

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

**APPLICATION NO. Y/TM/20**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Agrade Holdings Limited represented by Ove Arup & Partners  
Hong Kong Limited
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/34
- Application Site** : No. 436, Castle Peak Road – Castle Peak Bay, Tuen Mun,  
New Territories
- Site Area** : About 2,364m<sup>2</sup>
- 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
- (i) Garden purposes
- (ii) 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.
- Zoning** : “Green Belt” (“GB”) (About 93%)  
“Government, Institution or Community” (“G/IC”) (About 6%)  
“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**

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 draft Tuen Mun OZP No. S/TM/34 to facilitate a residential development with social welfare facilities (i.e. early education and training centre). 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.

## 2. **Request for Deferment**

On 23.5.2018, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months to prepare a Sewerage Impact Assessment Report and to revise the Air Ventilation Assessment Report – Initial Study, Environmental Assessment Study and Traffic Impact Assessment Report, in order to address departmental comments received (**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 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, 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**

<b>Appendix I</b>	Letter dated 23.5.2018 from the applicant’s representative requesting for deferment
<b>Plan Z-1</b>	Location Plan