

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TM/20
(for 4th Deferment)

- Applicant** : Agrade Holdings Limited represented by Ove Arup & Partners
Hong Kong Limited
- Site** : No. 436, Castle Peak Road – Castle Peak Bay, Tuen Mun,
New Territories
- Site Area** : About 2,364m²
- Lease** : Lot No. 977 RP in D.D. 131
- Building and Garden
- One residential type house
- No partitioning into flats or separate residences without the
permission of the District Commissioner, New Territories
in writing
- Not exceed 2 storeys in height nor 25 feet; and no storey
shall be less than 10 feet in height
- 2/3 site coverage
- Extension to Lot No. 977 PR in D.D. 131
- Garden purposes
- The site shall not be taken into account for the purposes of
calculating plot ratio or site coverage permitted under the
provisions of the Buildings Ordinance, any regulations
made thereunder and any amending legislation in respect
of any development or redevelopment of the lot.
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
(at the time of submission)
- Approved Tuen Mun OZP No. S/TM/35
(currently in force)
- Zoning** : “Green Belt” (“GB”) (About 93%)
“Government, Institution or Community” (“G/IC”) (About 6%)
and area shown as ‘Road’ (About 1%)
- Proposed
Amendment** : To rezone the application site from “GB”, “G/IC” and an area
shown as ‘Road’ to “Residential (Group A)27” (“R(A)27”)

1. **Background**

- 1.1 On 1.3.2018, the applicant submitted an application to propose rezoning the application site (the Site) (**Plan Z-1**) from “GB”, “G/IC” and an area shown as ‘Road’ to “R(A)27” on the Tuen Mun OZP to facilitate a residential development with social welfare facilities.
- 1.2 On 1.6.2018 and 19.10.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) decided to defer a decision on the application for two months as requested by the applicant, in order to allow sufficient time for preparation of further information (FI) and technical clarifications to address departmental comments.
- 1.3 On 22.3.2019, 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 to address the planning concerns on the proposal’s cumulative impacts which requires revisions to the technical assessments. The applicant submitted FI on 28.6.2019 to reactivate the application and the application is scheduled for consideration by the Committee of the Board at this meeting.

2. **Request for Deferment**

On 4.9.2019, 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 prepare a consolidated submission of planning statement and technical assessments (**Appendix I**).

3. **Planning Department’s Views**

- 3.1 The application has been deferred three times for a total of six months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing further information in support of the application. Since the last deferment in March 2019, the applicant has submitted a revised Traffic Impact Assessment, a revised Sewerage Impact Assessment, a revised Environmental Assessment Study, a Traffic Impact Sensitivity Test, and tables of responses to departmental comments. Although the applicant has addressed most of the departmental comments by submission of seven FIs, more time is required to prepare a consolidated submission of planning statement and various technical assessments to facilitate the Board’s consideration on the application.
- 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 the consolidated submission, 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 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. Since it is the fourth deferment of the application, the applicant should be advised that the Committee has allowed a total of eight months including the previous deferments for preparation of submission of further information, this is the last deferment and no further deferment would be granted.

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

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| Appendix I | Letter dated 4.9.2019 from the applicant's representative |
| Plan Z-1 | Location Plan |

**PLANNING DEPARTMENT
SEPTEMBER 2019**