

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K4/71
(for 2nd Deferment)

- Applicant** : The Hong Kong Polytechnic University represented by Kenneth To & Associates Limited
- Site** : Tat Hong Avenue, Shek Kip Mei, Kowloon
- Site Area** : About 12,280m²
- Land Status** : Government Land
- Plan** : Approved Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/29
- Zoning** : “Government, Institution or Community (7)”
(a) maximum building height (BH) of 112 metres above Principal Datum (mPD), or the BH of the existing building, whichever is the greater
(b) minor relaxation of the BH restriction may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal
- Application** : Proposed Residential Institution (Student Hostels) with Minor Relaxation of BH Restriction

1. Background

- 1.1 On 29.4.2020, the application for proposed residential institution (student hostels) with minor relaxation of BH restriction from 112mPD to 136mPD (i.e. +24m or +21.4%) at the application site was received by the Board (**Plan A-1**).
- 1.2 On 26.6.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time for preparation of further information to address departmental comments.
- 1.3 On 3.7.2020, the applicant submitted further information including responses to departmental comments, revised assessments on noise, sewerage, traffic and air quality impacts, and new assessment on waste management implication. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 5.8.2020, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months so as to allow more time for preparation of further information to address departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the deferment, the applicant has submitted further information on 3.7.2020. According to the applicant, more time is required to address further 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 to address departmental comments, 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 submission from the applicant. If the further information submitted by the applicant is not substantial and could 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 a further two months for preparation of further information. 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 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 5.8.2020 from the applicant’s representative |
| Plan A-1 | Location Plan |