

Previous Application Covering the Application Site

Approved Application

<u>Application No.</u>	<u>Location</u>	<u>Proposed Use</u>	<u>Date of Consideration</u>	<u>Approval Conditions</u>
A/H15/268	Police School Road, Wong Chuk Hang	Proposed Residential Institution (Student Residences) and Minor Relaxation of BH Restriction from 80mPD to 87mPD	18.3.2016	A1 to A4

Approval Conditions

- A1 The design and provision of parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board (the Board)
- A2 The implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Board
- A3 Submission and Implementation of a landscape and tree preservation proposal to the satisfaction of the Director of Planning or of the Board
- A4 The provision of fire service installations and water supplies for fire fighting to the satisfaction of the Director of Fire Services or of the Board

Extracted from Minutes of District Development and Housing Committee of
Southern District Council Meeting held on 1.2.2016

Agenda Item 3: Wong Chuk Hang Students Residence, the University of Hong Kong
(Item Raised by the University of Hong Kong)
(DDHC Paper No. 3/2016)

(Mr AU Nok-hin left the meeting at 6:07 p.m.)

48. The Chairman welcomed the following representatives to the meeting:
- (a) Mrs Sylvia WONG, Director of Campus Life, CEDARS, the University of Hong Kong (HKU);
 - (b) Dr Louis CHU, Senior Technical Manager, Estates Office, HKU;
 - (c) Mr Bernard V. LIM, JP , Principal, AD+RG Architecture Design and Research Group Ltd;
 - (d) Mr Edward MIU, Design Team Leader, AD+RG Architecture Design and Research Group Ltd; and
 - (e) Ms Amy TAN, Architectural Executive, AD+RG Architecture Design and Research Group Ltd.
49. The Chairman asked the representatives of HKU to introduce the paper.
50. Dr Louis CHU said that HKU planned to develop a student residence on Police School Road in Wong Chuk Hang to provide around 1 224 residential places for students. The project was at the design stage and would be submitted to TPB for assessment on 19 February 2016.
51. Mr Bernard V. LIM, JP gave a PowerPoint presentation on the details of the development project (Reference Information 2). The main points were as follows:

Design of Residence

- (a) the project involved the construction of a combined 3-storey podium and two 17-storey student residence towers. It would provide approximately 1 224 residential places, staff facilities, and amenities such as canteen, common rooms and recreation space:

- (b) the two residence towers would be at least 15 metres apart to enhance natural ventilation. The orientation of the two towers would also be different to avoid facing other buildings directly;
- (c) the residence towers will be slightly setback from Police School Road to maximize greenery for a more pleasant pedestrian. There would be open space on the first and second level of the podium to provide a pleasant environment for student residents; there would also be green space between the podium and Singapore International School (Hong Kong);
- (d) the height of the residence towers would not exceed 87 mPD, which was similar to that of the neighbouring Singapore International School (Hong Kong) and was far shorter than the property development projects above Wong Chuk Hang Station which would be 150 mPD. The visual impact on residents of neighbouring buildings, such as Grandview Garden and South Wave Court, would therefore be minimal;

Transport Arrangement

- (e) the residence towers would be finished after Wong Chuk Hang Station of the MTR South Island Line (East) was put into operation. The distance between the two would be 300 metres and the walking time was around five minutes. It would take around 15 minutes to travel between the residence and HKU by MTR;
- (f) HKU encouraged students to take public transport (such as the MTR nearby) to travel between the student residence and HKU. There was no plan to provide shuttle bus service for students for the time being. There were a total of four halls in the residence towers and there would be no more than three parking spaces for each hall. It was believed that the project would not pose significant impact on local road traffic as a whole;

Construction Works

- (g) there was a slope behind the residence. To preserve the wooded area, the residence will be built close to the base of the slope, works such as excavation and site formation would be minimised;

- (h) the site and project during construction would be properly managed, including management of waste water, construction waste and traffic, and control of noise impact, air pollution and construction dust; and
- (i) if everything went smoothly, the construction was expected to commence in the second quarter of 2017 and complete in the second quarter of 2021 the earliest.

