

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

**APPLICATION NO. A/MOS/125  
(for 1st 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)”  
Maximum Gross Floor Area (GFA): 17,800m<sup>2</sup>  
Maximum Building Height (BH): 7 storeys
- Application** : Proposed School with Recreational Area

**1. Background**

On 23.9.2019, the applicant, represented by Llewelyn-Davies Hong Kong Limited, sought 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). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 15.11.2019.

**2. Request for Deferment**

On 4.11.2019, 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 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.
- 3.2 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, 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 from the Applicant dated 4.11.2019
Plan A-1	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2019**