

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

APPLICATION NO. Y/YL-NTM/8
(for 1st 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** : Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/14
(currently in force)
- Approved Ngau Tam Mei OZP No. S/YL-NTM/12
(at the time of submission)
- [the zoning and development restrictions of the application site (the Site) remain unchanged on OZP No. S/YL-NTM/14]*
- Zoning** : “Comprehensive Development Area” (“CDA”)
[restricted to a maximum gross floor area of 39,000m² and a maximum building height of 3 storeys including car park]
- Proposed Amendment** : To rezone the application site from “CDA” to “Comprehensive Development Area (1)” (“CDA(1)”)

1. Background

On 5.7.2022, the applicant submitted the current application to rezone the application site (the Site) from “CDA” to “CDA(1)” (**Plan Z-1**). 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 31.3.2025, 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 in order to allow 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 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. 33A¹) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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	Letter from the applicant's representative dated 31.3.2025
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2025**

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.