

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

**APPLICATION NO. Y/YL-MP/11**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Glory Queen Limited represented by Vision Planning Consultants Limited
- Site** : Lot 4822 in D.D. 104 and Adjoining Government Land, Mai Po, Yuen Long
- Site Area** : About 37,870m<sup>2</sup>
- Lease:** : New Grant No. 22932
- Plan** : Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/9  
*(currently in force)*
- Approved Mai Po and Fairview Park OZP No. S/YL-MP/8  
*(at the time of submission)*
- [the zoning and development parameters of the application site remain unchanged on the OZP No. S/YL-MP/9]
- Zoning** : “Residential (Group D)” (“R(D)”) *[Restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]*
- Proposed Amendment** : 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**

- 1.1 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**).
- 1.2 On 21.11.2025, 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 the preparation of further information (FI) to address departmental comments.
- 1.3 On 22.12.2025 and 20.1.2026, the applicant’s representative submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 5.3.2026, 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 in order 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 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 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**

<b>Appendix I</b>	Letter from the applicant’s representative dated 5.3.2026
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
MARCH 2026**