

MPC Paper No. A/K18/329
For Consideration by
the Metro Planning Committee
on 12.4.2019

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/329

- Applicant** : Hong Kong Baptist University (HKBU) represented by Llewelyn-Davies Hong Kong Ltd.
- Site** : 30 Renfrew Road (part), Kowloon Tong, Kowloon
- Site Area** : About 7,430m²
- Land Status** : Government Land
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Government, Institution or Community (9)” (“G/IC(9)”)
- maximum building height (BH) restriction of 13 storeys (excluding basement floor(s)) or height of existing building, whichever is the greater
 - provision for application for minor relaxation of the BH restriction
- Application** : Proposed Minor Relaxation of BH Restriction (from 13 storeys to 17 storeys) for a Permitted Educational Institution (University Hostel and Academic Building Complex)

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of BH restriction from 13 storeys to 17 storeys for a proposed Educational Institution (University Hostel and Academic Building Complex) at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “G/IC(9)” on the approved Kowloon Tong OZP No. S/K18/21. According to the Notes of the OZP, ‘Educational Institution’ is always permitted and developments are restricted to a maximum BH of 13 storeys¹. Based on the individual merits of a development or development proposal, minor relaxation of the BH restriction may be considered by the Town

¹ According to the Notes of the “G/IC(9)” zone, the BH restriction of 13 storeys excludes basement floors. The BH referred hereinafter exclude basement floors unless otherwise stated.



Planning Board (the Board) upon application under s.16 of the Town Planning Ordinance.

- 1.2 The Site, with an area of 7,430m², occupies the northern portion of the ex-Lee Wai Lee (ex-LWL) Campus of the Hong Kong Institute of Vocational Education (IVE), which was relocated to Tseung Kwan O in 2010. The ex-LWL Campus was jointly used by HKBU and The Hong Kong Polytechnic University from 2010 to the end of 2014, and was used by the Technological and Higher Education Institute of Hong Kong from 2015 to 2018. The ex-LWL Campus has since been vacated. The University Grants Committee (UGC) had approved allocation of the Site to HKBU for its campus expansion.
- 1.3 The Site is the subject of a previous application (No. A/K18/316) for minor relaxation of BH restriction from 13 storeys to 15 storeys for the same proposed use and was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 5.2.2016. With a view to optimising the building design to comply with the latest guidelines for sustainable design and the subsequent reconfiguration of the spatial arrangements, a maximum BH of 17 storeys is proposed. As the BH currently proposed exceeds the BH restriction stipulated under the OZP and is substantially different from the approved scheme, the applicant submitted a fresh application for minor relaxation of BH restriction from 13 storeys to 17 storeys (i.e. +4 storeys / +30.77%). The relaxation of BH restriction applied for is tabulated below:

Proposed BH	Relaxation of BH
<ul style="list-style-type: none">Block 1: 13 storeysBlock 2: 16 storeysBlock 3: 16 storeysBlock 4: 17 storeys	<ul style="list-style-type: none">Block 1: NilBlock 2: +3 storeys / +23.08%Block 3: +3 storeys / +23.08%Block 4: +4 storeys / +30.77%

- 1.4 The scheme proposes 4 hostel blocks over podium for academic uses with 1,135 hostel units for 1,783 residents (including 57 staff units for 57 staff). The hostel and academic GFAs are 40,850m² and 18,157m² respectively. Detailed breakdown of floor uses of each block is at **Appendix Ib** (selected floor layout plans in **Drawings A-2 to A-13**). The major development parameters of the current scheme and its comparison with the approved scheme is at **Appendix II** for reference.

Building Design and Disposition

- 1.5 Under the approved scheme, three 15-storey hostel blocks positioned in parallel with each other in an east-west direction were proposed. To add variation in BH profile, the current scheme, which involves four hostel blocks (three of which are atop a podium with academic facilities), has adopted a descending BH profile ranging from 17 storeys / 97.3mPD at the northern portion to 13 storeys / 71.35mPD at the southern portion. Disposition of hostel blocks has been changed from the approved “-shaped” to “-shaped” with an aim to open up the internal

courtyard area, to allow more sunlight penetration, and to reduce over-looking problem between hostel units to ensure greater privacy of residents.

Traffic Aspect

- 1.6 The proposed run-in/out is proposed to be relocated from the northwestern edge of the Site under the approved scheme, to the existing lay-by on Renfrew Road southbound in the southwest corner of the Site under the current scheme (**Drawing A-3**). The open-air car parking area is proposed to be relocated from eastern portion of G/F to southern portion of G/F. An emergency vehicular access (EVA) is proposed along the eastern edge and between Block 1 and the academic podium. Associated traffic measures have been recommended to ensure a safe and efficient traffic operation.

