

Previous Applications involving the Premises

Application No.	Proposed Use/Development	Decision of Town Planning Board (TPB) (Date)
A/H9/63	Proposed Hotel	Approved with condition(s) (23.5.2008)

Approval Conditions:

- (a) the proposed hotel development was subject to a maximum gross floor area (GFA) of 10,498.9m². Any floor space that was constructed or intended for use as back-of-house facilities as specified under Regulation 23A(3)(b) of the Building (Planning) Regulations should be included in the GFA calculation;
- (b) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (c) the submission of a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (d) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment in planning condition (c) above to the satisfaction of the Director of Drainage Services or of the TPB.

Application No.	Proposed Use/Development	Decision of Town Planning Board (Date)
A/H9/77	Proposed Temporary Religious Institution for a Period of 3 Years	Approved with condition(s) on a temporary basis for 3 years (14.7.2017)

Approval Conditions:

- (a) the provision of fire service installations and water supplies for firefighting within six months from the date of the approval to the satisfaction of the Director of Fire Services or of the TPB by 14.1.2018; and
- (b) if the above planning condition 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.

Recommended Advisory Clauses

- (a) to note comments of CBS/HKE&H, BD regarding the need to appoint an Authorised Person (AP) to submit building plans for proposed alteration and addition works to demonstrate full compliance with the provisions of the Buildings Ordinance (BO) and allied regulations in particular the following issues:
 - (i) provision of means of escape for use as places of assembly to comply with regulation 41(1) of the Building (Planning) Regulations (B(P)R);
 - (ii) provision of access and facilities for persons with a disability in accordance with regulation 72 of the B(P)R;
 - (iii) provision of adequate fire separation between the Premises under application and the rest of the building in accordance with Regulation 90 of the Building (Construction) Regulations;
 - (iv) provision of prescribed windows for office to comply with regulations 30 and 31 of the B(P)R; and
 - (v) provision of sanitary fitments to comply with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
- (b) to note comments of CA/CMD2, ArchSD regarding the submission of a renewed 'Certificate of FSI and Equipment';
- (c) to note comments of C of P that the proposal should not cause adverse traffic impact to the local community and each Temporary Traffic Arrangement involving works on footpath and/or carriageway should be previously submitted to him for comment; and
- (d) to note comments of D of FS regarding the formulation of detailed fire services requirements upon receipt of formal submission of general building plans.