S16 PLANNING APPLICATION
DRAFT TUEN MUN OZP No. S/TM/40

Proposed Minor Relaxation of Building Height Restriction for the Permitted Educational Institution (New Science Building) in "Government, Institution or Community" Zone at Lingnan University, No. 8 Castle Peak Road – Lingnan, Tuen Mun

SUPPORTING PLANNING STATEMENT

December 2024

Applicant:
Lingnan University

Consultancy Team:
KTA Planning Ltd.
P&T Architects Limited
OZZO Technology (HK) Limited
Allied Environmental Consultants Limited
JMK Consulting Engineers Limited
ADI Limited

S3136/PS/V04

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Executive Summary

This Supporting Planning Statement is prepared on behalf of Lingnan University ("LU" or the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for proposed minor relaxation of building height restriction from 4 to 7 storeys (i.e. +3 storeys) for the permitted Educational Institution (New Science Building) at Lingnan University (LU), No. 8 Castle Peak Road – Lingnan, Tuen Mun (the "Site"). The Site has an area of about 2,302.28 sq.m falling within an area zoned "Government, Institution or Community" ("G/IC") on the Draft Tuen Mun Outline Zoning Plan (the "Draft OZP") No. S/TM/40.

Under the University's Strategic Plan 2022-28, LU will progress into a "Digital Future" with focuses on artificial intelligence and data science. The School of Data Science was established in 2024 which is a pivotal step towards enhancing innovation and technology research and teaching. A further expansion to increase the usable floor space is required to cope with the demand of the University. The development proposal involves the addition of a 7-storey block (i.e. New Science Building) with building height of about +58.0mPD (at main roof) fronting onto Wing On Plaza. The total gross floor area ("GFA") involved is about 11,000 sq.m for the provision of various facilities including lecture rooms, laboratories, research offices and exhibition area in support of the new School of Data Science.

The proposed minor relaxation of building height restriction for the Proposed Development is fully justified due to the following main reasons:

- The Proposed Development would provide the much needed floor space for academic and research uses in support of the School of Data Science newly established in 2024.
- The Proposal would represent a more efficient use of scarce land resources.
- The Proposal would continue to meet the planning intention of "G/IC" zone.
- The Proposed Development would meet the TPB's criteria for consideration of application for minor relaxation of building height restriction.
- The Proposed Development would enhance connectivity and accessibility and bring improvement to the public realm.
- The Proposed Development is compatible with the building height profile of the Campus and will not result in significant adverse visual impact.
- Approval of the Planning Application would be consistent with TPB's previous decisions.
- Various technical assessments have been carried out and the results concluded that no unacceptable impacts are anticipated in the Proposed Development .

In light of justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Planning Application.

行政摘要

（內文如有差異，應以英文版本為準）

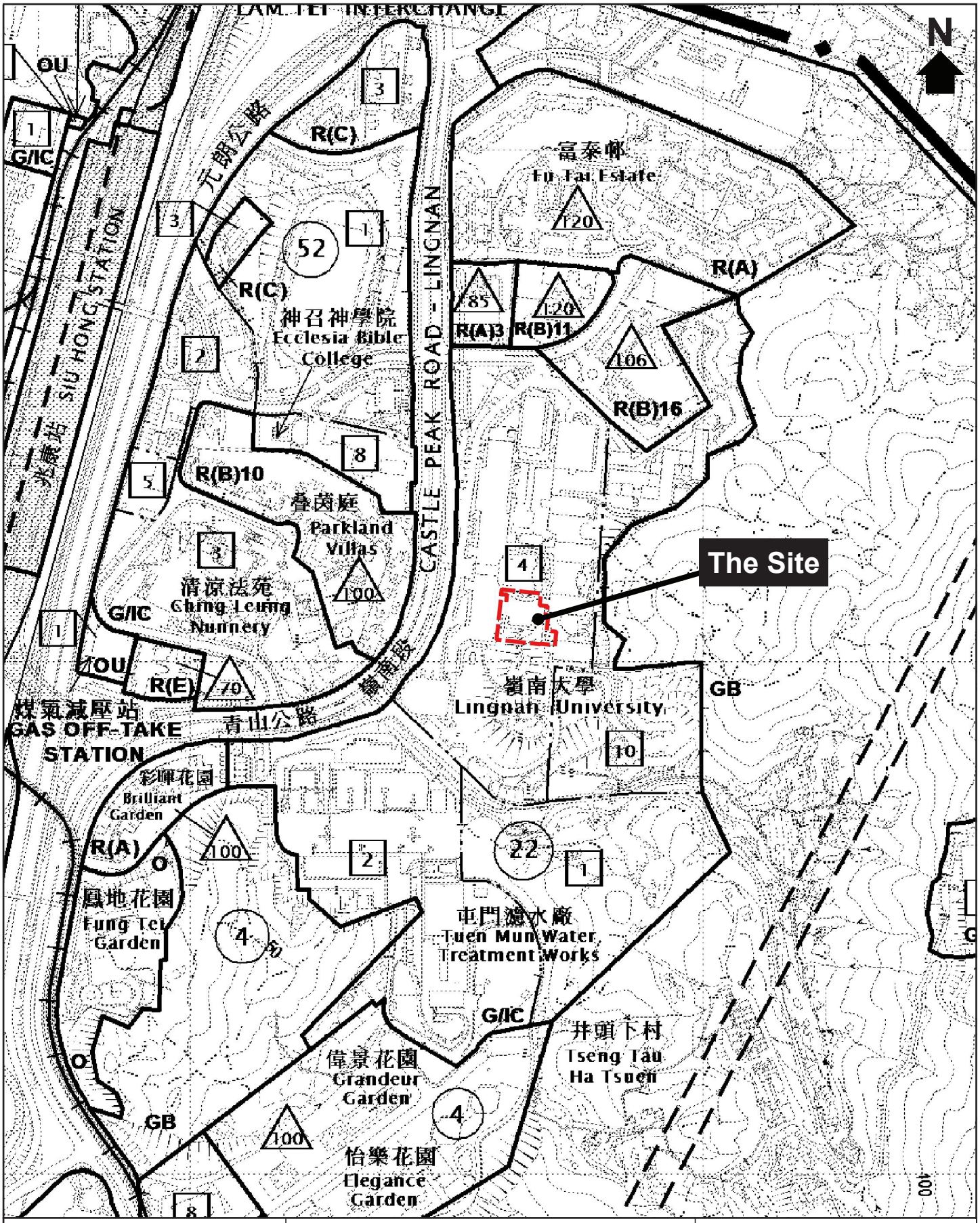
本規劃申請書是代表申請人嶺南大學(下稱「申請人」)根據城市規劃條例第 16 條，向城市規劃委員會（下稱「城規會」）提出規劃申請，在青山公路嶺南段 8 號嶺南大學（下稱「嶺大）校園內的申請地點（下稱「申請地點」），申請略為放寬建築物高度限制，由四層放寬至七層（即增加三層），以作經常准許的「教育機構」。申請地點面積約 2,302.28 平方米並位於屯門分區計劃大綱草圖（下稱「大綱草圖」）編號 S/TM/40 的「政府、機構或社區」地帶內。

根據嶺大的策略發展計劃 2022-28，大學將邁進一個以人工智能及數據科學為中心的「數碼時代」。成立數據科學學院是嶺大致力加強創新與科技研究及教學的關鍵一步。因此，嶺南大學需要進一步擴建及增加可用樓面面積，以滿足大學的需求。擬議發展包括新增一幢毗鄰永安廣場的七層建築物（即新科學大樓），其建築物高度約為主水平基準上 58.0 米。擬議發展的總樓面面積約為 11,000 平方米，提供各種輔助設施，包括演講室、實驗室、研究辦公室以及展覽館，以支援數據科學學院。

擬議略為放寬建築物高度限制的發展計劃主要理據如下：

- 擬議發展能提供有迫切需要的樓面面積以作學術和研究用途及支持於2024年成立的數據科學學院的發展。
- 擬議發展將更有效地利用珍貴的土地資源。
- 擬議發展不會與「政府、機構或社區」的規劃意向相違背。
- 擬議發展符合城規會略為放寬建築物高度限制的相關準則。
- 擬議發展能增強嶺南大學的連結性及可達性，更能提供更好的公共空間。
- 擬議發展與校園內的建築高度輪廓相容，並不會帶來明顯的視覺影響。
- 批准本規劃申請與城規會之前考慮同類型規劃申請的決定一致。
- 經各項技術評估核實，擬議發展不會引致不可接受的影響。

基於以上各項規劃理據，申請人希望是次的規劃申請能獲城規會支持。



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Site Location Plan

1:5000 (A4)

(Based on Draft Tuen Mun OZP No. S/TM/40)

Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (New Science Building) in "G/IC" Zone at Lingnan University

Date: 4 November 2024

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Firing Range
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
Market	Hotel
Pier	House
Place of Recreation, Sports or Culture	Marine Fuelling Station
Public Clinic	Off-course Betting Centre
Public Convenience	Office
Public Transport Terminus or Station	Petrol Filling Station
Public Utility Installation	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Private Club
Recyclable Collection Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Religious Institution	Refuse Disposal Installation (Refuse Transfer Station only)
Research, Design and Development Centre	Residential Institution
Rural Committee/Village Office	Sewage Treatment/Screening Plant
School	Shop and Services (not elsewhere specified)
Service Reservoir	Utility Installation for Private Project
Social Welfare Facility	Zoo
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. 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.

(please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)

Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.

(c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Lingnan University ("LU" or "the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for proposed minor relaxation of building height restriction (BHR) from 4 to 7 storeys (i.e. +3 storeys) for the permitted Educational Institution (New Science Building) at Lingnan University, No. 8 Castle Peak Road – Lingnan, Tune Mun ("the Site"). The Site falls within an area zoned "Government, Institution or Community" ("G/IC") on the Draft Tuen Mun Outline Zoning Plan (the "Draft OZP") No. S/TM/40. This Supporting Planning Statement is to provide the TPB with relevant information for consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this introductory section, the planning and site context will be briefly summarized in Section 2. The Proposed Development Scheme is included in Section 3. The planning merits and justifications for the Planning Application will be explained in Section 4. The Supporting Planning Statement will be concluded in Section 5.

2. PLANNING AND SITE CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is situated at the central portion of the LU Campus, bounded by Leung Kau Kui Building to its east, an existing terrain to its south, Patrick Lee Wan Keung Academic Building (i.e. Main Building) to its west and the recently refurbished Wing On Plaza to its north (**Figure 2.1** and **Photo 2.1** refer). The Site is currently occupied by a garden, namely Yu Kan Hing Memorial Garden and Pavilion and covered walkways. The Site has an area of about 2,302.28 sq.m.

