

Section 12A Planning Application for Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31 from “Comprehensive Development Area”, “Residential (Group C)”, “Open Space” and “Government, Institution or Community” zones and Area shown as “Road” to “Other Specified Uses (Residential Development with Historical Building Conserved)” and “Other Specified Uses (Elevated Walkway)” at Nos. 1, 1A, 2 and 3 Hill Side Terrace, No. 55 Ship Street [a.k.a. Nam Koo Terrace], Nos. 1 - 5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 and adjoining Government Land, Wan Chai [Application No.: Y/H5/8]

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| <b>A. Comments from Water Supplies Department received from Planning Department on 18.11.2024: (Contact person: Mr. Terry LAW, Tel no.: 2152 5737)</b>   |                             |
| <p>1. Please find attached partprints of our mains record plans showing the existing water mains within and in the vicinity of the application site for your information. Please note that the alignments of the water mains are indicative only. The exact lines and levels of our water mains should be established by hand dug trial pits on site if they are of significance to your works. Some changes might have been made to the information shown on the drawings in the course of time and that digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation.</p> <p>2. Please note that there are some existing fresh water mains within and in the vicinity of the site and are affected by the proposed development. Free access should be allowed for WSD at any time to carry out operation and maintenance of these water mains. In case the project proponent considers that diversion of these water mains is required, they should study the feasibility of diverting these water mains. If diversion is considered feasible, the project proponent should submit their proposal for WSD’s consideration and approval. The diversion work shall be carried out by the project proponent at their own cost to the satisfaction of WSD. WSD will only carry out the connection works to the existing network and the associated connection cost should be borne by the project proponent.</p> | <p>Noted.</p> <p>Noted.</p> |
| <b>B. Comments from Urban Design Unit, Urban Design &amp; Landscape Section of Planning Department received from Planning Department on 18.11.2024: (Contact person: Ms. Vanessa Tsang (Tel no.: 3565 3942)</b>  |                             |
| <p>Please find below our observations / comments from urban design, visual and air ventilation perspectives regarding the captioned s12A application.</p> <p><u>Observations/Comments</u></p> <p>1. The application site (the Site) falls within an area largely zoned “CDA” (subject to maximum PR of 5, maximum BH as 91mPD), partly “R(C)” (maximum PR of 5, and maximum BH as 12 storeys) and area shown ‘Road’, with minor encroachment onto “O” and “G/IC” zones on the approved Wan Chai OZP No. S/H5/31. It is noted that no PR/GFA restrictions are specified for the proposed “OU” (RDHBC) zone so as to allow attaining the maximum</p>   | <p>Noted.</p>               |

