

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

**APPLICATION NO. A/SK-CWBN/48**  
*(for 2<sup>nd</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, 220s.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**

On 11.5.2018, the applicants sought planning permission for proposed comprehensive development with minor relaxation in PR, GFA and BH restrictions at the application site (the Site) (**Plan A-1**). On 6.7.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicants to allow time for the applicants to prepare further information (FI) to address the comments from relevant government departments. On 16.8.2018, 20.8.2018, 14.9.2018 and 20.9.2018, the applicants submitted FIs to substantiate the application. The application is scheduled for consideration by the Committee on 2.11.2018.

## **2. Request for Deferment**

On 26.10.2018, the applicants' representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for 2 months so as to allow time for preparation of responses to address the comments of relevant government departments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicants. Since the first deferment on 6.7.2018, FIs including revised Master Layout Plan, Landscape Master Plan and technical assessments have been submitted by the applicants. The applicants need more time to address the comments received from the relevant government departments.
- 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 prepare responses to address the departmental comments, 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 making a decision on the application, the application will be submitted to the Committee for consideration within 2 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 2 months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months for preparation of submission of FI, and 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 26.10.2018 from the applicants' representative
<b>Plan A-1</b>	Location plan