Landscaping

- 1.7 An overall greenery of 20% of the total site area is proposed. Multi-level greenery will be provided on G/F, 3/F, 6/F, 9/F, 11/F, 14/F, 15/F and 16/F (**Drawings A-15 to A-17, A-21 and A-22**). The area of open space provision will be no less than 1,970m² (same as the approved scheme) and will be mainly for the communal use of the University community, but will also be accessible by the general public under the open campus design concept.
- 1.8 According to the Tree Survey and Preservation Proposal (Appendix D2 in **Appendix Ia**), all 25 existing trees within the Site will be in direct conflict with the proposed construction works. Three of which will be transplanted, and the remaining will be compensated by a total of 33 trees.
- 1.9 In support of the application, the applicant has submitted the following documents:
- | | | |
|-----|--|----------------------|
| (a) | Application form received on 28.12.2018 | (Appendix I) |
| (b) | Supplementary planning statement received on 28.12.2018 | (Appendix Ia) |
| (c) | Supplementary information received on 2.1.2019 clarifying the proposed floor uses | (Appendix Ib) |
| (d) | Further Information (FI) received on 14.2.2019 (FI 1) providing responses to departmental comments and revised technical assessments
<i>(not exempted from publication and recounting requirements)</i> | (Appendix Ic) |
| (e) | FI received on 15.3.2019 (FI 2) providing responses to departmental comments in relation to landscape design | (Appendix Id) |
| (f) | FI received on 29.3.2019 (FI 3) providing responses to departmental comments in relation to urban design / visual and landscape design aspects | (Appendix Ie) |
| (g) | FI received on 2.4.2019 (FI 4) providing clarifications in relation to floor-to-floor height, GFA accountability | (Appendix If) |

- and open space provision
- (h) FI received on 8.4.2019 (FI 5) providing responses to departmental comments in relation to traffic **(Appendix Ig)**

1.10 Plans including site plan, floor layout plans, section plans, master conceptual landscape design plan, open space demarcation plans and visual illustrations submitted by the applicant are shown in **Drawings A-1 to A-36**.

1.11 The application was originally scheduled for consideration by the Committee on 22.2.2019. On 14.2.2019, the applicant submitted FI 1 to address departmental comments and the application is re-scheduled for consideration at this meeting.

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are provided in the supplementary planning statement at **Appendix Ia**, supplementary information at **Appendix Ib**, and FIs at **Appendices Ic to Ig**. They are summarised as follows:

Enhance Hong Kong's Position as a Regional Education Hub

- (a) the proposed development will provide both hostel places and academic space including laboratories for research purpose to help achieve the status of a regional education hub;

Continuous Endeavors to Refine the Approved Scheme for Better Urban Design

- (b) after consulting relevant stakeholders in particular HKBU students, concerns on design aspects such as the potential overlooking issue between blocks due to the compact “□-shaped” design, lack of sun penetration and a vast open space for students' activities were raised. A review on the approved scheme to fulfill the aspirations of the university and the community was necessary;
- (c) in developing a scheme satisfactory to the stakeholders while enhancing the overall design for better public realm, various alternatives on the massing development were explored (**Appendix Ie**). Maintaining the previously approved BH of 15 storeys and to avoid excessive site coverage, the option of removing the middle block under the approved scheme to open up the central courtyard and reshuffling the GFA of the middle block to the remaining two blocks and the additional block was explored. However, the resultant four hostel blocks would closely tie together, forming an enclosed box shape which would be uncondusive to air ventilation and wind circulation within the Site. Flat BH was also unable to bring forth visual interests to the area;
- (d) in response to stakeholders' concerns by seeking an enhanced design while avoiding disturbances on the surrounding neighbourhood, a slight increase in BH has been proven to be unavoidable. A 17-storey scheme with stepped BH and voids, which is the optimal and desirable scheme without disturbances to the campus and surrounding area amongst all alternative proposals, is proposed;

Increase in GFA

- (e) given the limited space within HKBU campus, the Site is the only suitable site that is immediately available to meet HKBU's imminent development needs and there is a need to optimise the use of the Site by increasing the provision of academic facilities and student hostel places;

Hostel Portion – Increase in Number of Hostel Places

- (f) to fully accommodate the projected shortfall of more than 1,720 hostel places of HKBU, the number of hostel places for students is proposed to be increased from the previously approved 1,700 to 1,726 (i.e. an increase of 26 / 1.5%);

Hostel Portion – A Variety of Room Types

- (g) in light of the design flexibility allowed by HDF under the latest funding arrangement, more single rooms to meet the needs of local and international students from different spectrum will be provided. Instead of providing 850 twin rooms under the approved scheme, a total of 648 twin rooms (about 75%) and 430 single rooms (about 25%) are proposed under the current scheme, and the hostel portion GFA has to be adjusted accordingly (i.e. an increase of 9,718.8m² / 31.22%);

Academic Portion – Special Academic Facilities

- (h) to further strengthen students' learning experience, innovative academic uses such as Scoring Stage, White Box Theatre and Volumetric Studio with high headroom requirements (see paragraph 2(k) below) have been introduced to the proposed development (**Drawings A-2, A-3, A-15 and A-16**). The proposed increase in GFA in the academic portion (i.e. an increase of 7,117m² / 64.47%) is sensible on the grounds that the provision of academic facilities is of more diversity than the approved scheme;