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| <p>development intensity according to B(P)R (which the applicant claims to be 9). The maximum BH (at the main development area in the northwestern part of the application site) will be 120mPD. As compared with the development restrictions of the current “CDA” and “R(C)” zones, the total PR will increase from 5 to 9. Also, the maximum BH will increase from 91mPD (“CDA”) and maximum of 12 storeys (“R(C)”) to 120mPD.</p> <p><u>Local Context and Character</u></p> <p>2. The site is surrounded by a mix of land uses, including a mixture of old and new, low to high-rise residential developments with some commercial uses on the lower floors. To the east/southeast of the Site is the Hopewell Centre II hotel and commercial development near completion, which is subject to BHR of 210mPD; to the northwest of the Site are residential area zoned “R(A)” and “R(A)4” with respective BHRs of 110mPD and 120mPD. Adjoining the Site at its southwest/west is a GIC site where St Francis’ Canossian College and St Francis’ Canossian School are located. To the immediate northeast and northwest of the Site is a medium-density residential neighborhood zoned “R(C)” (with max. PR of 5 and BHR of 12 storeys), of which the existing building height ranges from 4 to 12 storeys.</p> <p>3. Given that Hopewell Centre II (210mPD) is located to its immediate east/southeast and some high-rise residential buildings (110-140mPD) are developed in the vicinity, the proposed development may not be incompatible with the nearby high-rise and high-density developments. Nevertheless, the increased PR and BH of the proposed rezoning, when comparing to the development restrictions of the existing “CDA” and “R(C)” zones, will result in a more bulky building mass which may pose a larger contrast with the medium-density residential neighborhood (zoned “R(C)”) and the two schools in the vicinity. Design measures to reduce/soften the visual bulkiness, such as setting back the tower (2/F to 28/F) from the site boundary fronting Schooner Street, façade treatment, landscaped buffer, etc. should be adopted as far as practicable.</p> | <p>Noted.</p> <p>The Applicant has a genuine intention to fully optimise the scarce land resources in the urban area and comprehensively transform the Wan Chai South area by creating a new landmark development at the Rezoning Site through conservation and adaptive re-use of preserved historical building at NKT.</p> <p>In the past decades, the Applicant has patiently amalgamated various sites in the vicinity of NKT and the successful amalgamation of the additional land at No. 18 Sau Wa Fong forms a key part of their development vision. Thus, an Indicative Development Scheme (“IDS”) is prepared to optimise the development potential at the Rezoning Site to the level permitted under B(P)R to incentivise redevelopment and facilitate urban renewal.</p> <p>In terms of the proposed development scale, despite being slightly larger than the Approved Scheme to accommodate the additional Gross Floor Area (“GFA”), it is situated adjacent to a medium-rise residential neighbourhood and two schools thus, is not incompatible with the surrounding developments. In fact, it is an integral feature of the IDS to establish itself as a district node in Wan Chai South. Several design features and visual mitigation measures</p> |

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| <p>4. Measures to reduce the potential impacts of the proposed development on Nam Koo Terrace in terms of BH, massing and scale should be adopted. Reference could be made to Section 6.2 (6) of the Urban Design Guidelines (Chapter 11) of the HKPSG.</p> | <p>have been incorporated in the IDS to reduce the apparent visual mass and to enhance visual permeability to avoid a sore thumb development. These include (i) an at-grade setback at Schooner Street, (ii) provision of a void underneath the residential tower, (iii) sufficient building separation with landscaped buffer between the residential tower and NKT; and (iv) a distinctive façade treatment to soften the building edge and add visual amenity to the area. In addition, the IDS has provided ample landscaped open spaces open to public at both at-grade and podium levels to create orientation and a sense of place.</p> <p>In consideration of the BH, the IDS is predominantly surrounded by a belt of high-rise developments subject to a BH restriction of 120mPD along Kennedy Road and abuts the super-high-rise Hopewell Centre II (210mPD), ensuring an appropriate transition to the Sau Wa Fong area of medium-rise residential developments. In this regard, the proposed 120mPD at the Rezoning Site is considered generally in line with the BH profile in the surrounding area.</p> <p>The potential for further reduction of the building bulk has been fully considered, and any numerical gains that can be achieved cannot outweigh the visual and urban design benefits of the current IDS. Tower setback from the site boundary fronting Schooner Street is not preferred, as this would result in a more sore-thumb slenderer “pencil-like” development and no further benefit in terms of already “acceptable” visual impact. Nonetheless, further enhancement and refinement of the IDS in terms of façade treatment and landscaped buffer are subject to the detailed design stage.</p> <p>The IDS has fully considered the potential impacts of the Proposed Residential Development on NKT in terms of BH, massing and scale with a number of design features proposed, including:</p> <ol style="list-style-type: none"> <li>(1) A building-free design is adopted in front of NKT to create a spacious forecourt with a sophisticated landscape proposal responding to the historical setting and character of NKT as a mansion before being vacated.</li> <li>(2) Create a landscaped podium of the new residential tower at the same level with NKT allows the residential tower to integrate more coherently with the scale and the character of NKT. As well as to provide ease of access for users within the Open Space area.</li> <li>(3) Views to and from NKT are also preserved and opened up to enhance visibility of the preserved historical building.</li> </ol> |

