

Previous s.16 Application covering the Application Site

Approved Application

<u>Application No.</u>	<u>Zoning</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Main Reasons for Approval</u>
A/TKO/106	“R(C)1”, “GB”, ‘Road’	Proposed House	18.3.2016	(1), (2), (3), (4), (5)

Main Reasons for Approval:

- (1) The proposed PR of 0.6, SC of 30% and BH of two storeys (7.62m) is generally in line with the planning intention of the “R(C)” zone.
- (2) The proposed development is not deviating from the planning intention of “GB” zone in containing the urban sprawl by natural features.
- (3) It would not affect the planned road upgrading works at Hang Hau Road.
- (4) No adverse visual and landscape impact is anticipated since the “GB” zone would remain unchanged with no trees to be felled.
- (5) It would unlikely cause major adverse impact on the surroundings in view of small scale of the proposed development.

**Similar s.12A Applications within the Outline Zoning Plan (OZP)**

**Rejected Applications (Proposed Rezoning from “GB” to “R(C)2”)**

<b><u>Application No.</u></b>	<b><u>Location</u></b>	<b><u>Proposed Amendment(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Main Reasons for Rejection</u></b>
Y/TKO/3	Lot 453 RP (Part) in D.D.401 and Adjoining Government Land, Po Lam Road, Tseung Kwan O	To rezone the application site from “GB” to R(C)2”	26.8.2016	(1), (2), (3)
Y/TKO/4	Lot 453 RP (Part) in D.D.401 and Adjoining Government Land, Po Lam Road, Tseung Kwan O	To rezone the application site from “GB” to R(C)2”	13.10.2017	(1), (2), (4)

**Main Reasons for Rejection:**

- (1) The Site forms an integral part of the “GB” zone serving as a green and visual buffer amidst the existing developed area and no strong justification had been provided to rezone the site from “GB” to “R(C)2”.
- (2) The applicant is unable to demonstrate that the rezoning application would not cause adverse impact on the existing landscape resources of the surrounding area.
- (3) The proposed zoning boundary of the proposed “R(C)2” zone would affect the optimal utilisation of land resources.
- (4) The approval of the proposed rezoning would set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving similar applications will result in a general degradation of the green buffer and natural environment of the area.