

**Similar Application within the Same “R(B)1” Zone
on the Approved Tin Shui Wai OZP No. S/TSW/14**

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
1	A/TSW/45	Proposed Social Welfare Facilities, Training Centre and Public Clinic (Community Health Centre)	19.9.2008	(1), (2), (3), (4)

Approval Conditions

- (1) the provision of vehicular access, car parking spaces and loading/unloading facilities
- (2) the provision of emergency vehicular access, water supply for fire fighting and fire service installations
- (3) the setting back of the proposed development by a minimum of 3.5m from the adjacent school to its south
- (4) the submission and implementation of a landscape proposal

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the application premises has been vested to the Hong Kong Housing Authority (HKHA) by a Vesting Order No. 225 (Tin Ching Estate). As HKHA has been vested with power to control and manage the application premises under the said Vesting Order pursuant to Housing Ordinance (i.e. the application premises is not held under a Government Lease), he has no comment on the application;
- (b) to note the comments of the Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from the licensing authority;
- (c) to note the comments of the Secretary for Education (S of E) that registration of a school is granted in accordance with the stipulated requirements under the Education Ordinance (Cap. 279) and relevant Guidelines. Clearance from relevant departments, including Buildings Department, Fire Services Department, Lands Department and Planning Department, should be obtained. The applicant should also submit documentary proof of the right to use the premises, Occupation Permit (for premises designed and constructed as a school), etc. for S for E's consideration; and
- (d) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that no Food and Environmental Hygiene Department's (FEHD) facilities will be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. Proper licence / permit issued by FEHD is required if there is any catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. For any waste generated from such activity / operation, the applicant should arrange disposal properly at their own expenses.