

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
A. Comments from Drainage Services Department received from Planning Department on 18.11.2024: (Contact person: Mr. Calvin LO, Tel no.: 3101 2364)	
<p>Please find the comments on the Drainage Impact Assessment below:</p> <ol style="list-style-type: none"> 1. General – Hydraulic model should be submitted for checking. 2. Section 1.3.1 – Please include the Corrigenda Nos. 1/2022 and 1/2024 of Stormwater Drainage Manual. 3. Section 5 – Design parameters, including return period, rainfall profile, sea level and effect of climate change adopted should be presented. 4. Section 5 – Please supplement with catchment plans of before and after proposed development, and indicate the paved area and unpaved area. 5. Section 5.1.1 – Design parameters in dry season in DSD Practice Note No. 1/2017 should be adopted. 6. Section 5.1.6 – Climate change scenario in end 21st century should be adopted in assessment. Please be reminded that design allowance should be considered. 7. Table 5.4.6 – Please adopt the terms “before development” and “after development” in header row for clarity 	<p>Noted and the hydraulic model has been included in Attachment 2.</p> <p>Section 1.3.1 has been revised accordingly to include Corrigenda Nos. 1/2022 and 1/2024 (Attachment 2 refers).</p> <p>The adopted design return period can be referred to in Section 5.1.1. Appendix E1 has been updated with the rainfall profile. The boundary conditions adopted at the outfalls are stated at Section 5.1.4. Please refer to the replacement pages in Attachment 2.</p> <p>Please refer to Appendix C for the catchment plans and Tables 1 and 2 in Section 5.3 of the DIA for the surface types in Attachment 2.</p> <p>Please be clarified that the 1 in 10 years return period storm constants presented in Table 3a of SDM Corrigendum 1/2024 are adopted for the dry season scenario (west drainage tunnel not in operation). This rainfall profile is more conservative than the 1 in 50 years dry season rainfall profile as per DSD PN No. 1/2017.</p> <p>Please be advised that the drainage systems serving the site (drains along Schooner St/ Ship St stairway) have already been implemented under the HC II project and no new drainage infrastructure is proposed under this DIA. Therefore, provision of new infrastructure considering effects of climate change up to end of 21st century including design allowance in accordance with paragraph 5, item (e) of SDM Corrigendum 1/2022 would not apply. Please also note that the hydraulic performance of the drainage system has been checked in accordance with mid-century design scenario and is found satisfactory.</p> <p>Table 5.4.6 has been revised accordingly. Please see replacement pages in Attachment 2.</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
<p>B. Comments from Geotechnical Engineering Office of Civil Engineering and Development Department received from Planning Department on 18.11.2024: (Contact person: Ms. Candy CHO, Tel no.: 2762 5383)</p>	
<p>1. Sections 2.4, 3.2 and Appendix B refers. Please review the information for existing slopes/retaining walls, including but not limited to:</p> <p>a) Information 11SW-B/R586 which are located within and/or in close proximity to the site is still missing.</p> <p>b) The location of 11SW-B/R617 is still incorrectly described in Section 3.2 and wrongly indicated on the location plan of existing registered slopes/retaining walls in Figure 4.</p> <p>c) The DH order status and details of remedial works carried out for the features e.g. no. 11SW-B/R616 and 11SW-B/R617.</p> <p>d) The entire 11SW-B/CR349 instead of sub-division 1 only should be discussed.</p> <p>e) Descriptions for the slope portions of features 11SW-B/CR252, CR235, CR253 and CR349 are missing in Table 3.</p> <p>f) Since both 11SW-B/CR235 and R963 are located outside the lot boundary, please clarify whether there will be any proposed modification works as outlined in Table 3, which are not expected</p> <p>g) Please present and describe the proposed modification works for 11SW-B/CR253, CR252 and CR349 as outlined in Table 3 in the report and demonstrate the feasibility</p>	<p>The 11SW-B/R586 is located in close proximity but outside the site boundary. The slope information for 11SW-B/R586 is indicated in Section 2.4 accordingly. Please refer to the replacement pages of the GPRR at Attachment 3.</p> <p>The 11SW-B/R617 is revised in Figure 4 and the description of the 11SW-B/R617 has been revised in Section 3.2 accordingly (Attachment 3 refers).</p> <p>The DH Order status for the features e.g. no. 11SW-B/R616 and 11SW-B/R617 have been indicated in Table 2 accordingly. The retaining wall 11SW-B/R617 is located within site boundary and is planned to be demolished during the development (Attachment 3 refers).</p> <p>The 11SW-B/CR349 has 3 sub-divisions. As the DH Order was indicated as sub-division 1 that held by the owner of I.L.2140, the details are discussed in Section 3.2 accordingly (Attachment 3 refers).</p> <p>The description of slope features (11SW-B/CR252, CR235, CR253 and CR349) are included and revised in Table 3 accordingly (Attachment 3 refers).</p> <p>The slopes which are located outside of the lot boundary are to be maintained. There are no proposed modification works for the slopes and no adverse effect will be induced (Attachment 3 refers).</p> <p>The modification works are indicated in Section 3.2. Please refer to the replacement pages of GPRR in Attachment 3. The Indicative Development Scheme (IDS) is indicated in the schematic site formation layout in Appendix H of the GPRR, the proposed modification works include the L shape retaining wall and pipe pile work for temporary excavation and lateral support works (Attachment 3 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