More Detailed Calculations on GFA Accountability

- (i) under the approved scheme, different ancillary facilities (i.e. plant rooms, voids, covered landscape areas, etc.) had not been included in the GFA calculation. As these facilities and special academic space² are unlikely to be exempted in the subsequent building plan submission stage, they have been included in the detailed GFA calculation under the current scheme, resulting in an increase in the total GFA. Nevertheless, the proposed Net Operational Floor Area (NOFA) of the academic

² Major GFA accountable areas include (i) indoor chiller plant on 5/F and outdoor chiller plant on R/F (both 2-storey GFA accounted); (ii) semi-outdoor covered landscape area on 3/F of Block 3 (3-storey GFA accounted), semi-outdoor covered landscape area on 3/F of Block 4 (2-storey GFA accounted) and covered landscape area on G/F (1-storey GFA accounted); (iii) special academic facilities with high headroom requirement, i.e. white box theatre and scoring stage on B/F (2-storey GFA accounted); and (iv) covered car park on G/F (1-storey GFA accounted).

portion is 6,900m², that is same as that of the approved scheme. If the abovementioned ancillary facilities (about 10,959m² in total) were not taken into GFA calculations, the remaining effective total GFA of the proposed development would only be approximately 48,048m², which is comparable to that of the approved scheme (i.e. 42,171.2m²). The increase in total GFA is considered not significant;

Increase in BH

Hostel Portion – Increased Floor-to-Floor Height Tallies with Latest Hostel Development Design

- (j) the general floor-to-floor height will be slightly increased from 2.8m under the approved scheme to 3.15m in order to provide better living quality in the hostel portion. The proposed floor-to-floor height is akin to that of other similar hostel developments³ and the slight increase under application is not unreasonable;

Academic Portion – Requirements for Higher Headroom for Specific Uses

- (k) some specific uses which require higher headroom to facilitate special design requirement will have a higher floor-to-floor height as compared to the approved scheme (i.e. 5m). For instance, (i) the Scoring Stage (a performance space) and Theatre / Studio will have a 2-storey headroom (i.e. 8m) to fulfil acoustic requirement (**Drawings A-2 and A-3**); and (ii) the landscape courtyard on 3/F podium (**Drawings A-15 and A-16**) will have a headroom ranging from 5m to 10m to provide a breathing space for the students and to define the spatial relationship between the academic portion in the podium and the hostel portion on top;

Design Merits Achievable Only by Increase in BH

- (l) the maximum increase of 2-storey (compared to the approved scheme) serves to accommodate enhanced design considerations in response to the concerns raised by the university community, including but not limited to building disposition, BH, building gap, setback and voids. These design enhancements can only be realised by increasing the BH;

Constraints for Deeper Basement

- (m) more ancillary plant rooms and some academic facilities are proposed to be provided on one basement floor under the proposed scheme (**Drawing A-2**). However, the use of basement floor has been optimised, deeper basement is undesirable as the Site is constrained by its proximity to the protected zone of the MTR's railway line, where further excavation is not desirable;

³ The proposed floor-to-floor height is akin to that of other similar hostel developments. i.e. about 3.12m at Student Residence (Phase 4) of the City University of Hong Kong, and 3.15m at Student Residence (Phase 3) of the Hong Kong Polytechnic University.

Planning and Design Merits

- (n) as compared to the approved scheme, the following planning and design merits will further uplift the quality of the campus environment:
- (i) *Campus Design Allowing Synergy with Neighbourhood*
 - encourages better movement with surrounding buildings within the Baptist University Renfrew Road Campus (BURC);
 - proposed linkbridge connects the Site to the main circulation spine of BURC (i.e. Li Promenade) (**Drawing A-24**); and
 - removal of the existing boundary wall at the Site opens up views along Renfrew Road and re-energise the streetscape (**Drawings A-19, A-20, A-27 and Plan A-3**).
 - (ii) *Refined building layout and disposition*
 - distinctive hostel block design (**Drawings A-27 to A-29**);
 - minimise over-looking problem between hostel units; and
 - enhance security by segregating the academic and hostel portions.
 - (iii) *Descending BH profile for visual interest*
 - the descending profile from north to south echoes with the overall BH profile within the BURC (**Drawings A-23 to A-25, Plans A-2 and A-3**).
 - (iv) *More Permeable Building Design with Sufficient Separations and Gaps*
 - reduction of site coverage facilitates air permeability at the lower levels; and
 - open-up central courtyard and permeable design such as separations between academic and hostel portions, and gaps between hostel blocks built atop improve visual and air permeability and sunlight penetration (**Drawings A-34 to A-36**).
 - (v) *Linkbridge connection more integrated with communal courtyard and landscape area*
 - covered landscape areas and outdoor landscape courtyard with higher headroom is proposed on 3/F to create a more spacious and integrated communal space at the same level of the major pedestrian flow between campus buildings (**Drawings A-23 and A-24**).
 - (vi) *More comprehensive greenery and open spaces*
 - adequate open spaces and landscape areas in various forms to provide a quality environment; and
 - more carefully designed and multi-levels of greenery and open space provision (**Drawings A-17 to A-24**).
 - (vii) *Further building setback to open up frontage along Renfrew Road*
 - setback distance of the G/F building line from the kerbline of Renfrew Road has been increased from 10m to 10.4m – 17.8m for better pedestrian environment and provision of greenery space (**Drawings A-1 and A-17**); and

- more terracing design, especially the façade facing Renfrew Road, can enhance streetscape (**Drawing A-23 and A-27**).

