

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/550
(for 1st Deferment)

- Applicant** : Orient Regent Limited represented by Kenneth To & Associates Limited
- Site** : Tuen Mun Town Lot 140
(a) East Asia Industrial Building (subject of the application)
(b) Petrol Filling Station
(c) Recycling Centre
- Site Area** : 6,700m²
- 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** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- 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 with Shop and Services, Eating Place and Other Uses (including Art Studio, Office, Information Technology and Telecommunications Industries and/or Place of Recreation, Sports or Culture)
(Wholesale Conversion of an Existing Industrial Building)

1. Background

- 1.1 On 3.1.2020, the applicant sought planning permission for proposed hotel with shop and services, eating place and other uses (including art studio, office, information technology and telecommunications industries and/or place of recreation, sports or culture), by wholesale conversion of an existing industrial building, namely East Asia Industrial Building (**Plan A-1**).

1.2 In light of the special working arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) has agreed to defer consideration of the application. The application is now scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 20.3.2020, 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 in order to address the comments of Lands Department (**Appendix I**). On 15.5.2020, the applicant's representative wrote to the Secretary of the Board confirming that the request for deferment is still valid (**Appendix II**).

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 FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2. 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 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. The applicant should be advised that the Committee has allowed two months 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 20.3.2020 from the applicant's representative
Appendix II	Letter dated 15.5.2020 from the applicant's representative
Plan A-1	Location Plan