

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

APPLICATION NO. Y/YL-NSW/6
(for 3rd Deferment)

- Applicant** : Topup Rouge Enterprise Limited and Champion Top Investment Development Limited represented by Ove Arup and Partners Hong Kong Limited
- Site** : Various Lots in D.D. 115 and Adjoining Government Land (GL), Nam Sang Wai, Yuen Long
- Site Area** : About 105,867 m² (including GL of about 11,246 m² (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 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 applicants submitted an application seeking amendment of the OZP to rezone the application site from “OU(CDWRA)” to “OU(CDWRA1)” on the approved Nam Sang Wai OZP No. S/YL-NSW/8 for a proposed comprehensive development for residential and educational uses (**Plan Z-1**). On 26.5.2020 and 6.11.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application each for two months, as requested by the applicants, to allow more time

for the applicants to prepare further information (FI) to address departmental comments.

- 1.2 On 11.1.2021, 22.3.2021 and 7.6.2021, the applicants submitted FI, including geotechnical planning review report, pedestrian assessment, public transport assessment, revised traffic impact assessment, revised sewerage impact assessment, revised drainage impact assessment, revised water supply impact assessment, revised environmental assessment, revised broad technical assessment on rail capacity of MTR West Rail Line and replacement pages of planning statement and landscape and tree preservation proposal. The application is scheduled for consideration by the Committee on 27.8.2021.

2. Request for Deferment

On 18.8.2021, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months in order to allow time for the applicants to prepare FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicants to allow more time for preparation of FI to address departmental comments. Since the last deferment on 6.11.2020, the applicants submitted FI on 11.1.2021, 22.3.2021 and 7.6.2021 in response to departmental comments as detailed in para. 1.2. However, the applicants need more time 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 applicants need more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the right or 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 applicants' 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 applicants' representative received on 18.8.2021
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
AUGUST 2021**