

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/NE-KTS/18
(for 1st Deferment)

Applicant : Global King Investment Limited, Winpost (HK) Investment Limited and Rand Development Limited represented by Townland Consultants Limited

Site : Various Lots in D.D. 94, 98 and 100 and adjoining Government Land (GL), Kwu Tung South, New Territories

Site Area : About 127,000 m² (including GL of about 28,609.22 m² (22.5%))

Lease : Lot No. 42 s.A in D.D. 100 held under Block Government Lease (demised for house and agricultural uses)
Other lots in D.D. 94, 98 and 100 held under Block Government Lease (demised for agricultural use)

Plan : Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22

Zoning : “Agriculture” (“AGR”) and “Green Belt” (“GB”)

Application : To rezone the application site from “AGR” and “GB” to “Government, Institution or Community” (“G/IC”)

1. **Background**

- 1.1 On 18.11.2025, the applicant submitted the current application to rezone the application site (the Site) from “AGR” and “GB” to “G/IC” to facilitate the development of a proposed international school development. (**Plan Z-1**).
- 1.2 On 24.12.2025 and 29.12.2025, the applicant submitted further information (FI) to address departmental comments. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 27.2.2026.

2. **Request for Deferment**

On 27.1.2026, 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 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

Appendix I	Letter from the applicant's representative dated 27.1.2026
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
FEBURARY 2026**