

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-CWBN/48
(for 1st 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 78,561m² (including about 4,647 m² 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**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 6.7.2018.

2. Request for Deferment

On 15.6.2018, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to 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 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.

3.2 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 further submission (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, 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 Letter of 15.6.2018 from the applicants' representative

Plan A-1 Location plan

**PLANNING DEPARTMENT
JULY 2018**