

**Appendix II of
MPC Paper No. A/H15/280**

**Similar Applications for minor relaxation of building height within “G/IC” zone
under the Aberdeen and Ap Lei Chau Outline Zoning Plan**

<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By MPC</u>	<u>Approval Condition(s)</u>
A/H15/252	Proposed minor relaxation of BHR from 6 storeys to 7 storeys at the Tung Wah group of Hospitals’ Jockey Club Rehabilitation Complex	15.6.2012	(1), (2), (3) and (4)
A/H15/266	Proposed Flat (Government staff quarters) and minor relaxation of BHR from 70mPD to 76.67mPD	8.1.2016	(1), (2), (3) and (5)
A/H15/268	Proposed Residential Institution (Student Residence) and minor relaxation of BHR from 80mPD to 87mPD	18.3.2016	(2), (3), (5) and (6)
A/H15/276	Proposed Residential Institution (Student Residence) and minor relaxation of BHR from 80mPD to 90mPD	16.11.2018	(3), (4) and (5)

Approval Conditions:

- (1) The submission of a (revised) Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB.
- (2) The implementation of the local sewerage upgrading/sewerage connection works identified in the SIA to the satisfaction of the Director of Drainage Services or of

the TPB.

- (3) The provision of fire service installations and water supplies for fire-fighting to the satisfaction of the Director of Fire Services or of the TPB.
- (4) The submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB.
- (5) The design and provision of parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB.
- (6) The submission and implementation of a landscape and tree preservation proposal to the satisfaction of the Director of Planning or of the TPB.

Advisory Clauses

- (a) to note the comments of the Director of Environmental Protection that to observe the air quality buffer distance requirements as stipulated in Chapter 9 of HKPSG when designing the air intake location of the central air conditioning system of the proposed new staff office to address the potential vehicular emission impact from the nearby road i.e. Police School Road.
- (b) to note the comments of the Commissioner for Transport that his department will further liaise with the applicant for the implementation of the “school bus only” policy and closely monitor its effect.
- (c) to note the comments of the Chief Building Surveyor/Hong Kong West, Buildings Department that to note the provision of site coverage under the First Schedule of Building (Planning) Regulations.