Conforming to Criteria for Consideration of Minor Relaxation of BH Restriction on OZP

- (o) in view of the technical and design considerations as set out above, the proposed minor relaxation of BH restriction from 13 storeys to 17 storeys has fully conformed to the relevant criteria for considering minor relaxation of BH restriction as set out in the Explanatory Statement (ES) of the OZP;

No adverse traffic impact

- (p) according to Traffic Impact Assessment (TIA) (Appendix F in **Appendix Ia**, and FIs in **Appendices Ic and Ig**), the proposed increase of two additional storeys would have negligible additional impact on traffic conditions in the area since majority of travel demands would be from teaching staff and student walk trips within the HKBU campus. In addition, the vast majority of the observed private transport trips and car park utilisation are not from HKBU students, as such, the anticipated additional impact on the external public road network would be negligible;

Sustainable in Landscape, Visual, Engineering and Environmental Terms

- (q) technical assessments⁴ on aspects covering landscape, visual, sewerage and environment have confirmed the acceptability and sustainability of the proposed development. No insurmountable impacts are envisaged;

Support from the University Community for the Proposed Development

- (r) various stakeholders including but not limited to representatives from Students' Union and Hall Councils as well as staff members from academic and administrative/supporting units have been consulted in order to gauge their opinions and aspirations;
- (s) the proposed scheme is the result of incorporation of further feedback on issues such as building forms and functions received during the engagement process. In general, students, staff and related stakeholders are in support of the proposed scheme;

Support from Education Bureau (EDB) and Kowloon City District Council (KCDC)

- (t) EDB has indicated no in-principle objection for HKBU to submit a proposal that could maximise the development potential of the site for the benefit of students, and

⁴ Technical assessments include Landscape Design Proposal and Tree Survey and Preservation Proposal (Appendices D1 in Appendix Ia), Visual Impact Assessment (VIA) (Appendix E in **Appendix Ia**, and FI in **Appendix Ic**), Sewerage Impact Assessment (SIA) (Appendix H in **Appendix Ia**), and Environmental Assessment (EA) (Appendix G in **Appendix Ia** and FI in **Appendix Ic**).

agreed with the number of hostel places to be provided in the proposed development under the prevailing hostel policy; and

- (u) the Housing and Infrastructure Committee (HIC) of KCDC was consulted on 15.6.2017 and 8.11.2018 respectively to gauge their views on the proposed minor relaxation of BH to facilitate the proposed development. In general, KCDC members were supportive of the proposed scheme on consideration that it would benefit HKBU's teaching and learning environment.

3. Compliance with the "Owner's Consent/Notification" Requirements

As the Site involves Government land only, the "owner's consent/notification" requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/Notification" Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31) is not applicable to the application.

4. Previous Application

The Site was the subject of a previous s.16 application (No. A/K18/316) for minor relaxation of BH restriction from 13 storeys to 15 storeys for the same proposed use and was approved with conditions by the Committee on 5.2.2016 on grounds of compatibility with the BH of the neighbouring buildings within the existing HKBU campus, and relaxation of BH sought was minor with minimal impacts.

5. Similar Applications

- 5.1 There is no similar planning application for minor relaxation of BH restriction within the "G/IC(9)" zone on the Kowloon Tong OZP. Nevertheless, there are four planning applications (No. A/K18/236, No. A/K18/245, No. A/K18/269 and A/K18/314) for minor relaxation of BH restrictions within the "G/IC", "G/IC(2)", "G/IC(7)" and "G/IC(4)" zones respectively (**Plan A-1**). Applications No. A/K18/236, A/K18/269 and A/K18/314 were approved while Application No. A/K18/245 was rejected.
- 5.2 Application No. A/K18/236 for minor relaxation of BH restriction within the "G/IC" zone at 3A Norfolk Road from 51mPD to 54mPD for addition of arch shaped roofs over an existing swimming pool at the roof of a school building was approved by the Committee on 28.4.2006 on grounds of having design merits and insignificant visual impact on the surrounding areas. Application No. A/K18/269 for minor relaxation of BH restriction within the "G/IC(7)" zone for extension of the Hong Kong Baptist Hospital at 330 Junction Road from 10 storeys to 11 storeys was approved by the Committee on 23.4.2010 on grounds of having innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality. Application No. A/K18/314 for minor relaxation of BH restriction within the "G/IC(4)" zone for redevelopment of part of

Munsang College (Block E and adjoining area) at 8 Dumbarton Road from 5 storeys to 7 storeys was approved by the Committee on 17.7.2015 on grounds that the proposed building may not be incompatible with the surrounding developments and would not induce adverse impacts on the surrounding areas on various aspects.

