

Recommended Advisory Clauses

- (a) the planning permission is for minor relaxation of the plot ratio (PR) of the proposed development from 12 to 14.4. The claim for bonus PR should be dealt with under building plan submission stage and should not be taken as approved under the subject planning application;
- (b) 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 gross floor area (GFA) concession of the proposed development will be granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, BD that an Authorized Person should be appointed to submit building plans to BD for approval and demonstration of full compliance with the Buildings Ordinance (BO); and the granting of bonus Plot Ratio and site coverage is subject to the compliance with the conditions set out under PNAP APP-20 and/or PNAP APP-108 and to the agreement/comments from the concerned departments including but not limited to Transport Department, Highways Department and Lands Department;
- (d) in respect of (b) and (c) above, if the proposed building design elements and GFA concession/bonus PR 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;
- (e) to note the comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD) that if the application is approved by the Town Planning Board, the applicant may need to apply to DLO/KE for a lease modification for the proposed redevelopment. However, there is no guarantee that the application shall be approved, and if approved by LandsD in the capacity of a landlord, it shall be subject to such terms and conditions, including the payment of premium and administrative fee, as may be considered appropriate by LandsD; and
- (f) to note the comments of the Head of Energizing Kowloon East Office, Development Bureau that opportunity should be taken to enhance the streetscape and a minimum of 1.5m-wide non-building area from the lot boundary abutting Sam Chuk Street and Tsat Po Street should be provided. The non-building/setback area should be landscaped if feasible.