

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

**APPLICATION NO. A/TM/542**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Bagnols Limited represented by Llewelyn-Davies Hong Kong Limited
- Application Site** : Castle Peak Town Lot No. 26, 1 Tin Hau Road, Tuen Mun, New Territories
- Site Area** : About 2,840m<sup>2</sup>
- Lease** : Castle Peak Town Lot (CPTL) No. 26
- (a) Industrial and/or godown purposes or both (excluding any offensive trade declared under the Public Health and Municipal Services Ordinance);
- (b) Erection of a factory and/or a warehouse, ancillary offices and caretakers' or watchmen's quarters
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning** : "Industrial" ("I")  
*[Restricted to a maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 85mPD, or the plot ratio and building height of the existing building, whichever is the greater]*
- Application** : Proposed Commercial Uses including Office cum Shop and Services\ Eating Place\ Place of Recreation, Sports or Culture\ Art Studio\ Audio-visual Recording Studio\ Design and Media Production\ Research, Design and Development Centre (Wholesale Conversion of an Existing Building)

**1. Background**

- 1.1 On 24.6.2019, the applicant seeks planning permission for wholesale conversion of an existing 18-storey industrial building at No. 1, Tin Hau Road, Tuen Mun (the Site) to a commercial building including office cum shop and services; eating place; place of recreation, sports or culture; art studio; audio-visual recording studio; design and media production as well as research, design and development centre (**Plan A-1**).

- 1.2 On 16.8.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months as requested by the applicant, so as to allow sufficient time to prepare further information (FI) to address the departmental comments received. The applicant submitted FI on 13.9.2019. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 17.10.2019, 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 in order to allow sufficient time to prepare further information (FI) to address the further comments of Transport Department (TD), Environmental Protection Department (EPD) and Drainage Services Department (DSD) (**Appendix I**).

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

- 3.1 The application has been deferred once for two months at the request of the applicant to allow sufficient time to address departmental comments received on the application. Since the last deferment, the applicant has submitted FI, including a revised Traffic Impact Assessment, Sewerage Impact Assessment and a response to comment table, in response to comments of government departments. The applicant needs more time to prepare FI in response to the further comments of government departments.
- 3.2 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 FI in response to 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 two months upon receipt of further submission from the applicant. If the FI 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months (including the previous deferment) for preparation of submission of FI 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 17.10.2019 from the applicant's representative

**Plan A-1**             Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2019**