

RNTPC Paper No. Y/YL-MP/10  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 6.6.2025

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

**APPLICATION NO. Y/YL-MP/10**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Capital Chance Limited represented by KTA Planning Limited
- Site** : Lots 3152, 3153 RP, 3156 S.B and 4805 in D.D. 104 and Adjoining Government Land (GL) on Kam Pok Road, Yuen Long
- Site Area** : 65,690m<sup>2</sup> (about) (including GL of about 92.3m<sup>2</sup> (about 0.14%))
- Lease** : (a) Lots 3152, 3153 RP and 3156 S.B in D.D. 104: Block Government Lease (demised for agricultural purposes)  
(b) Lot 4850: New Grant No. 22959 (demised for private residential purpose)  
(c) GL
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8
- Zoning** : “Residential (Group D)” (“R(D)”) *[restricted to a maximum plot ratio (PR) of 0.2 and a maximum building height (BH) of 2 storeys (6m)]*
- Proposed Amendment** : To rezone the application site (the Site) from “R(D)” to “Residential (Group C) 1” (“R(C)1”) and amend the Notes of the zone applicable to the Site

**1. Background**

On 27.2.2025, the applicant submitted the current application to rezone the Site from “R(D)” to “R(C)1” 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 29.5.2025, 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**

<b>Appendix I</b>	Letter from the applicant's representative dated 29.5.2025
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2025**