

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/394
(for 2nd 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

- 1.1 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**).
- 1.2 On 19.9.2025, 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, in order to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 18.11.2025, the applicant’s representative submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 2.1.2026, 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 so as 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 2.1.2026 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2026**