic noise impact upon the Elite’s Workshops cum Dormitories Building and the potential noise impact due to the operation of the project to the surrounding NSRs. (**Appendix 4** refers).

##### Road Traffic Noise

The Elite’s Workshops cum Dormitories Building, Post-production and Creativity Hub Building and Film Studios would be air-conditioned and would not rely on openable windows for ventilation. The predicted noise levels at the Elite’s Workshops cum Dormitories Building would comply with the 70 dB(A) noise criterion as listed in HKPSG for dormitory. Therefore, no insurmountable traffic noise impact is anticipated.

##### Fixed Noise

According to the desktop study and site survey conducted in July 2023, there is no potential fixed noise sources identified within the 300m assessment area measured from the site boundary of the Subject Site. Therefore, the noise sensitive receivers of the Proposed Development will not be subject to unacceptable fixed noise source impact.

The planned fixed noise sources for the proposed development will be located and designed to comply with the fixed noise source standards stipulated in the HKPSG. In case of potential noisy activities to be conducted within the proposed development including the outdoor filming area, the project proponent will implement proper noise mitigation measures where necessary to ensure compliance with the relevant requirements, legislation and standards.

In this connection, the proposed Film Production Park will not induce significant adverse noise impact.

#### **4.4 Sewerage Aspect**

A Sewerage Impact Assessment (“SIA”) has been conducted to address the potential sewerage impact due to the proposed Film Production Park. (**Appendix 5** refers). The Application Site is bounded by road carriageways. Ying Yip Road and two access roads are aligned on the west and north, Hang Hau Road on southeast side and Yue On Lane on the south.

Based on the sewage generation rate estimated from the proposed Film Production Park, the estimated peak sewage generation from the Proposed Development is about 11.3 litre/sec. It is proposed to construct a rising main to the north of the Application Site. The design of the proposed rising main shall be discussed and submitted to EPD, DSD and CEDD for the agreement in the detailed design stage.

Based on the calculations, the capacity of the existing sewerage system is sufficient to cater for the sewage generated from the proposed Film Production Park. No upgrading work on the public sewers is required.

In this connection, the proposed Film Production Park will not induce significant adverse impact to the public sewerage system.

The sewerage impact assessment of the proposed development will be updated during detailed design stage and the connection from the proposed development maybe revised when the design information of the new sewer is available.

#### **4.5 Landscape Aspect**

According to the tree survey, there are a total of 29 nos. of trees (22 nos. of individual trees and 7 nos. in tree group of common species) identified within the Site. Based on the reviewed tree photographic record and assessment schedule, all the existing trees are considered not suitable to be retained, due to their poor tree form, poor structural conditions or other tree defects observed. (**Appendix 2 – item 8 to 12** refers)

In the Landscape Proposal, a total of 29 nos. of new tree will be planted to compensate the tree loss with not less than the ratio of 1:1 in terms of quantity. The site coverage of greenery in the proposed landscape master plan is about 30%. (**Appendix 2 – item 6 & 7** refers)

In this connection, the proposed Film Production Park (with the proposed tree compensation) will not induce significant adverse landscape impact.

#### **4.6 Geotechnical Consideration**

Feature Nos. 12NW-C/C75, 12NW-C/F49, 12NW-C/F205 & 12NW-C/FR133 lie wholly or partly within site. Visual inspection on the captioned features was carried out on site recently. No sign of seepage and immediate danger were observed during the visual inspection. These features will be treated, designed and strengthened in conjunction with the site formation and building structure design all in accordance with the pertinent engineering regulations and guidelines in accordance with necessary geotechnical requirements.

In this connection, the proposed Film Production Park will not induce significant geotechnical impact.

## **5. PLANNING JUSTIFICATIONS**

### **5.1 Vision and Contribution to Film Industry**

#### **5.1.1 Vision**

The redevelopment plan aims to establish a renowned digital film industry base called the Film Production Park. The park will focus on digital film shooting as the primary activity, supported by post-production services. The goal is to create an integrated film industry hub that encompasses film creation, shooting, distribution, and trading functions. It will provide a comprehensive system for innovation and entrepreneurship in the film industry, attract 50-70 renowned film scriptwriters, directors, actors, and high-end technical production talents to reside in the Film Production Park each year, and integrate into the global film industry chain.

The Film Production Park will serve as an international export base for digital film production and processing services, a research and development center for digital film technology software and hardware, a training hub for digital film talents, a gathering and incubation space for the high-end digital film industry, and a center for digital film cultural exchange and copyright trading.

#### **5.1.2 Contribution to Film Industry**

The Film Production Park gives full play to the advantages of Hong Kong's film and television talents, vigorously develops the film and television industry with Hong Kong characteristics, attracts and integrates global high-end film professionals, promotes the film and television cooperation in the Guangdong-Hong Kong-Macao Greater Bay Area, expands the mainland and overseas film markets based in Hong Kong, supports Hong Kong to become a film and television industry hub, and revitalizes Hong Kong's film industry.

Within 3-5 years after the completion of the Film Production Park, with the goal of expanding the Mainland and overseas film markets, it will strive to build an internationalized export base for digital film production and processing services, a base for the research and development of digital film technology software and hardware, a base for the practical training of digital film talents, a base for the aggregation and incubation of the high-end digital film industry as well as a center for digital film cultural exchanges and copyright trading.

The Film Production Park builds an innovation and entrepreneurship platform for Hong Kong's young film talents, fulfills the dreams of young filmmakers with entrepreneurship and employment, and at the same time reserves power for the film industry.

### **5.2 Need for the Redevelopment due to Existing Condition**

The site has been developed and functioned as a film studio since 1958 yet the standard of the building and equipment could not match with the film production standards nowadays.

With the revitalization of the site, the redevelopment proposal strive to create a new creativity hub which combines film shooting, post production, publication and trading, for elites of the local and international Film industry.

The existing staff quarters primarily caters to current employees of Sil-Metropole Organization Ltd. On the other hand, the Elites' Workshop cum Dormitories Building is designed to accommodate well-known directors, screenwriters, film and television shooting crews, film and television post-production teams, film and television pre-production planners, film and television companies, performers, and other related personnel in the film and television industry. We promise not to rent or sell to the public.

The existing staff quarters serves as a regular residence that was constructed early with low construction standards. It suffers from, incomplete supporting facilities, and aging infrastructure. In contrast, the Elites' Workshop cum Dormitories Building proposes the construction of a small serviced apartment complex. The apartments will be equipped with studios and bedrooms, providing both accommodation and workspaces. The Elites' Workshop cum Dormitories Building will include ancillary facilities such as canteen and supporting facilities to cater to the needs of film and television personnel.

### **5.3 Significant Urban Design Merits of the Proposed Film Production Park**

The new development with careful consideration of building height and scale ensures it becomes an unobtrusive addition which does not cause any significant disruption and negative impact to its surroundings.

The proposed development avoids bulky appearance and obstruction of views from roads and the immediate surroundings. This thoughtful design allows the new development to seamlessly blend into the existing skyline. The building's scale is intentionally kept modest, incorporating green open spaces within the planning layout.

By avoiding a bulky structure and maintaining a harmonious scale in relation to its surroundings, the visual impact of the development remains minimal. The inclusion of the centered open spaces further contributes to this integration, creating a balanced and inviting environment.

With careful consideration in spatial relationship between the proposed development and its surrounding context/existing and planned developments, in terms of the building height, development scale, form, massing, disposition of blocks, etc, the project would bring significant merit to the urban development.

#### **5.4 No Insurmountable Technical Impact**

The proposed Film Production Park is not large in scale. The results of the various technical assessments (as detailed in Section 4 of this Report) have revealed that there would not be any adverse impact pertaining to traffic, noise, sewerage, visual, landscape and geotechnical aspects associated with the proposed Film Production Park.

#### **5.5 Public Use**

The Film Studios & Post Production Building will be provided with small film exhibition halls and movie rooms, which will be opened to the general public to popularize film education.

The Owner will also make use of the idling periods to provide 1-2 studios free of charge to support college students in filming and creation to addresses the shortage of studio rental spaces for college students majoring in film and advertising. Various social activities to benefit the public will also be held from time to time to give the HK people good opportunities to enjoy different types of movies, to organize seminars, such as film poster exhibitions, costume and prop exhibitions, and film reel exhibitions, to provide a platform for film enthusiasts to exchange ideas and foster discussions on film art.

Young generation and professionals who are passionate at the film making industry will be invited to give lectures on movie production and alike which can organically integrate movie education aspects with literature, teaching and research. Through knowledge sharing in various formats such as general introduction, practical experience and scene visits, it will enrich the younger generation's vision as well as cultivating their film and cultural knowledge, and to give full play to train students the correct ideological concept with a positive attitude towards life.

## **6. CONCLUSION AND SUMMARY**

6.1 The intention and merits of the redevelopment proposal are summarised as follows:

- (a) The Proposed Film Production Park as illustrated in the MLP pays due respect to the strategic location and strive to integrate film creation, filming, production, distribution, trading and other function as a whole.
- (b) The redevelopment proposal involves the revitalisation of the site and transformation of the existing substandard Film Production Park into an International Film Production Park.
- (c) The redevelopment proposal is to promote film production and cultivate creativity which is in-line with the international trend of the creative and filming industry which also optimizes the utilization of scarce land resources.
- (d) Extra effort has been made by the Project Proponent to ensure that the design layout is appropriate to the prime location and setting of the Site and be congruous and in harmony with the neighbourhood.
- (e) The proposed design and layout would cope with the site characteristics and surrounding context, while minimizing the impact to the surrounding.
- (f) In urban design terms, the design of the Proposed Film Production Park has taken into account the strategic location of the Site. Significant urban design merits have been incorporated into the proposed Development Scheme.
- (g) The proposed Film Production Park is not large in scale. The results of various technical assessments have revealed that there would not be any adverse impact pertaining to traffic, noise, sewerage, visual and landscape aspects associated with the proposed Film Production Park.

**Redevelopment Proposal of Comprehensive Development Area zone at  
Area 92 Clear Water Bay, Sai Kung for  
Film Production Park development**

**Redevelopment Proposal - Appendix 1**

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**Development Parameters**



## Development Parameters of the proposed Redevelopment at Area 92 of Tseung Kwan O

Development Parameters	Indicative Development Scheme				
	Lot 368			Lot 371	Film studio and related uses in Area 92
	Film Studios	Post-production and Creativity Hub Building	Elites' Workshops cum Dormitories Building		
Site Area (about)	17,094 m <sup>2</sup>			5,574 m <sup>2</sup>	42,700m <sup>2</sup> *
Plot Ratio	1.2			0.504	0.546
Site Coverage	1,330 m <sup>2</sup>	2,498 m <sup>2</sup> (including 150 m <sup>2</sup> of covered driveway for carports)	1,300 m <sup>2</sup>	935.8 m <sup>2</sup>	6064 m <sup>2</sup>
	Sub-total: 5,128 m <sup>2</sup> (not exceeding 30%)			(not exceeding 23%)	
Gross Floor Area (about) ^	1,300 m <sup>2</sup>	12,072.8 m <sup>2</sup>	7,140 m <sup>2</sup>	2807.3 m <sup>2</sup>	23320.1 m <sup>2</sup>
	Sub-total: 20512.8 m <sup>2</sup>				
Including:					
<b>1. Essential Facilities</b>					14,362.8 m <sup>2</sup>
1.1. Film studio	1,300 m <sup>2</sup>	1,050 m <sup>2</sup>	-	-	
1.2. Film and movie workshops, media centre and post-production studios	-	7,600 m <sup>2</sup>	-	-	
1.3. Elites' Workshop & Film Production Office	-	3422.8 m <sup>2</sup>	990 m <sup>2</sup>	-	
<b>2. Ancillary Facilities</b>					6,150 m <sup>2</sup>
2.1. Dormitories	-	-	5,950 m <sup>2</sup>	-	
2.2. Canteen	-	-	200 m <sup>2</sup>	-	
<b>3. Staff quarters (Existing)</b>	-	-	-	2807.3 m <sup>2</sup>	2807.3 m <sup>2</sup>

Development Parameters	Indicative Development Scheme				
	Lot 368			Lot 371	Film studio and related uses in Area 92
	Film Studios	Post-production and Creativity Hub Building	Elites' Workshops cum Dormitories Building		
No. of Blocks	2	1	1	5	9
BH	+50 mPD	+70 mPD	+50.5 mPD	+24.6 mPD	+24.6 to +70 mPD
No. of Storeys <sup>@</sup>	1	7 (including 1 level of carport)	7 (including 1 level of carport)	3	1 to 7 (including 1 level of carport)
Uses	- Film Studio: 24.5m Fl. to Fl. - Back of house facilities	- Carport (G/F): 4m Fl. to Fl. - Small film studios & post-production facilities (1/F): 14m Fl. to Fl. - Post-production and back of house facilities (2/F to 6/F): 5m Fl. to Fl.	- Carport (G/F): 4m Fl. to Fl. - Film Production Office and Canteen (1/F): 4m Fl. to Fl. - Elites' Workshops and Dormitories (2/F to 6/F): 3m Fl. to Fl.	- Staff quarters	Film Studio and related uses
No. of Workshops and Dormitories/Flats (about)	-	-	150	60	210
Design Population (about)	-	-	150	120	270
Greenery Coverage (about)	30%			N/A	N/A
Car Parking Spaces & Loading / Unloading (L/UL) Bays (Total)	143			15	158
Private Car Parking Space	120			15	135
Motorcycle Parking Space	12			0	12
L/UL Bays	11			0	11

Remarks:

\* Include Lots 368 and 371 in D.D. 224 as well as adjacent government land

^ Assume Gross Floor Area exemption/ non-accountable Gross Floor Area for provision of carport, covered driveway and electrical and mechanical facilities etc. subject to approval by the Building Authority at building plan submission stage.

<sup>@</sup> High headrooms and design for film studios to meet the single storey requirement are subject to approval by the Building Authority at building plan submission stage.

**Redevelopment Proposal of Comprehensive Development Area zone at  
Area 92 Clear Water Bay, Sai Kung for  
Film Production Park development**

**Redevelopment Proposal - Appendix 2**

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**Supplementary Drawings / Documents**

## Appendix 2

### Supplementary Drawings / Documents

<b><u>Item</u></b>	<b><u>Drawing / Document Title</u></b>	<b><u>Dwg No.</u></b>
1	Mission and Planning Concept	2-01
2	Master Layout Plan	2-03
3	Sections	2-04
4	Photomontages – Viewpoint “A”	2-05
5	Photomontages – Viewpoint “B”	2-06
6	Landscape Proposal - Combined	Figure 1.1
7	Landscape Proposal – Greenery Coverage	Figure 1.2
8	Tree Location Plan	Figure 2.1
9	Tree Recommendation Plan	Figure 2.2
10	Tree Assessment Schedule	/
11	Tree Survey	/
12	Greenery Improvement and Tree Pruning Proposal at Access Road Entrance	/

## PLANNING CONCEPT

Advanced by the digital production with post production as support, the proposed Film Production Park will strive to integrate film creation, filming, production, distribution, trading and other function as a whole. With the comprehensive innovation and entrepreneurship system of Film makers and integration of global film industry chain, it is assumed that the proposed Film Production Park will attract 50-70 well-known film screenwriters, directors, actors and high-end technical production talents to join the industry every year. The proposed Film Production Park is expected to be developed as not only the export base of production and processing service of International digital film, digital film technology software and hardware research center, training base of film producers, incubation base of high-end digital film industry, but also the cultural exchange center of digital film and copyright trading center.

1. With the basis of fully utilizing the original land, the proposal has fully implemented with required functions under a conservation arrangement while expressing the ecology and landscape design all under a well-coordinated system.
2. The proposed gross floor area (GFA) for the Film Production Park is calculated from the development restriction for Lot 368 under the existing land lease.

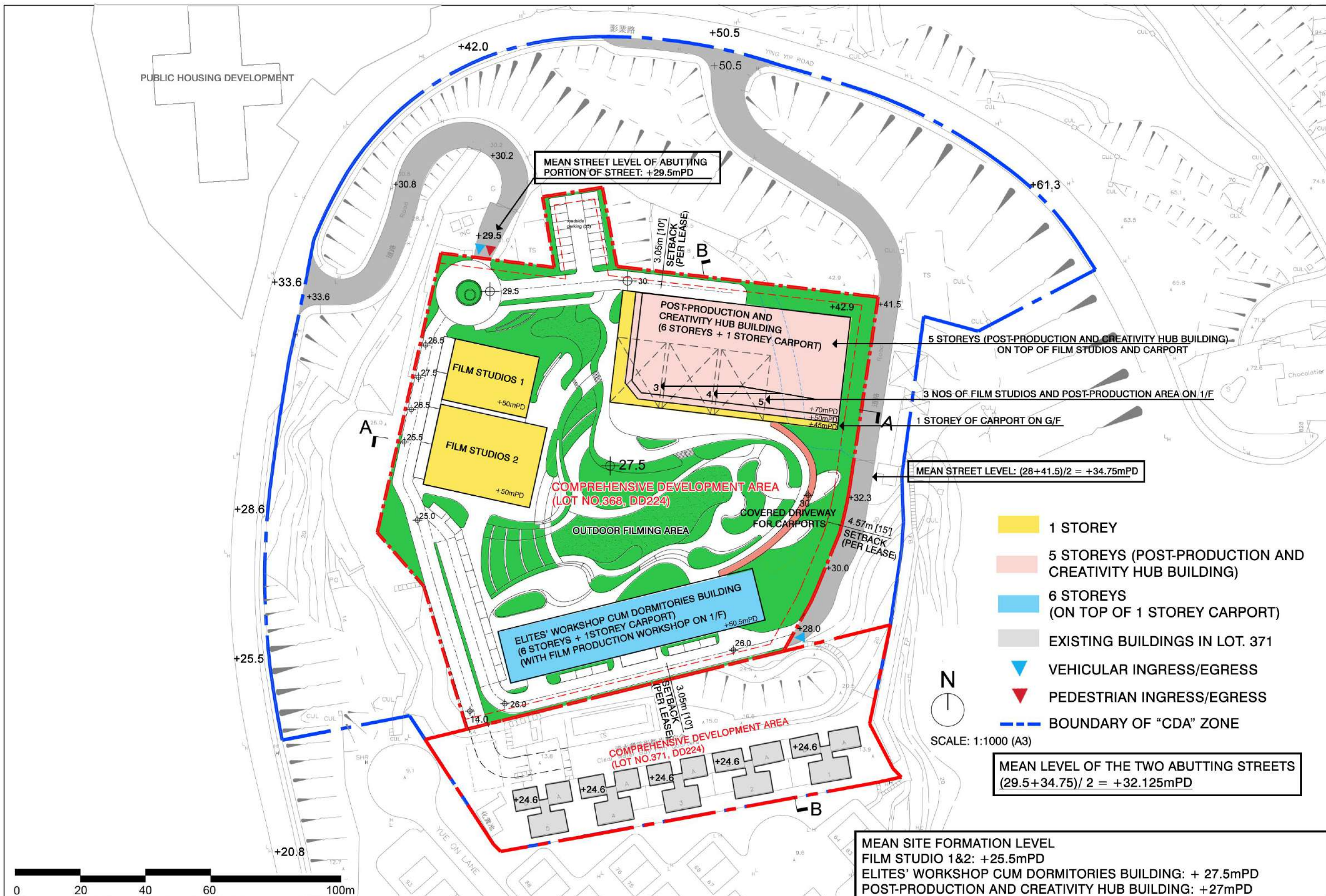
## 規劃理念

以數字電影拍攝為龍頭，以後期製作為支撐，着力打造集電影創作、拍攝、發行、交易等功能於一體，具備完善的電影人才創新創業體系，融入全球電影工業產業鏈的知名數字電影產業園區，每年吸引 50-70 位知名電影編劇、導演、演員和技術製作高端人才入駐產業園。

國際化的數字電影製作與加工服務出口園區、數字電影技術軟硬件研發園區、數字電影人才實訓園區、高端數字電影產業聚集孵化園區、數字電影文化交流與版權交易中心。

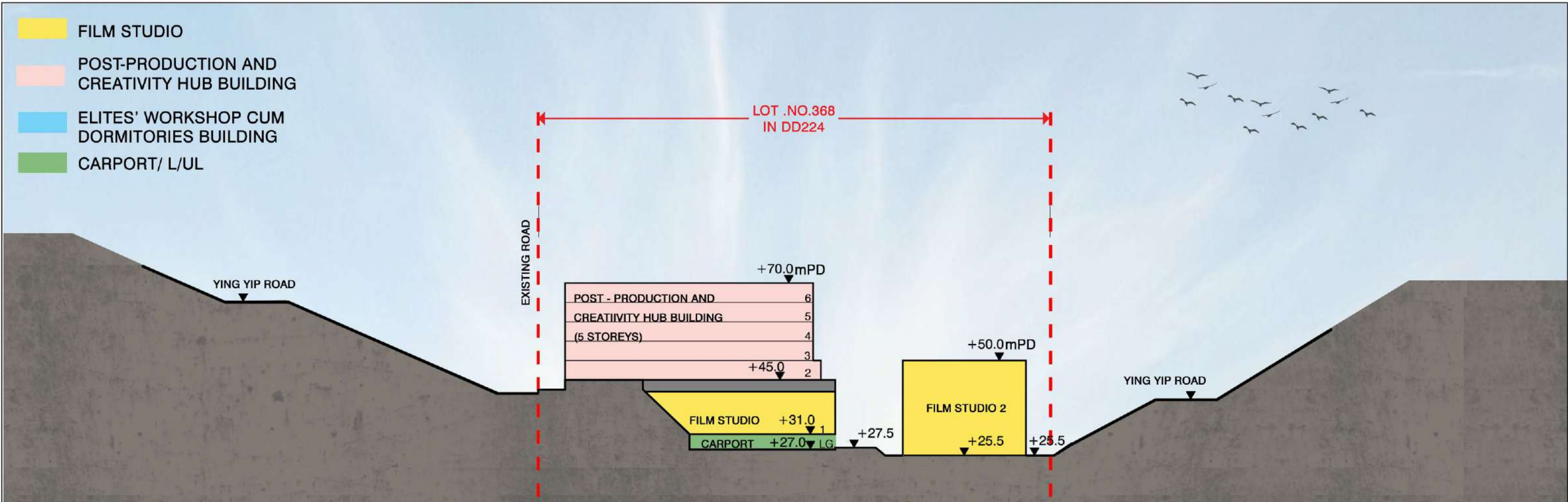
1. 按照科學布局、節約集約的原則，以生態化、景觀化為理念，在充分利用原有用地的基礎上，實施科學規劃布局和建設。
2. 電影產業園的擬議樓面面積是由第 368 號地段的現有土地契約的發展規限所計算出來。



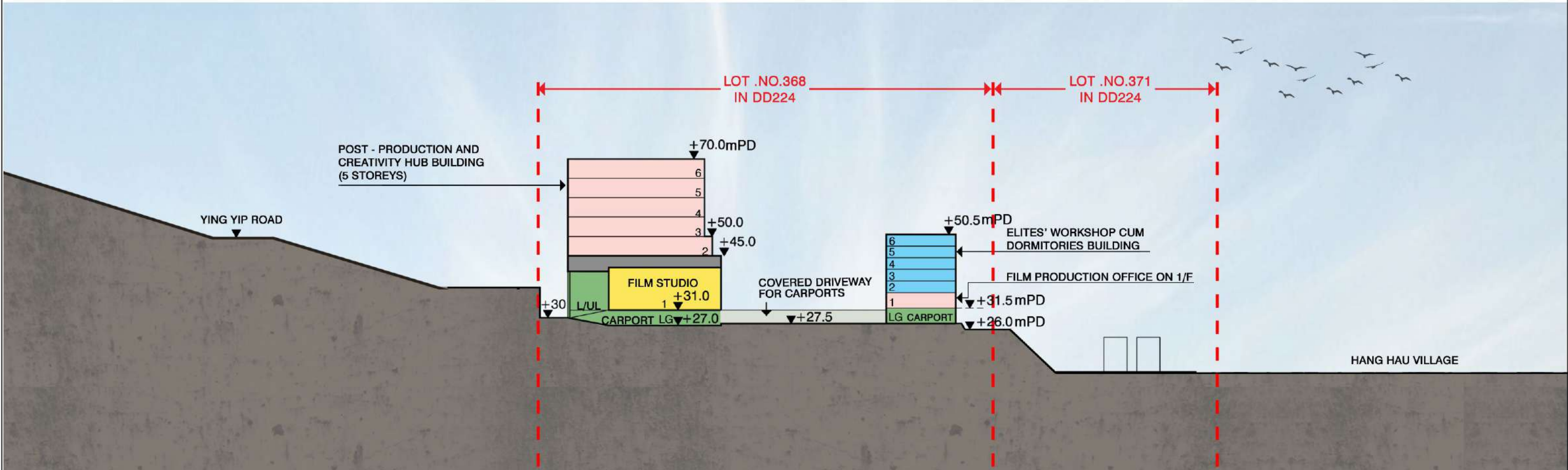




- FILM STUDIO
- POST-PRODUCTION AND CREATIVITY HUB BUILDING
- ELITES' WORKSHOP CUM DORMITORIES BUILDING
- CARPORT/ L/UL



PROPOSED SECTIONS AA'



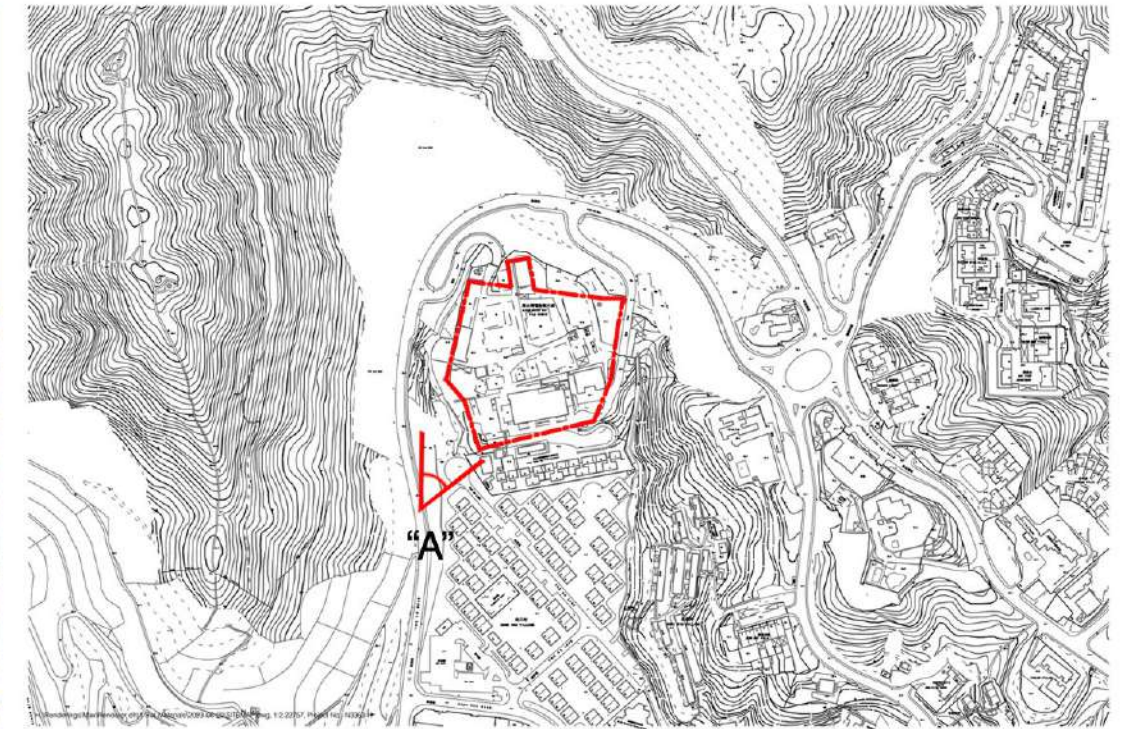
PROPOSED SECTIONS BB'



View at street level from Ying Yip Road (+20.8 mPD) towards the Site, representing views from the pedestrians and vehicular travellers along Ying Yip Road



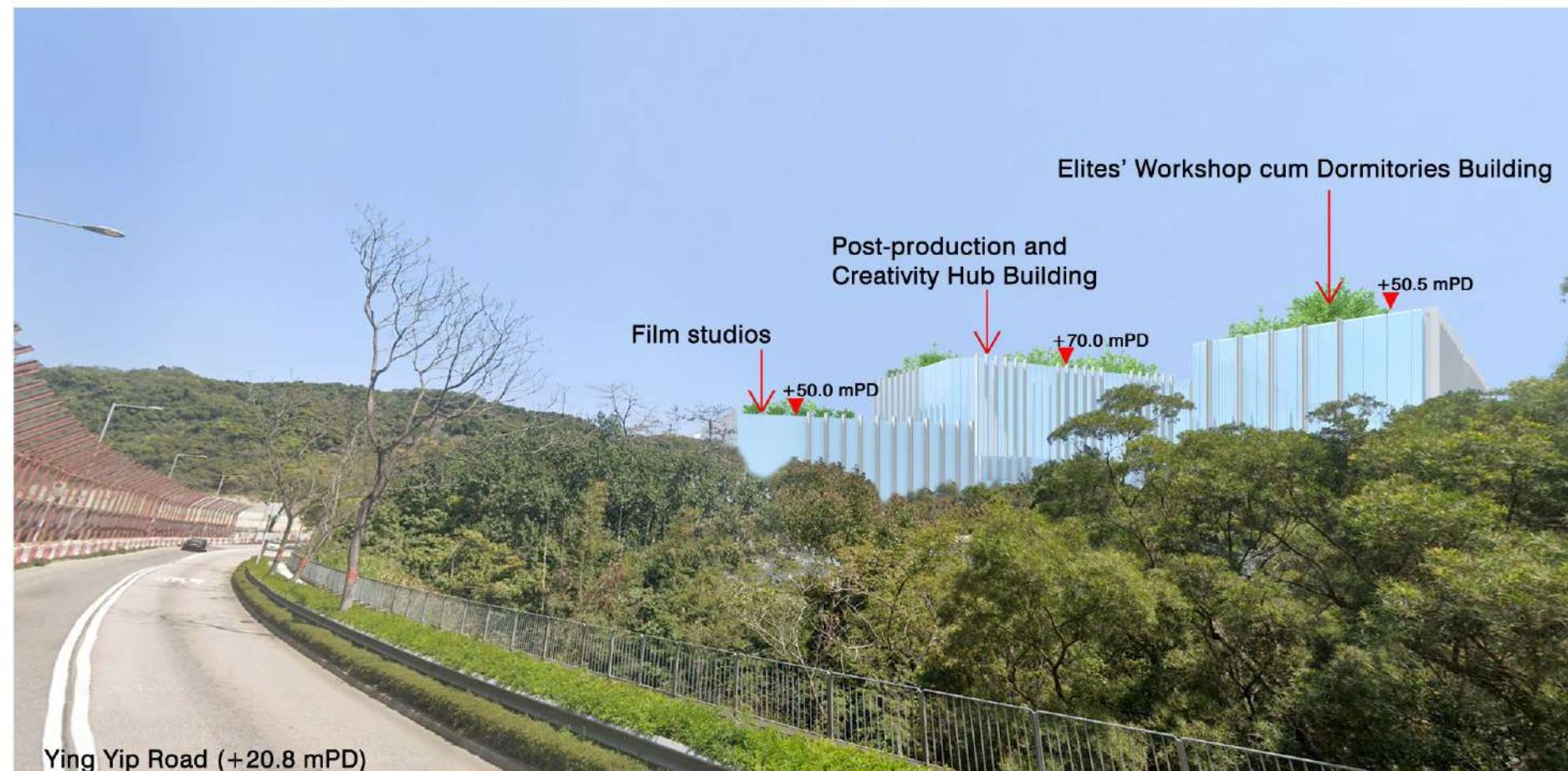
Existing Condition



## Key Plan

Viewpoint "A"

Viewpoint Elevation: + 20.8 mPD

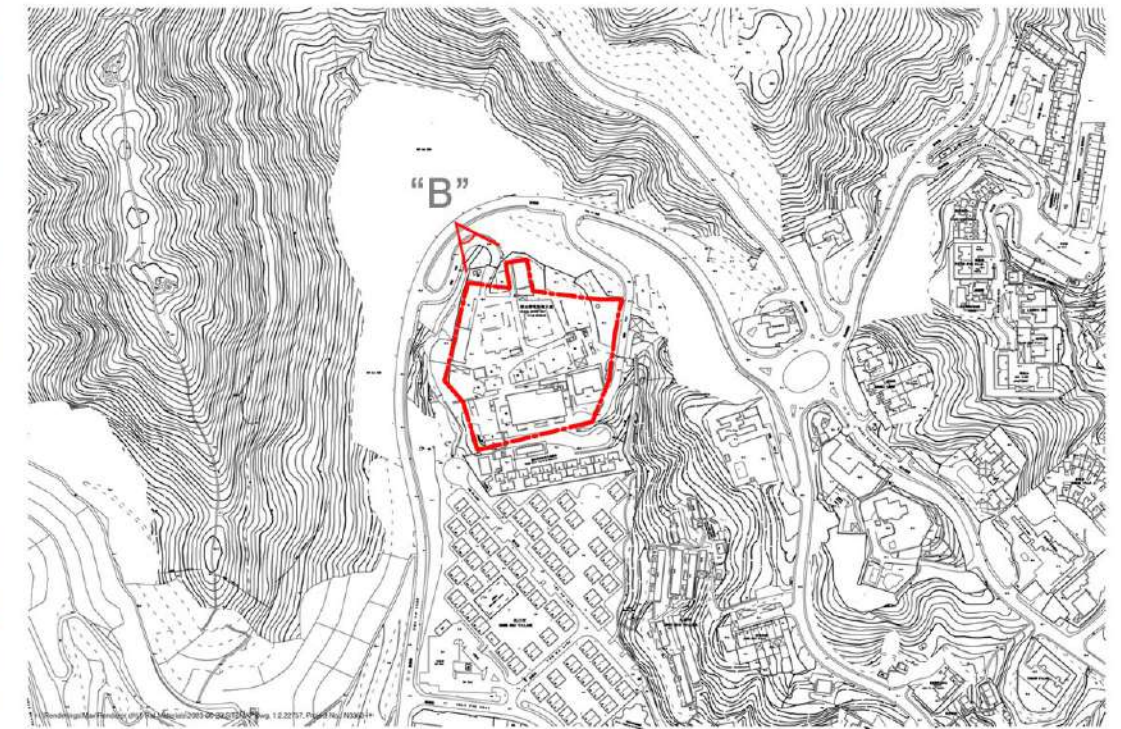




View at street level from Ying Yip Road (+38.8 mPD) towards the Site, at the proposed bus stop



Existing Condition



Key Plan  
Viewpoint "B"  
Viewpoint Elevation: + 38.8 mPD





- Legend**
- CDA BOUNDARY
  - BOUNDARY OF LOT 368
  - BOUNDARY OF LOT 371
  - Lawn
  - Shrub
  - New Tree Planting  
Total: 29 nos.
  - Paving
  - +16.00  
Proposed Level
  - Pedestrian  
Entrance/Exit
  - Vehicular  
Entrance/Exit

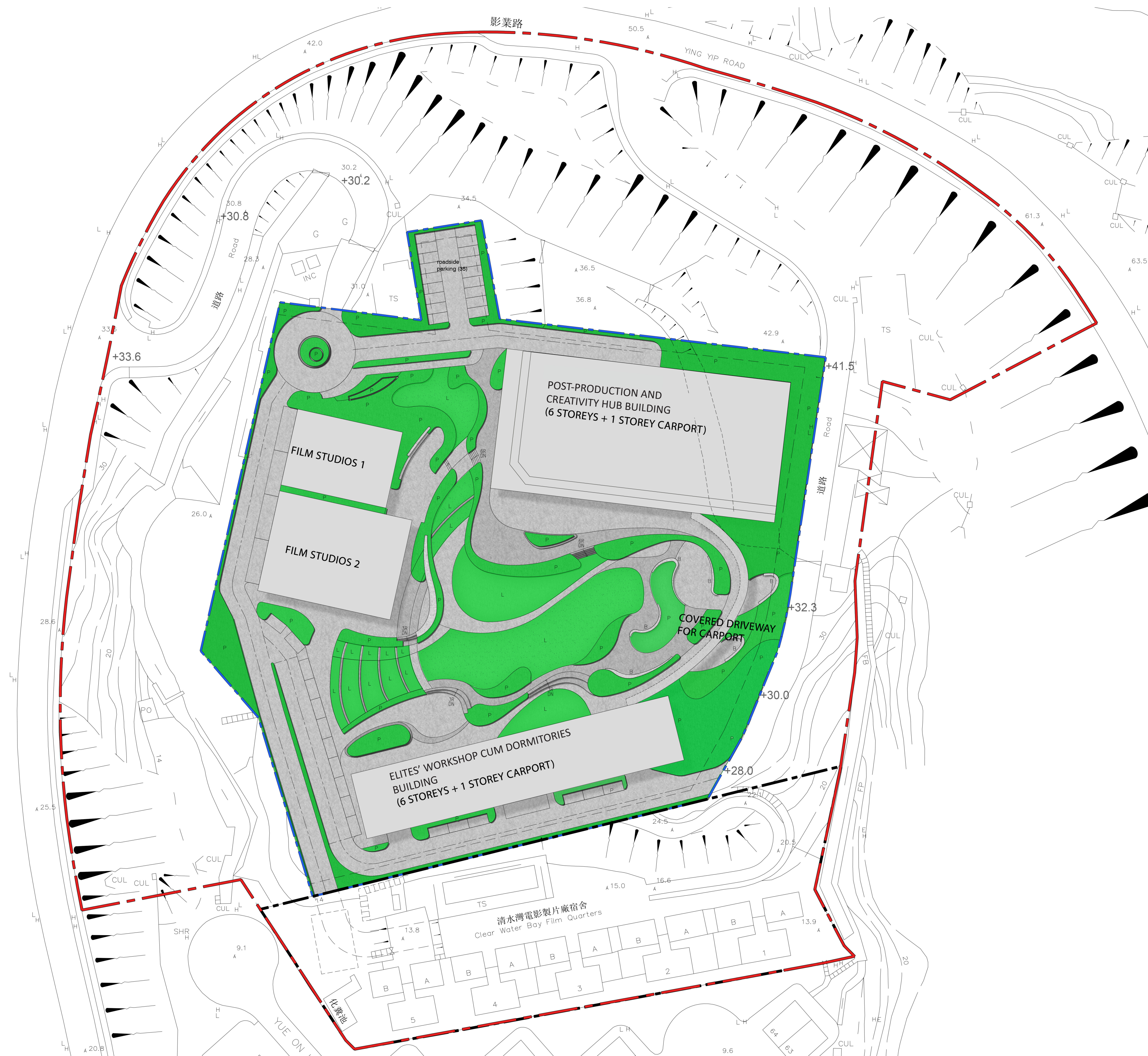
Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 at DD.224, Sai Kung  
Landscape Proposal – Combined

