

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

APPLICATION NO. Y/YL-TYST/12

(for 1st Deferment)

- Applicant** : Right Fortune Investment Limited represented by LCH Planning & Development Consultants Limited
- Site** : Lot 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long
- Site Area** : 2,138 m² (about)
- Lease** : (i) Lot 398 RP in D.D. 121 (about 340 m²) (15.9%)
- Block Government Lease (demised for agricultural use)
- (ii) Lot 2188 in D.D. 121 (about 1,798 m²) (84.1%)
- New Grant No. 22978 dated 6.7.2022 restricted for the use of a residential care home
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14
- Zoning** : “Comprehensive Development Area” (“CDA”) (about 84.1%)
[restricted to maximum gross floor area of 69,000m² (for the whole “CDA” zone) and maximum BH of 17 storeys]
- “Green Belt” (“GB”) (about 15.9%)
- Proposed Amendment** : To rezone the application site from “CDA” and “GB” to “Residential (Group A) 4” (“R(A)4”) and to amend the Notes of the zone applicable to the Site

1. Background

- 1.1 On 26.3.2026, the applicant submitted the current application to rezone the application site from “CDA” and “GB” to “R(A)4” (**Plan Z-1**) and to amend the Notes of the zone applicable to the site to facilitate a proposed private residential development and a social welfare facility (Residential Care Home for the Elderly).
- 1.2 On 30.4.2026, 5.5.2026 and 19.5.2026, the applicant’s representative submitted Further Information (FIs) to address departmental comments. 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 29.5.2026, 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 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 a period of 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	Letter dated 29.5.2026 from the applicant's representative
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Plan Z-1	Location Plan
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**PLANNING DEPARTMENT
JULY 2026**