

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/384
(for 1st Deferment)

- Applicant** : Gotland Enterprises Limited and World Capital Tenth Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 76 S.G (Part) and 76 S.H (Part) in D.D. 101 and Adjoining Government Land (GL), Mai Po, Yuen Long
- Site Area** : About 8,429m² (including GL of about 97m² (about 1%))
- Lease:** : Yuen Long New Grant No. 401 for agricultural purpose
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8
- Zoning** : “Village Type Development” (“V”)
- Application** : Proposed Social Welfare Facility (Residential Care Home for the Elderly), Shop and Services (Medical Consulting Room including Clinic) and Public Vehicle Park (Private Cars Only)

1. Background

On 24.12.2024, the applicant sought planning permission for proposed social welfare facility (residential care home for the elderly), shop and services (medical consulting room including clinic) and public vehicle park (private cars only) 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 6.2.2025, 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 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 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 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	Letter dated 6.2.2025 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2025**