

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

APPLICATION NO. Y/YL-NTM/8
(for 2nd Deferment)

- Applicant** : Hantec Investment Limited represented by Arup Hong Kong Limited
- Site** : Various Lots in D.D. 104 and Adjoining Government Land (GL), Ngau Tam Mei, Yuen Long
- Site Area** : 96,237m² (about) (including GL of about 33,272m² (about 34.6%))
- Lease** : (a) Block Government Lease (demised for agricultural and house uses)
(b) Tai Po New Grant Nos. 6504, 6517 and 7411 (for agricultural purposes only)
(c) New Grant No. 4301 (for non-industrial purposes only)
- Plan** : Draft Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/15
(currently in force)
- Approved Ngau Tam Mei OZP No. S/YL-NTM/12
(at the time of submission)
- Zoning** : OZP No. S/YL-NTM/15 currently in force:
- “Other Specified Uses” annotated “Railway Station and Depot with Commercial and Residential Development and Public Open Space” (“OU(RSD with CRD and POS)”) (about 71.8%);
 - Area shown as ‘Road’ (about 18.2%);
 - “Government, Institution or Community” (“G/IC”) (about 7.7%);
 - “Green Belt” (“GB”) (about 1.8%); and
 - “Village Type Development” (“V”) (about 0.5%)
- [“OU(RSD with CRD and POS)”: restricted to a maximum domestic and non-domestic gross floor area (GFA) of 519,000m² and 86,500m² respectively, and maximum building heights (BHs) of 200mPD and 220mPD for area (a) and area (b) respectively; and
“V”: restricted to a maximum BH of 3 storeys (8.23m)]
- OZP No. S/YL-NTM/12 at the time of submission:
“Comprehensive Development Area” (“CDA”)
- [restricted to a maximum GFA of 39,000m² and a maximum BH of 3 storeys including car park]

Proposed : To rezone the application site from “CDA” to “CDA(1)”
Amendment [restricted to a maximum domestic plot ratio (PR) of 4, a maximum non-domestic GFA of 67,000m² and a maximum BH of 170mPD]

1. **Background**

- 1.1 On 5.7.2022, the applicant submitted a s.12A application to rezone the application site (the Site) from “CDA” on the then approved Ngau Tam Mei OZP No. S/YL-NTM/12 to “CDA(1)” to facilitate a proposed comprehensive residential and commercial development (**Plan Z-1a**) with a maximum domestic PR of 4, a maximum non-domestic GFA of 67,000m² and a maximum BH of 170mPD.
- 1.2 On 11.4.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. On 11.6.2025 and 22.8.2025, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee of the Board at this meeting.
- 1.3 On 31.10.2025, the draft Ngau Tam Mei OZP No. S/YL-NTM/15, which involves, amongst others, rezoning of the “CDA” zone covering the Site to “OU(RSD with CRD and POS)” (about 71.8%), “G/IC” (about 7.7%), “GB” (about 1.8%), “V” (about 0.5%) and an area shown as ‘Road’ (about 18.2%) under Amendment Items A1, A4 and A5 (**Plan Z-1b**), was exhibited under section 5 of the Town Planning Ordinance (the Ordinance) for public inspection for two months until 31.12.2025.

2. **Planning Department’s Views**

- 2.1 According to 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), the Board may defer a decision on the application on reasonable grounds as the Board thinks fit. Since the Site falls within the amendment items of the draft Ngau Tam Mei OZP No. S/YL-NTM/15, which is being exhibited for public inspection under section 5 of the Ordinance, it would be prudent for the Committee to wait until the end of the exhibition period to confirm whether there is any representation related to the Site before deciding on whether the application should be considered. This is to ensure that the decision on the application would not pre-empt the Board’s decision on the representation(s) if received.
- 2.2 If there is no adverse representation related to the Site, the application would be submitted to the Committee for consideration after the expiry of the exhibition of the draft OZP on 31.12.2025. If there is/are adverse representation(s) related to the Site, the application would be submitted to the Committee for consideration after consideration of the representation(s) on the OZP by the Board.

¹ 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.

3. **Decision Sought**

The Committee is invited to consider whether or not to defer a decision on the application as recommended by the Planning Department. Should the Committee decide not to defer the decision, the application will be submitted to the Committee for consideration at the next meeting.

4. **Attachments**

Plan Z-1a	Location Plan (on approved Ngau Tam Mei OZP No. S/YL-NTM/12)
Plan Z-1b	Location Plan (on draft Ngau Tam Mei OZP No. S/YL-NTM/15)

**PLANNING DEPARTMENT
NOVEMBER 2025**