

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-MP/7
(for 1st Deferment)

- Applicant** : Capital Chance Limited represented by KTA Planning Limited
- Site** : Lots 3211 RP, 3212 RP, 3213 RP, 3214 S.A, 3214 S.B, 3215, 3216, 3217, 3218 RP, 3250 S.B ss.23 RP and 3250 S.B ss.33 RP in D.D. 104 and Adjoining Government Land (GL), Yau Pok Road, Mai Po, Yuen Long
- Site Area** : About 43,463 m² (including GL of about 4,342 m² or about 10.0% of the application site (the Site))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8
(currently in force)
- Approved Mai Po and Fairview Park OZP No. S/YL-MP/6
(at the time of submission)
- [the zonings and development restrictions of the Site remain unchanged on OZP No. S/YL-MP/8]*
- Zonings** : “Recreation” (“REC”) (about 96.0% of the Site); and
[restricted to a maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]
- “Residential (Group C)” (“R(C)”) (about 4.0% of the Site)
[restricted to a maximum PR of 0.4 and a maximum BH of 3 storeys (9m)]
- Proposed Amendment** : To rezone the application site from “REC” and “R(C)” to “R(C)1” and amend the Notes of the zone applicable to the Site

1. **Background**

On 19.5.2022, the applicant submitted the current application to rezone the Site from “REC” and “R(C)” to “R(C)1” and amend the Notes of the zone applicable to the Site (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. **Request for Deferment**

On 26.5.2025, 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 more 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 justification for deferment meet 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. 33A¹) 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 three 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 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 26.5.2025 from the applicant’s representative
Plan Z-1	Location Plan

PLANNING DEPARTMENT
JUNE 2025

¹ TPB PG-No. 33A is applicable to this application which was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.