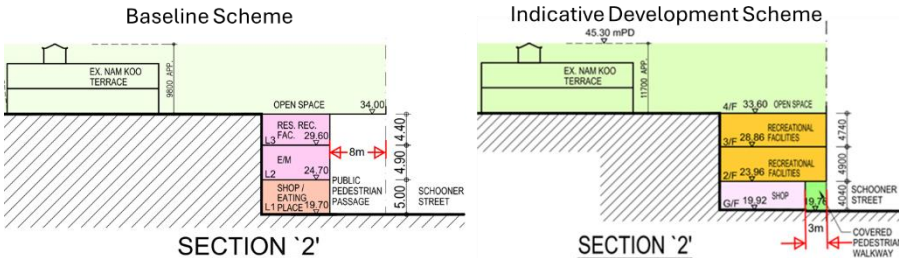
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| <p><u>Visual (VIA)</u></p> <p>5. As shown in Figure 4.1 of the SPS, the increase in BH and building bulk of the IDS may further reduce the visual openness when viewed from Sik On Street, Schooner Street and the Ship Street Garden when compare with the schemes of Y/H5/5 and A/H5/418.</p> <p>6. According to the submitted VIA (Appendix 6 of the SPS), the visual impacts of the IDS from the six visible viewpoints are rated from ‘Negligible’ to ‘Enhanced’.</p> <p>7. It is noted from Table 3.1 of the VIA that the GFA and PR of NKT are excluded from calculation, however, it is marked as included in Table 4.1 of the SPS.</p> | <p>(4) To minimize potential impact on NKT, adequate building separation with a landscape buffer is provided between the new residential tower and NKT to demarcate the heritage structure with the new build. While the architectural design of the residential tower, in terms of façade treatment, colour and materials, is compatible with the architectural features of NKT as far as possible with the use of vintage design elements, subject to detailed design.</p> <p>(5) Nonetheless, the Applicant will further explore other urban design measures at the detailed design stage.</p> <p>With the intention of opening up the Sau Wa Fong area (i.e. at No. 18 Sau Wa Fong) to allow visual enhancement, there are limited scope to adjust the tower disposition and building bulk to mitigate the visual impact when viewing from Sik On Street, Schooner Street and the Ship Street Garden as demonstrated in VP4 and VP5 of the VIA. Despite the IDS will lead to some loss of visual openness when compared to the Approved Scheme, the increase in BH and building bulk of the IDS is considered acceptable and generally not incompatible with the surrounding building context on massing, scale and height as concluded by the VIA (<b>Appendix 6</b> of the SPS refers). When compared to the Scheme under Application No. Y/H5/5, there is a significant improvement to the streetscape by incorporating G/F setback and removal of a pencil-building at IL 9048.</p> <p>As mentioned in item B4 above, several design features and visual mitigation measures have been incorporated to reduce the apparent visual mass and to enhance visual permeability such as (a) distinctive façade treatment of the residential tower, (b) provision of a void underneath the residential tower; and (c) substantial greenery provision at at-grade and podium levels.</p> <p>Please be clarified that the visual impacts of the IDS from the six (6) visible viewpoints are rated ‘moderately adverse to significantly adverse’ to ‘enhanced’.</p> <p>Please be clarified that exemption of GFA and PR for NKT is only applicable to the Approved Scheme (i.e. Application No. A/H5/418) as indicated in the footer for Table 3.1 of the VIA.</p> |