- 5.3 Application No. A/K18/245 for minor relaxation of BH restriction within the “G/IC(2)” zone at the car park (part) of Joint Sports Centre of the HKBU at 36 Renfrew Road, north of Baptist University Road, from 3 to 4 storeys for university education use was rejected by the Committee on 1.2.2008 for reasons of having no strong justification as there was scope to provide carpark in the basement of the proposed development, insufficient planning and design merits, and setting of undesirable precedent.

6. The Site and Its Surrounding Areas (Plans A-1 and A-2 and site photos on Plans A-3)

6.1 The Site:

- (a) occupies the northern portion of the ex-LWL Campus which is currently vacant;
- (b) has some existing trees;
- (c) is within the cluster of HKBU campus; and
- (d) is accessible via Renfrew Road and well-served by road transport.

6.2 The surrounding areas have the following characteristics:

- (a) within cluster of GIC developments including HKBU’s buildings, schools, fire station, and elderly homes;
- (b) to the immediate north of the Site is the HKBU Dr. Ng Tor Tai International House (12 storeys, 66.8mPD) and the Academic and Administration Building (AAB) (13 storeys, 94mPD);
- (c) to the immediate east of the Site is the HKBU Madam Chan Wu Wan Kwai School of Continuing Education (SCE) Tower (13 storeys, 83.5mPD) and Jockey Club School of Chinese Medicine Building (10 storeys, 71mPD);
- (d) to the immediate southeast of the Site is the HKBU Student Residence Halls with two towers (21 storeys, 89.4mPD)⁵;
- (e) to the further south of the Site is the Communication and Visual Arts Building (CVAB) (11 storeys, 72.6mPD); and

⁵ The development was completed in February 2002, before BH restrictions were introduced to “G/IC(9)” zone under the draft Kowloon Tong OZP No. S/K18/12 which was gazetted in 2006.

- (f) the Kowloon Command Headquarters and Kowloon Tong Fire Station cum Ambulance Depot is located further southeast, and the Kowloon East Barracks and a special school and two elderly homes are located to its west and southwest across Renfrew Road.

7. Planning Intention

- 7.1 The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents as well as the general public. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The proposed academic complex and the ancillary on-campus student hostel are regarded as ‘Educational Institution’ use. According to the Notes of the OZP, ‘Educational Institution’ is permitted as of right in “G/IC” zone and its sub-zones and based on the individual merits of a development or redevelopment proposal, minor relaxation of the BH restriction may be considered by the Board on application under section 16 of the Town Planning Ordinance.
- 7.2 As stated in the ES of the OZP, a minor relaxation clause in respect of BH restrictions is incorporated into the Notes of the OZP in order to provide incentive for development/redevelopment with design merits/planning gains. Each application for minor relaxation of BH restriction will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and
 - (f) other factors, such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

8. Comments from Relevant Government Departments

8.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

8.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):

- (a) has no objection to the application;
- (b) the Site falls within the northern part of the former LWL campus of IVE, which together with its southern part were allocated to EDB for post-secondary education use by UGC-funded institutions under Government Land Allocation No. GLA-TNK 1942. The allocation period had expired and the Site is being held by EDB pending clearance of structures on site; and
- (c) HKBU had applied to LandsD for the grant of the Site and EDB had provided policy support to the proposed land grant. 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 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.

Education

8.1.2 Comments of the Secretary for Education (SED) and UGC:

the hostel portion of the proposed development shall be mainly funded by a capital grant under the Hostel Development Fund approved by the Finance Committee of Legislative Council in July 2018 and the academic space portion shall be funded by HKBU's private sources of funding and will be used for UGC-funded activities upon completion. As the application is to seek relaxation of BH restriction to accommodate the space required for the project, policy support is given for the application.

Building Matters

8.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) has no in-principle objection the application under Buildings Ordinance (BO) subject to the submission of building plans to demonstrate compliance of BO and regulations;
- (b) no comment under BO to the proposed maximum BH; and
- (c) applications for modification to BO, 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.

Environment

8.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application based on the submitted Environmental Assessment (EA) and Review of Sewerage Impact Assessment (SIA);
- (b) on air quality, the EA has demonstrated that the buffer distance requirements for both vehicular and industrial emissions as set out in the Hong Kong Planning Standards and Guidelines (HKPSG) can be fulfilled. Hence, adverse air quality impact on the proposed development is not anticipated;
- (c) on noise, the EA has demonstrated that insurmountable noise impact associated with the proposed development is not anticipated with implementation of appropriate mitigation measures. However, as there is no detailed information on such proposed mitigation measures, the applicant should provide a Noise Impact Assessment (NIA) to demonstrate that the proposed development will not be subject to/cause adverse noise impact;
- (d) on sewage, insurmountable sewerage impact arising from the proposed development is not anticipated. Notwithstanding this, the applicant should submit an updated SIA to ensure the potential sewerage impacts arising from the proposed development are properly addressed;
- (e) should the application be approved, the following approval conditions are suggested:
 - (i) the submission of a NIA and implementation of the noise mitigation measures identified therein for the proposed development to the satisfaction of the DEP or of the Board;
 - (ii) the submission of a SIA to the satisfaction of the DEP or of

the Board; and

- (iii) the implementation of the local sewerage upgrading/sewerage connection works identified in the SIA to the satisfaction of the Director of Drainage Services or of the Board.

