

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

APPLICATION NO. Y/YL-KTN/7
(for 1st Deferment)

- Applicants** : Alex Development Limited represented by KTA Planning Limited
- Site** : Lots 549 (Part), 550, 551, 552 (Part), 553, 554 S.A & S.B (Part), 556, 557 S.A & S.B, 558, 559 (Part), 560 S.A, 561 S.A, 562 RP, 563 RP, 564, 565 RP and 566 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories
- Site Area** : About 7,290m² (including GL of about 23m² (0.3%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
- Zonings** : “Industrial (Group D)” (“I(D)”) (about 6,539m² or 89.7%)
[restricted to a maximum plot ratio (PR) of 1.6, site coverage of 80% and building height (BH) of 18m]
- “Residential (Group A)” (“R(A)”) (about 576m² or 7.9%)
[restricted to a maximum PR of 6.7 and BH of 185mPD]
- “Agriculture” (“AGR”) (about 175m² or 2.4%)
- Proposed Amendment** : To rezone the application site from “I(D)”, “R(A)” and “AGR” to “R(A)1” and amend the Notes of the zone applicable to the Site

1. Background

On 18.11.2025, the applicant submitted the current application to rezone the application site (the Site) from “I(D)”, “R(A)” and “AGR” to “R(A)1” and amend the Notes of the zone applicable to the Site (**Plan Z-1**) to facilitate a private residential development. 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 3.3.2026, 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 3.3.2026

Plan Z-1 Location Plan

**PLANNING DEPARTMENT
MARCH 2026**