

Previous Planning Applications Covering the Site

<u>Application No.</u>	<u>Location and Development</u>	<u>Date of Consideration and Decision</u>	<u>Main Reasons for Rejection/Approval Conditions</u>
A/KC/200	SD4 Lots 1311-3, 1315-9, 1340, 1343, 1345, 1349RP(P), 1351, 1355RP, 1358RP, 1359SA, 1359RP, 1363, 1363, 1364RP, 1366, 1370, 1371RP, 1377, 1382 & Government Land, Immediate South-East of Kau Wa Keng San Tsuen & to the North of Lai King Hill Road at Kau Wa Keng, Kawi Chung Comprehensive Residential Development to include a kindergarten and ancillary carpark	12.4.1996 Approved with conditions by the Metro Planning Committee (MPC) of the Town Planning Board (TPB) 16.8.1996 Approved by the TPB upon review of approval condition (k)	(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) & (l)
A/KC/391	G/F, 64D1 Kau Wa Keng, Kwai Chung Proposed Shop and Services (Retail Shop) by another applicant	N/A	Withdrawn on 30.5.2012

Approval Conditions:

- (a) the submission of a revised traffic impact assessment and implementation of any necessary road improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB.
- (b) the provision of car parking and loading/unloading spaces to the satisfaction of the Commissioner

for Transport or of the TPB.

- (c) the design and provision of vehicular access roads to the development to the satisfaction of the Commissioner for Transport or of the TPB.
- (d) the design and provision of temporary vehicular access roads to the parts of the application site reserved for Phases II and III of the proposed developments and the adjacent Kau Wa Keng San Tsuen before the completion of all phases of the proposed development to the satisfaction of the Commissioner for Transport or of the TPB.
- (e) the submission of a supplementary environmental impact assessment for individual phases of the proposed development and implementation of any mitigation measures recommended therein to the satisfaction of the Director of Environmental Protection or of the TPB.
- (f) the design and provision of the mitigation measures identified in the noise impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB.
- (g) the design and provision of the drainage facilities to the satisfaction of the Director of Drainage Services or of the TPB.
- (h) the provision of the emergency vehicular access, including the submission of a phasing plan for its implementation, to the satisfaction of the Director of Fire Services or of the TPB.
- (i) the submission of a detailed diversion proposal for the existing water mains and water works reserves, and the design and construction of the new water mains following an agreed diversion alignment and works programme to the satisfaction of the Director of Water Supplies or of the TPB.
- (j) the submission and implementation of a master landscape plan, including tree preservation proposals, to the satisfaction of the Director of Planning or of the TPB.
- (k) the submission and implementation of a revised programme for land assembly and for phased completion of the proposed development to the satisfaction of the Director of Lands or of the TPB.
- (l) the permission shall cease to have effect on 12.4.1998 unless prior to the said date either the development hereby permitted is commenced or the permission is renewed.

Suggested Advisory Clauses

- (a) to note the comments of the Director of Fire Services that he has no objection in principle to the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (b) to note the comments of the Director of Environmental Protection that the applicant is advised to avoid noise disturbance/annoyance to the village houses nearby. Operation hours of the proposed shop is preferably at 30 minutes shorter than the operation period proposed by the applicant, i.e. closing before 11pm. The applicant shall ensure all wastewater discharged from the shop, including the effluent from its toilet, be properly treated and disposed.
- (c) to note the comments of Chief Building Surveyor/New Territories West of Buildings Department that enforcement action by the Buildings Department under the Building Ordinance may be carried out against any unauthorised building works if any.