

RNTPC Paper No. A/SK-CWBN/48B
For Consideration by
the Rural and New Town
Planning Committee
on 18.1.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-CWBN/48

(for 3rd 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 214RP, 220s.A, 220 S.B and 220RP in D.D. 229:
restricted for film studio purpose with ancillary office and quarters
(c) Lots 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 and 2.11.2018, 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 each, 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, 20.9.2018, 16.11.2018 and 30.11.2018, the applicants submitted FIs to substantiate the application. The application is scheduled for consideration by the Committee on 18.1.2019.

2. Request for Deferment

On 7.1.2019, the applicants wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for a period of 2 months in order 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 twice for a total of 4 months upon the requests of the applicants. Since the last deferment on 2.11.2018, the applicants have submitted FIs, including revised Environmental Assessment, Sewage Impact Assessment, Drainage Impact Assessment and supplementary information on Traffic Impact Assessment, Heritage Assessment Report, Visual Impact Assessment and Water Demand Assessment, to address the comments from concerned Government departments. More time is required by the applicants to prepare FI to address the departmental comments received.
- 3.2 The Planning Department has no objection to the request for deferment as the justification put forward 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 needs more time to prepare further information to address the comments from concerned government departments, the deferment period is not indefinite, and the deferment would not affect the interest of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application would be submitted to the Committee for consideration within 2 months upon receipt of FI from the applicants. The applicants should be advised that the Committee has allowed a further 2 months for the preparation of submission of FI. Since this is the third deferment, the applicants should also be advised that the Committee has allowed a total of 6 months including the previous deferments for preparation of submission of further information 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 for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 7.1.2019 from the applicants' representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
JANUARY 2019**