

Previous Applications

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC/TPB	Reasons for Rejection/Approval Conditions
DPA/SK-SKM/9 Two 3-storey Village-type Houses	Lots 1634 S.A RP, 1635 and Government land in D.D. 221, Kap Pin Long, Sai Kung	“Unspecified Use”	6.11.1992	Approved with conditions	(a) & (b)
A/SK-PK/175 Proposed One House (New Territories Exempted House)	Lots 1634 S.A RP and 1635 in D.D. 221, Sha Kok Mei, Sai Kung	“R(D)”	16.7.2010	Approved with conditions	(c) & (d)

Approval Conditions:

- (a) Provision of sewage treatment and disposal facilities
- (b) Provision of drainage facilities
- (c) Submission and implementation of landscape proposal
- (d) Provision of fire-fighting access, water supplies and fire service installations

Similar Applications for House Development in “R(D)” zone on the OZP

Application No.	Location	Date of Consideration	Decision of the RNTPC/ TPB/ TPAB	Reasons for Rejection/ Approval Conditions
A/SK-PK/14 A 3-storey Village-Type House	Lot 210 and Government Land in D.D. 215, Tan Cheung Tsuen, Sai Kung	11.4.1995	Rejected by RNTPC	(a), (b), (c) and (d)
A/SK-PK/15 A 3-storey Village-Type House	Lot 469 and Government Land in D.D. 215, Tan Cheung Tsuen, Sai Kung	11.4.1995	Rejected by RNTPC	(a), (b), (c) and (d)
A/SK-PK/21 Two 2-storey Village-Type House	Lot 666 in D.D. 215, Po Lo Che, Sai Kung	15.9.1995	Approved with conditions by RNTPC	(1) and (2)
A/SK-PK/62 A 2-storey Village-Type House	Lots 178, 179, 180 S.A and 186 S.B RP in D.D. 215, Yau Ma Po, Sai Kung	16.1.1998	Rejected by RNTPC	(d) and (e)
A/SK-PK/66 A New Territories Exempted House (Small House)	Lot 469 in D.D. 215, Yau Ma Po, Sai Kung	10.7.1998	Rejected upon review by TPB	(a), (d) and (f)
A/SK-PK/71 Two 3-Storey Village-Type House	Lot 627 RP in D.D. 215, Tan Cheung, Sai Kung	15.1.1999	Rejected upon review by TPB	(a), (d) and (g)
A/SK-PK/83 Two 3-storey Village House	Lot 210 and Government Land in D.D. 215, Yau Ma Po, Sai Kung	13.8.1999	Rejected by RNTPC	(a), (d) and (e)
A/SK-PK/98 Proposed 3-storey Village-Type House	Lot 210 in D.D. 215, Yau Ma Po, Sai Kung	5.5.2000	Rejected by RNTPC	(a), (d) and (e)
A/SK-PK/110 Proposed 3-storey Village-Type House	Lot 210 in D.D. 215, Yau Ma Po, Sai Kung	21.12.2001	Rejected by RNTPC	(a), (d) and (h)
A/SK-PK/149 Proposed Houses	Lot 627RP in DD 215, Tan Cheung, Sai Kung, New Territories	18.8.2006	Rejected by RNTPC	(a) and (d)

Application No.	Location	Date of Consideration	Decision of the RNTPC/ TPB/ TPAB	Reasons for Rejection/ Approval Conditions
A/SK-PK/154 Proposed 3-storey House (New Territories Exempted House)	Lot 1030 in D.D. 221, Kap Pin Long, New Village, Sai Kung	12.10.2007	Rejected by RNTPC	(a) and (d)
A/SK-PK/156 Proposed 2-storey House	Lot 1021 and adjoining government land in D.D. 221, Kap Pin Long San Tsuen, Sai Kung	18.4.2008	Rejected by RNTPC	(a) and (d)
A/SK-PK/158 Proposed 2-storey House	Lot 1030 in D.D. 221, Kap Pin Long, New Village, Sai Kung	31.10.2008 28.10.2009	Rejected upon review by TPB Dismissed by TPAB	(a) and (d)
A/SK-PK/171 Proposed 2-storey House	Lot 397 in D.D. 215, near Sun King Terrace, Sai Kung	12.2.2010	Approved with conditions by RNTPC	(3), (4), (5) and (6)
A/SK-PK/183 Proposed 2-storey New Territories Exempted Houses	Lot 1030 in D.D. 221, Kap Pin Long, New Village, Sai Kung	27.5.2011	Rejected upon review by TPB	(a) and (i)

Reasons for Rejection:

- (a) Not in line with the planning intention
- (b) No details on site formation works have been included
- (c) No proposals on sewage treatment and drainage disposal facilities have been included
- (d) Undesirable precedent
- (e) Excessive development intensity
- (f) No information to demonstrate that the proposed development is for a New Territories Exempted House
- (g) The traffic generated by the proposed development would further overload the existing transport infrastructure, in particular, Hiram's Highway
- (h) Insufficient information to demonstrate that the proposed development would not have adverse impact on the limited infrastructural provision in the area
- (i) Fail to demonstrate the proposed development and the realigned footpath would not have an adverse impact on the surrounding areas

Approval Conditions:

- (1) Provision of drainage facilities
- (2) Submission and implementation of site formation plans

- (3) Provision of water supplies for firefighting and fire service installations
- (4) Submission and implementation of the sewage disposal facilities
- (5) Submission and implementation of landscaping and tree preservation proposals
- (6) Submission and implementation of a landscape treatment proposal to mitigate the visual impact of the retaining walls

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):
- (i) the permissible roof-over area for rebuilding over the Lots might be subject to the original occupation area of the old building substantiated by evidence (e.g. physical occupation of the old building, old aerial photos, old plan records, "A" Book records, ALS's survey report etc.) and be acceptable to the Government;
 - (ii) the redevelopment proposal is required to be effected by way of Land Exchange. The applicant will be required to prove her title to the Lots; and
 - (iii) there is however no guarantee that such land exchange if applied will be approved by the Government. Such Land Exchange application, if eventually approved, would be subject to such terms and conditions including payment of premium and an administrative fee as the Government considers appropriate;
- (b) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded to observe 'New Territories Exempted Houses – A Guide to Fire Safety Requirements' published by Lands Department. Detailed fire safety requirements will be formulated upon receipt of formal application referred by Lands Department;
- (c) to note the comments of the Chief Building Surveyor/NTE2 & Rail, Buildings Department (CBS/NTE2&Rail, BD) that all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with Buildings Ordinance, and Authorized Person must be appointed for the aforesaid site formation and communal drainage works;
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) that no structure should be erected within 3m distance from the edge of the twin-cell box culvert located beside the application site;
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards; and
- (f) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant is reminded to make necessary submission to the DLO to verify if the site satisfies the criteria for the exemption for site formation works as stipulated in PNAP APP-56. If such exemption is not granted, the applicant shall submit site formation plans to the Buildings Department in accordance with the provisions of the Buildings Ordinance.