

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/554
(for 1st Deferment)

- Applicant** : Deltum Company Limited represented by Raymond Chan Surveyors Limited
- Site** : No. 430 Castle Peak Road, Tuen Mun, New Territories (Ping Shan Inland Lot No. 6)
- Site Area** : 1,840.86m² (about)
- Lease** : Ping Shan Inland Lot No. 6 (site area of about 19,815ft²)
(i) One residence of European type
(ii) Not exceed 35 feet in height of building
(iii) No offensive trade allowed
(iv) A non-exclusive right of way over Government Land
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35
- Zoning(s)** : “Green Belt” (“GB”) (about 89.5%) and area shown as ‘Road’ (about 10.5%)
- Application** : Proposed House Development

1. Background

On 3.11.2020, the applicant sought planning permission to use the application site for proposed house development (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 1.12.2020, 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 allow time to prepare written responses to address departmental 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 further information 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 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 for the Committee's consideration at the next meeting.

5. Attachments

- Appendix I** Letter from the Applicant's representative dated 1.12.2020
- Plan A-1** Location Plan

**PLANNING DEPARTMENT
DECEMBER 2020**