

**Similar s.16 Applications for Flats and/or Minor Relaxation of Building Height restriction in “G/IC” zone within Tseung Kwan O OZP**

**Approved Applications**

<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Conditions</u>
A/TKO/95	Proposed Flat (Departmental Quarters Units for Customs and Excise Department)	19.4.2013	(1), (2), (3), (4)
A/TKO/99	Proposed Minor Relaxation of Maximum Building Height Restrictions for permitted Government Offices Development	4.9.2015	(2), (4), (6), (8), (9), (10)
A/TKO/105	Proposed Flat (Rank and File Quarters Units for Fire Services Department) and Proposed Minor Relaxation of Building Height Restriction	18.3.2016	(4), (5), (6), (7)
A/TKO/110	Proposed Flats (Departmental Quarters for Customs & Excise Department)	16.3.2018	(4), (7), (11), (12)

Approval Condition(s):

- (1) Submission and implementation of quarterly tree monitoring reports, tree preservation and landscape proposal
- (2) Design and provision of vehicle parking spaces and loading/unloading facilities
- (3) Implementation of the Sewerage Impact Assessment
- (4) Provision of fire service installations and water supplies for firefighting

- (5) Submission of a revised Traffic Impact Assessment, together with the design and implementation, including but not limited to the provision of a lay-by, prior to the population intake of the proposed development
- (6) Submission of a revised/quantitative Air Ventilation Assessment
- (7) Submission and implementation of a revised landscape proposal including tree preservation proposal
- (8) Subject to a maximum building height restriction of 97 mPD and the requirement for provision of building gaps as shown in the notional scheme
- (9) Submission of facade treatment of the proposed development to reduce the glare effect as far as possible
- (10) Submission and implementation of a drainage design scheme
- (11) Subject to a maximum building height restriction of 185 mPD
- (12) Implementation of road improvement measures at Po Lam Road North/Po Lam Road South as proposed by the applicant

**Advisory Clauses**

- (a) note the comments of District Lands Officer/Sai Kung, Lands Department that the applicant should liaise with the relevant departments for the implementation of its project and submit the Permanent Government Land Allocation (PGLA) application to his office for consideration; and
- (b) note the comments of Chief Highway Engineer/New Territories East, Highways Department that the applicant shall be responsible for carrying out any modification to the existing road features contingent upon the captioned development (e.g. proposed modification of traffic arrangement at Chui Ling Road as presented in the Traffic Impact Assessment Report).