

Similar s.16 Applications within “R(A)” Zone on Cheung Sha Wan OZP

Approved Applications

Application No.	Proposed Development	Date of Consideration (MPC/TPB)	Approval Condition(s)
A/K5/141 ⁽¹⁾	Religious Institution	19.7.1991	1
A/K5/539	Proposed Religious Institution (Church)	10.10.2003	-
A/K5/606	Religious Institution	17.3.2006	2
A/K5/665	Religious Institution	19.12.2008	-
A/K5/688	Proposed Religious Institution (Church)	12.2.2010	2, 3
A/K5/804	Religious Institution (Church)	16.8.2019	2, 3

Approval Conditions

1. The proposed layout and structural viability should be to the satisfaction of the Principal Government Building Surveyor or of the Town Planning Board.
2. The provision of fire service installations/water supplies for fire fighting and fire service installations.
3. Revocation clause.

Rejected Application

Application No.	Proposed Development	Date of Consideration (MPC/TPB)	Rejection Reason(s)
A/K5/722	Proposed Religious Institution (Christian Church)	10.8.2012	1, 2

Rejection Reasons

1. The proposed religious institution was not served with an independent access separated from the domestic portion on the upper floors of the subject composite building. No information had been provided on measures to safeguard that the operation of the proposed religious institution would not cause nuisance and inconvenience to the residents of the same building.
2. The approval would set an undesirable precedent for other similar religious institution application which would lead to intrusion of religious institution use into composite buildings with shared use of the existing access with the residential use on other floors.

⁽¹⁾ The subject site of application No. A/K5/141 was within “R(A)” zone upon the time of application and was subsequently rezoned as “Government, Institution or Community” in the draft Cheung Sha Wan OZP No. S/K5/28 exhibited on 12.8.2005.

Advisory Clauses

- (a) To note the comments of the Commissioner for Transport (C for T) that C for T has the rights to impose, alter or cancel any car parking loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.
- (b) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that all proposed building works should comply with the Buildings Ordinance (BO) and allied regulations; and detailed comments on the proposal under the BO will be formulated at the building plans submission stage under the building regime.
- (c) 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.
- (d) To note the comments of the Director of Environmental Protection that the applicant should minimise any noise from the church such that it would not cause any noise nuisance to nearby sensitive receivers and that it is the obligation of the applicant to meet all statutory requirements under relevant pollution control ordinances including the Noise Control Ordinance and provide necessary mitigation measures.
- (e) To note the comments of the Director of Food and Environmental Hygiene that no environment nuisance, pest infestation and obstruction to the surroundings should be generated. For any waste generated, the applicant should arrange its disposal properly at their own expenses.