

**Detailed Comments of CTP/UD&L, PlanD on the revised Visual Impact Appraisal
in the FI:**

- (a) viewpoint 4 is missing in the revised figure in the R-to-C item(iii);
- (b) the applicant should clarify the discrepancy in the last sentence between the R-to-C item 5c(viii) on page 4 and the revised para. 7.2 in Annex B; and
- (c) only the evaluation of visual impact without mitigation measures is provided in para. 7.2. The applicant should provide the overall visual impact and photomontages with mitigation measures, such as choice of materials with suitable colours and provisions of plantings, etc.

Recommended Advisory Clauses

- (a) to note the comment of the District Lands Officer/Shia Tin, Lands Department (DLO/ST, LandsD) that:

the owner of the Lot is required to apply for a lease modification and revision to the approved Master Plan from LandsD to implement this proposal. However, there is no guarantee that the applications will be approved. Such applications, if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion and any approval given will be subject to such terms and conditions including, inter alia, payment of premium and administrative fee as may be imposed by LandsD.

- (b) to note the comments of the Director of Electrical and Mechanical Services that:

- (i) there is a high pressure underground town gas transmission pipeline (running along Lok Wo Sha Lane and Nin Wah Road) in the vicinity of the Site;
- (ii) the applicant shall therefore liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the proposed development and any required minimum set back distance away from them during the design and construction stages of development; and
- (iii) the applicant is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference.

- (c) to note the comments of the Director of Fire Services that:

- (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority; and
- (ii) the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by Buildings Department.

- (d) to note the comment of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.