

RNTPC Paper No. Y/NE-KTS/18A
For Consideration by the
Rural and New Town Planning
Committee on 27.3.2026

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

APPLICATION NO. Y/NE-KTS/18
(for 2nd Deferment)

- Applicants** : 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 128,232m² (including GL of about 33,532.57m²)
- 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 (OZP) No. S/NE-KTS/22
- Zonings** : “Agriculture” (“AGR”) and “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the 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 Site from “AGR” and “GB” to “G/IC” to facilitate the development of a proposed international school development. (**Plan Z-1**).
- 1.2 On 6.2.2026, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant, in order to allow time for the preparation of further information (FI) to address departmental comments.
- 1.3 On 16.2.2026 and 23.2.2026, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 20.3.2026, 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 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 second 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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
Plan Z-1

Letter from the applicant's representative dated 20.3.2026
Location Plan

PLANNING DEPARTMENT
MARCH 2026