

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TW-CLHFS/1
(for 2nd Deferment)

Applicants : Tat Fung Enterprises Company Limited and Cathay Motion Picture Studios Limited represented by Kenneth To & Associates Limited

Site : Tsuen Wan Town Lot (TWTL) 389 (Part) and Adjoining Government Land, Chuen Lung, Tsuen Wan

Site Area : About 13,852.3m² (including about 545.4m² or 4% of Government land)

Land Status : TWTL 389 (Part) (about 13,306.9m² or 96%):

- (a) Held under New Grant No. TW7217;
- (b) With a term of 50 years commencing on 23.5.2003;
- (c) Restricted to a recreational club building and a golf driving range, and such other facilities as approved by the Director of Lands;
- (d) Shall not be used for residential purposes except for staff quarters and shall not be used for sleeping or residential accommodation for the members of the club and their visitors, guests and invitees; and
- (e) Restricted to a maximum gross floor area of 5,400m², a maximum site coverage (SC) of 20% and a maximum building height (BH) of not exceeding 3 storeys (including basements but excluding one basement floor predominately used for the purposes of installation of sewage treatment facilities and water storage tanks).

Government land (about 545.4m² or 4%): Brown Area of TWTL 389 for right-of-way

Plan : Draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/1

Zoning : “Recreation” (“REC”)

[Restricted to a maximum plot ratio (PR) of 0.4, a maximum SC of 20% and a maximum BH of 3 storeys (excluding one basement floor¹), or the PR, SC and height of the building in existence on the date of first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.]

Application : Proposed Hotel Development

¹ According to the Explanatory Statement of the OZP, the permitted one basement floor should be predominately used for the purposes of installation of sewage treatment facilities and water storage tanks.

1. **Background**

- 1.1 On 3.9.2018, the application for proposed hotel development at the application site was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 22.3.2019, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for one month, as requested by the applicants, to allow time for preparation of further information to address departmental comments.
- 1.3 On 17.4.2019 and 18.4.2019, the applicants submitted further information including a response-to-comments table and a consolidated supporting planning statement which contains revised Master Layout Plan/Tree Preservation and Landscape Proposal/technical assessments, together with a new Water Supply Impact Assessment. With the further information received on 17.4.2019 and 18.4.2019 not exempted from publication and recounting requirements, the application is rescheduled for consideration by the Committee on 31.5.2019.

2. **Request for Deferment**

On 17.5.2019, the applicants' agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for one month so as to allow time for preparing necessary responses to departmental comments received for the consideration by the Board and relevant Government departments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The application has been deferred once for one month at the request of the applicants. Since the deferment, the applicants have submitted further information to address departmental comments. As relevant departments have further comments on the application, the applicants would require more time to prepare further information to address 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 more time is required for the applicants to prepare further information in response to 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 two months upon receipt of further submission from the applicants. If the further information 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 further one month for preparation of submission of further information. Since it is the second deferment of the application, the applicants should be advised that the Committee has allowed a total of two months 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 17.5.2019 from the applicants' agent
Plan A-1	Location plan

**PLANNING DEPARTMENT
MAY 2019**