52. Mr TSUI Yuen-wa, Mr Paul ZIMMERMAN, Dr MAK TSE How-ling, MH, Mr AU Lap-sing, MH, Mr LO Kin-hei, Mr CHU Ching-hong, JP, Mrs CHAN LEE Pui-ying and Mr CHAI Man-hon raised comments and enquiries on the subject as follows:

Traffic Issues

- (a) a Member of the constituency concerned said that he had consulted local residents about the proposed project. Most residents were worried that local traffic and landscape would be affected but were relieved after learning about the details of the project. Nevertheless, some residents were still against any development projects in the district. He hoped HKU would see to it that the student residence upon occupation would not bring about too much vehicular flow to the area and that mitigation measures would be adopted to minimise the impact on traffic and the environment;
- (b) some Members believed that student residents would probably take the MTR to travel between the residence and HKU, so the impact on road traffic would be insignificant;
- (c) a Member hoped that the Citybus Limited (CTB) would retain Route No. 71 for students' use even after the new railway was put into operation;
- (d) a Member asked if HKU would provide shuttle bus service to pick up student residents; a Member suggested providing one to two trips of shuttle bus service in the morning because not only would this benefit student residents, but could also prevent them from competing with local residents for public transportation;

- (e) a Member worried that vehicles going to the student residence would obstruct road traffic and therefore wished to learn about how the design of the vehicular entrance of the residence towers would prevent such situation;

Community Integration

- (f) a Member hoped that HKU could open the study rooms, recreational facilities (such as ball courts and reading rooms) and canteen to residents and students in the district;
- (g) the above proposal was supported by some Members;
- (h) a Member did not object to the project except that he was worried about the noise nuisance caused to residents if students created undue noise during the orientation week. In this connection, he asked HKU what solutions it had in place. Some Members shared the view and urged HKU to formulate policies to address the noise problem;

Planning Procedures

- (i) a Member considered that TPB did not attach importance to SDC's functions because it should have proposed the agenda item and conducted consultation instead of HKU;
- (j) a Member had the same opinion and opined that HKU should bring the subject to SDC only after TPB had granted its approval, and that TPB should consult SDC prior to the conclusion of public consultation. He continued that HKU had not given an account on the assessment results of traffic and trees;

Site Location and Other Uses of the Site

- (k) a Member commented that there was a practical need for more student residences and therefore did not object to the project. However, as the proposed student residence was not in close proximity to HKU, she considered it not the most ideal site. She hoped HKU could study again with TPB to identify a better site. She added that the student residences of most universities and tertiary institutions in Hong Kong were on campus,

for example, the Hong Kong Institute of Education, the Hong Kong University of Science and Technology and the Chinese University of Hong Kong;

- (l) a Member remarked that there were not enough tertiary places in Hong Kong. The proportion of university students in Hong Kong was far smaller than those in Singapore, Taiwan and South Korea. The site was originally earmarked for a private university. He considered that even if no developer had indicated interest in the proposal, the site should not be used for a student residence;
- (m) a Member said the Chief Executive had stated in the 2016 Policy Address that the Government would use \$200 billion to implement the 10-year overall hospital development plan devised jointly with the Hospital Authority. The Member considered that as there were a number of hospitals near the site in question, it would be most desirable to develop a medical school at the site to support the Government's medical and health policy;
- (n) a Member was of the view that the most pressing problem in Hong Kong was to increase housing supply. Land was very precious in the Southern District and the site in question was easily accessible because of its proximity to MTR Station. Therefore, priority should be given to residential development at the site to accommodate the redevelopment of Wah Fu Estate;
- (o) a Member considered that responding to changes by using the site for a more suitable purpose was a manifestation of Hong Kong people's high adaptability;

Other Comments

- (p) quite a number of Members expressed support for the project;
- (q) a Member wished to know the proportion of local and exchange students to non-local students in the future student residence, and the current proportion in the Jockey Club Student Village II;

- (r) a Member opined that developing a student residence in Wong Chuk Hang could enable student residents to stay in touch with their families in the Southern District;
- (s) a Member appreciated the attractive design of Singapore International School (Hong Kong) on Nam Long Shan Road in Aberdeen and the new building of Nanyang Technological University. He proposed that vertical greening and natural light be introduced to, and well-coordinated colours be used in the residence. He expected that the appearance of the residence would be comparable to the that of the neighbouring Singapore International School; and
- (t) having noted HKU's visual impact assessment study, a Member remarked that PlanD should conduct a similar study on the private residential units near the site on Lee Nam Road (subject site under discussion on agenda item 1).

