

Detailed Departmental Comments

Education

1. Comments of the Principal Education Officer (Kindergarten Education), Education Bureau (PEO (KGE), EDB):

Schedule of Accommodation (SoA) and Gross Floor Area (GFA) for a 6-classroom kindergarten (KG)

- (a) the “SoA for KG premises” has been revised to improve the learning environment by increasing the indoor floor area for each student by 20%. The revised recommended SoA for a 6-classroom KG has come into effect from October 2017 which is recommended for reserving space in developing new KGs as far as practicable, and is available for reference in the Appendix 3 of the “Operation Manual for Pre-primary Institutions” (OM). She wishes to point out that the total area for all items excluding toilet and outdoor play area as stated in the revised SoA for a 6-classroom KG is 551m², and she trusts that the toilet and sanitary facilities for students and staff should be adequately provided and outdoor play area should be provided whenever possible in the proposed KG. For reference, for some KG premises having marked in GIC sites, the GFA for a 6-classroom KG is approximate 900m²;
- (b) as for a KG with more than 6 classrooms which targets to accommodate greater number of students and school staff, the revised SoA for 6 classrooms may not fully meet the needs of more students and teaching staff. Under such situation, the developer may consider making corresponding adjustment to increase the indoor areas (e.g. multi-purpose area/room, small group teaching rooms, etc.) as far as practicable. Moreover, the developer may also consider adjusting the numbers and/or size for the items where deemed necessary (e.g. reasonable provision of general facilities, such as Staff Office, Administrative Office, General Store, Kitchen, Laundry and Toilet etc.) to cater for the greater number of teaching staff and students as far as practicable;
- (c) it is also noted from the planning statement that the proposed KG block with a building height of 29.5mPD is proposed. Please refer to relevant requirements as stated in the OM: “to ensure that children gain easy access, pre-primary institutions should ideally, be located on the ground floor or the podium floor” and “In case of child care centres and KGs for children over 2 years of age, the height shall not be more than 24m above ground level” (items 1.1.1 and 1.21. of OM refer);

Safety concerns on loading/unloading (L/UL) spaces for KG school buses

- (d) while parking and L/UL requirements for KG school buses are beyond EDB’s

purview, the developer concerned may refer to Table 11, Section 2 of Chapter 8 “Internal Transport Facilities” of the Hong Kong Planning Standards and Guidelines (HKPSG) for relevant requirements as necessary. The developer is also advised to note the following safety concerns on L/UL space in respect of the KG students’ use:

- (i) designated L/UL period for KG school buses so as to avoid possible danger to KG students owing to the clash in using the space with other users; and
 - (ii) the safety of KG students walking between the L/UL spaces to the KG premises should be ensured at all time; and
- (e) meanwhile, the developer should ascertain the premises for the proposed KG(s) can meet the various requirements laid down in:
- (i) the Education Ordinance, Education Regulations and relevant statutory requirements; and
 - (ii) “Operation Manual for Pre-primary Institutions”.

Land Administration

2. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):
- (a) regarding the private lot not included in the proposed rezoning boundary (Lot 41 s.A in D.D. 100), the applicants are advised to consider the need to reserve access towards such lot which otherwise become land-locked as a result of the subject proposal (if implemented);
 - (b) the applicants should also be noted that there are temporary structures (held under Modification of Tenancy and/or licences) and simplified temporary land allocations (STLAs), etc. on the affected Government land (GL) which may lead to clearance issues. Furthermore, based on desktop study, the application site (the Site) may involve existing grave(s);
 - (c) by and large, a land exchange is required for implementation of the rezoning proposal. Should the subject rezoning application be approved, the lot owner should apply to LandsD for a land exchange for implementation of the proposed development scheme. In this connection, the private lots in the subject rezoning boundary are not owned by one single party. The applicants should be reminded that land exchange application should be submitted by all owners of the concerned lots. Also, the titles have to be unified prior to surrender of those private lots to the Government;
 - (d) generally, with a view to ensuring the compliance with any proposed

additional conditions under lease, it is the requirement of LandsD that any proposed additional conditions would only be considered to be incorporated under lease provided that there is a relevant bureau/department (B/D) requesting for or in support of such additional conditions. Such B/D would be responsible for monitoring the grantee's compliance with such additional conditions. In the absence of such B/D's request or support, no additional conditions would be proposed and incorporated under lease for the proposed works/requirements;

- (e) in the event the subject application under s.12A of the Town Planning Ordinance (TPO) is accepted or partially accepted by the Town Planning Board (the Board) with a set of clear development parameters (including but not limited to the proposed user, gross floor area and car parking provisions, as appropriate) defined/firmed up and further submission to the Board (including application(s) for permission under s.16 of the TPO after the corresponding amendment to the Outline Zoning Plan (OZP) has been made) is not required, the applicants may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the applicants, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while the Planning Department (PlanD) is taking forward the relevant OZP amendment;
- (f) the applicants are reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under s.9 of the TPO, a formal application for land exchange by applicants to LandsD is still required. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application (alongside with the inclusion of the concerned GL (amounting to around 20% of the area of the Site) will eventually be approved by LandsD. If the application for land exchange (if submitted) is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s). Approval of the subject application shall not pre-empt the consideration and decision of the approving authority for the land exchange, if submitted by the applicants;
- (g) the site area figures mentioned in the submission as well as ownership particulars have not been verified. The same would be verified at the land exchange stage (if submitted);
- (h) in order to avoid complicated issue in which the Government may be accused of "derogation from land grant", it is prudent to ascertain the technical feasibility (e.g. traffic aspect) amongst the applicants, Transport Department

