

Similar Application

<u>Application No.</u>	<u>Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons / Approval Conditions</u>
Approved Application			
A/KC/451	Minor Relaxation of Building Height Restriction for Kwai Chung Hospital Redevelopment	2.3.2018 Approved with conditions by the Metro Planning Committee (MPC) of the Town Planning Board (TPB)	(a), (b)

Approval Conditions:

- (a) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB; and
- (b) the design and implementation of vehicular access, parking provision, loading/unloading including taxi queue arrangement to the satisfaction of the Commissioner for Transport or of the TPB.”

Recommended Advisory Clauses

- (a) to note the comments of the Director of Environmental Protection:
- i. as the proposed development would involve demolition of existing structures and excavation works, the applicant is 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. to ensure that suitable construction method and adequate noise mitigation measures (i.e. provision of acoustic louvers/silencers at source) will be adopted and implemented to ensure compliance of construction and operational noise level to their relevant standards.
- (b) to note the comment of Chief Highway Engineer/NT West of Highways Department (HyD) that for the revised layout of sewers on public road, the sewerage diversion proposal (including the drainage reserve and sewers etc.) should be commented and agreed by Drainage Services Department and Lands Department. Excavation Permit should be obtained from his office prior to commencement of excavation works (if any) on public roads/footpaths maintained by HyD and approval should be obtained on the proposed temporary traffic management scheme for the works from the Police and Transport Department. Since the site falls within the protection boundary of the West Rail Line, the applicant should consult MTR Corporation Limited with respect to operation, maintenance, safety and future construction of the existing railway network with reference to the procedures in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-24.
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the planning application under the Town planning Board does not imply approval of the site coverage of greenery requirements under Development Bureau Technical Circular (Works) No.3/2012. Similarly, for any proposed tree preservation/removal scheme, the applicant should seek comments and approval from the relevant department(s) on the proposed tree works and compensatory planting proposal, where appropriate.
- (d) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) that some facade area of the proposed new block is facing west. Solar control devices should be considered to reduce solar heat gain and avoid glare affecting adjacent buildings as far as practicable.
- (e) to note the comments of Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that all works necessary to ensure adequate stability of land and structures which could be adversely affected by the project or failure of which could adversely affect the site shall be carried out as part of the project. The geotechnical design of all new slopes and retaining walls, together with the findings of geotechnical investigations and studies on existing man-made slopes and retaining walls which may affect or be effected by the proposed project shall be submitted to the GEO, CEDD for checking.
- (f) to note that further building setback to maximize the separation of hospital building with the adjacent residential development should be explored at the detailed design stage.