<p>h) Please explain the conclusion of “no adverse effect will be induced on 11SW-B/R629 and 11SW-B/R616 since the features will be slightly filled up at the passive side of the masonry wall only” as stipulated in Table 3. It is noted from Section B in Appendix H that there will be excavation works for the pile cap at the toe of 11SW-B/R629. Additionally, the toe of 11SW-B/R616 is located outside the site boundary.</p>	<p>The 11SW-B/R616 is updated based on the slope located outside lot boundary. There will be no proposed modification work for the slope thus, no adverse effect will be induced.. The 11SW-B/R629 will be proposed with pipe pile and ELS for the lateral support for excavation.</p>
<p>i) Please clarify if only features that are located within the lot boundary would be upgraded/modified under the proposed development.</p>	<p>Features which are inside the lot boundary will be modified or demolished. The Anticipated Affected Extent of Features was indicated in Table 3. Separate Table 3A (Attachment 3 refers) are existing features in vicinity of the Site. The affected existing features in layout are supplemented and presented in Appendix H for easy reference.</p>
<p>j) Please resolve any inconsistencies between Section 2.4 and Appendix B, e.g. DHO status for 11SW-B/R617 and the omission of 11SW-B/R616 in Appendix B.</p>	<p>Noted and revised accordingly. Please refer to Attachment 3 for the replacement pages of the Summary Table of Appendix B.</p>
<p>2. Section 2.6 refers, please justify the statement of “Since the underside of the pile cap is 3m to 5m from ground level, it is likely that dewatering is not necessary.” with existing groundwater monitoring records.</p>	<p>Noted and Section 2.6 has been revised (Attachment 3 refers). Please note that the water level of the Ship Street Garden (near +19.548mPD) was monitored approximately at +8mPD.</p>
<p>3. The development layouts and sections as presented in Appendix H and Figure 3 do not align with that in the Master Layout Plan for Indicative Development Scheme in the SPS. Please ensure the accuracy and consistency of the development plan and revise the proposed design scheme accordingly to match the Master Layout Plan.</p>	<p>The schematic site formation, ELS layout and foundation plan are based on the latest MLP and have been revised. Please refer to replacement pages in Attachment 3 for details.</p>
<p>4. Please indicate the location of the section cuts in Appendix H.</p>	<p>The section marks are indicated in Appendix H (Attachment 3 refers).</p>
<p>5. Please demonstrate the geotechnical feasibility of the proposed site formation works, excavation and lateral support works and address the following comments:</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
<p>a) Figure 3 refers, it is noted that there would be proposed levelled platforms within the site. For example, level differences are noted between (1) G/F and 4/F as shown in Sections 1 and 3; (2) the platform of St. Francis Canossian College at +52.08mPD and the proposed open space at +33.6mPD as shown in Section 1; and (3) the platform of St. Francis Canossian College at +47.82mPD and the proposed open space at +33.6mPD as shown in Section 2. Discussions in the report and preliminary sections and layout plans should be provided, in order to demonstrate the geotechnical feasibility of the temporary and permanent retaining structure.</p>	<p>The layout and section plans are indicated in Appendix H of the GPRR (Attachment 3 refers). Socketed-H pile and raking socketed-H pile are considered feasible to be used for the foundation of the building.</p> <p>For permanent site formation, the integrated composite wall is feasible for retaining structures up to retaining height of 13m.</p> <p>For the geotechnical feasibility of the temporary and permanent retaining structure, the schematic temporary excavation works is feasible in adopting the multi-layers tie-backs/strutted pipe pile wall.</p>
<p>b) Attention should be drawn to the proposed newly-formed retaining wall with an approx. 18.5m retaining height at the southeastern side of the site. Please elaborate on the type of the retaining structure proposed and demonstrate its geotechnical feasibility accordingly.</p>	<p>The proposed newly form retaining wall is indicated in Appendix H of the GPRR (Attachment 3 refers). The layout and section plan are also attached in Appendix H for easy reference. The maximum height of proposed L-shape retaining wall will be approximately 14m.</p>
<p>c) Figure 3 refers, please note that the geological profile is missing in Section 3. Additionally, please ensure that the existing ground profile is clearly shown in all sections.</p>	<p>Noted and the geological profile is indicated in Section 3 of the GPRR (Attachment 3 refers).</p>
<p>d) Please indicate clearly the location of existing and proposed retaining walls/slopes which are located within and/or in close proximity to the site on the preliminary sections and layout plan in Appendix H.</p>	<p>Noted and Appendix H has been revised accordingly (Attachment 3 refers).</p>
<p>e) Please demonstrate the proposed site formation works, excavation and lateral support works and modification works to existing features in both temporary and permanent conditions in Appendix H.</p>	<p>In the permanent condition, retaining wall will be used to be retaining the level difference between St Francis' Canossian College and proposed open space. In the temporary condition, the tie-back soil nail/shoring for pipe pile will be used to retain the level difference of temporary excavation works.</p>

Date: November 2024
File Ref: KRSS/5