

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-TKLN/75**

*(for 1<sup>st</sup> Deferment)*

- Applicants** : Mr. MAN Sun Kwai and Mr. MAN Sun Choi represented by Man Chi Consultants and Construction Limited
- Site** : Lots 388 S.A, 388 S.B, 388 RP (Part) and 390 RP (Part) in D.D. 78 and adjoining Government land (GL), Tsung Yuen Ha, Ta Kwu Ling North, New Territories
- Site Area** : About 3,776m<sup>2</sup> (including about 39m<sup>2</sup> or 1% of GL)
- Lease** : Block Government Lease (demised for agricultural purpose)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zonings** : (i) “Village Type Development” (“V”) (about 3,749m<sup>2</sup> or 99% of the Site)  
(ii) “Recreation” (“REC”) (about 27m<sup>2</sup> of 1% of the Site)<sup>1</sup>
- Application** : Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of Three Years

**1. Background**

On 5.12.2023, the applicants submitted the current application to seek planning permission for a proposed temporary public vehicle park (excluding container vehicle) and shop and services for a period of three years at the application site (**Plan A-1**).

**2. Request for Deferment**

On 18.1.2024, the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) and requested to defer consideration of the application for two months in order to prepare further information (FI) to address departmental comments (**Appendix I**).

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<sup>1</sup> A minor portion of the Site of about 27m<sup>2</sup> (i.e. 1% of the Site) falls within an area zoned “REC” on the OZP, which can be regarded as minor boundary adjustment in accordance with the covering Notes of the OZP, and not included in the planning assessment.

**3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 this is the first deferment requested by the applicants and the deferment would allow the applicants to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (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 can 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 to the Committee for consideration at the next meeting.

**5. Attachments**

**Appendix I**  
**Plan A-1**

Letter dated 18.1.2024 from the applicants' representative  
Location Plan

**PLANNING DEPARTMENT**  
**JANUARY 2024**