

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

**APPLICATION NO. A/YL-MP/412  
(for 1<sup>st</sup> Deferment)**

- Applicants** : Mr CHEUK Kan Ming and Mr HO Ka Lok represented by Mr WONG Sun Wo William
- Site** : Lot 3253 S.A RP in D.D. 104 and Adjoining Government Land (GL), Mai Po, Yuen Long
- Site Area** : About 722m<sup>2</sup> (including GL of about 242m<sup>2</sup> (about 33.5%))
- Lease:** : Block Government Lease (demised for agricultural use) and GL
- Plan** : Draft Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/9
- Zoning** : “Commercial / Residential”  
*[restricted to a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys (9m)]*
- Application** : Temporary Vehicle Repair Workshop and Shop and Services (Renovation Services) with Ancillary Storage Use for a Period of Three Years

**1. Background**

On 22.4.2026, the applicants sought planning permission for temporary vehicle repair workshop and shop and services (renovation services) with ancillary storage use for a period of three years at the application 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 29.5.2026, 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 allow time for preparation of 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 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 making 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 to the Committee for consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Email from the applicants' representative dated 29.5.2026
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2026**