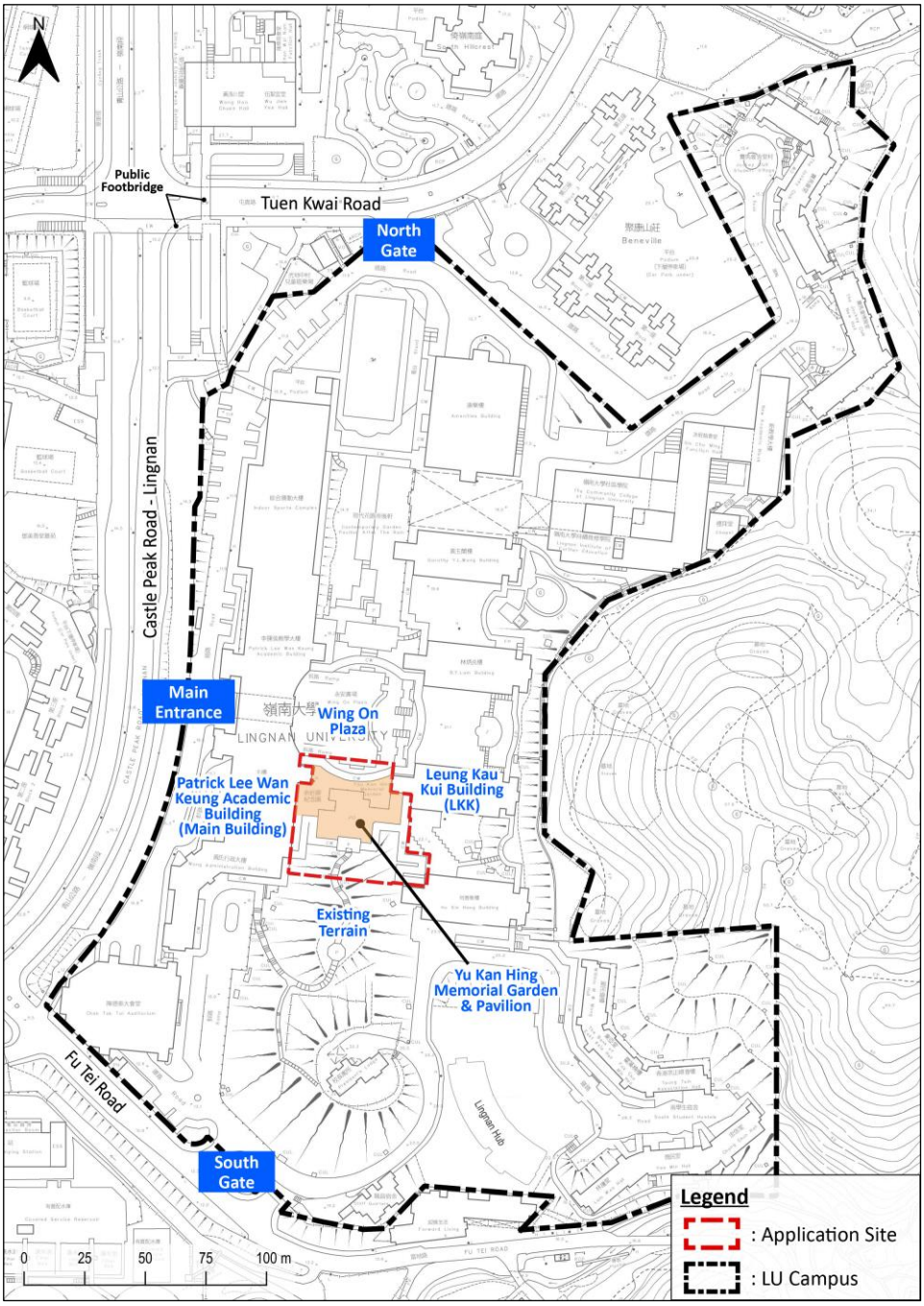


Figure 2.1: Site Location Plan

Photo 2.1: The Site viewed from the North

2.2 Statutory Planning Context

2.2.1 The Site falls within an area zoned "G/IC" on the Draft OZP and is subject to a BHR of 4 storeys or the height of the existing building, whichever is the greater (**Figure 2.2** refers). According to the Statutory Notes of the Draft OZP, the planning intention of "G/IC" zone is "*primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory*". 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*".

2.2.2 Nonetheless, according to the "Remarks" of the "G/IC" zone, it is stated that "*based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction may be considered by the TPB on application under section 16 of the Town Planning Ordinance*".

Explanatory Statement of the Draft OZP

2.2.3 According to para. 7.7 of the Explanatory Statement of the Draft OZP, it is stated that "*a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide flexibility for developments /redevelopments with planning and design merits."* It is also stated that *"each planning application for minor relaxation of building height restriction will be considered on its own merits*". Relevant Criteria to be considered by the TPB for minor relaxation of BHR include:

- Amalgamating smaller sites for achieving better urban design and local area improvements;

- Accommodating the bonus plot ratio granted under the Building Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- Providing better streetscape / good quality street level public urban space;
- Providing separation between buildings to enhance air and visual permeability; and
- Other factors, such as site constraints, 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.

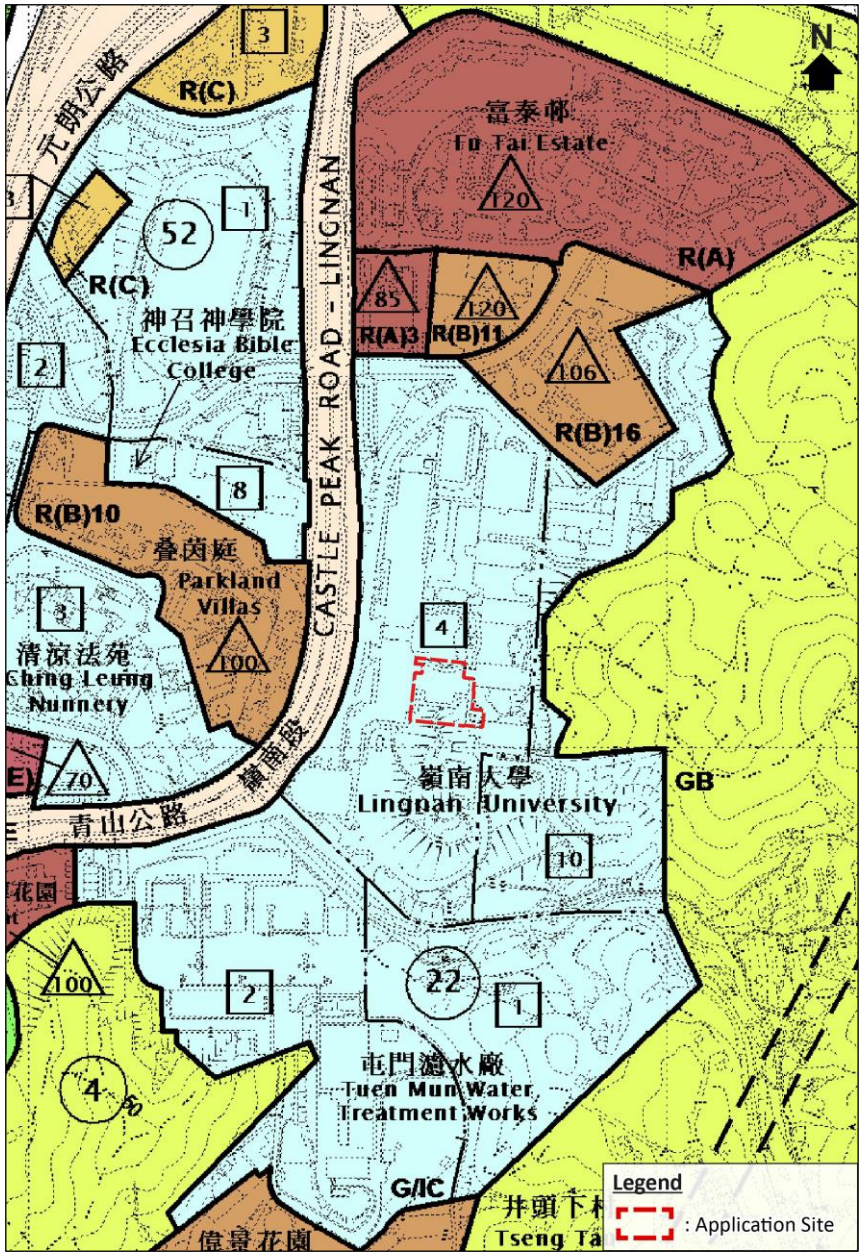


Figure 2.2: Zoning Context Plan (Based on the Draft OZP)

2.3 Surrounding Context

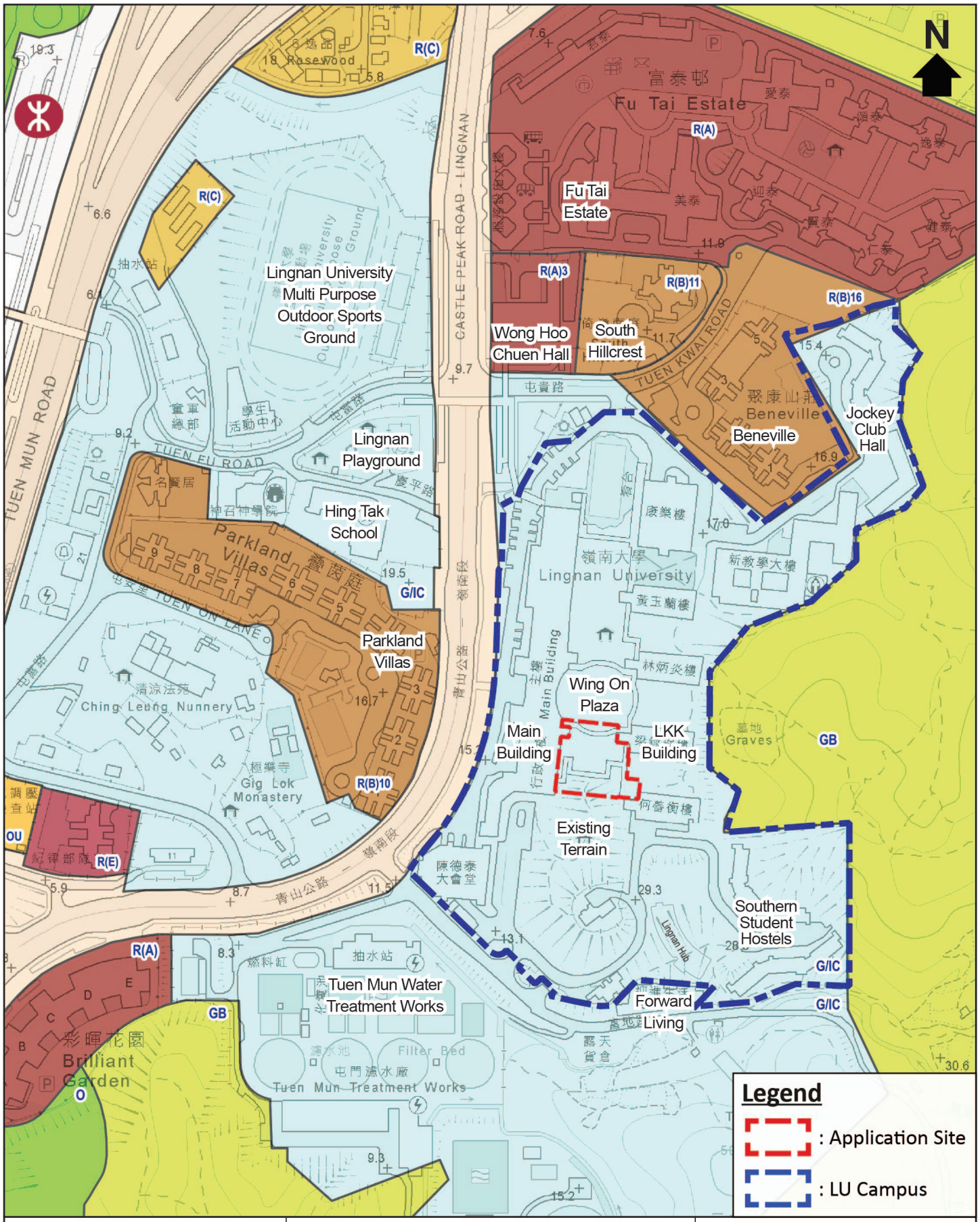
2.3.1 The LU Campus is situated in a predominantly "G/IC" and residential neighbourhood (**Figure 2.3** refers).

