

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

**APPLICATION NO. A/K7/121
(for 1st Deferment)**

- Applicant** : Hong Kong Metropolitan University represented by Urbis Limited
- Site** : Government Land at the junction of Sheung Shing Street and Fat Kwong Street, two areas above Sheung Shing Street connecting to 1 Sheung Shing Street (Kowloon Inland Lot No. 11265), and the area above Fat Kwong Street connecting to 30 Good Shepherd Street, Ho Man Tin, Kowloon
- Site Area** : About 3,586 m² (including about 3,584 m² of Government Land (GL))
- Land Status** : (i) GL (about 99.9%)
(i) Kowloon Inland Lot No. 11265 (about 0.1%)
- Plan** : Approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/24
- Zoning** : (i) “Residential (Group A)” (“R(A)”) (about 93.7%);
(a) maximum domestic plot ratio (PR) of 7.5 or maximum non-domestic PR of 9;
(b) maximum building height (BH) of 100mPD; and
(c) based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/building height restrictions may be considered by the Town Planning Board (the Board) on application
(ii) “Government, Institution or Community” (“G/IC”) (about 0.2%);
and
(iii) Areas shown as ‘Road’ (about 6.1%)
- Application** : Proposed Educational Institution with Training Centre, Public Vehicle Park (Excluding Container Vehicle), Shop and Services, Eating Place and Footbridges, and Minor Relaxation of Building Height Restriction

1. Background

On 4.10.2023, the applicant seeks planning permission for Proposed Educational Institution with Training Centre, Public Vehicle Park (Excluding Container Vehicle), Shop and Services, Eating Place and Footbridges, and Minor Relaxation of Building Height Restriction from 100mPD to 110mPD at the application (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) on 22.12.2023.

2. Request for Deferment

On 1.12.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow sufficient time to resolve outstanding technical issues raised by Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for first 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. 33B) in that the deferment would allow the applicant to prepare further information (FI) to address outstanding issues.
- 3.2 Should the Committee agree to defer 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 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 two months for preparation of submission of 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 1.12.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
DECEMBER 2023