

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport that:
 - (i) the proposed setback area shall be managed and maintained by the applicant and shall properly tie in with the public road; and
 - (ii) the applicant should ensure the proposed traffic improvement measures will be further developed and implemented.
- (b) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department (HyD) that:
 - (i) as requested by the Transport Department, HyD will modify the existing road marking at Kimberley Road before the occupation of the proposed development. The applicant is reminded to incorporate the proposed road marking layout into the future design of the proposed development; and
 - (ii) according to the submission, the proposed greenery area is located within the proposed setback area, which is within private lot and therefore shall be managed and maintained by the applicant.
- (c) to note the comments of the Director of Environmental Protection that the implementation of local sewer connection and upgrading works shall meet the satisfaction of the Drainage Services Department.
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
 - (i) all building works are subject to the compliance with the Buildings Ordinance (BO) and its allied regulations; and
 - (ii) detailed comments under the BO on individual sites for private development such as permissible plot ratio, site coverage (SC), means of escape, emergency vehicular access and/or access roads, open space, barrier free access and facilities, and compliance with the sustainable building design guidelines, etc. will be formulated at building plans submission stage. In particular, the strip of land at the rear of the Site with right-of-way shall not be built in, over, upon or under for compliance with the BO during building plans submission stage.
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:
 - (i) for compliance of SC of greenery requirements under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152, submission should be made to BD for comment and approval; and
 - (ii) for the proposed edge planters on various floors, maintenance access to these planters should be considered.

- (f) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of the Chief Officer (Licensing Authority), Home Affairs Department that:
 - (i) a copy of the occupation permit or acknowledgement letter for the proposed hotel should be submitted to his office when making an application under the Hotel and Guesthouse Accommodation Ordinance (HAGAO), Cap. 349; and
 - (ii) the licensing requirements will be formulated after inspections by Building Safety Unit and Fire Safety Team of his office upon receipt of application under HAGAO.