Traffic

8.1.5 Comments of the Commissioner for Transport (C for T):

- (a) the applicant should provide assessment on internal parking provision including car parking spaces, disabled car parking spaces, visitor car parking spaces, pick-up/drop-off lay-bys for taxis and private cars, pick-up/drop-off lay-by for ambulances, loading/unloading facilities, etc. to meet its own demand for the future development, and advise if any management measures would be imposed to limit the use to staff only;
- (b) the applicant should demonstrate the capacity of the existing footpaths within the Area of Influence (AOI) with the assessment on the level of service (LOS); provide an estimate on the visitors or students that would use the footpaths in the vicinity of the development; and review pedestrian crossing facilities in the vicinity so as to cater for the likely increase in population of the development;
- (c) the applicant should provide an assessment on the transport mode (modal split) of the students and show all possible routings that the students would access between the public transport stations and the proposed development; and
- (d) to address the above, should the application be approved, the following approval conditions are suggested:
 - (i) the design and provision of vehicular access, car parking spaces, loading/unloading space and pedestrian crossing facilities for the proposed development to the satisfaction of the C for T or of the Board; and
 - (ii) the submission of a revised Traffic Impact Assessment for the proposed development to the satisfaction of the C for T or of the Board.

Fire Safety

8.1.6 Comments of the Director of Fire Services (D of FS):

- (a) has no objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (b) the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by BD.

Urban Design and Landscape

- 8.1.7 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

has no comment from visual impact point of view considering that the proposed development consists of four building blocks with height ranging from 71.35mPD to 97.3mPD which may not be incompatible with the adjacent developments with BH ranging from 66.8mPD to 94mPD.

- 8.1.8 Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design

- (a) comparing to the previously approved scheme, the proposed BH under the current application appears to accentuate the stepping down height profile from north to south of the BURC. Given the campus context, accommodation of the development with the proposed higher BH within the Site is unlikely to create significant adverse effects on the visual character of the townscape as demonstrated by the photomontages supporting the VIA; and
- (b) on air ventilation, it is anticipated that the proposed minor relaxation of BH from 13 to 17 storeys would not generate any significant adverse impact on the pedestrian wind environment;

Landscape

- (c) has no objection on the application from landscape planning point of view;
- (d) review of further tree planting opportunities is encouraged for street level and upper levels where feasible; and
- (e) since the Site does not fall in “landscape sensitive zonings and areas” and given the proposed minor relaxation would not cause further

adverse landscape impact, it is considered no necessary to impose landscape condition if the application is approved; and

- (f) it should be reminded that approval of the application does not imply approval of tree works such as felling / transplanting or pruning under lease. Tree works applications should be submitted direct to LandsD for approval.

District Officer's Comments

- 8.1.9 Comments of the District Officer (Kowloon City), Home Affairs Department (DO(KC), HAD):

DO(KC), HAD has no comment on the planning application and notes that PlanD has notified the interested Kowloon City District Council (KCDC) Members, the Lung Tong Area Committee as well as the Owners Committee/Mutual Aid Committees/management committees/residents of buildings near the Site on the planning application. The Board should take into account all the comments gathered in the decision making process. Should the application be eventually approved, the applicant should take appropriate measures to address the residents' concerns.

- 8.2 The following Government departments have no objection to or no comment on the application:
- (a) Chief Engineer/Construction, Water Supplies Department;
 - (b) Chief Engineer/Mainland South, Drainage Services Department;
 - (c) Chief Highway Engineer/Kowloon, Highways Department; and
 - (d) Commissioner of Police.

9. Public Comments Received During Statutory Publication Periods

The application and FI were published for public inspection on 4.1.2019 and 22.2.2019 respectively. During the two statutory public inspection periods, which ended on 25.1.2019 and 15.3.2019 respectively, a total of 32 public comments were received with 27 supporting (**Appendix IIIi**), three objecting (**Appendix IIIii**) and two providing views on the application (**Appendix IIIiii**). The major views are summarised as follows:

Supporting

- (a) the supporting comments were received from the HKBU Alumni Association, HKBU Director of Students Affairs, HKBU alumni and staff, and members of the public. The major views are summarised as follows:
 - (i) the minor relaxation of BH could allow utilisation of the limited land resources and would allow HKBU to build the much needed additional

hostel places and academic space / amenities. More students could enjoy a living-learning environment on campus in pursuit of their whole-person development. Pressure caused by concerns on transportation and accommodation to both local and exchange students could also be reduced;