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| <p>8. <u>Air Ventilation (AVA)</u></p> <p>The Consultant should highlight the difference of the setback distance from Schooner Street between the Baseline Scheme and the Proposed Indicative Scheme, and comment on the impact of reduction of setback distance from air ventilation perspective.</p> | <p>With reference to the section plans below, the setback distance from Schooner Street at the northwestern side of the Site between the Baseline Scheme and the Proposed Indicative Development Scheme is approx. 8m and 3m respectively.</p>  <p>The current AVA-IS study indicates that the main prevailing wind direction parallel to Schooner Street is from the southeast (SE wind). Under SE wind conditions, the Velocity Ratio (VR) of the Baseline Scheme is around 0.04, while the VR of Indicative Development Scheme is around 0.03, which is slightly lower than the Baseline Scheme (see VR color contours below and the value summary in the AVA report Appendix F, Table F2, i.e. the VR values of No. 22 Schooner Street under SE wind direction).</p> |

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|                       | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Baseline Scheme</p> <p>(22) Schooner Street</p> </div> <div style="text-align: center;"> <p>Indicative Development Scheme</p> <p>(22) Schooner Street</p> </div> </div> <p>This finding indicates that a wider setback would enhance the prevailing wind along the street to a certain extent. However, the Rezoning Site is situated between high-density buildings in the Wan Chai District. High-density buildings will result in a lower range of VR values in this area. Therefore, under either SE wind or other prevailing wind directions, the difference in VR values between the two setback design schemes is generally below 0.02, which having minimal impact on the local wind environment of Schooner Street.</p> <p>From a comprehensive air ventilation assessment perspective, both setback designs above will positively contribute to the local neighborhood's wind environment.</p> |

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| <b>D. Comments from Social Welfare Department received from Planning Department on 18.11.2024:<br/>(Contact person: Ms. Emily TAI, Tel no.: 2116 3582)</b>   |   |
| 1. Since most elders going to District Elderly Community Centre (DECC) to participate in programmes and activities are mobile and live in the local community, we appeal to the developer again to incorporate a DECC sub-base at the site as District Elderly Community Centre (DECC) is a type of community support service providing a wide range of services to promote positive and active ageing at the district level. Setting up of a DECC sub-base will benefit the elders living in the subject development and in the vicinity, including those living nearby in Sau Wa Fong.   | After a balanced consideration of public planning gain and site constraints, the Applicant considered the revitalisation of NKT and provision of open space open to public have adequately addressed the public aspiration in the area. Considering the limited site area and the need to accommodate some essential ancillary facilities for the Proposed Residential Development at the podium, there are limited space to further accommodate the DECC. Nonetheless, the Applicant is dedicated in providing significant amount of open space where the elders living nearby can be benefited the use and enjoy daily. |
| <b>E. Comments from Landscape Unit, Urban Design &amp; Landscape Section of Planning Department received from Planning Department on 18.11.2024:<br/>(Contact person: Mr. NGAI Chak-man, Tel no.: 3565 3955)</b>   |   |
| <p>Please find below our comments from landscape planning perspectives on the captioned application which includes a Supplementary Planning Statement (PS) with Appendix 4 – Tree Preservation and Landscape Proposal (TPLP) for your consideration.</p> <p><u>General Comments</u></p> 1. Based on the aerial photo of 2023, the Site is located in an area of organic mixed urban landscape character surrounded by existing residential and commercial buildings, G/IC uses, and scattered tree groups. The Site is currently occupied by historic building of Nam Koo Terrace (NKT), residential building (No. 18 Sau Wa Fong), vacant lands (previously occupied by residential-cum-commercial building at Miu Kang Terrace and school/other buildings at Hill Side Terrace, which have all been demolished) and vegetated vacant land (IL9048) and Government Land. The development proposal under this application comprises of a 24-storey residential building over a public open space and 3 storeys of podium. The G/F is mainly proposed for retail use and open space, while the 2/F and 3/F of the podium are reserved for E&M and residential recreational facilities. An integrated public open space is provided at the 4/F for public enjoyment. The historic building of NKT will be preserved in-situ. The proposed development is considered not incompatible with the landscape character of its surroundings. | Noted.  |

