

RNTPC Paper No. Y/YL-NTM/6A  
For Consideration by the Rural and  
New Town Planning Committee  
on 5.4.2024

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

**APPLICATION NO. Y/YL-NTM/6**  
***(for 2<sup>nd</sup> Deferment)***

**Applicant** : Bonus Plus Co., Ltd. represented by Llewelyn-Davis Hong Kong Limited

**Application Site** : Lot 2091 (Part) in D.D. 105, Shek Wu Wai, Yuen Long

**Site Area** : About 22,140 m<sup>2</sup>

**Lease** : Lot 2091 in D.D. 105 governed by New Grant Lot No. 22786 dated 21.5.2019 for private residential purposes

**Plan** : Draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1  
*(currently in force)*

Approved Ngau Tam Mei OZP No. S/YL-NTM/12  
*(at the time of submission)*

**Zoning** : “Residential (Group A)2” (“R(A)2”) (about 51.5%), area shown as ‘Road’ (about 35.8%), “Green Belt” (“GB”) (about 9.2%) and “Residential (Group A)1” (“R(A)1”) (about 3.5%)

[“R(A)2”: restricted to a maximum plot ratio (PR) of 6.5 and a maximum building height (BH) of 170mPD; and  
“R(A)1”: restricted to a maximum PR of 6.8 and a maximum BH of 200mPD]

*(on OZP No. S/STT/1 currently in force)*

“Comprehensive Development Area” (“CDA”)

[restricted to a maximum PR of 0.4 and a maximum BH of 3 storeys including car park]

*(on OZP No. S/YL-NTM/12 at the time of submission)*

**Proposed Amendment** : To rezone the application site from “CDA” to “R(A)”  
[restricted to a maximum total PR of 7.5 (maximum domestic PR of 6.5) and a maximum BH of 180mPD]

## **1. Background**

- 1.1 On 21.4.2022, 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 “R(A)” to facilitate a comprehensive residential development (**Plan Z-1a**) with a maximum total PR of 7.5 (including a maximum domestic PR of 6.5) and a maximum BH of 180mPD.
- 1.2 On 10.11.2023, 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 10.1.2024, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.
- 1.3 On 8.3.2024, the draft San Tin Technopole OZP No. S/STT/1, which covers among others, area excised from the Ngau Tam Mei OZP including the Site, was exhibited under section 5 of the Town Planning Ordinance (the Ordinance) for public inspection for two months until 8.5.2024. The Site falls within an area zoned “R(A)2” (about 51.5%), “GB” (about 9.2%) and “R(A)1” (about 3.5%) and area shown as ‘Road’ (about 35.8%) on the draft San Tin Technopole OZP (**Plan Z-1b**).

## **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 (TPB PG-No. 33A<sup>1</sup>), the Board may defer a decision on the application on reasonable grounds as the Board thinks fit. Since the Site forms part the new draft San Tin Technopole OZP No. S/STT/1, 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 period of the new OZP on 8.5.2024. 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.

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<sup>1</sup> 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 San Tin Technopole OZP No. S/STT/1)

**PLANNING DEPARTMENT  
APRIL 2024**