

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

**APPLICATION NO. Y/YL-NTM/4**  
***(for 3<sup>rd</sup> Deferment)***

<b><u>Applicant</u></b>	: Bonus Plus Company Limited represented by Llewelyn-Davies Hong Kong Ltd.
<b><u>Site</u></b>	: Various Lots in D.D. 105 and Adjoining Government Land (GL), Shek Wu Wai, Yuen Long
<b><u>Site Area</u></b>	: About 143,171 m <sup>2</sup> (including GL of about 66,650 m <sup>2</sup> (46.6%))
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
<b><u>Zoning</u></b>	: “Comprehensive Development Area” (“CDA”) and “Green Belt” (“GB”)  [restricted to a maximum plot ratio (PR) of 0.4 and the maximum building height (BH) of 3 storeys including car park in “CDA” zone]
<b><u>Proposed Amendment</u></b>	: To rezone the application site (the Site) from “CDA” and “GB” to “Residential (Group A)” (“R(A)”), “Government, Institution or Community” (“G/IC”) and “CDA(1)” with PR restriction of 5.5 and BH restriction of 165mPD

**1. Background**

- 1.1 On 8.7.2019, the applicant submitted an application seeking amendment of the OZP to rezone the Site from “CDA” and “GB” to “R(A)”, “G/IC” and “CDA(1)” on the Ngau Tam Mei OZP No. S/YL-NTM/12 for a proposed residential cum commercial and community development (**Plan Z-1**). On 4.10.2019 and 9.10.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application each for two months, as requested by the applicant, to allow more time for the applicant to prepare further information (FI) to address departmental comments.
- 1.2 Subsequent to the deferments, the applicant submitted 10 rounds of FIs<sup>1</sup>, including revised traffic impact assessment, air ventilation impact assessment, environmental assessment, drainage impact assessment, water supply impact assessment,

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<sup>1</sup> FIs submitted on 6.12.2019, 27.2.2020, 4.5.2020, 17.7.2020, 10.12.2020, 16.2.2021, 5.5.2021, 14.7.2021, 20.7.2021 and 24.9.2021.

sewerage impact assessment, landscape master plan and tree survey and preservation proposal, and revised Master Layout Plan, section plans and indicative phasing plan, as well as introduction of additional scenarios to address departmental comments. The application is scheduled for consideration by the Committee on 24.12.2021.

## 2. **Request for Deferment**

On 14.12.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application in order to allow two months' time for the applicant to prepare further information to address departmental comments (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The application has been deferred twice for total of four months at the request of the applicant to allow 2 months' time for preparation of FI to address departmental comments. Since the deferment on 9.10.2020, the applicant submitted FIs in response to departmental comments as detailed in para. 1.2. However, the applicant needs more time to prepare FI to address comments from relevant government departments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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. 33A) in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 are not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the third deferment of the application, the applicants should be advised that the Committee has allowed a total of six months for preparation of 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**

<b>Appendix I</b>	Letter dated 14.12.2021 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2021**