

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SK-CWBN/42**  
***(for 3<sup>rd</sup> Deferment)***

- Applicants** : Clear Water Bay Land Company Limited, Double One Limited and Coastline International Limited represented by Kenneth To and Associates Limited
- Site** : Lots No. 214 RP, 219, 220 S.A, 220 S.B, 220 RP, 224 and 226 and Adjoining Government Land in D.D. 229, Clear Water Bay, Sai Kung
- Site Area** : About 78,561m<sup>2</sup> (including about 4,647 m<sup>2</sup> Government Land)
- Lease** : (a) Expire on 30.6.2047  
(b) Lots No. 214RP, 220 S.A, 220 S.B and 220RP in D.D. 229:  
restricted for film studio purpose with ancillary office and quarters  
(c) Lots No. 219 and 224 in D.D. 229:  
restricted for housing for staff and employees of the grantee  
(d) Lot 226 in D.D. 229:  
house lot restricted for private residential and viewing theatre purposes
- Plan** : Approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No. S/SK-CWBN/6
- Zoning** : “Comprehensive Development Area(2)” (“CDA(2)”)
- Application** : Proposed comprehensive development for residential, commercial (hotel, kindergarten, eating place and shop and services) and residential institution uses with minor relaxation of plot ratio (PR), gross floor area (GFA) and building height (BH) restrictions

**1. Background**

- 1.1 On 5.7.2017, the applicants sought planning permission for the proposed comprehensive development with minor relaxation in PR, GFA and BH restrictions at the application site (**Plan A-1**).
- 1.2 On 25.8.2017 and 10.11.2017, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months each as requested by the applicants to allow time for the applicants to prepare further information (FI) to resolve comments from relevant government departments. The application is scheduled to be submitted for the Committee’s consideration on 26.1.2018.

## 2. Request for Deferment

On 12.1.2018, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months so as to allow time to liaise with relevant government departments including the Commissioner for Heritage's Office (CHO) and the Antiquities and Monuments Office (AMO) to refine the Master Layout Plan (MLP) (**Appendix I**).

## 3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months upon the requests of the applicants. The applicants have not submitted any FI since the last deferment on 10.11.2017. It is however noted that the applicants have been liaising with CHO and AMO on the MLP and conservation proposal to substantiate the application.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicants need more time to address the comments from relevant government departments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed a further two months for the applicants to prepare the submission of FI. Since it is the third deferment, the applicants should be advised that the Committee has allowed a total of six months for preparation and submission of FI, no further deferment would be granted unless under very special circumstances.

## 4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicants' request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

## 5. Attachments

<b>Appendix I</b>	Letter of 12.1.2018 from the applicants' representative
<b>Plan A-1</b>	Location plan