SCALE	A1 1:500 A3 1:1000	DATE	SEP 2023
CHECKED	ALL	DRAWN	TEAM
FIGURE NO.	Figure 1.1		REV B



ADI LIMITED  
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
TELEPHONE 2131 8630 FACSIMILE 2131 8609  
雅博奧頓國際設計有限公司  
總辦事處：香港上環文咸西街十八號銀谷銀行大廈十樓  
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九





- Legend**
- CDA BOUNDARY
  - BOUNDARY OF LOT 368
  - BOUNDARY OF LOT 371
  - UNCOVERED GREENERY AREA (PRIMARY ZONE)  
= 5341.386 m<sup>2</sup>
  - TOTAL GREENERY AREA  
= 5341.386 m<sup>2</sup>
  - SITE AREA OF LOT 368  
= 17020.6 m<sup>2</sup>
  - SITE COVERAGE OF GREENERY  
= 31.38%

0 1 2 40M

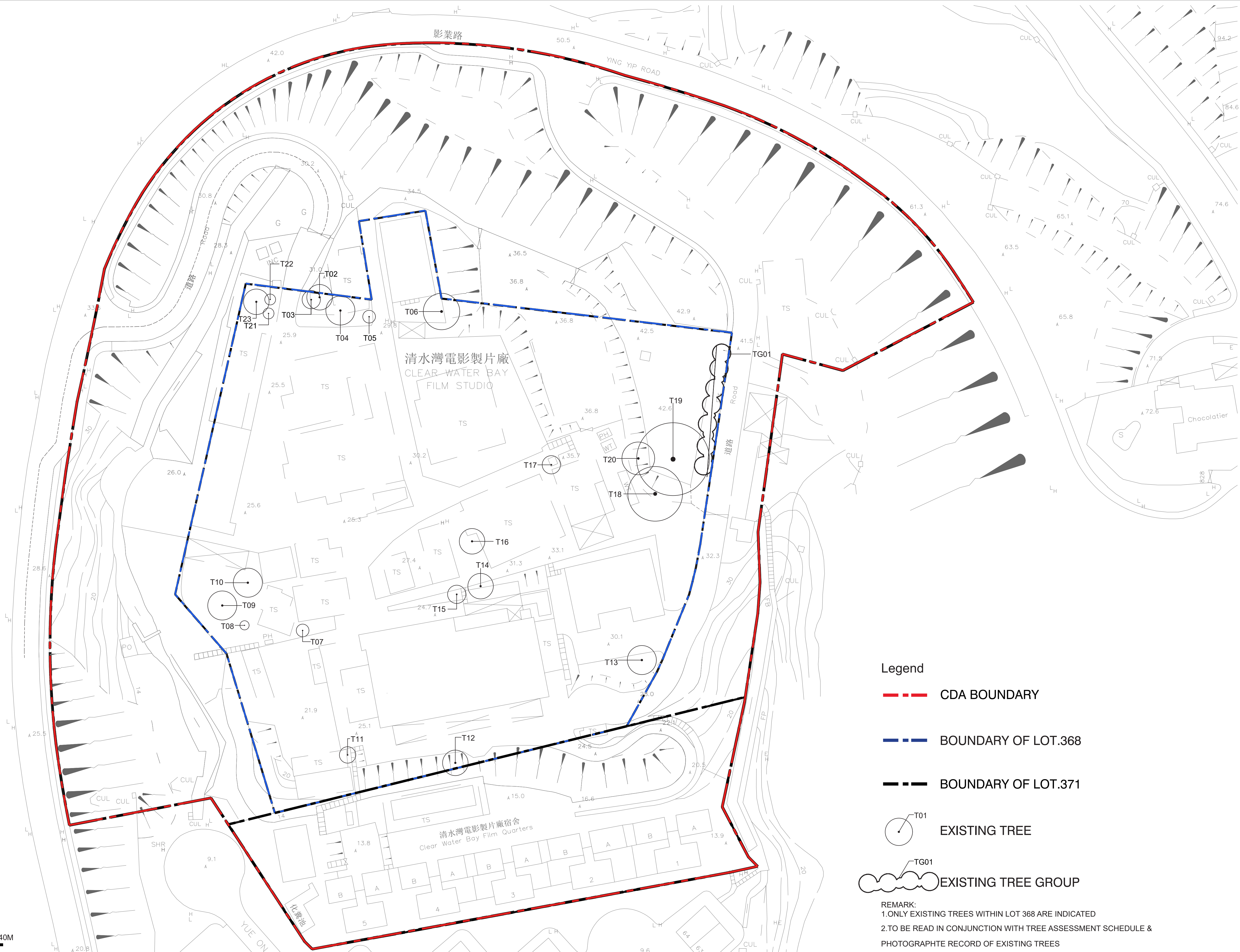
Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 at DD.224, Sai Kung  
Landscape Proposal – Greenery Coverage

SCALE	A1 1:500 A3 1:1000	DATE	SEP 2023
CHECKED	ALL	DRAWN	TEAM
FIGURE NO.	Figure 1.2		REV
			B



ADI LIMITED  
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
TELEPHONE 2131 8630 FACSIMILE 2131 8609  
雅博奧頓國際設計有限公司  
總辦事處：香港上環文咸西街十八號銀谷銀行大廈十樓  
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九






0 1 2 40M

#### Legend

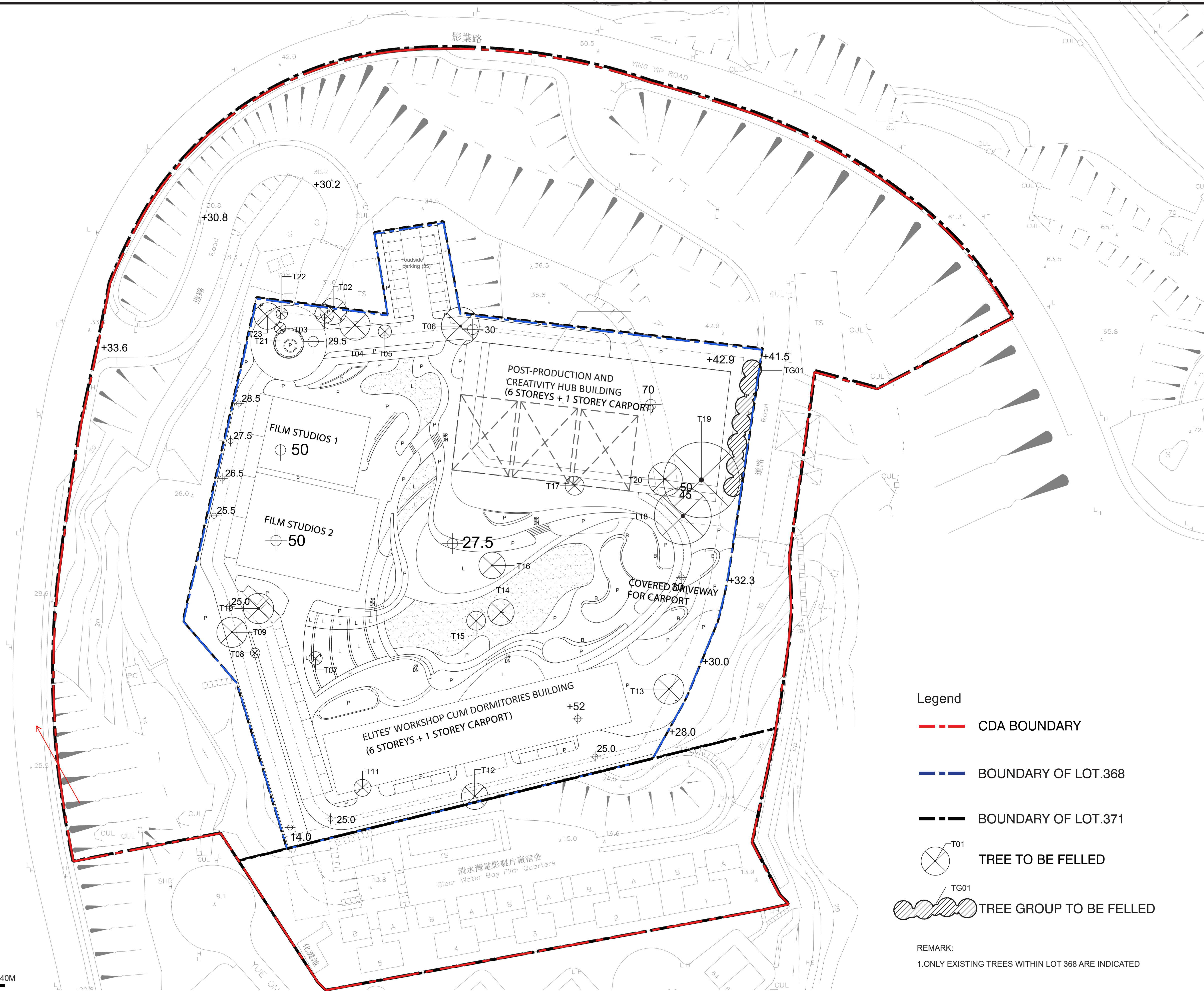
- CDA BOUNDARY
- BOUNDARY OF LOT.368
- BOUNDARY OF LOT.371
- T01 EXISTING TREE
- TG01 EXISTING TREE GROUP

REMARK:  
1. ONLY EXISTING TREES WITHIN LOT 368 ARE INDICATED  
2. TO BE READ IN CONJUNCTION WITH TREE ASSESSMENT SCHEDULE & PHOTOGRAPHIC RECORD OF EXISTING TREES

### Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 at DD.224, Sai Kung Tree Location Plan


SCALE	A1 1:500 A3 1:1000	DATE	JUN 2023	 <div>ADI LIMITED LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG TELEPHONE 2131 8630 FACSIMILE 2131 8609 雅博奧頓國際設計有限公司 總辦事處：香港上環文咸西街十八號銀谷銀行大廈十樓 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九</div>
CHECKED	ALL	DRAWN	TEAM	
FIGURE NO.	Figure 2.1			
			REV	
			-	





0 1 2 40M

Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 at DD.224, Sai Kung  
Tree Recommendation Plan

SCALE	A1 1:500 A3 1:1000	DATE	SEP 2023	 <div>ADI LIMITED LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING 10/F BANGKOK BANK BUILDING, 18 BONHAM STRAND WEST, HONG KONG TELEPHONE 2131 8630 FACSIMILE 2131 8609 雅博奧頓國際設計有限公司 總辦事處管理、城市規劃及設計、園藝建築顧問服務 香港上環文咸西街十八號銀谷銀行大廈十樓 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九</div>
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FIGURE NO.	Figure 2.2		REV	
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Proposed Redevelopment Proposal at CDA Site Area 92, Lot No. 368 at DD224, Sai Kung  
Tree Assessment Schedule

Tree No.	Botanical Name	Chinese Name	Tree Size			Tree Form			Health Condition				Structural Condition			Amenity Value			Anticipated Survival Rate after Transplanting			Top of soil level above root collar (mPD)	On Slope Area		Location		Proposed Treatment			Justification for Tree Felling	Remarks
			DBH (mm)	Height (m)	Spread (m)	G	F	P	G	F	P	D	G	F	P	H	M	L	H	M	L		Yes	No	Pink Area	Outside site	Retain	Trans	Fell		
T02	Bombax ceiba	木棉	250	10	7			1		1					1			1			1		1		1				Fell	b, c, g	Slightly bending trunk and growing on slope. Branching structure at tree top. Imbalanced crown. Crowded within tree group with crown and trunk wrapped with other trees.
T03	Celtis sinensis	朴樹	150	4	5			1		1					1			1			1		1		1				Fell	b, c, e, g	Multi-low branching stems and wide spreading crown merging into other tree trunk. Imbalanced crown.
T04	Bombax ceiba	木棉	400	15	8			1		1				1				1			1			1					Fell	b, c	Imbalanced crown and growing at raised planter. Growing close to adjacent building structure and tree base covered by concrete. Existing conduit laying close to tree base.
T05	Araucaria heterophylla	異葉南洋杉	420	15	3.5		1			1					1		1				1			1					Fell	b, c	Leaning trunk and growing at the edge of raised planter. The root is confined and covered by concrete plate.
T06	Syzygium samarangense	洋蒲桃	680	8	10			1		1					1			1			1			1					Fell	b, c, d	Serious leaning toward on the existng building roof. Epicormics at tree base and multi-stems tree. Dense branches growing at same point on trunk as improper pruned at trunk and growing up with epicormics. Bending trunks and branches. Imbalanced crown.
T07	Citrus maxima	柚子	150	4	3.5			1		1					1			1			1			1					Fell	b, c	Fruit tree. Serious leaning and bending trunk. Codominant trunks and growing on top of slope and close to building structure. Shotcreted slope shall confine the root spreading. Thin trunk supporting spread crown. Imbalanced crown.
T08	Carica papaya	木瓜	130	6	2.5			1		1				1				1			1		1		1				Fell	b, c, e, g	Fruit tree and very short lifespan to difficult to maintain in future. This fruit tree is mature and easily broken under inclement weather. Low life-crown ratio lower than 30%. Branching at middle of trunk.
T09	Acacia confusa	台灣相思	520	12	8			1			1				1			1			1		1		1				Fell	b, c, g	Invasive species and short lifespan. Heavy climber found on trunk and abnormal sparse foliage and dieback and dead branches and twigs found on crown. Imbalanced crown. Branching at single point.
T10	Dimocarpus longan	龍眼	450	11	8			1			1				1			1			1		1		1				Fell	b, c, g	Fruit tree and growing in dense tree group on slope. The crown is intercepted by adjacent building structure.
T11	Ficus microcarpa	細葉榕	120	3.5	4.5		1			1				1			1			1		1		1					Fell	b, g	Multi-low branching stems and growing on shotcreted slope. Aerial roots girdling on tree trunk. Climber growing on trunk. Uprooting and rootflare exposed.
T12	Ficus variegata	青果榕	360	8	7		1			1					1		1				1		1		1				Fell	b, c, g	Tree confined within tree pit on shotcreted slope. Leaning co-dominant trunks and forking branching structure. Exposed rootflare.
T13	Delonix regia	鳳凰木	350	8	8			1		1					1			1			1			1					Fell	b, c	Leaning trunk and imbalance crown. Pruned wound on branch tips. Bending trunk and branches. Cracks at tree base. Growing close to planter kerb.
T14	Delonix regia	鳳凰木	420	9	7			1			1				1			1			1		1		1				Fell	b, c, g	Imbalance and sparse crown, leaning trunk and hanging branches on path. Tree growing on steep slope and rootfare exposed and embedded into shotcreted slope. Dieback, dead wood and hanger found on crown. Fungi found at tree base. Climber wrapping on trunk.
T15	Litchi chinensis	荔枝	240	6	5		1			1				1			1			1		1		1					Fell	b, c, g	Fruit tree and growing raised tree pit on slope. The root confined within tree pit. Forking trunks.
T16	Litchi chinensis	荔枝	360	8	7			1		1					1			1			1			1					Fell	b, c, d	Fruit tree. Leaning main trunk with imbalanced crown and growing within tree pit confined the root spreading. Exposed rootflare. Tree crown intercepted with adjacent building structures. Epiphytes plants growing on trunk.
T17	Ficus hispida	對葉榕	150	4	5			1		1					1			1			1			1					Fell	b, c, d, e	Multi-low branching stems and growing on concrete plate. Growing at the structure toe wall and close to existing building structure. Leaning stems with imbalanced crown, pruned wound and broken stems found.
T18	Michelia x alba	白蘭	820	15	15		1			1					1		1				1		1		1				Fell	b, c, g	Mature tree growing on slope. Pruned wounds on trunks and branches. Scars found on trunk. Bending branch found on crown and growing horizontally. Climber growing on trunk.



Proposed Redevelopment Proposal at CDA Site Area 92, Lot No. 368 at DD224, Sai Kung  
Tree Assessment Schedule

Tree No.	Botanical Name	Chinese Name	Tree Size			Tree Form			Health Condition				Structural Condition			Amenity Value			Anticipated Survival Rate after Transplanting			Top of soil level above root collar (mPD)	On Slope Area		Location		Proposed Treatment			Justification for Tree Felling	Remarks
			DBH (mm)	Height (m)	Spread (m)	G	F	P	G	F	P	D	G	F	P	H	M	L	H	M	L		Yes	No	Pink Area	Outside site	Retain	Trans	Fell		
T19	Acacia confusa	台灣相思	1100	10	20		1				1			1				1			1		1		1				Fell	b, c, g	Mature tree growing on slope. Abnormal sparse crown. Climber wrapping on trunk. Dieback and dead woods found on crown. Exotic short lived species not recommended for transplanting.
T20	Celtis sinensis	朴樹	720	8	9			1			1				1			1			1		1		1				Fell	b, c, g	Tree growing on slope and leaning downward. Imbalance crown and sparse foliage on crown.
T21	Alangium chinense	八角楓	100	4	3			1		1					1			1			1		1		1				Fell	b, c, d, e, g	Serious leaning toward the site over 30 degree growing on slope and close to other trees. The crown is sparse and relatively heavy for thin trunk support.
T22	Carica papaya	木瓜	180	6	3		1			1				1				1			1		1		1				Fell	b, c, g	Fruit tree and very short lifespan to difficult to maintain in future. This fruit tree is mature and easily broken under inclement weather.
T23	Ficus variegata	青果榕	260	8	7		1			1					1		1				1		1		1				Fell	b, c, g	Low branching and multi-stems tree, included bark found at trunk, bending trunk.

Justification for Tree Felling

- aExisting dead tree to be felled.
- bRecommend to fell as the existing tree is in conflict with the proposed engineering, architectural and landscape design works.
- cRecommend to fell as the existing tree has an anticipated low survial rate if transplanted.
- dRecommend to fell as the existing tree has poor tree form, broken or damaged branch and trunk or in poor health condition as being attacked by fungi/insects.
- eRecommend to fell as the tree is close to other trees planted and growing in very stressful site condition.
- fRecommend to fell as the existing tree is undesirable species.
- gRecommend to fell as the tree is located on sloping ground with formation of balanced rootball for transplanting technically not feasible.

Top of Soil Level at the base of the Tree

It should be noted that this figure provides the existing soil level and that where these trees are to be retained in-situ the soil level will be maintained at the base of the tree and not cover the root collar.

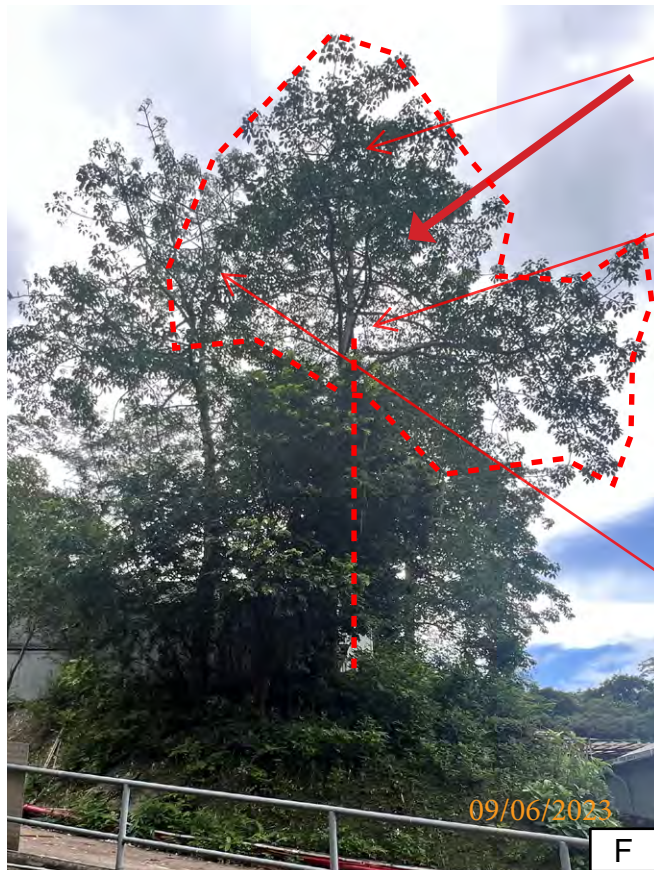
Tree Diameter Breast Height (DBH)

DBH of a tree refers to its trunk diameter at breast height (i.e. measured at 1,300mm above ground level)

No of trees to be retained	0
No of trees to be transplanted	0
No of trees to be felled	29 (22 individual trees + 7 nos. in tree group of common species)
Total trees on site	29

Tree surveyed by	Howard Pang (ISA ID: HK0520A)
Surveyed on	9/6/2023
To be read in conjunction with drawings:	Tree Location Plan and Tree Recommendation Plan - Figure 2.1 and 2.2





Branching structure at tree top

Imbalance crown and growing on top of slope crowded within tree group.

The tree crown is merged with other trees.

09/06/2023

F

T02 (Overall)



Slightly bending trunk

Bending branches

Tree trunk was wrapped with other tree.

09/06/2023

F

T02 (Trunk)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
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Sai Kung

Photographic Record of Tree Survey

SCALE	N.T.S.	DATE	JUNE 2023
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T03 (Overall)

Multi-low branching and growing on slope within crowded tree group.

Imbalance tree crown. The tree crown is merged with other tree trunk.



T03 (Overall)

R-Retain T-Transplant F-Fell D-Dead Tree

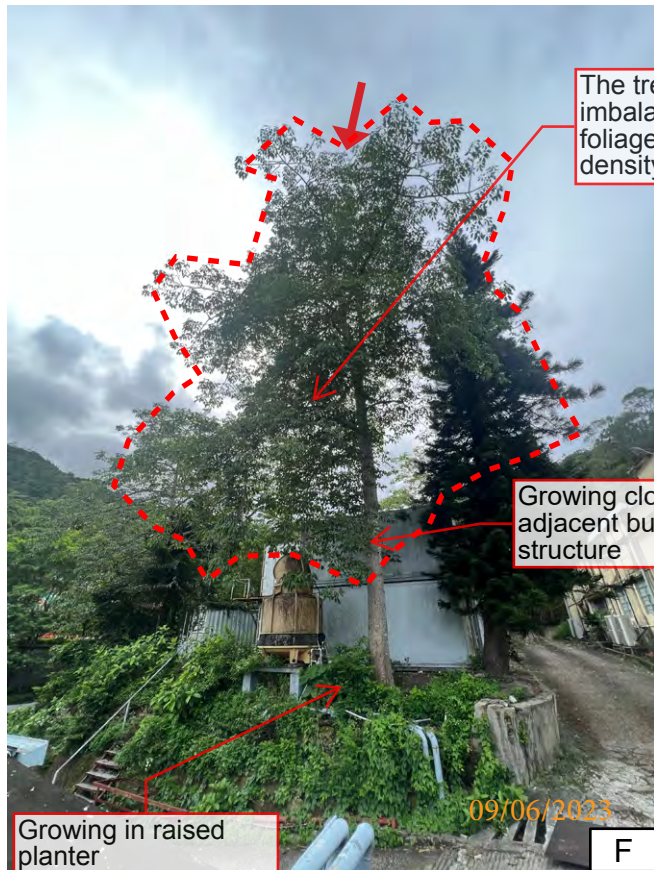
Proposed Redevelopment Proposal at CDA Site,  
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Sai Kung

Photographic Record of Tree Survey

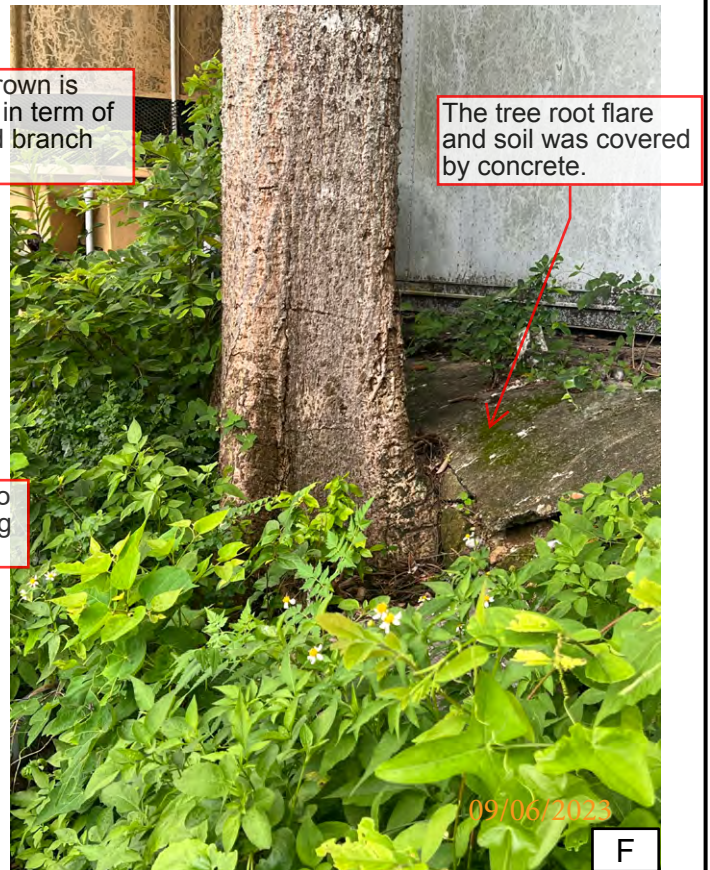
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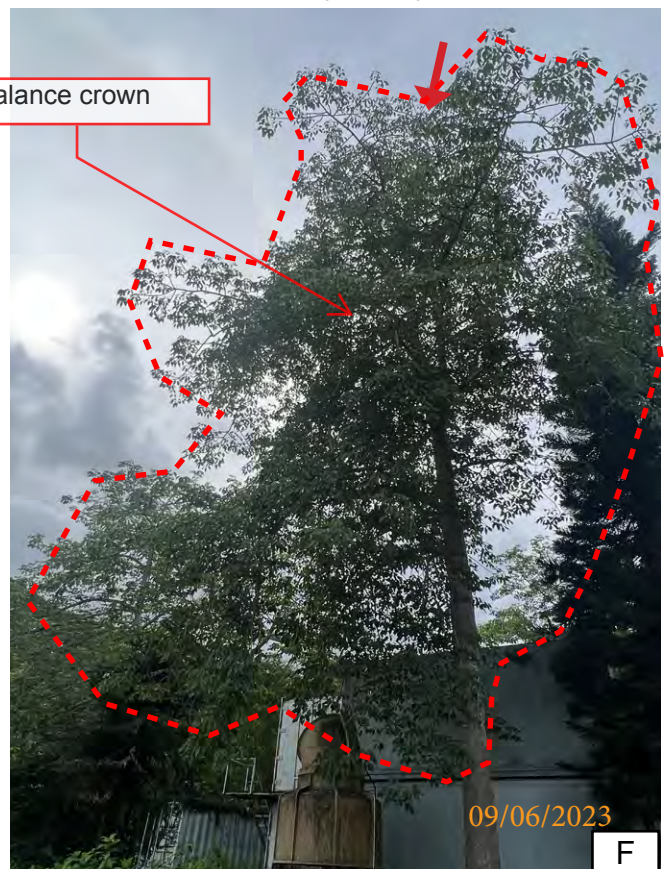
T04 (Overall)



T04 (Base)



T04 (Trunk)



T04 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
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T05 (Overall)



T05 (Base)



T05 (Trunk)



T05 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
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FIGURE NO.

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ADI





T06 (Overall)

Serious leaning trunk  
on roof of building  
and imbalance crown

Epicormics growing  
at tree base



T06 (Base)

Bending trunk and  
branches

Dense epicormics  
growing to branches  
on trunk at improper  
pruned wounds



T06 (Trunk)



T06 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
Area 92, Lot No. 368 at DD224,  
Sai Kung

Photographic Record of Tree Survey

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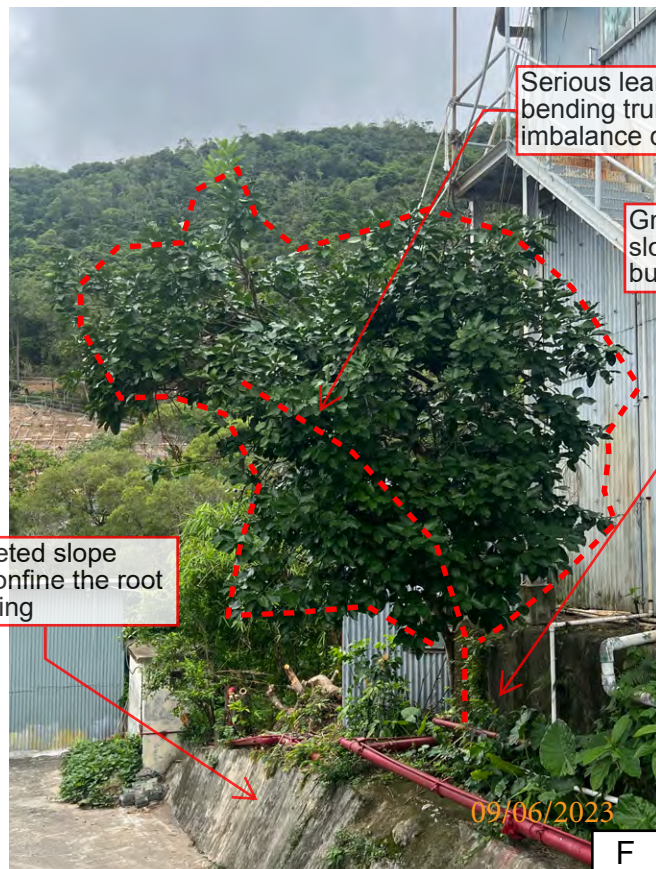
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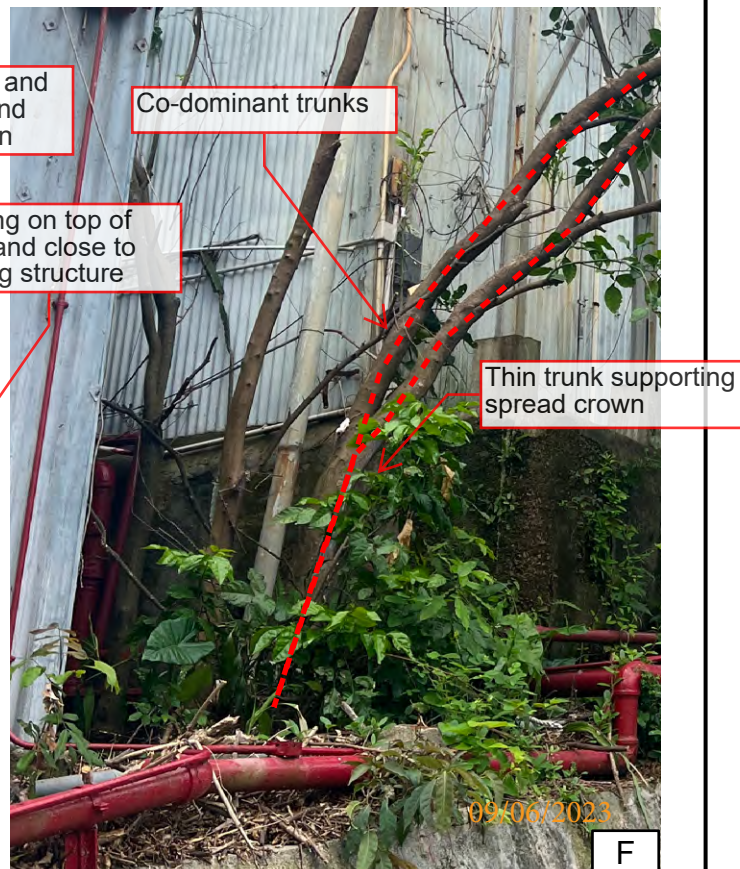
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ADI





T07 (Overall)



T07 (Base)



T07 (Trunk)



T07 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

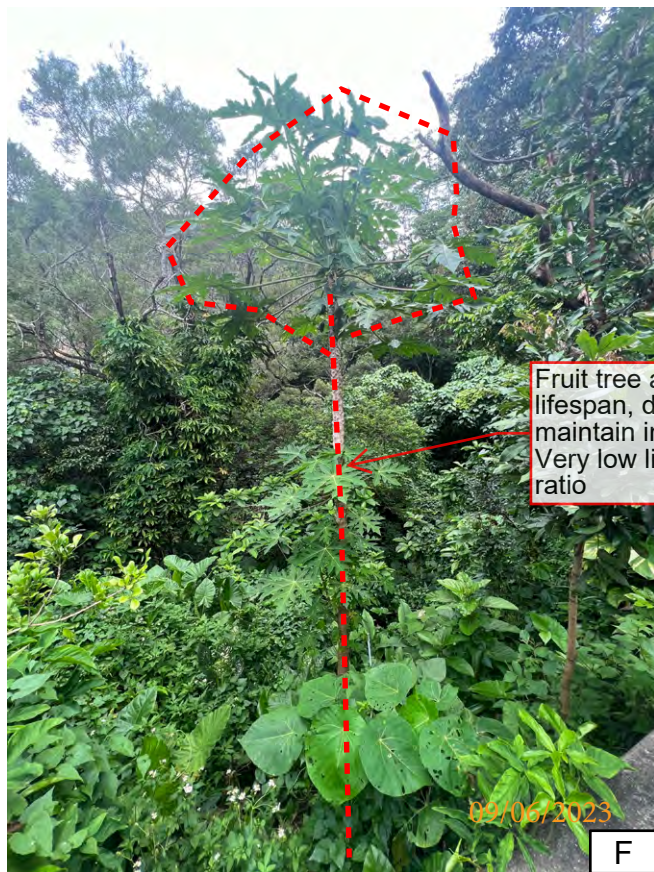
Proposed Redevelopment Proposal at CDA Site,  
Area 92, Lot No. 368 at DD224,  
Sai Kung

Photographic Record of Tree Survey

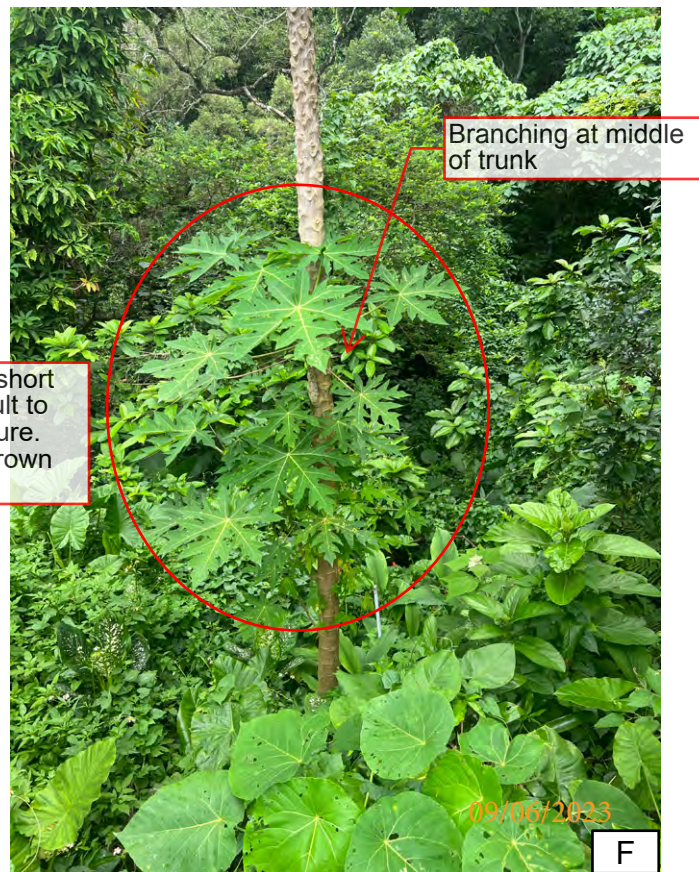
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T08 (Overall)



T08 (Base)



T08 (Trunk)



T08 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

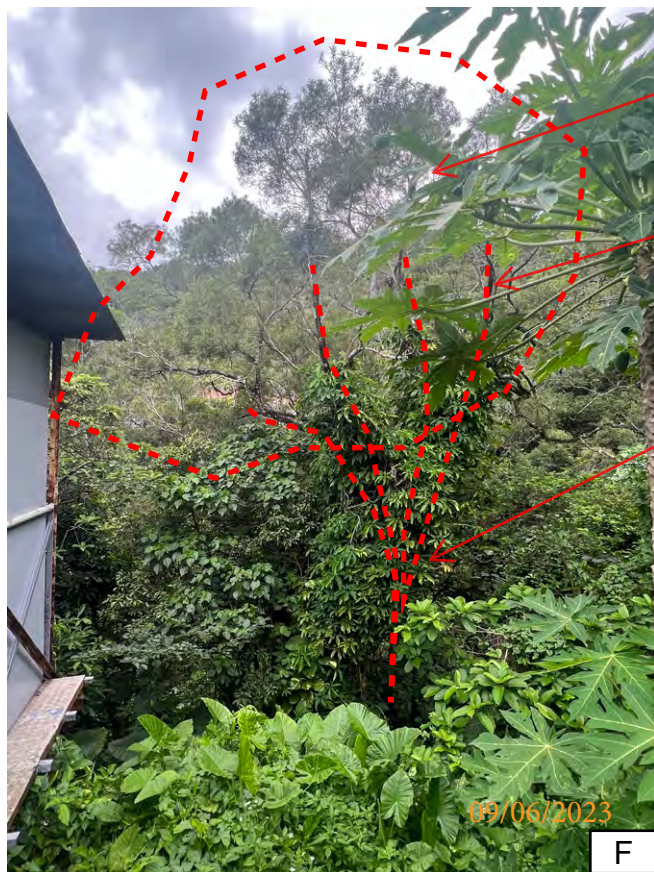
Proposed Redevelopment Proposal at CDA Site,  
Area 92, Lot No. 368 at DD224,  
Sai Kung

Photographic Record of Tree Survey

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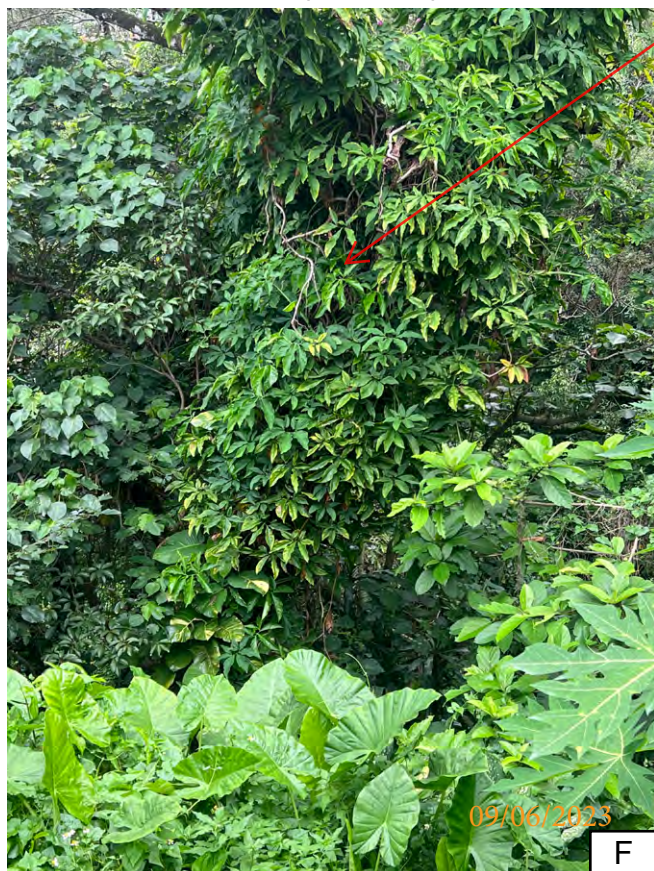


Sparse and imbalance crown

Dieback and dead branches and twigs found on crown

Branching at single point and climber growing fully covered the tree trunk in increase the loading on trunk.

