

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

**APPLICATION NO. Y/YL-SK/1**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Tenox Development Limited represented by KTA Planning Limited
<b><u>Application Site</u></b>	: Lots 246, 247 (Part), 251 (Part), 253 (Part), 254, 255 (Part), 256, 257, 258 (Part), 260, 263 S.A, 263 RP, 273 RP, 274, 275, 277, 278 S.B, 279, 280, 284, 294 RP, 295, 849, 850, 851 (Part), 853, 856 (Part), 859 (Part), 861 (Part) and 862 in D.D. 112 and Adjoining Government Land, Kam Sheung Road, Shek Kong, Yuen Long, New Territories
<b><u>Site Area</u></b>	: About 41,290 m <sup>2</sup> (including about 415 m <sup>2</sup> of Government land (about 1%))
<b><u>Land Status</u></b>	: (a) Block Government Lease (demised for agricultural use) (b) Government land (GL)
<b><u>Plan</u></b>	: Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
<b><u>Zoning</u></b>	: “Residential (Group D)” (“R(D)”)
<b><u>Proposed Amendment</u></b>	: To rezone the application Site (the Site) from “R(D)” to “Residential (Group C)” (“R(C)”) and amend the Notes of the OZP zone applicable to the Site

**1. Background**

On 28.4.2022, the applicant submitted the current application to rezone the application site (the Site) from “R(D)” to “R(C)” and amend the Notes of the OZP zone applicable to the Site (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 15.1.2024, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for relevant government departments to consider the application and for the applicant to prepare further information (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, Comments, 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 issue(s).
- 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 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**  
**Plan Z-1**

Letter dated 15.1.2024 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**JANUARY 2024**