

RNTPC Paper No. A/YL-MP/356A  
For Consideration by the Rural and  
New Town Planning Committee  
on 26.1.2024

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

**APPLICATION NO. A/YL-MP/356**  
***(for 2<sup>nd</sup> Deferment)***

**Applicant** : Harvesty Developments Limited

**Site** : Lots 1316 and 1317 in D.D. 105, Mai Po, Yuen Long

**Site Area** : About 803m<sup>2</sup>

**Land Status** : Block Government Lease (demised for agricultural use)

**Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6

**Zoning** : “Village Type Development” (“V”)

**Application** : Proposed Temporary Public Vehicle Park for a Period of 5 Years

**1. Background**

- 1.1 On 14.8.2023, the applicant submitted the current application to seek planning permission for temporary public vehicle park for a period of five years at the subject site (**Plan A-1**).
- 1.2 On 13.10.2023, 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, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.3 On 11.12.2023, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 22.1.2024, the applicant wrote to the Secretary of 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 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 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 deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 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 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 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**

<b>Appendix I</b>	Letter dated 22.1.2024 from the Applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JANUARY 2024**