

Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration	Approval Conditions
IDPA/NE-TKL/24	Commercial Laundry and Associated Boiler Room	26.6.1991	A1 - A6
A/NE-TKL/5	Laundry Workshop	21.10.1994	A1, A6 - A10
A/NE-TKL/427	Industrial Use (Laundry Workshop)	25.10.2013	A6, A11 - A13

Approval Conditions

- A1 The submission and the implementation of master layout plan
- A2 The provision of adequate access road to the site
- A3 The provision of a minimum of two spaces for the parking, loading and unloading of medium goods vehicles on site
- A4 The provision of adequate sewage and effluent treatment facilities on site
- A5 The provision of screen planting and landscaping for the development
- A6 The commencement clause
- A7 The improvement of the vehicular access
- A8 The provision of sewage and wastewater treatment and disposal facilities
- A9 The provision of drainage facilities
- A10 The submission and implementation of landscaping proposal
- A11 The submission and implementation of drainage proposal
- A12 The design and provision of water supplies for fire-fighting and fire service installations
- A13 The submission and implementation of tree preservation and landscape proposals

Recommended Advisory Clauses

- (a) to note the comments of District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- i. the occupation boundary and application boundary of the application site does not tally. Site inspection revealed that one of the structures, which is a single structure, erected on Lot 836 was found straddling on both Lots 836 and 831 (i.e. not one of the application lots). In the submitted further information (**Appendix Id**), the applicant advised that Lot 831 would not be included in the application for it was not the registered owner. Nevertheless the applicant as to separate the concerned structure by all means to an independent one standing only in Lot 836;
 - ii. it is noted that the applicant has claimed to have relocated the front gate within Lot 825. The said relocation is subject to confirmation should the applicant later apply STT/STW to her office;
 - iii. site inspection also revealed that the application site is surrounded by concrete boundary wall, and part of which ran across Lot 831 and a small piece of Government Land adjoining the STT 1066. This part together with the other part of the boundary wall surround up the whole application site. In the submitted further information (Appendix Id), though the applicant claimed that he has no authority to demolish this part of boundary wall since he is not the owner of Lot 831, it is advisable to the applicant to adjust the boundary wall so as to exclude the said part of Lot 831 and the small piece of Government Land. Her office reserves the right to take any necessary land control action against the part of boundary wall on the Government Land;
 - iv. as Lot 831 is not one of the application lots, the structures erected thereat without approval would be subject to lease enforcement actions;
 - v. if the planning permission be granted, the applicant and the owner of Lot No. 831 in D.D. 77 should apply to her office for STWs and STT covering all the actual occupation area. The applications for STW and STT will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW and STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/ rent and administrative fees as considered appropriate by her office.
- (b) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- i. if the existing structures are erected on leased land without approval of BD, they are unauthorised under BO and should not be designated for any approved use under the application;

- ii. before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - iii. if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with building safety and other relevant requirements as maybe be imposed by the licensing authority;
 - iv. the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively; and
 - v. if the Site does not abut a specified street of not less than 4.5m wide, its development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage.
- (c) to note the comments of Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) there is an existing channel running along the southern site boundary and it lie partly on Government land and partly on the application site (as indicated on **Plan A-2**). This existing channel is essential to the drainage of areas around the application site. The applicant shall not erect any structure including support, or place any object or obstruction of any kind in the channel or suffer the same to be erected or placed in the channel;
 - (ii) the applicant shall maintain those parts of the channel falling within the application site structurally intact and clear of any refuse, deposits or like obstructions to the unimpeded flow in the channel; and
 - (iii) the applicant shall allow the personnel of DSD or its agents to enter upon or access through the application site for purposes of inspection of the channel upon request;
- (d) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/ nature of the proposed use, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
 - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - (iii) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iv) EVA arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administered by BD.