

**Previous Approved s.16 Applications Covering the Site**

<b>Application No.</b>	<b>Proposed Uses</b>	<b>Date of Consideration (RNTPC/ District Planning Officer)</b>	<b>Approval Conditions</b>
A/TM/263	Proposed Redevelopment of 4 Existing Houses	16.6.2000	(1) to (3)
A/TM/370	Proposed Redevelopment of Existing House	15.8.2008	(1), (4) and (5)

**Approval Conditions**

- (1) The submission and implementation of landscaping proposal, including tree survey and tree preservation plan, to the satisfaction of the Director of Planning or of the Board;
- (2) The submission of a revised Drainage Impact Assessment and the provision of flood mitigation measures and drainage facilities to the satisfaction of the Director of Drainage Services or of the Board;
- (3) The design, provision and maintenance of a vehicular access road of not less than 6.75m in width to the site to the satisfaction of the Commissioner for Transport or of the Board;
- (4) the submission of Geotechnical Planning Review Report, and natural terrain hazard study if required, before Building Plan submission and the implementation of any necessary mitigation measures to the satisfaction of the Director of Civil Engineering and Development or of the Board; and
- (5) the provision of water supplies and fire services installations and equipment to the satisfaction of the Director of Fire Services or of the Board.

**Detailed Departmental Comments on  
s.12A Planning Application No. Y/TM/20**

**I. Comments of the Director of Environmental Protection (DEP):**

- (a) Since the EAS serves to facilitate consideration of the amendment application and does not require the Board's approval, he would not go into the technical details on the EAS. Nevertheless, he has the following observations from cursory check. The application should address the following comments in the future NIA submission when the actual Master Layout Plan/General Building Plan has been developed:
- i. Referring to S.4.9.6.5 regarding the noise reduction claimed for the proposed acoustic balcony (baffle type), please note that the acoustic performance of the noise mitigation measures hinges on a number of parameters including outer opening area, room size, etc. When room sizes and configurations of the acoustic balcony (baffle type) are available in the development of MLP/GBP, figures showing specific configurations and further justification to substantiate the noise reduction performance should be provided. Otherwise, other at-receiver mitigation measures should be adopted to achieve 100% compliance with road traffic noise standard.
  - ii. Referring to the adopted correction of squeal noise in Appendix 5.4, for correction for tonality the consultant should refer to the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites. Referring to Table 3 of the said TM, the max tonality correction is 6dB. The consultant should refer to the said TM and clarify why 3dB has been adopted in Appendix 5.4 as conservative approach.
  - iii. Apart from the enhanced acoustic balcony itself, semi-confined spaces could be formed between the extended features and other reflective facades resulting potential noise diffraction. The Consultant should review if absorptive material could be applied on these features and reflective facades to compensate the degradation caused by multiple reflections.
  - iv. Referring to R-to-C where the consultant reported that there are direct line of sight to the tracks at the noise measurement location, the description in S.5.4.1.1 should be updated.
  - v. An undertaking letter from the registered owner should be provided as part of the NIA report.

## **II. Comments of the Director of Fire Services (D of FS):**

- (a) Furthermore, 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 (B(P)R) 41D which is administered by the Buildings Department.

## **III. Comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO, CEDD):**

- (a) It is noted that the applicant has submitted a Geotechnical Planning Review Report (GPRR) under the Supporting Planning Statement, in support of the rezoning application.
- (b) He concurs with the conclusion in the GPRR that a natural terrain hazard study is required for the proposed development, and provision of required hazard mitigation measures for the proposed development.
- (c) Furthermore, it is noted that there are existing man-made slopes/ retaining walls within and in the vicinity of the proposed development. The applicant should be reminded that submissions covering the design of newly formed man-made slopes/ retaining wall, and geotechnical investigations/ studies and necessary modification/ upgrading works on existing slopes/ retaining walls which may affect or be affected by the proposed development should be carried out and submitted to the relevant authorities in accordance with the Buildings Ordinance as appropriate.

## **IV. Comments of the Director of Social Welfare (DSW):**

- (a) As there will be rehabilitation training sessions for children with special needs under the age of 6 in the office base of OPRS where training facilities would be equipped with, any disturbances, e.g. noise or vibrations, shall be avoided as far as possible. The applicant should ensure that the office base will be free from such kind of disturbances which may be generated from the E/M room adjacent to it.
- (b) Upon satisfactory completion of works by the developer, the OPRS will be assigned back to the Financial Secretary Incorporated as a Government Accommodation and the Government will reimburse the developer the actual cost of construction or the consideration sum as stipulated in the land lease, whichever is the lesser, according to the established practice. The construction cost of this premises would be borne by SWD and the service operator would be selected by SWD.

**V. Comments of the Director of Electrical and Mechanical Services (DEMS):**

- (a) The future developer/ contractor/works contractor is required to observe the requirements of the Electrical and Mechanical Services Department's 'Code of Practice on Avoiding Danger from Gas Pipes' for reference. The Code can be downloaded via the following web-link:  
[https://www.emsd.gov.hk/filemanager/en/content\\_286/cop\\_gas\\_pipes\(english\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/cop_gas_pipes(english).pdf)

**VI. Comments of the Food and Environmental Hygiene (DFEH):**

- (a) If provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided to us; and
- (b) If FEHD is requested to provide refuse collection service, FEHD shall be separately consulted with submission of building plan.