53. Dr Louis CHU and Mrs Sylvia WONG gave a consolidated response as follows:

Traffic Issues

- (a) in view of management and traffic burden considerations, HKU encouraged students to take public transport and had no plan to provide shuttle bus service for distant student residences. HKU would decide if shuttle bus service would be provided to students during peak hours in the light of the situation upon occupation of the residence;

Community Integration

- (b) due to limited space of the residence and security concerns, some facilities could not be open to the public. However, HKU had still opened some hall facilities in the newly completed residences to the public, if the nature of activities are appropriate;
- (c) HKU had clear guidelines on the activities during the orientation week and student's conduct. Students were required to behave themselves to avoid causing nuisance to the neighbouring community. Since the opening of

the residence on Lung Wah Street in 2013, students had been maintaining a harmonious relationship with local residents and there were practically no complaints against student noise. The same guidelines would apply to the new residence;

Other Comments

- (d) in addition to identifying sites in the Central and Western District for the student residence, HKU had also communicated with relevant government departments to conduct a preliminary investigation into appropriate land use zones. It was found that Wong Chuk Hang was a desirable site and the detailed design of the student residence was underway;
- (e) the development of the student residence conformed to the permitted use of the OZP. Developing the site for other uses, such as medical facilities, was beyond the purview of HKU. Nevertheless, HKU would arrange for students of the Faculty of Medicine and Faculty of Social Sciences to undergo internship at nearby hospitals, such as Grantham Hospital, and would arrange for them to stay at the student residence if necessary to provide them with a convenient access to the hospital. In this way, the student residence would contribute to the medical system of the Southern District as a whole; and
- (f) generally speaking, HKU would make sure that the residence contained a mix of student residents, such as students from different years and degrees (undergraduate, undergraduate etc.), local students and non-local students. It was hoped that interaction with student residents from different backgrounds would foster the whole-person development of students.

54. Mr Bernard V. LIM, JP gave a consolidated response as follows:

Traffic Issues

- (a) After communicating with HKU on the proposed traffic arrangements and traffic assessment, TD had accepted in principle HKU's proposal, including the provision of only 12 parking spaces in the residence towers, the reservation of pick-up/drop-off space within the student residence and the encouragement of student residents to take public transport, etc.;

Planning Procedures

- (b) construction of student residence on the site zoned “G/IC” under OZP was an appropriate development that could be considered;
- (c) as part of the town planning procedures, an applicant was required to submit its project to DC for consideration and support. . Therefore, HKU wished to brief and consult Members on the project at this DDHC meeting before its submission to TPB for consideration and approval;
- (d) a tree survey for the project had been completed. The slope at the back of the student residence would also be retained as far as possible in the project design, so as to minimise impacts on existing trees. In addition, trees would also be planted in the area of the student residence to create a pleasant university atmosphere;

Community Integration

- (e) most facilities of the student residence would be provided in indoor areas, which was believed to be effective in blocking noise from student activities, thus minimising the noise nuisance to the surrounding area; and

Site Location and Other Uses of the Site

- (f) despite HKU’s strong aspiration to build more student residences on its campus, such development was impossible due to limited space. He continued that other local universities, such as the Hong Kong Polytechnic University, the City University of Hong Kong and the Hong Kong University of Science and Technology, also had some off-campus student residences.

55. Miss LEE Kit-tak indicated that the project was a planning application submitted under Section 16 of the Town Planning Ordinance (TPO). Upon receipt by the TPB, the application had been exhibited for public inspection under TPO, and public comments would be collected during the first three weeks of the statutory exhibition period.

56. Ms YAM Pauline, Mr AU Lap-sing, MH, Mr AU Nok-hin, Mr TSUI Yuen-wa, Mr CHU Lap-wai, Ms CHEUNG Sik-yung, Ms LAM Yuk-chun, MH, Mr LO Kin-hei, Mr Paul ZIMMERMAN and Mr CHAI Man-hon continued to raise the following comments and enquiries:

