

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/394
(for 1st Deferment)

- Applicant** : Profit Point Enterprises Limited represented by Masterplan Limited
- Site** : Lots 50 S.A and 77 in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long
- Site Area** : About 207,408m²
- Lease:** : Lot 50 S.A – Block Government Lease as modified for maintenance and
management as restored wetland area
Lot 77 – New Grant No. 22875 for private residential purpose
- Plan** : Approved Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/8
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include
Wetland Restoration Area” (“OU(CDWRA)”)

[subject to a maximum plot ratio (PR) of 0.4 and maximum building height (BH) of 6 storeys including car park]
- Application** : Proposed Comprehensive House and Wetland Habitat Development with
Filling and Excavation of Land (Amendments to an Approved Scheme)

1. Background

On 4.8.2025, the applicant sought planning permission to amend an approved scheme for a proposed comprehensive house and wetland habitat development with filling and excavation of land at the application site (**Plan A-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 11.9.2025, the applicant 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 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 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 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 11.9.2025 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2025**