

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

**APPLICATION NO. A/ TW-CLHFS/2**

*(for 1<sup>st</sup> Deferment)*

- Applicants** : Tat Fung Enterprises Company Limited and Cathay Motion Pictures Studios Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Tsuen Wan Town Lot (TWTL) 389 (Part) and Adjoining Government Land, Chuen Lung, Tsuen Wan
- Site Area** : About 13,850m<sup>2</sup> (including 545m<sup>2</sup> of Government land)
- Land Status** : TWTL 389 (about 13,305 m<sup>2</sup>):  
(a) held under New Grant No. TW7217 for a term of 50 years commencing on 23.5.2003  
(b) restricted for the purpose of a recreational club building and a golf driving range, and such ancillary club facilities  
(c) shall not be used for residential purposes except for staff quarters and sleeping or residential accommodation for the members of the club and their visitors, guests and invitees  
(d) restricted to a maximum gross floor area (GFA) of 5,400m<sup>2</sup> (i.e. Plot Ratio (PR) of 0.4), 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 m<sup>2</sup>):  
(a) 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”)  
(a) Maximum PR of 0.4  
(b) Maximum SC of 20%  
(c) Maximum BH of 3 storeys (excluding one basement floor)
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Proposed Resort Hotel Development

## 1. **Background**

On 20.4.2022, the applicant submitted the current application to seek planning permission for minor relaxation of PR and BH restrictions for a proposed resort hotel development at the Site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

## 2. **Request for Deferment**

On 29.9.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months to allow for preparation of supplementary information to address comments from relevant Government departments (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issues.
- 3.2 Should the Committee agree to defer 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 applicant. If the further information submitted by the applicant is not substantial and could 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 two months for preparation of the 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 for the Committee's consideration at the next meeting.

## 5. **Attachments**

<b>Appendix I</b>	Letter from the applicant's representative dated 29.9.2022
<b>Plan A-1</b>	Location plan