

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

APPLICATION NO. Y/MOS/5
(for 1st Deferment)

- Applicant** : Towerich Limited represented by Kenneth To & Associates Limited
- Plan** : Approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/22
- Application Site** : 29 On Chun Street, Ma On Shan, New Territories
- Site Area** : About 8,000m²
- Lease** : STTL 461
(a) New Grant No. 13008
(b) For hotel purposes, and other purposes including bank, fast food shop, place of entertainment, private club and retail shop only within the first three floors above the ground level of the building
(c) Maximum GFA: 56,000m²
(d) Maximum GFA for commercial purposes: 16,000m²
- Zoning** : “Other Specified Uses” annotated “Hotel” (“OU(Hotel)”) subject to the following restrictions –
- Maximum Plot Ratio: 7.0
- Maximum Building Height: 50 mPD
- Proposed Amendment** : To amend the Notes of “OU(Hotel)” zone to include ‘Flat (in conversion of an existing building only)’ under Column 2 use

1. The Proposal

On 30.12.2019, the applicant seeks planning permission to amend the Notes of the “OU(Hotel)” zone to include ‘Flat (in conversion of an existing building only)’ under Column 2 use to facilitate the applicant’s proposal for conversion of the existing hotel to a residential cum hotel development at the application site. According to the Notes of the OZP, while ‘Hotel’ is always permitted, ‘Flat’ is neither Column 1 nor Column 2 use within the “OU (Hotel)” zone. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 21.8.2020.

2. **Request for Deferment**

On 10.8.2020, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for the applicant to address the comments from the Commissioner for Tourism (**Appendix I**).

3. **Planning Department's View**

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 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.

3.2 Should the Committee agree to defer 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 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**

Appendix I
Plan Z-1

Letter dated 10.8.2020 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
AUGUST 2020**