- To its north and northeast are "Residential (Group A)" ("R(A)") and "Residential (Group B)" ("R(B)") zones, currently occupied by various high-rise residential developments (i.e. Fu Tai Estate, Wong Hoo Chuen Hall, Beneville, and South Hillcrest);

- To its east is an area zoned "Green Belt" ("GB") occupied by a vegetated slope;

- To its immediate south is a senior housing, namely Forward Living. Within the same "G/IC" zone, to its further south across Fu Tei Road is the Tuen Mun Water Treatment Works; and

- To its west and northwest across Castle Peak Road – Lingnan is a "R(B)" zone occupied by Parkland Villas and a "G/IC" zone comprising Hing Tak School, Lingnan Playground and Lingnan University Multi-Purpose Outdoor Sports Ground.



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Land Use Context Plan

1:3500 (A4)

Figure 2.3

Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (New Science Building) in "G/IC" Zone at Lingnan University

Date: 6 December 2024

2.4 Building Height Profile of the Campus

2.4.1 Characterized by a stepped building height profile, the LU Campus features a varying building height, ranging from +16.2mPD to +66.3mPD (**Figure 2.4** refers). It gradually descends from the Southern Student Hostels (+55.5mPD to +66.3mPD) and Lingnan Hub (+56.1mPD) in the southeast towards Tin Ka Ping Swimming Pool (+16.2mPD) in the northwest and from Jockey Club Hall (+59.0mPD) in the northeast towards the Indoor Sports Complex (+24.0mPD) in the northwest.

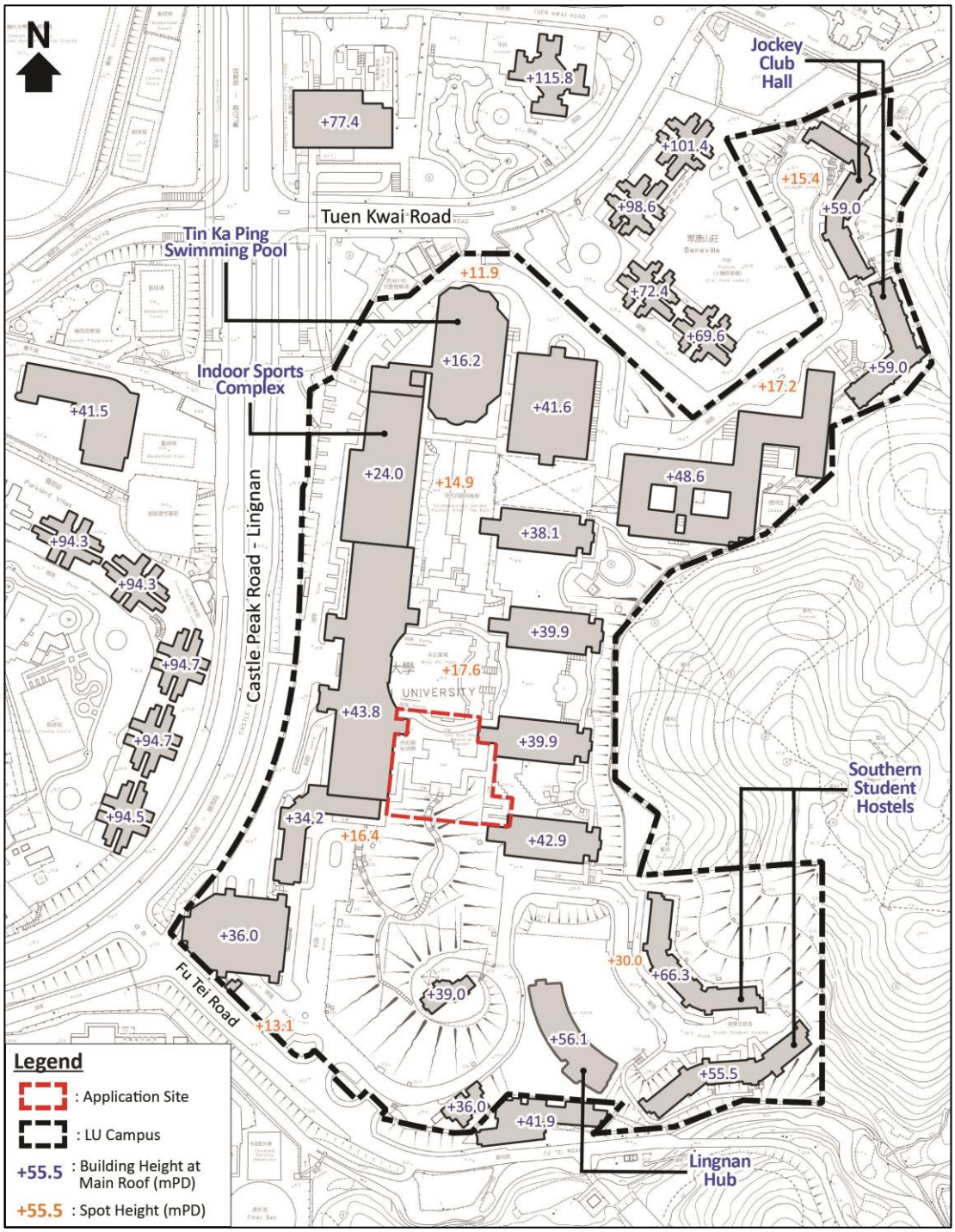


Figure 2.4: Building Height Profile of the Campus

2.5 Accessibility and Pedestrian Circulation

2.5.1 The Site is well-served by various public transport services. MTR Siu Hong Station is located about 450m from the Site in the west. In addition to railway services, there are bus and GMB services running along Castle Peak Road – Lingnan and Tuen Kwai Road.

2.5.2 The LU Campus is accessible from three entrances. The Main Entrance is located in the west abutting Castle Peak Road – Lingnan, while the South Gate is located at Fu Tei Road and North Gate is located at Tuen Kwai Road (**Figure 2.1** refers). A comprehensive covered walkway system is provided within LU Campus, offering weather protection and linking up various blocks and facilities, as well as the existing public footbridge across the Castle Peak Road – Lingnan and Tuen Kwai Road.

2.6 Increasing Demand for Additional Academic and Research Floor Space

2.6.1 Ever since the earliest institutional establishment in 1888, LU has excelled in providing Liberal Arts Education. To support the tertiary education needs of Hong Kong, the Campus of LU was completed in the 1990s. Under the University's Strategic Plan 2022-28, LU will progress into a "Digital Future" with focuses on artificial intelligence and data science. The School of Data Science was established in 2024 which is a pivotal step towards enhancing innovation and technology research and teaching at LU. The new School will be the premier incubator for data innovation in Asia, nurturing leading data scientists through an interdisciplinary curriculum that fosters ethical, critical and strategic thinking.

2.6.2 At present, the School of Data Science is occupying one floor of Wong Administration Building with limited floor space, which is considered a very congested and undesirable teaching and learning environment for the staff and students. To meet the spatial need of the new School, additional floor space within the LU Campus is required to accommodate the rising demand for academic and research activities and to provide adequate facilities for research endeavours. Various options for the development have been explored by LU to improve the teaching facilities including redevelopment of existing academic buildings within the campus. However, the existing facilities have been over-utilized and possibility to decant an occupied facility for redevelopment is considered low, while temporary closure of existing academic facilities would have adverse impact on the current students and researchers. Therefore, development by making use of the existing open space at Yu Kan Hing Memorial Garden and Pavilion and its surrounding area would be the most efficient and appropriate option for the campus expansion.

2.6.3 Various ancillary facilities are required to be provided within the New Science Building in support of the School of Data Science, including lecture halls, multi-purpose room, canteen, research office, ancillary office, laboratories and exhibition area. Lecture halls are venues where students acquire their academic knowledge while the research and ancillary offices would provide working spaces for the research, teaching and supporting staff. The multi-purpose rooms will allow the different functions/events, seminars or lecture to take place which will foster the exchange of knowledge as well as a space for collaborative activities with partners in the Greater Bay Area to incubate start-up and develop technology. The dry laboratories would be equipped with the latest artificial intelligence technologies to provide teaching and research facilities to students and researchers for the application of data science, analytics and machine learning while the wet laboratories will be provided to facilitate cross-disciplinary research and training for researchers and students. In addition, an exhibition area will showcase the collections and history of LU and will allow the staff and students to gain a deeper understanding of the historical and academic significance of the University which will in turn foster their sense of belonging. In view of the above, the New Science Building will play an important role in the success of the School of Data Science.

2.7 Similar Planning Applications

2.7.1 There are various similar planning applications involving minor relaxation of BHR for 'Educational Institution' use within university campus previously approved by the TPB. Details of these planning applications are provided in **Table 2.1**.

Table 2.1: Similar Planning Applications Approved by the Town Planning Board

Planning Application No.	Details of the Planning Application	University	Approval Date
A/K4/69	Proposed Minor Relaxation of BHR (from 70mPD to 90.8mPD) for Permitted Education Institution (University Indoor Sports Centre, Auditorium and Laboratory Building Complex)	City University of Hong Kong ("CityU")	07.12.2018
A/K18/329	Proposed Minor Relaxation of B BHR (from 13 storeys to 17 storeys) for a Permitted Educational Institution (University Hostel and Academic Building Complex)	Hong Kong Baptist University ("BU")	12.04.2019
A/TM/543	Proposed Minor Relaxation of BHR for Permitted Educational Institution Use (Addition of Mezzanine Floor within the Library)	LU	16.08.2019
A/K18/343	Proposed Minor Relaxation of BHR for Permitted Education Institution (Academic and Administration Building)	BU	14.01.2022
A/K1/266	Proposed Minor Relaxation of BHR from 45mPD to 67.5mPD for permitted 'Educational Institution' use	Hong Kong Polytechnic University ("PolyU")	28.10.2022
A/K18/345	Proposed Minor Relaxation of BHR (from 10 Storeys to 11 Storeys) for Permitted Educational Institution Use (Academic Complex)	BU	17.03.2023
A/K1/268	Proposed Minor Relaxation of BHR for Permitted Educational Institution Use	PolyU	22.12.2023

3. PROPOSED DEVELOPMENT SCHEME

3.1 The Proposed Development Scheme

3.1.1 Schematic drawings and section for the Proposed Development are presented at **Appendix 1** of this Supporting Planning Statement. The Proposed Development Scheme, comprising a 7-storey block (including the lower ground level) with a building height (at main roof) of about +58.0mPD, will be used by the School of Data Science for enhancing interdisciplinary and digital science. A central staircase is proposed to connect G/F with LG/F leading to Wing On Plaza. The existing covered walkway and pavilion will be re-provided within Site. It is anticipated that the Proposed Development would be completed by 2028.

3.1.2 Multi-purpose rooms will be provided on LG/F and 5/F to allow spaces for fostering collaborations with partners in the Greater Bay Area to incubate start-up and develop technology, as well as holding different functions/ events, seminars or lectures for educational purpose. Canteen is also placed on the LG/F to provide food and beverage services for the students and staff within the Campus. While the lecture rooms will be on the G/F, the offices for teaching and administration staff of LU are proposed on 1/F and 2/F. The laboratories will be on 3/F and 4/F. Collaborative exhibition works and archives of LU will be displayed at Exhibition Area / Museum on 5/F, showcasing the collections and history of LU. All these facilities are ancillary to and in direct support of LU. Major development parameters and proposed floor uses are summarised in **Table 3.1** and **3.2** respectively.

