

**Advisory Clauses**

- (a) the approval of the application does not imply that the proposed building design elements could fulfill the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed bonus plot ratio (PR) and/or gross floor area (GFA) concession 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, bonus PR and/or GFA concession 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 Town Planning Board may be required;
- (b) to apply to LandsD for a new land lease but there is no guarantee that the application for a new land lease will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion;
- (c) to note the comments of the Director of Fire Services that the emergency vehicular access provision in the application site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by BD;
- (d) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. Tree removal applications should be submitted direct to LandsD for approval;
- (e) to note the comments of the Director of Leisure and Cultural Services that the project proponent should ensure that construction works such as excavation, trenching, piling and landfilling etc. should be avoided within the tree protection zone of the two Old and Valuable Trees in accordance with the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004; and review the proposed project and to make every effort to preserve and protect the trees on-site from being adversely affected by the works through careful and proper planning, design, implementation of protective measures, site monitoring and post-construction maintenance. The project proponent is also reminded to adhere to the relevant guidelines and requirements promulgated by the Greening, Landscape and Tree Management Section of the Development Bureau on tree preservation. If trees are inevitably affected by the proposed works, tree preservation and removal proposal should be submitted to relevant government departments for approval in accordance with Development Bureau Technical Circular (Works) no. 7/2015;
- (f) to note the comments of the Director of Environmental Protection that the generation of construction and demolish (C&D) materials should be minimised, and the C&D materials should be reused and recycled on-site as far as possible;

- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that the tree preservation proposal should be submitted to relevant authorities for comment/approval in accordance with prevailing circulars/guidelines; and
- (h) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO) that to ensure there will be no physical impact/disturbance to the declared monuments, namely the University Hall (the exterior declared as monument), Former Watchman's Cottage and the Gauge Basin of the Pok Fu Lam Reservoir, induced by the proposed development, no adverse visual impact to the abovementioned declared monuments by the proposed development; and to submit the building plans of the proposed development to AMO for comment and agreement well before implementation of the proposed development.