

RNTPC Paper No. A/YL-MP/281C  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 26.5.2020

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

**APPLICATION NO. A/YL-MP/281**  
*(for 4<sup>th</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, 18.10.2019 and 3.1.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months each, as requested by the applicant, to allow time for the preparation of further information (FI) to address departmental comments, including a traffic survey for identifying trip generation with breakdown for the Site to address comments from Transport Department (TD).
- 1.3 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Town Planning

Board (the Board) has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 19.5.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application to allow two months' time for the applicant to continue with the traffic survey for identifying trip generation with breakdown for the Site to address comments from TD, progress of which has been disrupted by the recent outbreak of novel coronavirus (**Appendix I**).

**3. Planning Department's Views**

3.1 The application has been deferred three times for six 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 third deferment on 3.1.2020, the applicant has been preparing a traffic survey for identifying trip generation with breakdown for the Site. Nevertheless, the progress of preparing FI has been disrupted by the recent outbreak of novel coronavirus and 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 fourth deferment of the application, the applicant should be advised that the Committee has allowed a total of eight months for preparation of submission of FI, this is the last deferment, and no further deferment would be granted.

**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 19.5.2020 from the applicant's representative

**Plan A-1**

Location Plan

**PLANNING DEPARTMENT  
MAY 2020**