

Previous Planning Applications

Application No.	Date of Consideration /Decision	Decision of the RNTPC/ TPB/TPAB	Reasons for Rejection/ Approval Conditions	Approval Conditions Complied/ Revocation
A/SK-HC/18 Film Studio	14.7.1995	Rejected by TPB	(1) to (4)	-
A/SK-HC/28 Film Studio	15.12.1995	Approved with conditions by RNTPC for a temporary period of 5 years	(a) to (f)	Approval Conditions Complied
A/SK-HC/84 Film Studio	16.6.2000	Approved with conditions by RNTPC for a temporary period of 5 years	(a) and (f)	Approval Conditions Complied
A/SK-HC/121 Film Studio	16.9.2005 17.7.2006	Approved with conditions by TPB for a temporary period of 3 years Dismissed by the TPAB	(a), (g), (h), (i) and (j)	Revoked on 16.3.2006
A/SK-HC/133 Temporary Film Studio for a Period of 5 Years	16.3.2007	Approved with conditions by TPB for a temporary period of 3 years	(a), (g), (h), (i), (j), (k) and (l)	Approval Conditions Complied
A/SK-HC/181 Temporary Film Studio for a Period of 5 Years	11.6.2010	Approved with conditions by RNTPC for a temporary period of 3 years	(a), (g), (j), (k) (l), (m), (n) and (o)	Revoked on 11.9.2012
A/SK-HC/224 Temporary Film Studio for a Period of 3 Years	5.7.2013	Approved with conditions by RNTPC for a temporary period of 3 years	(a), (g), (j), (k), (l) and (o)	Revoked on 5.10.2015
A/SK-HC/248 Temporary Film Studio for a Period of 3 Years	28.10.2016	Approved with conditions by RNTPC for a temporary period of 3 years	(a), (g), (j), (k), (l) and (o)	Revoked on 28.1.2017

Approval Conditions

- (a) Submission and implementation of landscape and/or tree preservation proposals
- (b) Submission of traffic impact assessment
- (c) Provision of emergency vehicular access

- (d) Provision of sewage treatment and disposal facilities
- (e) Provision of site paving and drainage facilities
- (f) Reinstatement of the site to amenity area upon expiry of the planning permission
- (g) No outdoor shooting and/or related activities between 11:00pm and 7:00am
- (h) Submission and implementation of vehicular access and traffic management proposals
- (i) Submission and implementation of drainage proposals
- (j) Submission and implementation of detailed proposals to ensure no pollution on the water gathering ground
- (k) No use of pyrotechnic materials
- (l) Not allowing medium/heavy goods vehicles
- (m) Maintain all existing and newly planted vegetation
- (n) Provision of parking spaces
- (o) Submission and implementation of water supplies for fire fighting and fire service installations

Reasons for Rejection

- (1) Not in line with the planning intention
- (2) Insufficient information to facilitate a comprehensive assessment of the development's compatibility with the surroundings
- (3) Possible adverse traffic impact
- (4) Undesirable precedent

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site;
- (b) to resolve any land issue relating to the development with concerned owners of the application site;
- (c) shorter compliance periods are allowed to monitor the progress on compliance with approval conditions and sympathetic consideration may not be given to any further application if the planning permission is revoked again due to non-compliance of approval condition;
- (d) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD) that the owner of the lots will need to apply to his office for a Short Term Waiver (STW) to cover all the subject lots and a short term tenancy (STT) to cover the concerned adjoining government land for the film studio use. However, there is no guarantee that such application for STW and STT would be approved by the Government. Such application, if eventually approved, shall be subject to such terms and conditions including the payment of fees and rent, as the Government considers appropriate;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the discharge licence issued to the applicant for the septic tank and soakaway pit is still valid and the licence requirements should be strictly followed;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the Town Planning Board's approval with or without conditions on submission and/or implementation of landscape proposal (including tree preservation proposal) does not imply approval of any kind of tree works (such as felling/transplanting/pruning) under lease. The applicant is reminded to approach relevant government departments (such as DLO/SK) direct for approval if required;
- (g) to note comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) that adequate stormwater drainage collection and disposal facilities should be provided in association with the land use not causing adverse drainage impact to the area in the vicinity;
- (h) to note the following comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD):
 - (i) unless the Site abuts on a specified street complying with the requirements under Building (Planning) Regulation (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the Site should be determined by the Building Authority (BA) under B(P)R 19(3);
 - (ii) all unauthorized building works (UBW)/structures should be removed. In particular, there are UBW on the Site (three single storey structures) subject to Buildings Ordinance (BO) section 24 order no. C/AT/0440/96/NT. The applicant is advised to comply with the said order without further delay;
 - (iii) all building works are subject to compliance with the BO;
 - (iv) the means of obtaining access to the proposed building from a street including the land status of the existing access road should be clarified to demonstrate compliance of B(P)R5;

- (v) emergency vehicular access complying with B(P)R 41D shall be provided for all buildings in the Site;
- (vi) before any new building works are carried out on the Lots, prior approval and consent from BA should be obtained, otherwise they are UBW. Authorized Person must be appointed to coordinate all new building works in accordance with the BO; and
- (i) to note the comments of the Director of Fire Services (D of FS) that detailed fire services requirements will be formulated upon receipt of formal submission of General Building Plan where applicable. Emergency Vehicle Access arrangement shall comply with the requirements stipulated in BD's Code of Practice for Fire Safety in Buildings 2011 whenever the building works fall within the ambit of the BO.