RNTPC Paper No. A/YL-MP/418
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/418
(for 1st Deferment)

Applicant	:	King Lucky Development Limited represented by Fotton ELA Architects Limited
Site	:	Lots 3235 S.B and 3235 RP (Part) in D.D. 104 and Adjoining Government Land (GL), Chuk Yuen Tsuen, Yuen Long
Site Area	:	About 359.1m² (including GL of about 62.4 m² (about 17.4%))
Lease/ Land Status	:	Block Government Lease (demised for agricultural use) and GL
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)*
Zonings	:	"Village Type Development" *[restricted to a maximum building height (BH) of 3 storeys (8.23m)]* "Residential (Group D)" *[restricted to a maximum plot ratio of 0.2 and a maximum BH of 2 storeys (6m)]* [no change to the zonings and development restrictions of the application site (the Site) on the current OZP]
Application	:	Proposed Utility Installation for Private Project (Electricity Package Substation) and Associated Filling and Excavation of Land

1. Background

On 13.8.2026, the applicant sought planning permission for proposed utility installation for private project (electricity package substation) and associated filling and excavation of land) at the 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 13.10.2026, 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 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 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 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	Email from the applicant's representative dated 13.10.2026
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026