

Advisory clauses

- (a) the approval of the application does not imply that any proposal on building design elements to fulfill the requirements under the Sustainable Building Design Guidelines and any gross floor area (GFA) concession of the proposed commercial development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the proposed building design elements and GFA concession are not approved/granted by the BA and major changes to the current scheme are required, a fresh planning application to the Town Planning Board may be required;
- (b) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) on the need to apply to the District Lands Office, Kowloon East for a lease modification to give effect to the proposal. However, there is no guarantee that the lease modification would be approved and if the application is eventually approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to those terms, including payment of any administration fee and premium, as imposed by LandsD. A discrepancy is noted between the site area as quoted in the planning application and that under the Conditions of Sale of the subject site. By adopting the maximum plot ratio permitted under the Outline Zoning Plan, the maximum GFA for the proposed development should be revised accordingly;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, BD that his detailed comments on the proposed scheme under the Buildings Ordinance would only be provided at the building plan submission stage;
- (d) to note the comments of the Commissioner for Transport that the proposed run-in/out at Hang Yip Street, and the proposed carpark and loading/unloading areas at B1, B2, G/F and 3/F and the detailed arrangement are subject to separate approval supported within traffic impact assessment;
- (e) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. As no details of the emergency vehicular access (EVA) have been provided, comments could not be offered at the present stage. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the “Code of Practice for Fire Safety in Buildings 2011” which is administered by the BD;
- (f) to note the comments of the Director of Environmental Protection that the central air-conditioning system should be provided for the proposed development and openable window should not be relied for ventilation. The fresh air intake point of the air conditioning system should be properly located to meet the buffer distance requirement for vehicular emissions as stipulated in Hong Kong Planning Standards and Guidelines (HKPSG). In view of the change in land use to commercial, shops and eating places, the applicant is required to carry out a Sewerage Impact Assessment (SIA) to assess any potential impacts on the local/nearby public sewers and recommend appropriate mitigation measures for implementation, if

necessary;

- (g) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department on the need to prepare and submit SIA as early as possible in view of the time required for the implementation of any required sewerage works;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), the Planning Department that the applicant should consider containing all the parking in the basement for freeing up the proposed open carpark/driveway and the associated car lifts for other purposes, including landscape amenity. The applicant should also consider placing the sky garden on a lower floor to provide a better visual correlation with the pedestrian. The applicant should take note the local open space provision as stated in Chapter 4 of the HKPSG that in planning for new industrial, industrial-office, business areas, or special industrial areas, a minimum standard of 0.5m² local open space per worker for landscape and passive recreation use should be provided; and
- (i) to note the comments of the Head of Energizing Kowloon East Office, Development Bureau that sufficient width of setback upon redevelopment of the subject site would be required to widen the footpath along Lai Yip Street to cater for the forecasted increase in pedestrian flow. The proposed development should comply with the latest setback requirements along Lai Yip Street and Hang Yip Street.