

**Previous applications at the Site**

**Approved s.16 Application**

<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>
A/TM/440	Proposed Church	6.9.2013

**Approval Conditions**

- (a) Design (including signage and access to the public open space), implementation, maintenance and management of the public open space, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services (DLCS) or of the TPB.
- (b) Submission and implementation of tree preservation and landscape proposals to the satisfaction of the Director of Planning or of the TPB.
- (c) Submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB.
- (d) Provision of water supplies for fire fighting and fire service installations for the site to the satisfaction of the Director of Fire Services or of the TPB.

**Agreed s.12A Application\***

<b>Application No.</b>	<b>Proposed Amendment</b>	<b>Date of Consideration</b>
Y/TM/14	From "Open Space" to "Government, Institution or Community" for church development	23.5.2014

\* The Committee decided to partially agree to the application and considered that an appropriate "G/IC" sub-zone restricting the site to allow only for church use, and including the building height, PR/GFA, SC and the amount of public open space to be provided (including area not covered) in the Notes of the OZP should be worked out in order to enforce the approved use and development parameters under the s.16 application.

## Rejected Rezoning Applications

<b>Application No.</b>	<b>Proposed Amendment</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
Z/TM/1	From “Open Space” to “Government, Institution or Community” for home for the elderly development	28.1.2000	1 and 2
Y/TM/3	From “Open Space” to “Government, Institution or Community” for church development	7.5.2010	3
Y/TM/18	From “Open Space” to “Government, Institution or Community” for private primary school development	9.12.2016	4 and 5

### Rejection Reasons:

- 1: The site was exposed to traffic noise from Tuen Mun Road far exceeding the standard specified in the Hong Kong Planning Standards and Guidelines. There was insufficient information in the submission to demonstrate that the proposed development would be properly mitigated from the adverse environmental impact.
- 2: The proposed zoning amendment might have interface problems with the works project of the proposed Road B12.
- 3: It would affect the draft Tuen Mun Area 55, 56, 57, 58 Layout Plan No. L/TM-TME/B in that the location and design of a planned police station and fire station as well as open space provision would need to be substantially adjusted. Hence, it was premature to consider the application at this stage prior to revision to the Layout Plan.
- 4: The applicant fails to demonstrate that the site is suitable for accommodating a properly designed primary school taking into consideration its configuration and sub-standard site area.
- 5: The applicant fails to demonstrate that the proposed school development would not cause adverse traffic impact on the surrounding areas.

**Detailed departmental comments on Application No. Y/TM/22**

Comments of the Director of Environmental Protection:

Technical Comment on the Noise Impact Assessment (NIA) Report

1. The width and layout of maintenance windows should be indicated with the help of suitable figures. In normal circumstance, the width of maintenance window should not be greater than 300mm and each of the windows are separated with reasonable distance in normal practice for cleansing and maintenance purpose only. If the measure is fixed glazing with maintenance window instead, the consultant should adopt the exact caption and clearly indicate both measures and their extents in relevant figures.
2. Referring to S.4.3.4, “no direct line of site NSRs” should read “no direct line of sight from the NSRs”. Apart from the fixed noise sources mentioned in S.4.3.4 and S.4.4.6, the consultant should confirm whether there would be no direct line-of-sight from the NSRs to other fixed noise sources such as the container lorry parking area which has been omitted in S.4.3.2 and S.4.4.6.
3. With regards to the proposed noise mitigation measures, an undertaking letter from the registered owner should be provided as part of the NIA report.

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD)

The applicant’s attention is drawn to the following points:

1. The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively. EVA should serve the major façade and, in addition, other façade of the building such that the aggregate length of the facades served is not less than one-fourth of the total length of all the perimeter walls of the building under Building (Planning) Regulation 41D.
2. The provision of the prescribed windows for habitation and toilet/lavatory should be in compliance with Building (Planning) Regulation 30, 31, 32 and 36.
3. The noise barriers including the enclosed void areas at upper floors will constitute a substantial building bulk which should be included in Gross Floor Area and / or Site Coverage calculations under the Building Ordinance (BO). Whether exemption could be granted shall be subject to the criteria and conditions listed in Appendix A of Joint Practice Note No. 2 and compliance with the pre-requisites stipulated in PNAP APP-151 on Building Design to Foster a Quality and Sustainable Built Environment.
4. Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works.

An authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO.

5. If the proposed use under application is subject to the issue of a license, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
6. Detailed comments will be made at the building plan submission stage.