

**Suggested Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD) that the applicant shall apply to LandsD for lease modification or consent to implement the proposal if the application is approved by the Town Planning Board. However, there is no guarantee that the lease modification or consent would be approved or granted, which, if approved or granted by LandsD in the capacity of a landlord, shall be subject to such terms and conditions including payment of premium and administrative fee as may be considered appropriate by LandsD;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that justifications shall be submitted for the proposed plant room types and sizes. The granting of GFA concessions for non-mandatory/non-essential plant rooms and services, etc. is subject to the compliance with the relevant acceptance criteria, requirements, prerequisites, cap on GFA concession, etc. in the relevant Practice Notes for Authorized Persons (PNAPs);
- (c) if the building design elements, including caretaker's room on roof floor, are considered accountable for GFA and building height calculation by the Building Authority and major changes to the current scheme are required, a fresh planning application to the Town Planning Board may be required;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that should the application be approved, the applicant is advised to consider further greening treatment along Rutland Quadrant as it will enhance both the image of the development and quality of the streetscape. In addition, instead of turning the existing planting area right next to the boundary wall along Rutland Quadrant into hard paved area as indicated on plan, review for at-grade planting strip at the concerned area should be carried out for better tree preservation of the retained areas. In connection with the above, the applicant is reminded of Para. 2.7.1(c) in HKPSG Chapter 4 that *"if applicable and feasible, trees and shrubs should be planted along the periphery of sites. For tree planting, a 3m wide planting strip and a minimum 1.2m soil depth (excluding drains) should be reserved. For other plantings, a minimum of 1m wide planting strip is recommended."*;
- (e) to note the comments of the Chief Architect/CMD2, Architectural Services Department (CA/CMD2, ArchSD) that 20% greenery should be provided to comply with PNAP APP-152; and
- (f) to note the comments of the Licensing Office of Residential Care Homes for Elderly of Social Welfare Department (LORCHE of SWD) that the applicant is reminded that for an RCHE licence to be issued, it has to comply with the licensing requirements as stipulated in Cap. 459 and its subsidiary legislation, and the Code of Practice for Residential Care Homes (Elderly Persons) March 2013 (Revised Edition).