T09 (Overall)



Heavy climber found on trunk.

T09 (Base & Trunk)



T09 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

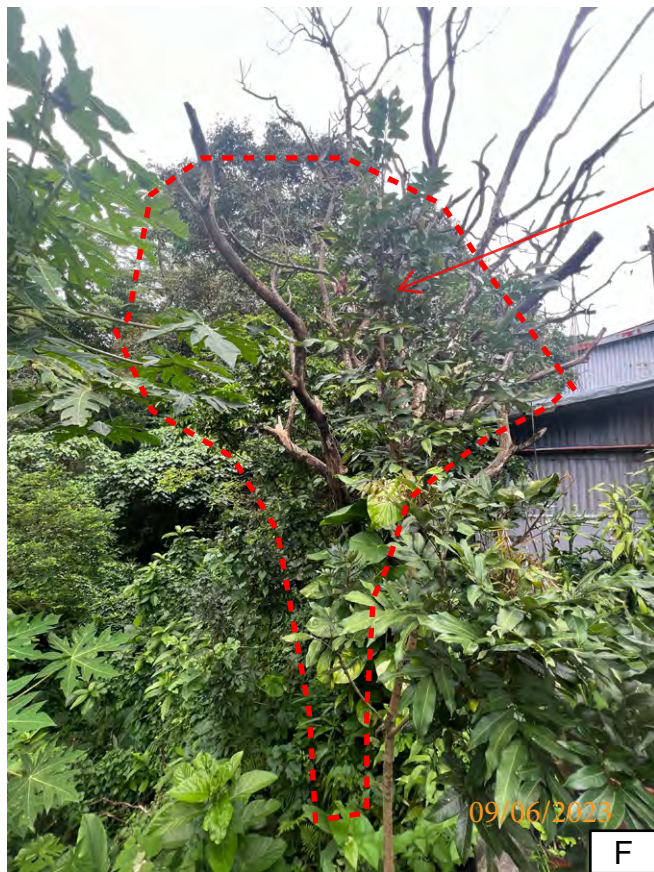
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Growing in crowded tree group on slope.

09/06/2023

F

T10 (Overall)



The tree crown was growing merged with existing temporary hut.

09/06/2023

F

T10 (Trunk)

R-Retain T-Transplant F-Fell D-Dead Tree

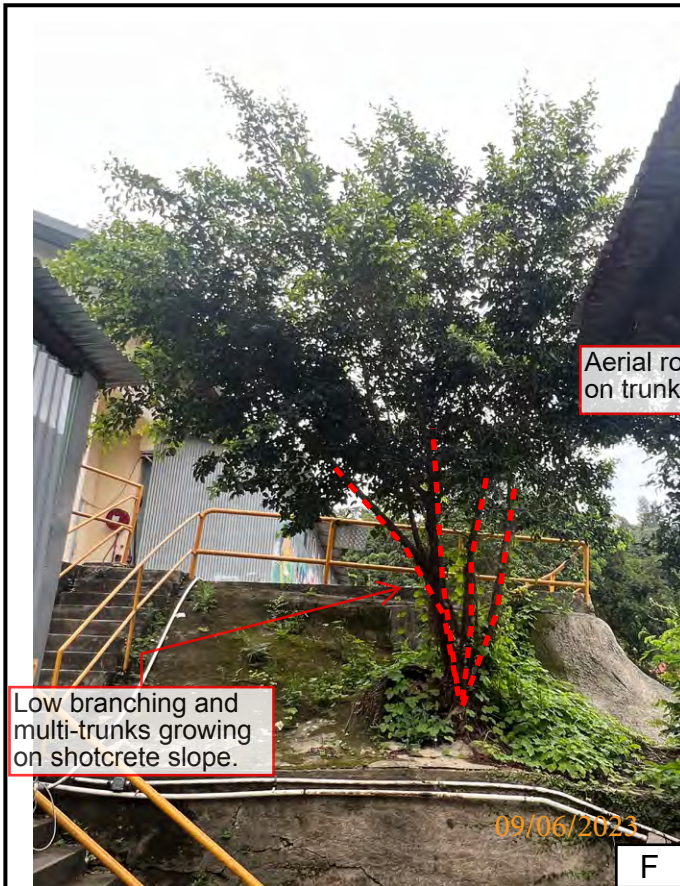
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T11 (Overall)



T11 (Base)



T11 (Trunk)



T11 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

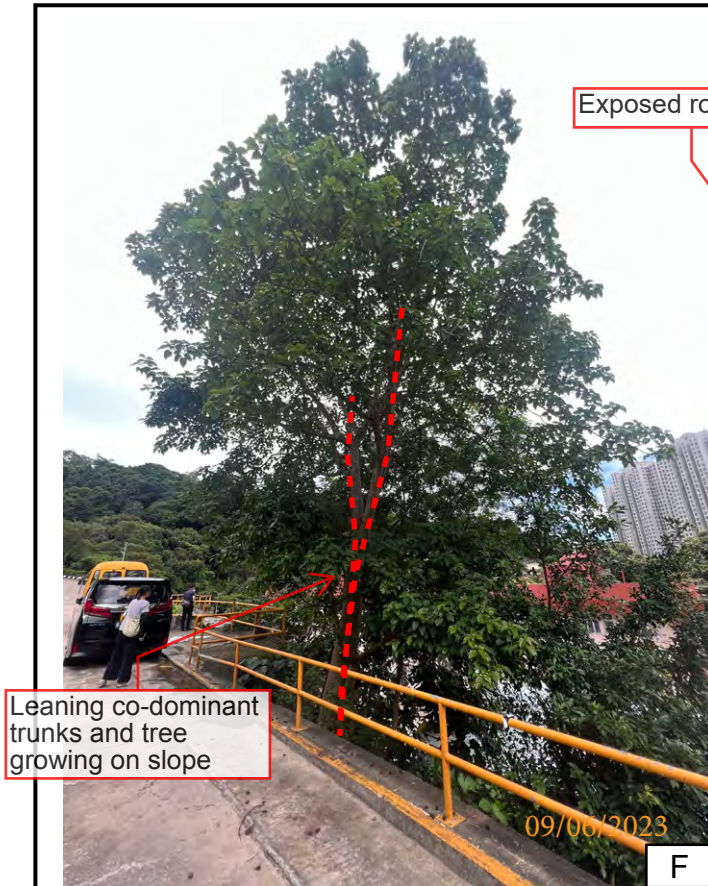
Proposed Redevelopment Proposal at CDA Site,  
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Photographic Record of Tree Survey

SCALE	N.T.S.	DATE	JUNE 2023
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FIGURE NO.	DLNAP400-TS-10		REV -







T12 (Overall)



T12 (Base)



T12 (Trunk)


Tree root was confined within tree pit on shotcrete slope.

Co-dominant trunks and forking branching structure

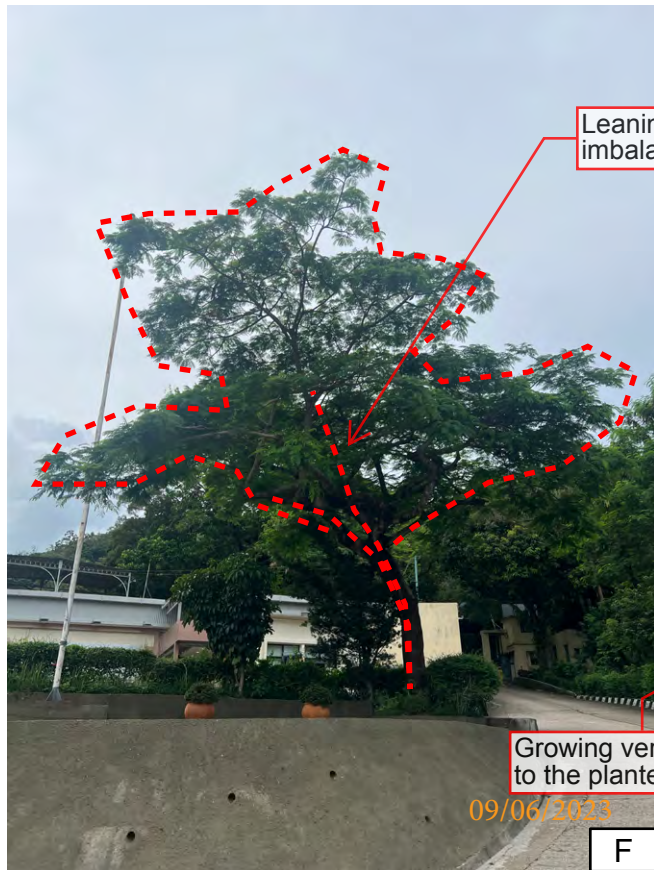


T12 (Crown)

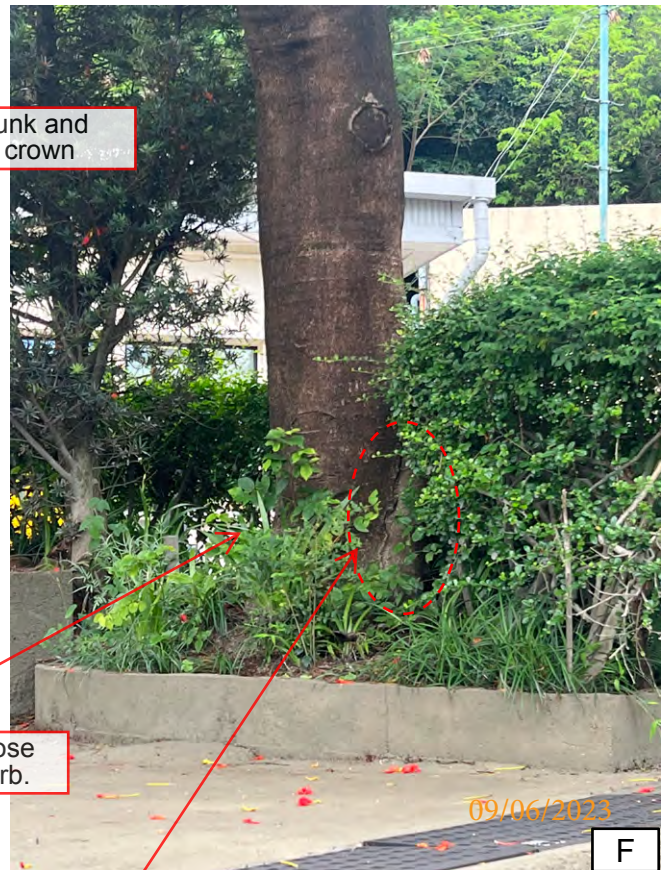
R-Retain T-Transplant F-Fell D-Dead Tree

<p>Proposed Redevelopment Proposal at CDA Site, Area 92, Lot No. 368 at DD224, Sai Kung</p> <p>Photographic Record of Tree Survey</p>	SCALE	N.T.S.	DATE	JUNE 2023	
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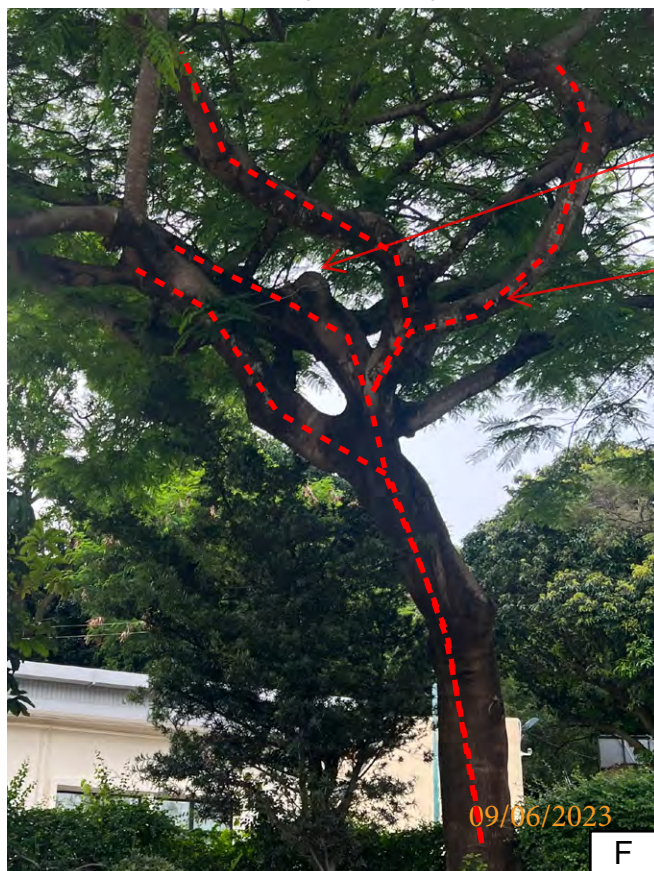




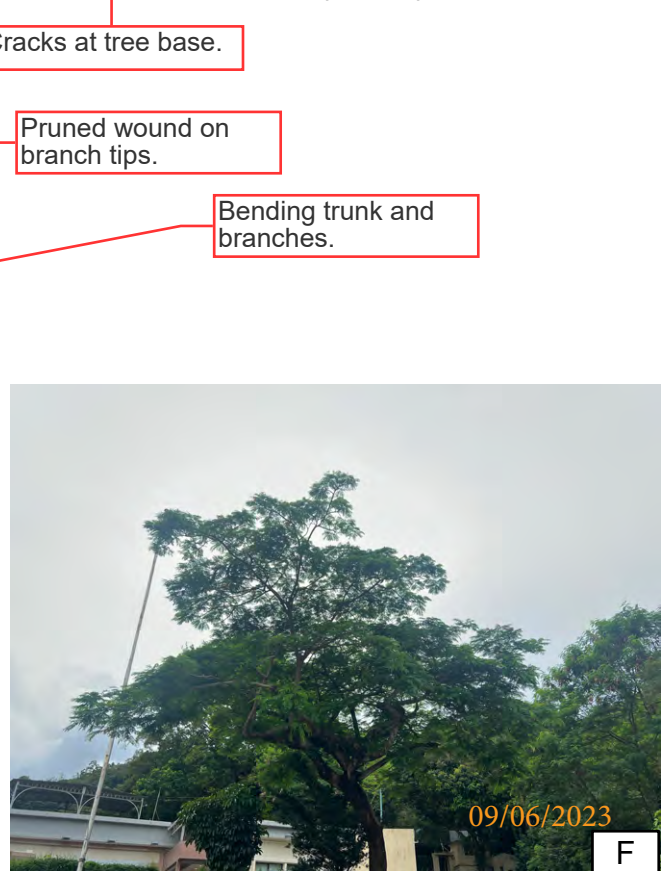
T13 (Overall)



T13 (Base)



T13 (Trunk)



T13 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

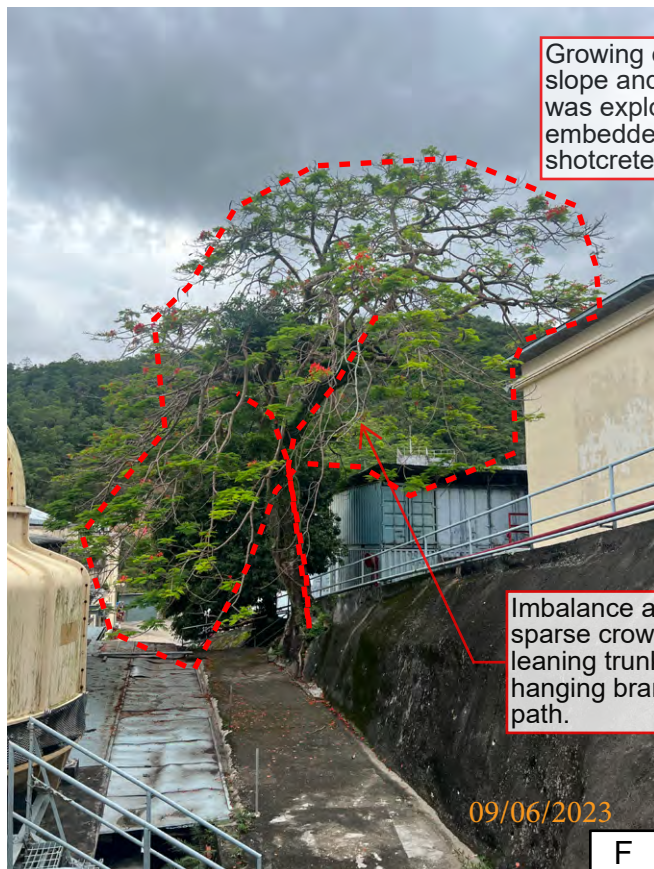
Proposed Redevelopment Proposal at CDA Site,  
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Sai Kung

Photographic Record of Tree Survey

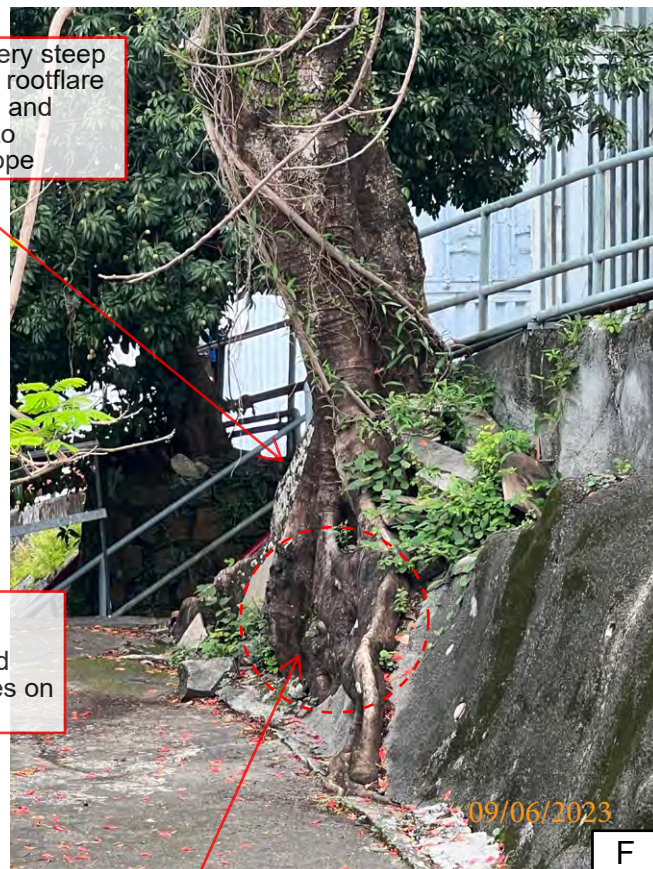
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T14 (Overall)



T14 (Base)



T14 (Trunk)



T14 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
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Photographic Record of Tree Survey

SCALE	N.T.S.	DATE	JUNE 2023
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FIGURE NO.	DLNAP400-TS-13		REV -







T15 (Overall)



T15 (Base)



T15 (Trunk)



T15 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

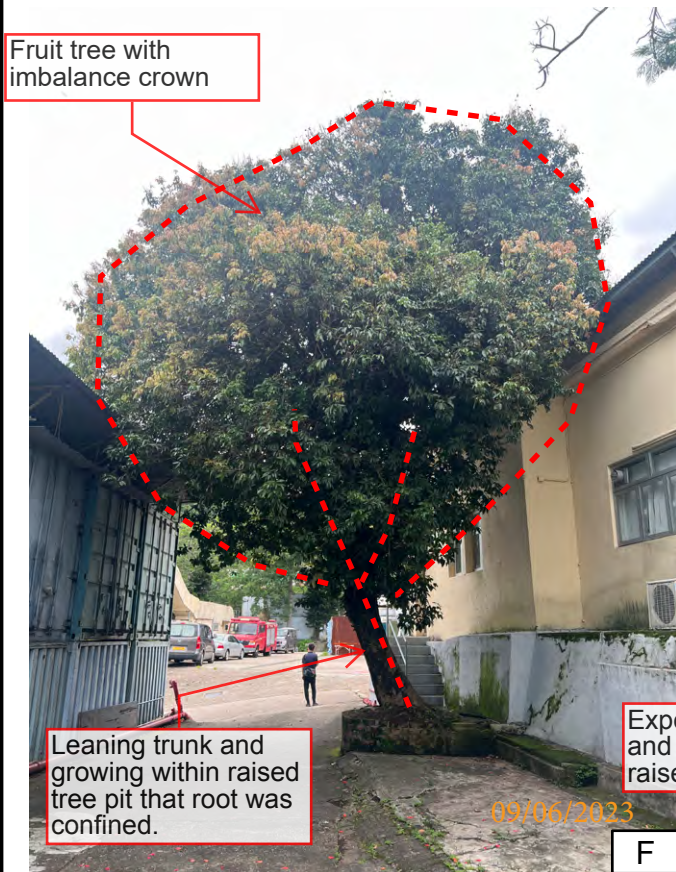
Proposed Redevelopment Proposal at CDA Site,  
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Photographic Record of Tree Survey

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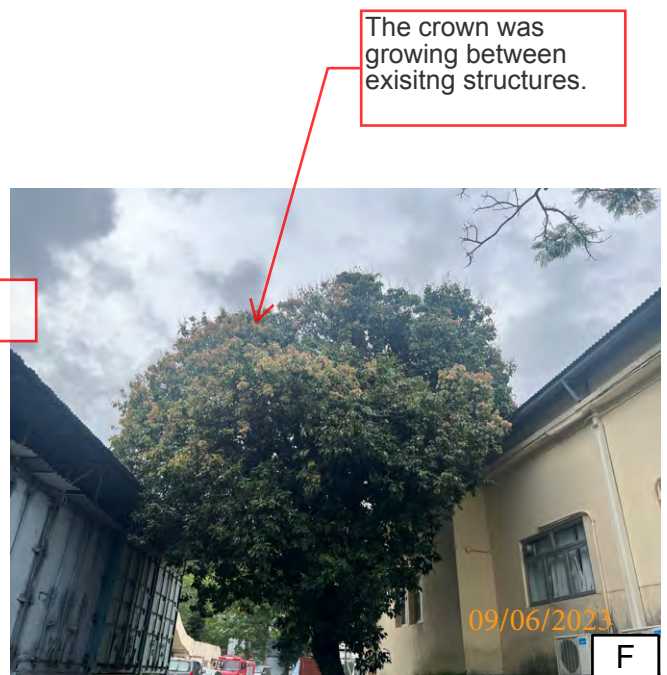
T16 (Overall)



T16 (Base)



T16 (Trunk)



T16 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
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Photographic Record of Tree Survey

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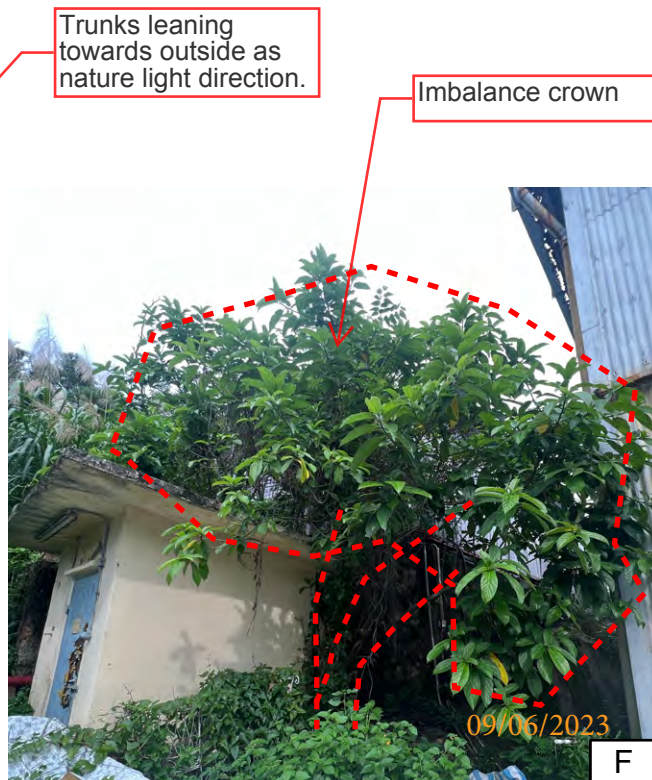
T17 (Overall)



T17 (Base)



T17 (Trunk)



T17 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

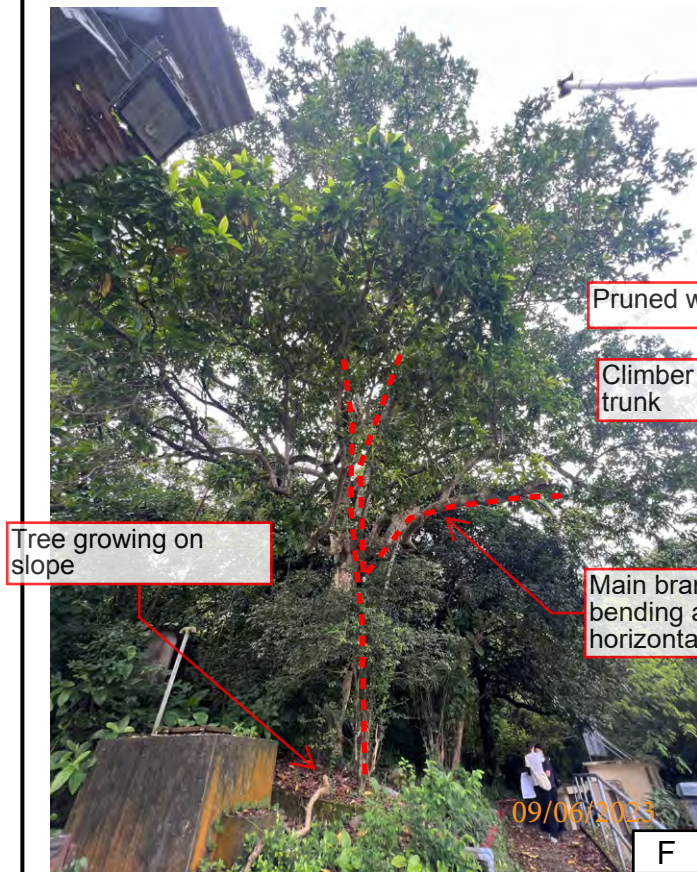
Proposed Redevelopment Proposal at CDA Site,  
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Sai Kung

Photographic Record of Tree Survey

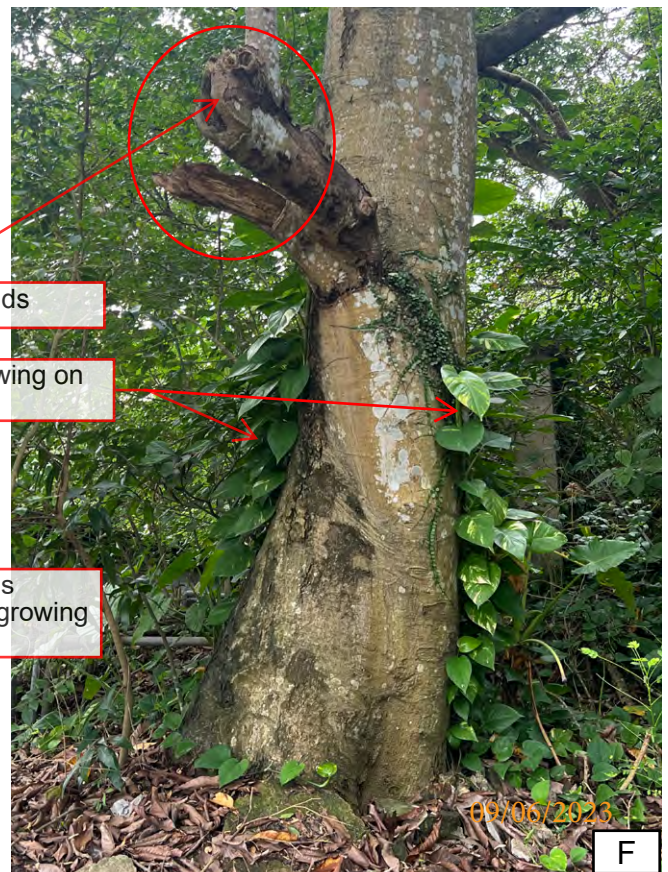
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T18 (Overall)



T18 (Base)



T18 (Trunk)



T18 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
Area 92, Lot No. 368 at DD224,  
Sai Kung

Photographic Record of Tree Survey

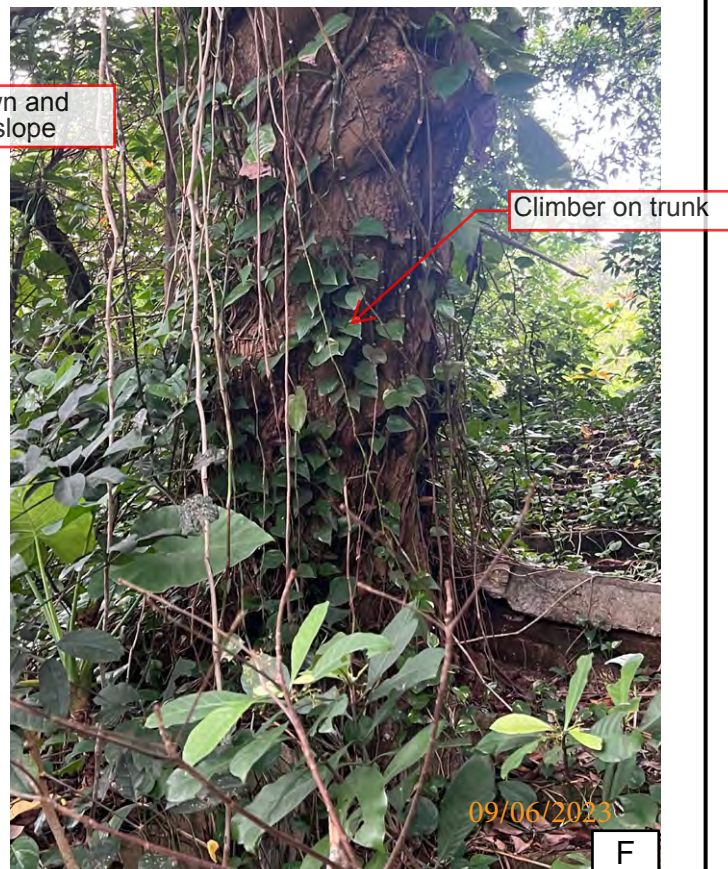
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DLNAP400-TS-17			-







T19 (Overall)



T19 (Base)



T19 (Trunk)



T19 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
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Sai Kung

Photographic Record of Tree Survey

SCALE	N.T.S.	DATE	JUNE 2023
CHECKED	ALL	DRAWN	TEAM
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DLNAP400-TS-18			-





Sparse foliage



T20 (Trunk)

Tree growing on slope.

Leaning downward and imbalance crown



T20 (Crown)

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
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Photographic Record of Tree Survey

SCALE	N.T.S.	DATE	JUNE 2023
CHECKED	ALL	DRAWN	TEAM
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DLNAP400-TS-19			-







T21 T22 T23 (Overall)



T23 (Overall)

Growing on slope.  
Leaning trunks and  
crowded with other  
trees.

Included bark



T23 (Trunk)

R-Retain T-Transplant F-Fell D-Dead Tree

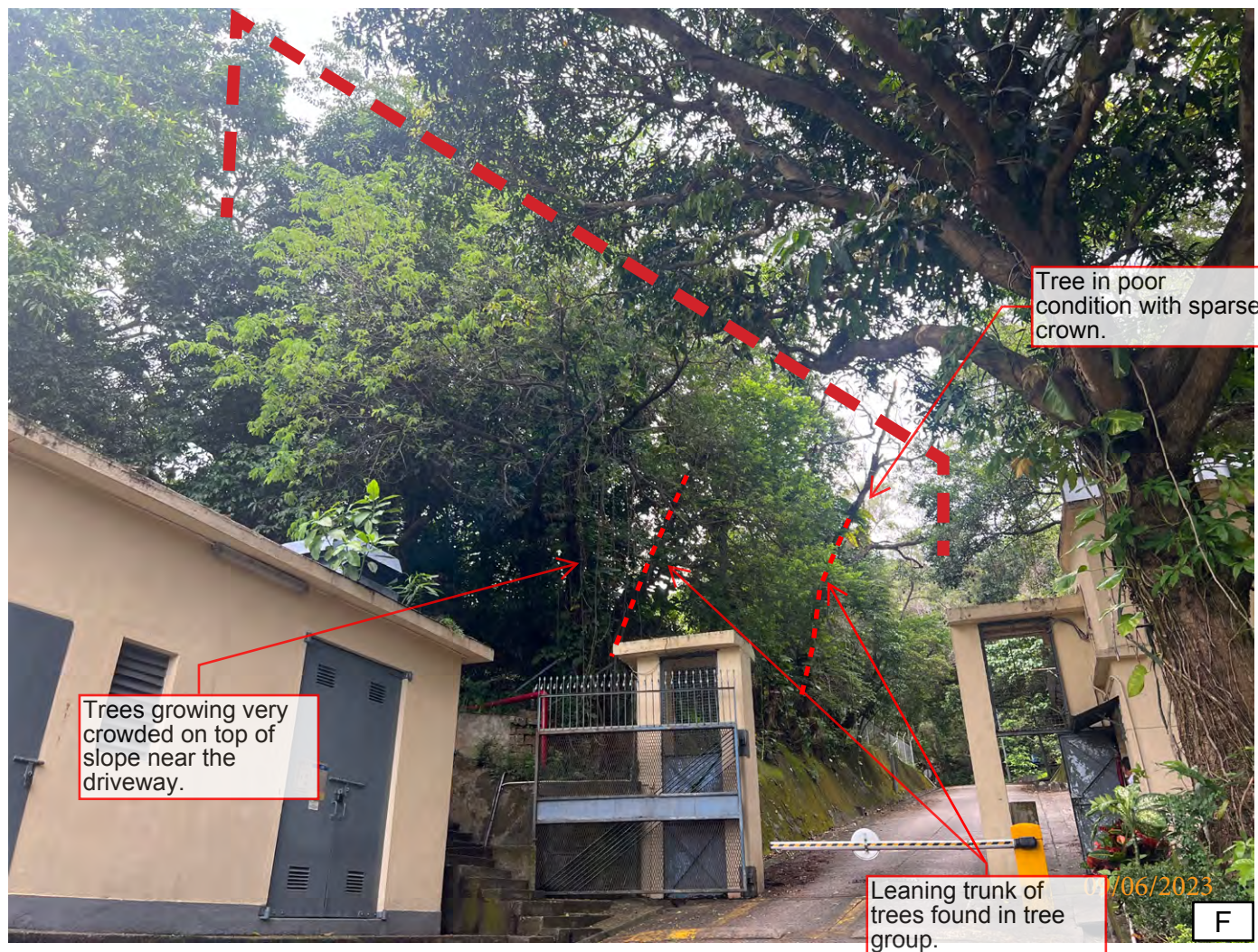
Proposed Redevelopment Proposal at CDA Site,  
Area 92, Lot No. 368 at DD224,  
Sai Kung

Photographic Record of Tree Survey

SCALE	N.T.S.	DATE	JUNE 2023
CHECKED	ALL	DRAWN	TEAM
FIGURE NO.	DLNAP400-TS-20		REV -







Tree Group 1

R-Retain T-Transplant F-Fell D-Dead Tree

Proposed Redevelopment Proposal at CDA Site,  
Area 92, Lot No. 368 at DD224,  
Sai Kung

