

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/344
(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 207,408 m²
- Land Status** : Lot 50 S.A in D.D 101
a) Block Government Lease
b) required to maintain and manage the lot in accordance with the Maintenance and Management Plan for the conservation of the lot as restored wetland area to the satisfaction of DAFC
- Lot 77 in D.D. 101
a) held under New Grant No. 22875 dated 29.1.2021
b) restricted to private residential purpose
c) maximum gross floor area of 82,963 m²
d) parking, loading and loading requirements
- Plan** : Approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)

[restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 6 storeys including car park]
- Application** : Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation (Amendments to an Approved Scheme)

1. Background

On 23.5.2023, the applicant submitted the current application to seek planning permission to amend an approval scheme for proposed houses, wetland habitat, filling and excavation of land for site formation at the subject site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the

Committee) at this meeting.

2. Request for Deferment

On 30.6.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (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 further information 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 meets 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. 33A) in that the deferment would allow the applicant to prepare further information 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 further submission from the applicant. If the further information 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 submission of further information as requested by the applicant, 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 30.6.2023 from the Applicant's representative
Plan A-1	Location Plan