

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/MOS/125
(for 2nd Deferment)

- Applicant** : Prolong Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Various Lots and Adjoining Government Land in D.D. 167 Nai Chung, Ma On Shan, New Territories
- Site Area** : 25,629 m² (about)
- Lease** : (a) Various lots in D.D. 167 (about 14,633 m² or 57.1%) under old scheduled agricultural lots
(b) Government land (about 10,996 m² or 42.9 %)
- Plan** : Approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/22
- Zoning** : “Other Specified Uses” annotated ‘Educational and Recreational Development’ (“OU(ERD)”) subject to
- maximum Gross Floor Area (GFA): 17,800m²
- maximum Building Height (BH): 7 storeys
- Application** : Proposed School with Recreational Area

1. Background

- 1.1 On 23.9.2019, the applicant, represented by Llewelyn-Davies Hong Kong Limited, seeks planning permission for a proposed school with recreational area at the application site (the Site) which falls within an area zoned “OU(ERD)” on the approved Ma On Shan OZP No. S/MOS/22 (**Plan A-1**). According to the Notes of the OZP, while ‘Park and Garden’ and ‘Playground/Playing Field’ are always permitted within the “OU(ERD)” zone, “School” use requires planning permission from the Town Planning Board (the Board).
- 1.2 On 15.11.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision as requested by the applicant. After the deferral, the applicant submitted further information on 11.12.2019 and 3.1.2020. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has

been rescheduled, and the Town Planning Board has agreed to defer consideration of the application. Again, the meeting on 30.3.2020 has been rescheduled and the application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 6.2.2020, 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 to allow sufficient time for the applicant to prepare further information to address 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 more time to prepare further information to address the departmental comments. Since the first deferment on 15.11.2019, the applicant has submitted further information including various technical assessments. However, the applicant needs more time to prepare detailed responses and assessments to address the outstanding departmental comments.
- 3.2 The Planning Department has no objection to the request for 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.33) in that more time is required for the applicant to address comments of Government departments; the deferment period is not indefinite; and the deferment will not affect the right or interest of other concerned 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 two 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 a period of two months for preparation of submission of further information. Since it is the second deferment of the application and the Committee has allowed a total of four months including the previous deferment for preparation of submission of further information, 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 dated 6.2.2020
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2020**