

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

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

- Applicant** : Topup Rouge Enterprise Limited and Champion Top Investment Development Limited represented by Ove Arup and Partners Hong Kong Ltd
- Site** : Various Lots in D.D. 115 and Adjoining Government Land (GL), Nam Sang Wai, Yuen Long
- Site Area** : About 105,867 m<sup>2</sup> (including GL of about 11,246 m<sup>2</sup> (10.6%))
- Lease** :
  - Lot No. 1347 RP in D.D. 115; various subdivision lots within Lot No. 1212 in D.D. 115 and within Lot No. 11 in D.D. 115 – fish pond and agricultural purposes
  - Lot No. 1347 RP in D.D. 115 subject to Short Term Waiver (STW) No. 1781 for the purpose of a temporary driving school
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Zoning** : “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”)   
  
[restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 6 storeys including car park.]
- Proposed Amendment** : To rezone the application site (the Site) from “OU(CDWRA)” to “OU(CDWRA1)” with a maximum PR of 3.6 for private and international school development, a maximum PR of 6.5 for public housing development, and maximum BH of 131mPD (41 storeys)

**1. Background**

- 1.1 On 23.1.2020, the applicant submitted an application seeking amendment of the OZP to rezone the Site from “OU(CDWRA)” to “OU(CDWRA1)” on the approved Nam Sang Wai OZP No. S/YL-NSW/8 for proposed comprehensive development for residential and educational uses (**Plan Z-1**). On 26.5.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application, as requested by the applicant,

to allow two months' time for the applicant to prepare further information (FI) to address departmental comments.

- 1.2 On 24.7.2020 and 7.8.2020, the applicant submitted FIs, including revised traffic impact assessment, sewerage impact assessment, drainage impact assessment, air ventilation assessment, environmental assessment, ecological impact assessment, water supply impact assessment and broad technical assessment on rail capacity of MTR West Rail to address departmental comments. The application is scheduled for consideration by the Committee on 6.11.2020.

## **2. Request for Deferment**

On 23.10.2020, the applicant's agent 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 further departmental comments (**Appendix I**).

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

- 3.1 The application has been deferred once for two months at the request of the applicant to allow 2 months' time for preparation of FI to address departmental comments. Since the first deferment on 26.5.2020, the applicant submitted FIs on 24.7.2020 and 7.8.2020 in response to departmental comments as detailed in para. 1.2. However, the applicant needs more time to prepare FI to address further 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. 33) 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 further submission from the applicant. If the FI submitted by the applicant is 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 second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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**

**Appendix I**                      Letter dated 23.10.2020 from the applicant's agent

**Plan Z-1**                         Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2020**