

Detailed Comments from Government Department

Detailed Comments of the Director of Fire Services:

- (a) the applicant should conform relevant requirements as stipulated in the latest 'Blue Book' by the Association for Petroleum and Explosives Administration (APEA) and the Service Station Panel of the Energy Institute and the 'Requirements and rationale for the acceptable of PFSs located under residential, hotels or commercial property' published by APEA and London Fire Brigade;
- (b) consultation with the occupiers of premises within 30m of the proposed PFS is suggested to be conducted by the applicant;
- (c) underground tank layout and installation method should be designed in accordance with the standards as stipulated in 'Blue Book' or otherwise specified at the application stage;
- (d) the applicant should include decommissioning procedures of the existing PFS in statement for comment and apply to his Dangerous Goods (DG) Division for approval before commissioning of any alteration works; and
- (e) all layout plans and design of the proposed PFS and the underground tanks should be submitted to his DG Division for comment/approval.

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that:
- (i) the proposed petrol filling station (PFS) and tanks at G/F and B1/F of the proposed redevelopment will in breach of the development restrictions under the Lease government the Lot. Should planning permission be given, the owners of the Lot need to jointly apply to LandsD for a lease modification for the proposal. It is advised that the proposal will only be considered upon her receipt of formal application to her office from the applicant. There is no gurantee that the application if received by LandsD, will be approved and she shall reserve her comments on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit, including, among others, payment of premium and administrative fee as may be imposed by LandsD; and
 - (ii) her comments on the other aspects of the proposed development shown in the application, including the potential footbridge linkage over Government land, are reserved at the lease modification stage;
- (b) to note the comments of the Director of Fire Services that:
- (i) detailed fire services requirements will be formulated upon receipt of formal submission of general buildings plans;
 - (ii) since the redevelopment involves PFS without liquefied petroleum gas filling facilities to be located on G/F of a commercial building, the applicant should comply with the design criteria as stipulated in paragraph 3.8.4 of Chapter 12 of the Hong Kong Planning Standards and Guidelines (HKPSG);
 - (iii) the applicant should conform relevant requirements as stipulated in the latest 'Blue Book' by the Association for Petroleum and Explosives Administration (APEA) and the Service Station Panel of the Energy Institute and the 'Requirements and rationale for the acceptable of PFSs located under residential, hotels or commercial property' published by APEA and London Fire Brigade;
 - (iv) consultation with the occupiers of premises within 30m of the proposed PFS is suggested to be conducted by the applicant;
 - (v) underground tank layout and installation method should be designed in accordance with the standards as stipulated in 'Blue Book' or otherwise specified at the application stage;
 - (vi) the applicant should include decommissioning procedures of the existing PFS in statement for comment and apply to his Dangerous Goods (DG) Division for approval before commissioning of any alteration works; and
 - (vii) all layout plans and design of the proposed PFS and the underground tanks should be

submitted to his DG Division for comment/approval;

(c) to note the comments of the Commissioner for Transport (C for T) that:

- (i) C for T has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses for the proposed redevelopment; and
- (ii) the applicant should maintain the proposed high-end provision of parking spaces as well as loading/unloading facilities in accordance with the HKPSG as indicated in the submitted Traffic Impact Assessment for the proposed redevelopment (including the proposed PFS); and

(d) to note the Chief Building Surveyor/Kowloon, Buildings Department's comments that the proposed development shall in all aspects comply with the Buildings Ordinance (BO) and its allied regulations. Detailed comments under the BO will be provided at building plan submission stage.