

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Kowloon East, Lands Department (LandsD):
- (i) The Lots owner has to apply to the LandsD for a lease modification. However, there is no guarantee that the lease modification application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by LandsD.
 - (ii) The applicant is reminded that only 15 numbers of motor vehicles parking would be allowed to be provided within New Kowloon Inland Lot No. 5709 pursuant to the lease concerned. The applicant may wish to review the scheme to comply with the parking restriction clause for that particular lot at detailed design stage.
 - (iii) The Applicant shall observe the other lease conditions including but not limited to the “Non-building Area” restrictions and “Vehicular Access” restrictions when drawing up the detailed design which will be further scrutinized by LandsD at the building plan stage.
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that the proposed building in the Site shall in all aspects comply with the Buildings Ordinance (BO) and its subsidiary regulations. If the proposed building applies for GFA concession as stipulated under PNAP APP-151, the proposal does not comply with the building setback requirement facing Lung Fung Street. PNAP APP-152 shall be referred. If the carpark on B/F applies for GFA exemption, it will only be accepted as an underground carpark subject to the compliance of PNAP APP-2.
- (c) to note the comments of the Commissioner for Transport (C for T):
- (i) From previous discussion with the Hospital Authority (HA), it is noted that they would require time to identify the suitable works agent for the implementation works. In light of this, HA should submit the details of the improvement works not later than one year from the approval of the planning application to the satisfaction of C for T.
- (d) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department:
- (i) The proposed run-in/out on the public road area should be constructed by the Applicant to the satisfaction of Transport Department (TD) and this Regional Office.
 - (ii) The proposed ramp would involve substantial modification of the retaining structure supporting the building structure at the wall crest,

the works shall be more appropriately considered and implemented together with the redevelopment of the premises.

- (iii) The proposed works cautionary crossing near the middle of Lung Fung Street should be implemented by the Applicant and will be constructed up to the requirements of Transport Planning and Design Manual (TPDM) and highway standard and to the satisfaction of TD and this Regional Office.
- (e) to note the comments of the Director of Environmental Protection:
- (i) The Applicant shall minimise the generation of Construction and Demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development.
 - (ii) The Applicant shall observe the relevant requirements under the Air Pollution Control Ordinance and Waste Disposal Ordinance for asbestos control prior to demolition of the existing buildings.