

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

APPLICATION NO. Y/YL-NTM/5
(for 2nd Deferment)

- Applicants** : Melody Gain Limited and Clanville Developments Limited represented by KTA Planning Limited
- Site** : Various Lots in D.D. 105 and adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
- Site Area** : About 22,294 m² (including GL of about 5,320m² or about 23.9%)
(after resumption of private land¹ at the application site (the Site) on 11.10.2025)
- About 22,294 m² (including GL of about 2,849 m² or about 12.8%)
(at the time of submission)
- Lease:** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/2
(currently in force)
- Approved Ngau Tam Mei OZP No. S/YL-NTM/12
(at the time of submission)
- Zonings** : “Government, Institution or Community” (“G/IC”) (about 92%), area shown as ‘Road’ (about 7%) and “Residential (Group A)1” (“R(A)1”) (about 1%)
[“R(A)1”: restricted to a maximum plot ratio (PR) of 6.8 and a maximum building height (BH) of 170mPD]
- (on OZP No. S/STT/2 currently in force)*
- “Residential (Group C)” (“R(C)”)
[restricted to a maximum PR of 0.4 and a maximum BH of 3 storeys (9m) including car park]
- (on OZP No. S/YL-NTM/12 at the time of submission)*
- Proposed Amendment** : To rezone the application site from “R(C)” to “Residential (Group B)” (“R(B)”)

¹ The concerned private land falls within the land resumption limit for the development of San Tin Technopole (Phase 1) (First Batch), which was reverted to the Government on 11.10.2025.

1. **Background**

- 1.1 On 30.9.2021, the applicants submitted a s.12A application to rezone the Site from “R(C)” to “R(B)” and to amend the Notes of the zone applicable to the Site to facilitate a proposed residential development (**Plan Z-1a**).
- 1.2 On 11.8.2023, 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 applicants, in order to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 8.3.2024, to take forward the development of the San Tin Technopole (the Technopole), the draft San Tin Technopole OZP No. S/STT/1, which covers the Site among others, was exhibited under section 5 of the Town Planning Ordinance. Subsequently, the approved San Tin Technopole OZP No. S/STT/2 was gazetted on 20.9.2024. The Site currently falls within an area mainly zoned “G/IC” with minor portion zoned “R(A)1”, and within an area shown as ‘Road’ on the approved San Tin Technopole OZP No. S/STT/2 (**Plan Z-1b**).
- 1.4 On 10.10.2023, 8.12.2023, 22.2.2024, 3.5.2024, 19.7.2024, 25.9.2024, 9.12.2024, 14.2.2025, 22.4.2025, 4.7.2025, 8.9.2025, 21.11.2025, 23.1.2026 and 31.3.2026, the applicants’ representative submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 16.6.2026, 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A²) in that the deferment would allow the applicants to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three 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

² TPB PG-No. 33A is applicable to this application which was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.

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 acceded 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

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| Appendix I | Letter from the applicants' representative dated 16.6.2026 |
| Plan Z-1a | Location Plan (on approved Ngau Tam Mei OZP No. S/YL-NTM/12) |
| Plan Z-1b | Location Plan (on approved San Tin Technopole OZP No. S/STT/2) |

**PLANNING DEPARTMENT
JUNE 2026**