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| <p>2. With reference to Section 4.0 of Appendix 4 – Tree Preservation and Landscape Proposal (TPLP), 36 existing trees (including 5 dead trees) of common species are found within the Site. All of them would be affected by the development and are proposed to be felled as they would unavoidably be affected by the proposed works and are not suitable to be transplanted. No registered Old and Valuable Trees (OVTs) or rare/protected species were identified. Significant adverse impact on existing landscape resources within the site arising from the proposed development is not anticipated.</p> | Noted.  |
| <p>3. With reference to Sections 5.0 and 6.0 of the TPLP, 52 nos. heavy standard trees with average DBH approx. 80mm with a mixture of native and exotic species are proposed to be planted to compensate the loss of the existing trees. Shrubs, groundcovers, grass and climbers are also proposed within the Site to mitigate the landscape impact arising from the development.</p> <p><u>Advisory Comments</u><br/><i>Appendix 4 - TPLP</i></p>   | Noted.  |
| <p>4. It is noted from the title that this appendix contains a <u>Tree Preservation Proposal</u>, while information related to tree preservation and removal proposal/ compensatory tree planting has <u>not</u> been indicated as “For PlanD’s reference only”. Please be advised that PlanD is not the authority for approving tree works.</p>   | The Applicant understands that PlanD is not the authority for approving tree works thus, the information related to Tree Preservation and Removal Proposal / Compensatory Tree Planting are for PlanD’s reference only. |
| <p>5. Appendix A – Tree Assessment Schedule - The title “Tree Assessment Schedule” should read as “Tree Treatment Schedule” in accordance with PlanD’s PNPP No. 1/2019.</p>  | Noted and the title of Appendix A has been revised ( <b>Attachment 2</b> refers).   |
| <p>6. Appendix A – Tree Assessment Schedule – The tree treatment information (e.g. 36 nos. of trees to be transplanted, 0 no. of trees to be felled) in the summary table is inconsistent with other sections.</p>   | Noted and the tree treatment information Appendix A has been rectified ( <b>Attachment 2</b> refers).   |
| <p>7. The applicant is reminded that approval of the application does not imply approval of the greenery coverage requirements under BD’s PNAP APP-152 and/or under the lease. The greenery coverage calculation should be submitted separately to BD/LandsD for approval. Similarly for any proposed tree preservation/removal scheme, the applicant shall be reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval.</p>  | Noted.  |



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| <b>F. Comments from Environmental Protection Department received from Planning Department on 19.11.2024:<br/>(Contact person: Mr. Kathy HO, Tel no.: 2835 1847)</b>  |   |
| <p><u>Environmental Assessment</u><br/><i>Air Quality</i></p> <p>1. Section 2.2.1. Please add "closest" before "from the Site" in Line 1</p> <p>2. Section 2.3.1</p> <p>a) Please replace "is the major pollutant" by "and air emission from Construction machinery and vehicles are the major pollutants" in Line 1</p> <p>b) Please remove "It comes from" in Line 1-2, and add "are sources of air quality impact during Construction phase" after "dusty materials" in Line 3</p> <p>3. Section 2.3.3. Please remove "surrounding" in Line 2</p> <p>4. Section 2.3.4. Please replace "or CO" by ", PM and CO" in Line 2</p> <p>5. Section 2.3.5 and R-t-c 5. Please supplement in Section 2.3.5 that it is recommended that Exempted NRMMs shall not be used.</p> <p>6. Section 2.3.8</p> <p>a) Please clarify whether the "Applicant" in Line 5 refer to the applicant of this Project or the applicant of the residential development at 31-36 Sau Wa Fong</p> <p>b) Please add "and air pollutant" after "dust" in Line 9</p> <p>7. Section 2.3.10. Please replace "fugitive dust" by "air" in Line 1 and rectify the typo of "demotion" in last line.</p> <p>8. Section 2.4.1</p> <p>a) Please remove "previously" in Line 1</p> <p>b) Please add "of the proposed development" after "air sensitive uses" in Line 3</p> | <p>Noted and revised accordingly. Please see replacement pages of the Environmental Assessment (“EA”) report in <b>Attachment 3</b>.</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> <p>Noted. The second sentence of <b>Section 2.3.5</b> of the EA has been revised to: To minimise the air quality impact from the emission of NRMM, it is recommended that exempted NRMMs shall not be used and only approved NRMM should be used during the construction phase (<b>Attachment 3</b> refers).</p> <p>The “Applicant” in Line 5 of <b>Section 2.3.8</b> of the EA refers to the “Applicant of the Proposed Development”. The sentence has been updated accordingly for clarification (<b>Attachment 3</b> refers).</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> |

