

RNTPC Paper No. A/YL-MP/281A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 18.10.2019

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

**APPLICATION NO. A/YL-MP/281**  
*(for 2<sup>nd</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**). 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.
- 1.2 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. The application is scheduled for consideration by the Committee on 18.10.2019.

**2. Request for Deferment**

On 27.9.2019, 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 further information to address further comments from departments (**Appendix I**).

**3. Planning Department's Views**

3.1 The application has been deferred once at the request of the applicant to allow two months' time for submission of FI to address comments from the relevant departments. Since the first deferment on 21.6.2019, the applicant has submitted responses to departmental comments with revised floor plan and tree treatment/survey plans, and minor clarification on the student numbers on 3.9.2019. According to the applicant's representative, more time is needed by the applicant to prepare FI to address departmental comments.

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 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 27.9.2019 from the applicant's representative

**Plan A-1** Location Plan