

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TW/13
(for 1st Deferment)

- Applicant** : ENM Holdings Limited represented by Kenneth To & Associates Limited
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Application Site** : Hilltop Country Club, Hilltop Road, Tsuen Wan (Lot No. 360, Extension to Lot 360, Extension to Lot 360 and the Extension Thereto, in DD 454)
- Site Area** : About 40,024m²
- Lease** : Lots 360 in D.D.454 (about 15,924m²)
- (a) Held under New Grant No. 5399 (varied by two extension letters dated 15.7.1980 and 28.12.1985 and two modification letters dated 9.5.1984 and 22.5.1986)
 - (b) To be expired on 30.6.2047
 - (c) Restricted to use for carrying on the business of proprietary club or clubs of the nature of Country Club and to permit overnight-stay accommodation restricted to use by club members
 - (d) Not more than 68,560ft² in GFA
 - (e) Building height (BH) not exceeding 35 feet above the mean site formation level of the lot nor contain more than 3 storeys. BH of badminton court shall not exceed 11.025m above mean site formation level of the lot for the lifetime of the building
 - (f) Hilltop Road as non-exclusive Right-of-way (ROW)
- Extension to Lot 360 in D.D. 454 (1st Extension) (about 1,160m²)
- (a) Restricted to car parking purposes only
 - (b) Shall not be taken into account for site coverage and plot ratio calculation
- Extension to Lot 360 in D.D. 454 and the Extension thereto (2nd Extension) (about 22,940m²)
- (a) Restricted to garden and open space purposes only
 - (b) No structure including boundary walls and fences and no building shall be erected, except with prior approval
- Zoning** : “Other Specified uses” annotated “Sports and Recreation Club” (“OU(SRC)”) [Sub-area (A): subject to a maximum GFA of 6,370m² and a maximum BH of 4 storeys including car park, or the GFA and BH of the existing building, whichever is the greater.]

Proposed Amendment : To rezone the application site from “OU(SRC)” to “Residential (Group B)6 ” (“R(B)6”)

1. **Background**

On 30.1.2018, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from “OU(SRC)” to “R(B)6” from the Town Planning Board (the Board). The Site is currently occupied by the Hilltop Country Club with ancillary recreation and overnight accommodation facilities. There is no provision under the OZP for the submission of a Section 16 planning application to the Board for residential use in the “OU(SRC)” zone. Therefore, the applicant submitted the application to amend the OZP. According to the proposed “R(B)6” zone, development will be subject to a maximum plot ratio of 1.5 and maximum BH of 200mPD, 215mPD and 230mPD as well as a non-building area designated at the southern and southeastern part of the Site. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. **Request for Deferment**

On 29.3.2018, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months so as to allow time to address the comments from government departments (**Appendix I**).

3. **Planning Department’s Views**

- 3.1 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 applicant 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.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission from the applicant. If the further information submitted by the applicant 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 applicant should be advised that the Committee has allowed a maximum period 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 applicant's 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

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| Appendix I | Letter of 29.3.2018 from the applicant's agent |
| Plan Z-1 | Location plan |

**PLANNING DEPARTMENT
APRIL 2018**