

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

APPLICATION NO. Y/YL-PN/8
(for 1st Deferment)

<u>Applicant</u>	:	Topgold Holdings Limited represented by Aikon Development Consultancy Limited
<u>Plan</u>	:	Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
<u>Application Site</u>	:	Lot 8 in D.D. 135 and Adjoining Government Land, Nim Wan Road, Sheung Pak Nai, Yuen Long, New Territories
<u>Site Area</u>	:	About 5,505 m ² (including about 55 m ² of government land)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Zoning</u>	:	“Agriculture” (“AGR”)
<u>Proposed Amendment</u>	:	To rezone the application site from “AGR” to “Residential (Group C)” (“R(C)”)

1. The Proposal

On 7.2.2018, the applicant seeks planning permission to rezone the application site from “AGR” to “R(C)” for a low-rise and low-density residential development (**Plan Z-1**). The application is originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 4.5.2018.

2. Request for Deferment

On 29.3.2018, 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 so as to allow time for preparation of further information to address the comments of relevant government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justification 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. 33) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 further submission from the applicant. If the further information 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information, 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

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| Appendix I | Letter of 29.3.2018 from the applicant's representative |
| Plan Z-1 | Location plan |

**PLANNING DEPARTMENT
APRIL 2018**