

Detailed Technical Comments by Government Department

The Director of Environmental Protection has the following detailed comments on the application:

Air Quality

- (a) It is noted that the chimney information provided by the applicant does not match with the information he obtained from the Hospital Authority (HA) in 2017 for another planning case. In this connection, the applicant is advised to contact HA direct to obtain the most updated information to further assess and demonstrate that the buffer distance requirement on industrial emission set out in Table 3.1 of Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG) can be fulfilled.
- (b) For vehicular emission, the applicant should confirm the road type with Transport Department and mark the buffer zone on a location plan in accordance with the HKPSG buffer distance requirement on vehicular emission and confirm that there is no air sensitive use/openable window/fresh air intake within the buffer zone.

Noise

- (c) Given that the proposed annex is provided with central air-conditioning system and does not rely on opened windows for ventilation, the proposed annex block will not be subject to adverse noise impact. The applicant is reminded to properly design the fixed noise sources of the proposed annex such as mechanical ventilation units to ensure compliance with the requirement of the HKPSG.

Sewerage

- (d) Paragraph 5: Considering that the discharge point of the existing Chinese Civil Servants' Association (CSSA) is unknown, please assume that sewage flow arising from the existing CSSA would be discharged to FMH4015937 as a more conservative estimation.
- (e) Table 1: Should the 'government manhole' for 'Pipe N' be FMH4077822.
- (f) The diameter of the connecting pipe between the proposed terminal manhole and the public manhole (i.e. FMH4077822) in paragraph 10 and Table 1 are inconsistent. Please check and correct. Please also seek comments from the Drainage Services Department on the predominant minimum pipe size for new sewer.
- (g) Table 2: Please provide the ratio (in %) of the cumulative peak flow (i.e. from the proposed development and premises at upstream of the concerned catchment) and full bore capacity of individual sewers.
- (h) Please include responses to comments into the revised Sewerage Impact Assessment report in future submission.
- (i) Please be reminded that the applicant shall implement the local sewer connection/upgrading/diversion works to the satisfaction of the Director of Drainage Services.

Advisory Clauses

- (a) to note the comments of the Secretary for Home affairs that he has to further examine the alteration and addition (A&A) works proposed by the applicant alongside with the application before deciding whether to render policy support. As such, his no-objection to the application cannot be automatically taken as his policy support on the proposed A&A works. He will handle the relevant land matters with the applicant and the Lands Department (LandsD) separately;
- (b) to note the comments of the District Lands Officer/Kowloon West, LandsD that under the Conditions of Lease Extension No. 20227 governing the lot, except with the prior written approval of the Director of Lands, the Grantee shall not erect upon the lot any building or structure other than the existing buildings or structures erected thereon; or make any extension or alteration to the said existing buildings or structures. If the application is approved by the Town Planning Board, the proposal shall be considered by LandsD in accordance with the established practice. There is no guarantee that the proposal can be approved. Such proposal, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such proposal is approved, it may be subject to such terms and conditions as may be imposed by LandsD. Besides, the proposed annex will be further considered at the building plan submission stage and there is no guarantee that the proposed annex would be accepted under lease. Whilst details of the scheme will be checked at building plan submission stage, it is noted that there would be a ‘canteen cum kitchen’ in the new building. The applicant is reminded that the lot shall not be used for commercial purposes;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that the development should in all aspects comply with the Buildings Ordinance (BO). Detailed comments under the BO will be given at the building plan submission stage;
- (d) to note the comments of the Director of Fire Services that Comments on the Fire Services Installation provision would be offered upon receipt of formal submission of general building plans; and
- (e) to note the comments of the Director of Environmental Protection that that the chimney information provided in the application does not match with the information he obtained from the Hospital Authority (HA) in 2017 for another planning case. In this connection, the applicant is advised to contact HA direct to obtain the most updated information to further assess and demonstrate that the buffer distance requirement on industrial emission set out in Table 3.1 of Chapter 9 of the Hong Kong Planning Standards and Guidelines (HKPSG) can be fulfilled. For vehicular emission, please confirm the road type with Transport Department and mark the buffer zone on a location plan in accordance with the HKPSG buffer distance requirement on vehicular emission and confirm that there is no air sensitive use/openable window/fresh air intake within the buffer zone. Besides, given that the proposed annex is provided with central air-conditioning system and does not reply in opened windows for ventilation, the proposed annex block will not be subject to adverse noise impact. The applicant is reminded to properly design the fixed noise sources of the proposed annex such as mechanical ventilation units to ensure compliance with the requirement of the HKPSG.