

**Detailed Comments of the Chief Town Planner/Urban Design and
Landscape Section, Planning Department**

- (a) In order to enrich the landscape setting for the central landscape space, it is advised to increase the portion of greenery to cater for more tree and amenity planting.
- (b) Noting that the internal road only serves as the general pick-up/drop off point, the applicant should consider putting the pick-up/drop off points along the existing/new road to free up the area occupied by the internal road for additional at-grade open space.
- (c) It is noted that all planters on structure (including the roof) will utilise raised or up-stand planters. As a 1.2 m high planter to allow for tree planting will be a strong visual element, alternative such as sunken arrangement to reduce the visual impact should be considered. Moreover, the applicant shall ensure that the structural and building design will duly take into account of the loading and space requirements for landscape features and their supporting facilities, such as drainage and irrigation.
- (d) The design intent, perspectives and finishes of the proposed “sculptural quality columns” should be provided in the future Landscape Master Plan submission.

Suggested Advisory Clauses

- (a) to note that the approved Master Layout Plan (MLP), together with the set of approval conditions, would be certified by the Chairman of the Town Planning Board and deposited in the Land Registry in accordance with section 4A(3) of the Town Planning Ordinance. Efforts should be made to incorporate the relevant approval conditions into the revised MLP for deposition in the Land Registry as soon as practicable;
- (b) to note the comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD) that the lot owner is required to apply to LandsD for a lease modification or land exchange for the proposed development. The application will be considered by LandsD acting in the capacity as landlord at its sole discretion. Any approval, if given, will be subject to such terms and conditions including, inter alia, payment of premium and administrative fee as may be approved by the Government. There is no guarantee that the Government will approve the application;
- (c) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and the applicant is advised to observe the requirements of Emergency Vehicular Access (EVA) as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that the existing water mains will be affected. The developer shall bear the cost of any necessary diversion works affected by the proposed development. In case it is not feasible to divert the affected water mains within the Site, a waterworks reserve within 1.5 metres measuring from the centreline of the affected water mains shall be provided to WSD. No structure shall be erected over the waterworks reserve and such area shall not be used for storage purpose. The Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of laying, repairing and maintenance of water mains and all other services across, through or under it which the Water

Authority may require or authorize. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;

- (e) to note the comments of the Commissioner for Transport that the applicant is advised to explore the feasibility of providing commercial public car park within the proposed development;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to follow up on written consent from Tung Chun Industrial Building of implementing at-source-fixed-noise mitigation measure; and
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is advised to: (a) increase the portion of greenery to cater for more tree and amenity planting in order to enrich the landscape setting for the central landscape space; (b) consider putting the pick-up/drop off points along the existing/new road to free up the area occupied by the internal road for additional at-grade open space; (c) consider alternative such as sunken arrangement to reduce the visual impact as 1.2 m high planter to allow for tree planting will be a strong visual element; (d) ensure that the structural and building design will duly take into account of the loading and space requirements for landscape features and their supporting facilities, such as drainage and irrigation; and (e) provide the design intent/perspectives and finishes of the proposed 'sculptural quality columns' in the future Landscape Master Plan submission.