

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/111

(for 2nd Deferment)

- Applicants** : HO Tsz Chu Tso and Vantage Treasure Limited represented by Metro Planning & Development Company Limited
- Site** : Lots 389 RP, 395 S.A, 395 RP, 396 S.A, 396 RP and 398 RP in D.D. 78, Ta Kwu Ling North, New Territories
- Site Area** : About 2,200m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zonings** : (i) “Agriculture” (“AGR”) (about 1,408m² or 64% of the Site)
(ii) “Village Type Development” (“V”) (about 792m² or 36% of the Site)
- Application** : Temporary Public Vehicle Park (Private Cars Only) and Associated Filling of Land for a Period of Three Years

1. Background

- 1.1 On 15.10.2025, the applicants submitted the current application to seek planning permission for temporary public vehicle park (private cars only) and associated filling of land for a period of three years at the application site (the Site) (**Plan A-1**).
- 1.2 On 5.12.2025, 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 applicants, to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 1.1.2026, the applicants submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 11.2.2026, the applicants’ 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 prepare FI to address further 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 for deferment 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 applicants 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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed a total of four months for preparation of the 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 applicants' 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	Email dated 11.2.2026 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2026**