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| <p>9. Section 2.4.6. Please supplement the date of the site visit</p> <p><i>Asbestos</i></p>  | <p>Noted and the date of the site visit has been supplemented in <b>Section 2.4.6</b> of the EA (<b>Attachment 3</b> refers).</p>  |
| <p>10. Section 2.1.6. The modification (changes) of the asbestos management plan or asbestos abatement plan shall be notified the Authority before implementing the modification. Please review and revise.</p>   | <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p>   |
| <p>11. Section 2.3.9. What is the meaning of "AMR"?</p>   | <p>Please be clarified that “AMR” should read as “AMP” and <b>Section 2.3.9</b> of the EA has been revised accordingly (<b>Attachment 3</b> refers).</p>   |
| <p>12. Section 2.3.11. The precautionary measures shall be made reference to Code of Practice on Asbestos Control and Practice Note (ProPECC PN 2/97). Please review and revise.</p>  | <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p>   |
| <p>13. Sections 5.2.37, 5.2.38, 5.2.40. These sections shall be put under section 2 "Asbestos Containing Materials ("ACMs") instead of section 5. Please review and revise.</p> <p><i>Noise</i></p>   | <p>Noted and please refer to revised <b>Section 2.3.9</b> (<b>Attachment 3</b> refers).</p>  |
| <p>14. Section 3.3.6, 3.3.9, Noise Impact of Operation Phase &amp; Appendix A</p> <p>a) Please provide valid justification for the model of fixed plants adopted.</p> <p>b) Please provide supporting that air conditioning system of commercial buildings and school are not in operation during night time, such that night-time assessment would be considered unnecessary.</p> <p><i>Waste Management</i></p> <p>15. Section 1.3.1 (point 3) – Please remove the extra ")".</p> | <p>The management offices have been contacted to obtain the model of fixed plants and respective operation hour. Such information is provided in <b>Appendix A</b> of the EA. For FN2, due to lack of model details, the SWL of a model with similar dimension and capacity was adopted in the assessment. <b>Section 3.3.6</b> of the EA has been updated for clarification (<b>Attachment 3</b> refers).</p> <p>The operation hours advised by management offices have been provided in in Appendix A of the EA (<b>Attachment 3</b> refers).</p> <p>Noted and revised accordingly (<b>Attachment 3</b> refers).</p> |

Section 12A Planning Application for Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31 from “Comprehensive Development Area”, “Residential (Group C)”, “Open Space” and “Government, Institution or Community” zones and Area shown as “Road” to “Other Specified Uses (Residential Development with Historical Building Conserved)” and “Other Specified Uses (Elevated Walkway)” at Nos. 1, 1A, 2 and 3 Hill Side Terrace, No. 55 Ship Street [a.k.a. Nam Koo Terrace], Nos. 1 - 5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 and adjoining Government Land, Wan Chai [Application No.: Y/H5/8]

