

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKL/834

(for 1st Deferment)

- Applicant** : Tranca Limited represented by M&D Planning and Construction Consultant Limited
- Site** : Lots 1440 (Part) and 1446 RP (Part) in D.D. 77 and Adjoining Government Land (GL), Ping Che, Ta Kwu Ling
- Site Area** : About 587m² (including GL of about 41.75m² or 7.1% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
- Zonings** : (i) “Agriculture” (“AGR”) (about 458m² or 78% of the Site)
(ii) Area shown as ‘Road’ (about 129m² or 22% of the Site)
- Application** : Proposed Temporary Vehicle Repair Workshop with Ancillary Open Storage of Vehicles and Facilities and Associated Filling of Land for a Period of Three Years

1. Background

On 24.2.2026, the applicant submitted the current application to seek planning permission for proposed temporary vehicle repair workshop with ancillary open storage of vehicles and facilities and associated filling of land for a period of three years at the application site (the Site) (**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 13.4.2026, 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 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 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 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 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
Plan A-1**

Email dated 13.4.2026 from the applicant's representative
Location Plan

**PLANNING DEPARTMENT
APRIL 2026**