

*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 notes the comments of the Chief Building surveyor/Kowloon, BD that the proposal should in all aspects comply with the Buildings Ordinance (BO); under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2, 100% gross floor area (GFA) concession may be granted for underground private carpark while only 50% GFA concession may be granted for aboveground private carpark; under PNAP APP-151 and APP-152, no part of the building, up to a level of 15m above the street level, shall be within 7.5m from the centreline of the street; under Joint Practice Note No. 2, 100% GFA concession may be granted to sky garden, but is subject to the compliance with the pre-requisites stipulated in PNAP APP-151 on Building Design to Foster a Quality and Sustainable Built Environment; detailed comments under the BO will be given at the building plan (BP) submission stage; according to their record, BPs were submitted on 14.12.2018 and disapproved on 11.2.2019;
- (c) to note the comments of the District Lands Officer/Kowloon East and Chief Estate Surveyor/Special Duties, 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. Among the conditions under the 2018 Industrial Buildings revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange shall be executed within 3 years from date of TPB's approval letter and the proposed development shall be completed within 5 years from date of the lease modification letter/conditions of land exchange;
- (d) to note the comments of the Commissioner for Transport that a revised traffic impact assessment should be submitted which incorporates the details in all the submitted further information to demonstrate the provision of parking facilities, loading/unloading spaces, vehicular access, internal driveway, efficiency of the car lift system (if applicable) and the impact on the public road. Implementation of the mitigation measures, if any, identified therein and provision of parking facilities, loading/unloading spaces, vehicular access and internal driveway for the proposed development is also required;

- (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 BPs or referral from the relevant licensing authorities. 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 comments of Chief Engineer/Mainland South, Drainage Services Department (DSD) that the applicant should keep DSD inform on all relevant calculations and connections after BD’s approval and make sure that it tallied with the sewage flow estimation as submitted; and
- (g) to note the comments of the Head of Energizing Kowloon East Office, Development Bureau that a design review of all ground level landscaped areas should be carried out with a view to harmonising with the landscape design in the nearby developments; shade tolerant species should be considered for the vertical green and planting proposed at the north-west elevation of the building where less sunlight is anticipated; consideration should be given to providing a canopy along the main entrance of the proposed building but avoid encroaching onto the proposed setback area; and the paving pattern of the setback areas should follow the pattern adopted for the public footpaths in the Kwun Tong Business Area.