

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

**APPLICATION NO. A/TW-CLHFS/1**  
*(for 3<sup>rd</sup> 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 13,852.3m<sup>2</sup> (including about 545.4m<sup>2</sup> or 4% of Government land)

**Land Status** : TWTL 389 (Part) (about 13,306.9m<sup>2</sup> 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 5,400m<sup>2</sup>, 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 545.4m<sup>2</sup> 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 floor<sup>1</sup>), 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

<sup>1</sup> 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**). 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 (FI) to address departmental comments. Subsequently, FI was submitted on 17.4.2019 and 18.4.2019 including a response-to-comments table and a consolidated supporting planning statement which contains revised Master Layout Plan (MLP)/Tree Preservation and Landscape Proposal/technical assessments, together with a new Water Supply Impact Assessment (WSIA).
- 1.2 On 17.5.2019, the applicants' agent wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another one month so as to allow time for preparation of FI to address departmental comments. On 31.5.2019, the Committee agreed to defer making a decision on the application as requested by the applicants pending the submission of FI.
- 1.3 On 3.6.2019, the applicant submitted FI including responses to departmental comments, plan showing the proposed road improvement scheme, revised MLP/ Ecological Impact Assessment/Environmental Assessment/WSIA/Sewerage Impact Assessment and revised page of Traffic Impact Assessment. With the FI received on 3.6.2019 not exempted from publication and recounting requirements, the application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 17.7.2019, the applicants' agent wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months 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 twice for a total of two months at the request of the applicants. Since the deferment, FIs were submitted on 17.4.2019, 18.4.2019 and 3.6.2019 to address departmental comments. As relevant departments have further comments on the application, the applicants would require more time to prepare FI 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 FI 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 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 further two months for preparation of submission of FI. Since it is the third deferment of the application, the applicants should be advised that the Committee 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 to the Committee for consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter of 17.7.2019 from the applicants' agent
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
AUGUST 2019**