

RNTPC Paper No. A/YL-MP/281
For Consideration by
the Rural and New Town
Planning Committee
on 21.6.2019

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

APPLICATION NO. A/YL-MP/281
(for 1st 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 m²
- 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

On 26.4.2019, the applicant submitted an application to seek planning permission 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**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 21.6.2019.

2. Request for Deferment

On 13.6.2019, the applicant 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 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 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.
- 3.2 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 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 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

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| Appendix I | Letter dated 13.6.2019 from the applicant |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
JUNE 2019**