

RNTPC Paper No. A/YL-MP/335
For Consideration by
the Rural and New Town
Planning Committee
on 13.1.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/335
(for 1st Deferment)

- Applicant** : Topfit HK Investment Limited represented by Allgain Land Administrators (Hong Kong) Limited
- Site** : Lot 3250 S.B ss.49 (Part) in D.D. 104, Mai Po, Yuen Long
- Site Area** : About 175 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6 and Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
- Zoning** : “Residential (Group C)” (“R(C)”) (about 96% of the Site)
“Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (OU(CDWRA)) (about 4% of the Site)
- Application** : Proposed Temporary Shop and Services for a Period of 3 Years

1. Background

On 28.11.2022, the applicant submitted the application to seek planning permission for proposed temporary shop and services for a period of 3 years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 6.1.2023, 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 so as to allow time for preparation of further information 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 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. 33A) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the rights or interests of other relevant parties.
- 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 further information from the applicant. If the further information submitted by the applicant is not substantial and can 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 submission of further information as requested by the applicant, 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Email dated 6.1.2023 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2023**