

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

**APPLICATION NO. A/SK-CWBN/49**

*(for 2<sup>nd</sup> Deferment)*

|                           |   |
|---------------------------|---|
| <b><u>Applicants</u></b>  | Mr. LAU Siu Hung and Mr. BEAVER, Steven Philip represented by Thomas Tsang Surveyors Limited                        |
| <b><u>Site</u></b>        | Lots 330, 331 RP(Part), 332 s.B, and 333 s.B in D.D. 225, Pak To Avenue, Clear Water Bay, Sai Kung, New Territories |
| <b><u>Site Area</u></b>   | 646m <sup>2</sup>   |
| <b><u>Land Status</u></b> | Demised for agricultural use under Block Lease of D.D. 225  |
| <b><u>Plan</u></b>        | Approved Clear Water Bay Peninsula North Outline Zoning Plan (“OZP”) No. S/SK-CWBN/6                                |
| <b><u>Zoning</u></b>      | “Green Belt” (“GB”) (about 602 m <sup>2</sup> or 93%)<br>‘Road’ (about 44 m <sup>2</sup> or 7%)                     |
| <b><u>Application</u></b> | Proposed House and the associated Excavation of Land  |

**1. Background**

- 1.1 On 25.7.2018, the applicants sought planning permission for proposed house and associated excavation of land at the application site (the Site) (**Plan A-1**).
- 1.2 On 21.9.2018, 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 applicant to prepare further information (FI) to address the comments from relevant Government departments. The applicants submitted FI on 5.11.2018 and 6.11.2018. The application is scheduled for consideration by the Committee on 21.12.2018.

**2. Request for Deferment**

On 6.12.2018, the applicants' representative wrote to the Secretary of the Board requesting the Board to further defer making a decision on the application for two months to allow time for the applicants to address comments received from the 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 to allow time to address the departmental comments. Since the first deferment on 21.9.2018, the applicants submitted FI, including response to departmental comments (with swept path analysis, photomontages, and clarification on the accountable GFA). The applicants need more time for the preparation of FI to address the departmental comments received.

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 more time is required for the applicants to prepare FI to address outstanding departmental comments, 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 making 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. The applicants should be advised that the Committee has allowed a maximum period of two months for preparation of submission of further information. Since it is the second deferment of the application, the applicants 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 for the Committee's consideration at the next meeting.

**5. Attachments**

|                   |   |
|-------------------|---|
| <b>Appendix I</b> | Letter from the Applicants' representative dated 6.12.2018 requesting for deferment |
| <b>Plan A-1</b>   | Location Plan   |