

**Previous Application covering the Site**

<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>RNTPC's Decision</u></b>
A/YL/226	Proposed Office cum Public Car Park with Ground Floor Retail Shops	10.11.2017	Approved with conditions

**Approval Conditions:**

- (a) the submission of a revised Traffic Impact Assessment;
- (b) the design and provision of vehicular access and car parking and loading/unloading facilities for the proposed development;
- (c) the design and provision of public vehicle parking facilities in the proposed development;
- (d) the submission and implementation of a landscape and tree preservation proposal;
- (e) the submission of a sewerage impact assessment and implementation of the sewerage improvement measures identified therein;
- (f) the submission and implementation of a drainage proposal; and
- (g) the design and provision of water supply for fire fighting and fire service installations.

**Advisory clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application premises (the Premises);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that the applicant is reminded to ensure the proposed temporary use of the application premises (the Premises) for religious institution (church) use comply with aspects including but not limited to fire and building planning requirements under the prevailing Ordinances and Regulations;
- (c) to note the comments of the Director of Environmental Protection that the applicant should be reminded to make reference to the “Hong Kong Planning Standards and Guidelines” to implement the mitigation measures as appropriate to minimise the potential environmental impact;
- (d) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that before any new building works are to be carried out in the Premises, prior approval and consent of the BD should be obtained, otherwise they are unauthorised building works. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance as the proposal also involves change of use of the Premises. The applicant should be reminded that any proposed structures within the Premises 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 if necessary. Detailed checking of plans will be carried out during building plan submissions stage.