Table 3.1: Major Development Parameters

Proposed Development	Parameters
Site Area (about)	2302.28 sq.m
GFA (about)	11,000 sq.m
Plot Ratio (about)	4.78
Site Coverage (about)	59.1%
Building Height (Main Roof) (about)	+58.0 mPD
No. of Storeys	7 (including LG/F)

Table 3.2: Proposed Floor Uses

Floor	Proposed Uses
LG/F	Central Staircase, Multi-purpose Room, Canteen, E&M Facilities
G/F	Central Staircase, Lecture Rooms, E&M Facilities, EVA, Re-provisioned Pavilion and Covered Walkway
1/F	Offices
2/F	Offices
3/F	Laboratories
4/F	Laboratories, E&M Facilities

Floor	Proposed Uses
5/F	Exhibition Area / Museum, Multi-purpose Rooms, E&M Facilities
R/F & UR/F	E&M Facilities

3.1.3 To accommodate the Proposed Development, the existing covered walkways within the Site will be demolished. The pavilion within the Yu Kan Hing Memorial Garden will be relocated southward with the reprovision of a landscaped covered walkway (**Figure 3.1** refers).

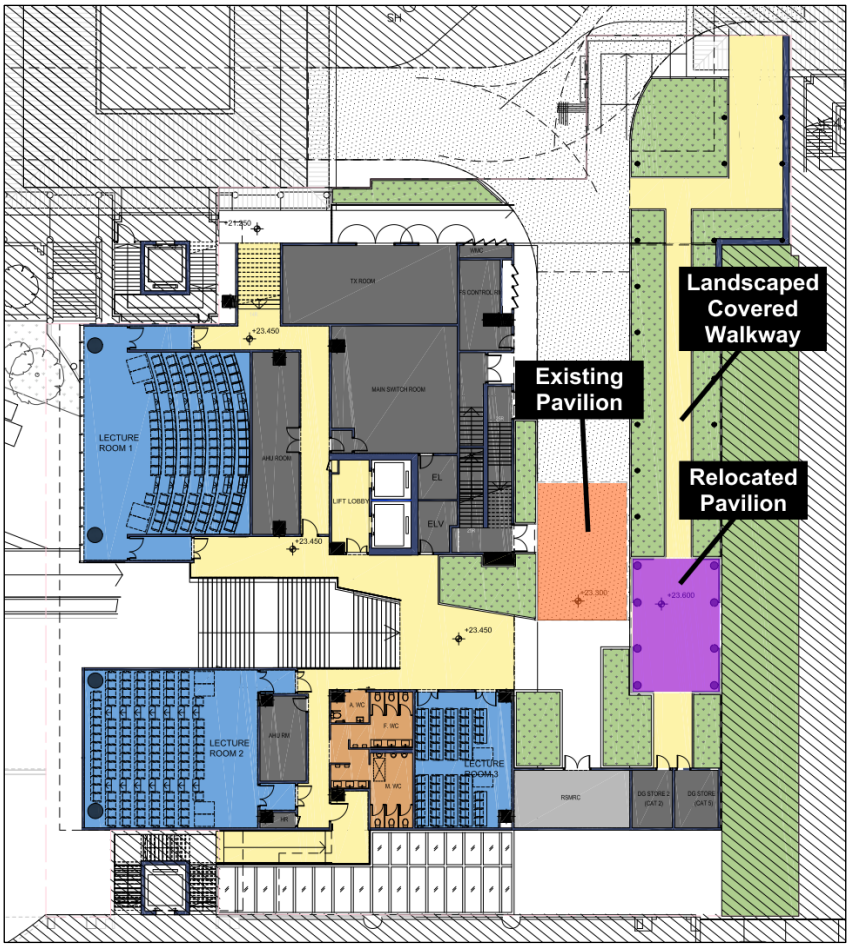


Figure 3.1: Relocated Pavilion with Landscaped Covered Walkway

3.2 Minor Relaxation of BHR

3.2.1 During the design formulation process, the Project Team has made every attempt to minimize the building height as far as practicable. Currently, the Site is subject to a BHR of 4 storeys as stipulated on the Draft OZP. Due to the need to meet increasing demand on floorspace and to accommodate all the required research and academic facilities, the building height of the Proposed Development would need to be increased from 4 storeys to 7 storeys. That being said, the Proposed Development would still be compatible with the surrounding blocks and building height profile of the Campus (please refer to **Para. 3.5.2** for further details).

3.3 Access Arrangement

3.3.1 In order to provide direct vehicular access, the eastern road is proposed to be extended (**Figure 3.2** refers). With the demolition of terraced planter and covered walkway, the proposed new vehicular access will also serve as Emergency Vehicular Access ("EVA") for the Proposed Development. Two other indirect vehicular accesses, via existing internal pedestrian route, will be provided at South Gate (western road) and Main Entrance.

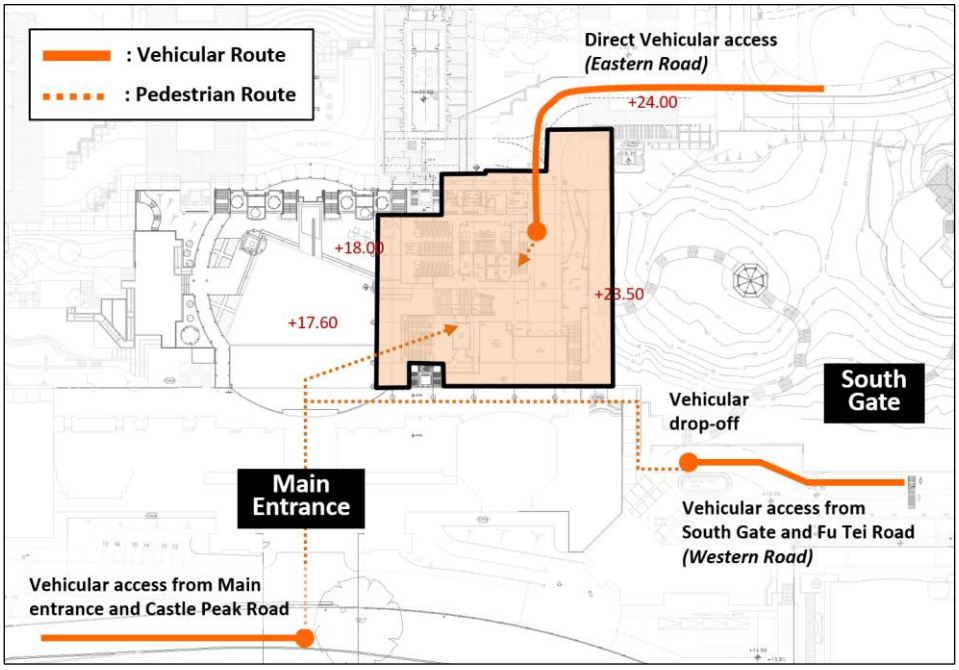


Figure 3.2: Vehicular Accesses to the Site

3.3.2 The Hong Kong Planning Standards and Guidelines ("HKPSG") has no specific parking and loading/unloading ("L/UL") requirements for tertiary institution. Provision of which therefore rest upon the users' requirements to meet operational needs. Upon examination of the operation need of LU, it is considered that additional provision of car parking and L/UL facilities is not required.

3.4 Pedestrian Access Arrangement and Connectivity

3.4.1 The Campus of LU is interconnected via a comprehensive covered walkway system (both at ground level and elevated). To enhance connectivity within the Campus, the Proposed Development will be connected with the adjoining blocks (i.e. Main Building (on 1/F, 2/F and 3/F) and LKK building (on 1/F and 2/F)) with direct access through ramp and steps in a weather-proof environment (**Figure 3.3** refers). With the Proposed Development in place, both accessibility and connectivity of the Campus will be greatly enhanced.

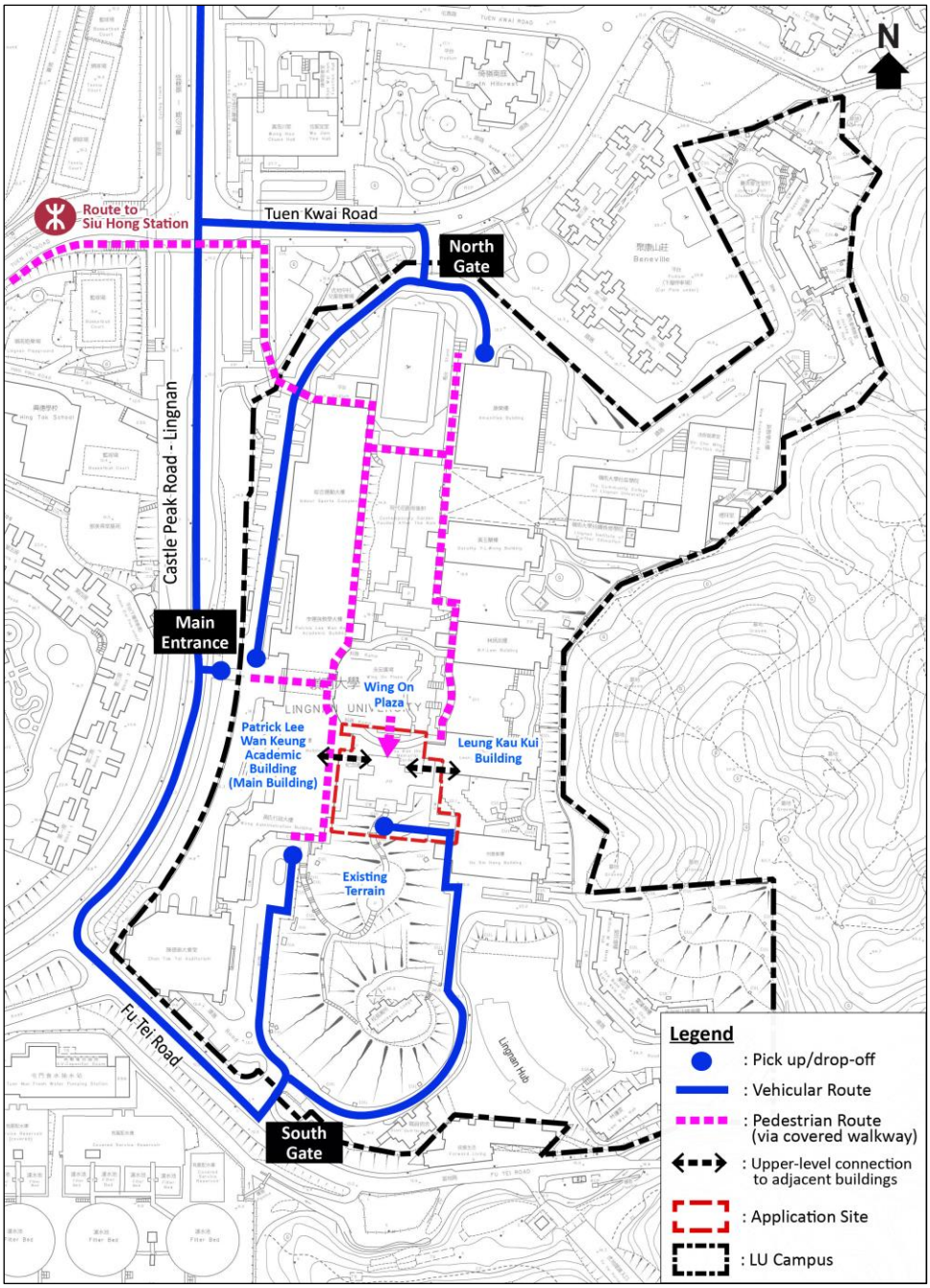


Figure 3.3: Pedestrian and Vehicular Circulation within the Campus

3.5 Design Considerations

Landmark Building

3.5.1 Positioned at the end of the visual axis along Wing on Plaza, the Proposed Development will serve as the landmark building of LU. With respect to the architectural system of LU Campus, the New Science Building will maintain the continuous horizontal elements of existing buildings at Campus, while also replicating the Lingnan pitch roof element through geometric treatment to the banding. The Proposed Development will act as a reference to the Lingnan elements, strengthening the identity of LU (**Figure 3.4** refers).

