

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/361
(for 1st Deferment)

<u>Applicant</u>	: Universal Faith Development Limited represented by Allgain Land Administrators (Hong Kong) Limited
<u>Site</u>	: Lots 3250 S.B. ss. 48 and 3250 S.B. ss. 49 (Part) in D.D. 104 and Adjoining Government Land (GL), Mai Po, Yuen Long
<u>Site Area</u>	: About 521 m ² (including about 137 m ² of GL (about 26.3%))
<u>Land Status</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
<u>Zoning</u>	: “Residential (Group C)” (“R(C)”)
<u>Application</u>	: Temporary Shop and Services for a Period of 3 Years

1. Background

On 27.12.2023, the applicant submitted the current application to seek planning permission for temporary shop and services for a period of 3 years at the subject 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 8.2.2024, 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 (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 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. 33B) 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 two months for preparation of 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 dated 8.2.2024 from the Applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBUARY 2024**