Photographic Record of Tree Survey

SCALE	N.T.S.	DATE	JUNE 2023
CHECKED	ALL	DRAWN	TEAM
FIGURE NO.			REV
DLNAP400-TS-21			-



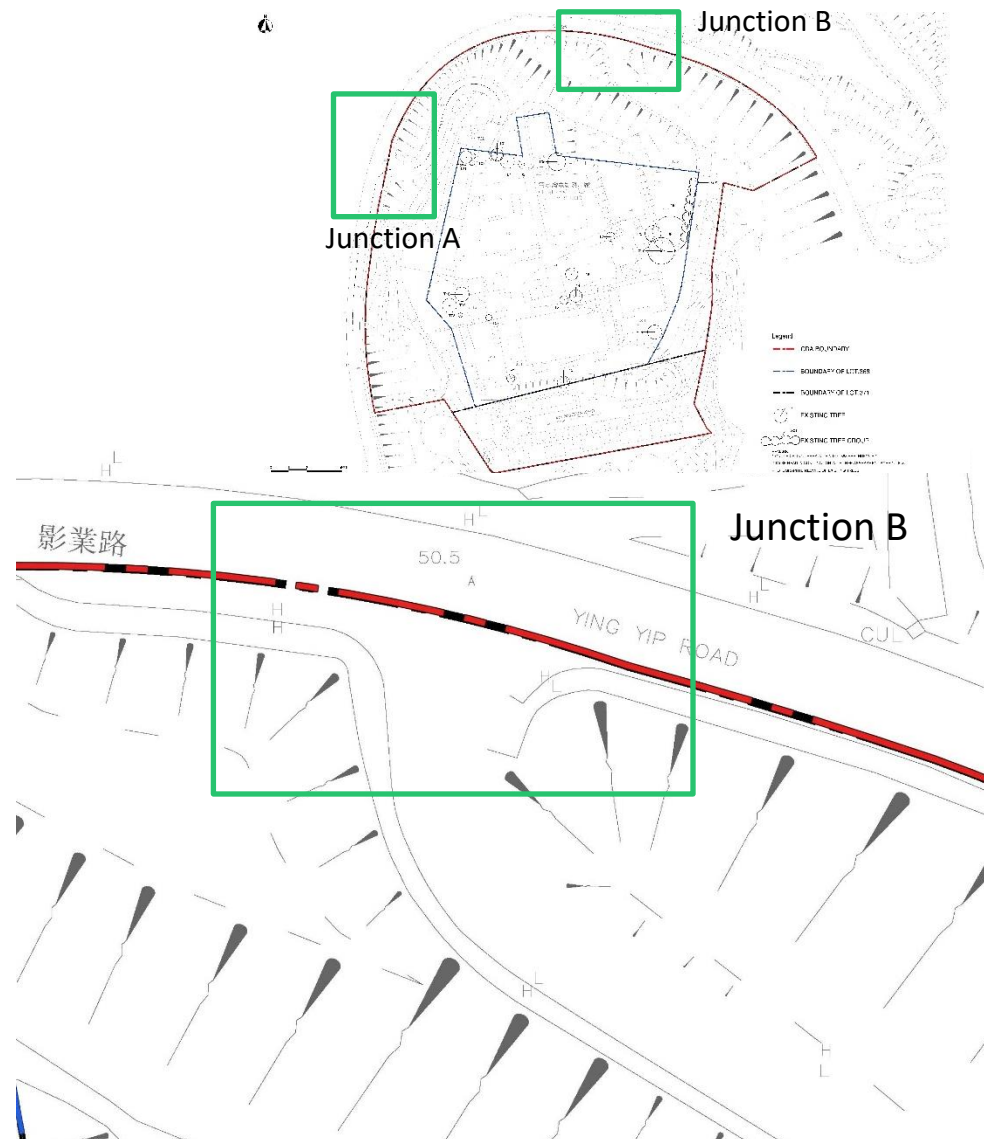
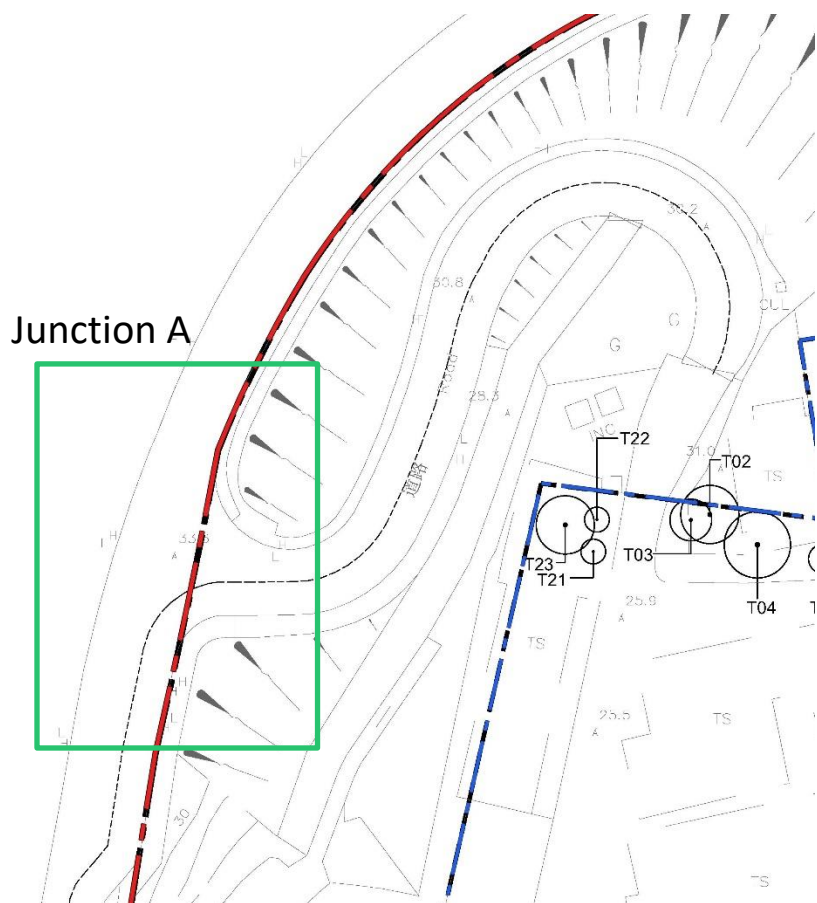


Proposed Redevelopment Proposal at CDA Site Area 92,  
Lot No.368 at DD.224, Sai Kung

**Greenery Improvement and Tree Pruning Proposal at  
Access Road Entrance**

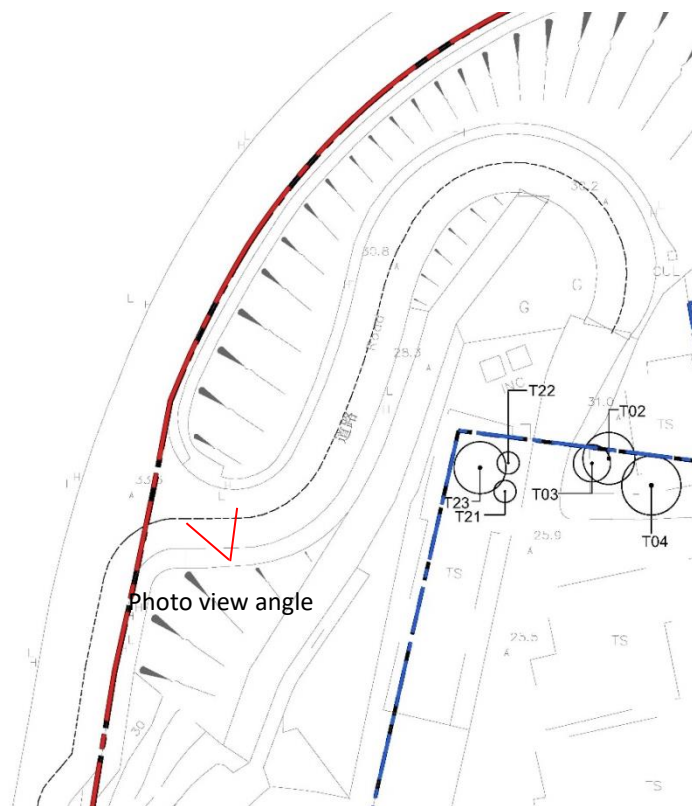
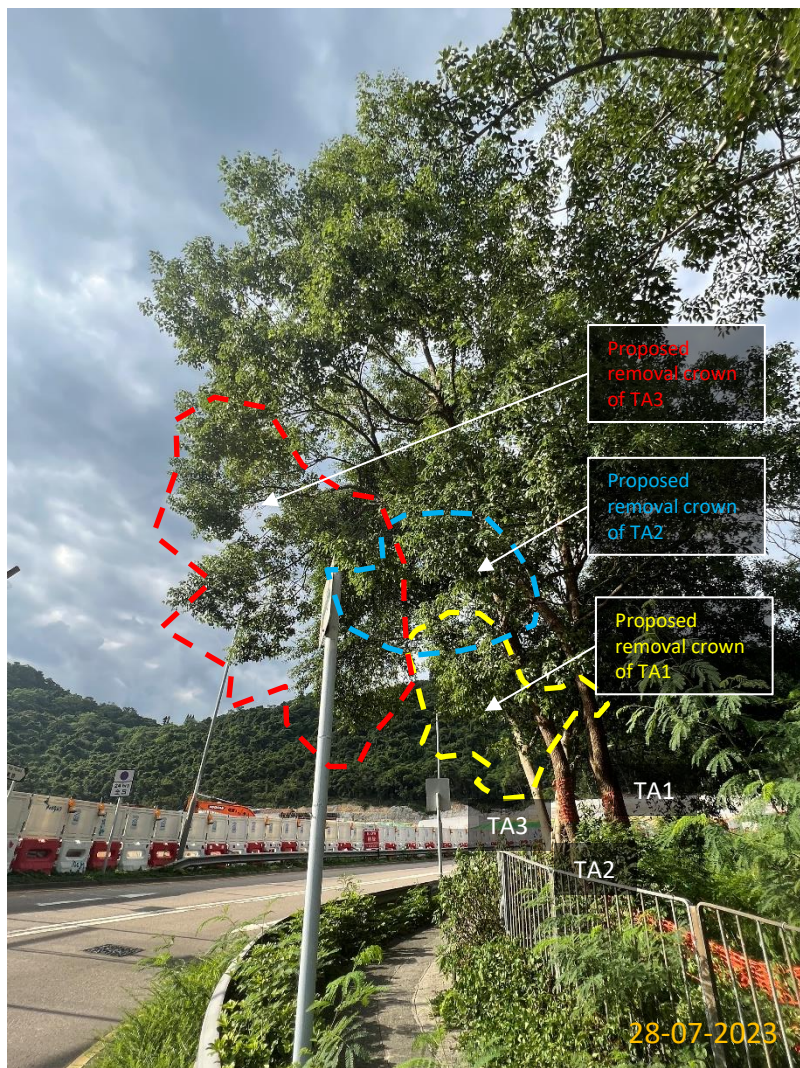
Proposal Date: 31 July 2023  
Site Inspection Date: 28 July 2023

# Location Plan of Junction A and B at Access Road to the Site



# Pruning Proposal for Access Road Entrance Junction A and B

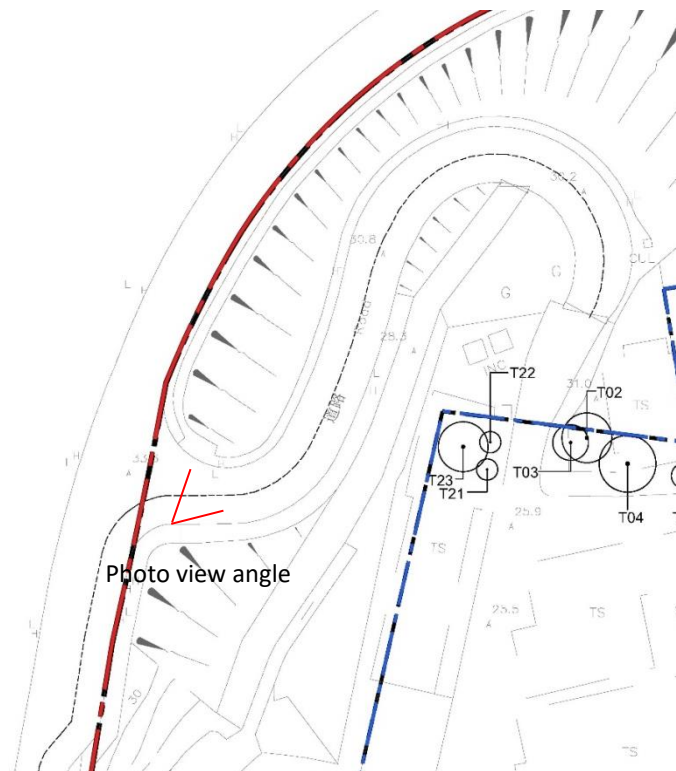
## Pruning Proposal at Access Road Entrance Junction A



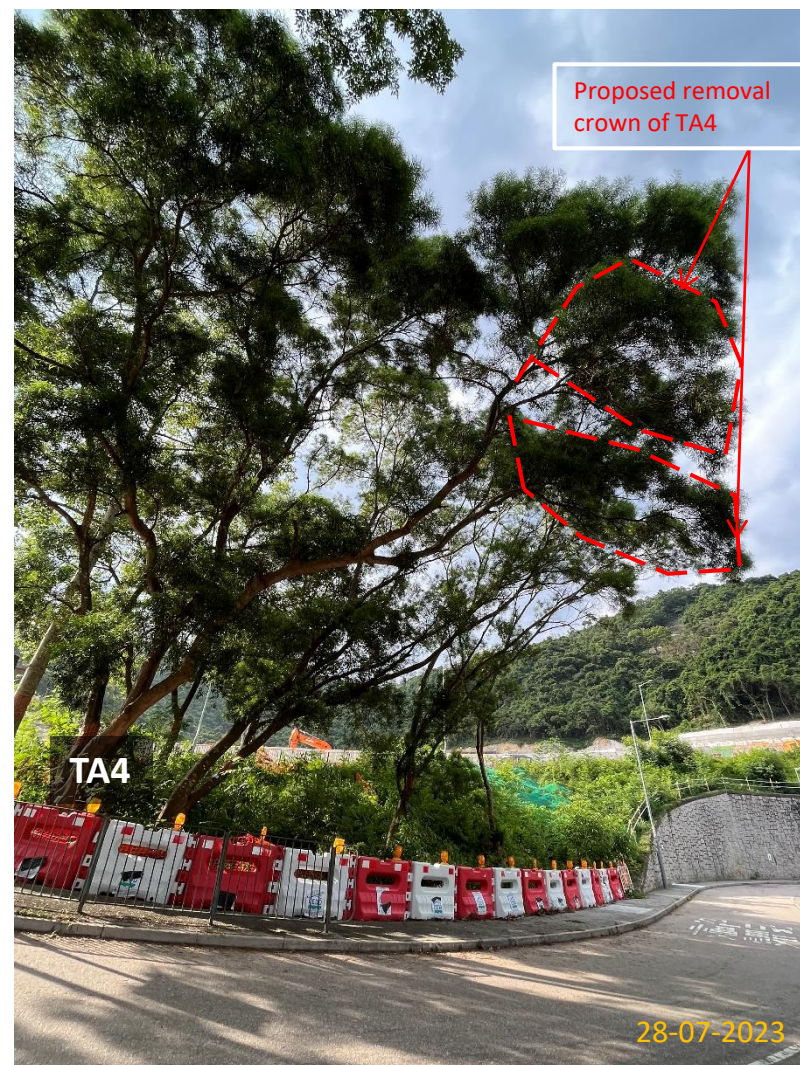
The branches are intruded above the driveway and pedestrian path and should be pruned for public safety.



# Pruning Proposal at Access Road Entrance Junction A

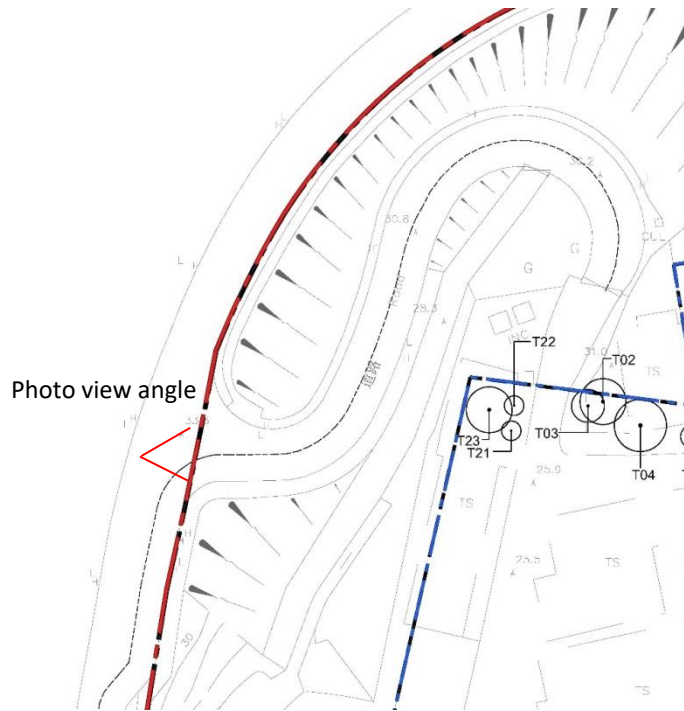


The branches are hanged above the driveway and should be pruned for vehicular safety.





# Pruning Proposal at Access Road Entrance Junction A

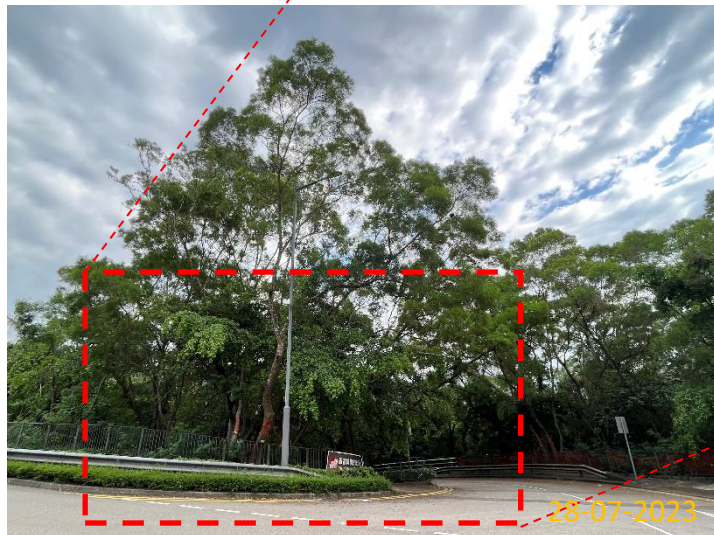
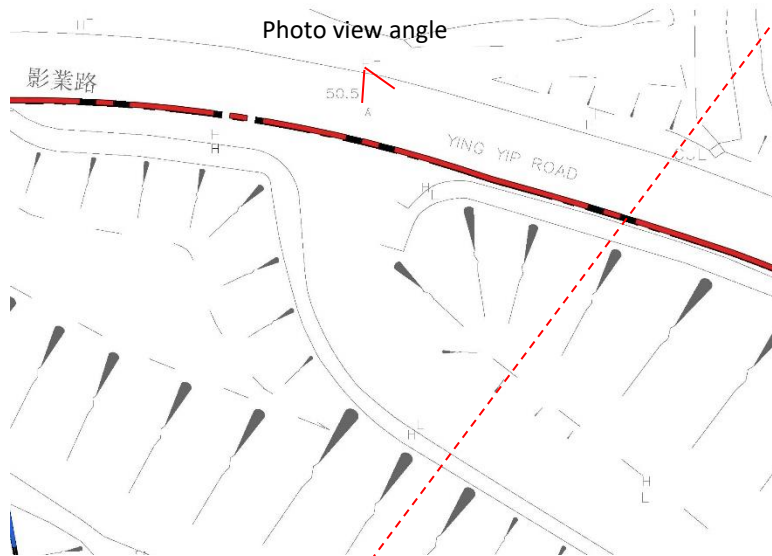


The branch is hanged above the driveway and should be pruned for vehicular safety.





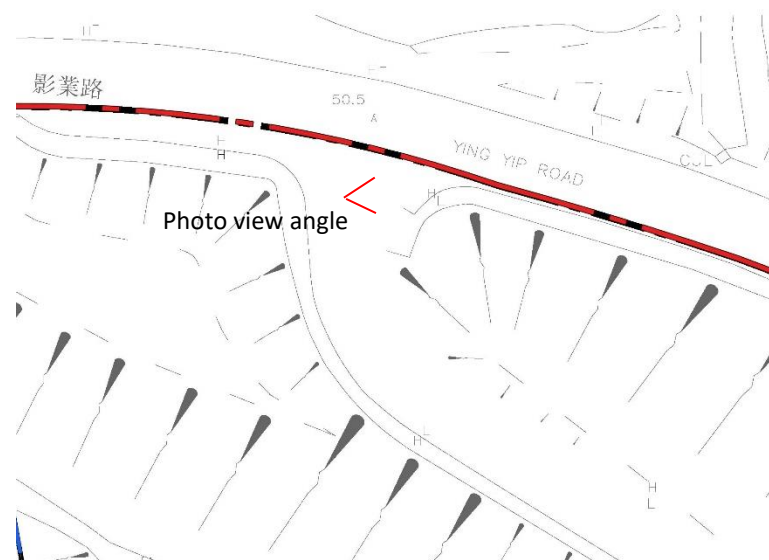
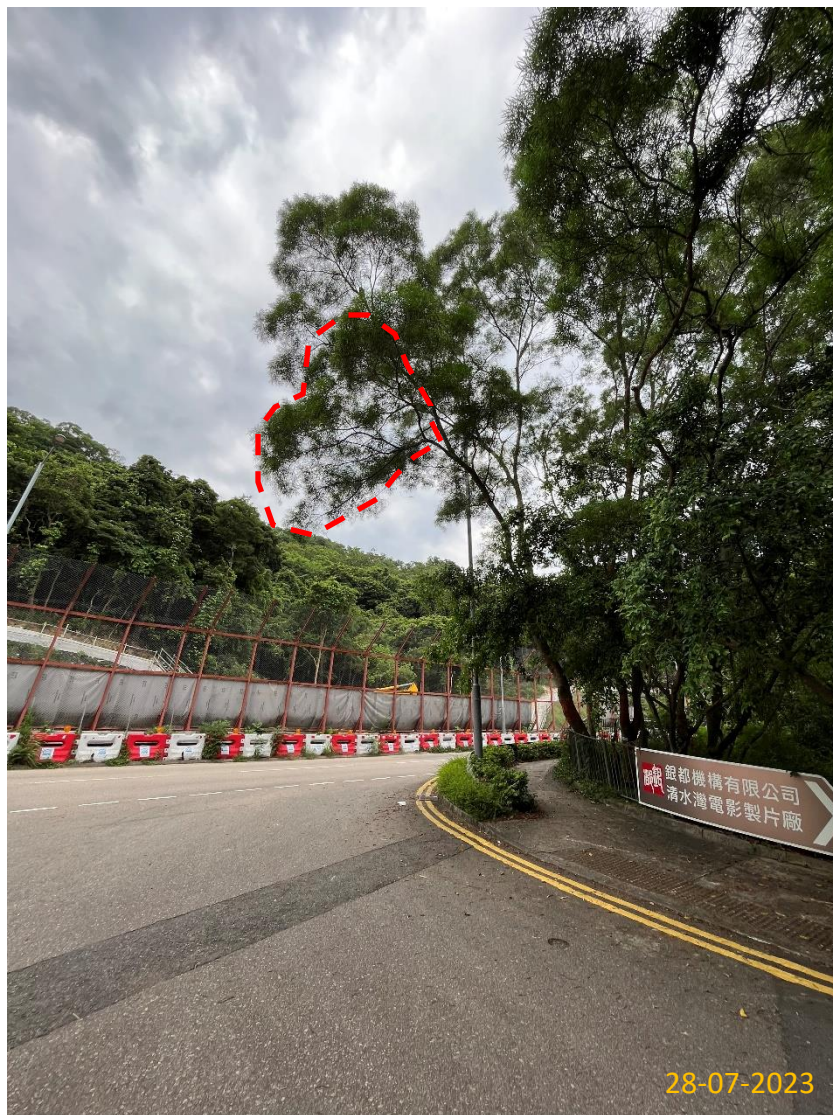
# Pruning Proposal at Access Road Entrance Junction B



The hangers on trees crown shall be proposed to remove for sake of public safety.



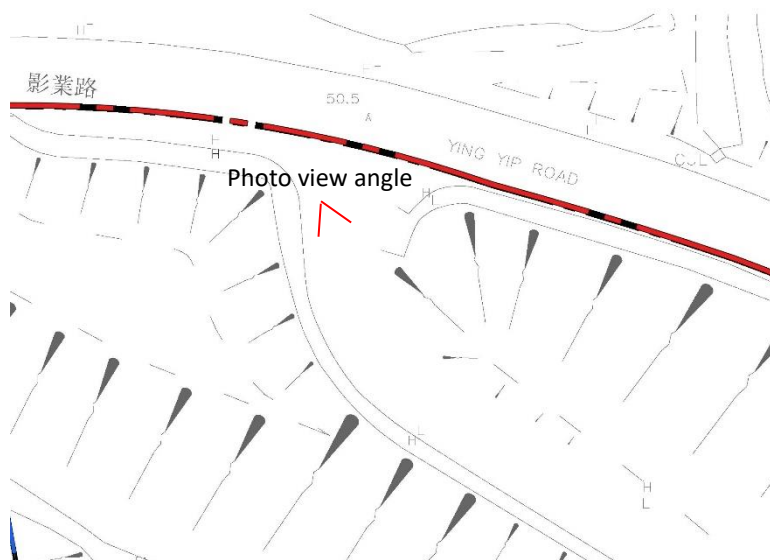
## Pruning Proposal at Access Road Entrance Junction B



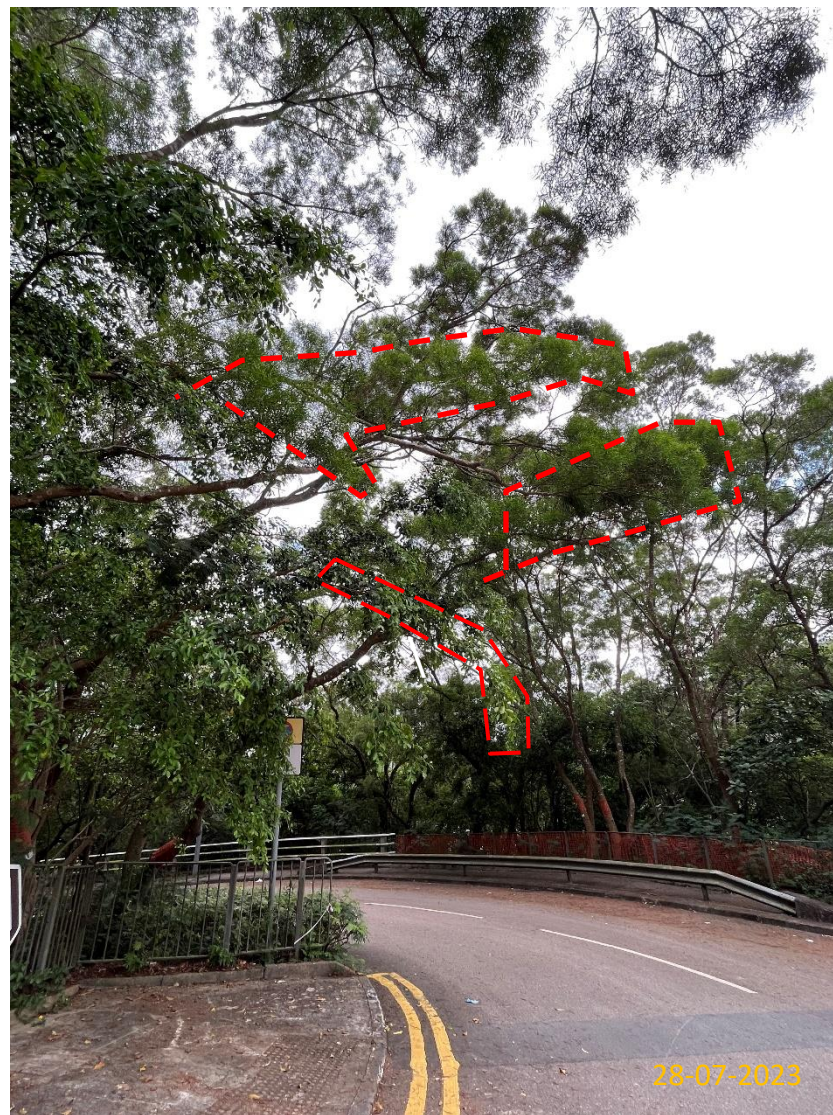
The branch is intruded into the driveway and should be pruned for vehicular safety.



## Pruning Proposal at Access Road Entrance Junction B

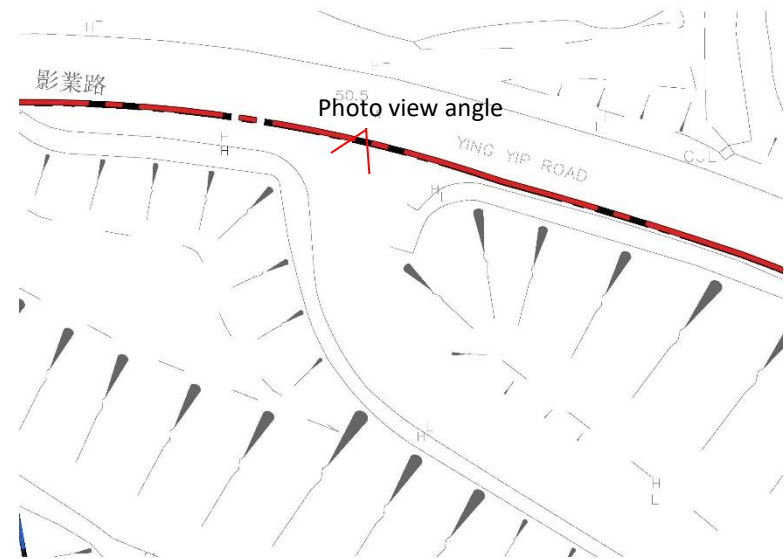


The branches are hanged over the driveway and should be pruned for vehicular safety.





## Pruning Proposal at Access Road Entrance Junction B



The branch is hanged over the pedestrian and driveway and should be pruned for public safety.



# Greenery Improvement for Junction A and B

## Planting Proposal at Access Road Entrance Junction A and B



*Rhododendron x pulchrum*  
錦繡杜鵑  
(800H x 500SP x 400 spacing)

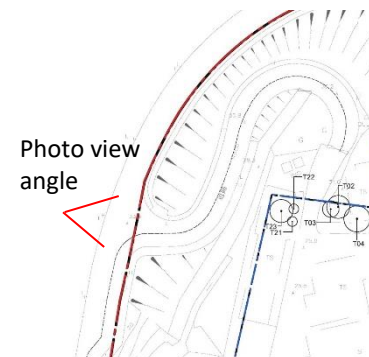
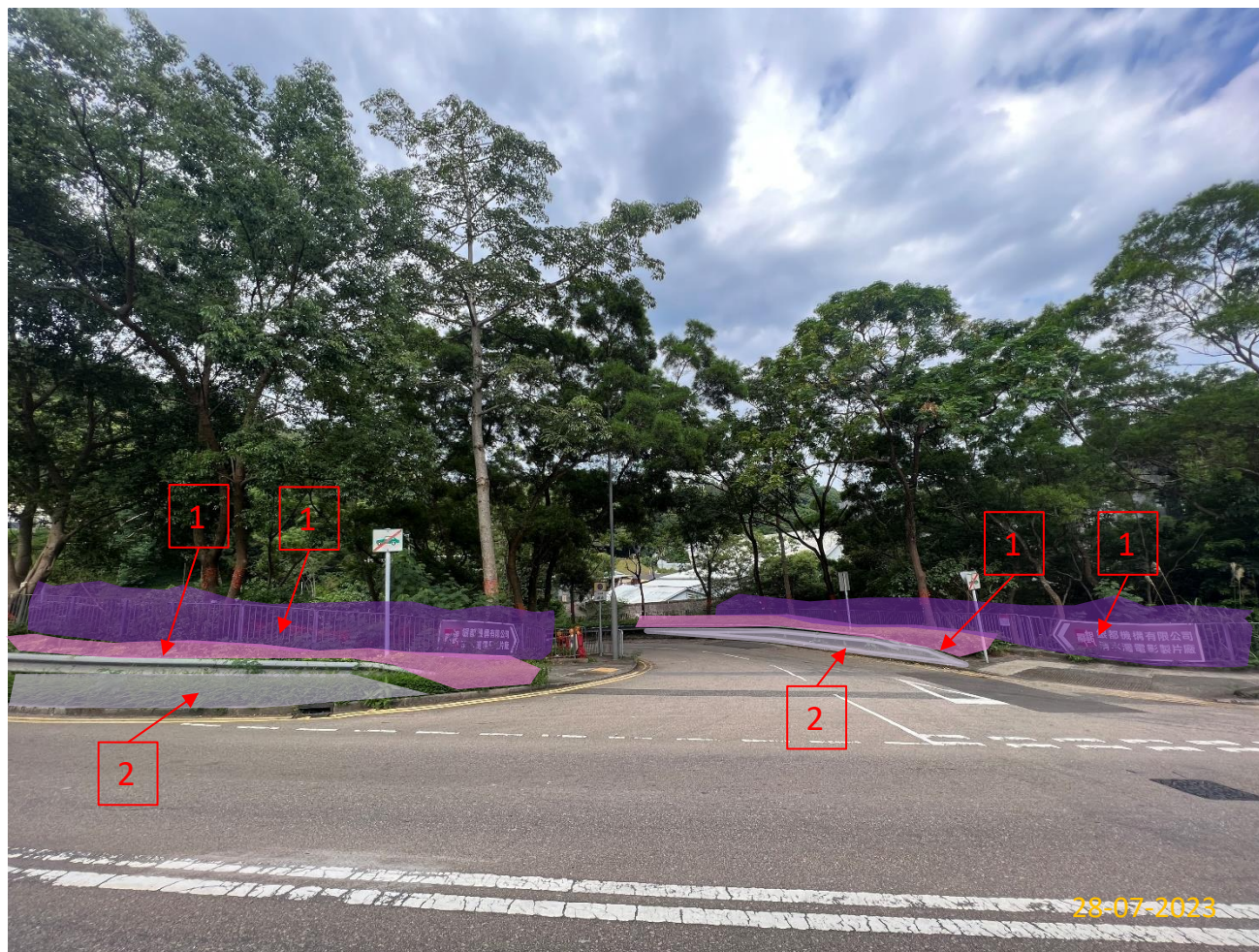
The *Rhododendron x pulchrum* shall be proposed to plant at the edge under existing handrailing to create blossoming effect in March to April at low view angle. In addition, the natural green foliage shall be integrated into surrounding environment to perform as harmonic planting effect to the nature and ecology.



