

Previous s.16 Applications covering the Site

Approved Application

Application No.	Zoning (at the time of approval)	Use/Development	Date of Consideration	Approval Conditions
A/TM/149	“U”	Tertiary Education Centre	3.7.1992	(1) to (5)
A/TM/180	“U”	Residential accommodation for students and staffs for Lingnan College	22.4.1994	(1) to (4)
A/TM/209	“G/IC”	Mini-bank	24.5.1996	(6)
A/TM/381	“G/IC”	Shop and Services (Mini-bank)	27.3.2009	(7)

Approval Conditions

- (1) Submission and implementation of Master Layout Plan
- (2) Submission and implementation of Landscape Master Plan
- (3) Provision of car-parking spaces and/or vehicular access
- (4) Submission of a drainage impact assessment report and implementation of appropriate mitigation measures
- (5) Provision of mitigation measures against traffic noise
- (6) Reservation of a car-parking space or loading/unloading space for security van
- (7) Submission and implementation of fire services installations

Advisory Clauses

- (a) to note the comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that irrespective of whether planning approval will be given to the proposed development, LandsD reserves the right to comment on the development submissions when received. If it is revealed that any lease conditions would have been breached by the proposed development subsequent to the approval of application, he would advise that the applicant will need to apply to the LandsD for a lease modification to effect the proposal and the application will only be considered upon their receipt of formal application from the applicant. However, there is no guarantee that the development submissions will be approved and there is also no guarantee that any application for lease modification, if required, will be approved and he reserves his comment on such. The lease modification will be considered by the LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of payment and administrative fee. LandsD reserves the right to take any enforcement action should any breaches of lease conditions be found;
- (b) to note the comments of Director of Environmental Protection (DEP) that the applicant is reminded to comply with all relevant environmental pollution control ordinance during construction and to implement appropriate mitigation measures/practices as set out in the Recommended Pollution Control Clauses for Construction Contracts which are available at the following website: http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc_1.html;
- (c) to note the comments of Director of Fire Services (D of FS) that the applicant is advised to observe the requirements of Emergency Vehicular Access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administrated by the Buildings Department; and
- (d) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that the development intensity shall not exceed the permissible as stipulated under the First Schedule of the Building (Planning) Regulations; and the clear headroom of any floor of the building should not be less than 2m. Detailed comments under the Buildings Ordinance will be provided at the building plan submission stage, if any.