

Previous Applications covering the Site

<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
A/YL/226	Proposed Office cum Public Car Park with Ground Floor Retail Shops	10.11.2017	(1), (2), (3), (4), (5), (6), (7)
A/YL/248	Proposed Temporary Religious Institution (Church) for a Period of 5 Years	12.8.2018	(7), (8)

Approval Conditions:

- (1) Submission of a revised Traffic Impact Assessment.
- (2) Design and provision of vehicular access and car parking and loading/unloading facilities for the proposed development.
- (3) Design and provision of public vehicle parking facilities in the proposed development.
- (4) Submission and implementation of a landscape and tree preservation proposal.
- (5) Submission of a sewerage impact assessment and implementation of the sewerage improvement measures identified therein.
- (6) Submission and implementation of a drainage proposal.
- (7) Submission and implementation of water supply for firefighting and fire service installations.
- (8) Revocation of planning approval for non-compliance with conditions by a specified date.

Advisory clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
- (i) the application site (the Site) is governed by New Grant No. 4390 dated 11.5.1998 (the New Grant). Special Condition (S.C.) (5) of the New Grant restricts that the lot shall not be used for any purpose other than for non-industrial purposes (excluding residential, godown and petrol filling station purposes). In particular, other than the building or part of any building at ground floor (G/F) level, the lot shall not be used other than for the purposes of the public carpark as referred to in S.C.(6) and the provision of spaces referred to in S.C.(10). The building or part of any building at G/F level shall not be used for the purposes of the public carpark;
 - (ii) S.C.(6) provides that the lot owner shall erect, construct and maintain a multi-storey public car park (the public carpark) in which the public carpark shall be provided on floor(s) other than the G/F or level of the building(s) erected or to be erected on the lot. S.C.(7)(c) provides that the total gross floor area (GFA) shall not be less than 9,318m² and shall not exceed 15,530m². S.C.(9)(a) provides that the Lot Owner shall operate, conduct and manage the public carpark at all times; and S.C.(9)(c) requires that the car parking spaces within the public carpark shall be sublet to members of the public on an hourly, monthly or quarterly basis for the parking of motor vehicles;
 - (iii) S.C.(10)(a) provides that spaces shall be provided within the lot for the parking of motor vehicles at the rate of one space for every 300m² or part thereof the GFA in the building(s) erected or to be erected on the Lot to be used for non-industrial (excluding residential, godown and petrol filling station) purposes excluding any floor area to be used for such parking purposes and for loading/unloading of vehicles under S.C. (10)(b) and the floor area of the public carpark. S.C.(10)(b) provides that spaces shall be provided within the Lot for the loading/unloading of motor vehicles at the rate of one space for every 1,000m² or part thereof the GFA in the building(s) erected or to be erected on the Lot to be used for non-industrial (excluding residential, godown and petrol filling station) purposes excluding any floor area to be used for loading/unloading purposes and for parking purposes under S.C. (10)(a) and the floor area of the public carpark. S.C. (10)(c) provides that there shall not be taken into account for GFA calculation in respect of the spaces provided within the building(s) erected or to be erected on the Lot in accordance with S.C.(10)(a) and (10)(b), provided that if the no. of such spaces exceeds the minimum no. calculated under S.C. (10)(a) and (10)(b), all the spaces in excess of that minimum no. shall be taken into account for GFA calculation; and
 - (iv) according to her record and the car park layout plan deposited with her office, there are 7 private car parks and 2 loading/unloading spaces on G/F, total 183 car parking spaces and total 10 motorcycle spaces in the public carpark on 1/F and 2/F. Should the application be approved, the owner of the captioned lot is required to apply to her department for a modification of the lease of the lot for the proposed redevelopment. However, there is no guarantee that such application, including the granting of any government land (if any), will be approved. Such application will be dealt with by her department acting in the capacity as the landlord at her discretion, and if it is approved will be subject to such terms and conditions including among others, the payment of such appropriate fees as may be imposed by her department;

- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that if any road improvements (including junction improvement, enhancement/addition of pedestrian crossing facilities, etc.) are considered necessary by the Transport Department (TD) due to the proposed development, they shall be implemented to the satisfaction of TD and his department at your own cost. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Director of Environmental Protection that office developments are normally provided with central air conditioning system and you/ your Authorised Persons should be able to select a proper location for fresh-air intake during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances/ impact. You shall be responsible to implement the local sewerage upgrading/ sewerage connection works as to be recommended in the approved Sewerage Impact Assessment report;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that apart from providing two small edge planters at carpark levels from 2/F to 5/F, opportunities for greening measures along the building edges at lower levels facing Hi Yip Street to maximise the greening effect should be explored. Relocate the proposed planter on 3/F from the western corner to a better location near the southern corner for receiving sufficient sunlight to promote healthy and sustainable plant growth should be considered. It is noted that the proposed tree planting location as indicated in the Landscape Master Plan is different from that as shown in Section Plan (Appendix C in **Appendix Ig** of this RNTPC Paper) and Top Roof Plan (Appendix D in **Appendix Ig** of this RNTPC Paper). Proper access should be provided for all the planting areas, particularly the edge planters at various levels, for vegetation maintenance. The approval of the application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Relevant authority/government department(s) should be approached directly to obtain the necessary approval on tree works;
- (e) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Department (BD); and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, BD that the proposed site coverage of 75% should be subject to the application of setback approach with sufficient justification to satisfy the criteria set out in Practice Notes for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-132. He reserves the comment on it; detailed checking of plans will be carried out during building plan submission stage. If the proposed plot ratio is based on the assumption that GFA concession will be granted, the pre-requisites in PNAP APP-151 and PNAP APP-152 should be complied with. The storey height of G/F (5.5m) and 1/F (5m) should be justified during building plan submission stage. Disregarding public and private carparking spaces from GFA calculation under the Buildings Ordinance will be considered on the basis of the criteria set out in PNAP APP-2 during building plan submission plan.