RNTPC Paper No. A/MOS/133
For Consideration by the
Rural and New Town Planning
Committee on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/MOS/133

(for 1st Deferment)

Applicant	:	Yorky Limited represented by Llewelyn-Davies Hong Kong Limited
Site	:	Government Land (GL) in D.D. 169 and D.D. 198, Ma On Shan Road and Ma On Shan Tsuen Road, Ma On Shan
Site Area	:	About 2,370m^2
Land Status	:	GL
Plan	:	Approved Ma On Shan Outline Zoning Plan (OZP) No. S/MOS/28
Zonings	:	(i) "Other Specified Uses" annotated "Petrol Filling Station" (about 10.3%) *[restricted to a maximum building height (BH) of 1 storey]* (ii) "Green Belt" (about 24.6%) (iii) "Government, Institution or Community" (about 8.8%) *[restricted to a maximum BH of 8 storeys]* (iv) "Residential (Group A)11" (about and 2.5%) *[restricted to a maximum plot ratio of 6.8 and a maximum BH of 225mPD]* (v) Area shown as 'Road' (about 53.7%)
Application	:	Proposed Utility Installation for Private Project (Water Pumping Station and Associated Water Mains) and Associated Excavation and Filling of Land

1. Background

On 11.9.2026, the applicant submitted the current application to seek planning permission for proposed utility installation for private project (water pumping station and associated water mains) and associated excavation and filling of land at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 27.10.2026, 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 in order to prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 the submission of FI, 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 27.10.2026 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026