(TD) and Highways Department (HyD), etc. so as to confirm that there are no insurmountable technical issues at an early stage before a piece of land is granted to the applicants (if approved). According to the architectural drawings and Traffic Review, vehicular access would rely on some proposed roads (falling outside the Site). In general, if the proposed access involves other private lots, no resumption of land will be invoked except by works department of Government. The applicants are requested to clarify whether the said proposed road works would involve solely GL or also involve any private lots (which may have implication of the need/applicability to invoke resumption of private lots) and in particular whether any of those private lots are under the applicants' ownership or not. In any event, the applicants should be reminded that there is no commitment on using GL for vehicular access of the proposed development;

- (i) also, presumably, the proposed roads are for public use and accordingly comments from TD and HyD are critical. In particular, the applicants' proposed road works should form part of the subject rezoning application so as to provide a full picture for the Board to consider. And it is considered prudent and advisable to ensure the technical viability of the applicants' proposed road works before submitting the proposed development scheme to the Board. In this connection, his office would defer to the concerned technical departments to advise your side regarding the technical viability and the infrastructure capacity, etc.; and
- (j) according to the landscape proposal, about 1,300 trees would be felled. The applicants are reminded that compensatory plantings should be provided within private lot(s) and no GL should be involved for compensatory tree planting. Moreover, unless otherwise specified, LandsD would not process tree preservation and removal proposal submitted for planning application.

Traffic and Transport

3. Comments of the Commissioner for Transport (C for T):

- (a) TD has no objection in principle to the applicants' proposal of providing a connecting road to the Northern Metropolis Highway (NMH) via the San Tin Technopole Interchange (STTI), subject to the submission of relevant technical assessments in the later stage. The technical assessments shall include calculations of the junction capacity of STTI and associated road link capacity under 2 scenario, i.e. all generated trips are loaded (1) to NMH and (2) to the proposed Road D5 across the San Tin Technopole development in the design year and the ultimate scenario in 2046;
- (b) in conducting the assessment, the applicants may approach HyD to obtain the latest traffic forecast of the relevant roads and junctions for the applicants to

carry out assessment;

- (c) the necessity of the “indicative connection to Agricultural Park” shall defer to the Agriculture, Fisheries and Conservation Department (AFCD) to suit their planning intention. Any road solely serving the Agricultural Park shall be managed by AFCD; and
 - (d) the NMH project is currently under investigation stage under Agreement No. CE 4/2024 (HY). The project proponent should maintain close liaison with the HyD project office to ensure smooth project integration with NMH for the proposed connection between the STTI (i.e. NMH interchange I/C 04) and the proposed school. Based on her understanding, the design of the STTI is ongoing. Please ensure that an agreement on the future connection arrangement is obtained in a timely manner between the two projects for smooth implementation of proposed school and NMH.
4. Comments of the Chief Highway Engineer/New Territories East, HyD (CHE/NTE, HyD):
- (a) HyD will only maintain public roads and associated highway facilities that are under TD’s management. In this regard, HyD will not maintain the proposed roads and link bridges within the application site; and
 - (b) for the proposed road connections shown on the submitted drawings, the applicants should consult TD and the relevant project proponents regarding the proposed arrangements.

Visual, Air Ventilation and Landscape

5. Comments of the Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD):
- (a) the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval; and
 - (b) for compliance of site coverage of greenery requirements under the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152, submission should be made to BD for comments and approval.

Fire Safety

6. Comments of the Director of Fire Services (D of FS):
 - (a) detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
 - (b) furthermore, the provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011; and
 - (c) moreover, if the proposed work affects any provision of emergency vehicular access to nearby buildings, the consultant should make a separate enquiry to the Fire Services Department to ensure the feasibility of the work.

Environment, Drainage and Sewerage

7. Comments of the Director of Environmental Protection (DEP):

it is noted that two local sewerage treatment plants (STPs) are proposed for development. The applicants should be reminded that:

- (a) the design, installation, operation and maintenance of the local STPs should follow the “Guidelines for the Design of Small Sewage Treatments Plants”;
- (b) the capacity of the proposed sewage treatment facilities should be designed all time for handling the peak flow of the proposed development;
- (c) the equalization tanks should be used in handling the excess flow over the peak flow;
- (d) backup pumps and tanks should be available for any emergency events;
- (e) please seek advice from the Drainage Services Department on the discharge of treated effluent to downstream drainage system, including Drainage Impact Assessment report and discharge location;
- (f) the applicants shall be alert to any potential interfacing issues with nearby committed or planned projects and ensure the incorporation of the latest information as valid assumptions in the assessments in case of any updates. Should the buffer distance requirements under HKPSG not be met, a quantitative Air Quality Impact Assessment would be required to demonstrate compliance with the prevailing Air Quality Objectives; and
- (g) in view of the two on-site STPs proposed to treat the sewage generated from

the proposed development during operation, the applicants are reminded to follow the requirements of the Environmental Protection Department's "Guidelines for the Design of Small Sewage Treatment Plants" and ensure that the effluent discharge will comply with the discharge licence requirements and the Water Pollution Control Ordinance Technical Memorandum.

