

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) that the Leisure and Cultural Services Department (LCSD) must acknowledge that LandsD will impose appropriate terms and conditions as it deems fit upon approval is given to the application, including but not limited to reinstatement of unused land to the satisfaction of LandsD and taking up maintenance and management of adjoining land until redelivery to LandsD etc.. The final area to be allocated to LCSD may not strictly follow the Site as now proposed. For the purpose of carrying out the proposed road works at the junction of Luk Hop Street and Tsat Po Street, the applicant shall be responsible to follow the required procedure for compliance with the statutory requirements including but not limited to Roads (Works, Use and Compensation) Ordinance (Cap. 370);
- (b) to note the following comments of the Director of Environmental Protection (DEP):
- (i) Architectural Services Department (ArchSD) has undertaken to require the future Design and Build contractor to provide further information and submit detailed design regarding sewerage of the project in detailed design stage to the satisfaction of Environmental Protection Department (EPD) and Drainage Services Department (DSD). The further information shall include the assessment of the impact of the Project on the existing sewerage system including sewage generation from the concerned sewerage catchments, and where appropriate, to demonstrate the effectiveness of any required mitigation measure. The sewerage works shall also be implemented to the satisfaction of DSD;
 - (ii) the applicant is advised to observe and fulfill the relevant air quality requirements as stipulated in the ProPECC PN 2/96 ‘Control of Air Pollution in Car Parks’ (https://www.epd.gov.hk/epd/sites/default/files/epd/gn_pdf/GN2014P070-2014c-e.pdf), e.g. exhaust air should be discharged to the atmosphere in such a manner and at such a location as not to cause a nuisance to occupants in the building or of neighbouring buildings, or to the public, etc.;
 - (iii) the applicant is advised to minimise the generation of construction and demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development; and
 - (iv) the Applicant is advised to observe the relevant requirements under the Air Pollution Control Ordinance and Waste Disposal Ordinance for asbestos control prior to demolition of the existing buildings;
- (c) 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 or referral from the relevant licensing authorities. The requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department should also be observed;
- (d) to note the comments of the Chief Town Planner / Urban Design and Landscape of Planning Department that approval of s.16 by the Town Planning Board does not imply the approval of tree works, such as felling/transplanting or pruning. The Applicant is reminded to approach

relevant authority / government department(s) direct to obtain the necessary approval on tree works;

- (e) to note the comments of the Director of Leisure and Cultural Services that the transplanting trees should be spaced at a minimum distance of 5m from centre to centre in order to allow sufficient space for the establishment and healthy growth of trees up to maturity; and
- (f) to note the comments of the Commissioner for Transport (C for T) that (i) the design and provision of ingress/egress point(s), vehicular access, parking spaces, loading/unloading facilities and public vehicle park; (ii) the proposed road works at Tsat Po Street and Luk Hop Street; and (iii) the removal of the existing bus layby for the proposed egress at Sze Mei Street, should be submitted to Transport Department for comments.