

Previous s. 16 Applications covering the Application Premises

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/TW/471	Shop and Services (real estate agency)	3.7.2015 Approved by MPC (3 years)	(a), (b)

Approval Conditions

- (a) the submission and implementation of the fire service installations in the premises within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 3.1.2016; and
- (b) if the above planning condition (a) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Similar s. 16 Applications within “OU(B)” and “OU(B)1” zones
on the Approved Tsuen Wan OZP No. S/TW/33

Approved Application

<u>No.</u>	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Approval Conditions</u>
1.	A/TW/442*	Proposed Shop and Services	8.2.2013 Partially Approved by MPC	(a), (b)
2.	A/TW/457*	Proposed Shop and Services	27.6.2014 Approved by MPC	(a), (b)
3.	A/TW/459	Proposed Shop and Services (Retail Shop)	22.8.2014 Approved by MPC	(a), (b)
4.	A/TW/460*	Proposed Shop and Services	22.8.2014 Approved by MPC	(a), (b)
5.	A/TW468	Proposed Shop and Services	27.3.2015 Approved by MPC	(a), (b)
6.	A/TW/473	Proposed Shop and Services	18.9.2015 Approved by MPC	(a), (b)
7.	A/TW/484	Temporary Shop and Services for a Period of 5 Years	23.12.2016 Approved by MPC (5 years)	(a), (b)
8.	A/TW/490	Proposed Shop and Services	26.5.2017 Approved by MPC	(a), (b)

*denotes permission revoked

Approval Conditions

- (a) the submission and implementation of the fire safety measures including provision of a separate means of escape for and provision of fire service installations.
- (b) if the above planning condition was not complied with before operation of the use / by the specified date, the approval hereby given should cease to have effect and should on the same date be revoked without further notice.

Recommended Advisory Clauses

- (a) to note the comments of the Director of Fire Services that: (1) means of escape completely separated from the industrial portion should be available for the Premises; (2) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and (3) “*Code of Practice for Fire Safety in Buildings*” which is administered by the Building Authority should be complied with for matters related to fire resisting construction of the Premises;
- (b) to note the comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department that the Premises falls within Tsuen Wan Inland Lot No. 30 (the Lot) which is held under Conditions of Sale No. UB5105 (the Lease). The Lot is restricted under the Leases for industrial purposes only with a term expiring on 30.6.2047. The use for shop and services (real estate agency) at the Premises is not acceptable under the Lease. If the application is approved by the Board, the owners of the Premises have to apply to his office for a temporary waiver; and
- (c) to note the comments of the Chief Building Surveyor/ New Territories West, Buildings Department that under Buildings Ordinance (BO), no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works unless they are exempted under s.41 of the BO, or fall within minor works under the Building (Minor Works) Regulation. Any proposed building works should comply with the prevailing requirements under the BO and allied regulations and Code of Practices. Adequate sanitary fitments complying with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations should be provided to the shop and services areas. Detailed checking will be made at plan submission stage.