

Similar Applications in “R(A)” Zones on Tuen Mun Outline Zoning Plan

Approved Applications

Application No.	Zoning (at the time of approval)	Use/Development	Date of Consideration	Approval Condition
A/TM/499	“R(A)”	Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 120mPD to 140mPD for Permitted Public Rental Housing (PRH) Development	23.6.2017	(1)
A/TM/500	“R(A)”	Proposed Minor Relaxation of Domestic Plot Ratio Restriction from 5 to 6 and Building Height Restriction from 120mPD to 140mPD for Permitted PRH Development	23.6.2017	(1)

Approval Condition

- (1) Provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.

Advisory Clauses

- (a) to note the comments of Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority. Furthermore, the EVA provision at the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 under the Building (Planning) Regulation 41D which is administrated by the Buildings Department;
- (b) to note the comments of Head of Independent Checking Unit, Office of the Permanent Secretary for Transport and Housing (Housing) (Head(ICU), Office of PSTH(H)) that the applicant should appoint an Authorised Person to assess the feasibility of the proposed change of building height and ensure that any proposed works/change of building height are/is carried out in compliance with the Buildings Ordinance and its allied restrictions, including structural adequacy, means of escape, fire resistance construction, access for persons with disabilities, etc. If the proposed change under application is subject to the issue of a licence, any structures on the Site are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Detailed comments under the Buildings Ordinance will be provided at the building plan submission stage;
- (c) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that on the mitigation measures, such as building setbacks and façade treatments, etc. the applicant should undertake these provisions according to the endorsed Planning Brief;
- (d) to note the comments of Director of Social Welfare (DSW) that the proposed 100-place RCHE will be taken on board as part and parcel of the housing development with HD acting as the works agent. HD is reminded to construct the said RCHE according to the latest agreed layout plan unless otherwise agreed by his department for any other layout design; and
- (e) to note the comments of Director of Food and Environmental Hygiene (DFEH) that he takes this opportunity to advise if FEHD is requested to provide refuse collection service, FEHD shall be separately consulted with submission of building plan.