Traffic Issues

- (a) a Member expressed her concern as a local resident about the potential traffic implications associated with the student residence. She said that if student residents took the bus or minibus, the burden on public transport would increase. However, if they took the MTR, the highly circuitous route would cause quite a lot of inconvenience. She continued that Wong Chuk Hang had long suffered from the traffic problems associated with Singapore International School (Hong Kong) and Ocean Park. Therefore, she opined that the traffic problems should be addressed properly before considering the project;
- (b) some Members believed that student residents would choose the fastest and most convenient route to and from the campus, and MTR would be their preferred mode of transport. As a result, there should not be any significant impact on the local traffic condition upon completion of the project;
- (c) a Member believed that some student residents would also take CTB Route No. 71, which provided direct access to HKU from Wong Chuk Hang. He hoped that this could be considered as one of the justifications for retaining the bus route;

Community Integration

- (d) a Member suggested that HKU could consider the following arrangements to balance community needs and foster community integration: (i) establishing a public newspaper reading room or a library corner inside the student residence with reference to the operation of library services under the Community Libraries Partnership Scheme of the Leisure and Cultural Services Department. An example was the reading room of Police Sports and Recreation Club; and (ii) opening the canteen in the student residence to the public;

- (e) a Member considered that HKU was overly conservative towards the opening of residence facilities. Community integration could hardly be achieved only by organising carnivals or public open days on specific dates. While he saw the need for HKU to control visitor access to the student residence, he still urged HKU to open the canteen for public use and open the study room to outside students at the time of public examinations;
- (f) given the lack of library in Wong Chuk Hang, a Member suggested HKU discuss with the Government the establishment of a public library in the student residence;
- (g) a Member suggested that HKU could consider opening the study room and canteen for public use during designated hours if residence facilities could not be opened fully;
- (h) a Member suggested that HKU could put all residence facilities to be opened for public use on the lowest one or two levels in the student residence for ease of management if it had security concerns over the opening of such facilities;
- (i) a Member agreed with the above suggestion, considering that all public residence facilities should better be concentrated on the ground level. He also hoped that HKU would explore the possibility of opening the canteen and library to the public;
- (j) a Member supported HKU's approach of encouraging community involvement among students, and hoped that student residents could engage regularly in local community activities to the benefit of both local residents and themselves;

Planning Procedures

- (k) a Member pointed out that despite repeated claims by the representative of PlanD that the consultation with DC on the project was not provided for in TPO, TPB had conducted a public consultation for three weeks. In this connection, she enquired of PlanD whether TPB would consult SDC on the project;

Other Comments

- (l) a number of Members expressed support for the project, considering that construction of student residence could contribute to the development of university education, and that residential hall life could also promote the whole-person development of students;
- (m) a Member would like to know more about the percentage of undergraduate students, postgraduate students and international students in HKU residences;
- (n) a Member hoped that HKU could provide more residential places for local students to experience residential hall life;
- (o) a Member enquired whether there was any difference between the site area reserved originally for the construction of a private university and the site area of the proposed student residence. He was concerned about the possibility of future residence expansion;
- (p) a Member said that if the project would commence in the second quarter of 2017 as scheduled, it might overlap in time with the construction works for property developments above the MTR station. She appealed to both parties concerned to seek a compromise over the works period to minimise the traffic impacts of the works;
- (q) a Member enquired whether the construction works would include blasting;
- (r) a Member asked whether HKU would consider providing a footbridge to connect the student residence with Wong Chuk Hang Station; if not, what the justifications were; and
- (s) a Member hoped that PlanD could respond to his enquiry raised in the last round of comments, i.e. whether the same visual impact assessment as that provided by HKU could be conducted for the private residential units near Lee Nam Road site (subject site under discussion on agenda item 1). Another Member agreed with the above suggestion.

57. Dr Louis CHU gave a consolidated response as follows:

- (a) since the opening of HKU Station in 2014, most students had travelled to and from the campus by MTR. It was thus believed that MTR would also be the major mode of transport for student residents after they moved into the proposed student residence;
- (b) non-percussive piling method would be adopted in the foundation works without involving blasting; and
- (c) the lowest floor of the residence towers would house the plant room in order to reduce noise and meet the load requirement. HKU would study with the architect the possibility of providing an access to the canteen for opening the canteen to the public.

58. Mrs Sylvia WONG remarked that community activities ranging from classrooms for the elderly, high table dinners for the elderly to learning communities formed with different schools and youth groups had been organised by HKU student residents, with the aim of bringing themselves closer to people from all walks of life in the society.

