

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

**APPLICATION NO. Y/MOS/4**

*(for 4<sup>th</sup> Deferment)*

- Applicant** : Prolong Limited represented by Llewelyn-Davies Hong Kong Limited
- Plan** : Approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/22
- Application Site** : Various lots in D.D. 167 and adjoining Government land, Nai Chung, Ma On Shan, New Territories
- Site Area** : About 27,309 m<sup>2</sup>
- Lease** : (a) Various lots in D.D. 167 (about 14,899 m<sup>2</sup> or 55%) under old scheduled agricultural lots  
(b) Government land (about 12,410 m<sup>2</sup> or 45%)
- Zoning** : “Other Specified Uses” annotated (Educational and Recreational Development (“OU(ERD)”)  
Maximum Gross Floor Area (GFA): 17,800m<sup>2</sup>  
Maximum Building Height (BH): 7 storeys  
A layout plan shall be prepared for the approval of the Town Planning Board (the Board).  
“Government, Institution or Community” (“G/IC”)  
Maximum BH: 2 storeys  
“Green Belt” (“GB”)  
‘Road’
- Proposed Amendments** : Rezoning to “Residential (Group C)4” (“R(C)4”), “G/IC”, and “GB”  
Proposed “R(C)4”  
Maximum Plot Ratio: 1  
Maximum BH: 7 storeys  
Proposed “G/IC”  
Maximum BH: 7 storeys

**1. Background**

- 1.1 On 22.7.2016, the applicant, represented by Llewelyn-Davies Hong Kong Limited, proposed to rezone the Application Site from “OU (ERD)”, “G/IC”, “GB” and ‘Road’ to “R(C)4”, “G/IC” and “GB” to facilitate the development of a proposed private residential development and a primary school (to be implemented by Government) (**Plan Z-1**).

- 1.2 On 14.10.2016, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer consideration of the application for two months as requested by the applicant to address the departmental and public comments. Accordingly, the applicant submitted further information on 19.12.2016 and 13.3.2017.
- 1.3 On 9.6.2017, the Committee agreed to defer consideration of the application for another two months as requested by the applicant to address the departmental comments and to update the relevant technical submissions. Accordingly, the applicant submitted further information on 8.8.2017.
- 1.4 On 27.10.2017, the Committee agreed to defer consideration of the application for another two months as requested by the applicant to address the departmental comments and to update the relevant technical submissions. Further information was submitted by the applicant on 27.12.2017 and 10.1.2018. The application is scheduled for consideration by the Committee on 16.3.2018.

## 2. **Request for Deferment**

On 2.3.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer consideration of the application for two more months to allow sufficient time for the applicant to prepare further information to further address departmental comments and to update the relevant technical assessments (**Appendix I**).

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

- 3.1 The application has been deferred three times for a total of six months upon requests of the applicant. Since the last deferment in October 2017, the applicant has submitted responses to departmental comments with Consolidated Planning Statement including all revised technical assessments on 27.12.2017 and 10.1.2018 respectively. As relevant Government departments have further comments on the further information submitted, the applicant needs more time to address further 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 would be submitted to the Committee for consideration within three months upon receipt of further information 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 further two months for the preparation of submission of further information. Since it is the fourth deferment of the application, the applicant should also be advised that the Committee has allowed a total of eight months including the previous deferments for preparation of submission of further information, 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 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 2.3.2018
Plan Z-1	Location Plan

**PLANNING DEPARTMENT  
MARCH 2018**