

RNTPC Paper No. A/YL-MP/291  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 6.3.2020

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-MP/291**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Profit Point Enterprises Limited represented by Masterplan Limited
- Site** : Lots 43 S.A RP, 50 S.A and 50 RP in D.D. 101, Wo Shang Wai, Mai Po, Yuen Long, New Territories
- Site Area** : 207,408m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Mai Po and 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)”)
- Application** : Proposed Comprehensive House and Wetland Habitat Development with Filling and Excavation of Land (Amendments to an Approved Scheme)

**1. Background**

On 8.1.2020, the applicant submitted an application to seek planning permission to use the application site for proposed comprehensive house and wetland habitat development with filling and excavation of land. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 6.3.2020.

**2. Request for Deferment**

On 25.2.2020, 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 to allow two months’ time for the applicant to prepare 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 deferment as the justification 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. 33) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further information from the applicant. If the further information submitted by the applicant is not substantial and can 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, 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**

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| <b>Appendix I</b> | Letter dated 25.2.2020 from the applicant's representative |
| <b>Plan A-1</b>   | Location Plan  |

**PLANNING DEPARTMENT  
MARCH 2020**