

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

APPLICATION NO. Y/YL-KTN/6
(for 1st Deferment)

- Applicants** : Kimpton Investments Limited, Pacific Top Development Limited and Worldchamp Investments Limited represented by KTA Planning Limited
- Site** : Lots 121, 137, 138, 139 S.A, 139 RP (Part), 519 RP (Part) and 520 RP in D.D. 110 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories
- Site Area** : About 20,833m² (including GL of about 4,620m² (22.2%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
- Zonings** : “Residential (Group C) 2” (“R(C)2”) (about 12,374.8m² or 59.4%)
[restricted to maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)]
“Open Space” (“O”) (about 8,458.2m² or 40.6%)
- Proposed
Amendment** : To rezone application site from “R(C)2” and “O” to “Residential (Group C) 4” (“R(C)4”) (Site 1) and from “R(C)2” to “O” (Site 2) and amend the Notes of the zone applicable to the site

1. Background

On 11.11.2025, the applicant submitted the current application to rezone the application site from “R(C)2” and “O” to “R(C)4” (Site 1) and from “R(C)2” to “O” (Site 2) and amend the Notes of the zone applicable to the site (**Plan Z-1**) to facilitate a private residential development at Site 1 and proposed public open space at Site 2. 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 30.1.2026, 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 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

Appendix I Email from the applicant's representative dated 30.1.2026

Plan Z-1 Location Plan

PLANNING DEPARTMENT
FEBRUARY 2026