

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/592
(for 2nd 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 4,189m² (including GL of about 677m² or 16.2%)
- Lease** : Block Government Lease
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/39 currently in force

Draft Tuen Mun OZP No. S/TM/38 at the time of submission
(The zoning and development restrictions for the application site (the Site) remain unchanged on the current OZP)
- Zoning** : (i) “Open Space” (about 90.3%)
(ii) “Government, Institution or Community” (about 9.7%)
[Restricted to a maximum building height of 6 storeys]
- Application** : Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years

1. Background

- 1.1. On 15.4.2024, the applicant sought planning permission to use the Site for temporary place of recreation, sports or culture (barbecue area) and holiday camp (private tent camping ground) for a period of six years (**Plan A-1**).
- 1.2. On 7.6.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. On 23.7.2024, the applicant submitted FI to address departmental comments.

2. Request for Deferment

On 4.9.2024, 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 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 second 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 total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 4.9.2024 from the applicant's representative

Plan A-1 Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2024**