- (ii) the proposed maximum BH under application is similar to that of the approved scheme, and would allow HKBU to better utilise land resources and provide more campus facilities. Upon completion, the proposed development would become a landmark of the district and a new recreational space for the public; and
- (iii) the proposed development is designed to be environmentally sustainable. Its permeable design and building setback would maximise daylight and natural ventilation across the campus, Renfrew Road and the surrounding neighbourhood. The descending BH profile will add visual interest and prevent wall effect. The associated benefits will be enjoyed by the students as well as the neighbouring community;

Objecting

- (b) three comments objecting to the application were received from two members of the public. The major views are summarised as follows:
 - (i) the proposed development obtained planning approval in 2015 for a substantial increase of two additional storeys, and is now demanding for another two additional storeys which is considered to be a very substantial increase;
 - (ii) the proposed development is considered out of context with the surrounding residential district and the prevailing medium-rise nature of the area. The overall impact and cumulative effect of the incremental changes generated by the proposed development should be carefully considered;
 - (iii) the building bulk and number of students⁶ have greatly increased under the current application but the open space provision is only a landscaped area / corridor with no active outdoor recreational facilities; and
 - (iv) the proposed development would induce adverse impacts on visual, sunlight penetration and air ventilation. The current BH of the Site (i.e. 6 storeys) should be maintained.

Providing views

- (c) two comment providing views on the application was received from a member of the public and a KCDC member. The major views are summarised as follows:

⁶ The number of residents in the application is 1,726 and that in the approved scheme is 1,700.

- (i) the Committee should consider if the applicant has been overly ambitious with the development proposal, and whether the applicant has exhausted all other options before proposing further increase in BH. If the Committee decides to give a favorable decision to support the current application, the University should be requested to open up a meaningful portion of facilities, such as open space, car parks, canteen and activity rooms to the general public; and
- (ii) residents of Broadcast Drive have expressed concerns regarding the adverse visual impact that would be brought by the proposed development.

10. Planning Considerations and Assessments

- 10.1 The application seeks planning permission for minor relaxation of BH restriction from 13 storeys to 17 storeys (i.e. +4 storeys or +30.77%) for a proposed university hostel and academic building complex development at the Site. The Site is the subject of a previous application (No. A/K18/316) for the same use with minor relaxation of BH restriction from 13 storeys to 15 storeys approved by the Committee in 2016. The scheme involves 4 building blocks over podium, one block is at 13 storeys which complies with the BH restriction, two blocks are at 16 storeys and one block is at 17 storeys (i.e. proposed relaxation of BH of 3 to 4 storeys, +23.08% to +30.77%).
- 10.2 The Site is within the cluster of BURC's development located to the east of Renfrew Road. Existing buildings are ranging from 3 to 21 storeys (47.8mPD to 94mPD), with the tallest ones located to the immediate northeast, east and southeast of the Site, including the Academic and Administration Building (AAB) of 13 storeys (94mPD), the School of Continuing Education (SCE) Tower of 13 storeys (83.5mPD) and the two towers of Student Residence Halls of 21 storeys (89.4mPD) (**Plan A-2**).

Minor Relaxation of BH Restriction

- 10.3 When considering the previous application (No. A/K18/316), the applied extent of relaxation from 13 storeys to 15 storeys (+2 storeys or +15.4%) was considered acceptable taking into account that (i) the then proposed BH of 15 storeys / 81.3mPD was generally compatible with the BH of the neighbouring buildings; (ii) the magnitude of visual change would unlikely be a concern; (iii) the proposed scheme had incorporated open air gaps in building design that was only possible with the relaxation in BH; and (iv) planning and design merits in relation to maximising open space provision and enhancing streetscape experience for pedestrians.
- 10.4 After obtaining planning approval in 2016, the applicant proceeded to detailed design and technical considerations of the proposed development. In response to stakeholder's concerns while avoiding disturbances on the surrounding neighbourhood, a further increase in the maximum BH to 17 storeys is proposed.

According to the applicant, the proposed further relaxation of BH restriction is necessary to (i) optimise the efficiency of use of the Site to meet the shortfall of student hostel places and academic facilities; and (ii) increase in floor-to-floor height to provide better hostel living quality (i.e. increased from the approved 2.8m to 3.15m in hostel portion), meeting functional requirements for specific academic uses (i.e. 2-storey headroom for performance space to fulfil acoustic requirements) and high headroom for landscaped podiums; and provide design merits in terms of lower site coverage at pedestrian level, building separations, voids and setback that can only be achieved by increasing the BH. The applicant also explained that deeper excavation to provide more than one basement at the Site is technically not feasible as the Site is constrained by its proximity to the proposed zone of the MTR's railway line. SED and UGC have given policy support to the proposed development with relaxation of BH restriction at the Site.

