

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-CWBN/49

(for 3rd Deferment)

- Applicants** : Mr. LAU Siu Hung and Mr. BEAVER, Steven Philip represented by Thomas Tsang Surveyors Limited
- Site** : 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
- Site Area** : 646m² (about)
- Land Status** : Demised for agricultural use under Block Lease of D.D. 225
- Plan** : Approved Clear Water Bay Peninsula North Outline Zoning Plan (“OZP”) No. S/SK-CWBN/6
- Zonings** : “Green Belt” (“GB”) (about 602 m² or 93%)
‘Road’ (about 44 m² or 7%)
- Application** : 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 and 21.12.2018, 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. The applicants submitted FIs which were received on 5.11.2018, 6.11.2018 and 21.2.2019. The application is scheduled for consideration by the Committee on 12.4.2019.

2. Request for Deferment

On 28.3.2019, 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 two months

in order to allow time to address the comments of concerned government department (**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 21.12.2018, the applicants have submitted FIs including responses to comments from concerned government departments, revised floor plan, Swept Path Analysis and photomontages. More time is required by the applicants 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 need more time to address the comments from concerned government department, 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 two months upon receipt of further submission from the applicants. The applicants should be advised that the Committee has allowed a further two months for the preparation of submission of FI. Since this is the third deferment, the applicants should be advised that the Committee has allowed a total of six 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

Appendix I	Applicants' letter dated 28.3.2019 requesting for deferment
Plan A-1	Location plan

**PLANNING DEPARTMENT
APRIL 2019**