

Major development Parameters of the Approved Scheme and Current Scheme

| Development Parameters | Approved Scheme under A/K18/316 | Current Scheme under A/K18/329 |
|--|---|--|
| Site Area | 7,500m ² | 7,430m ² ⁽¹⁾ |
| Total GFA | 42,171.2m ² | 59,007m ² ⁽²⁾⁽³⁾ |
| <ul style="list-style-type: none"> • Domestic (Hostel) • Non-domestic (Academic) | 31,131.2m ² 11,040m ² | 40,850m ² 18,157m ² |
| Total PR | 5.62 | 7.94 ⁽²⁾ |
| <ul style="list-style-type: none"> • Domestic • Non-domestic | 4.15 1.47 | 5.50 2.44 |
| Site coverage (SC) | | |
| <ul style="list-style-type: none"> • Domestic • Non-domestic | 35% 60% | Not more than 44% ⁽⁴⁾ Not more than 46% ⁽⁴⁾ |
| Open Space Provision | 1,970m ² | 1,970m ² |
| No. of Hostel Units | 908 | 1,135 ⁽⁵⁾ |
| <ul style="list-style-type: none"> • Single Rooms • Twin Rooms • Resident Staff Units | <ul style="list-style-type: none"> • Not Applicable • 850 • 58 | <ul style="list-style-type: none"> • 430 • 648 • 57 |
| Estimated No. of Residents | 1,758 | 1,783 |
| <ul style="list-style-type: none"> • Student Bed Places • Resident Staff Units | <ul style="list-style-type: none"> • 1,700 • 58 | <ul style="list-style-type: none"> • 1,726 • 57 |
| No. of Blocks | 3 hostel blocks over podium | 4 hostel blocks over podium |
| No. of Storeys | All 3 blocks at 15 storeys | <ul style="list-style-type: none"> • Block 1: 13 storeys • Block 2: 16 storeys • Block 3: 16 storeys • Block 4: 17 storeys |
| BH (at main roof) (mPD) | All 3 blocks at 81.3mPD | <ul style="list-style-type: none"> • Block 1: 71.35mPD • Block 2: 87.4mPD • Block 3: 94mPD • Block 4: 97.3mPD |

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| Floor-to-floor Height - Hostel Portion - Academic Portion | 2.8m 5m ⁽⁷⁾ | 3.15m ⁽⁶⁾ 4.1 to 4.6m / 8m ⁽⁷⁾ |
| No. of carparking spaces | 22 | 22 ⁽⁸⁾ |
| No. of loading/unloading spaces | 1 | 1 |

- (1) The site area has been reduced as compared to the approved scheme due to the exclusion of 70m² of land at the south-eastern portion of the ex-LWL site that falls outside the subject lot boundary.
- (2) Areas of voids, plant rooms, covered landscape areas and internal voids of specific academic uses with high headroom have been accounted in GFA calculation to meet Building (Planning) Regulations (B(P)R).
- (3) Excluding about 340m² GFA for the link-bridge connecting with the adjacent Academic and Administration Building on Level 3.
- (4) Detailed calculations under B(P)R will be provided at building plan submission stage.
- (5) Including units for students, staff, tutors, wardens and managers. Providing a total of 1,135 hostel rooms, including 1,726 bed places for students.
- (6) Floors with roof landscape/sky garden above have adopted a floor-to-floor height of 3.3m to meet the requirement for provision of site coverage for greenery.
- (7) Under the approved scheme, a floor-to-floor height of 5m had been adopted for general academic space such as research laboratories, teaching laboratories and recreation space. Under the current scheme, the floor-to-floor height for similar general academic space (i.e. technology laboratories, classrooms, research studios, activity rooms and gymnasium) has been slightly decreased to 4.1m to 4.6m. For the proposed music facilities such as stage and theatre / studio under the current scheme which require higher headroom, a total floor-to-floor height of 8m is proposed.
- (8) Including 1 no. of parking space for the disabled.

Suggested Advisory Clauses

- (a) To note the comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD) that whilst the land grant application is being processed by LandsD, there is no guarantee at this stage that such application would be approved even though planning permission may be given by the Town Planning Board. If the application is approved by LandsD in the capacity as landlord at its sole discretion, it will be subject to those terms and conditions, including the payment of premium as appropriate, as imposed by LandsD;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that as the land to be carved out is part of the existing site of the ex-Lee Wai Lee Campus, the existing buildings on the remaining part of the Site should be self-sustainable under the Buildings Ordinance (BO) [if the redevelopment of that site will be subject to BO];
- (c) to note the comments of the CBS/K, BD that applications for modification to Buildings Ordinance, if any, shall be submitted at building plan submission stage, with demonstration of compliance with the relevant acceptance criteria, requirements, prerequisites, cap, etc. in the relevant Practice Notes for Authorized Persons (PNAPs) for consideration;
- (d) to note the comments of the Director of Fire Services to observe the requirements of Emergency Vehicular Access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 administered by the Buildings Department; and
- (e) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that review of further tree planting opportunities is encouraged for street level and upper levels where feasible. Approval of the application under s.16 of the Town Planning Ordinance does not imply approval of tree works such as felling / transplanting or pruning under lease. Tree works applications should be submitted direct to DLO/KE, LandsD for approval.