

Previous Application

Approved Application

Application No.	Zoning on OZP	Proposed Development	Date of Consideration (MPC/TPB)	Approval Condition(s)
A/K5/800	“OU(B)”	Proposed Shop and Services (Neighbourhood Resources Centre)	19.10.2018	1, 2

Approval Conditions:

1. Revocation Clause.
2. The provision of fire service installations and water supplies for firefighting and a means of escape separated from the industrial portion.

Advisory Clauses

- (a) to note the comments of the District Lands Office/Kowloon West, Lands Department (LandsD) that the owner of the Premises has to apply to LandsD for a waiver or no-objection letter to permit the proposed shop and services use. However, there is no guarantee that the application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. If such application is approved, it would be subject to such terms and conditions including, among others, the payment of waiver fee/premium and administrative fee as may be considered appropriate by LandsD.
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that:
 - (i) all building works/change in use are subject to compliance with the Building Ordinance (BO);
 - (ii) the applicant is advised to appoint an Authorized Person to submit building plans for the proposed change in use and/or alterations and additions works to demonstrate compliance with the BO, in particular:
 - (a) adequate means of escape should be provided to the premises in accordance with Building (Planning) Regulation 41(1) and the Code of Practice for Fire Safety in Buildings 2011;
 - (b) the Premises should be separated from the remaining portion of the building by fire barriers of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and the Code of Practice for Fire Safety in Buildings 2011;
 - (c) access and facilities for persons with a disability including accessible toilet should be provided to the Premises in accordance with Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008; and
 - (d) adequate sanitary fitments should be provided to the Premises in accordance with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
 - (iii) detail comments under the BO can only be provided at the building plan submission stage;
 - (iv) for unauthorized building works (UBW) erected on leased land/ private buildings (if any), enforcement action may be taken by the Building Authority to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any UBW on the application site under the BO; and

- (v) if the proposed use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- (c) to note the comments of the Director of Fire Services that:
 - (i) the applicant's attention is drawn to the "Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises";
 - (ii) means of escape separated from the industrial portion should be available for the subject portion; and
 - (iii) 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 Food and Environmental Hygiene that in accordance with Food Business Regulation (Cap.132X), the project proponent shall ensure that there is no unlicensed food business at the Premises.