

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. Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 and APP-152 refer.
- (b) Natural lighting and ventilation to rooms for office and kitchen should be provided in accordance with Building (Planning) Regulations (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 Code of Practice for Fire Safety in Buildings 2011 (FS Code).
- (f) Adequate means of escape should be provided to the premises in accordance with B(P)R 41(I) and FS Code.
- (g) The subject premises should be separated from different use of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and 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.

Drainage and Sewerage Aspects

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

- (a) It is noted that six levels of shop with F&B is proposed, thus the applicant / consultants could provide in the submission some relevant development information to supplement the flow estimation, e.g. kitchen and laundry etc (if any) that may generate a large amount of wastewater.
- (b) Clause 5.1.3 – the designer proposed to discharge the sewage to the existing Manhole FMH4043124, please support the feasibility of the discharge scheme with further details.
- (c) It is anticipated that upgrading of the existing DN400mm to DN500mm sewer pipe along the back lane of Wai Yip Street and How Ming Street, please furnish us details of the pipe and be reminded that the k_s value of pipes in poor condition may need to be adopted in the design of the proposed sewers taking into account the aggravation of poor surface conditions with time. The consultants should check and amend the design if found to be applicable.

- (d) Please consider the commercial activity flow element in the flow estimation. Your attention is drawn to Section 8 and T-2 of the EPD's "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning".
- (e) Clause 6.1.4 – "The proposed sewerage system will be drained by gravity flow and discharged into the existing public sewerage network under West Kowloon Corridor", please clarify.
- (f) Appendix B, Table B8 – please provide the "Note 1" for roughness adoption, as $k_s = 3.0\text{mm}$ and 6.0mm being used.
- (g) Appendix B, Table B8 – please conduct checking on full bore capacity of the concerned sewers / pipes.
- (h) Appendix B, Table B8 – please clarify the "Area with Reduction Factor" in the calculation.

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 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;
- (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. 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". 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 lavatories 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 BO will be given at the BP submission stage; and

- (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 (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 mitigation measures, if any, identified therein and provision of parking facilities, L/UL spaces, and vehicular access for the proposed development are also required.