*Stachytarpheta jamaicensis*  
假馬鞭  
(300H x 300SP x 200 spacing)

Long flowering season from May to September to provide blossoming edge and provide nectar for ecological benefit

# Greenery Improvement for Junction A



*Rhododendron x pulchrum*  
錦繡杜鵑  
(800H x 500SP x 400 spacing)



*Stachytarpheta jamaicensis*  
假馬鞭  
(300H x 300SP x 200 spacing)



# Greenery Improvement for Junction A

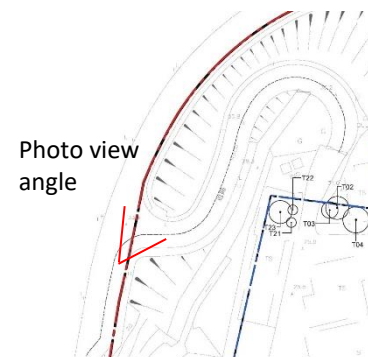


Photo view angle



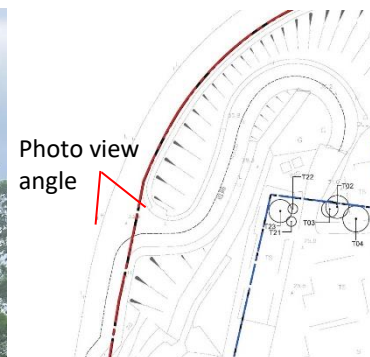
*Rhododendron x pulchrum*  
錦繡杜鵑  
(800H x 500SP x 400 spacing)



*Stachytarpheta jamaicensis*  
假馬鞭  
(300H x 300SP x 200 spacing)



# Greenery Improvement for Junction A



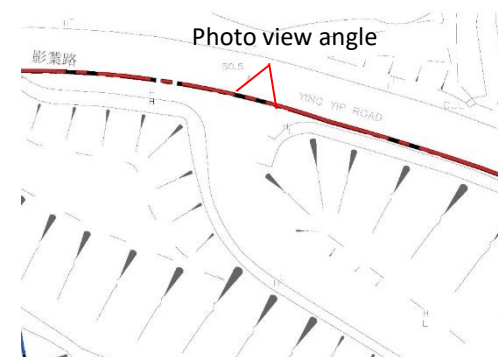
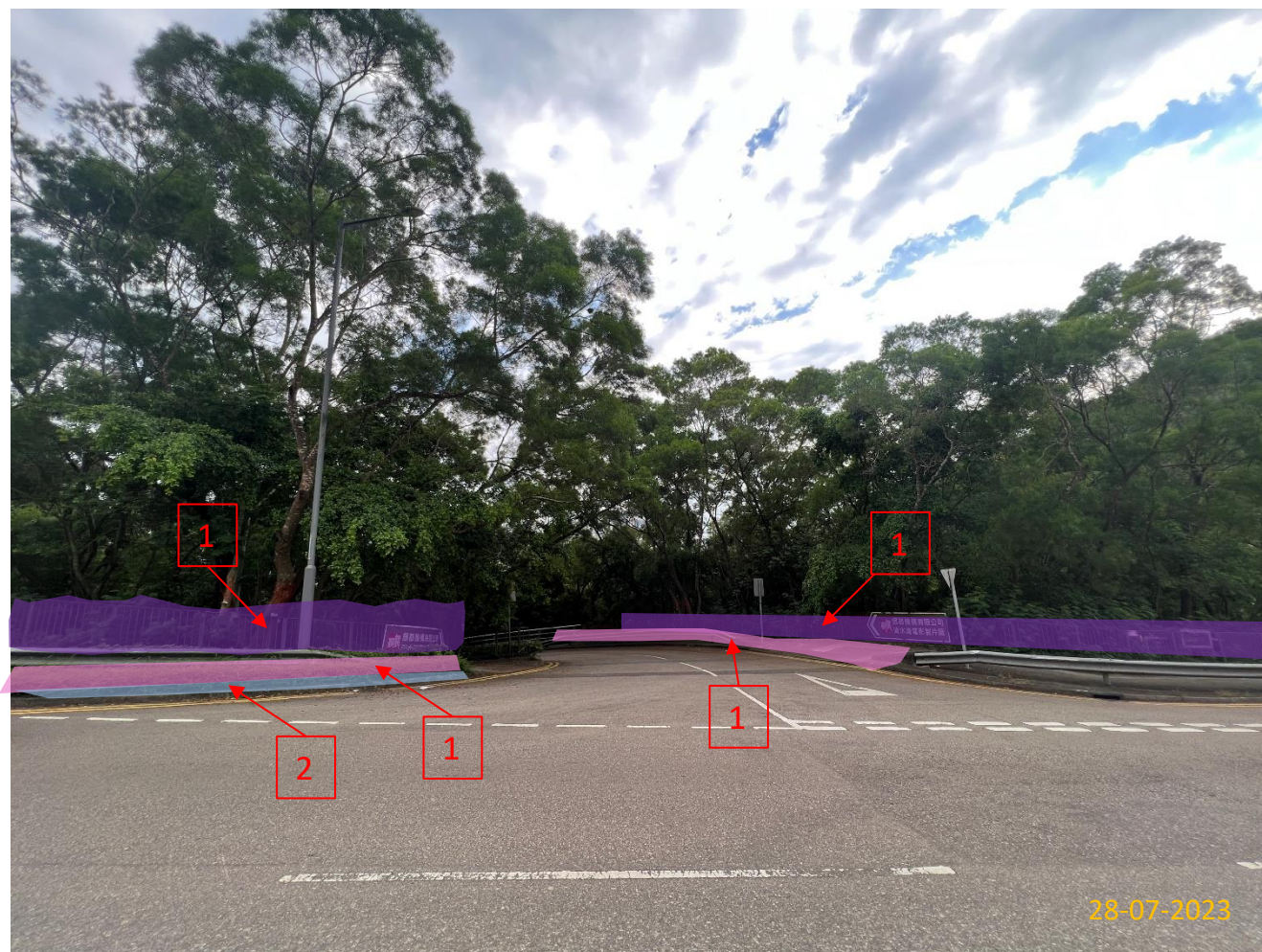
*Rhododendron x pulchrum*  
錦繡杜鵑  
(800H x 500SP x 400 spacing)



*Stachytarpheta jamaicensis*  
假馬鞭  
(300H x 300SP x 200 spacing)



# Greenery Improvement for Junction B



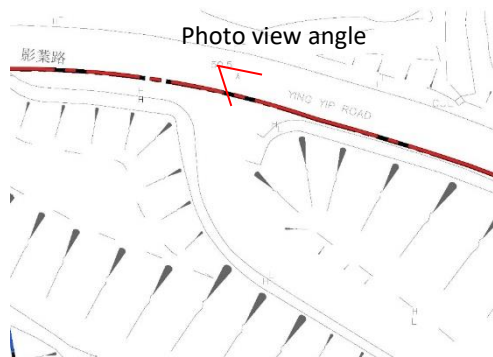
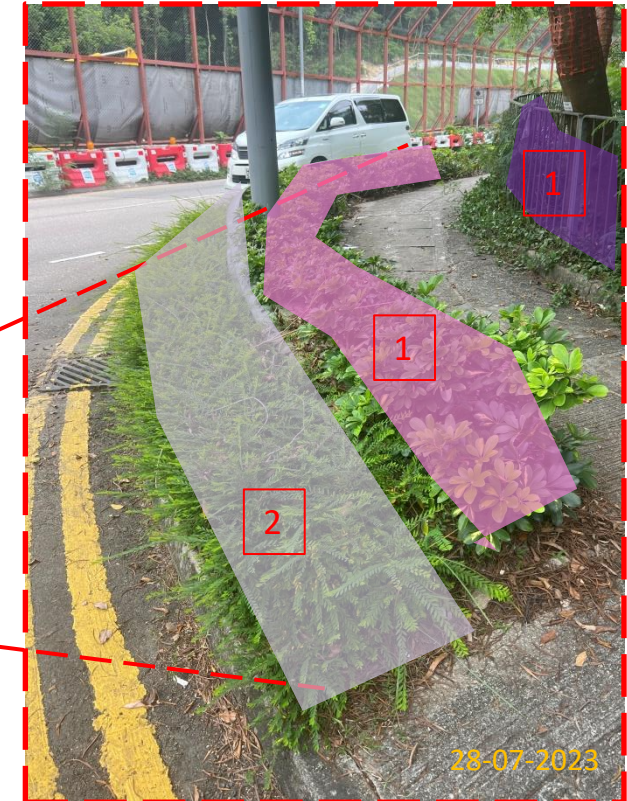
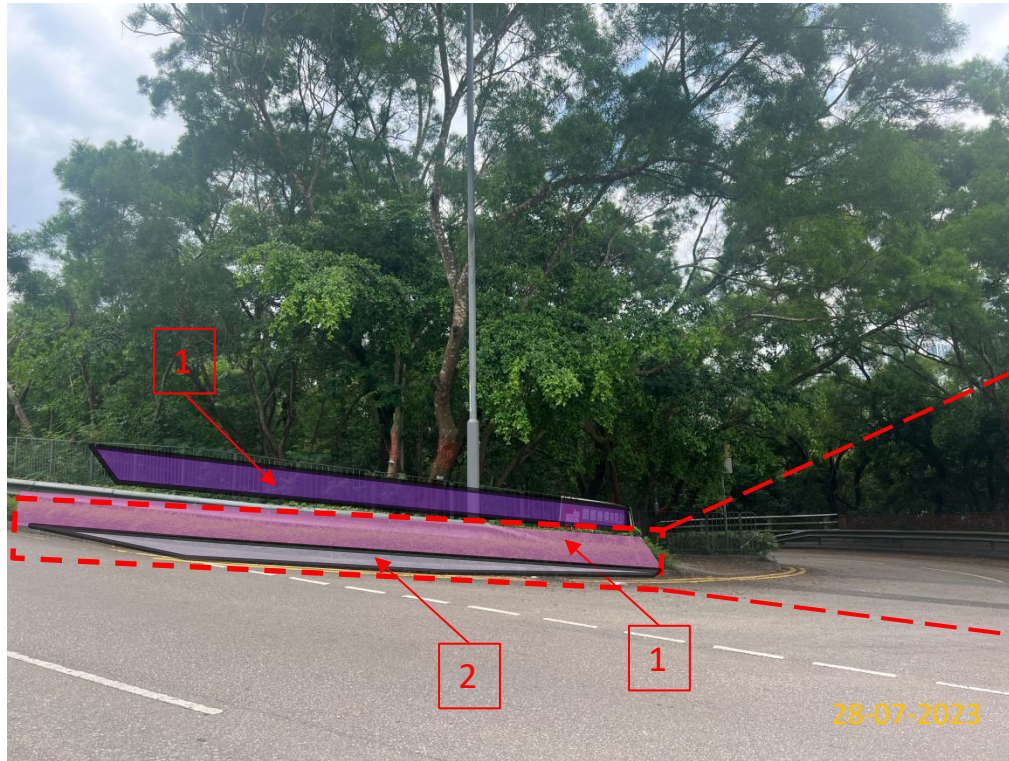
*Rhododendron x pulchrum*  
錦繡杜鵑  
(800H x 500SP x 400 spacing)



*Stachytarpheta jamaicensis*  
假馬鞭  
(300H x 300SP x 200 spacing)



# Greenery Improvement for Junction B



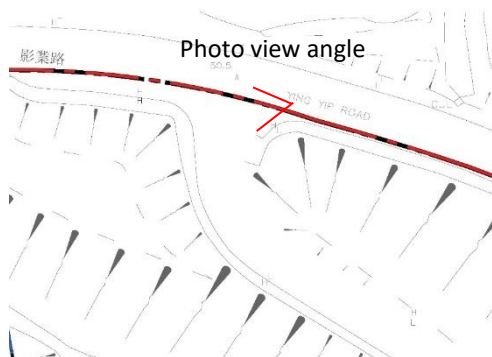
*Rhododendron x pulchrum*  
錦繡杜鵑  
(800H x 500SP x 400 spacing)



*Stachytarpheta jamaicensis*  
假馬鞭  
(300H x 300SP x 200 spacing)



# Greenery Improvement for Junction B



*Rhododendron x pulchrum*  
錦繡杜鵑  
(800H x 500SP x 400 spacing)

**Redevelopment Proposal of Comprehensive Development Area zone at  
Area 92 Clear Water Bay, Sai Kung for  
Film Production Park development**

**Redevelopment Proposal - Appendix 3**

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**Traffic Impact Assessment**

**PROPOSED REDEVELOPMENT PROPOSAL AT CDA SITE AREA 92, LOT NO. 368  
IN DD224, CLEAR WATER BAY, SAI KUNG**

**KEY TRAFFIC ISSUES**

**1 CAR PARKING AND LOADING/UNLOADING PROVISION**

- 1.1 According to the Hong Kong Planning Standards and Guidelines, no parking standard is available for film making and associated use. As there are offices being provided in the proposed redevelopment proposal, reference can be made for the parking standard for office use. The car parking and loading/unloading requirements are calculated as shown in **Table 1**.

**Table 1 Car Parking and Loading/Unloading Requirements**

Type of Facilities	HKPSG Requirements <sup>(1)</sup>	Required Nos. under HKPSG	Proposed Provision
<b>Proposed Development (20,512.8 m<sup>2</sup> GFA )</b>			
Car Parking Space	For the first 15,000m <sup>2</sup> GFA 1 car space per 150 – 200m <sup>2</sup> GFA Above 15,000m <sup>2</sup> GFA 1 car space per 200 – 300 m <sup>2</sup> GFA	94 – 128	120
Motorcycle Parking Space	10% of the total provision for private cars	10 – 13	12
Loading /unloading	1 loading/unloading bay for goods vehicles for every 2,000 – 3,000m <sup>2</sup> or part thereof, GFA	7 – 11	11

**2 SIGHTLINE OF THE TWO ACCESS ROADS CONNECTING TO YING YIP ROAD**

- 2.1 At present, there are two access roads connecting the Site to Ying Yip Road which will be maintained for the proposed redevelopment. To ensure the safety of road users at junctions of these access roads and Ying Yip Road, sightline analysis is conducted to check against the prevailing standards. The analysis results of the two junctions are presented in **Figure 01** and **Figure 02**, respectively. The results show that some existing vegetations fall within the sightline area and should be trimmed to ensure the height of these vegetations is below 1.05m.



### 3 ANTICIPATED TRAFFIC IMPACT

- 3.1 In order to examine the traffic impact of the proposed redevelopment, traffic generated/ attracted by the proposed redevelopment should be estimated based on the development parameters and the trip rates documented in Transport Planning and Design Manual (TPDM) Volume 1 Chapter 3 – Transport Considerations of Town Plans.
- 3.2 According to the applicant, there will be a total of 1,040 (approximate) users in the proposed redevelopment, around 790 of them are filming related staff and the rest of them are non-filming staff.
- 3.3 In TPDM or other relevant guidelines, there is no established trip rates published for film making and associated use. From operation viewpoint, the commute time of filming related staff are different from the other normal staff/workers and the filming related staff will start to work early in the morning and spread throughout the day, i.e. early in the morning like 6:00 AM and in the midnight. Therefore, the filming related activities will have minimal traffic impact onto the public roads.
- 3.4 As advised by the applicant, it is anticipated 20% of them (158 persons = 790 filming staff x 20%) would travel to and from the proposed redevelopment during highway peak hours. The modal split of these staff was then estimated by referring to Table 3.6 of “Travel Characteristics Survey (TCS) 2011 Final Report”. In the report, it states that among the home based work (HBW) trips, 8% and 4% of them would be travelled by private vehicles and taxis, respectively, and the others would be travelled by public transport. Based on the above, the filming related staff will induce one way traffic of 19 pcu ( $158 \times (8\%+4\%) = 18.9$ , say 19) during peak hour.
- 3.5 For the office area in the proposed redevelopment proposal, reference was made to the trip rates for office use. In the latest design, there will be around 8,800 m<sup>2</sup> GFA for office use which is adopted for estimating the traffic generation and attraction. The results are shown in **Table 2** below.

**Table 2 Development Traffic Generation**

Item	Use / Content	AM Peak Hour			PM Peak Hour		
		Gen.	Att.	Total	Gen.	Att.	Total
TPDM Mean Trip Rates for Office Use	pcu/hr/100m <sup>2</sup> GFA	0.1703	0.2452	-	0.1573	0.1175	-
<b>Traffic Generation of the Proposed Development</b>							
Filming Related Staff	790 persons	19 <sup>(1)</sup>	19 <sup>(1)</sup>	38	19 <sup>(1)</sup>	19 <sup>(1)</sup>	38
Office	8,800 m <sup>2</sup> GFA	15	22	37	14	11	25
<b>Total</b>		<b>34</b>	<b>41</b>	<b>75</b>	<b>33</b>	<b>30</b>	<b>63</b>

Notes: Gen. – Generation; Att. – Attraction.

(1) One-way peak hour traffic for filming related staff as discussed in **Section 3.4**.

- 3.6 The proposed redevelopment proposal will only generate a two-way traffic of 75 pcu/hour and 63 pcu/hour during AM and PM peak hour, respectively. The traffic generation and attraction are considered minimal and therefore, is not anticipated to induce significant adverse traffic impact to the local road network. Nevertheless, the development traffic is distributed onto the local road network for junction capacity assessment.
- 3.7 The proposed redevelopment proposal will be completed in 2026. Therefore, the design year for the following assessment will be 2029, i.e. 3 years after the completion. The performance of the key junction and road link in the vicinity of the Site during the AM and PM peak hours in 2029 was assessed. The results are summarized and presented in **Table 3** and **Table 4**, respectively.

**Table 3 Future Junction Performance**

No.	Junction Location	Type/Capacity Index <sup>(1)</sup>	2029 Reference Scenario <sup>(2)</sup>		2029 Design Scenario <sup>(2)</sup>	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
J1	Ying Yip Road / Po Ning Road / Sheung Ning Road <sup>(3)</sup>	Signalized/RC	32%	38%	32%	35%

- Notes: (1) RC = Reserve Capacity for signalized junction.
- (2) 2029 Reference Scenario refers to the 2029 forecasted flows **WITHOUT** the inclusion of the development traffic induced by the proposed comprehensive development.
- 2029 Design Scenario refers to the 2029 forecasted flows **WITH** the inclusion of the development traffic induced by the proposed comprehensive development.
- (3) The junction improvement scheme to be implemented under Ying Yip Road public housing project is incorporated.

**Table 4 Link Capacity Assessment**

Road Section	Bound	Capacity (pcu/hr) <sup>(1)</sup>	Traffic Flow (pcu/hr)		V/C Ratio	
			AM	PM	AM	PM
2029 Reference Scenario <sup>(2)</sup>						
Ying Yip Road (between the Site and Po Ning Road)	NB	1,320	848	1,000	0.64	0.76
	SB	1,320	878	916	0.67	0.69
2029 Design Scenario <sup>(2)</sup>						
Ying Yip Road (between the Site and Po Ning Road)	NB	1,320	889	1,030	0.67	0.78
	SB	1,320	912	949	0.69	0.72

- Note: (1) Capacity refers to TPDM Vol.2 Ch. 2.4. A factor of 1.2 (based on the traffic count survey result) is adopted to convert the capacity from veh/hr to pcu/hr.
- (2) 2029 Reference Scenario refers to the 2029 forecasted flows **WITHOUT** the inclusion of the development traffic induced by the proposed comprehensive development.
- 2029 Design Scenario refers to the 2029 forecasted flows **WITH** the inclusion of the development traffic induced by the proposed comprehensive development.

- 3.8 The results show that the concerned junction and road link will operate with capacity in both reference and design scenario in 2029. The proposed redevelopment proposal will not induce significant adverse traffic impact to the road network.







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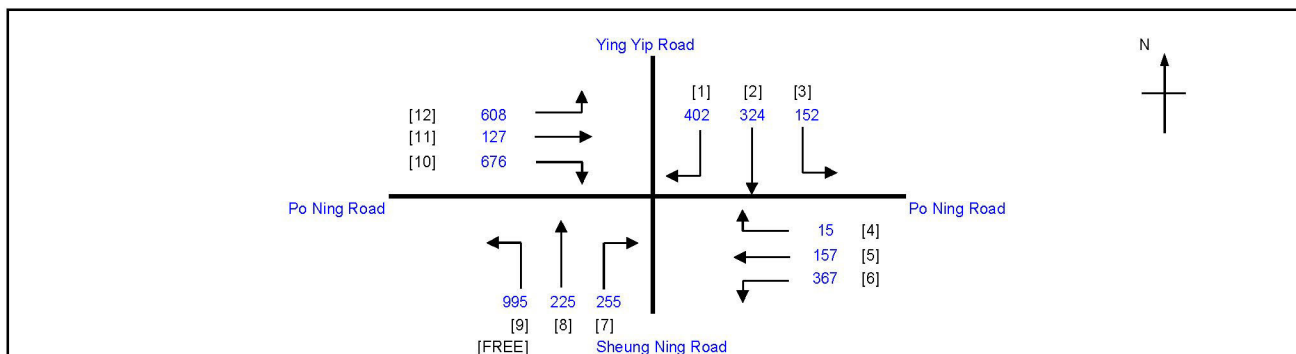
Proposed Redevelopment Proposal At CDA Site Area 92, Lot No.368 In DD224, Clear Water Bay, Sai Kung

J1 Ying Yip Road / Po Ning Road / Sheung Ning Road

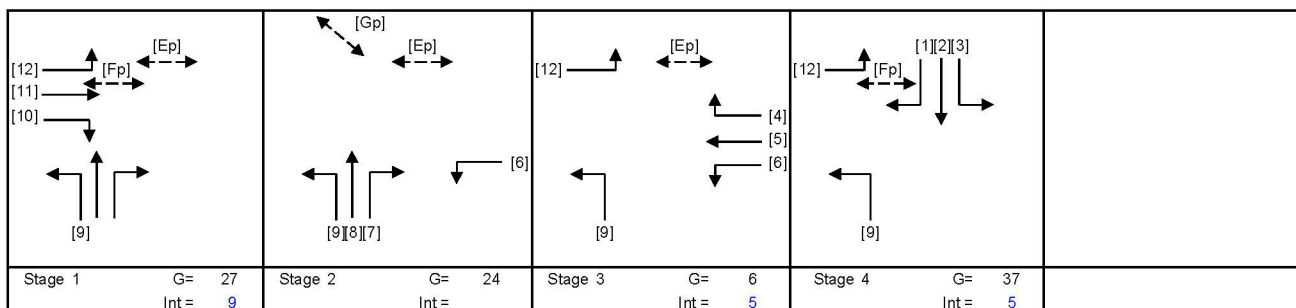
## TRAFFIC SIGNAL CALCULATION

2029 Reference AM

PROJECT NO.:	40892	Prepared By:	SKL	Oct-23
FILENAME :	J1_YYR_PNR_SNR.xlsx	Checked By:	SLN	Oct-23
		Reviewed By:	SLN	Oct-23



No. of stages per cycle	N =	4
Cycle time	C =	112 sec
Sum(y)	Y =	0.585
Loss time	L =	16 sec
Total Flow		3308 pcu
Co = (1.5*L+5)/(1-Y)		69.9 sec
Cm = L/(1-Y)		38.6 sec
Yult		0.780
R.C.ult = (Yult-Y)/Y*100%		33.3 %
Cp = 0.9*L/(0.9-Y)		45.7 sec
Ymax = 1-L/C		0.857
R.C.(C) = (0.9*Ymax-Y)/Y*100%		32 %



Pedestrian Phase	Stage	Green Time Required			Green Time Provided	
		SG	FG	Delay	SG	FG
Ep	1,2,3	6	11		59	11
Fp	1,4	5	6		72	6
Gp	2	5	6		18	6

Move- ment	Stage	Lane Width m.	No. of lane	Radius m.	O	N	Straight- Ahead Sat. Flow	Movement			Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Flare Lane m.	Flare Effect pcu/hr	Site Factor	Site Effect pcu/hr	Gradient %	Gradient Effect pcu/hr	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queue Length (m / lane)	Average Delay (seconds)
								Left pcu/h	Straight pcu/h	Right pcu/h																		
12	1,3,4	4.60	1	35		N	2075	608			608	1.00	1990						1990	0.306		16	50	72	0.683	60	26	
11	1	3.20	1				2075		127		127	0.00	2075						2075	0.061			10	28	0.683	24	63	
11,10	1	4.10	1	20			2165		0	341	341	1.00	2014						2014	0.169	0.169		28	28	0.683	42	41	
10	1	4.30	1	15			2185			335	335	1.00	1986						1986	0.169			28	28	0.683	42	41	
8	2	3.00	1				2055		225		225	0.00	2055						2055	0.109			18	24	0.683	36	50	
7	2	3.00	1	15			2055			255	255	1.00	1868						1868	0.136			22	24	0.683	36	47	
6	2,3	5.10	1	25		N	2125	367			367	1.00	2005						2005	0.183	0.183		30	30	0.683	48	40	
5	3	3.60	1				2115		84		84	0.00	2115						2115	0.040			7	7	0.683	12	75	
4,5	3	4.00	1	25			2155		73	15	88	0.17	2133						2133	0.041			7	7	0.683	18	73	
1,2,3	4	4.70	1	25		N	2085	152	324	0	476	0.32	2046						2046	0.233	0.233		38	38	0.683	54	34	
1	4	4.20	1	15			2175			402	402	1.00	1977						1977	0.203			33	38	0.683	48	37	

NOTE : O - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRAIN WALKING SPEED = 1.2m/s QUEUING LENGTH = AVERAGE QUEUE \* 6m



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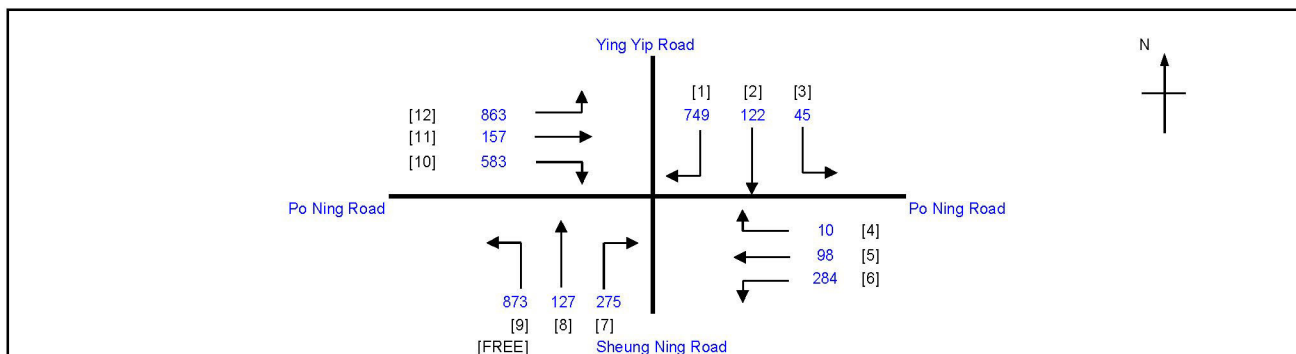
Proposed Redevelopment Proposal At CDA Site Area 92, Lot No.368 In DD224, Clear Water Bay, Sai Kung

J1 Ying Yip Road / Po Ning Road / Sheung Ning Road

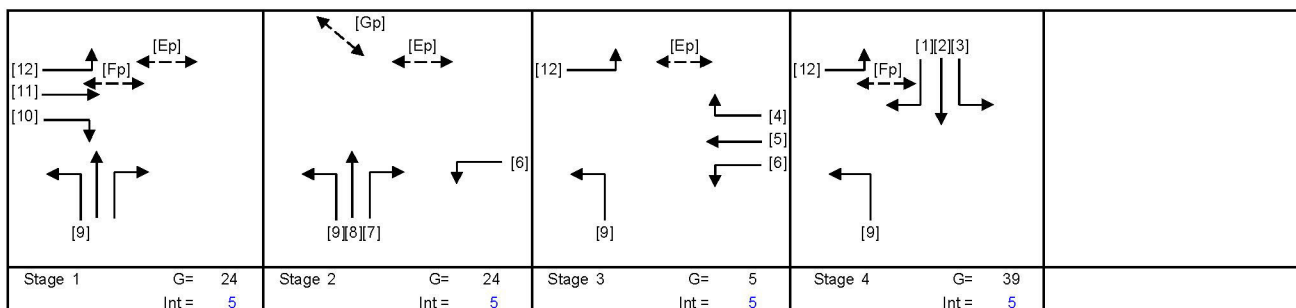
## TRAFFIC SIGNAL CALCULATION

2029 Reference PM

PROJECT NO.:	40892	Prepared By:	SKL	Oct-23
FILENAME :	J1_YYR_PNR_SNR.xlsx	Checked By:	SLN	Oct-23
		Reviewed By:	SLN	Oct-23



No. of stages per cycle	N =	4
Cycle time	C =	112 sec
Sum(y)	Y =	0.524
Loss time	L =	22 sec
Total Flow	=	3313 pcu
Co = (1.5*L+5)/(1-Y)	=	79.8 sec
Cm = L/(1-Y)	=	46.2 sec
Yult =	=	0.735
R.C.ult = (Yult-Y)/Y*100%	=	40.3 %
Cp = 0.9*L/(0.9-Y)	=	52.7 sec
Ymax = 1-L/C	=	0.804
R.C.(C) = (0.9*Ymax-Y)/Y*100%	=	38 %



Pedestrian Phase	Stage	Green Time Required			Green Time Provided	
		SG	FG	Delay	SG	FG
Ep	1,2,3	6	11		57	11
Fp	1,4	5	6		67	6
Gp	2	5	6		23	6

Move- ment	Stage	Lane Width m.	No. of lane	Radius m.	O	N	Straight- Ahead Sat. Flow	Movement			Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Flare Lane m.	Flare Effect pcu/hr	Site Factor	Site Effect pcu/hr	Gradient %	Gradient Effect pcu/hr	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queue Length (m / lane)	Average Delay (seconds)
								Left pcu/h	Straight pcu/h	Right pcu/h																		
12	1,3,4	4.60	1	35		N	2075	863			863	1.00	1990						1990	0.434		17	74	70	0.652	48	12	
11	1	3.20	1				2075		157		157	0.00	2075						2075	0.076			13	25	0.652	24	55	
11,10	1	4.10	1	20			2165		0	294	294	1.00	2014						2014	0.146	0.146		25	25	0.652	42	42	
10	1	4.30	1	15			2185			289	289	1.00	1986						1986	0.145			25	25	0.652	36	42	
8	2	3.00	1				2055		127		127	0.00	2055						2055	0.062			11	25	0.652	18	60	
7	2	3.00	1	15			2055			275	275	1.00	1868						1868	0.147	0.147		25	25	0.652	36	43	
6	2,3	5.10	1	25		N	2125	284			284	1.00	2005						2005	0.142			24	30	0.652	36	43	
5	3	3.60	1				2115		53		53	0.00	2115						2115	0.025		5	4	5	0.652	12	85	
4,5	3	4.00	1	25			2155		45	10	55	0.18	2132						2132	0.026			4	5	0.652	12	84	
1,2,3	4	4.70	1	25		N	2085	45	122	294	461	0.74	1997						1997	0.231	0.231		40	40	0.652	54	32	
1	4	4.20	1	15			2175			455	455	1.00	1977						1977	0.230			40	40	0.652	54	32	

NOTE : O - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRAIN WALKING SPEED = 1.2m/s QUEUING LENGTH = AVERAGE QUEUE \* 6m



# LLA CONSULTANCY LIMITED

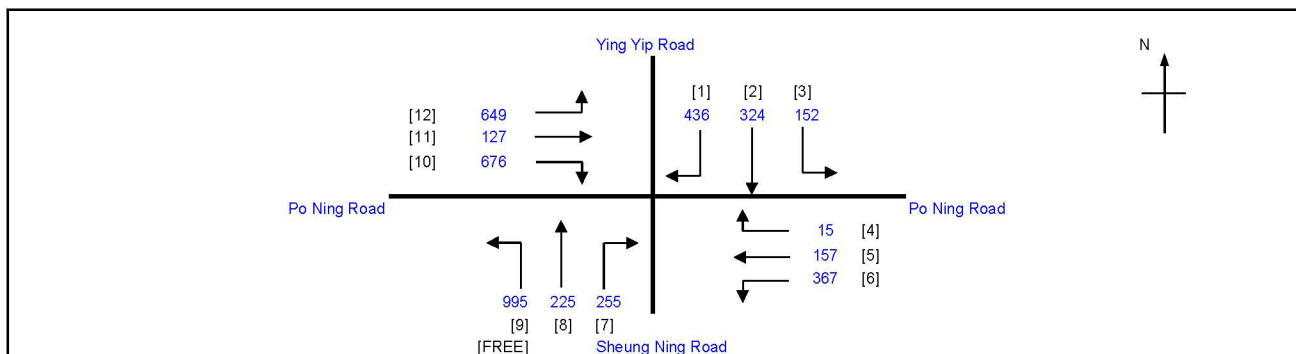
Proposed Redevelopment Proposal At CDA Site Area 92, Lot No.368 In DD224, Clear Water Bay, Sai Kung

J1 Ying Yip Road / Po Ning Road / Sheung Ning Road

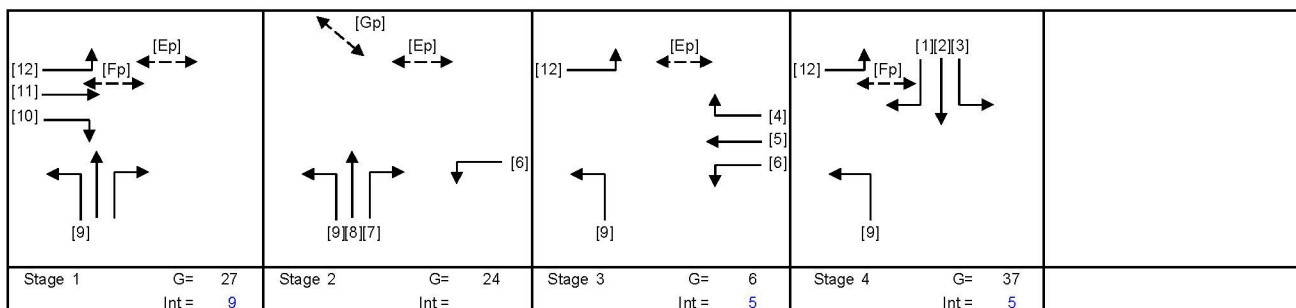
## TRAFFIC SIGNAL CALCULATION

2029 Design AM

PROJECT NO.:	40892	Prepared By:	SKL	Oct-23
FILENAME :	J1_YYR_PNR_SNR.xlsx	Checked By:	SLN	Oct-23
		Reviewed By:	SLN	Oct-23



No. of stages per cycle	N =	4
Cycle time	C =	112 sec
Sum(y)	Y =	0.585
Loss time	L =	16 sec
Total Flow	=	3383 pcu
Co = (1.5*L+5)/(1-Y)	=	69.9 sec
Cm = L/(1-Y)	=	38.6 sec
Yult	=	0.780
R. C. ult = (Yult-Y)/Y*100%	=	33.3 %
Cp = 0.9*L/(0.9-Y)	=	45.7 sec
Ymax = 1-L/C	=	0.857
R.C.(C) = (0.9*Ymax-Y)/Y*100%	=	32 %



Pedestrian Phase	Stage	Green Time Required			Green Time Provided	
		SG	FG	Delay	SG	FG
Ep	1,2,3	6	11		59	11
Fp	1,4	5	6		72	6
Gp	2	5	6		18	6

Move- ment	Stage	Lane Width m.	No. of lane	Radius m.	O	N	Straight- Ahead Sat. Flow	Movement			Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Flare Lane m.	Flare Effect pcu/hr	Site Factor	Site Effect pcu/hr	Gradient %	Gradient Effect pcu/hr	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queue Length (m / lane)	Average Delay (seconds)
								Left pcu/h	Straight pcu/h	Right pcu/h																		
12	1,3,4	4.60	1	35		N	2075	649			649	1.00	1990						1990	0.326		16	54	72	0.683	60	24	
11	1	3.20	1				2075		127		127	0.00	2075						2075	0.061			10	28	0.683	24	63	
11,10	1	4.10	1	20			2165		0	341	341	1.00	2014						2014	0.169	0.169		28	28	0.683	42	41	
10	1	4.30	1	15			2185			335	335	1.00	1986						1986	0.169			28	28	0.683	42	41	
8	2	3.00	1				2055		225		225	0.00	2055						2055	0.109			18	24	0.683	36	50	
7	2	3.00	1	15			2055			255	255	1.00	1868						1868	0.136			22	24	0.683	36	47	
6	2,3	5.10	1	25		N	2125	367			367	1.00	2005						2005	0.183	0.183		30	30	0.683	48	40	
5	3	3.60	1				2115		84		84	0.00	2115						2115	0.040			7	7	0.683	12	75	
4,5	3	4.00	1	25			2155		73	15	88	0.17	2133						2133	0.041			7	7	0.683	18	73	
1,2,3	4	4.70	1	25		N	2085	152	324	0	476	0.32	2046						2046	0.233	0.233		38	38	0.683	54	34	
1	4	4.20	1	15			2175			436	436	1.00	1977						1977	0.221			36	38	0.683	54	35	

NOTE : O - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRAIN WALKING SPEED = 1.2m/s QUEUING LENGTH = AVERAGE QUEUE \* 6m

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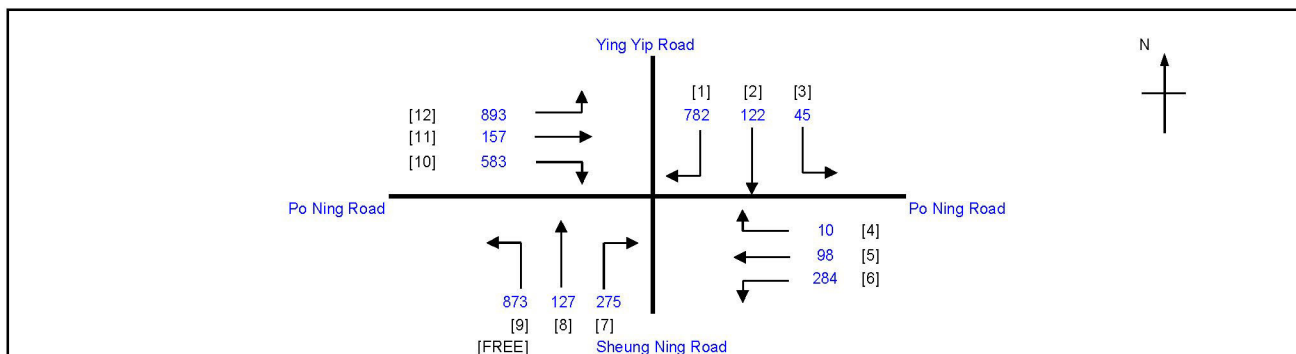
Proposed Redevelopment Proposal At CDA Site Area 92, Lot No.368 In DD224, Clear Water Bay, Sai Kung

J1 Ying Yip Road / Po Ning Road / Sheung Ning Road

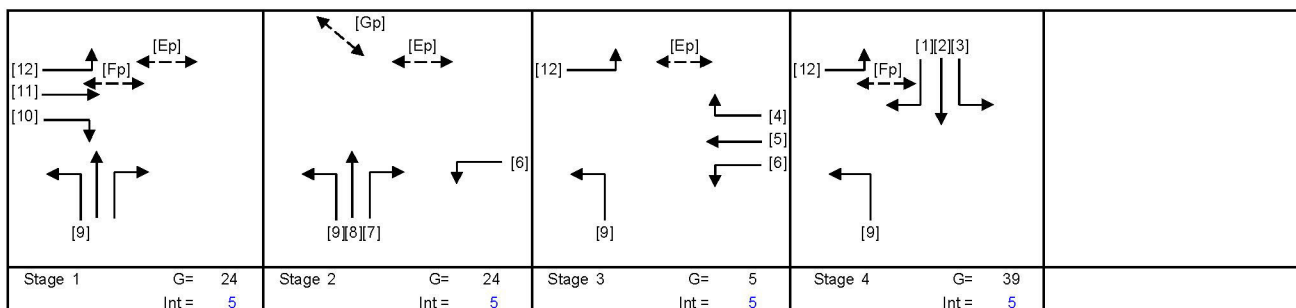
## TRAFFIC SIGNAL CALCULATION

2029 Design PM

PROJECT NO.:	40892	Prepared By:	SKL	Oct-23
FILENAME :	J1_YYR_PNR_SNR.xlsx	Checked By:	SLN	Oct-23
		Reviewed By:	SLN	Oct-23



No. of stages per cycle	N =	4
Cycle time	C =	112 sec
Sum(y)	Y =	0.532
Loss time	L =	22 sec
Total Flow	=	3376 pcu
Co = (1.5*L+5)/(1-Y)	=	81.2 sec
Cm = L/(1-Y)	=	47.0 sec
Yult	=	0.735
R. C. ult = (Yult-Y)/Y*100%	=	38.1 %
Cp = 0.9*L/(0.9-Y)	=	53.8 sec
Ymax = 1-L/C	=	0.804
<b>R. C. (C) = (0.9*Ymax-Y)/Y*100%</b>	<b>=</b>	<b>35 %</b>



Pedestrian Phase	Stage	Green Time Required			Green Time Provided	
		SG	FG	Delay	SG	FG
Ep	1,2,3	6	11		57	11
Fp	1,4	5	6		67	6
Gp	2	5	6		23	6

Move- ment	Stage	Lane Width m.	No. of lane	Radius m.	O	N	Straight- Ahead Sat. Flow	Movement			Total Flow pcu/h	Proportion of Turning Vehicles	Sat. Flow pcu/h	Flare Lane m.	Flare Effect pcu/hr	Site Factor	Site Effect pcu/hr	Gradient %	Gradient Effect pcu/hr	Revised Sat. Flow pcu/h	y	Greater y	L sec	g (required) sec	g (input) sec	Degree of Saturation X	Queue Length (m / lane)	Average Delay (seconds)
								Left pcu/h	Straight pcu/h	Right pcu/h																		
12	1,3,4	4.60	1	35		N	2075	893			893	1.00	1990						1990	0.449		17	76	70	0.662	48	12	
11	1	3.20	1				2075		157		157	0.00	2075						2075	0.076			13	25	0.662	24	56	
11,10	1	4.10	1	20			2165		0	294	294	1.00	2014						2014	0.146	0.146		25	25	0.662	42	43	
10	1	4.30	1	15			2185			289	289	1.00	1986						1986	0.145			25	25	0.662	42	43	
8	2	3.00	1				2055		127		127	0.00	2055						2055	0.062			10	25	0.662	18	61	
7	2	3.00	1	15			2055			275	275	1.00	1868						1868	0.147	0.147		25	25	0.662	36	43	
6	2,3	5.10	1	25		N	2125	284			284	1.00	2005						2005	0.142			24	30	0.662	36	44	
5	3	3.60	1				2115		53		53	0.00	2115						2115	0.025		5	4	5	0.662	12	88	
4,5	3	4.00	1	25			2155		45	10	55	0.18	2132						2132	0.026			4	5	0.662	12	86	
1,2,3	4	4.70	1	25		N	2085	45	122	310	477	0.74	1996						1996	0.239	0.239		40	40	0.662	54	31	
1	4	4.20	1	15			2175			472	472	1.00	1977						1977	0.239			40	40	0.662	54	32	

NOTE : O - OPPOSING TRAFFIC N - NEAR SIDE LANE SG - STEADY GREEN FG - FLASHING GREEN PEDESTRAIN WALKING SPEED = 1.2m/s QUEUING LENGTH = AVERAGE QUEUE \* 6m

**Redevelopment Proposal of Comprehensive Development Area zone at  
Area 92 Clear Water Bay, Sai Kung for  
Film Production Park development**

**Redevelopment Proposal - Appendix 4**

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**Noise Impact Assessment**



Prepared for

**Bauhinia Culture Holdings Limited**

Prepared by

**Ramboll Hong Kong Limited**

**PROPOSED REDEVELOPMENT PROPOSAL AT CDA SITE AREA  
92, LOT NO. 368 IN DD224, CLEAR WATER BAY,  
SAI KUNG**

**NOISE IMPACT ASSESSMENT**

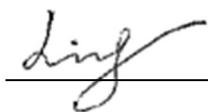
In association with

**DLN Architects Limited**

Date **18 September 2023**

Prepared by **Tony Ling**  
**Assistant Environmental Consultant**


Signed



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Approved by **Tony Cheng**  
**Senior Manager**

Signed



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Project Reference **DLNCWBFSEI00**

Document No. **R9111\_v1.1**

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Appendix 2.1	Noise Levels Distribution in Environmental Database Central Portal (CED)
Appendix 2.2	Line of Sight from NSRs to Surrounding Roads



## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 With the pioneering digital movie industry as the driving force and state of the art post production technologies as full backing force, Bauhinia Culture Holdings Limited (the “**Applicant**”) strive to create a new creativity hub which combines film shooting, post production, publication and trading, for elites of Hong Kong Film industry. Through the successful integration into the global, worldwide production chain as one of the elite film industrial base, the Applicant believe the Proposed Development can attract 50 to 70 world class script writers, directors, actors and actresses as well as various post production experts to Hong Kong. With a time span of less than 5 years after the completion and activation of new base, the Applicant can successfully implement an international service hub of
- Digital movie shooting and post production
  - Research in digital movie production related software
  - Experts’ training
  - High-end products and copyright trading
  - Cultural exchange
- 1.1.2 The Application Site is located at Lot No. 368 in D.D. 224, Ying Yip Road, Tseung Kwan O, zoned as “Comprehensive Development Area (CDA)” under the approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28. The Subject Site is about 17,094 m<sup>2</sup>.
- 1.1.3 Ramboll Hong Kong Limited (the Consultant) has been commissioned by the applicant to conduct this noise impact assessment in relation to the planning application. Architectural drawings and technical information of the Subject Site were provided by DLN Architects Limited.