Figure 3.4: Design Concept of the New Science Building

Compatibility with Existing Building Height Profile

3.5.2 The LU Campus is characterized by a stepped building height profile (i.e. decreasing building height from southeast to northwest), from +66.3mPD to +16.2mPD (**Figure 2.4** refers). Positioned in the central portion of the Campus, the Proposed Development, with a proposed building height of 7 storeys (about +58.0mPD at main roof), has taken into account the existing stepped building height profile of the Campus. The proposed building would be compatible with the existing building height profile and maintain the stepping height profile with the adjoining Main Building (7 storey or +43.8mPD) and LKK building (4 storey or +39.9mPD).

Permeable Design

3.5.3 To enhance visual permeability and connectivity, an opening (i.e. a central staircase) has been incorporated on LG/F and G/F, connecting the Wing On Plaza and the relocated pavilion (**Figure 3.5** refers). By adopting a permeable design, the continuous visual corridor across north-south axis of the Campus could be maintained, thus allowing students and staff of LU to appreciate the reinstated heritage pavilion from a distance. In addition, the opening would also help breaking down the building mass and thus minimizing any potential visual impact.

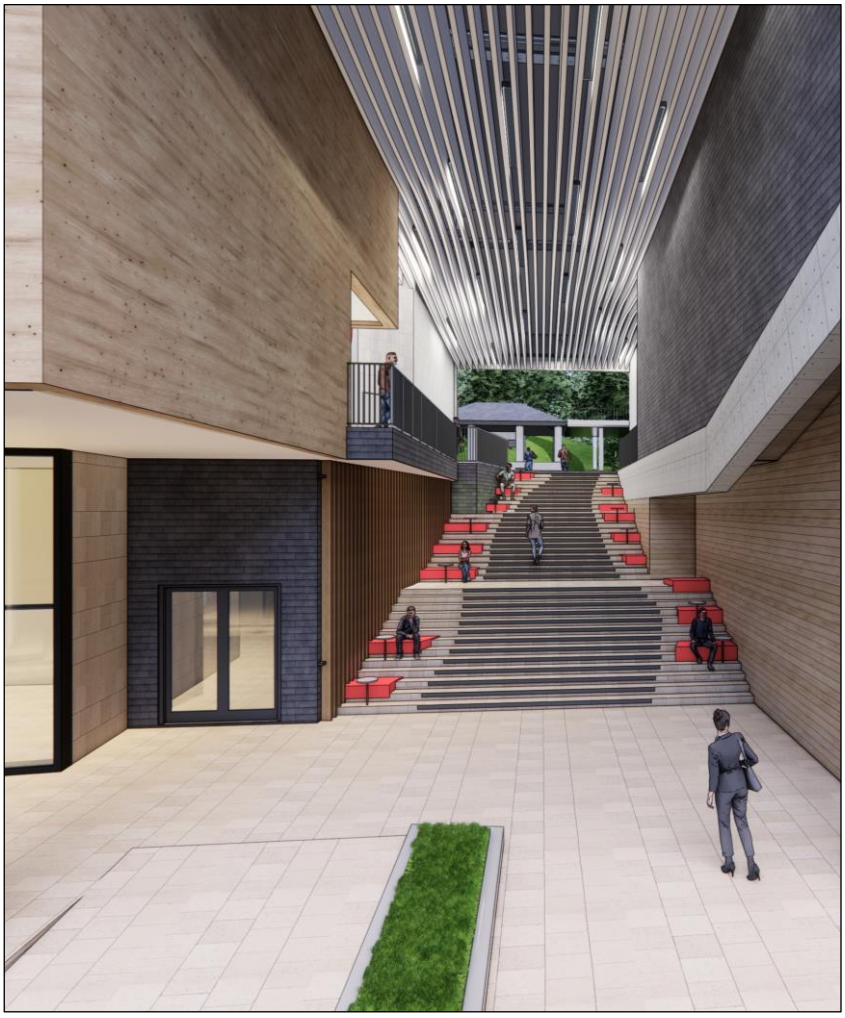


Figure 3.5: Permeable Design of the Proposed Development

Enhanced Connectivity and Accessibility

3.5.4 While the comprehensive covered walkway system within LU Campus is providing good connectivity and accessibility, it would be further enhanced by the Proposed Development through the provision of multi-level connections with the adjoining LKK Building and Main Building. By doing so, the Proposed Development would act as the connector at LU Campus and offer seamless connection at various levels, thus allowing smooth movement across the Campus for students and staff of LU.

Landscaping and Greenery Opportunities

3.5.5 To enhance amenity of the LU Campus, various landscaping opportunities have been accommodated at the Proposed Development (**Figure 3.6** refers). While the covered walkway (to be re-provided within Site) is proposed with seating and shrub planting, various landscaping will also be provided on LG/F to contribute to the greening effect.

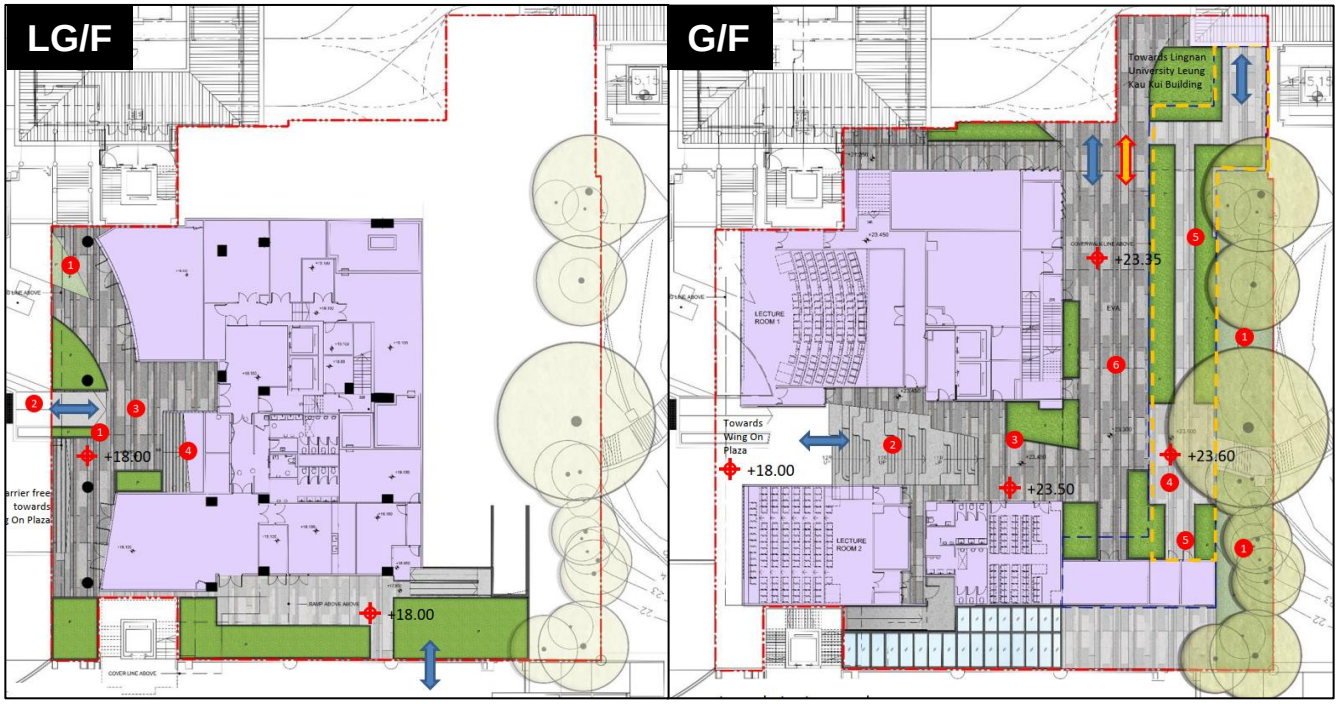


Figure 3.6: Greening Provision of the Proposed Development

Provision of Activity Space

3.5.6 Rather than just a circulation space, the central staircase at LG/F leading to G/F would provide step seating and function as informal social space, providing a quality environment for leisure and mingling activities for the enjoyment of students and staff of LU.

3.5.7 The multi-purpose room and Canteen are purposely located at LG/F to support the future events / activities taking place at Wing On Plaza to enhance the experience of students and staff (**Figure 3.7** refers).

Figure 3.7: Multi-purpose Room and Wing On Plaza

3.6 Visual Appraisal

3.6.1 This Visual Appraisal aims at evaluating the visual impact of the Proposed Development with minor relaxation of BHR from 4 storey to 7 storeys (or +58.0mPD). A total of 5 viewpoints ("VP") have been identified as shown in **Figure 3.8**. The photomontages of the Proposed Development can be found at **Figures 3.9** to **3.13**.

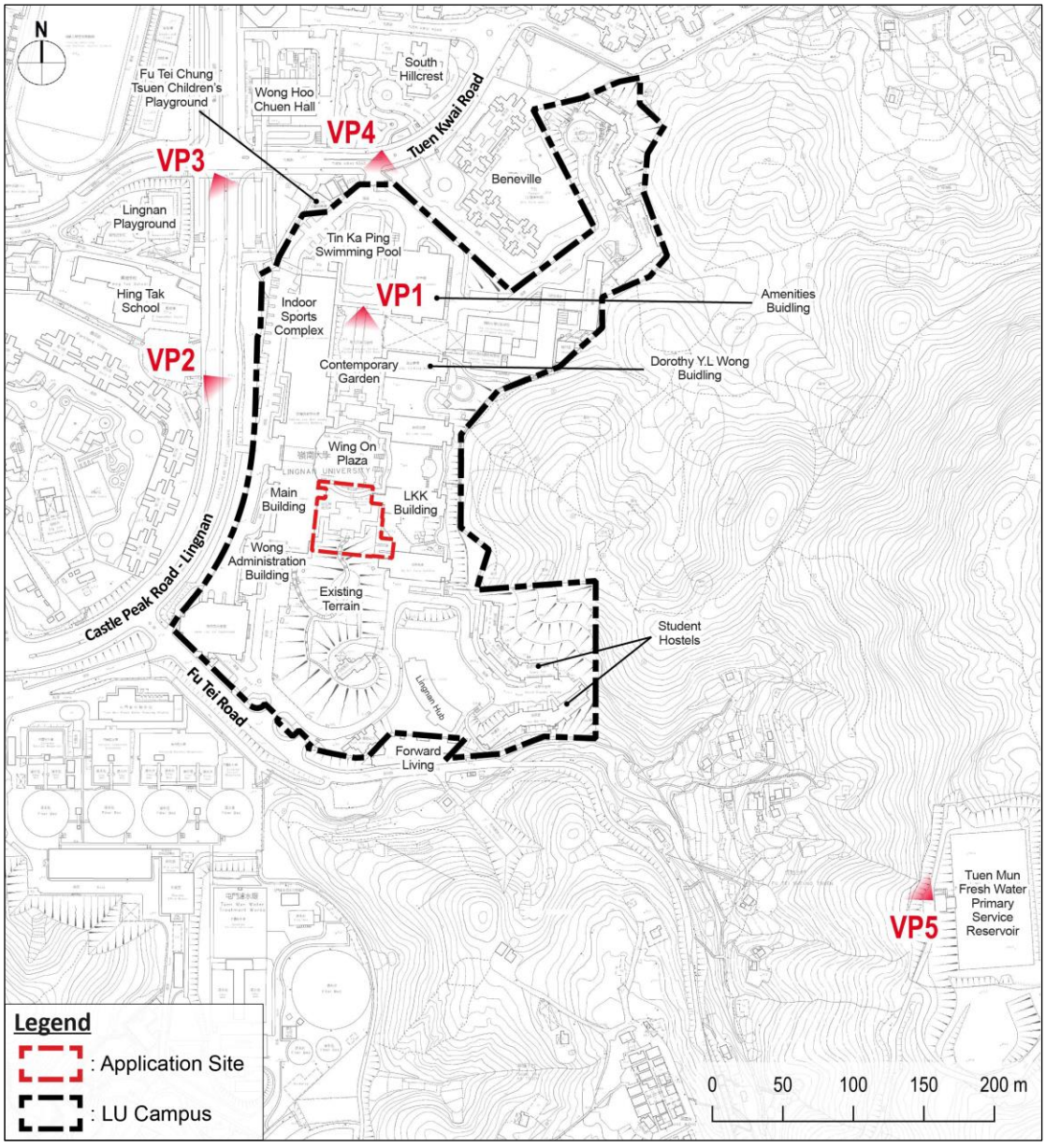


Figure 3.8: Viewpoints Location Plan

VP1: Contemporary Garden, LU Campus (Figure 3.9)

3.6.2 This VP is taken at the Contemporary Garden, which is the located at the end of the visual axis, about 130m to the north of the Site. It captures views of the Contemporary Garden and various buildings within the campus (i.e. Dorothy Y.L Wong Building, Main Building and Indoor Sports Complex (from left to right)), with lush greenery in the foreground. As this VP is located within the LU Campus, the public viewers of the VP will be students and staff of LU.

