

Appendix II of
MPC Paper No. A/H15/282

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</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)
A/H15/280	Proposed minor relaxation of BHR from 80mPD to 91mPD at the Singapore International School	19.7.2019	(3)

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 Lands Department (LandsD) that, a lease modification would be required to implement the proposal. Upon receipt of such application, LandsD will consider the application in its capacity as a landlord. There is no guarantee that lease modification and the proposed STT application, will be approved. If approved, will subject to such terms and conditions, to be imposed by LandsD at its sole discretion.
- (b) to note the comments of Director of Environmental Protection that to minimized the generation of C&D materials, and reuse and recycle the C&D materials on-site as far as possible.
- (c) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that some of the façade area are facing west, solar control devices should be considered to reduce solar heat gain and avoid glare as far as practicable.
- (d) to note the comments of the Commissioner for Transport that due to site constraints, the applicant could not achieve the high end parking provision in Phase 1 Development; the applicant should commit to achieve the high end provision in the Phase 2 Development.
- (e) to note the comments of the Director of Drainage Services that given limited information available for the proposed Phase 2 redevelopment at this stage, it is noted from the revised DIA report that the proposed Phase 2 redevelopment is assumed to have similar conditions (i.e. drainage path, drainage catchment area, land use etc.) as per the existing site, so it may be necessary to review the report again if the proposed phase 2 redevelopment is substantially different from the assumption currently made.