

Advisory Clauses

- (a) the approval of the application does not imply that the proposed building design elements could fulfil the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concessions for the proposed development will be approved/granted by the Building Authority. The applicant should approach the Buildings Department (BD) and the Lands Department (LandsD) direct to obtain the necessary approval. If the building design elements and the GFA concessions are not approved/granted by the Building Authority and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Board may be required;
- (b) to note the comments of the District Lands Officer/Hong Kong West & South, LandsD that the redevelopment proposal as stated in application would conflict with the site coverage (SC) restriction and the maximum number car parking spaces to be provided within the site under the lease conditions. The lot owner is required to apply to LandsD for a lease modification for the lot to implement the proposal. The lease modification will only be considered upon receipt of formal application to his office by the lot owner but there is no guarantee that the application for a lease modification will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord as its sole discretion. In the event that any such application is approved, it would be subject to such terms and conditions including among others, the payment of premium and administrative fee as may be imposed by LandsD;
- (c) to note the comments of the Director of Fire Services that to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by BD;
- (d) to note the following comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:
 - (i) more effort should be made to break down the continuous façade length and visual bulk of the podium;
 - (ii) inconsistency information is found between the landscape plans and sections. The applicant should check;
 - (iii) it appears that some proposed planters shown on B/F plan are under shadow of the building layout and the sustainability of plant growth of this proposal is in doubt;
 - (iv) there is no information provided regarding the above proposed planters and therefore the relationship between the planting areas and the building layout cannot be ascertained;

- (v) the applicant should explore the opportunity to maximise greening provision, e.g. proposed vertical greening on the retaining wall adjacent to Mount Davis Path to improve the amenity value of the proposed redevelopment;
 - (vi) M/F which is over 15m above B/F is designed with stepping planters, planting strips and tree pits. Maintenance access with proper fall-arrest system and irrigation provision should be taken in account in the redevelopment proposal; and
 - (vii) adequate soil depth and growing space should be provided for all landscape areas to ensure the sustainable plant growth.
- (e) to note the comments of the Director of Environmental Protection that to observe relevant environmental requirements in the Hong Kong Planning Standards and Guidelines for the design of the proposed residential development. During construction, the applicant/contractor shall implement appropriate pollution control measure to minimise any nuisance to nearby residents. A full set of the “Recommended Pollution Control Clauses for Construction Contracts” is available at the Environmental Protection Department’s website; and
- (f) to note the comments of the Director of Drainage Services that the applicant should bear all costs and undertake improvement/upgrading works to the existing public sewerage systems for handling additional discharge due to the proposed development to the satisfaction of the Drainage Services Department.