Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/North, Lands Department that pursuant to paragraph 2(d) of Land Administration Office Practice Note Issue No. 9/2025 and Special Condition No. (20)(i)(ii), the applicant may apply to his office for an approval/consent letter to exclude from gross floor area (GFA) calculation under lease those parking spaces provided at or above ground level and the ancillary areas serving such parking spaces, which are 50% GFA accountable under lease but have been 100% disregarded by the Building Authority from GFA calculation under the Buildings Ordinance pursuant to the GFA Exemption Arrangement. The issuance of such an approval/consent letter will be subject to payment of premium and administrative fee for the specified exempted GFA;

(b) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

  (i) the applicant shall submit drainage and sewerage proposals for approval by relevant authorities/departments separately to demonstrate no adverse drainage and sewerage impacts result from the proposed development. Upon acceptance of drainage and sewerage proposals, the applicant shall implement and maintain drainage and sewerage facilities to the satisfaction of his office and other relevant authorities/departments; and

  (ii) the applicant shall be liable for any adverse drainage and sewerage impacts due to the proposed development;

(c) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of a formal submission of Short Term Tenancy/Short Term Waiver, general building plans or referral of application via relevant licensing authority. Furthermore, the emergency vehicular access provision in the captioned work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Building Authority; and

(d) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that:

  (i) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works shall be submitted to relevant departments for approval; and

  (ii) approval of the application does not imply approval of the site coverage of greenery requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152. The site coverage of greenery calculation shall be submitted separately to the Buildings Department for approval.

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/FSS/306

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

反對

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature _____ 日期 Date 2026.7.3

致城市規劃委員會秘書：
專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓
傳真 : 2877 0245 或 2522 8426
電郵: tpbpd@pland.gov.hk

To : Secretary, Town Planning Board
By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong
By Fax : 2877 0245 or 2522 8426
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/FSS/306

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

同意有關規劃。

「提意見人」姓名/名稱 Name of person/company making this comment 香港新界北區廚會 林志安會長

簽署 Signature _____ 日期 Date 20-7-2026