

**Similar s.16 Applications for departmental quarters uses in “G/IC” zone
within Tseung Kwan O OZP**

Approved Applications

<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
A/TKO/95	Proposed Flat (Departmental Quarters Units for Customs and Excise Department)	19.4.2013	(1) to (4)
A/TKO/105	Proposed Flat (Rank and File Quarters Units for Fire Services Department) and Proposed Minor Relaxation of Building Height Restriction	18.3.2016	(4) to (7)

Approval Condition(s):

- (1) Submission and implementation of quarterly tree monitoring reports, tree preservation and landscape proposal
- (2) Design and provision of car parking spaces for residents/visitors, laybys for loading/unloading of good vehicles, private cars/taxi
- (3) Implementation of the Sewerage Impact Assessment
- (4) Provision of fire service installations and water supplies for firefighting
- (5) Submission of a revised Traffic Impact Assessment, together with the design and implementation, including but not limited to the provision of a lay-by, prior to the population intake of the proposed development
- (6) Submission of a revised Air Ventilation Assessment
- (7) Submission and implementation of a landscape proposal including tree preservation proposal

Advisory Clauses

- (a) To note the comments of the District Lands Officer/Sai Kung, Lands Department that the applicant should advise his office the extent of the road works for his circulation to concerned departments for comment. The proposed junction widening works and access arrangement are subject to approval from relevant departments, including Geotechnical Engineering Office, Civil Engineering & Development Department, Transport Department and Highways Department etc., which proposal will be considered in details when the same is circulated to the concerned departments for comments. The applicant should be reminded that there is no guarantee the proposed junction widening works and access arrangement are acceptable under the proposed Permanent Government Land Allocation.
- (b) To note the comments of the Director of Environmental Protection that the project proponent is responsible for the implementation of the proposed noise mitigation measures as identified in the Preliminary Environmental Review. In case there are changes to the building layout that would affect the noise performance, prior agreement with Environmental Protection Department should be sought.
- (c) To note the comments of the Director of Fire Services that Emergency Vehicular Access arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by the Buildings Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans.
- (d) To note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be

reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

- (e) To note the comments of the Chief Engineer/Construction, Water Supplies Department that the project proponent should advise the estimated water demand for potable and flushing use of the proposed development at detailed design stage.
- (f) To note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that :
 - (i) The applicant is advised to make every effort including improvement of building design, and maximizing provision of open space and greening on the ground floor to minimize the visual impact brought by the proposed development.
 - (ii) The applicant should be reminded to approach the relevant authority/government department (i.e. Lands Department) direct to obtain necessary approval for any proposed tree preservation/removal proposals within/outside applicant site boundary under lease/land grant/allocation (including Engineer Condition and etc.) in accordance with DEVB TC(W) No. 7/2015 and LAOPN No. 7/2007.
 - (ii) It is noted that this is a public works project. The project department must obtain the necessary approval, or agreement in principle, for the tree preservation and removal proposal before the implementation of the construction works according to DEVB TC(W) No. 7/2015.