

Previous Application

Approved Case

| Application No. | Applied Use | Date of Consideration | Approval Conditions |
|------------------------|---|------------------------------|----------------------------|
| A/K2/207 | Proposed Hotel, Shop and Services, Flat | 19.7.2013 | (i), (ii) & (iii) |

Approval Conditions

- (i) Submission and implementation of a landscape proposal
- (ii) Provision of fire service installations and water supplies for fire fighting
- (iii) The design and provision of noise mitigation measures as proposed by the applicants

Major Development Parameters of Previous Approved Application (No. A/K2/207)

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|--|---|
| Site Area | 1,969m ² (about) |
| Maximum GFA | 23,628m ² (about) |
| <ul style="list-style-type: none"> • Domestic GFA • Non-domestic GFA | 11,814m ² (50%) 11,814m ² (50%) <ul style="list-style-type: none"> • Retail: 4,800m² (40.6%) • Hotel: 7,014m² (59.4%) |
| No. of flats/guest rooms | Residential Block: 150 flats (Average unit size: 78.5m ²) Hotel Block: 299 rooms |
| Maximum PR | Total: 12 <ul style="list-style-type: none"> • Domestic PR: 6 • Non-domestic PR: 6 (Retail PR: 2.44) (Office PR: 3.56) |
| Number of blocks | 2 blocks |
| Building height (main roof) | Residential Block: 100mPD Hotel Block: 95.1mPD |
| No. of storeys | Total: 27 storeys over 3 levels of basement <ul style="list-style-type: none"> • Residential Block: 23 storeys • Hotel Block: 18 storeys • Podium: 3 storey and 1 podium deck • Basement: 3 levels |
| Internal Parking Provision | |
| Car parking space | Total: 50 spaces <ul style="list-style-type: none"> • Residential: 31 spaces • Commercial: 19 spaces |
| Motorcycle parking space | Total: 4 spaces |
| Loading/unloading bays | Total: 6 spaces for commercial <ul style="list-style-type: none"> • Residential: 1 spaces • Commercial: 5 spaces |
| Taxi Layby (for Hotel) | 2 |
| Tour Bus Layby (for Hotel) | 1 |

Similar Application

Approved Case

| Application No. | Address | Applied Uses | Date of Consideration | Approval Conditions |
|------------------------|---|--|------------------------------|----------------------------|
| A/K2/196 | Nos. 54-60 Portland Street, Yau Ma Tei, Kowloon | Proposed Flat, Shop and Services (Retail Shop) | 3.2.2012 | (i), (ii) & (iii) |

Approval Conditions

- (i) Time clause
- (ii) Submission and implementation of a landscape proposal
- (iii) Provision of fire service installations and water supplies for fire fighting

Detailed Departmental Comments

Comments of the Commissioner for Transport:

- (a) The applicants supplemented their proposed additional traffic management measure. It is noted that the applicants have agreed to undertake the management measures as follows:
 - (i) the applicants have agreed to set up the entry gate at a location of B1/F to provide a vehicle queuing space that not less than 70m for the basement carpark in B2/F and B3/F. For the parking spaces and loading/unloading spaces at B1/F the applicants have agreed to deploy manual ticketing arrangement for vehicles entering B1/F; and
 - (ii) to avoid 2 HGV entering/leaving the carpark ramp coincidentally, the applicants have agreed to implement an internal traffic management measure, in which HGVs on B1/F would not be allowed to leave when the ingress HGV is entering from Saigon Street. When the egress HGV is travelling from B1/F to G/F, the ingress HGV would be guided to stop at the drop-off area on G/F temporarily until the egress HGV has left the ramp. Staff of the management office of the development would be deployed on G/F and B1/F to manage the ingress and egress of HGVs.

