

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H10/93
(for 1st Deferment)

- Applicant** : The University of Hong Kong represented by PlanArch Consultants Ltd.
- Site** : High West, Pok Fu Lam, Hong Kong
- Site Area** : about 29,740m²
- Lease** : Rural Building Lot No. 925
- Restricted to private residential purposes and buildings erected is restricted to a plot ratio (PR) of 2.25
- Plan** : Approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/17
- Zoning** : “Residential (Group C)” (“R(C)”)
(a) maximum PR and site coverage (SC) ranging from 0.6 and 30% respectively for a building of 2 domestic storeys or below, to a maximum PR and SC of 3.0 and 15% respectively for a building of 20 domestic storeys or more or the PR and SC of the existing building, whichever is the greater
(b) provision for application for minor relaxation of PR and SC restrictions

“Green Belt” (“GB”)
- Application** : Proposed Residential Institution (Student Hostel) with Minor Relaxation of SC Restriction

1. Background

On 6.12.2018, the Town Planning Board (the Board) received an application seeking planning permission for proposed residential institution (student hostel) with minor relaxation of SC restriction from 15% to not more than 25% (based on net site area¹) at the application site, which falls mainly within “R(C)” zone with a minor portion within “GB” zone on the approved Pok Fu Lam OZP No. S/H10/17 (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

¹ Net site area = Site area – slope area – internal road

2. Request for Deferment

On 2.1.2019, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months so as to allow adequate time to address the concerns from the local communities and comments from the Geotechnical Engineering Office of the Civil Engineering and Development Department (**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 address departmental comments and public comments; the deferment period is not indefinite; and the deferment would not affect the right or interest 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 (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. The applicant should be advised that the Committee has allowed two months for preparation of the FI, 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 of 2.1.2019 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
FEBRUARY 2019**