

Detailed Comments from Government Departments

Detailed Comments from the Director of Environmental Protection on the Sewerage Impact Assessment (SIA):

- (a) Sections 4.1.2 and 4.1.3 – the applicant should state which party/parties will be responsible for the proposed sewer upgrading works between sewer segment FMH4020292 and FMH4016357, and relining of sewer segment from FMH4020292 to FMH4016359. The applicant is also advised to seek comment from the Drainage Services Department (DSD), the maintenance authority of local sewers, on this matter;
- (b) Section 4.1.2 and Appendix B – the applicant should provide the details of the relining, and review the figures in Appendix B to indicate all proposed sewers to be relined;
- (c) Appendix B –
 - (i) the applicant should review calculation of instantaneous backwash flow of filtration system;
 - (ii) it is noted from Section 4.1.2 and Appendix B that there is insufficient freeboard (<1m) for some of the manholes. The applicant should state the surcharge status for all concerned sewers and manholes. According to DSD’s Sewerage Manual, “improvement proposals shall be drawn up to eliminate the surcharged condition” for sewers considered as under capacity. As such, the project proponent is reminded to propose and demonstrate the effectiveness of sewer improvement proposal (where appropriate) in the SIA report as well as implement the proposed improvement proposal to eliminate the surcharged condition for both new and existing sewers in prior to the sewer connection works from the proposed development to public sewerage;
- (d) the applicant is suggested to provide the Environmental Protection Department (EPD) 2 nos. of CD with softcopy of the report, the calculation spreadsheet (in Excel) and all Responses to Comments from EPD and DSD as appendix as well as highlight the revised/updated content of the SIA report in next submission to facilitate review; and
- (e) the applicant is reminded that the implementation of local sewer connection/upgrading/diversion works shall be carried out to the satisfaction of DSD. The applicant should seek DSD’s view on the SIA.

Detailed Comments from the Director of Agriculture, Fisheries and Conservation on the Landscape Proposal:

- (f) the revised compensatory tree planting schedule (s.4.7.2) has two repeated species, *Liquidambar formosana* and *Sapium sebiferum*. The applicant should consider to reduce the quantity for the exotic species *Terminalia mantaly* and add more native species with fleshy fruits (e.g. *Machilus breviflora*, *Syzygium hancei*, *Aporosa dioica*, *Diospyros morrisiana*) to increase the ecological value to local bird community.

Detailed Comments from the Chief Architect/Central Management Division 2, Architectural Services Department:

- (g) it is noted that some facade area of the southern block is facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare affecting the adjacent buildings as far as practicable; and
- (h) it is noted that part of the emergency vehicular access (EVA) is covered by building structure. The applicant is advised to provide EVA with clear head room to comply with the Code of Practice for Provision of Means of Access for Firefighting and Rescue Purposes 2004 issued by Buildings Department.

Recommended Advisory Clauses

- (a) to note the comments of the Secretary for Education and University Grants Committee (UGC) Secretariat that the Hostel Development Fund (HDF) was set up to make an one-off grant to the six UGC-funded universities with hostel shortfalls for expediting the development of student hostels of the UGC-funded universities. The policy objective of HDF is to provide certainty on the availability of funding from the Government, which in turn facilitates universities to enlist donations from the community early. In line with the prevailing practice, universities would continue to assume full responsibility and accountability for their projects. They must ensure that their projects comply with all relevant legislation, and should seek approval from the relevant authorities where necessary and consult stakeholders including the local community on their projects;
- (b) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that:
- (i) the Site falls within unleased and unallocated Government land and portion of the Green Hatched Black Area (“GHBA”) of NKIL 6284 being maintained by the private lot owner under the Conditions of Grant of NKIL 6284. The GHBA or any part thereof shall be re-delivered to the Government upon demand by the Government;
- (ii) application for private treaty grant to implement the subject planning application will be processed by LandsD acting in the capacity as Landlord at its sole discretion subject to policy support and endorsement given by the concerned policy bureau. There is no guarantee that the application will be approved. If the application for private treaty grant is approved, it would be subject to such terms and conditions including, amongst others, the payment of premium and administrative fee, as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport that to create an enjoyable walking environment, the applicant is encouraged to provide building canopies, including over public footpath(s) and/or right-of-way(s) in accordance with the followings:
- (i) Chapter 8 of the Hong Kong Planning Standards and Guidelines provides for the provision of building canopies (para. 5.6.11) and for the subject of pedestrian planning be included in development studies and planning applications (para. 5.9.2);
- (ii) “Projections over Public Streets” stipulated in Lands Administration Office Practice Note 3/2020 (Design and Height Clause under Lease); and/or
- (iii) the Buildings Ordinance (BO), in particular Building (Planning) Regulations 10 in Cap. 123F regarding balconies and canopies over streets;
- (d) to note the comments of the Director of Agriculture, Fisheries and Conservation that the revised compensatory tree planting schedule (s.4.7.2) has two repeated species, *Liquidambar formosana* and *Sapium sebiferum*, and the applicant should consider to reduce the quantity for the exotic species *Terminalia mantaly* and add more native species with fleshy fruits (e.g. *Machilus breviflora*, *Syzygium hancei*, *Aporosa dioica*, *Diospyros morrisiana*) to increase the ecological value to local bird community;

- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the planning application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (f) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that:
 - (i) some facade area of the southern block is facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare affecting the adjacent buildings as far as practicable;
 - (ii) part of the emergency vehicular access (EVA) is covered by building structure. The applicant is advised to provide EVA with clear head room to comply with the Code of Practice for Provision of Means of Access for Firefighting and Rescue Purposes 2004 issued by Buildings Department (BD);
- (g) to note the comments of the Chief Building Surveyor/Kowloon, BD that:
 - (i) all proposed building works should comply with the BO and allied regulations. In this regard, it is noted that the proposed site coverage (SC) of the development exceeds the permissible SC under the Building (Planning) Regulations;
 - (ii) basic information and development parameters are provided in the Supplementary Planning Statement and it is noted that the scheme is subject to further refinement when its details are firmed up. Hence detailed comments on the development potential of the proposal under the BO can only be formulated at the plan approval stage under the building regime; and
- (h) to note the comments of the Director of Fire Services that EVA arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.