

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

APPLICATION NO. Y/YL-NTM/6
(for 1st Deferment)

<u>Applicant</u>	: Bonus Plus Co., Ltd. represented by Llewelyn-Davis Hong Kong Limited
<u>Application Site</u>	: Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long
<u>Site Area</u>	: About 22,140 m ²
<u>Lease</u>	: Lot 2091 in D.D. 105 governed by New Grant Lot No. 22786 dated 21.5.2019 for private residential purposes
<u>Plan</u>	: Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
<u>Zoning</u>	: “Comprehensive Development Area” (“CDA”) [Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys including car park]
<u>Proposed Amendment</u>	: To rezone the application site from “Comprehensive Development Area” to “Residential (Group A)” [Restricted to a maximum total PR of 7.5 (maximum domestic PR of 6.5) and a maximum BH of 180mPD]

1 Background

On 21.4.2022, the applicant submitted a s.12A application to rezone the application site (the Site) from “Comprehensive Development Area” to “Residential (Group A)” to facilitate a comprehensive residential development (**Plan Z-1**) with a maximum total PR of 7.5 (maximum domestic PR of 6.5) and a maximum BH of 180 mPD. 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 1.11.2023, 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 so as to

allow more time for preparation of 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 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 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 further submission 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	Letter dated 1.11.2023 from the Applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2023**