

RNTPC Paper No. A/YL-MP/281B  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 3.1.2020

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

**APPLICATION NO. A/YL-MP/281**  
*(for 3<sup>rd</sup> Deferment)*

- Applicant** : Hong Chi Morninglight School represented by Leigh and Orange Limited
- Site** : Lot 4748 in D.D. 104, Mai Po, Yuen Long
- Site Area** : 3,933 m<sup>2</sup>
- Lease** : New Grant No. 4012
- Plan** : Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
- Zoning** : “Residential (Group C)”  
[restricted to a maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m) including car park]
- Application** : Proposed School (Expansion of Hong Chi Morninglight School) with Minor Relaxation of the Plot Ratio (PR) and Building Height (BH) Restrictions

**1. Background**

- 1.1 On 26.4.2019, the applicant submitted an application for the proposed expansion of Hong Chi Morninglight School, Yuen Long at the application site (the Site) with minor relaxation of PR restriction from 0.4 to 0.757 and BH restriction from 9m to 10.33m (**Plan A-1**).
- 1.2 On 21.6.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments. On 3.9.2019, the applicant submitted FI including responses to departmental comments with revised floor plan and tree treatment/survey plans, and minor clarification on the number of students in the previous and current academic years.
- 1.3 On 18.10.2019, the Committee agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare FI to address further comments from departments.

## **2. Request for Deferment**

On 17.12.2019, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application to allow two months' time for the applicant to prepare FI including a traffic survey for identifying trip generation with breakdown for the Site to address comments from Transport Department (**Appendix I**).

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

3.1 The application has been deferred twice for four months at the request of the applicant to allow more time for submission of FI to address comments from the relevant departments. According to the applicant, since the second deferment on 18.10.2019, the applicant has been preparing a traffic survey for identifying trip generation with breakdown for the Site. Nevertheless, more time is required to prepare the submission to meet TD's requirements.

3.2 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 prepare further information in response to comments from Government departments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.3 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 FI from the applicant. If the FI 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. 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 FI, and no further deferment would be granted unless under very special circumstance.

## **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 17.12.2019 from the applicant's representative

**Plan A-1**

Location Plan

**PLANNING DEPARTMENT  
JANUARY 2020**