

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

APPLICATION NO. Y/YL-MP/11
(for 1st Deferment)

<u>Applicant</u>	: Glory Queen Limited represented by Vision Planning Consultants Limited
<u>Site</u>	: Lot 4822 in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
<u>Site Area</u>	: About 37,870m ²
<u>Lease:</u>	: New Grant No. 22932
<u>Plan</u>	: Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8
<u>Zoning</u>	: “Residential (Group D)” (“R(D)”) <i>[Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]</i>
<u>Proposed Amendment</u>	: To rezone the application site (the Site) from “R(D)” to “Residential (Group C) 2” (“R(C)2”) and amend the Notes of the zone applicable to the Site

1. Background

On 12.8.2025, the applicant submitted the current application to rezone the Site from “R(D)” to “R(C)2” 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 11.11.2025, 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 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 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 from the applicant's representative dated 11.11.2025
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2025**