

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/138

(for 1st Deferment)

- Applicants** : Messrs. MAN Sun Kwai and MAN Sun Choi represented by Rich Tone Management Limited
- Site** : Various Lots in D.D. 78 and Adjoining Government Land (GL), Tsung Yuen Ha, Ta Kwu Ling North
- Site Area** : About 5,180m² (including GL of about 159m² or 3.1% of the Site)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
- Zonings** : (i) “Village Type Development” (“V”) (about 4,273.5m² or 82.5% of the Site)
(ii) “Recreation” (“REC”) (about 906.5m² or 17.5% of the Site)
- Application** : Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Five Years

1. Background

On 9.7.2026, the applicants submitted the current application to seek planning permission for temporary public vehicle park (excluding container vehicle) and shop and services for a period of five 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 21.8.2026, 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 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 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 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 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
Plan A-1

Letter dated 21.8.2026 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
AUGUST 2026