

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

**APPLICATION NO. Y/YL-KTN/6  
(for 2<sup>nd</sup> Deferment)**

- Applicants** : Kimpton Investments Limited, Pacific Top Development Limited and Worldchamp Investments Limited represented by KTA Planning Limited
- Sites** : 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 20,833m<sup>2</sup> (including GL of about 4,620m<sup>2</sup> (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 12,374.8m<sup>2</sup> 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 8,458.2m<sup>2</sup> or 40.6%)
- Proposed Amendment** : To rezone application sites 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 Site 1

**1. Background**

- 1.1 On 11.11.2025, the applicants 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 Site 1 (**Plan Z-1**) to facilitate a private residential development at Site 1 and proposed public open space at Site 2.
- 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 applicants, in order to allow time for preparation of further information (FI) to address departmental comments.

1.3 On 20.3.2026 and 2.4.2026, the applicants submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 13.5.2026, the applicants' 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 applicants 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 applicants. If the FI submitted by the applicants 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 applicants 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 applicants' 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 applicants' representative dated 13.5.2026

**Plan Z-1**        Location Plan