

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that:
- (i) the lot owner is required to revise the approved Master Plans under lease as appropriate. However, there is no guarantee that such revised Master Plans, if submitted, will be approved. Such submission, if received by LandsD, will be considered by LandsD acting in the capacity of landlord at its sole discretion;
 - (ii) for part of the Site which may affect MTRL 1 R.P. and the encroachment onto MTR Protection Boundary, comment of the Railways Development Office of Highways Department should be sought. In this regard, the applicant is reminded that no development should fall within the MTRL 1 RP, and no foundation, etc. should fall within the MTR Inner Reserve under lease and agreement of MTRCL should be sought prior to commencement of any works within the MTR Protection Boundary; and
 - (iii) details of the proposal will be considered at the building plan stage.
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that details on A&A works should be further clarified as other associated works may be involved apart from those included in the A&A plans first approved on 19.7.2018 and with subsequent amendment approved on 23.10.2018, and detailed comments under the Buildings Ordinance will be given at building plan submission stage.
- (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 building plans, and the arrangement of emergency vehicular access shall comply with Section 6, Part D of the 'Code of Practice for Fire Safety in Buildings 2011 which is administered by the BD.
- (d) To note the comments of Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (HyD) that the subject development works fall within the railway protection boundary of the existing Kwun Tong Line, the MTRCL shall therefore be consulted with respect to operation, maintenance and safety of the Kwun Tong Line.