59. Mr Bernard V. LIM, JP gave a consolidated response as follows:

- (a) given the close proximity of the student residence to Wong Chuk Hang Station, it was believed that MTR would be the major mode of transport for student residents;
- (b) as students would have irregular school hours, it would be unlikely for them to compete with local residents for transport facilities during peak hours;
- (c) if the project could be implemented, HKU would be willing to cooperate with Members in striving for the retention of CTB Route No. 71;
- (d) The request for a footbridge could hardly be entertained because pedestrian crossing facilities were right outside the proposed student residence for student residents to access the MTR station. Furthermore, the provision of a footbridge must be justified by a certain level of pedestrian flow;

- (e) HKU would ensure that its contractors meet the stringent standards of construction waste disposal;
- (f) HKU would cooperate with MTR Corporation Limited if the construction works of the student residence overlapped with its works; and
- (g) he believed that student residents would organise a wide array of activities in the neighbourhood, which would enhance district dynamics and foster community integration.

60. Miss LEE Kit-tak responded that since the application was still in the processing stage, PlanD would not take the lead to consult DC on behalf of the applicant. Nevertheless, PlanD would normally suggest the applicant consult DC before submitting its application, to collect views and gain support from DC.

61. Ms CHEUNG Sik-yung further enquired of the representative of PlanD whether SDC was among the target groups for public consultation.

62. Miss LEE Kit-tak responded that both SDC and Members were also the target groups for public consultation. PlanD had already sent letters to Members on the project so as to collect public comments

63. Mr TSUI Yuen-wa said that PlanD had not responded to his enquiry about whether there was any difference between the site area reserved originally for the construction of a private university and the site area of the proposed student residence. He was worried that future residence expansion by HKU would have an impact on the community.

64. Mr Bernard V. LIM, JP responded that for maximum preservation of the slope at the back of the student residence and in view of fire safety considerations, the likelihood of residence expansion was remote. The current proposed development was already the most appropriate. He further indicated that as compared to other developments, construction of student residence should have the least impact on the local traffic condition.

65. In closing, the Chairman concluded that quite a number of Members had expressed support for the project, while those who had expressed reservation about the project basically had no objection. On the other hand, the SDC Chairman had

considered from the perspective of the overall planning and development in the Southern District that the site could be used for such other purposes as development of a medical school or housing to tie in with the redevelopment of Wah Fu Estate. The Chairman asked the representative of PlanD to relay the above views to DEVB. Lastly, the Chairman invited the representatives of HKU to note Members' comments and incorporate their suggestions into the project design where appropriate, so that residents could benefit from the development.

Agenda Item 4: Progress Report on Planning Works in Southern District
(DDHC Paper No. 4/2016)

(Mr LO Kin-hei and Ms CHEUNG Sik-yung left the meeting at 6:37 p.m. and 7:03 p.m. respectively.)

Matters discussed at previous meetings that required follow-up actions
Ex-Shek O Quarry (Annex 1 - page 2 of the discussion paper)

66. Mrs CHAN LEE Pui-ying enquired about the latest progress of this matter. Besides, she opined that PlanD should consult SDC on the development of the site when MTR Corporation Limited (MTRC) surrendered the site. Mr Paul ZIMMERMAN considered that PlanD should complete their planning work before MTRC surrendered the site. As such, he requested PlanD to provide the concrete timetable to elaborate their work plan after the meeting.

67. Miss LEE Kit-tak noted the Members' views. She said that the site was currently used as a casting basin for immersed tunnel of the Shatin to Central Link by MTRC. PlanD would commence the review on the land use of the area concerned by 2019 (i.e. before MTRC surrendered the site), and SDC would also be consulted accordingly.

68. Mr Paul ZIMEMRMAN said that the PlanD representative had failed to address his request in her above reply. He reiterated that PlanD was urged to provide the above timetable before the next DDHC meeting for the Members' discussion. Mrs CHAN LEE Pui-ying said that as the future development of the site concerned would affect the traffic condition of her constituency, she was delighted to know that PlanD would commence the review on the land use of the area concerned

Advisory Clauses

- (a) to apply to LandsD for necessary amendments of the proposed land grant;
- (b) to note the comments from CTP/UD&L, PlanD on updating the tree survey report to facilitate the design and construction of the proposed residential institution;
- (c) to noted CA/CMD2, ArchSD's comments on potential flooding at the southeastern side of the site during rainy season; and
- (d) to note the comments of DEMS on protection of electricity overhead and underground cable.