Water Supply

8. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
- (a) existing water mains as shown in the enclosed sketch are inside the proposed lot and will be affected. The applicants are required to either divert or protect the water mains found on site;
 - (b) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicants; and the applicants shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (c) if diversion is not required, the following conditions shall apply:
 - (i) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - (ii) details of site formation works shall be submitted to the Director of Water Supplies (DWS) for approval prior to commencement of works;
 - (iii) no structures shall be built or materials stored within 1.5 meters from the center line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of DWS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of DWS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 meters around the cover of any valve or within a distance of one metre from any hydrant outlet; and
 - (vi) tree planting may be prohibited in the event that DWS considers that there is any likelihood of damage being caused to water mains.

Building Matters

9. Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (a) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (b) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (c) having noted that carparks, loading and unloading areas are proposed on ground floor, criteria under PNAP APP-2 shall be complied with if gross floor area (GFA) of these areas is to be disregarded under Regulation 23(3)(b) of the B(P)R;
 - (d) the applicants should be reminded that the proposed development should follow and comply with the pre-requisite for GFA concession in PNAP APP-151 and the Sustainable Building Design (SBD) Guideline stipulated in PNAP APP-152 during the preparation of detailed building design if GFA concession will be applied (i.e. excluding green/amenity features and non-mandatory/non-essential plant rooms and services from GFA calculations);
 - (e) the proposed international school development is subject to the issue of a licence/registration, please be reminded that any proposed structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (f) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (g) the applicants' attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
 - (h) all habitable rooms shall be provided with prescribed windows in accordance with Regulations 30 and 31 of the B(P)R;

- (i) the open space provision should not be less than the requirements as stipulated in the second schedule of the B(P)R;
- (j) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (k) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (l) detailed checking under the BO will be carried out at building plan submission stage.

Electricity Safety

10. Comments of the Director of Electrical and Mechanical Services (DEMS):

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

Food and Environmental Hygiene

11. Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) no Food and Environmental Hygiene Department’s (FEHD) facilities should be affected. If any FEHD facility is affected by the development, FEHD’s prior consent must be obtained. Re-provisioning of the affected facilities by the project proponent up to the satisfaction of FEHD would be required;
- (b) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with Section 4 of Food Business

Regulation (Cap.132X), the expression ‘food business’ means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any school or work place (other than a factory canteen referred to in section 31) for the use exclusively of the pupils of the school and the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from his department. However, if the business is conducted in such a way as to fall within the definition of “food business”, a food licence will be required;

- (c) depending on the mode of operation, if canteen (other than a factory canteen referred to in section 31, Cap. 132) is provided exclusively for the use of person exclusively employed or residing in the development, FEHD staff may conduct inspections of the canteen on regular basis;
- (d) with regard to the sale of milk, frozen confections, non-bottled drinks, cut fruit, sushi and sashimi etc., being restricted foods items as specified in the Schedule 2 to the Food Business Regulation, the permission in writing of the FEHD is required under Section 30 of the said Regulation;
- (e) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance part or an amusement ride and mechanical device which is designed for amusement, a PPE Licence (or Temporary PPE Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
- (f) under section 3A of the PPE Ordinance (Cap. 172), the Secretary for Home Affairs (SHA) may by order published in the Gazette exempt places of public entertainment from the application of the PPE Ordinance or any part thereof. The Places of Public Entertainment (Exemption) Order (Cap.172D) (last updated in 2015) is an exemption order made under that section to exempt the following places of public entertainment from certain requirements to obtain a licence under the PPE Ordinance -
 - (i) places that are under the management of the Leisure and Cultural Services Department (LCSD), the Home Affairs Department (HAD), the Legislative Council Commission or the Judiciary;

- (ii) places issued with a liquor licence under the Dutiable Commodities (Liquor) Regulations (Cap. 109 sub. leg.);
 - (iii) places that are club-houses under the Clubs (Safety of Premises) Ordinance (Cap. 376); and
 - (iv) places issued with a public dance-hall licence under the Miscellaneous Licences Ordinance (Cap. 114);
- (g) a swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organization;
- (h) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such development/operation, the applicants should arrange disposal properly at their own expenses;
- (i) if provision of cleansing service for new public roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to FEHD; and
- (j) if domestic waste collection service of FEHD is required in future, prior comments from his department on the waste collection plan, including the accessibility and manoeuvrability of refuse collection vehicle to refuse collection point, should be sought.