

Detailed Comments from Government Departments

(Please also refer to paragraph 9 of the Paper for other comments of these government departments)

Comments of the Chief Building Surveyor/Hong Kong East & Heritage, Building Department (CBS/HKE&H, BD)

- (a) the site area claimed is different from the site area adopted in the approved building plans for the relevant existing buildings. As such, the applicant should clarify. According to Regulation 23(2)(a) of B(P)R, no account should be taken of any street or service lane in the site area calculation;
- (b) the proposed footbridge connecting the future Phase 2B of Taikoo Place, MTR Station and the proposed building should be included in GFA calculation. Exemption under BO Section 31(1) may be permitted for the proposed footbridge to project over street provided that the requirements as stated in paragraph 2 of PNAP APP 38 would be complied with;
- (c) if GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services is applied for the subject development, requirements including Sustainable Building Design Guidelines as stated in PNAP APP-151 & 152 should be complied with;
- (d) all areas covered by overhang structure/footbridge within the lot boundary should be included in GFA calculation unless exempted;
- (e) justification should be provided for the high headroom (6m) on G/F. Otherwise, the high headroom may be considered as a floor for the consideration of GFA calculation;
- (f) firefighting and rescue stairway(s) should be provided in accordance with Part D of Code of Practice for Fire Safety in Building 2011;
- (g) carparking spaces and loading/unloading areas may be exempted from GFA calculation provided all the relevant requirements under PNAP APP-2 area are complied with; and
- (h) detailed comments on compliance with the Buildings Ordinance will be made at building plan submission stage.

Comments of the Commissioner for Transport, Transport Department (C for T)

- (a) the proposed bus layby at King's Road eastbound outside the subject development should be constructed by the developer at his own cost and up to latest standards and guidelines of TD and Highway Department (HyD);
- (b) a minimum 2m clear width of footpath to the northern boundary of the subject development along Pan Hoi Street; and a minimum 1.5m clear width of footpath along the private access road close to the Sunway Garden carpark access should be provided;
- (c) the proposed elevated walkway of 2.5m clear width connecting the nearby footbridge across King's Road and the proposed development should be provided and constricted by the developer at his own cost. The proposed elevated walkway should up to latest standards and guidelines of TD and HyD and opened to public with 24-hour access;
- (d) the proposed lift at King's Road westbound and upgrading the nearby staircase on the existing slope should be constructed by the developer at his own cost and up to the latest standards and guidelines of TD and HyD;
- (e) the applicant should carry out local consultation in relation to the proposed vehicular access of the proposed development and the widening of the proposed private carpark access road; and
- (f) the real-time parking vacancy information should be provided not only at the car park entrance, but also to TD for disseminating the information to the public on the internet or through the smart phone application.

Comments of the Chief Highway Engineer/Hong Kong, Highway Department (CHE/HK, HyD)

- (a) the applicant proposed to construct an elevated walkway connecting to the existing HyD footbridge (Structure No. HF88) across King's Road at Pan Hoi Street and upgrade the existing footbridge;
- (b) the proposed upgrading works of the footbridge and footbridge extension shall be physically separated with the proposed development. There shall be clear demarcation between the footbridge and the development;

- (c) the design should comply with the Structures Design Manual for Highways and Railways and relevant design guidelines from TD;
- (d) barrier free access should be provided; and
- (e) the Advisory Committee on the Appearance of Bridges and Associated Structures should be consulted.

Advisory Clauses

- (a) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines, and any proposal on bonus plot ratio (PR) and site coverage (SC) and/or gross floor area (GFA) concession/exemption for the proposed development will be approved/granted by the Building Authority. The applicant should approach the Buildings Department direct to obtain the necessary approvals. In addition, if the building design elements and the PR/GFA concession are not approved/granted by the Building Authority and major changes to the current scheme are required, a fresh application to the Town Planning Board (the Board) may be required;
- (b) to note the comments of the District Lands Officer/Hong Kong East, Lands Department regarding application for licence to remove the non-offensive trades and the implementation of the proposed footbridge upgrading works;
- (c) to note the comments of the Commissioner for Transport including the implementation of improvement schemes as proposed in the Traffic Impact Assessment;
- (d) to note the comments of the Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department regarding the site area, the calculation of GFA, the need to comply with the requirement as laid down in regulation 18A of the Building (Planning) Regulations (B(P)R) for Class C site, the requirements on the proposed footbridge as stated in paragraph 2 of PNAP APP 38 and SBD guidelines stipulated in PNAP APP-151 & 152, and the requirement of refuge floor provision;
- (e) to note the comments of Director of Fire Services regarding the requirement of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011;
- (f) to note the comments of Chief Engineer/Construction, Water Supplies Department that there are works under Contract No. 3/WSD/12 "Replacement and Rehabilitation of Water Mains, Stage 4 Phase 1 – Remaining Mains on Hong Kong Island" in the vicinity of the application site. The works is

tentatively scheduled to complete by end December 2019. The applicant should note the interfacing matters related to the subject works; and

- (g) to note the comments of Chief Engineer/Hong Kong Islands, Drainage Services Department that there is existing underground box culvert along footpath of 979 to 987 King's Road, which is within the proposed footbridge extension. The applicant should pay attention to DSD's existing services.