

*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 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;
- (c) 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 at this stage that the lease modification would be approved. If the application for lease modification is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to such terms and conditions including the payment of premium and administration fee as considered appropriate by LandsD. Among the conditions under the 2018 IB revitalisation measure for redevelopment, the lease modification letter/conditions of land exchange 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/conditions of land exchange;
- (d) 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. 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. 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". The bonus GFA can only be considered upon formal submission of building plans (BPs). Detailed comments under BO will be given at the BP submission stage;
- (e) to note the comments of the Commissioner for Transport that a revised traffic impact assessment, including a traffic management plan for the vehicular access along the back alley, should be submitted which incorporates the details in all the submitted further information to demonstrate the provision of parking facilities, loading/unloading (L/UL) spaces, vehicular access,

internal driveway, efficiency of the car lift system (if applicable) and the impact on the public road. Implementation of the traffic management proposal and the mitigation measures, if any, identified in the revised traffic impact assessment and provision of parking facilities, L/UL spaces and vehicular access for the proposed development are also required;

- (f) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department that the setback areas to be surrendered to the Government shall in general be free of structures;
- (g) to note the comments of the Director of Environment Protection that the applicant should address the potential land contamination and associated waste management issues during detailed design stage. Land contamination assessment and remediation (if needed) should be completed prior to development of the Site;
- (h) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the sewerage impact assessment should be prepared and submitted as early as possible in view of the time required for the implementation of any required sewerage works; and
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that to consider extending the vertical greening to the front façade to enhance the building's visual appeal for the pedestrian and further reinforce the visual distinction between the tower and the podium.