

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

**APPLICATION NO. A/NE-TKLN/76**

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

- Applicant** : Good Joint Limited represented by Metro Planning & Development Company Limited
- Site** : Lot 384 S.B RP in D.D. 78, Tsung Yuen Ha, Ta Kwu Ling North, New Territories
- Site Area** : About 350m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zoning** : “Recreation” (“REC”) and “Village Type Development” (“V”)1
- Application** : Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years

**1. Background**

On 12.12.2023, the applicant submitted the current application to seek planning permission for proposed temporary shop and services (real estate agency) for a period of three years at the subject site (**Plan A-1**).

**2. Request for Deferment**

On 17.1.2024, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time 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 deferment as the

---

<sup>1</sup> A minor portion of the Site of about 11.9m<sup>2</sup> (i.e 3.4% of the Site) falls within an area zoned “V” 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.

justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that this is the first deferment requested by the applicant and the deferment would allow the applicant 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 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 to the Committee for consideration at the next meeting.

#### **5. Attachments**

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

Letter Dated 17.1.2024 from the Applicant's Representative  
Location Plan

**PLANNING DEPARTMENT  
JANUARY 2024**