### Responses to Comments Table

| Comments/ Suggestions  | Applicant’s Responses   |
|--|---|
| 16. Sections 5.2.36 & 5.2.43 – Please review if the sentence shall be revised as "Given the above With the implementation of mitigation measures mentioned above and listed in Section 5.3, no adverse waste impact from the handling, transportation or disposal of general refuse from workforce during construction of the Indicative Development Scheme is anticipated." | Noted and revised accordingly ( <b>Attachment 3</b> refers) (Section 5.2.43 is now reordered to 5.2.40).  |
| 17. Section 5.3.10 - Please explore the appropriate recycling means for food waste to be generated during operational phase, e.g. delivering food waste generated to Organic Resources Recovery Centre (ORRC) or installation of food waste recycling machines for composting treatment, etc.  | Noted and please refer to the revised Section 5.3.10 of the EA ( <b>Attachment 3</b> refers).   |
| 18. Section 6.3.7 – Following up with the previous comment, please confirm with FSD whether any dangerous goods and chemicals were involved in the mentioned No. 1 Fire Alarm.   | FSD’s reply dated 20 September 2024 (updated Appendix H in <b>Attachment 3</b> refers) indicated that no incident of spillage /leakage of dangerous goods was involved in the incident of No.1 Fire Alarm. Section 6.3.7 has also been updated for clarification. |
| <i>Sewerage Impact Assessment</i>  |   |
| 19. Re RtC comment on SIA #25(c), the ADWF for public lavatory is still missing in table 5.  | Noted. Please refer to the revised calculation in Appendix C of the Sewerage Impact Assessment (“ <b>SIA</b> ”) report. Please see replacement pages of the SIA in <b>Attachment 4</b> .  |
| 20. For section 5.2.3, Table 5 and Appendix C, please consider to adopt UFF R2 Private for the residential sewage flow estimation, instead of R3.  | The UFF adopted is revised accordingly. Please see revised calculation in Appendix C of the SIA ( <b>Attachment 4</b> refers).  |
| 21. For section 6.2.1 please review if the ADWF should be 272.52 m <sup>3</sup> /day, i.e. (256.62 + 15.9) m <sup>3</sup> /day. Therefore, please also review the contributing population and peaking factor in section 6.2.2.   | Following the changes in the calculation related to comment items 19 and 20 above, the latest ADWF calculated is 210.07m <sup>3</sup> /day. Section 6.2.1 of the SIA report is revised accordingly. Please refer to <b>Attachment 4</b> for details.              |
| 22. Please update section 6.2.4, 6.2.5 and Appendix C accordingly.   | Noted. Section 6.2.4, 6.2.5, and Appendix C of the SIA are revised accordingly. Please refer to <b>Attachment 4</b> for details.  |

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Responses to Comments Table

| Comments/ Suggestions  | Applicant’s Responses   |
|--|---|
| <b>G. Comments from Architectural Services Department received from Planning Department on 20.11.2024:<br/>(Contact person: Mr. Sherman SUM, Tel no.: 2582 5314)</b>   |   |
| <p>1. According to the visual impact assessment (VIA) provided, the view from the Park at Kennedy Road would have a moderately adverse impact as shown in photomontage VP8 of the VIA. The proposed building design would create the excessive wall effect and substantial reflective glass surfaces on the elevation, which appears undesirable in the existing urban content. In addition, the applicant may wish to consider the treatment/articulation of the building massing/facades in the design stage to blend in more harmoniously with the surrounding neighbourhood.</p> | <p>The façade treatment and finishing of the residential tower will be further reviewed at the detailed design stage. The potential adverse impact arising from the reflective glass surfaces will be one of the considerations. Due to the design consideration of opening up Sau Wa Fong and the immediate surrounding of NKT (i.e. the forecourt) and the intention to maintain a compatible BH with the surroundings, there are limited scope to further articulate the disposition of the residential tower. Nonetheless, the Applicant will explore various façade design with a view to enhance the visual interest of the development. As reflected in the submitted VIA, the IDS will also result in enhanced visual impact when viewing from close range (i.e. VP4 from Sau Wa Fong).</p> |

Date: November 2024  
 File Ref: KRSS/5