### 1.2 Application Site and its Environs

- 1.2.1 The Application Site is located at Lot No. 368 in D.D. 224, Ying Yip Road, Tseung Kwan O. The site is currently zoned as “Comprehensive Development Area (CDA)”.
- 1.2.2 The Subject Site is bounded by road carriageways. Ying Yip Road and two access roads are aligned on the West and North, Hang Hau Road on southeast side and Yue On Lane on the South of the Subject Site.
- 1.2.3 **Figure 1.1** shows the location of the Application Site and the surrounding environs.

### 1.3 The Proposed Development

- 1.3.1 The Proposed Development will mainly comprise of 4 areas, which include a 6 storeys of Elites’ Workshops and Dormitories Building, a 6 storeys Creativity Hub Building, Film Studios and Outdoor Filming Area. In addition, there is 1 storey Carport below Elites’ Workshops and Dormitories and Creativity Hub Buildings.
- 1.3.2 The Proposed Building heights (measured at the main roof of the buildings) for Elites’ Workshops and Dormitories Building, Creativity Hub Building and Film Studios are 50.5mPD, 70mPD and 50mPD respectively. **Table 1.1** summarized the key design parameters and information of the Application Site.

**Table 1.1 Key Design Parameters and Information**

<b>Key Design Parameters</b>	<b>Description</b>
Site Area	17,094 m <sup>2</sup>
Plot Ratio	1.2
Gross Floor Area	20512.8 m <sup>2</sup>
No. of Blocks	4
Building Height	<b>Elites' Workshops and Dormitories Building</b> - 50.5mPD <b>Creativity Hub Building</b> - 70mPD <b>Film Studios</b> - 50mPD
No. of Storeys	<b>Elites' Workshops and Dormitories Building</b> - 7 Storeys <b>Creativity Hub Building</b> - 7 Storeys <b>Film Studios</b> - 1 Storey

- 1.3.3 Master layout plans and Sections of the Proposed Development are shown in **Appendix 1.1**.

#### **1.4 Purpose of the NIA**

This NIA addresses the potential traffic noise impact upon the dormitory and the potential noise impact due to the operation of the project to the surrounding NSR.

## 2. ROAD TRAFFIC NOISE IMPACT

### 2.1 Introduction

- 2.1.1 This traffic noise impact assessment is prepared to address road traffic noise impact on the noise sensitive uses of the Proposed Development and to recommended mitigation measures where practicable to attenuate the impact, if necessary.

### 2.2 Assessment Criteria

- 2.2.1 Noise standards are recommended in Chapter 9 "Environment" of the HKPSG for planning against possible noise impact from road traffic, railway and aircrafts. According to the standards and guidelines, the maximum allowed road traffic noise level, measured in terms of  $L_{10(1-hr.)}$ , at typical facades of dormitories is 70 dB(A).

### 2.3 Noise Levels Distribution in Environmental Database Central Portal (CED)

- 2.3.1 Referenced to the Noise Levels Distribution in Environmental Database Central Portal (CED), as shown in **Appendix 2.1**. The noise levels of the proposed NSRs range from 61 to 70 dB(A), which complies with the 70 dB(A) noise criterion as listed in HKPSG for dormitory.

### 2.4 Road Characteristics and Contribution

- 2.4.1 With reference to the proposed layout plan in **Appendix 1.1**. The majority line of sight between the Dormitories Building of the Proposed Development and Ying Yip Road would be effectively screened off by the Proposed Studios and Creativity Hub Building while the direct line of sight between the Dormitories Building and Clear Water Bay Road; the Dormitories Building and Hang Hau Road would be blocked by the existing natural terrain and topographic characteristics. Details will be described in the **Table 2.1** and line of sight from NSRs to surrounding roads is demonstrated in **Appendix 2.2**.

**Table 2.1 Review of Road Traffic Noise Impact of the Roads**

Roads	Description	Noise Contribution
Ying Yip Road	<ul style="list-style-type: none"> <li>Majority line of sight to the Dormitories Building (~50.5mPD) of the Proposed Development would be screened off by other Proposed Buildings (~50mPD to 70mPD).</li> </ul>	Partly significant
Clear Water Bay Road	<ul style="list-style-type: none"> <li>The elevation level from 70mPD to 90mPD.</li> <li>Direct line of sight to the Dormitories Building of the Proposed Development would be blocked by existing natural terrain (From 80mPD to 118mPD) and topographic characteristics.</li> </ul>	Insignificant
Hang Hau Road	<ul style="list-style-type: none"> <li>The average elevation level is about 60mPD.</li> <li>Direct line of sight to the Dormitories Building of the Proposed Development would be blocked by existing natural terrain (~60mPD to 64mPD) and topographic characteristics.</li> </ul>	Insignificant



Roads	Description	Noise Contribution
Existing Access Roads at the North	<ul style="list-style-type: none"> <li>Majority line of sight to the Dormitories Building of the Proposed Development would be screened off by other Proposed Buildings.</li> <li>Connecting the Application Site and Ying Yip Road.</li> </ul>	Insignificant
Yue On Lane	<ul style="list-style-type: none"> <li>Majority line of sight to the Dormitories Building of the Proposed Development would be screened off by existing Clear Water Bay Film Quarters and Hang Hau Village.</li> <li>Access road for Hang Hau Village.</li> <li>Limited Traffic Flow</li> </ul>	Insignificant

## 2.5 Noise Sensitive Receivers

- 2.5.1 The Proposed Development consists of Elites' Workshops and Dormitories Building, Creativity Hub Building and Film Studios. Apart from the dormitories building, all noise sensitive uses would be air-conditioned and do not rely on openable windows for ventilation. With reference to HKPSG, the noise standard only applies to the uses which rely on opened windows for ventilation. Thus, traffic noise impact assessment is not necessary for the noise sensitive uses equipped with the air-conditioning.
- 2.5.2 However, the dormitories building would rely on the openable windows for ventilation. Review of road traffic noise would be conducted for the dormitories. Location of the representative NSRs is shown in **Figure 2.1**.

## 2.6 Evaluation of Road Traffic Noise Assessment

- 2.6.1 As shown in CED, the dormitories building of the Proposed Development would be located at the area with the traffic noise level below 70 dB(A) (**Appendix 2.1**). Given that Ying Yip Road is classified as Local Distributor according to the Annual Traffic Census 2021; the buffer distance between proposed dormitories building and Ying Yip Road is approximately 70m with at least two buildings in between; and the angle of view from the noise sensitive receivers of dormitories building to Ying Tip Road are reduced to less than 90° by buildings (**Appendix 2.2**), it is believed that the traffic noise levels at the dormitories building will be further reduced. It is predicted that the noise levels of the proposed NSRs would comply with the 70 dB(A) noise criterion as listed in HKPSG for dormitory. Thus, no insurmountable traffic noise impact is anticipated.

### 3. INDUSTRIAL NOISE IMPACT ASSESSMENT

#### 3.1 Introduction

- 3.1.1 In this assessment, potential noise impacts arising from nearby industrial activities on the Proposed Development has been assessed by general acoustic principle and Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites (IND-TM). Practicable environmental mitigation measures would be recommended, where necessary.

#### 3.2 Assessment Criteria

- 3.2.1 In accordance with the "Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites" (IND-TM), the Area Sensitive Rating (ASR) depends on the type of area and the degree of impact that Influencing Factor (IF) on the NSRs. The industrial area, major road with the boundary of Hong Kong International Airport shall be considered to be an IF.
- 3.2.2 The NSRs at the Subject Site after its completion is located in a low density residential area consisting of low-rise or isolated high-rise developments. Two roads in the vicinity of the subject site including Ying Yip Road ("AADT" of 24,460) and Hang Hau Road ("AADT" of 9,950) have Annual Average Daily Traffic Flow less than 30,000 according to AADT 2021, hence the subject site is not affected by any Influencing Factor (IF) according to the TM. Therefore, an area sensitive rating of "A" is adopted in this project. Below is the acceptable noise level (ANL) tabulated.

**Table 3.1 Acceptable Noise Levels**

Time Period	ANL (ASR of "A"), $L_{eq}$ (30min) dB(A)
Day (0700 to 1900 hours)	60
Evening (1900 to 2300 hours)	
Night (2300 to 0700 hours)	50

#### 3.3 Fixed Noise Sources

- 3.3.1 According to the desktop study and site survey conducted in July 2023, there is no potential fixed noise sources identified within the 300m assessment area measured from the site boundary of the Subject Site. Therefore, the noise sensitive receivers of the Proposed Development will not be subject to unacceptable fixed noise source impact, and road traffic noise would be the major noise source after completion of the Proposed Development. Location of 300m assessment area is shown in **Figure 3.1**.

#### 3.4 Potential Fixed Noise Sources within the Development

- 3.4.1 Excepting Elites' Workshops and Dormitories Building, the remaining buildings of the Proposed Development will be served by central air conditioning system.
- 3.4.2 In order to ensure that the planned fixed noise sources for the Proposed Development, e.g. E/M plant, would not cause excessive impact to neighbouring noise sensitive uses, they will all be located and designed to comply with the fixed noise source standards stipulated in the HKPSG (i.e. at least 5 dB(A) below the appropriate ANL shown in Table 2 of IND-TM or, in the case of the background being 5 dB(A) lower than the ANL, should not be higher than the background).

- 3.4.3 It is anticipated that the fixed noise sources within the Proposed Development will be adequately controlled to meet the relevant noise criteria stipulated in the HKPSG.

Proposed Outdoor Filming Activities

- 3.4.4 Information and type of the outdoor filming activities to be conducted are not available at this preliminary planning stage. However, in case of any potential noisy activities (e.g. blasting / fireworks) are proposed to be conducted within the Proposed Development, the Applicant/Contractor is responsible to ensure compliance with the relevant requirements, legislation and standards (e.g. application to use pyrotechnics in filming, TV or theatrical performance may be submitted to the Office of Create Hong Kong, Communications and Technology Branch). Proper mitigation measures shall be implemented as follows, where necessary.
- Outdoor noisy activities / works should be located behind the buildings such that the line of sight from these activities to the surrounding NSRs would be blocked as much as possible.
  - Outdoor noisy activities should be arranged not to be carried out in evening or night-time period as practical as possible.



## 4. CONCLUSION

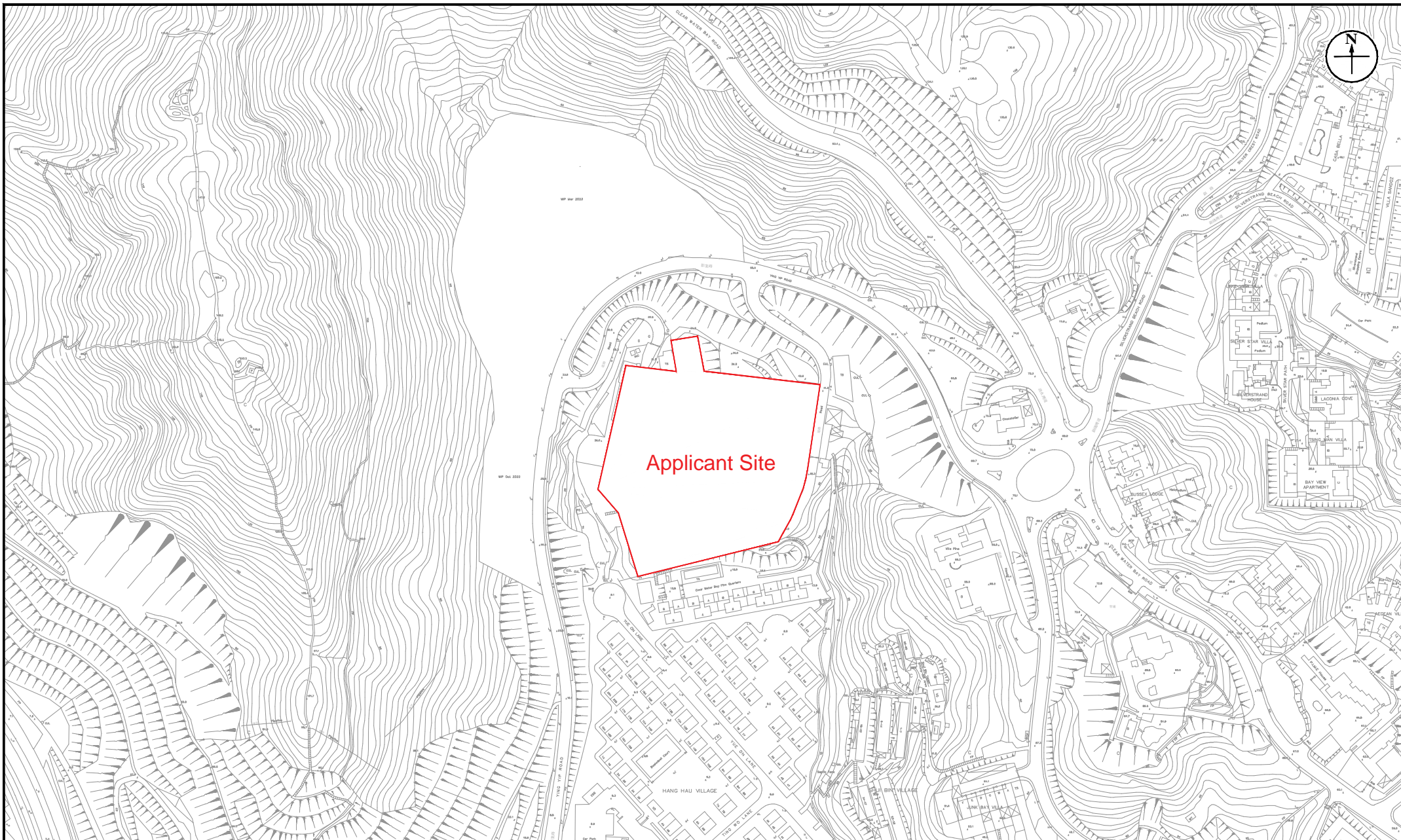
### Road Traffic Noise

- 4.1.1 As shown in CED, the dormitories building of the Proposed Development would be located at the area with the traffic noise level below 70 dB(A) (**Appendix 2.1**). Given that Ying Yip Road is classified as Local Distributor according to the Annual Traffic Census 2021; the buffer distance between proposed dormitories building and Ying Yip Road is approximately 70m with at least two buildings in between; and the angle of view from the dormitories building to Ying Tip Road are reduced to less than 90° by buildings (**Appendix 2.2**), it is believed that the traffic noise level at the dormitories building will be further reduced. It is predicted that the noise levels of the proposed NSRs would comply with the 70 dB(A) noise criterion as listed in HKPSG for dormitory. Thus, no insurmountable traffic noise impact is anticipated.

### Fixed Noise

- 4.1.2 According to the desktop study and site survey conducted in July 2023, there is no potential fixed noise sources identified within the 300m assessment area measured from the site boundary of the Subject Site. Therefore, the noise sensitive receivers of the Proposed Development will not be subject to unacceptable fixed noise source impact, and road traffic noise would be the major noise source after completion of the Proposed Development.
- 4.1.3 In order to ensure that the planned fixed noise sources for the Proposed Development, e.g. E/M plant, would not cause excessive impact to neighbouring noise sensitive uses, they will all be located and designed to comply with the fixed noise source standards stipulated in the HKPSG (i.e. at least 5 dB(A) below the appropriate ANL shown in Table 2 of IND-TM or, in the case of the background being 5 dB(A) lower than the ANL, should not be higher than the background).
- 4.1.4 Information and type of the outdoor filming activities to be conducted are not available at this preliminary planning stage. However, in case of any potential noisy activities (e.g. blasting / fireworks) are proposed to be conducted within the Proposed Development, the Applicant/Contractor is responsible to ensure compliance with the relevant requirements, legislation and standards (e.g. application to use pyrotechnics in filming, TV or theatrical performance may be submitted to the Office of Create Hong Kong, Communications and Technology Branch). Proper mitigation measures shall be implemented, where necessary.

**Figure**



**Figure:** 1.1

**Title:** Location of the Application Site and its Environs

**Project:** Proposed Comprehensive Development at Area 92, Lot368, DD224, Clear Water Bay, Sai Kung

**RAMBOLL**

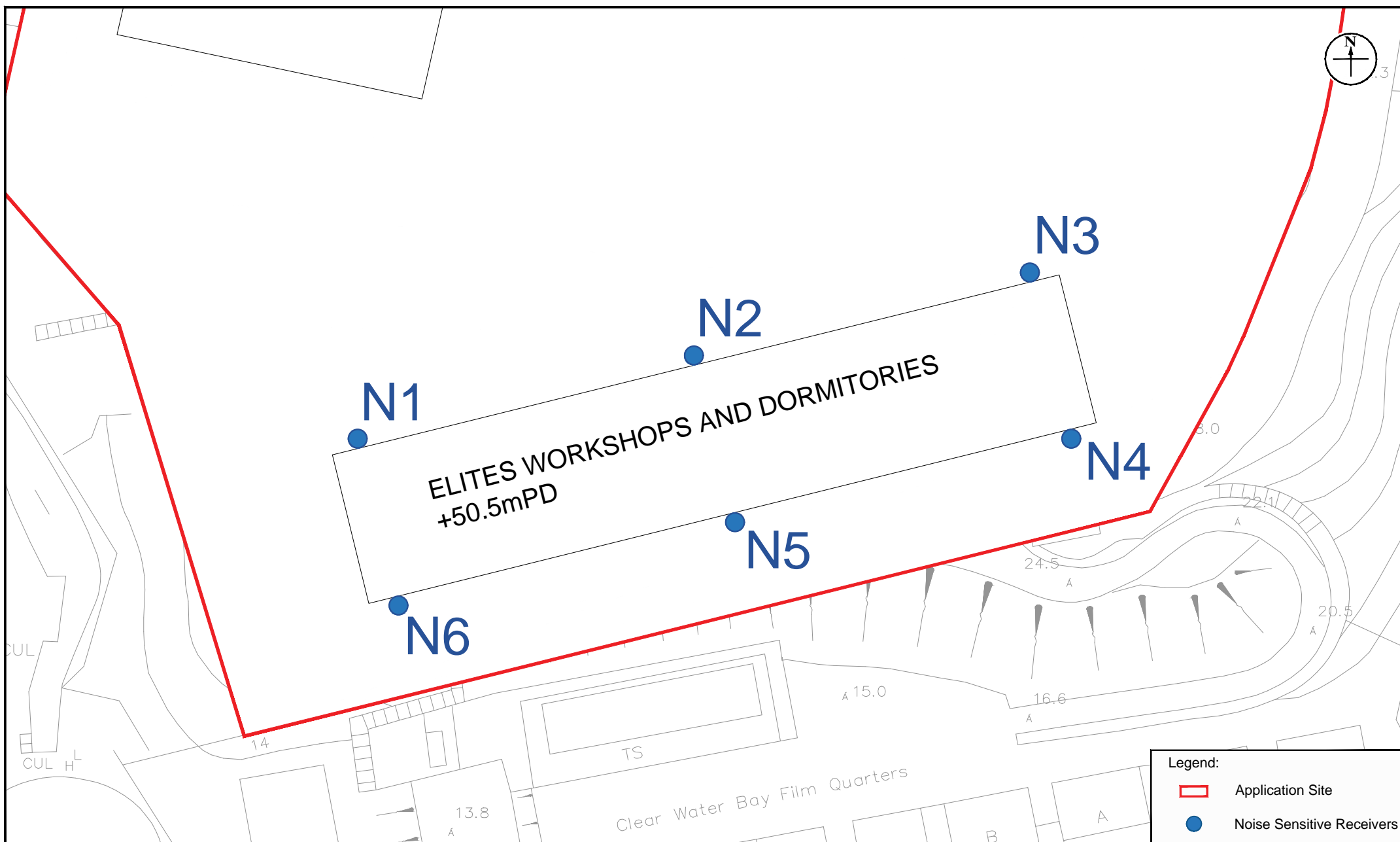
Drawn by: TL

Checked by: TC

Rev.: 1.0

Date: Aug 2023





**Figure:** 2.1

**Title:** Location of the Representative NSRs

**Project:** Proposed Comprehensive Development at Area 92, Lot368, DD224, Clear Water Bay, Sai Kung

Legend:	
<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span>	Application Site
<span style="color: blue;">●</span>	Noise Sensitive Receivers

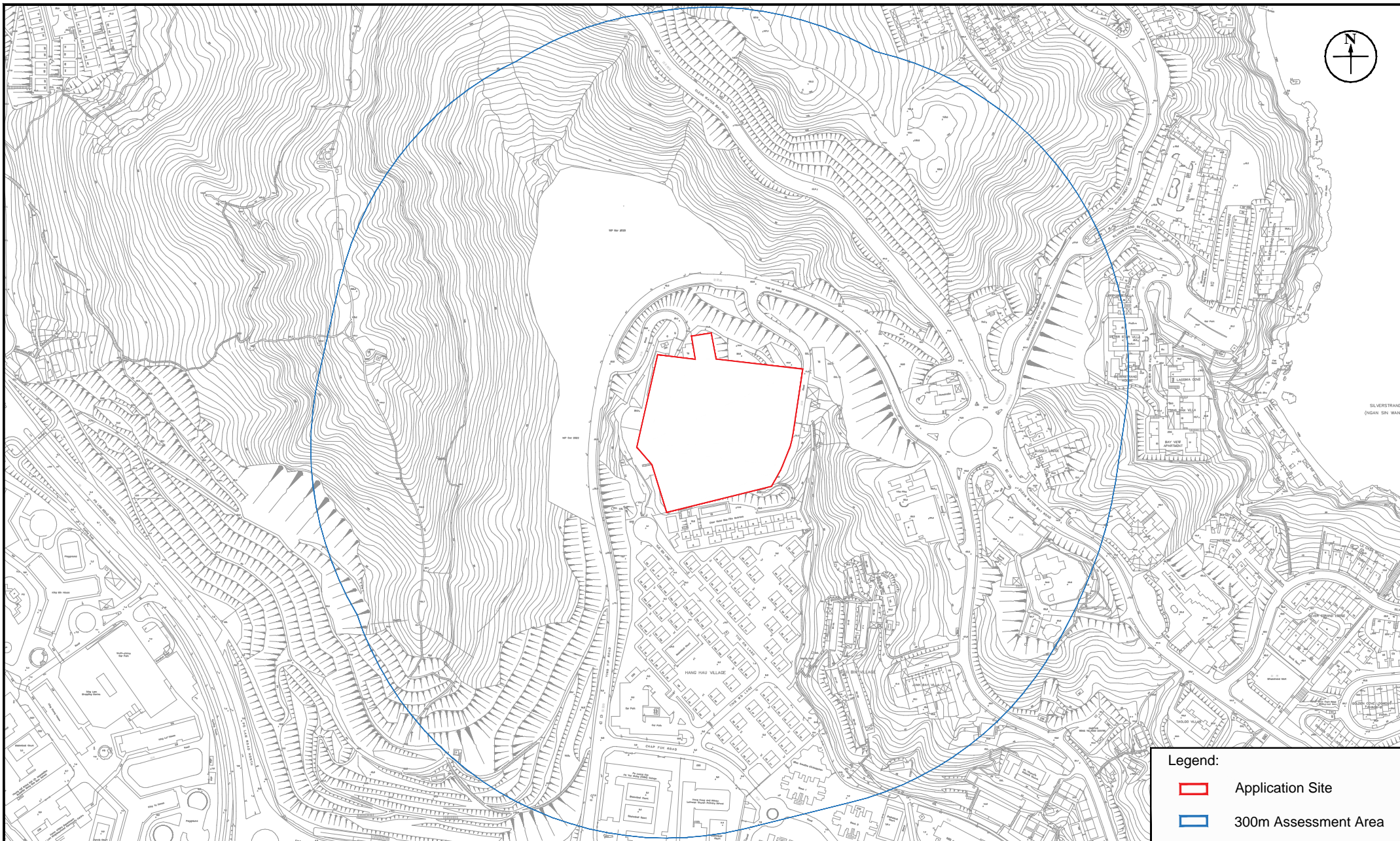
**RAMBOLL**

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Date: Aug 2023



Legend:

- ▭ Application Site
- 300m Assessment Area

**Figure:** 3.1

**Title:** 300m Assessment Area

**Project:** Proposed Comprehensive Development at Area 92, Lot368, DD224, Clear Water Bay, Sai Kung

**RAMBOLL**

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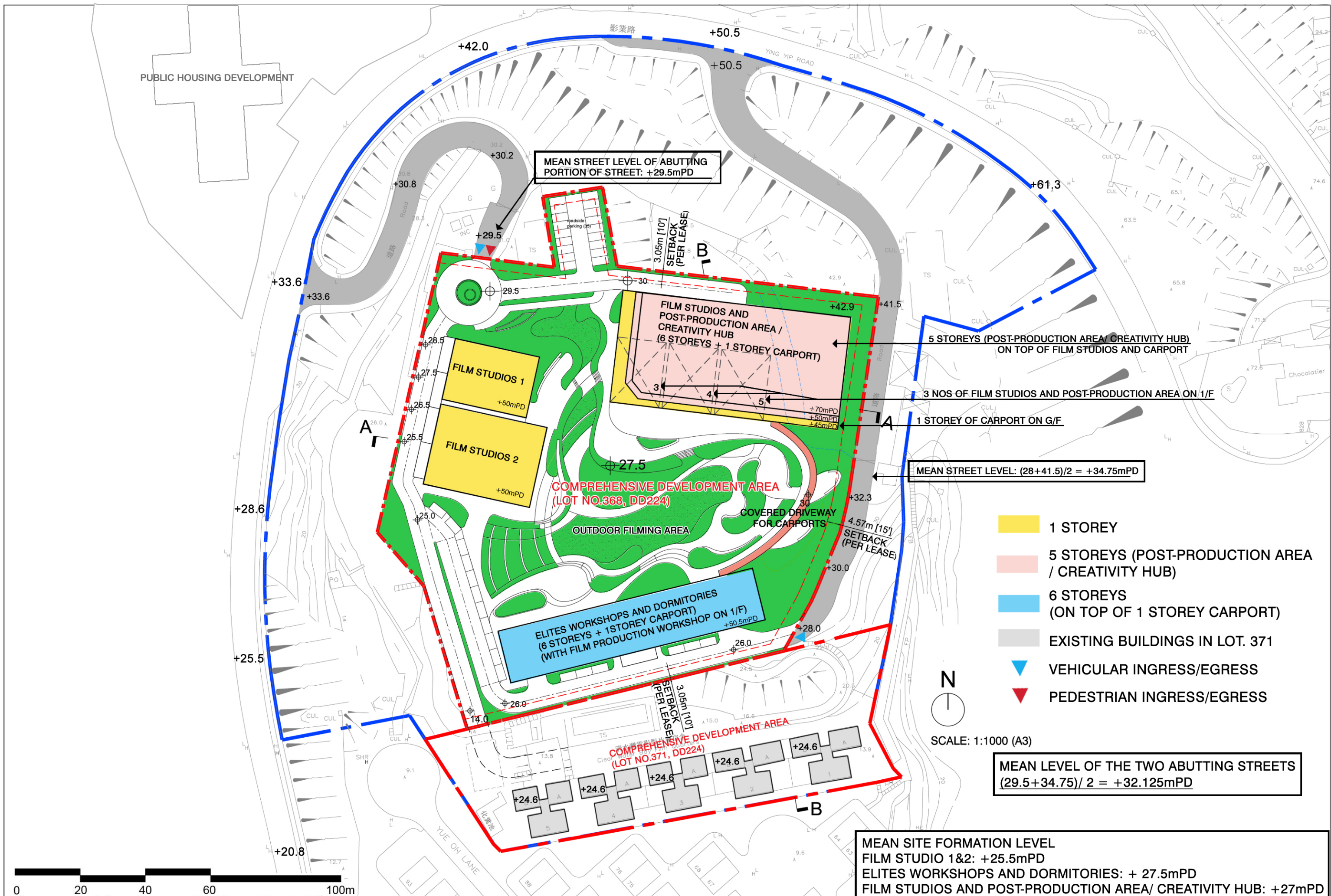
Checked by: TC

Rev.: 1.0

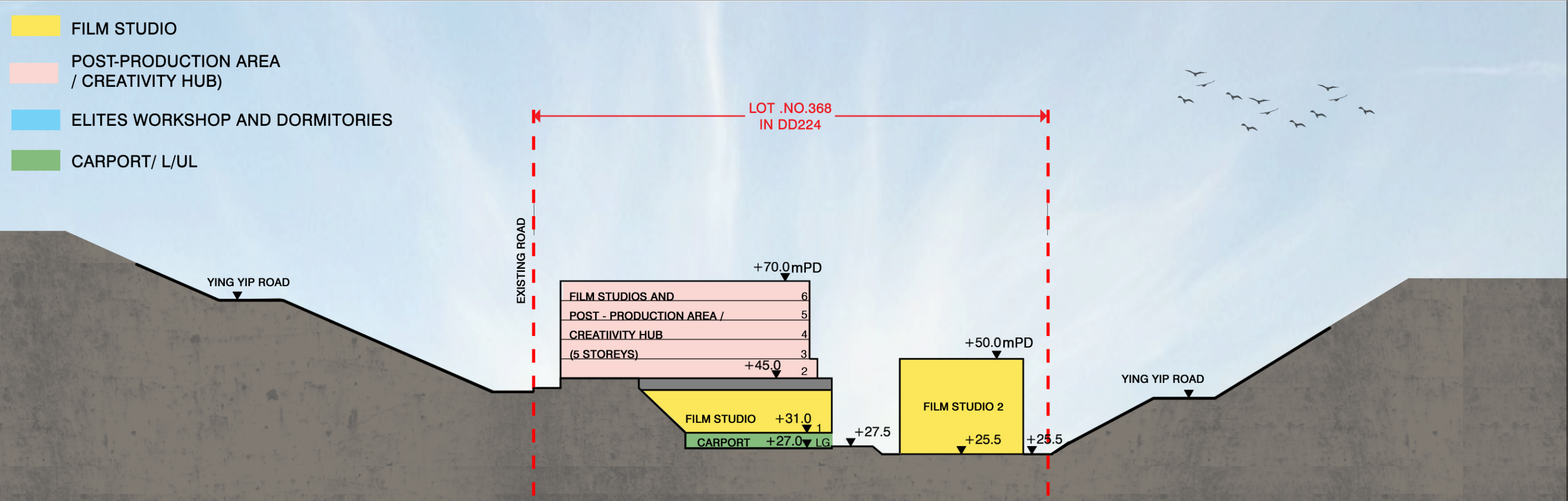
Date: Aug 2023

## **Appendix 1.1     Master Layout Plans and Sections**

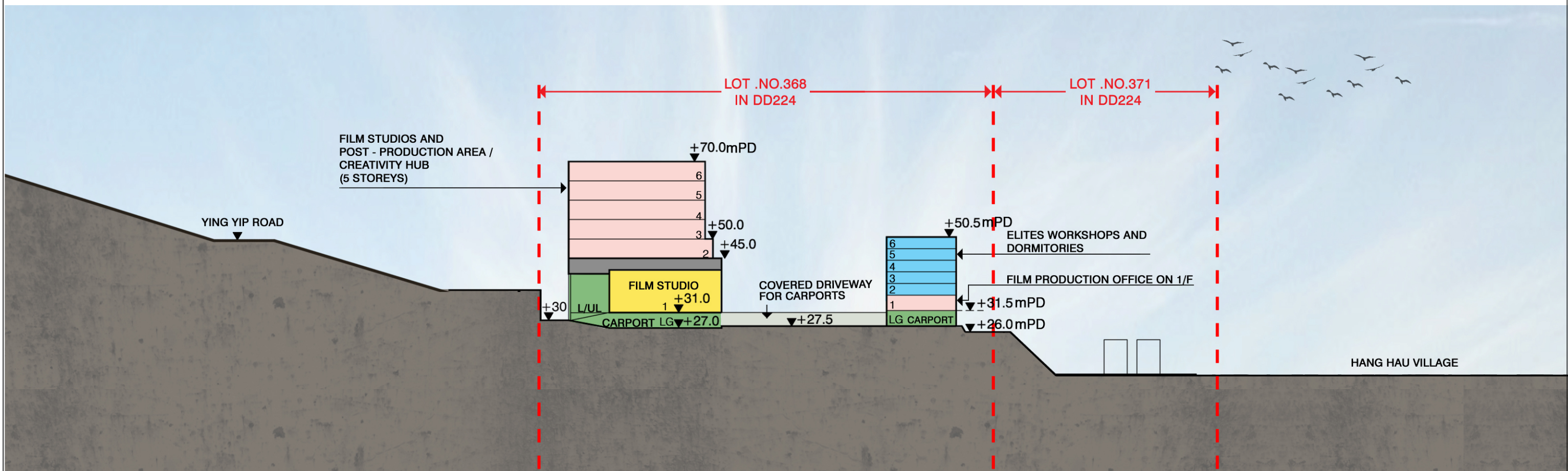








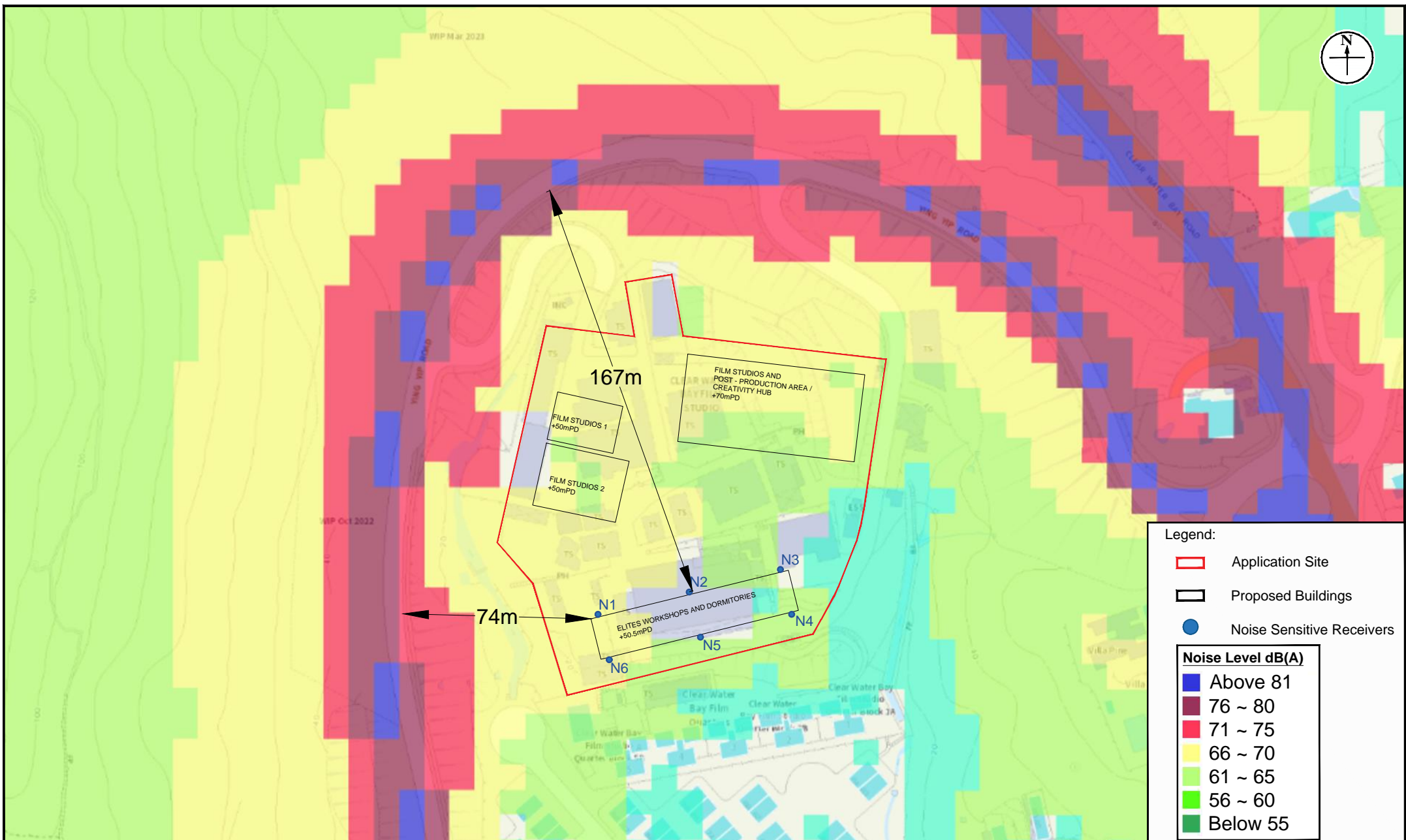
PROPOSED SECTIONS AA'



PROPOSED SECTIONS BB'

**Appendix 2.1    Noise Levels Distribution in Environmental Database Central  
Portal (CED)**





## Appendix: 2.1

**Title:** Noise Levels Distribution in Environmental Database Central Portal (CED)

**Project:** Proposed Comprehensive Development at Area 92, Lot 368, DD224, Clear Water Bay, Sai Kung

**RAMBOLL**

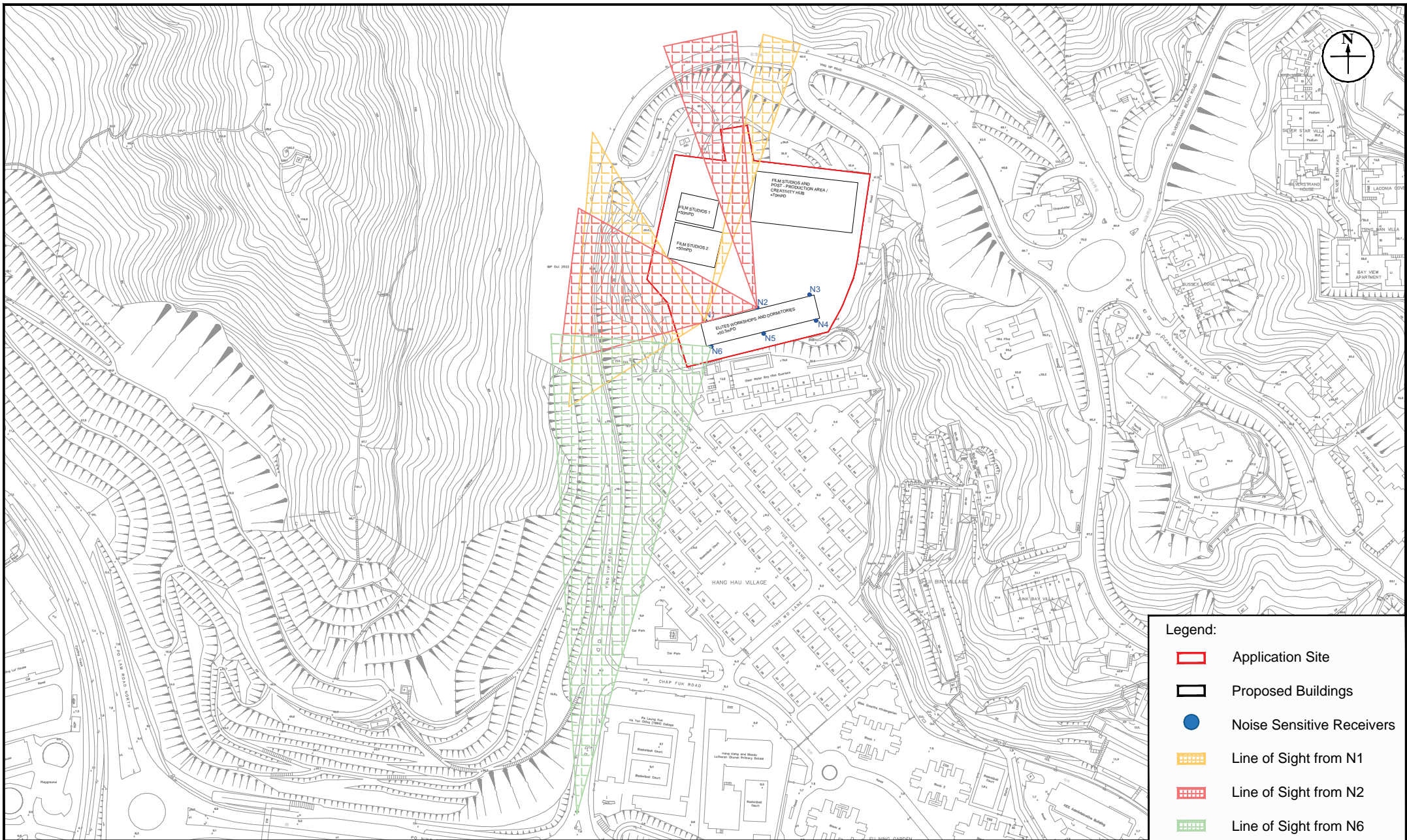
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Date: Aug 2023

## **Appendix 2.2     Line of Sight from NSRs to Surrounding Roads**



## Appendix: 2.2

**Title:** Line of Sight from NSRs to Surrounding Roads

**Project:** Proposed Comprehensive Development at Area 92, Lot368, DD224, Clear Water Bay, Sai Kung

**RAMBOLL**

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Rev.: 1.0

Date: Aug 2023



**Redevelopment Proposal of Comprehensive Development Area zone at  
Area 92 Clear Water Bay, Sai Kung for  
Film Production Park development**

**Redevelopment Proposal - Appendix 5**

---

**Sewerage Impact Assessment**

*Prepared by*

***Ramboll Hong Kong Limited***

**PROPOSED REDEVELOPMENT PROPOSAL AT CDA SITE AREA  
92, LOT NO. 368 IN DD224, CLEAR WATER BAY,  
SAI KUNG**

**SEWERAGE IMPACT ASSESSMENT**

Date **December 2023**

Prepared by **Sally Chiu**  
**Assistant Environmental Consultant**

Signed



Approved by **Tony Cheng**  
**Senior Manager**

Signed

Project Reference **DLNCWBFSEI00**Document No. **R9112\_v1.6**

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1.2 Application Site and its Environs .....	1-1
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Appendix 2.1	Proposed Sewerage Manhole Schedule from CEDD
Appendix 2.2	Detailed Sewerage Impact Assessment Calculations
Appendix 3.1	Response to Comments from EPD and DSD

## 1. INTRODUCTION

### 1.1 Background and Objectives

- 1.1.1 The Application Site is located at CDA Site Area 92, Lot No. 368 in DD224, Clear Water Bay, Sai Kung, which falls within an area zoned "Comprehensive Development Area" under the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28.
- 1.1.2 Ramboll Hong Kong Limited is commissioned to conduct the sewerage impact assessment based on the information regarding the proposed scheme.

