

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

**APPLICATION NO. Y/YL-NSW/6**  
***(for 4<sup>th</sup> 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 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 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, 6.11.2020 and 27.8.2021, 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 Subsequent to the deferments, the applicant submitted 5 rounds of FIs<sup>1</sup>, 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 visual, landscape and tree preservation proposal. The application is scheduled for consideration by the Committee on 28.1.2022.

## 2. **Request for Deferment**

On 18.1.2022, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application so as to allow an additional two months' time for the applicant to review the development layout and to address departmental comments (**Appendix I**).

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

- 3.1 The application has been deferred three times for a total of six months at the request of the applicants to allow more time for preparation to address departmental comments. Since the last deferment on 27.8.2021, the applicants have submitted FI 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. 33A<sup>2</sup>) in that the applicants need more time to address comments from concerned departments, 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 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 applicants 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 this is the fourth deferment of the application, a total of eight months has been allowed for the applicant to prepare submission of FI. In view of

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<sup>1</sup> FIs submitted on 24.7.2020, 7.8.2020, 11.1.2021, 22.3.2021, 7.6.2021 and 28.10.2021.

<sup>2</sup> The number of deferments to be granted under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.

this, the applicant should be advised that this is the last deferment, and no further deferment would be granted.

**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**

<b>Appendix I</b>	Letter from the applicants' representative received on 18.1.2022
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
JANUARY 2022**