

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/523
(for 2nd Deferment)

- Applicant** : Orient Regent Limited represented by Kenneth To & Associates Limited
- Site** : East Asia Industrial Building, 2 Ho Tin Street, Tuen Mun, New Territories (Tuen Mun Town Lot 140)
- Site Area** : 6,700 m²
- Lease** : New Grant No. 2243
(a) User: industrial or godown purposes or both (excluding offensive trade under the Public Health and Municipal Services Ordinance);
(b) Type of building: erection of a factory or factories or a warehouse or warehouses, ancillary offices, such quarters as may be required for watchmen or caretakers; and
(c) Plot ratio: maximum plot ratio of 9.5 for building height over 100ft.
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *(Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 100mPD, or the PR/BH of the existing building, whichever is the greater)*
- Application** : Proposed ‘Hotel’, ‘Office’ and ‘Shop and Services’ (Wholesale Conversion of an Existing 15-storey Industrial Building)

1. Background

- 1.1 On 24.4.2018, the applicant sought planning permission for proposed ‘Hotel’, ‘Office’ and ‘Shop and Services’, by wholesale conversion of an existing industrial building, namely East Asia Industrial Building. The Site falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the draft Tuen Mun OZP No. S/TM/34 (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.
- 1.2 On 15.6.2018, the Committee of the Board decided to defer a decision on the application for two months as requested by the applicant, so as to allow sufficient time for preparation of further information (F.I.) to address the comments of

Environmental Protection Department (EPD) and Fire Services Department (FSD).
The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 24.8.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months in order to address FSD's comments (**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 the applicant needs more time to prepare F.I. 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 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 F.I. 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 F.I. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months for preparation of submission of F.I. 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

Appendix I Letter dated 24.8.2018 from the applicant's representative

Plan A-1 Location Plan