

Recommended Advisory Clauses

- (a) To note the comments of Director of Environmental Protection that the Applicant should submit a Final Environmental Assessment Study to his department to finalize the noise mitigation measures, observe and comply with the legislative requirements and prevailing guidelines on waste management arising from the future development, and follow Environmental Protection Department's technical guidelines and legal requirements during construction and operation phases.
- (b) To note the comments of Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (c) To note the comments of Chief Highway Engineer/New Territories East, Highways Department that the project proponent will be responsible for relevant statutory procedure under the Roads (Works, Use and Compensation) Ordinance (Cap 370).
- (d) To note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department:

Landscape Design concept

- (i) Typical sections at strategic locations throughout the application site should be provided to illustrate the design intention, paying attention to the edge treatment with surrounding environment as well as adequate space provision for proposed landscape planting, including trees;

Open Space Provision

- (ii) Referring to para. 6.2, table tennis court is proposed for active recreational area but it is missing in the Landscape Master Plan;

Soft Landscape Design

- (iii) Referring to para.4.3.6, minimum 300mm soil depth excluding all drainage layers, waterproofing and protective screeding will be provided for turf. However, referring to the detail section in Drawing No. ST49/D2/EX/L/AS-400, only 200mm soil depth is provided for the turf on top of the covered walkway;

Landscape Master Plan (Combined) (Drawing No. ST49/D2/EX/L/L/LO-000(S16))

- (iv) Noting a feature tree is proposed at the north-west corner of the application site, project proponent is advised to adjust the location of the proposed feature tree near the site entrance to highlight the site entrance;
- (v) The level of the landscape roof garden of the carport (+9.92) indicated in Drawing No. ST49/D2/EX/L/L/LO-000(S16) does not tally with Drawing No. ST49/D2/EX/L/L/LO-005(S16)(+10.02);

Landscape Master Plan (Combined) (Drawing No. ST49/D2/EX/L/L/LO-005(S16))

- (vi) It is noted that "Green Roof" is indicated on the plan. However, detailed information of the green roof is missing;
- (vii) The practicability of combining three planting areas at the southeast of the carport to form a continuous planting strip along the ramp should be reviewed; and
- (viii) The circulation width between Block D and the Commercial and Recreation Block should be clarified.