

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

**APPLICATION NO. A/MOS/125**  
*(for 3<sup>rd</sup> 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 m<sup>2</sup> (about)
- Lease** : (a) Various lots in D.D. 167 (about 14,633 m<sup>2</sup> or 57.1%) under old scheduled agricultural lots  
(b) Government land (about 10,996 m<sup>2</sup> 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): 17,800m<sup>2</sup>  
- 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, “School” use requires planning permission from the Town Planning Board (the Board).
- 1.2 On 15.11.2019 and 26.5.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application each for two months as requested by the applicant. The applicant subsequently on 5.6.2020 submitted further information including a Response-to-Comments table, a revised Traffic Impact Assessment and revised pages of Landscape Design Proposal, Tree Survey and Preservation Report, Environmental Assessment and Quantitative Risk Assessment in

response to the departmental comments. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 16.7.2020, 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 twice for a total of four months upon the requests of the applicant to allow time to address the departmental comments. Since the last deferment on 26.5.2020, the applicant has submitted further information including various revised technical assessments. Nevertheless, there are still further departmental comments on woodland compensation and environmental acceptability of the proposed development. As such, the applicant needs more time to prepare relevant responses and assessments to address the outstanding departmental comments from AFCD and EPD.
- 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 two months for preparation of submission of further information. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six 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**

Appendix I	Letter dated 16.7.2020 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2020**