3.6.3 As shown in the photomontage, only the upper part of the Proposed Development would be visible from this VP. Due to the close distance from the Site, the Proposed Development will inevitably lead to some degree of visual obstruction to the open sky view at the background, with or without the minor relaxation of BHR. The existing greenery at the Contemporary Garden and Wing On Plaza in the foreground will however not be affected. In view of the above, the effect of the Proposed Development on the visual experience of the public viewers will be slightly adverse.

VP2: "Lingnan University" Bus Stop on Castle Peak Road – Lingnan (Figure 3.10)

3.6.4 This VP is located opposite to the Main Entrance of LU, at the "Lingnan University" Bus Stop on Castle Peak Road – Lingnan, which is about 110m to the west of the Site. This VP primarily captures the view of the Main Building and strip of trees and shrubs outside of the Campus and along Castle Peak Road – Lingnan. As the "Lingnan University" bus stop serves developments in the vicinity, the public viewers of this VP are mainly residents of Parkland Villas, and students and staff of Hing Tak School and LU.

3.6.5 As seen from the photomontage, the Proposed Development would be fully blocked by the Main Building in the foreground. Thus, the visual impact from this VP is negligible.

VP3: Footbridge Across Castle Peak Road – Lingnan (Figure 3.11)

3.6.6 This VP is taken from the footbridge across Castle Peak Road – Lingnan that links up two local open spaces (i.e. Lingnan Playground and Fu Tei Chung Tsuen Children's Playground) on both sides of the carriageway. It is about 230m to the northwest of the Site and captures views of the buildings on the west side of LU Campus (i.e. Indoor Sport Complex, Main Building and Wong Administration Building (from left to right)), partly screened off by the existing vegetation along Castle Peak Road – Lingnan. The public viewers of this VP would be the pedestrians walking along this footbridge and users of the two local open spaces.

3.6.7 As compared with the existing situation, the Proposed Development will be almost completely shielded by the lush vegetation along Castle Peak Road – Lingnan and the Main Building and only the upper-most part of the building will be visible. As such, even with the proposed increase of building height to 7 storeys, the visual impact from this VP would be negligible.

VP4: "South Hillcrest" Bus Stop on Tuen Kwai Road (Figure 3.12)

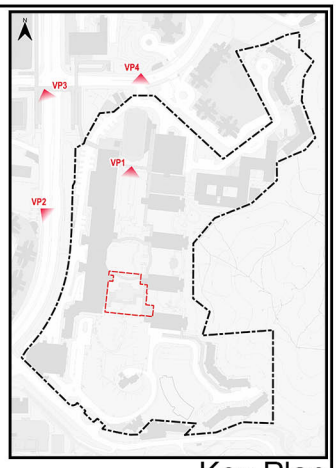
3.6.8 This VP is taken at the "South Hillcrest" Bus Stop along Tuen Kwai Road to the north of the Site, with a distance of about 240m. This VP primarily captures the view of the Tin Ka Ping Swimming Pool, Main Building, Amenities Building and Dorothy Y.L Wong Building. The public viewers of this VP are mainly pedestrians walking along Tuen Kwai Road and passengers waiting for the public transportation services at the bus station.

3.6.9 As illustrated in the photomontage, the Proposed Development would be partially screened off by lush vegetation within the Campus, and only the western portion of the building would be visible from this VP. The open sky view at the background will be slightly obstructed, with or without the minor relaxation of BHR. Therefore, the visual impact from this VP is generally negligible.

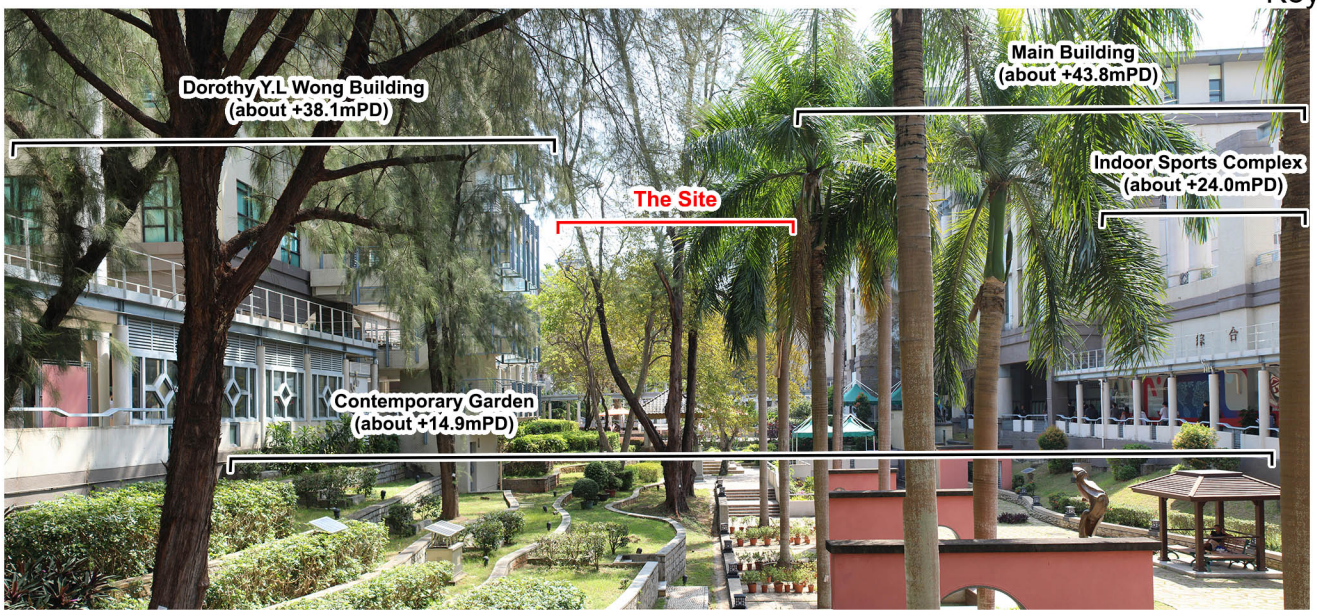
VP5: Tuen Mun Fresh Water Service Reservoir (Figure 3.13)

3.6.10 VP5 is a distant viewpoint taken at the Tuen Mun Fresh Water Service Reservoir, with a distance of about 470m to the southeast of the Site. With the level of about +98mPD, this VP captures the views of the buildings within LU Campus (including Forward Living, Student Hostels, and Main Building (from left to right)). The public viewers of this VP would be visitors of this public space engaging in passive and active recreational activities.

3.6.11 As compared with the existing situation, only upper part of the Proposed Development will be visible, with majority of the building being concealed behind the Student Hostel and lush vegetation in the foreground. Considering the view is already dominated by existing buildings within the Campus and only a small portion of the Proposed Development would be visible, the visual impact from this VP would be negligible.



Key Plan



Existing Condition

Proposed Development

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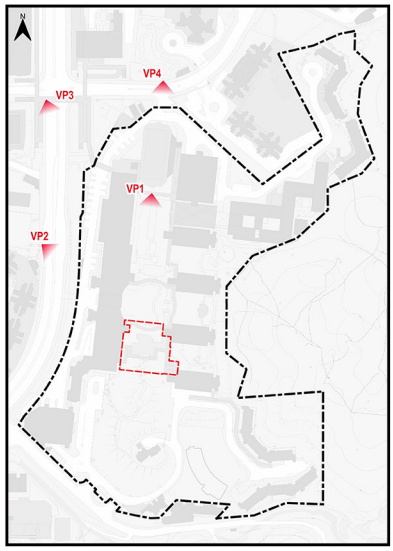
Viewpoint 1

Contemporary Garden,
Lingnan University Campus

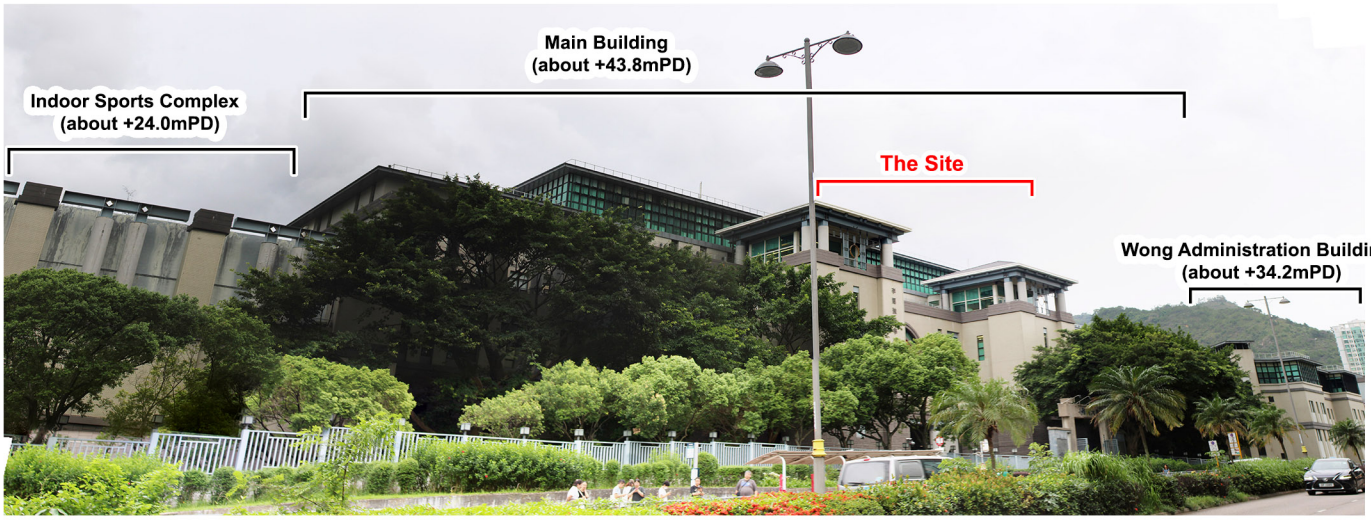
Figure 3.9

Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (New Science Building) in "G/IC" Zone at Lingnan University

