

Other Technical Comments from Government Departments

Building Matters

Comments of the Chief Building Surveyor/Kowloon, Buildings Department:

- (a) 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. PNAP APP-151 and APP-152 refer.
- (b) Natural lighting and ventilation to rooms for office and kitchen should be provided in accordance with B(P)Rs 30, 31 and 32.
- (c) Natural lighting and ventilation to lavatories should be provided in accordance with B(P)R 36.
- (d) Access and facilities for persons with a disability including accessible toilet should be provided to the premises in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008.
- (e) Adequate emergency vehicular access should be provided in accordance with B(P)R 41D and the FS Code.
- (f) Adequate means of escape should be provided to the premises in accordance with B(P)R 41(I) and the FS Code.
- (g) The subject premises should be separated from different use of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and the FS Code.
- (h) Adequate sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.

Fire Safety

Comments of the Director of Fire Services:

- (a) As no details of the emergency vehicular access (EVA) have been provided, comments could not be offered by his department at the present stage. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the FS Code which is administered by BD.

Drainage and Sewerage Aspects

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

- (a) Clause 4.2.1 – Please elaborate the Specific Sewerage Catchment, i.e. Area A to E, detailed with supplementary information.
- (b) Clause 4.2.1 – The applicant proposed to discharge the sewage to the existing Manhole FMH4042797, please support the feasibility of the discharge scheme with further details.
- (c) Appendix B (Table B1 to B5) refers – Please supplement information for those identified buildings within Area A to Area E that with no ADWF.
- (d) Appendix B (Table B7) refers – Taking into the potential deterioration of pipe

condition over time, please adopt the roughness coefficient for “poor” condition of slimmed sewer as stated in Sewerage Manual Part 1 Table 5.

- (e) Appendix B (Table B7) refers – The hydraulic checking for catchment A, B and E are failed, please justify.
- (f) Appendix B (Table B8) refers – The hydraulic checking from FMH4042796 to FMH4042797 being failed, please justify.

Architectural Aspect

Comments of the Chief Architect/Central Management Division 2, Architectural Services Department:

- (a) Suggest to review the waiting area in front of Reception so as not blocking the landing of escalator at 1/F.

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. Among the conditions under the 2018 IB revitalisation measure for redevelopment, the lease modification letter shall be executed no later than three years from the date of the TPB's approval letter and the proposed redevelopment shall be completed within 5 years from the date of execution of the lease modification letter;
- (c) to note 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; natural lighting and ventilation to rooms for office and kitchen should be provided in accordance with the Building (Planning) Regulations (B(P)R) 30, 31 and 32; natural lighting and ventilation to bathrooms should be provided in accordance with B(P)R 36; access and facilities for persons with a disability including accessible toilet should be provided to the premises in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008; adequate emergency vehicular access should be provided in accordance with B(P)R 41D and the Code of Practice for Fire Safety in Buildings 2011 (FS Code); adequate means of escape should be provided to the premises in accordance with B(P)R 41(1) and FS Code; the subject premises should be separated from different use of adequate resistance rating pursuant to Building (Construction) Regulation 90 and FS Code; adequate sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing,

Drainage Works and Latrines) Regulations; detailed comments under the BO will be given at the building plan (BP) submission stage;

- (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 are 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; and
- (f) to note the comments of the Head of Energizing Kowloon East Office, Development Bureau that paving pattern of public footpaths should follow the pattern adopted in the Kwun Tong Business Area.