

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

APPLICATION NO. Y/TP/40

(for 1st Deferment)

- Applicant** : Fantastic State Limited represented by KTA Planning Limited
- Site** : Various Lots in D.D. 11 and Adjoining Government Land (GL), Fung Yuen, Tai Po
- Site Area** : About 187,075m² (including GL of about 24,451m² or about 13.07% of the Site)
- Lease** : (a) TPTL 183 RP, S.A ss.1, S.A ss.2 and S.A RP held under New Grant No. 20412
(b) Remaining Lots: Block Government Lease (demised for agricultural use)
- Plan** : Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/31
- Zonings** : (i) “Comprehensive Development Area (1)” (“CDA(1)”) (about 183,728 m² or 98.2% of the Site)
[restricted to a maximum domestic plot ratio of 0.64 and maximum building heights (BHs) of one storey and ranges from 17 storeys to 28 storeys]
(ii) “Government, Institution or Community” (“G/IC”) (about 3,347 m² or 1.8% of the Site)
[restricted to a maximum BH of two storeys]
- Proposed Amendments** : To rezone the application site from “CDA(1)” to “Residential (Group B)13” (“R(B)13”), “R(B)14” and “Recreation” (“REC”), and to amend the BH restriction (BHR) for the “G/IC” zone from two to eight storeys

1. Background

On 13.10.2025, the applicant submitted the current application to rezone the application site from “CDA(1)” to “R(B)13”, “R(B)14” and “REC” to facilitate a proposed residential development with retail facilities and public vehicle park and to reflect the as-built condition, and to amend the BHR for the “G/IC” zone of the application site for a proposed residential care home for the elderly cum day care unit (**Plan Z-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 14.1.2026, 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 in order to prepare 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan Z-1

Letter dated 14.1.2026 from the Applicant's Representative
Location Plan

PLANNING DEPARTMENT
JANUARY 2026