- 10.5 Under the current scheme, a BH profile generally descending from north to south is proposed within the Site to echo with the existing BH profile in the BURC. The resultant BH profile of the BURC (including the Site) will be descending from the tallest AAB (13 storeys / 94mPD) at the north, to the proposed development in the middle (involving three portions, i.e. (i) Block 4 at 17 storeys / 97.3mPD at the north; (ii) Blocks 2 and 3 at 16 storeys / 87.4mPD and 94mPD in the middle; and (iii) Block 1 at 13 storeys / 71.35mPD at the south), and to the Communication and Visual Arts Building (11 storeys / 72.6mPD) at the further south of the BURC (**Drawings A-23 and A-25**).
- 10.6 When comparing with the approved scheme which involved three 15-storey hostel blocks with no height variation, the current scheme with stepped BH ranging from 13 storeys to 17 storeys may create some visual interest to the Site and the BURC cluster. Based on the photomontages submitted by the applicant, the design of the complex with staggered building volumes, building separations / gaps and multi-level greening may promote building variety and visual interest (**Drawings A-27 to A-29**). In terms of BH, the current scheme is considered not incompatible with the surrounding developments. CA/CMD2, ArchSD and CTP/UD&L, PlanD opine that given the campus context, accommodation of the development with the proposed higher BHs within the Site is unlikely to create significant adverse effects on the visual character of the area.

Criteria for Minor Relaxation of BH Restriction

Streetscape and Street Level Public Urban Space Aspects

- 10.7 Under the approved scheme, the podium for academic use (i.e. G/F to 3/F) was set back at least 10m from the kerbline along Renfrew Road to maximise the open space provision on G/F (**Drawing A-1**). The existing boundary wall along Renfrew Road would be removed and replaced by more permeable fence. Under the current scheme, a 10.4m setback for the podium of Blocks 2 and 4 (i.e. G/F to 3/F academic portion), and a 17.8m setback for Block 1 (without podium for hostel use) are proposed. The existing boundary wall will be removed, with trees planted along the boundary to enhance streetscape experience for pedestrians.

- 10.8 According to the landscape proposal (**Drawings A-17 to A-23**), multi-level greenery will be provided and the area of open space provision will be same as that of the approved scheme. These open spaces will be mainly for communal use of the University community but will also be accessible by the general public under the open campus design concept. CTP/UD&L, PlanD has no objection to the application given the proposed minor relaxation of BH would not cause further adverse landscape impact. However, the applicant is encouraged to provide further tree planting opportunities for street level and upper levels where feasible when implementing the development proposal.

Air Ventilation and Visual Permeability Aspects

- 10.9 Under the approved scheme, student hostels were accommodated within three linear blocks of the same height in the east-west direction, connected along the eastern end from 7/F to 11/F, and connected at both ends from 12/F to roof level. Under the current scheme, despite a taller maximum BH, the visual and air permeability may be comparable with more building separations and gaps at different levels of both academic and hostel portions to break up the physical bulk of the proposed complex (**Drawings A-34 to A-36**). Site coverage at both lower and upper levels has been reduced as compared to the approved scheme. In this regard, CTP/UD&L, PlanD considers that the proposed minor relaxation would not generate any significant adverse impact on the pedestrian wind environment and has no comment from visual and air ventilation perspectives.
- 10.10 Taking into account the assessments in paragraphs 10.7 to 10.9 above, the current scheme is considered generally in line with the criteria (c) and (d) for consideration of minor relaxation of BH restriction stipulated in the ES of the OZP.

Other Technical Aspects

- 10.11 Other relevant departments have no adverse comments on the application, and the proposed redevelopment is not expected to have adverse impacts on traffic, air quality, noise, drainage and sewerage of the surrounding areas.

Public Comments

- 10.12 The applicant consulted the HIC of KCDC in 2017 and 2018 on the proposed development. In general, KCDC was supportive of the proposed development with relaxation of maximum BH from 13 storeys to 17 storeys.
- 10.13 Regarding the public comments objecting to the application mainly on the grounds of substantial increase of extent of relaxation applied for and the open space / landscape provision, planning assessments in paragraphs 10.3 to 10.10 above are relevant.

11. Planning Department's Views

11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.

11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 12.4.2023, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval conditions and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the proposed development should not exceed the building heights as proposed by the applicant;
- (b) the design and provision of vehicular access, car parking spaces, loading/unloading spaces and pedestrian crossing facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (c) the submission of a revised Traffic Impact Assessment for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the submission of a Noise Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (e) the submission of a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (f) the implementation of the local sewerage upgrading/sewerage connection works identified in the Sewerage Impact Assessment in approval condition (e) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (g) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

11.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:

- (a) there is insufficient planning and design merits in the submission for the proposed relaxation of building height restriction; and
- (b) the approval of the application would set an undesirable precedent for other similar applications without sufficient planning and design merits.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application form received on 28.12.2018
Appendix Ia	Supplementary planning statement received on 28.12.2018
Appendix Ib	Supplementary information received on 4.1.2019
Appendix Ic	FI 1 received on 14.2.2019
Appendix Id	FI 2 received on 15.3.2019
Appendix Ie	FI 3 received on 29.3.2019
Appendix If	FI 4 received on 2.4.2019
Appendix Ig	FI 5 received on 8.4.2019
Appendix II	Comparison of major development parameters under approved scheme and current scheme
Appendix III	Public comments received
Appendix IV	Suggested advisory clauses
Drawings A-1 to A-36	Plans including site plan, selected floor layout plans, section plan, master landscape conceptual design plan and visual illustrations submitted by the applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Site Photos