

Previous s.16 Application covering the Application Site

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Approval Condition</u>
1.	A/TW/142	Bus Terminus (under the Podium)	20.3.1992 Approved by MPC	(a)

Approval Condition

- (a) The permission shall cease to have effect on 20.3.1995 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/Tsuen Wan and Kwai Tsing (DLO/TWKT) of Lands Department (LandsD) that referring to Para. 2.4.1 and Appendix 1 of the Supporting Planning Statement (“the SPS”), his office has received an amendment application to the approved Master Layout Plan (“MLP”) including but not limited to the amendment to alignment of the internal pedestrian walkway (“IPW”). LandsD reserves their comments on the proposed amendments to the MLP including the revised IPW. In noting that the Applicant at Table 3.2 of the SPS claimed after the implementation of the A&A works for the new hotel supporting facilities at Level 6, the total GFA would become 185,250 m² under lease, his office would examine the proposed A&A works and the area of internal pedestrian walkway that could be exempted from GFA calculation under lease at building plan processing stage;
- (b) to note the comments of the Chief Building Surveyor/ New Territories West of Buildings Department that the applicant is reminded to appoint Authorized Person and submit the proposal to the Building Authority for approval. Detailed comments will be given in the building plan submission stage;
- (c) to note the comments of the Director of Environmental Protection that the applicant should (i) correct the unit flow factor for retail employees (i.e. 0.28 instead of 0.08m³/employee/day) according to GESF and hence correct the flow estimation; (ii) justify/elaborate the estimation of the number of employees for the existing hotel and the proposed hotel supporting facilities; and (iii) correct the calculation and revisit if the conclusion “In future there will be a net decrease in wastewater generated from the Site...” is still valid in view of the above; and
- (d) to note the comments of the Director of Fire Services that detailed Fire Service requirements will be formulated upon receipt of formal submission of general building plans.