

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

APPLICATION NO. Y/TM/20
(for 2nd 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 2,364m²

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

- (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%)
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 draft Tuen Mun OZP No. S/TM/34 to facilitate a
residential development with social welfare facilities.

- 1.2 On 1.6.2018, 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, so as to allow sufficient time for preparation of further information including 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. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 5.10.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months to revise technical assessments including Sewerage Impact Assessment Report, Noise Impact Assessment Report, 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 ~~two~~ **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 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 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 dated 5.10.2018 from the applicant's representative
Plan Z-1	Location Plan