

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H15/285
(for 1st Deferment)

<u>Applicant</u>	Mighty Oaks International Nursery & Kindergarten Limited represented by Llewelyn-Davies Hong Kong Limited
<u>Premises</u>	2/F of an Office Building, Aberdeen Inland Lot (A.I.L.) 360, Hong Kong
<u>Floor Area</u>	About 790 m ²
<u>Lease</u>	A.I.L. 360 (“the Lot”) (a) held under Conditions of Sale No. 9969 as varied or modified by two modification letters dated 25.4.2007 and 25.4.2016 respectively (“the Conditions”) (b) a term expiring in July 2121 (c) restricted for the uses of non-residential purposes excluding (a) hotel, petrol filling station, godown, residential care home and industrial purposes; (b) and offensive trades; (c) the use or storage of any dangerous goods.
<u>Plan</u>	Approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) No. S/H15/33
<u>Zoning</u>	“Other Specified Uses” annotated ‘Business (1)’ (“OU(B)1”) - a maximum building height of 120mPD or the height of the existing building, whichever is the greater
<u>Application</u>	Proposed School (Kindergarten and Nursery)

1. Background

On 25.1.2021, the Town Planning Board (the Board) received a planning application for a proposed school (kindergarten and nursery) at the application premises (the Premises) which is zoned “OU(B)1” on the approved Aberdeen & Ap Lei Chau OZP No. S/H15/33 (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 24.2.2021, the applicant's representative wrote to the Secretary of the Board and requested the Committee to defer making a decision on the application for two months in order to allow time for preparation of further information to address relevant departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to respond to relevant government departments in resolving major technical issues, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer making 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 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's representative dated 24.2.2021
Plan A-1 Location Plan