

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/365
(for 2nd Deferment)

Applicant : Eight Gold Limited represented by Alex Lam and Associates Building Consultants Limited

Site : Lots 2239 S.B, 2239 S.C, 2239 S.D, 2239 S.E, 2239 S.F, 2239 S.G RP, 2239 S.H RP and 2239 RP in D.D. 104, Mai Po, Yuen Long, New Territories

Site Area : About 1,070m²

Lease: : Block Government Lease (demised for agricultural use)

Plan : Draft Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/7
(currently in force)

Approved Mai Po & Fairview Park OZP No. S/YL-MP/6
(at the time of submission)

[The zoning of the application site remains unchanged on OZP No. S/YL-MP/7]

Zoning : “Village Type Development” and “Commercial/Residential”

Application : Proposed Temporary Automatic Car Washing Centre for a Period of 3 Years

1. Background

- 1.1 On 7.2.2024, the applicant submitted the current application to seek planning permission for proposed temporary automatic car washing centre for a period of three years at the application site (**Plan A-1**).
- 1.2 On 5.4.2024, 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 5.6.2024, 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 22.7.2024, 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 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 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 22.7.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2024**