Date: 6 December 2024



Key Plan



Existing Condition

Proposed Development

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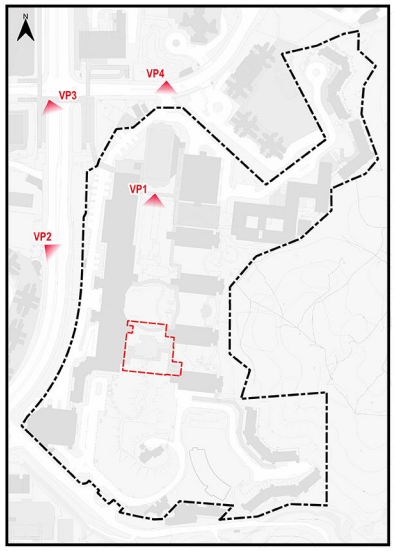
Viewpoint 2

"Lingnan University" Bus Stop on Castle Peak Road – Lingnan

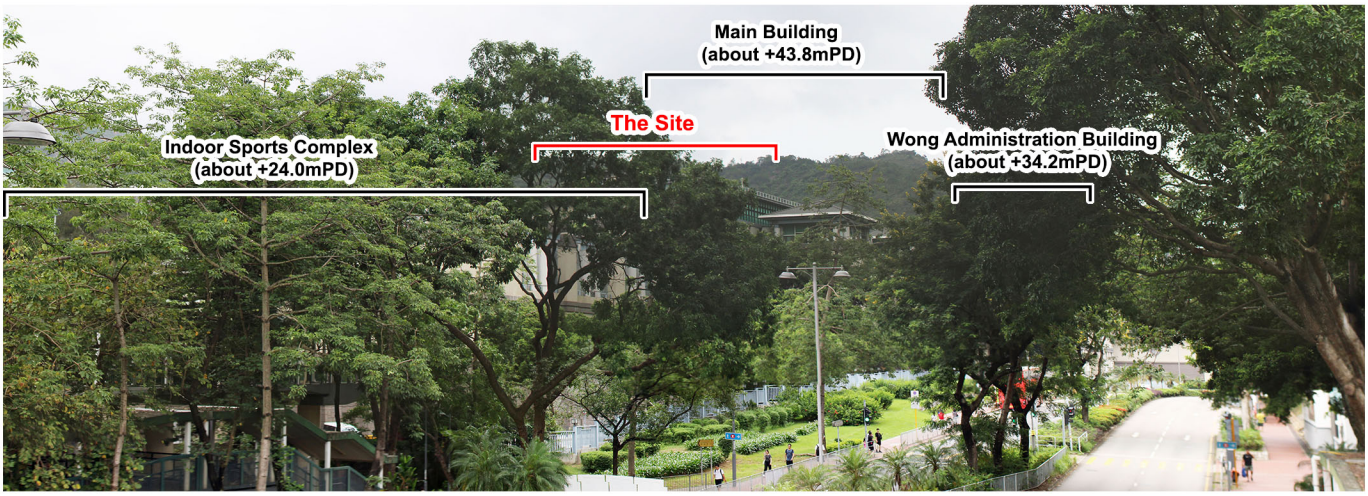
Figure 3.10

Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (New Science Building) in "G/IC" Zone at Lingnan University

Date: 6 December 2024



Key Plan



Existing Condition

Proposed Development

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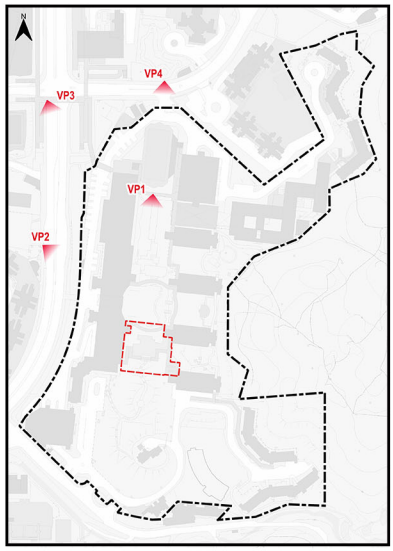
Viewpoint 3

Footbridge Across Castle Peak Road – Lingnan

Figure 3.11

Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (New Science Building) in "G/IC" Zone at Lingnan University

Date: 6 December 2024



Key Plan

Existing Condition

Proposed Development

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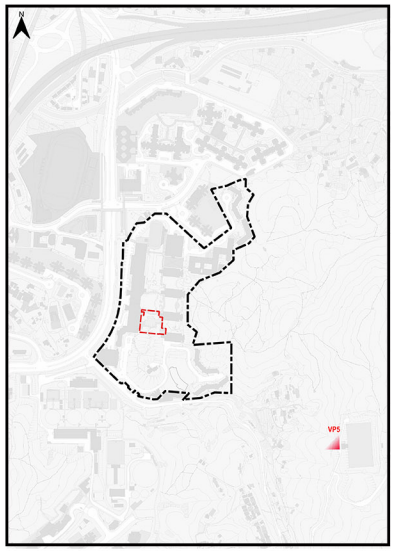
Viewpoint 4

"South Hillcrest" Bus Stop on Tuen Kwai Road

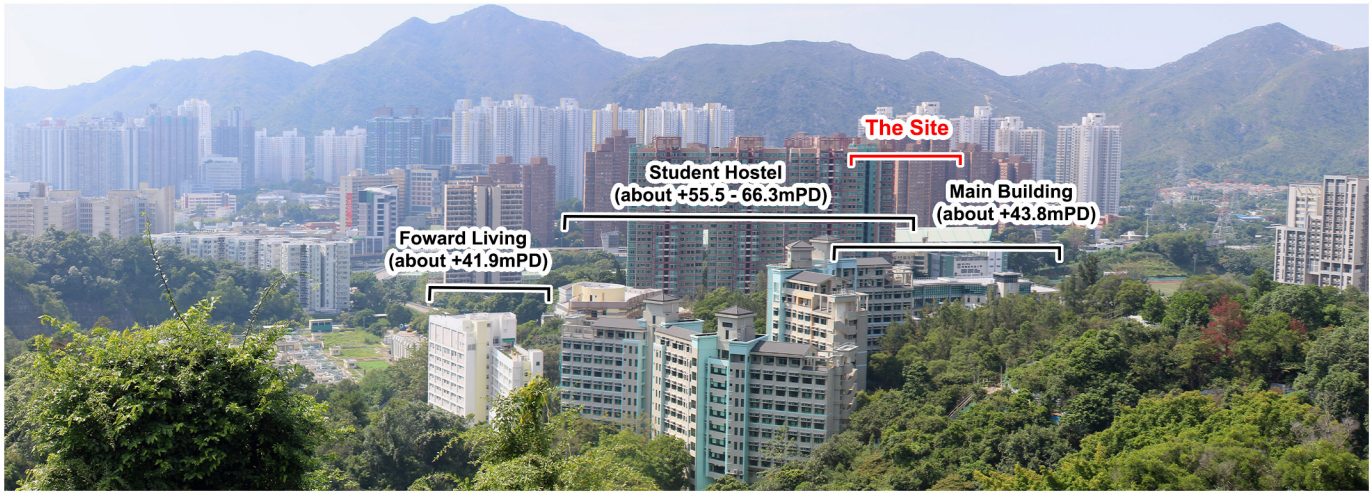
Figure 3.12

Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (New Science Building) in "G/IC" Zone at Lingnan University

Date: 6 December 2024



Key Plan



Existing Condition

Proposed Development

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Viewpoint 5

Tuen Mun Fresh Water Service Reservoir

Figure 3.13

Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (New Science Building) in "G/IC" Zone at Lingnan University

Date: 6 December 2024

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Providing the Much Needed Floor Space

4.1.1 Under the Strategic Plan 2022-28, LU's development will be focusing on a "Digital Future". The School of Data Science was established in 2024 which is a pivotal step towards enhancing innovation and technology teaching and research at LU. Due to the limited floor space available within the LU Campus, the teaching and learning environment is very congested and undesirable for the staff and students. Various options for the development have been explored by LU to improve the teaching facilities. Upon consideration, development by making use of the existing open space at Yu Kan Hing Memorial Garden and Pavilion and its surrounding area would be the most efficient and appropriate option for the campus expansion.

4.1.2 The various academic and research and ancillary facilities with a total GFA of about 11,000 sq.m in support of the School of Data Science to be provided within the New Science Building have undergone careful floor space planning. The lecture halls, multi-purpose room, canteen, research office, ancillary office, laboratories and exhibition area are required to foster the exchange of knowledge as well as a space for collaborative activities with partners in the industry to maximize the exposure of the students. In particular, the dry laboratories would be equipped with the latest artificial intelligence technologies to provide high-quality learning / training opportunities for students while the wet laboratories will facilitate cross-disciplinary training and research to enrich the curriculum for students. The Exhibition Area at 5/F featuring collaborative exhibition works and archives of the University would allow an opportunity for students and staff to understand more about the roots and achievement of LU.

4.1.3 To ensure the success of the new School, it is of utmost importance to provide the much-needed floor space at the LU Campus to cater for the needs of students, researchers and staff for academic and research purposes. The minor relaxation of BHR of the Site for the provision of New Science Building would facilitate the development of School of Data Science with teaching and research facilities to equip students with the necessary skills and knowledge of the industry as well as showcasing the historical and academic significance of LU.

4.2 More Efficient Use of Land Resources

4.2.1 At present, the Site is primarily occupied by the Yu Kan Hing Memorial Garden and Pavilion. Considering the increasing demand in floor space for academic and research use, the Proposed Development would offer an opportunity to optimise the use of the Site and to respond to the increasing

demand for additional floor space. With an increase in GFA of about 11,000 sq.m, the proposal would put the valuable land resources into a more efficient use for provision of the much needed academic and research floor space in support of the University's academic growth.

4.3 Minor Relaxation of BHR is Required and Fully Justified for the Proposed Development

4.3.1 Upon the vigorous design process, the Applicant has come up with the most preferred building design in harmony with the LU Campus while meeting the various design requirements essential to the operation of the New Science Building.

4.3.2 In response to the increasing demand for additional floor space and expansion needs, LU has long been exploring and examining the feasibility of various development/redevelopment proposals including redevelopment of existing academic buildings within the campus. Development by making use of the existing open space at Yu Kan Hing Memorial Garden and Pavilion and its surrounding area would be the most efficient and appropriate option for the campus expansion without causing any disruption to the use of existing academic facilities by the students and staff.

4.3.3 The existing open space at Yu Kan Hing Memorial Garden and Pavilion, together with the available space encircled by existing academic buildings, Wing On Plaza, and the existing terrain is only about 2,302.28 sq.m. Due to the need for meeting the statutory requirement for EVA provision, reprovisioning of the pavilion and covered walkway, as well as to avoid disruption to the existing underground utilities, the building footprint of the proposed New Science Building has already been maximized at about 48% of the Site. Given the constraints above, there is very limited scope to enlarge the building footprint of the Proposed Development. As a result, the proposed minor relaxation of BHR is necessary in order to accommodate all the required research and academic facilities with GFA of about 11,000 sq.m in support of the School of Data Science.

4.3.4 Various design and planning merits have been incorporated. As one of the key design features, the central staircase would not only enhance air ventilation and visual permeability of the Proposed Development at pedestrian level, it would also improve accessibility and connectivity between Wing On Plaza and the relocated pavilion by softening the level difference between LG/F and G/F. The opening would also allow the appreciation of the relocated pavilion from LG/F. Quality public space with seatings will also be provided along the central staircase to enhance the experience of staff and students when using the space. The central staircase would be greatly compromised and rendered infeasible without

the proposed minor relaxation of BHR. In addition, carefully thought-out building design with reference to the Lingnan elements (i.e. pitch roof with geometric treatment to the banding) has been devised. Together with the landscaping treatment at lower level and roof-top, the Proposed Development will offer visual interest for the LU campus environment.

