

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/592
(for 1st Deferment)

- Applicant** : Tim Po Fishery and Agriculture Limited represented by Goldrich Planners and Surveyors Limited
- Site** : Lots 788 (Part), 790 (Part), 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land (GL), Tuen Mun, New Territories
- Site Area** : About 4,432m² (including GL of about 677m² or 15.3%)
- Lease** : Block Government Lease
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38
- Zoning** : (i) “Open Space” (about 89.8%)
(ii) “Government, Institution or Community” (about 10.2%)
[Restricted to a maximum building height of 6 storeys]
- Application** : Temporary Place of Recreation, Sports or Culture (Barbecue Area and Ancillary Kiddie Ride Area) and Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years

1. Background

On 15.4.2024, the applicant sought planning permission to use the application site (the Site) for temporary place of recreation, sports or culture (barbecue area and ancillary kiddie ride area) and holiday camp (private tent camping ground) for a period of six years (**Plan A-1**). 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 23.5.2024, 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 further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1. The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 a period of two months for preparation of the 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 23.5.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2024**