Comments of the Director of Environmental Protection (DEP):

- (a) DEP has no objection to the application from the environmental perspective.
- (b) The applicants should address the following comments when submitting the revised Sewerage Impact Assessment (SIA) under approval condition:
 - (i) please advise the proposed discharge manhole and indicate the sewage discharge point in a figure for clarity;
 - (ii) the applicants are advised to arrange the discharge of backwash flow from sand filters at non-peak period as far as possible;
 - (iii) to facilitate EPD's review, please provide: (i) softcopy of the revised report (in pdf) and the calculation spreadsheet (in Excel); (ii) highlighted the revised / updated content of the revised report; and (iii) incorporate all Response to Comments from EPD and DSD (if any) as appendix of the revised report in the next submission; and
 - (iv) please be reminded that the sewerage works shall be implemented to the satisfaction of DSD.
- (c) Since the existing buildings at the subject site will be demolished for the proposed development, the following advisory clause on waste management should be included for the application.

the applicants are advised to 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.

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

- (a) It is noted that the Site is already hard paved and there is no drainage assessment in the application. Considering the current 225mm dia. drain pipe from SMH4016280 near Mau Lam Street in the north, which may be the manhole receiving stormwater from the Site, may not have sufficient capacity, if there is redevelopment, the stormwater from the Site should be discharged to the drainage along Saigon Street in the south if feasible in order to shorten the drainage path.
- (b) To relieve the increasing pressure on the drainage system due to development and ensure sustainable development in Hong Kong in face of climate change, provision of blue-green drainage infrastructure according to Section 3.2.2 of DSD's Stormwater Drainage Manual is strongly encouraged to be incorporated in the development with a view to reducing the quantity as well as improving the quality of site runoff. The project proponent should actively consider the incorporation of Blue-Green Elements and the principle of “single site, multiple uses” in drainage impact assessment and project design for enhancing the adaptive capacity of the drainage system and other associated beneficial uses. In fact, similar concept is already embraced in the stormwater management section of BEAM Plus Neighbourhood in which credits will be granted for promotion of infiltration and provision of temporary storage.
- (c) Please note that the sewerage part of the Drainage and Sewerage Impact Assessment shall meet the full satisfaction of the EPD as the planning authority of sewerage infrastructure. Comments of DSD are subject to views and agreement of EPD.

Recommended Advisory Clauses

- (a) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the approval of the application does not imply approval of the site coverage of greenery requirements under APP PNAP-152. The site coverage of greenery calculation should be submitted separately to Buildings Department; for approval, as appropriate;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings that:
- (i) the proposed works under the subject application should comply with the Building Ordinance (BO) and the allied regulations; and
 - (ii) the maximum site coverage permitted under Building (Planning) Regulations for building on a Class C site (Building Height over 61m) for domestic building is 40% and for non-domestic building is 65%.
- (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; and
 - (ii) the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department; and
- (d) to note the comments of the Director of Environmental Protection that:
- (i) the applicants are advised to 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; and
 - (ii) the applicants should address the following comments when submitting the revised Sewerage Impact Assessment under approval condition:
 - please advise the proposed discharge manhole and indicate the sewage discharge point in a figure for clarity;
 - the applicants are advised to arrange the discharge of backwash flow from sand filters at non-peak period as far as possible;
 - to facilitate EPD's review, please provide: (i) softcopy of the revised report (in pdf) and the calculation spreadsheet (in Excel); (ii) highlighted the revised / updated content of the revised report; and (iii) incorporate all Response to Comments from EPD and DSD (if any) as appendix of the revised report in the next submission; and

- please be reminded that the sewerage works shall be implemented to the satisfaction of DSD.

(e) to note the comments of the Commissioner for Transport that:

- (i) the applicants should set up the entry gate at a location of B1/F to provide a vehicle queuing space, which is not less than 70m for the basement carpark in B2/F and B3/F. For the parking spaces and loading and unloading bays at B1/F, the applicants should deploy manual ticketing arrangement for vehicles entering B1/F; and
- (ii) to avoid 2 HGV entering/leaving the carpark ramp coincidentally, the applicants have agreed to implement an internal traffic management measure, in which HGVs on B1/F would not be allowed to leave when the ingress HGV is entering from Saigon Street. When the egress HGV is travelling from B1/F to G/F, the ingress HGV would be guided to stop at the drop-off area on G/F temporarily until the egress HGV has left the ramp. Staff of the management office of the development would be deployed on G/F and B1/F to manage the ingress and egress of HGVs.