

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/384
(for 2nd Deferment)

- Applicants** : Gotland Enterprises Limited and World Capital Tenth Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 76 S.G (Part) and 76 S.H (Part) in D.D. 101 and Adjoining Government Land (GL), Mai Po, Yuen Long
- Site Area** : About 8,429m² (including GL of about 97m² or about 1.2% of the Site)
- Lease:** : Yuen Long New Grant No. 401
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8
- Zoning** : “Village Type Development”
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park (Private Cars Only)

1. Background

- 1.1 On 24.12.2024, the applicants sought planning permission for proposed social welfare facility (residential care home for the elderly), shop and services (medical consulting room including clinic) and public vehicle park (private cars only) at the application site (**Plan A-1**).
- 1.2 On 14.2.2025, 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, in order to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 10.4.2025, the applicants’ representative submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 23.5.2025, 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 allow time for preparation of 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 second 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 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	Letter dated 23.5.2025 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2025**