RNTPC Paper No. A/YL-MP/414A
For Consideration by the
Rural and New Town Planning
Committee on 20.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/414
(for 2nd Deferment)

Applicant : Luckway Properties Limited represented by Lanbase Surveyors Limited

Site : Lot 2942 S.A RP (Part) in D.D. 104, Mai Po, Yuen Long

Site Area : About 1,832m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/10
(currently in force)

Draft Mai Po and Fairview Park OZP No. S/YL-MP/9
(at the time of submission)

Zoning : "Recreation"
[restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]

[no change to the zoning and development restrictions of the application site (the Site) on the current OZP]

Application : Temporary Shop and Services (Sale of Electric Goods Vehicles) and Electric Goods Vehicle Charging Station and Associated Filling of Land and Pond for a Period of Three Years

1. Background

1.1 On 1.6.2026, the applicant sought planning permission for temporary shop and services (sale of electric goods vehicles) and electric goods vehicle charging station and associated filling of land and pond for a period of three years at the Site **(Plan A-1)**.

1.2 On 24.7.2026, 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 applicant, in order to allow time for preparation of further information (FI) to address departmental comments.

1.3 On 23.9.2026, the applicant's representative submitted FI to address departmental comments. The application is scheduled for consideration by the

Committee at this meeting.

2. Request for Deferment

On 5.11.2026, the applicant's 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 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 applicant 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 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 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 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	Email from the applicant's representative dated 5.11.2026
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026