### 1.2 Application Site and its Environs

- 1.2.1 The Application Site is bounded by road carriageways. Ying Yip Road and two access roads are aligned on the west and north, Hang Hau Road on southeast side and Yue On Lane on the south.
- 1.2.2 **Figure 1** shows the location and the environs of the Proposed Development.

### 1.3 Proposed Development

- 1.3.1 Under the current application, the Application Site is proposed for a film studio development. The development consists of 2 1-storey Film Studios, a 7-storey Creativity Hub Building, and a 7-storey Elites' Workshops and Dormitories Building. Details of the proposed development schedule are summarised in **Table 1.1** below and the layout plan is shown in **Appendix 1.1**.

**Table 1.1 Development Schedule of the Proposed Development**

<b>Total Site Area</b>	About 17,094 m <sup>2</sup>
<b>Plot Ratio</b>	1.2
<b>Total GFA</b>	About 20,512.8m <sup>2</sup>
<b>No. of Blocks</b>	4
<b>Building Height</b>	<b>Elites' Workshops Dormitories:</b> 50.5mPD <b>Creativity Hub Building:</b> 70mPD <b>Film Studios:</b> 50mPD
<b>No. of Storeys</b>	<b>Elites' Workshops Dormitories:</b> 7 Storeys <b>Creativity Hub Building:</b> 7 Storeys <b>Film Studios:</b> 1 Storey



## 2. SEWERAGE IMPACT ASSESSMENT

### 2.1 Scope of Work

- 2.1.1 The aim of this study is to compare the sewage flow generated from the proposed development with the sewage flow generated from the existing usage, and to determine whether adverse sewage impact is anticipated.

### 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 and the existing catchment area. 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:
- Residents: 0.19 m<sup>3</sup>/day (Domestic – Mobile Residents)
  - Finance, Insurance, Real Estate & Business Services: 0.08 m<sup>3</sup>/day (Commercial Employee and J6 – Finance, Insurance, Real Estate & Business Services)
  - Restaurants & Hotels: 1.58 m<sup>3</sup>/day (Commercial Employee and J10 – Restaurants & Hotels)
  - Schools: 0.28 m<sup>3</sup>/day for teachers and staff (Commercial Employee and J11 – Community, Social & Personal Services) & 0.04 for school student

### 2.3 Existing and Future Sewerage System

- 2.3.1 To the north of the Application Site, there is a sewerage infrastructure works managed by CEDD (Contract No. CV/2021/03) to be completed by 2026 tentatively. With reference to the proposed sewerage manhole schedule obtained from CEDD, new sewers will be constructed along Ying Yip Road.
- 2.3.2 Therefore, the sewerage discharged from the proposed development will be conveyed from the terminal manhole located within the Application Site to FMH2 on Ying Yip Road via the proposed rising main. The design of the proposed rising main shall be discussed and submitted to EPD, DSD and CEDD for the agreement in the detailed design stage.
- 2.3.3 The proposed sewerage manhole schedule from CEDD and sewerage system are shown in **Appendix 2.1** and **Figure 2.1**.

### 2.4 Wastewater Generated by the Proposed Development

- 2.4.1 The sewage generated by the proposed development is given in **Table 2.1** shown below.

**Table 2.1 Estimated Peak Flow**

<b>Calculation for Sewage Generation Rate of the Proposed Development at the Application Site</b>		
<b>1. Film Studios 1 &amp; 2, Creativity Hub Building and Elites Workshop</b>		
Assumer Area	= 14363	m <sup>2</sup>
Assumed floor area per employee	= 18.2	litre/employee/day – (refer to Table 8 of CIFSUS – Financial, Insurance, Real Estate & Business Services)
Total number of employees	= 790	employees
Design flow for commercial employees	= 80	Litre/employee/day – (refer to Table T-2 of GESF – Commercial Employee)
Design flow for commercial activities	= 0	Litre/employee/day – (refer to Table T-2 of GESF – Job T6 Finance, Insurance, Real Estate & Business Services)
Sewage generation rate	= <b>63.2</b>	m <sup>3</sup> /day
<b>2. Canteen in Elites Workshop</b>		
Assumer Area	= 200	m <sup>2</sup>
Assumed floor area per employee	= 19.6	m <sup>2</sup> per employee – (refer to Table 8 of CIFSUS – Restaurants)
Total number of employees	= 10	employees
Design flow for commercial employees	= 80	Litre/employee/day – (refer to Table T-2 of GESF – Commercial Employee)
Design flow for commercial activities	= 1500	Litre/employee/day – (refer to Table T-2 of GESF – Job T10 Restaurants & Hotels)
Sewage generation rate	= <b>15.8</b>	m <sup>3</sup> /day
<b>3. Dormitories Building</b>		
No. of Workshops and Dormitories/ Flat	= 150	units
Design Population	= 150	persons
Design flow	= 0.15	m <sup>3</sup> /person/day (refer to Table T-1 of GESF – Temporary and non-domestic)
Sewage generation rate	= <b>22.5</b>	m <sup>3</sup> /person/day
<b>Total Flow from the Proposed Development</b>		
Flow rate	= 101.5	m <sup>3</sup> /day
Flow rate with P <sub>CIF</sub>	= 121.8	m <sup>3</sup> /day (refer to Table T-4 of GESF – Tseung Kwan O - 1.2)
Contributing population	= 451	people
Peaking factor	= 8	(refer to Table T-5 of GESF for a population between <1,000 incl. stormwater allowance)
Peak flow	= <b>11.3</b>	litre/sec

## 2.5 Assessment of Sewerage Impact

- 2.5.1 As shown in **Figure 2.1**, sewerage generated from the proposed development will be discharged from the terminal manhole located within the Application Site to FMH2 on Ying Yip Road via the proposed rising main.
- 2.5.2 Catchments in the vicinity of the Application Site are shown in **Figure 2.2**.
- 2.5.3 Detailed calculation of sewage generation, peak flow estimation and the capacity of the public sewer can be referred to **Appendix 2.2**. Based on the assessment results,

the capacity of existing and planned sewers is sufficient for the sewerage generated from the proposed development and the surrounding catchment.

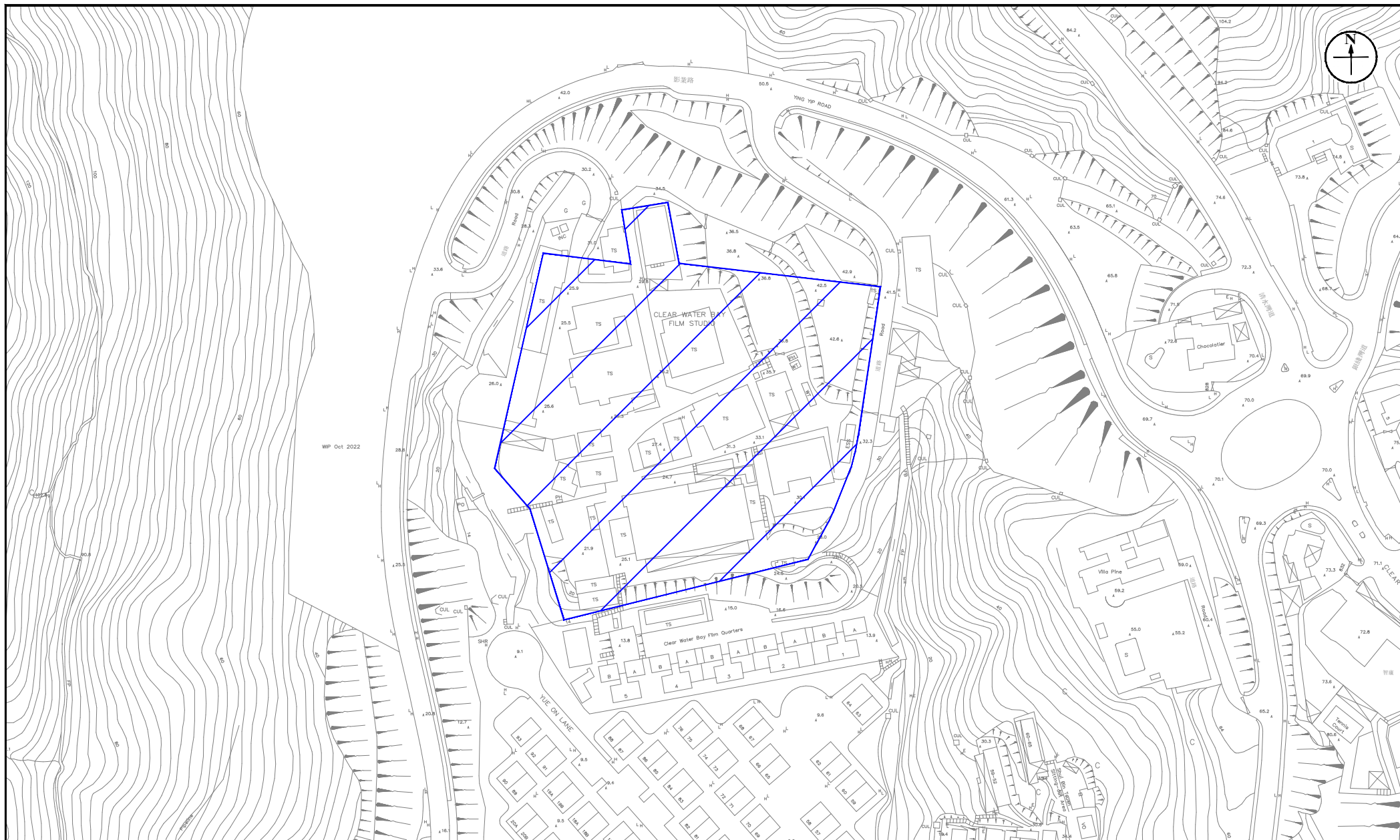
2.5.4 Hence, upgrading works on the public sewer is not required.



### 3. OVERALL CONCLUSION

- 3.1.1 The Application Site is located at CDA Site Area 92, Lot No. 368 in DD224, Clear Water Bay, Sai Kung, which falls within an area zoned "Comprehensive Development Area" under the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28.
- 3.1.2 The Proposed development is to develop a film studio development. The development consists of 2 1-storey Film Studios, a 7-storey Creativity Hub Building, and a 7-storey Elites' Workshops and Dormitories Building.
- 3.1.3 The estimated sewage generation rate of the Proposed Development has been quantitatively addressed. The estimated peak sewage generation from the Proposed Development is about 11.3 litre/sec. It is proposed to construct a rising main to connect the proposed development to the public sewer network at the north of the Application Site. A detailed hydraulic and capacity calculation for the rising main will be carried out in the detailed design stage and sought EPD, DSD and CEDD for agreement.
- 3.1.4 Based on the calculations, as shown in **Appendix 2.2**, the capacity of existing and planned sewers are sufficient to cater for the sewage generated from the Proposed Development. There would not have any adverse impact on the public sewerage system. Hence, upgrading on the existing sewers is not required.
- 3.1.5 The sewage impact assessment of the proposed development will be updated during the detailed design stage and the connection from the proposed development may be revised when the design information of the new sewer is available.

## Figures



**Figure:** 1.1

**Title:** Location of the Application Site and its Environ

**Project:** Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 in DD224,  
Clear Water Bay, Sai Kung

**RAMBOLL**

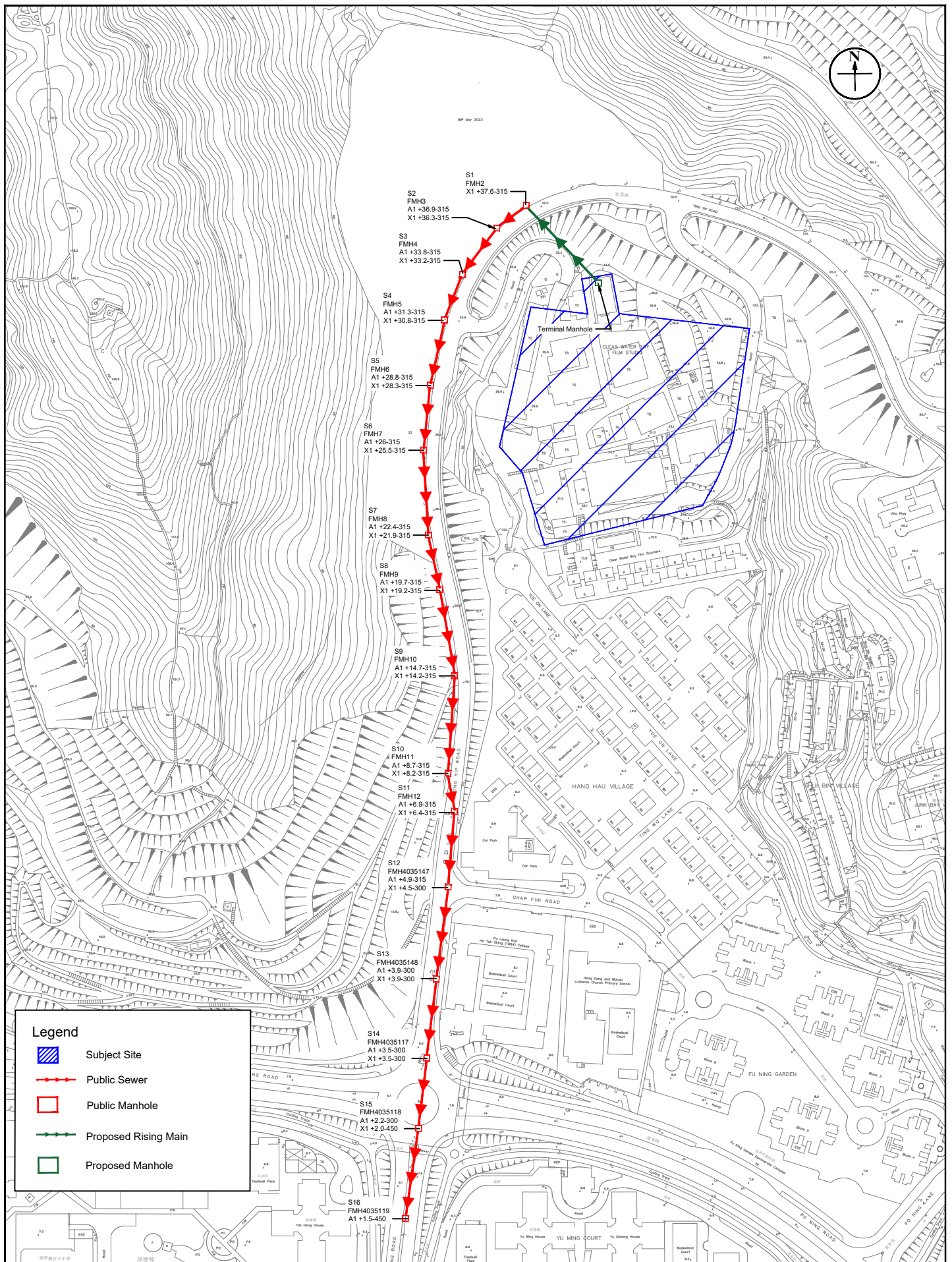
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**Figure: 2.1**

**Title:** Existing/ Proposed Sewerage System in the Vicinity of the Application Site

**Project:** Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 in DD224, Clear Water Bay, Sai Kung

**RAMBOLL**

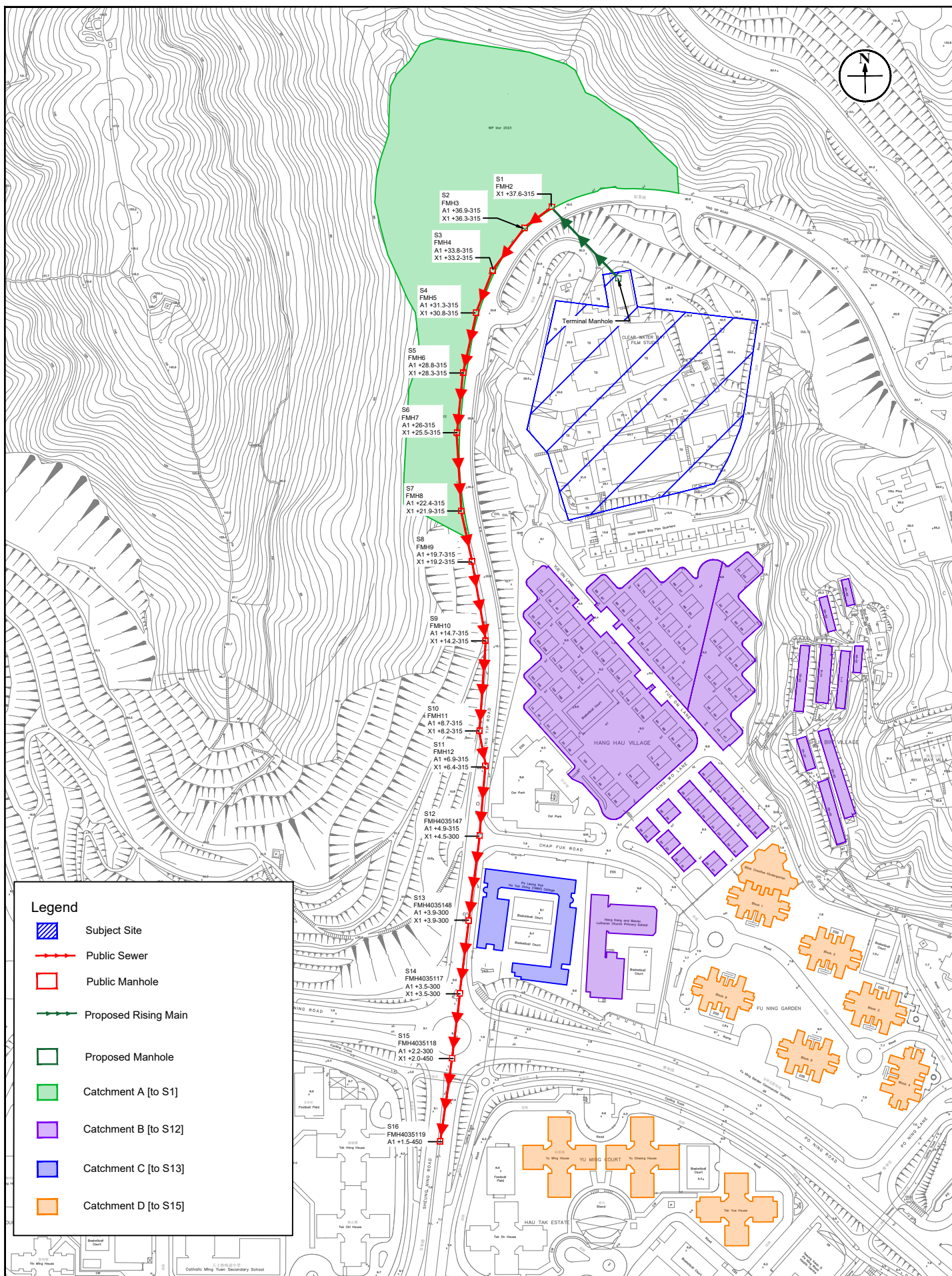
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**Date:** Oct 2023





**Figure: 2.2**

**Title:** Existing/ Proposed Sewerage System and Catchments Area in the Vicinity of the Application Site

**Project:** Proposed Redevelopment Proposal at CDA Site Area 92, Lot No.368 in DD224, Clear Water Bay, Sai Kung

**RAMBOLL**

**Drawn by:** SC

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**Rev.:** 1.3

**Date:** Oct 2023

## **Appendix 1.1      Master Layout Plan of the Application Site**



## Development Parameters of the proposed Development at Area 92 of Tseung Kwan O

Development Parameters	Indicative Development Scheme				
	Lot 368			Lot 371	Area 92 ("CDA" zone)
	Film Studios Nos. 1&2	Creativity Hub Building	Elites' Workshops / Dormitories Building		
Site Area (about)	17,094 m <sup>2</sup>			5,574 m <sup>2</sup>	42,700m <sup>2</sup> *
Plot Ratio	1.2			0.504	0.546
Site Coverage	1,330 m <sup>2</sup>	2,498 m <sup>2</sup> (including 150 m <sup>2</sup> of covered driveway for carports)	1,300 m <sup>2</sup>	935.8 m <sup>2</sup>	6064 m <sup>2</sup>
	Sub-total: 5,128 m <sup>2</sup> (< 30%)			(< 30%)	(< 30%)
Gross Floor Area (about) ^	1,300 m <sup>2</sup>	12,072.8 m <sup>2</sup>	7,140 m <sup>2</sup>	2807.3 m <sup>2</sup>	23320.1 m <sup>2</sup>
	Sub-total: 20512.8 m <sup>2</sup>				
Including: <b>1. Essential Facilities</b>					14,362.8 m <sup>2</sup>
1.1. Film studio	1,300 m <sup>2</sup>	1,050 m <sup>2</sup>	-	-	
1.2. Film props workshop	-	2,000 m <sup>2</sup>	-	-	
1.3. Movie set workshop	-	1,000 m <sup>2</sup>	-	-	
1.4. Equipment workshop	-	800 m <sup>2</sup>	-	-	
1.5. Film and media centre	-	2,300 m <sup>2</sup>	-	-	
1.6. Post-production studio	-	1,000 m <sup>2</sup>	-	-	
1.7. Virtual reality production studio	-	500 m <sup>2</sup>	-	-	
1.8. Elites' Workshop & Film Production Office	-	3422.8 m <sup>2</sup>	990 m <sup>2</sup>		
<b>2. Ancillary Facilities</b>					6,150 m <sup>2</sup>
2.1. Dormitories	-	-	5,950 m <sup>2</sup>	-	
2.2. Canteen	-	-	200 m <sup>2</sup>	-	
<b>3. Staff quarters (Existing)</b>	-	-	-	2807.3 m <sup>2</sup>	2807.3 m <sup>2</sup>

Development Parameters	Indicative Development Scheme				
	Lot 368			Lot 371	Area 92 ("CDA" zone)
	Film Studio and Post – production Area	Creativity Hub Building	Elites' Workshops / Dormitories Building		
No. of Blocks	2	1	1	5	9
BH	+50 mPD	+70 mPD	+50.5 mPD	+25 mPD	+25 to +70 mPD
No. of Storeys	1	7 (including 1 level of carport)	7 (including 1 level of carport)	3	1 to 7 (including 1 level of carport)
Uses	- Film Studio: 24.5m Fl. to Fl. - Back of house facilities	- Carport (G/F): 4m Fl. to Fl. - Small film studios & post-production facilities (1/F): 14m Fl. to Fl. - Post-production and back of house facilities (2/F to 6/F): 5m Fl. to Fl.	- Carport (G/F): 4m Fl. to Fl. - Film Production Office and Canteen (1/F): 4m Fl. to Fl. - Elites' Workshops and Dormitories (2/F to 6/F): 3m Fl. to Fl.	- Staff quarters	Film Studio and related uses
No. of Workshops and Dormitories/Flats (about)	-	-	150	60	210
Design Population (about)	-	-	150	120	270
Greenery Coverage	30%			N/A	N/A
Car Parking Spaces & Loading / Unloading (L/UL) Bays (Total)	143			12	155
Private Car Parking Space	120			12	132
Motorcycle Parking Space	12			0	12
L/UL Bays	11			0	11

Remarks:

\* Include Lots 368 and 371 in D.D. 224 as well as adjacent government land

^ Assume Gross Floor Area exemption for provision of carport, covered driveway and electrical and mechanical facilities subject to approval by the Building Authority at detailed design stage

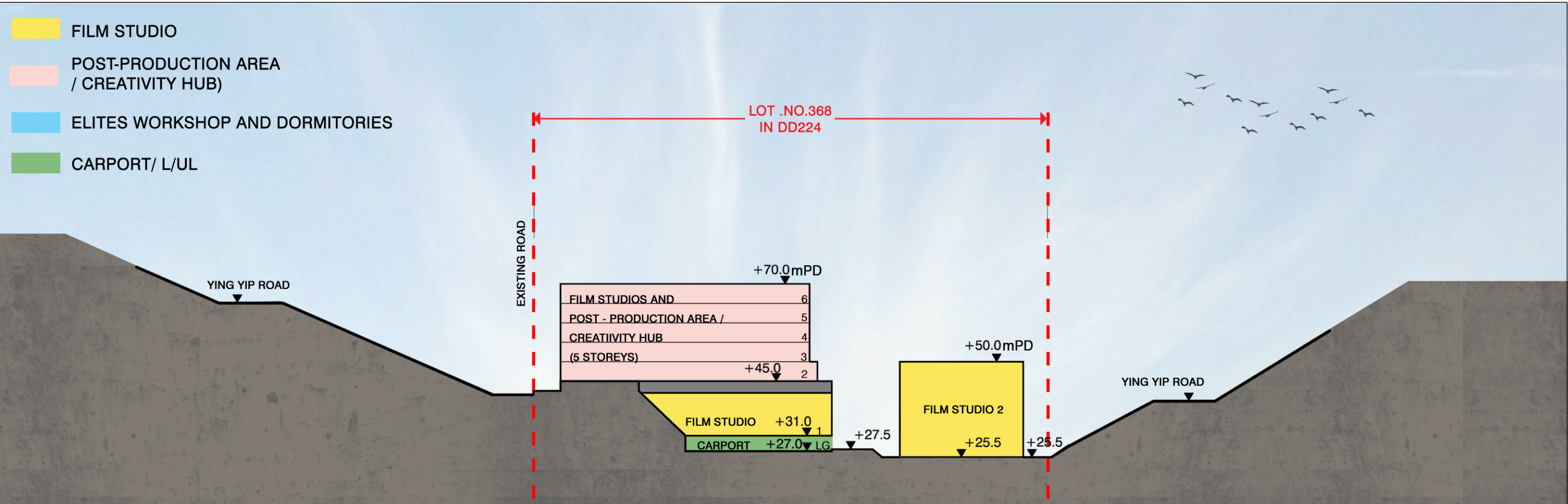


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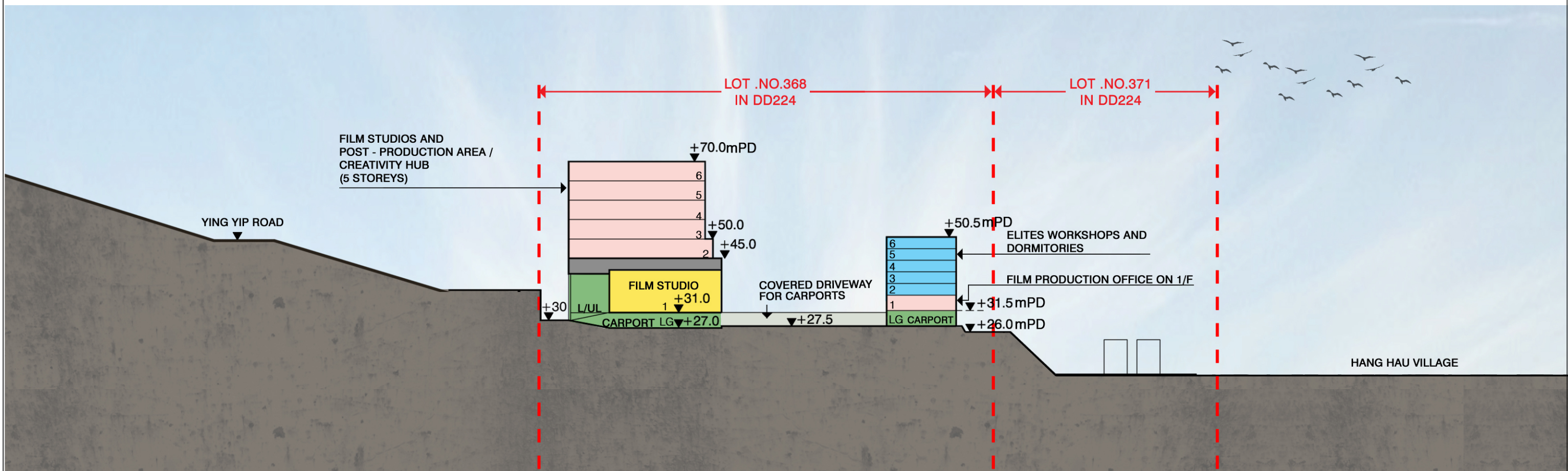
DLN ADI

Bauhinia Culture  
Holdings Limited





PROPOSED SECTIONS AA'



PROPOSED SECTIONS BB'

## **Appendix 2.1      Proposed Sewerage Manhole Schedule from CEDD**



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820500 N

820000 N

SHEET 1

SHEET 2

SHEET 3

CLEAR WATER BAY  
FILM STUDIO

HANG HAU  
VILLAGE

CHAP FUK ROAD

PO NING ROAD

PO NING ROAD

CLEAR WATER BAY ROAD

YING YIP ROAD

YING YIP ROAD

SHEUNG NING ROAD

銀線灣  
SILVERSTRAND  
(NGAN SIN WAN)

#### NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH  
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#### LEGEND

--- SITE BOUNDARY

Rev	Description	By	Date
Consultant			
ARUP			
Contract No. and Title			
Contract No. CV/2021/03			
Site Formation and Infrastructure Works at Tseung Kwan O - Ying Yip Road			
Drawing title			
PROPOSED SEWERAGE WORKS KEY PLAN			
Drawing no.			Rev.
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820700 N

820600 N

820500 N

845300 E

845400 E

845500 E

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MATCH LINE

FOR CONTINUATION  
SEE DWG 258426/03/4202

PROPOSED SEWERAGE TAPPING POINT  
STP2 EXTEND 500mm INTO FUTURE  
HOUSING SITE BOUNDARY

SEWER FOR  
DOMESTIC  
INLET

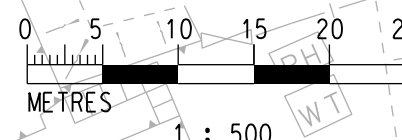
PROPOSED SEWERAGE TAPPING  
POINT STP1 EXTEND 500mm  
INTO FUTURE SITE BOUNDARY

SEWER FOR DOMESTIC  
INLET

SEWER FOR NON-DOMESTIC  
INLET

SEWER FOR  
NON-DOMESTIC  
INLET

CLEAR WATER BAY  
FILM STUDIO



#### NOTES

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2. FOR MANHOLE SCHEDULE, PLEASE REFER TO DRAWING NO. 258426/03/4204.
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Rev	Description	By	Date
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Consultant

ARUP

Contract No. and Title

Contract No. CV/2021/03  
Site Formation and Infrastructure Works  
at Tseung Kwan O - Ying Yip Road

Drawing title

PROPOSED SEWERAGE  
LAYOUT PLAN

(SHEET 1)

Drawing no.	258426/03/4201	Rev.	-
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MATCH LINE

PROPOSED SEWERAGE TAPPING POINT  
STP2 EXTEND 500mm INTO FUTURE  
HOUSING SITE BOUNDARY

SEWER FOR  
DOMESTIC  
INLET

CLEAR WATER BAY  
FILM STUDIO

MATCH LINE

FOR CONTINUATION  
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NOTES

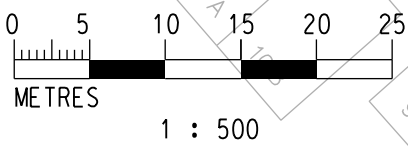
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Drawing title			
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Contract No. CV/2021/03			
Site Formation and Infrastructure Works at Tseung Kwan O - Ying Yip Road			
Drawing title			
PROPOSED SEWERAGE LAYOUT PLAN			
(SHEET 3)			
Drawing no.			Rev.
258426/03/4203			-
Drawn	Date	Checked	Approved
MAN	01/21	KC	SYC
Scale	Status		ADDENDUM NO. 1
1:500 @ A1			

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MANHOLE SCHEDULE

MANHOLE NO.	MANHOLE TYPE	COVER LEVEL (mPD)	INLET PIPE				OUTLET PIPE			
			FROM MANHOLE	INVERT LEVEL (mPD)	PIPE DIAMETER (mm)	PIPE MATERIAL	TO MANHOLE	INVERT LEVEL (mPD)	PIPE DIAMETER (mm)	BEDDING TYPE
FMH1	F1	42.83	STP1	39.72	OD315/ID257	HDPE	FMH2	39.12	OD315/ID257	B
FMH2	F1	41.26	FMH1	38.15	OD315/ID257	HDPE	FMH3	37.55	OD315/ID257	B
FMH3	E1	39.01	FMH2	36.85	OD315/ID257	HDPE	FMH4	36.25	OD315/ID257	B
FMH4	E1	36.00	FMH3	33.79	OD315/ID257	HDPE	FMH5	33.19	OD315/ID257	B
FMH5	E1	33.60	STP2	31.39	OD315/ID257	HDPE	FMH6	30.79	OD315/ID257	B
			FMH4	31.34	OD315/ID257	HDPE			OD315/ID257	
FMH6	E1	31.06	FMH5	28.80	OD315/ID257	HDPE	FMH7	28.25	OD315/ID257	B
FMH7	E1	28.26	FMH6	26.00	OD315/ID257	HDPE	FMH8	25.45	OD315/ID257	B
FMH8	E1	24.66	FMH7	22.40	OD315/ID257	HDPE	FMH9	21.85	OD315/ID257	B
FMH9	E1	21.96	FMH8	19.70	OD315/ID257	HDPE	FMH10	19.15	OD315/ID257	B
FMH10	E1	16.97	FMH9	14.71	OD315/ID257	HDPE	FMH11	14.16	OD315/ID257	B
FMH11	E1	10.96	FMH10	8.70	OD315/ID257	HDPE	FMH12	8.15	OD315/ID257	B
FMH12	E1	9.17	FMH11	6.91	OD315/ID257	HDPE	FMH4035147 (EXISTING)	6.36	OD315/ID257	B
FMH13A (NOTE 1)	D1	13.25	FMH4035115 (EXISTING)	12.50	OD250/ID220	HDPE	FMH13	12.50	DN250	SEE NOTE 1
FMH13	C1	7.70	FMH13A	6.80	DN250	D1	FMH4035116 (EXISTING)	6.80	OD250/ID220	B
FMH4035147 (EXISTING)	F1	8.18	FMH12	4.92	OD250/ID220	HDPE	FMH4035148 (EXISTING)	4.47 (EXISTING)	300 (EXISTING)	B
			FMH4035146 (EXISTING)	4.47	300 (EXISTING)	VC				
FMH4035116 (EXISTING)	E1	7.87	FMH13	5.37	OD250/ID220	HDPE	FMH4035148 (EXISTING)	5.29 (EXISTING)	225 (EXISTING)	B

NOTE 1: EXPOSED PIPE MOUNT ON RETAINING WALL. PLEASE REFER TO DRAWING NO. 258426/03/4404 FOR CONNECTION DETAIL BETWEEN FMH13A AND FMH13.

