

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

APPLICATION NO. Y/YL-TYST/8

(for 2nd Deferment)

- Applicant** : Benson International Limited represented by KTA Planning Limited
- Site** : Various Lots in D.D. 121 and Adjoining Government Land (GL), Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 19,185 m² (about) (including GL of about 1,690 m² (8.8%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
- Zonings** : “Residential (Group B) 1” (“R(B)1”) (about 97.3%); and
[Restricted to a maximum plot ratio of 1, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m)]

“Residential (Group C)” (“R(C)”) (about 2.6%)
[Restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m)]
- Proposed Amendment** : To rezone the application site from “R(B)1” and “R(C)” to “Residential (Group B) 4” (“R(B)4”) and to Amend the Notes of the zone applicable to the site

1. Background

- 1.1 On 25.7.2022, the applicant sought planning permission to rezone the application site (the Site) from “R(B)1” and “R(C)” to “R(B)4” and to amend the Notes of the zone applicable to the Site to facilitate a proposed private residential development (**Plan Z-1**).
- 1.2 On 13.9.2023, 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, to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 22.11.2023, 2.2.2024, 8.4.2024, 21.6.2024, 10.9.2024, 22.11.2024, 3.2.2025, 23.4.2025, 10.7.2025, 26.9.2025, 5.12.2025 and 13.2.2026, the applicant’s

representative submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 30.4.2026, 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 to prepare 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 as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A¹) 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 three 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 period of four 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	Letter dated 30.4.2026 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
MAY 2026**

¹ TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB-PG No. 33B on 1.9.2023.