4.3.5 Given the strategic location of the Site (adjacent to the Main Entrance and central area of LU Campus), it is centrally positioned and highly accessible to serve the staff and students of LU. The Site will also create synergy with the adjoining buildings by further extending the walkway system and complementing with the recently refurbished Wing On Plaza. Moreover, although the Site is currently an open space, the existing pavilion will be relocated and reprovisioned with landscaped covered walkway, thereby minimizing the potential impact on the greenery and leisure space. In light of the above, the Site is considered the most suitable for expansion by optimizing the scarce land resources within the Campus and fully justified for a slightly higher building height.

4.4 Continue to Meet the Planning Intention of "G/IC" Zone

4.4.1 As mentioned in **Section 2.2**, the planning intention for the "G/IC" zone is "*primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. 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*"

4.4.2 The Proposed Development, which is for academic and research uses of the LU, is a 'Educational Institution' use and thus fully conforms with the prevailing planning intention of the Draft OZP for "G/IC" zone.

4.5 Meeting the Criteria for Consideration of Application for Minor Relaxation of BHR

4.5.1 To provide flexibility for developments/redevelopments with planning and design merits, a set of relevant criteria for consideration of application for minor relaxation of BHR is listed out in the ES of the Draft OZP (**Section 2.2** refers).

4.5.2 Taking into account various factors and considerations of the Site, the Applicant has made the greatest endeavours to come up with an optimal design, which is able to comply with these criteria with details tabulated below:

Criteria		Proposed Development Scheme
(a)	amalgamating smaller sites for achieving better urban design and local area improvements	N/A
(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;	N/A
(c)	providing better streetscape/good quality street level public urban space	The Proposed Development Scheme offers good quality streetscape environment on LG/F and ground level by providing landscape features and seatings along the central staircase and covered walkway. Pedestrian comfort and connectivity would be significantly enhanced. The multi-purpose room and canteen at LG/F of the Proposed Development would create an active frontage fronting onto the Wing On Plaza, which would contribute to the vibrancy of the Campus. This setting will also complement the future activities and events to be held at Wong On Plaza, while also enriching the experience for both students, staff and visitors to LU.
(d)	providing separation between buildings to enhance air and visual permeability;	While the Site is currently a garden with pavilion, it falls within the "G/IC" zone, where development for 'Educational Institution' use up to 4-storey is always permitted in accordance with the prevailing OZP. Without the proposed minor relaxation of BHR from 4-storey to 7-storey, the proposed permeable design (i.e. opening on LG/F & G/F), which promotes both pedestrian-level air ventilation and visual permeability, would otherwise not have been possible. In this regard, when compared to the OZP compliant scheme (i.e. 4-storey building), both air and visual permeability would be enhanced by the carefully thought-out building design of the proposed development. Not least, the existing visual corridor across the

Criteria		Proposed Development Scheme
		north-south axis would also be maintained.
(e)	other factors, such as site constraints, 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	The proposed New Science Building is positioned at a prominent location within the Campus and is intended to serve as the landmark building of LU. It features building design that respect the architectural system of LU Campus. While the continuous horizontal elements of existing buildings at Campus will be maintained, the Lingnan pitch roof element will also be replicated by applying geometric treatment to the banding. Building design features, such as building separation (i.e. opening on LG/F & G/F), has been incorporated, which will not only enhance air and visual permeability, but also promote visual interest by maintaining the existing visual corridor. Further, to enhance the environment of the Campus, landscape features will be provided for the covered walkway (shrub planting and seating) with which will bring improvement to the amenity of the Campus.

4.6 Enhanced Connectivity and Accessibility and Improvement to Public Realm

Enhanced Connectivity and Accessibility

4.6.1 To enhance connectivity and accessibility of the Campus, the Proposed Development would provide multi-level connections (on 1/F, 2/F and 3/F via ramp and steps) between the adjoining LKK Building and Main Building, which would provide seamless connection at various levels and encourage movement across the Campus. With the Proposed Development in place, both accessibility and connectivity of the Campus will be significantly enhanced, benefitting the staff, students and visitors of LU.

Improvement to Public Realm

4.6.2 Nonetheless, various design and landscape features are also incorporated in the Proposed Development. For instance, the central staircase connecting LG/F and G/F will not only help to overcome the level difference, it would also provide a quality social space with stepped seating

for the students and staff of LU. Together with the plantings along covered walkway on G/F, which would contribute greening effect and enhance visual amenity of the area, the public realm of the Campus will be greatly improved, enriching the campus experience of students, staff, and visitors of LU.

4.7 Compatible with the Building Height Profile of the Campus and Surrounding Area

4.7.1 The Proposed Development provides an appropriate response to the settings and building height profile of the LU Campus and the wider area. As discussed in **Section 2.4**, the LU Campus features a stepped building height profile, descending from the Southern Student Hostels (+55.5mPD to +66.3mPD) and Lingnan Hub (+56.1mPD) in the southeast towards Tin Ka Ping Swimming Pool (+16.2mPD) in the northwest (**Figure 2.4** refers). In addition, the LU Campus is surrounded by various high-rise residential developments (e.g. Parkland Villa, Wong Hoo Chuen Hall, Beneville, and South Hillcrest etc.) in the vicinity. The proposed medium-rise development is considered compatible with the surrounding area in terms of building height.

4.7.2 Some of the facilities within the Proposed Development have specific height requirements. For instance, a floor-to-floor height of 7.5m is necessary for the lecture rooms to ensure adequate sightlines with tiered seating, while floor-to-floor height of 4.5m and 4.8m are proposed for the offices and laboratories respectively so as to provide sufficient headroom for necessary E&M facilities (approx. 1m) and the installation of raised floor system to cater for the advanced requirements in computer and data science (approx. 0.3m-0.5m). To accommodate the exhibitions of large installations and exhibits, a high floor-to-floor height of 8.4m is proposed for the Exhibition Area / Museum. This is to allow sufficient headroom for the display of large artifacts/sculptures, required E&M provisions, installation of specific overhead lighting/audio system, as well as provision of ventilation equipment for exhibition purpose (approx. 1.5m).

4.7.3 Even with a higher floor height requirement, the proposed building height (at main roof) of about +58.0mPD would enable the New Science Building to serve as a landmark, while also maintaining the stepped building height profile of the Campus without compromising its integrity. Thus, the Proposed Development will be congruous with the surrounding buildings and the wider area.

4.8 No Adverse Visual Impact

4.8.1 The Visual Appraisal (**Section 3.6** refers) has demonstrated that the Proposed Development will be fully compatible with the existing building height profile of the Campus and the visual impact arising from the Proposed Development is considered generally negligible. The Proposed Development will not induce significant adverse visual impact to the sensitive receivers.

4.9 Approval of the Planning Application is Consistent with TPB's Previous Decisions

4.9.1 As discussed in **Section 2.7**, there were several similar planning applications for minor relaxation of BHR for 'Educational Institution' use within university campus approved by the TPB in recent years.

4.9.2 The Proposed Development is similar to other development in terms of nature and scale. In view of the similar planning applications approved by the TPB in recent years, the approval of the current Planning Application will be consistent with TPB's previous decisions.

4.10 Technically Feasible with No Insurmountable Impact

Tree and Landscape (Appendix 2 refers)

4.10.1 A total of 42 nos. of trees are found within the Site. No Old and Valuable Tree ("OVT") and rare or protected tree species is identified. Amongst the 42 nos. of trees identified, 17 nos. are proposed to be retained, while the remaining 25 nos., which will be inevitably affected by the Proposed Development, are recommended to be felled. A compensation ratio of 1:1 (i.e. not less than 25 nos. of trees) will be achieved. The compensated trees will be reprovisioned at suitable open areas within the Campus.

4.10.2 With the greening and landscape measures detailed in the Landscape Proposal (i.e. landscaping on LG/F and landscaped covered walkway on G/F), the greenery area of the Proposed Development will be not less than the required 20% under greenery requirement. Greenery area of about 469.414m^2 (about 20.39%) is provided with a view to maximizing greenery and visual effect of the Campus.

Traffic (Appendix 3 refers)

4.10.3 A Traffic Impact Assessment ("TIA") has been carried out to assess the potential traffic impact associated with the Proposed Development. According to the results of the TIA, all identified key junctions and road links would perform within capacity during both morning and evening peak hours at the reference and design scenarios in year 2031. The results demonstrated that the Proposed Development will not induce adverse

traffic impact to the surrounding road network and is considered acceptable in traffic engineering point of view.

Air Quality (Appendix 4 refers)

4.10.4 An Air Quality Impact Assessment has been conducted. With the implementation of the recommended mitigation measures and good site practice, adverse construction dust impact is not anticipated during the construction stage. As the required buffer distance stipulated in the HKPSG can be fulfilled, no adverse air quality impact arising from vehicular emission on the Site is anticipated. Based on the chimney records and on-site observations in June 2024, there is no active chimney located within 200m of the Site, thus impact from chimney emissions is not anticipated. Overall, no adverse air quality impact on the Proposed Development is anticipated.

Noise (Appendix 4 refers)

4.10.5 A Noise Impact Assessment has been carried out. For traffic noise, since the Proposed Development rely on air conditioner instead of natural ventilation, it will not be subject to adverse traffic noise impact. With implementation of the construction noise mitigation measures as recommended in ProPECC PN 1/24, no adverse noise impact is anticipated on surrounding Noise Sensitive Receivers during construction and operation stages.

Water Quality (Appendix 4 refers)

4.10.6 With implementation of recommended water pollution control measures and good site practice to properly discharge site run-offs, wastewater from construction activities, as well as sewage generated from on-site workforce, no adverse water quality impact is anticipated during construction stage. For operation phase, with implementation of proper pre-treatment facilities and good management measures, no adverse water quality impact arising from surface run-off and sewage generated by the residents and staff is anticipated.

Waste Management (Appendix 4 refers)

4.10.7 The potential impact of waste water arising from the construction and operational stages of the Site have been assessed. With the recommended procedures/measures in place, the construction and operational waste generated /disposed of as part of the Site is not expected to cause adverse environmental impact.

Sewerage (Appendix 5 refers)

4.10.8 A Sewerage Impact Assessment has been conducted in assessing the capacity of the nearby sewerage system. Sewerage generated from the Proposed Development will be properly collected by the proposed manhole and LU's internal sewerage system, and conveyed away from the Site. Detailed sewage generation calculation revealed that the total estimated quantity of sewage generation is about 100.3m^3/day.

4.10.9 The assessment results confirmed that there will be sufficient sewerage capacity to cater for the sewage generated from the Proposed Development and other existing developments. No adverse sewerage impact on the existing sewerage system will be resulted.

Geotechnical (Appendix 6 refers)

4.10.10 Based on the findings of the Geotechnical Planning Review Report, the Proposed Development is considered to be geotechnically feasible to be implemented at the Site. While the slopes no. 6NW-C/C 299 to southeast of the Site would be slightly affected, frequent monitoring works will be carried out to ensure the construction works do not have any adverse effects on the surrounding structures, utilities and ground and vice versa.

5. CONCLUSION AND SUMMARY

5.1.1 In light of the above, it is believed that the proposed minor relaxation of BHR for the permitted Educational Institution (New Science Building) should be favourably considered by the TPB from a planning and technical point of view.

5.1.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support based on the following main reasons:

- The Proposed Development would provide the much needed floor space for academic and research uses in support of academic growth.
- The Proposal would represent a more efficient use of scarce land resources.
- The Proposal would continue to meet the planning intention of "G/IC" zone.
- The Proposed Development would meet the TPB's criteria for consideration of application for minor relaxation of BHR.
- The Proposed Development would enhance connectivity and accessibility at the campus.
- The Proposed Development is compatible with the building height profile of the Campus and will not result in significant adverse visual impact.
- Approval of the Planning Application would be consistent with TPB's previous decisions.
- Various technical assessments have been carried out and the results concluded that the Proposed Development will not create unacceptable impacts.