

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/TW/13**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : ENM Holdings Limited represented by Kenneth To & Associates Limited
- Plan** : Approved Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/33
- Site** : Hilltop Country Club, Hilltop Road, Tsuen Wan (Lot No. 360, Extension to Lot 360, Extension to Lot 360 in DD 454 and the Extension Thereto)
- Site Area** : About 40,024m<sup>2</sup>
- Lease** : Lots 360 in D.D.454 (171,400ft<sup>2</sup> i.e about 15,924m<sup>2</sup>) (as the parent lot)
- (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 68,560ft<sup>2</sup> (i.e. 6,369.37m<sup>2</sup>) in gross floor area (GFA)
  - (e) Building height (BH) not exceeding 35 feet (i.e. about 10.66m) 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 a non-exclusive Right-of-way
- Extension to Lot 360 in D.D. 454 (1<sup>st</sup> Extension ) (about 1,160m<sup>2</sup>)
- (a) Restricted to car parking purposes only
  - (b) Shall not be taken into account for site coverage and plot ratio (PR) calculation
- Extension to Lot 360 in D.D. 454 and the Extension thereto (2<sup>nd</sup> Extension ) (about 22,940m<sup>2</sup>)
- (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 6,370m<sup>2</sup> and a maximum BH of 4 storeys including car park, or the GFA and BH of the existing building, whichever is the greater; ‘Place of Recreation, Sports or Culture’ and ‘Private Club’ are Column 1 uses.

**Sub-area (B)**: no PR/GFA/BH restriction; ‘Garden for Private Club’ is the only Column 1 use.]

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

## **1. Background**

- 1.1 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). According to the applicant’s proposal for the “R(B)6” zone, the residential development will be subject to a maximum plot ratio of 1.5 and maximum BH of 201mPD, 210mPD and 221mPD as well as a non-building area designated at the southern and southeastern part of the Site.
- 1.2 On 20.4.2018, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application with a period of two months, as requested by the applicant, so as to allow time for preparation of further information to address departmental comments.
- 1.3 On 19.6.2018, 7.8.2018, 5.10.2018, 6.12.2018, 19.12.2018, 31.1.2019, 12.2.2019, 26.3.2019, 3.6.2019, 3.7.2019, 9.7.2019, 6.9.2019 and 12.9.2019, the applicant submitted further information including responses to departmental comments, revised architectural drawings, temporary traffic management scheme, as well as various technical assessments<sup>1</sup>, to address departmental comments. With the latest further information received on 6.9.2019 and 12.9.2019 which were not exempted from publication and recounting requirements, the application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 8.11.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow more time for preparation of further information on water supply and traffic-related matters (**Appendix I**).

## **3. Planning Department’s Views**

- 3.1 Since the last deferment on 20.4.2018, the applicant has submitted many rounds of further information with revised technical assessments on various aspects as stated

---

<sup>1</sup> Including Visual Impact Assessment, Geotechnical Planning Review Report, Water Supply Impact Assessment, Expert Evaluation on Air Ventilation, Drainage Impact Assessment, Tree Preservation and Landscape Proposal, Sewerage Impact Assessment and Traffic Impact Assessment.

in paragraph 1.3 above. As Transport Department and Water Supplies Department have further comments on the application, the applicant would require more time to address their comments.

- 3.2 The Planning Department has no objection to the request for deferment as the justifications provided 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 applicant needs more time to prepare further information to address 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 three months upon receipt of further information 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 further two months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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**

<b>Appendix I</b>	Letter dated 8.11.2019 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2019**