

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/SK-CWBN/10

(for 2nd Deferment)

- Applicant** : The Shaw Foundation Hong Kong Limited, X Tech Advisors Limited and Hong Kong X Foundation Limited represented by Kenneth To & Associates Limited
- Site** : Various Lots in D.D. 229 and Adjoining Government Land, Clear Water Bay, Sai Kung, New Territories
- Site Area** : About 18,033 m² (including about 6,655m² government land)
- Land Status** : (a) Private Land (63.1%)
(i) Old Schedule Agricultural Lot held under Block Government Lease
(ii) Restricted to agricultural purpose

(b) Government Land (36.9%)
- Plans** : Approved Clear Water Bay Peninsular North Outline Zoning Plan (OZP) No. S/SK-CWBN/6
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “GB” to “Government, Institution or Community(7)” (“G/IC(7)”) and amend the Notes of the zone applicable to the application site
[Proposed to be restricted to a maximum gross floor area (GFA) of 32,000m² and maximum building heights (BHs) of 148mPD and 156mPD]

1. Background

- 1.1 On 20.4.2020, the applicants sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “GB” to “G/IC(7)” on the approved Clear Water Bay Peninsular North (OZP) No. S/SK-CWBN/6 to facilitate the proposed Science, Technology, Engineering, Arts and Mathematics and Innovation Secondary School (the STEAM School) development at the Site. The proposed “G/IC(7)” will be subject to a maximum GFA of 32,000m², maximum BHs of 148mPD for the southern portion and 156mPD for the northern portion and a 3m wide non-building area (NBA) along the southwestern boundary of the Site.
- 1.2 On 10.7.2020, 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 government departments.

2. Request for Deferment

On 11.9.2020, the representative of the applicants wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for further two months so as to allow time to gather adequate ecological baseline information for preparation of further information (FI) to address Agriculture, Fisheries and Conservation Department's comments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for two months at the request of the applicants to allow more time to address departmental comments. The applicants need additional time for preparation of FI in response to departmental comments.

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 FI 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 three 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. Since it is the second deferment of the application, the applicants should be advised that the Committee 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

Appendix I
Plan Z-1

Letter of 11.9.2020 from the representative of the applicants
Location Plan