TAPPING POINT SCHEDULE

TAPPING POINT REFERENCE	COVER LEVEL (mPD)	TAPPING POINT INVERT LEVEL (mPD)	TO MANHOLE	HDPE PIPE INNER DIAMETER (mm)	TO INVERT LEVEL (mPD)
STP1	42.00	40.00	FMH1	257	39.72
STP2	35.28	32.50	FMH5	257	31.39

NOTES

1. FOR NOTES AND LEGENDS, PLEASE REFER TO DRAWING NO. 258426/03/4001.

Rev	Description	By	Date
Consultant			
ARUP			
Contract No. and Title			
Contract No. CV/2021/03			
Site Formation and Infrastructure Works at Tseung Kwan O - Ying Yip Road			
Drawing title			
PROPOSED SEWERAGE MANHOLE SCHEDULE			
Drawing no.		Rev.	
258426/03/4204		-	
Drawn	Date	Checked	Approved
MAN	01/21	KC	SYC
Scale	Status		
N. T. S.	ADDENDUM NO. 1		

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## **Appendix 2.2      Detailed Sewerage Impact Assessment Calculations**

**Table 1. Calculation of Sewage Generation Rate of the Proposed Development**

**Lot 368**

**1. Film Studios 1 & 2, Creativity Hub Building and Elites Workshop**

a. Assumed Area	=	14363 m <sup>2</sup> (from Development Parameters)
b. Assumed floor area per employee	=	18.2 m <sup>2</sup> per employee -- (refer to Table 8 of CIFSUS - Financial, Insurance, Real Estate & Business Services )
c. Total number of employees	=	790 employees
d. Design flow for commercial employees	=	80 litre/employee/day -- (refer to Table T-2 of GESF - Commercial Employee)
e. Design flow for commercial activities	=	0 litre/employee/day -- (refer to Table T-2 of GESF Job Type J6 Finance, Insurance, Real Estate & Business Services)
f. Sewage generation rate	=	<b>63.2</b> m <sup>3</sup> /day

**2. Canteen in Elites Workshops**

a. Assumed Area	=	200 m <sup>2</sup> (from Development Parameters)
b. Assumed floor area per employee	=	19.6 m <sup>2</sup> per employee -- (refer to Table 8 of CIFSUS - Restaurants)
c. Total number of employees	=	10 employees
d. Design flow for commercial employees	=	80 litre/employee/day -- (refer to Table T-2 of GESF - Commercial Employee)
e. Design flow for commercial activities	=	1500 litre/employee/day -- (refer to Table T-2 of GESF Job Type J10 Restaurants & Hotels)
f. Sewage generation rate	=	<b>15.8</b> m <sup>3</sup> /day

**3. Dormitories Building**

a. No. of Workshops and Dormitories/ Flat	=	150 units (from Development Parameters)
b. Design Population	=	150 persons (from Development Parameters)
c. Design flow	=	0.15 m <sup>3</sup> /person/day -- (refer to Table T-1 of GESF - Temporary and non-domestic)
d. Sewage generation rate	=	<b>22.5</b> m <sup>3</sup> /day

**Total Flow from Proposed Development**

Catchment Inflow Factor	=	1.2 Refer to Table T-4 of GESF Catchment Inflow Factor: Tseung Kwan O
Flow Rate	=	101.5 m <sup>3</sup> /day
Flow Rate with Catchment Inflow Factor	=	121.8 m <sup>3</sup> /day
Contributing Population	=	451 people
Peaking factor	=	8 Refer to Table T-5 of GESF for population <1,000 incl. stormwater allowance
Peak Flow	=	974.4 m <sup>3</sup> /day
	=	<b><u>11.3</u></b> litre/sec



**Table 2. Hydraulic Capacity of Existing and Proposed Sewers at the Application Site**

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	g	k <sub>s</sub>	s	v	V	Area	Q	Estimated Capacity
			mm	m	mPD	mPD	m/s <sup>2</sup>	m		m <sup>2</sup> /s	m/s	m <sup>2</sup>	m <sup>3</sup> /s	L/s
S1-S2	FMH2	FMH3	257	20.4	37.6	36.9	9.81	0.00060	0.034	0.000001	2.65	0.05	0.14	137.3
S2-S3	FMH3	FMH4	257	33.1	36.3	33.8	9.81	0.00060	0.074	0.000001	3.90	0.05	0.20	202.4
S3-S4	FMH4	FMH5	257	26.5	33.2	31.3	9.81	0.00060	0.070	0.000001	3.78	0.05	0.20	196.2
S4-S5	FMH5	FMH6	257	38.9	30.8	28.8	9.81	0.00060	0.051	0.000001	3.24	0.05	0.17	168.0
S5-S6	FMH6	FMH7	257	37.7	28.3	26.0	9.81	0.00060	0.060	0.000001	3.50	0.05	0.18	181.4
S6-S7	FMH7	FMH8	257	49.9	25.5	22.4	9.81	0.00060	0.061	0.000001	3.54	0.05	0.18	183.6
S7-S8	FMH8	FMH9	257	31.8	21.9	19.7	9.81	0.00060	0.068	0.000001	3.72	0.05	0.19	193.1
S8-S9	FMH9	FMH10	257	51.3	19.2	14.7	9.81	0.00060	0.087	0.000001	4.22	0.05	0.22	218.7
S9-S10	FMH10	FMH11	257	58.0	14.2	8.7	9.81	0.00060	0.094	0.000001	4.39	0.05	0.23	228.0
S10-S11	FMH11	FMH12	257	21.7	8.2	6.9	9.81	0.00060	0.057	0.000001	3.42	0.05	0.18	177.5
S11-S12	FMH12	FMH4035147	257	44.8	6.4	4.9	9.81	0.00060	0.032	0.000001	2.56	0.05	0.13	132.9
S12-S13	FMH4035147	FMH4035148	300	53.2	4.5	3.9	9.81	0.00060	0.010	0.000001	1.57	0.07	0.11	110.9
S13-S14	FMH4035148	FMH4035117	300	45.0	3.9	3.5	9.81	0.00060	0.010	0.000001	1.59	0.07	0.11	112.4
S14-S15	FMH4035117	FMH4035118	300	42.5	3.5	2.2	9.81	0.00060	0.031	0.000001	2.76	0.07	0.19	195.0
S15-S16	FMH4035118	FMH4035119	450	54.8	2.0	1.5	9.81	0.00060	0.010	0.000001	2.02	0.16	0.32	320.9

- Remarks: (1) g=gravitational acceleration; k<sub>s</sub>=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity  
(2) Table 1a: The value of k<sub>s</sub> = 6mm is used for the calculation of concrete sewer (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) Pipe Length is measured from AutoCAD  
(6) The inlet invert level of FMH4035148 is missing from Geoinfo Map. Therefore it is replaced by the outlet invert level of FMH4035148.

Table 3. Calculation for Sewage Generation Rate of the Existing Surrounding Building (Catchment A)

Catchment A

1. Public Housing (Ying Yip Road, TKO)

a. Sewage generation rate = 1023.0 m<sup>3</sup>/day (from Final Sewerage Impact Assessment Report of CEDD Agreement No. CE 11/2017 (CE))

Sub-total Catchment A

Flow Rate = 1023.0 m<sup>3</sup>/day

Total Flow at Manhole S1, including Proposed Development and Catchment A

Flow Rate = 1124.5 m<sup>3</sup>/day

Flow Rate with Catchment Inflow Factor = 1349 Refer to Teble T-4 of GESF Catchment Infow Factor: Tseung Kwan O

Contributing Population = 4998 people

Peaking factor = 6 Refer to Table T-5 of GESF for population 1,000 - 5,000 incl. stormwater allowance

Peak Flow = 8096.4 m<sup>3</sup>/day  
93.7 litre/sec

Table 4. Calculation for Sewage Generation Rate of the Existing Surrounding Building (Catchment B)

**Catchment B**

**1. Hang Hau Village (No. 1A - 20B, 89-93)**

Number of units	=	135	units
Number of residents	=	432	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.27	m <sup>3</sup> /day (Modern Village in Table T-1 of GESF)
Sewage generation rate	=	<b>116.6</b>	m <sup>3</sup> /day

**2. Hang Hau Village (No. 65 - 88)**

Number of units	=	72	units
Number of residents	=	230	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.27	m <sup>3</sup> /day (Modern Village in Table T-1 of GESF)
Sewage generation rate	=	<b>62.1</b>	m <sup>3</sup> /day

**3. Hang Hau Village (No. 39-64)**

Number of units	=	78	units
Number of residents	=	250	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.27	m <sup>3</sup> /day (Modern Village in Table T-1 of GESF)
Sewage generation rate	=	<b>67.50</b>	m <sup>3</sup> /day

**4. Shui Bin Village**

Number of units	=	195	units
Number of residents	=	624	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.15	m <sup>3</sup> /day (Traditional Village in Table T-1 of GESF)
Sewage generation rate	=	<b>93.6</b>	m <sup>3</sup> /day

**5. Hang Hau Village (No. 31-38)**

Number of units	=	24	units
Number of residents	=	77	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.27	m <sup>3</sup> /day (Modern Village in Table T-1 of GESF)
Sewage generation rate	=	<b>20.8</b>	m <sup>3</sup> /day

**6. Hang Hau Village (No. 27-30)**

Number of units	=	24	units
Number of residents	=	77	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.27	m <sup>3</sup> /day (Modern Village in Table T-1 of GESF)
Sewage generation rate	=	<b>20.8</b>	m <sup>3</sup> /day

**7. Hang Hau Village (No. 21-26)**

Number of units	=	18	units
Number of residents	=	58	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.27	m <sup>3</sup> /day (Modern Village in Table T-1 of GESF)
Sewage generation rate	=	<b>15.7</b>	m <sup>3</sup> /day

**8. Hong Kong and Macau Lutheran Church Primary School**

Total number of teachers & staff	=	56	people (information from school report 2021-2022 <a href="https://www.hkmlcps.edu.hk/sites/default/files/files/2021-2022zhou_nian_bao_ga">https://www.hkmlcps.edu.hk/sites/default/files/files/2021-2022zhou_nian_bao_ga</a> )
Design flow for teachers & staff	=	0.28	m <sup>3</sup> /person/day (refer to Table T-2 of GESF , Community, Social & Personal Services)
Total number of students	=	683	people (information from school report 2021-2022 <a href="https://www.hkmlcps.edu.hk/sites/default/files/files/2021-2022zhou_nian_bao_ga">https://www.hkmlcps.edu.hk/sites/default/files/files/2021-2022zhou_nian_bao_ga</a> )
Design flow for students	=	0.04	m <sup>3</sup> /person/day (refer to Table T-2 of GESF, School Student)
Sewage Generation rate	=	<b>43.0</b>	m <sup>3</sup> /day

**Sub-total Catchment B**

Flow Rate	=	440.1	m <sup>3</sup> /day
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**Total Flow at Manhole S12, including Proposed Development, Catchment A and B**

Flow Rate	=	1564.6	m <sup>3</sup> /day
Flow Rate with Catchment Inflow Factor	=	1877	Refer to Teble T-4 of GESF Catchment Inflow Factor: Tseung Kwan O
Contributing Population	=	6954	people
Peaking factor	=	5	Refer to Table T-5 of GESF for population 5,000 - 10,000 incl. stormwater allowance
Peak Flow	=	9387.5	m <sup>3</sup> /day
		<b>108.7</b>	litre/sec



**Table 5. Calculation for Sewage Generation Rate of the Existing Surrounding Building (Catchment C)**

**Catchment C**

**1. Po Leung Kuk Ho Yuk Ching (1984) College**

Total number of teachers & staff	=	57	people (information from school report 2021-2022 <a href="https://www.plk1984.edu.hk/CustomPage/81/%E5%85%A8%E4%BB%BD_2021">https://www.plk1984.edu.hk/CustomPage/81/%E5%85%A8%E4%BB%BD_2021</a> )
Design flow for teachers & staff	=	0.28	m <sup>3</sup> /person/day (refer to Table T-2 of GESF , Community, Social & Personal Services)
Total number of students	=	675	people (information from school report 2021-2022 <a href="https://www.plk1984.edu.hk/CustomPage/81/%E5%85%A8%E4%BB%BD_2021">https://www.plk1984.edu.hk/CustomPage/81/%E5%85%A8%E4%BB%BD_2021</a> )
Design flow for students	=	0.04	m <sup>3</sup> /person/day (refer to Table T-2 of GESF, School Student)
Sewage Generation rate	=	<b>43.0</b>	m <sup>3</sup> /day

**Sub-total Catchment C**

Flow Rate	=	43.0	m <sup>3</sup> /day
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**Total Flow at Manhole S13, including Proposed Development and Catchment A, B and C**

Flow Rate	=	1607.5	m <sup>3</sup> /day
Flow Rate with Catchment Inflow Factor	=	1929	Refer to Table T-4 of GESF Catchment Inflow Factor: Tseung Kwan O
Contributing Population	=	7145	people
Peaking factor	=	5	Refer to Table T-5 of GESF for population 5,000 - 10,000 incl. stormwater allowance
Peak Flow	=	9645.2	m <sup>3</sup> /day
		<b>111.6</b>	litre/sec

**Table 6. Calculation for Sewage Generation Rate of the Existing Surrounding Building (Catchment D)**

**Catchment D**

**1. Fun Creative Kindergarten**

Total number of teachers & staff	=	32	people (information from <a href="https://www.funcreative.edu.hk/%e5%ad%b8%e6%a0%a1%e8%b3%87%e6%96%99/%e8%a1%8c%e6%9">https://www.funcreative.edu.hk/%e5%ad%b8%e6%a0%a1%e8%b3%87%e6%96%99/%e8%a1%8c%e6%9</a>
Design flow for teachers & staff	=	0.28	m <sup>3</sup> /person/day (refer to Table T-2 of GESF , Community, Social & Personal Services)
Total number of students	=	217	people (information from <a href="https://www.goodschool.hk/FUN+CREATIVE+KINDERGARTEN">https://www.goodschool.hk/FUN+CREATIVE+KINDERGARTEN</a> )
Design flow for students	=	0.04	m <sup>3</sup> /person/day (refer to Table T-2 of GESF, School Student)
Sewage Generation rate	=	<b>17.6</b>	m <sup>3</sup> /day

**2. Fu Ning Garden (Blocks 1 - 6)**

Number of units	=	2450	units (informtaion from Centaline Property)
Number of residents	=	7840	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.27	m <sup>3</sup> /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	<b>2116.8</b>	m <sup>3</sup> /day

**3. Yu Ming Court and Tak Yue House**

Number of units	=	1900	units (informtaion from Centaline Property and <a href="https://zh.wikipedia.org/wiki/%E5%8E%9A%E5%BE%B7%E9%82%A8">https://zh.wikipedia.org/wiki/%E5%8E%9A%E5%BE%B7%E9%82%A8</a> )
Number of residents	=	6080	residents (refer to Census and Statistics Department 2021 data - average household size of 3.2 in Sai Kung - Hang Hau East)
Design flow	=	0.27	m <sup>3</sup> /day (Private R2 in Table T-1 of GESF)
Sewage generation rate	=	<b>1641.6</b>	m <sup>3</sup> /day

**Sub-total Catchment D**

Flow Rate	=	3776.0	m <sup>3</sup> /day
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**Total Flow at Manhole S15, including Proposed Development and Catchment A, B, C and D**

Flow Rate	=	5383.6	m <sup>3</sup> /day
Flow Rate with Catchment Inflow Factor	=	6460	Refer to Teble T-4 of GESF Catchment Infow Factor: Tseung Kwan O
Contributing Population	=	23927	people
Peaking factor	=	4	Refer to Table T-5 of GESF for population 10,000 - 50,000 incl. stormwater allowance
Peak Flow	=	25841.2	m <sup>3</sup> /day
		<b>299.1</b>	litre/sec

Table 7. Comparison of the Hydraulic Capacity of Existing and Proposed Sewers for Sewerage generated from the Proposed Development and Surrounding Catchment Areas

Segment	Pipe Dia. (mm)	Pipe Length (m)	Gradient	Estimated Capacity (L/s)	Estimated Flow from the Proposed Development only (L/s)	Contributed by the Proposed Development only (%)	Included Catchment	Status	Estimated Peak Flow including the Proposed Development and Catchment Areas (L/s)	Contributed by the Proposed Development and the Surrounding Catchment Areas (%)	Status
S1-S2	257	20.4	0.034	137	11.3	8.2%	Site + Catchment A	OK	93.7	68.3%	OK
S2-S3	257	33.1	0.074	202	11.3	5.6%	Site + Catchment A	OK	93.7	46.3%	OK
S3-S4	257	26.5	0.070	196	11.3	5.7%	Site + Catchment A	OK	93.7	47.8%	OK
S4-S5	257	38.9	0.051	168	11.3	6.7%	Site + Catchment A	OK	93.7	55.8%	OK
S5-S6	257	37.7	0.060	181	11.3	6.2%	Site + Catchment A	OK	93.7	51.7%	OK
S6-S7	257	49.9	0.061	184	11.3	6.1%	Site + Catchment A	OK	93.7	51.0%	OK
S7-S8	257	31.8	0.068	193	11.3	5.8%	Site + Catchment A	OK	93.7	48.5%	OK
S8-S9	257	51.3	0.087	219	11.3	5.2%	Site + Catchment A	OK	93.7	42.8%	OK
S9-S10	257	58.0	0.094	228	11.3	4.9%	Site + Catchment A	OK	93.7	41.1%	OK
S10-S11	257	21.7	0.057	178	11.3	6.4%	Site + Catchment A	OK	93.7	52.8%	OK
S11-S12	257	44.8	0.032	133	11.3	8.5%	Site + Catchment A	OK	93.7	70.5%	OK
S12-S13	300	53.2	0.010	111	11.3	10.2%	Site + Catchment A+B	OK	108.7	98.0%	OK
S13-S14	300	45.0	0.010	112	11.3	10.0%	Site + Catchment A+B+C	OK	111.6	99.3%	OK
S14-S15	300	42.5	0.031	195	11.3	5.8%	Site + Catchment A+B+C	OK	111.6	57.3%	OK
S15-S16	450	54.8	0.010	321	11.3	3.5%	Site + Catchment A+B+C+D	OK	299.1	93.2%	OK



Table 8a Hydraulic Capacity of Existing Sewers - Surcharged Condition

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	Foulwater Level 1	Foulwater Level 2	Cover Level 1	Cover Level 2	Freeboard 1	Freeboard 2	Friction Loss	Entry and Exit Loss	g	k <sub>s</sub>	Required S <sub>hydraulic</sub>	v	V	Area	Q	Delivered Flow rate
			mm	m	mPD	mPD	mPD	mPD	mPD	mPD	m	m	m	m	m/s <sup>2</sup>	m		m <sup>2</sup> /s	m/s	m <sup>2</sup>	m <sup>3</sup> /s	L/s
S11-S12	FMH12	FMH4035147	257	45	6.4	4.9	5.60	4.63	9.17	8.18	3.57	3.55	0.72	0.25	9.81	0.0006	0.0160	0.000001	1.81	0.05	0.09	93.7
S12-S13	FMH4035147	FMH4035148	300	53	4.5	3.9	4.63	3.94	8.18	7.80	3.55	3.86	0.51	0.18	9.81	0.0006	0.0096	0.000001	1.54	0.07	0.11	108.7
S13-S14	FMH4035148	FMH4035117	300	45	3.9	3.5	3.94	3.30	7.80	7.60	3.86	4.30	0.45	0.19	9.81	0.0006	0.0101	0.000001	1.58	0.07	0.11	111.6
S14-S15	FMH4035117	FMH4035118	300	43	3.5	2.2	3.30	2.68	7.60	6.44	4.30	3.76	0.43	0.19	9.81	0.0006	0.0101	0.000001	1.58	0.07	0.11	111.6
S15-S16	FMH4035118	FMH4035119	450	55	2.0	1.5	2.68	1.94	6.44	6.44	3.76	4.50	0.47	0.27	9.81	0.0006	0.0086	0.000001	1.88	0.16	0.30	299.1

- Note:
1. For this assessment, the Colebrook-White Equation has been used to calculate the friction loss. (Sewerage Manual section 5.2.1)
  2. According to DSD's Sewerage Manual (Part 1) section 5.2.2, Local losses are usually small in relation to the pipeline head losses and are not normally considered. However, as a conservative approach, further allowances have been included for local
  3. Comparing the Cover levels and foulwater levels at each manhole, the freeboards are found sufficient (>1m). Therefore, no unacceptable adverse sewerage impacts are identified.
  4. Friction loss is deduced by required hydraulic gradient x pipe length, while the local loss is deduced by the equation:

$$h_f = K \frac{V^2}{2g}$$

Table 8b Hydraulic Capacity of Existing Sewers - Surcharged Condition with 1.15 Safety Factor

Segment	Manhole Reference	Manhole Reference	Pipe Dia.	Pipe Length	Invert Level 1	Invert Level 2	Foulwater Level 1	Foulwater Level 2	Cover Level 1	Cover Level 2	Freeboard 1	Freeboard 2	Friction Loss	Entry and Exit Loss	g	k <sub>s</sub>	Required S <sub>hydraulic</sub>	v	V	Area	Q	Required Peak Flow
			mm	m	mPD	mPD	mPD	mPD	mPD	mPD	m	m	m	m	m/s <sup>2</sup>	m		m <sup>2</sup> /s	m/s	m <sup>2</sup>	m <sup>3</sup> /s	L/s
S11-S12	FMH12	FMH4035147	257	44.8	6.36	4.92	6.78	5.50	9.17	8.18	2.39	2.68	0.95	0.33	9.81	0.0006	0.0212	0.000001	2.08	0.05	0.11	107.8
S12-S13	FMH4035147	FMH4035148	300	53.2	4.47	3.94	5.50	4.59	8.18	7.80	2.68	3.21	0.67	0.24	9.81	0.0006	0.0126	0.000001	1.77	0.07	0.12	124.9
S13-S14	FMH4035148	FMH4035117	300	45.0	3.94	3.48	4.59	3.74	7.80	7.60	3.21	3.86	0.60	0.25	9.81	0.0006	0.0133	0.000001	1.82	0.07	0.13	128.4
S14-S15	FMH4035117	FMH4035118	300	42.5	3.48	2.18	3.74	2.92	7.60	6.44	3.86	3.52	0.57	0.25	9.81	0.0006	0.0133	0.000001	1.82	0.07	0.13	128.4
S15-S16	FMH4035118	FMH4035119	450	54.8	2.03	1.49	2.92	1.94	6.44	6.44	3.52	4.50	0.62	0.36	9.81	0.0006	0.0113	0.000001	2.16	0.16	0.34	344.0

- Note:
1. For this assessment, the Colebrook-White Equation has been used to calculate the friction loss. (Sewerage Manual section 5.2.1)
  2. According to DSD's Sewerage Manual (Part 1) section 5.2.2, Local losses are usually small in relation to the pipeline head losses and are not normally considered. However, as a conservative approach, further allowances have been included for local losses at pipe entry (K = 0.5) and exit (K = 1), with a total local loss coefficient of 1.5
  3. Comparing the Cover levels and foulwater levels at each manhole, no overflowing is found (freeboard >0m). Therefore, no unacceptable adverse sewerage impacts are identified.
  4. Friction loss is deduced by required hydraulic gradient x pipe length, while the local loss is deduced by the equation:

$$h_f = K \frac{V^2}{2g}$$

- Remarks:
- (1) g=gravitational acceleration; k<sub>s</sub>=equivalent sand roughness; s=gradient; v=kinematic viscosity of water; V=mean velocity
  - (2) Table 1a: The value of k<sub>s</sub> = 0.6mm is used for the calculation of slimed clayware sewer, poor condition (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: 
$$V = -\sqrt{(8gDs)} \log\left(\frac{k_s}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

## **Appendix 3.1**

## **Response to Comments from EPD and DSD**

**PROPOSED COMPREHENSIVE DEVELOPMENT AT CDA SITE AREA 92, LOT NO. 368 IN DD224, CLEAR WATER BAY, SAI KUNG**

**Responses to Comments from Environmental Protection Department on Sewerage Impact Assessment (SIA)**

<b>Department</b>	<b>Comment(s)</b>	<b>Consultant's Response</b>
<b>Comments from EPD</b>	Please note that UFF (Unit Flow Factor) of 0.15m <sup>3</sup> /day should only be used for traditional village house residents. However, it appears that many houses in this village are not traditional village houses. Please amend.	The UFF of modern village is adopted for Hang Hau Village while traditional village house is adopted for Shui Bin Village.
	Please be reminded that the implementation of local sewer connection, upgrading and diversion works shall meet the satisfaction of DSD. The consultant should seek DSD's view and agreement on the SIA.	Noted.




**PROPOSED COMPREHENSIVE DEVELOPMENT AT CDA SITE AREA 92, LOT NO. 368 IN DD224, CLEAR WATER BAY, SAI KUNG**

**Responses to Comments from Drainage Services Department on Sewerage Impact Assessment (SIA)**

<b>Department</b>	<b>Comment(s)</b>	<b>Consultant's Response</b>
<b>Comments from DSD</b>	Figure 2.2 - Please clarify about the consideration of sewage flow from Clear Water Bay Film Quarters which should be within the sewerage catchment.	The sewage from Clear Water Bay Film Quarters is treated by its on-site septic tank. Therefore, it is not considered in the sewerage catchment.
	Para 2.5.1 & Figure 2 - The sewerage generated from the proposed development will be conveyed to the existing manhole (FMH4035156). The proposed sewer alignment would be across the existing Box Culvert SBP4006161. Please review the level difference to avoid direct conflict with the existing underground utilities. Our drainage record plan is attached for easy reference (Appendix I)	The sewage generated from the proposed development will be discharged to the new sewer (manhole FMH2) along Ying Yip Road via rising mains from the terminal manhole at the north of the proposed development.
	Figure 2 - The terminal manholes shall be within the lot boundary of the proposed development.	Noted.
	Appendix 2.1 - Please elaborate and justify the assumed type of domestic housing for Hang Hau Village.	Hang Hau Village is a Modern Village and hence design flow for Modern Village is adopted in the SIA report version 1.2.
	Appendix 2.1 - Please justify "the number of units" considered for Hang Hau Village. Please clarify if it refers to the number of buildings in the catchment. It is observed that there should normally be 3 stories for modern villages, i.e. at least 3 units per building.	3 units per building has been considered in the calculation of the SIA report version 1.2.
	The applicant shall be responsible for carrying out upgrading works for the existing public sewer at his/her own costs for his/her proposal and the upgrading works shall be carried out up to satisfaction of DSD.	Noted.
	Table 5 - Please extend the assessment to the further downstream of the existing sewerage system, at least to cover a point down along the sewers with same pipe size (e.g. Manhole No. FMH4035118), taking into account other existing/planned/proposed catchment areas, as contributing to such sewers concerned which are in the same size.	The assessment is extended to Manhole No. FMH4035119.

## Responses to Comments from Environmental Protection Department on Sewerage Impact Assessment (SIA)

Confidential

Department	Comment(s)	Consultant's Response
	<p>Appendix 2.2 –</p> <p>(a) Table 1 – Please provide the total G.F.A of 2 to 6/F Creativity Hub Building for reference;</p> <p>(b) Table 2 – Please review the estimated capacity for sewer segment S15-S16;</p> <p>(c) Table 3 – Please provide the source of reference for the proposed public housing at Ying Yip Road for reference;</p> <p>(d) Table 4 – Please elaborate and justify the assumed type of domestic housing for Shui Bin village; and</p> <p>(e) Table 6 – Based on the best available information, some buildings within the catchment of sewer between FTH4001690 and FMH4035120 were omitted. Please check and revise the assessment.</p>	<p>The sewerage generated from the proposed development is revised. The area is adopted from development parameters provided by DLN.</p> <p>The estimated capacity for sewer segment is revised.</p> <p>The sewage generated from public housing at Ying Yip Road is revised with the reference of Final Sewerage Impact Assessment Report of CEDD Agreement No. CE 11/2017 (CE).</p> <p>With reference to a YouTube video about Shui Bin Village, the roofs of the housing are flat and in tin-sheeted and hence Shui Bin Village is classified as traditional village.</p>  <p>Figure 1: Shui Bin Village Overview cropped from <a href="https://www.youtube.com/watch?v=WLbe1uNwDQ0">https://www.youtube.com/watch?v=WLbe1uNwDQ0</a></p> <p>The sewage generated from Yu Ming Court and Tak Yue House are included in the calculation of Catchment D.</p>
	<p>The consultant is suggested to provide softcopy of the report and all Response to Comments from EPD and DSD as appendix as well as highlight the revised / updated</p>	<p>Noted.</p>



Department	Comment(s)	Consultant's Response
	content of the SIA report in next submission to facilitate review.	
	Please be reminded that the implementation of local sewer connection / upgrading / diversion works shall meet the satisfaction of DSD. The consultant should seek DSD's view on the SIA.	Noted. After updating the calculation, no upgrading work is needed.

**PROPOSED COMPREHENSIVE DEVELOPMENT AT CDA SITE AREA 92, LOT NO. 368 IN DD224, CLEAR WATER BAY, SAI KUNG**

**Responses to Comments from Environmental Protection Department on Sewerage Impact Assessment (SIA)**

Department	Comment(s)	Consultant's Response
<b>Comments from EPD</b>	1. (SIA Section 2.3) - The project proponent is suggested to maintain close liaison with CEDD for the design and programme of the new sewer. The project proponent is reminded that, in case of programme/design mismatch, the required mitigation measures (e.g. sewer upgrading works) must be implemented by the project proponent to support the proposed development.	Noted.
	2. (SIA Section 3.1.3) - a) Please be reminded to provide the hydraulic and capacity check the connection of the rising main to CEDD newly constructed sewer. CEDD's agreement should be sought for such rising main connection.  b) Please confirm the party responsible for the maintenance of the proposed pump house, rising main and discharge sump (if any).	The design and calculation of the proposed rising main will be provided to EPD, DSD and CEDD for agreement in the detailed design stage. Section 2.3.2 and S3.1.3 are revised accordingly.  Project proponent, Bauhinia Culture Holdings Limited, will be responsible for the maintenance of the proposed pump house, rising main and discharge sump (if any).
	3. (SIA Appendix 2.2, Table 7) - It is noted that the estimated spare capacity of existing sewer S12-S14 and S15-S16 after the proposed development would be less than 10% at the estimated peak flow. It is not desirable when considering sedimentation and contingency allowance.  The Consultant should identify the sewers that are under capacity, as well as propose and demonstrate the effectiveness of mitigation measures (e.g. new sewers, upgrading of existing sewers). <u>Requirement on improvement proposals for sewer under capacity as stated in DSD's Sewerage Manual should be observed.</u>	Although the existing sewers S12-S14 and S15-S16 after the proposed development would be less than 10% at the estimated peak flow, the overflow at peak flow is not expected as the following criteria listed in DSD's Sewerage Manual is satisfied: (a) a minimum freeboard of 1 m; and (b) a minimum factor of safety against overflowing of 1.15, ie overflow will not occur at a flow rate of (1.15 times peak flow) With the freeboard, overflow is not expected at peak flow and hence, upgrading work is not required. The related calculation is attached in Table 8a and 8b of Appendix 2.2.
	4. (SIA General) - The consultant is suggested to provide softcopy of the report and all Response to Comments from EPD and DSD as appendix as well as highlight the revised / updated content of the SIA report in next submission to facilitate review.	Noted. All the R-t-C are supplemented in Appendix 3.1.

Department	Comment(s)	Consultant's Response
	5. (SIA General) - Please be reminded that the implementation of local sewer connection / upgrading / diversion works shall meet the satisfaction of DSD. The consultant should seek DSD's view on the SIA.	Noted
	6. (SPS Section .4.4) - Please review and update the information provided in this section to tally with the findings and recommendation in the latest SIA.	Noted. Planning Statement Section 4.4 will be updated by DLN.



**PROPOSED COMPREHENSIVE DEVELOPMENT AT CDA SITE AREA 92, LOT NO. 368 IN DD224, CLEAR WATER BAY, SAI KUNG**

**Responses to Comments from Environmental Protection Department on Sewerage Impact Assessment (SIA)**

<b>Department</b>	<b>Comment(s)</b>	<b>Consultant's Response</b>
<b>Comments from DSD</b>	1. Section 2.3 - Please advise the scheduled completion date of the subject development. Please also advise the interim measures if the programme of proposed upgrading works by CEDD Contract No. CV/2021/03 cannot match with the scheduled completion date of the subject development. The Consultant should review whether it is prudent for the subject development to rely on the proposed upgrading works by other party/project.	<p>The tentative OP date of the proposed development is in or after 2026 and after the completion of CEDD Contract No. CV/2021/03. Therefore, mitigation measures are not needed.</p> <p>Also, at the downstream of our site, there are box culvert and drainage streams which are not suitable for constructing sewer pipes. Hence, conveying to FMH2 is the only way to discharge the sewer generated from the proposed development.</p>
	2. Section 2.5.4 - Please clarify if the proposed upgrading works are to be implemented by the project proponent.	As the parameters of the proposed development are updated in the SIA v1.5, no upgrading work is needed.
	3. Figure 2.1 - It is observed that the proposed sewage connection to the existing sewerage system and 3 Manholes immediate downstream are not labeled. Please review and clarify.	The labels shown in Figure 2.1 are already updated in SIA v1.4.
	4. Appendix 2.2, Table 2 - Please supplement the hydraulic checking for pipe segments from the proposed discharge point to existing/proposed sewers.	The hydraulic checking of the proposed rising main will be calculated in detailed design stage and sought EPD, DSD and CEDD's agreement
	5. Appendix 2.2, Table 2 - It is noted from Appendix 2.1 that the segments from FMH2 to FMH12 are OD315 in size, which refers to an outer diameter of 315mm.	The pipe size is revised to 257mm which refers to an inner diameter.

Department	Comment(s)	Consultant's Response
	<p>6. Appendix 2.2, Table 7 - It is noted that the Segment S12-S13, S13-S14, S14-S15 should be upgraded from pipe diameter from 300mm to 400mm. The project proponent shall clarify if the proposed upgrading works are to be implemented by the project proponent.</p>	<p>Overflow at peak flow is not expected as the following criteria listed in DSD's Sewerage Manual is satisfied:</p> <ul style="list-style-type: none"> <li>(a) a minimum freeboard of 1 m; and</li> <li>(b) a minimum factor of safety against overflowing of 1.15, ie overflow will not occur at a flow rate of (1.15 times peak flow)</li> </ul> <p>With the freeboard, overflow is not expected at peak flow and hence, upgrading work is not required.</p> <p>The related calculation is already attached in Table 8a and 8b of Appendix 2.2 in SIA v1.5.</p>
<b>Comments from EMSD</b>	<p>Please be advised that we have no particular comment on the document from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.</p>	<p>Noted.</p>

**Provision of Major Community Facilities and Open Space in  
Tseung Kwan O Outline Zoning Plan**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	45.97 ha	27.33 ha	56.03 ha	+10.06 ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	45.97 ha	63.50 ha	72.23 ha	+26.26 ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	7	6	8	+1
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	1	1	1	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	1	1	1	0
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	2	0	1	-1
Magistracy (with 8 Courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N/A	6	6	N/A



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Library	1 district library for every 200,000 persons  (assessed on a district basis)	2	2	2	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 <sup>#</sup>	258 classrooms	346 classrooms	376 classrooms	+118 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 <sup>#</sup>  (assessed by Education Bureau (EDB) on a district/school network basis)	683 classrooms	713 classrooms	803 classrooms	+120 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 <sup>#</sup>  (assessed by EDB on a territorial-wide basis)	524 classrooms	695 classrooms	785 classrooms	+261 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	2,606 beds	1,458 beds	2,898 beds	+292 beds
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	4	2	4	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centres	100 aided places per 25,000 persons <sup>#</sup>  (assessed by Social Welfare Department (SWD) on a local basis)	1,838 places	787 places	1,087 places	-751 places <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Integrated Children and Youth Services Centres	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	6	7	7	+1
Integrated Family Service Centres	1 for 100,000 to 150,000 persons <sup>#</sup>  (assessed by SWD on a service boundary basis)	3	4	4	+1
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N/A	2	2	N/A
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N/A	5	9	N/A

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup># *</sup>  (assessed by SWD on a district basis)	2,047 places	864 places	1,112 places	-935 places <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	2,536 beds	1,016 beds	1,586 beds	-950 beds <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 <sup>#</sup>  (assessed by SWD on a district basis)	373 places	427 places	577 places	+204 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	884 places	403 places	403 places	-481 places <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )



Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	1,385 places	496 places	666 places	-719 places <sup>@</sup>  (a long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	1	0	1	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	1	1	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	1	2	2	+1

**Note:**

The planned resident population is about 459,700. If including transients, the overall planned population is about 473,900. All population figures have been adjusted to the nearest hundred.

**Remarks:**

<sup>#</sup> The requirements exclude planned population of transients.

<sup>\*</sup> Consisting of 40% centre-based CCS and 60% home-based CCS.

<sup>@</sup> The deficit in provision is based on OZP planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.