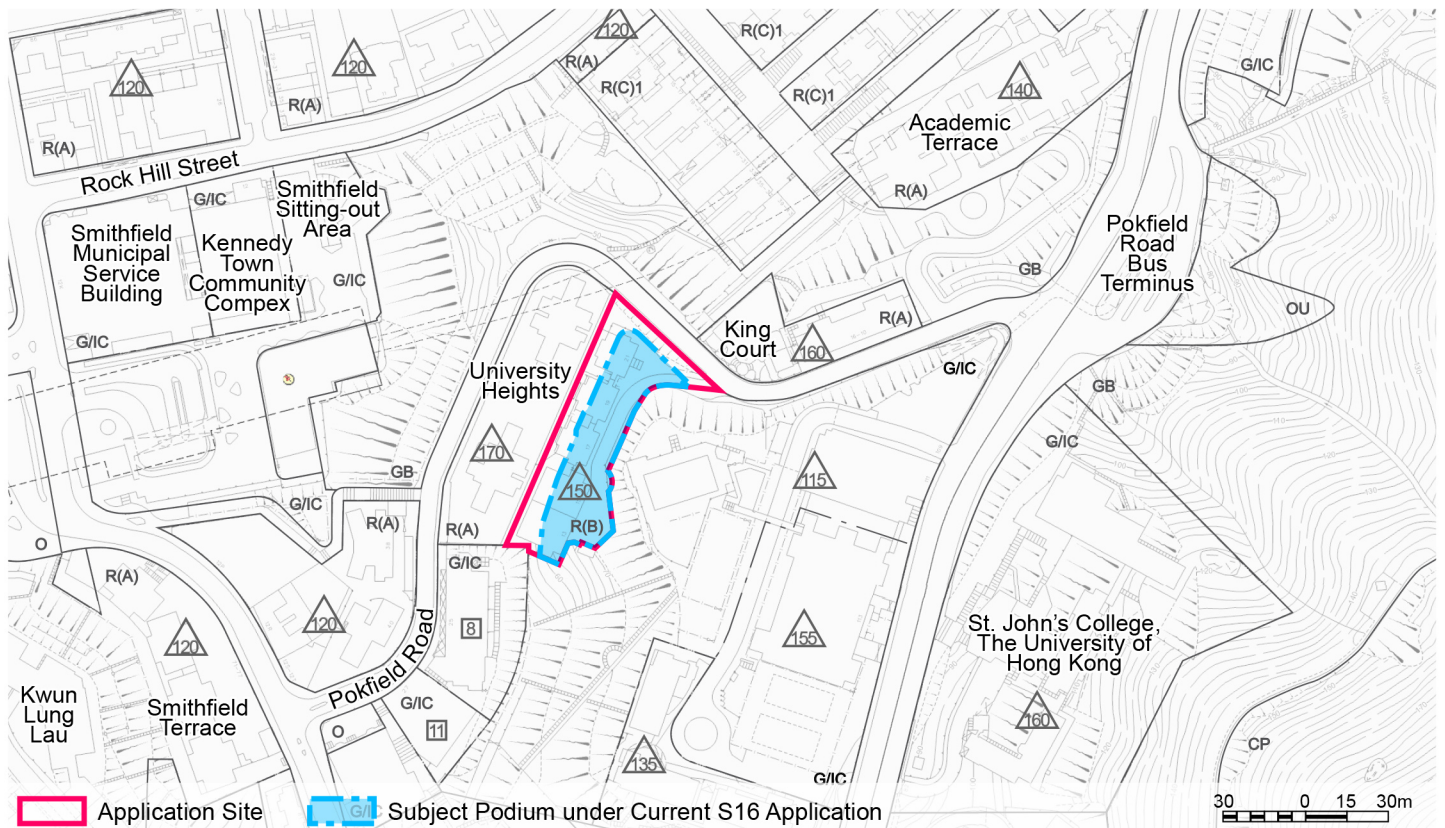


Section 16 Planning Application for
Proposed Educational Institution
(Academic Facilities and its Associated Ancillary Facilities)
with Permitted Flat Use (Staff Quarters) in
“Residential (Group B)” Zone at
Inland Lot No. 7704 RP (Part), Pokfield Road, Hong Kong



**llewelyn
davies**

In association with

P&T Architects and Engineers Limited

July 2025

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EXECUTIVE SUMMARY

Purpose of Submission

This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of the proposed academic facilities and its associated ancillary facilities on LG1/F to LG5/F of the podium (hereafter referred to as the “Subject Podium”) of a staff quarter of the University of Hong Kong (HKU) that is currently under construction (hereafter referred to as the “Permitted Staff Quarters”) for permitted ‘Flat’ use at Inland Lot No. 7704 RP (Part) (IL7704 RP (Part)) (hereafter referred to as the “Application Site”), Pokfield Road, under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).

The Application Site falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/24 (the OZP). The proposed academic facilities and its associated ancillary facilities are considered as ‘Educational Institution’. According to the Notes of the OZP, ‘Educational Institution’ is a Column 2 use that requires planning permission from the Board (**while ‘Flat’ use (staff quarters) is an always permitted use under OZP and is not the subject matter of this planning application**).

Indicative Development Proposal

The Application Site covering the “R(B)” zone has a site area of about 2,694m². Development schemes for the Permitted Staff Quarters have been prepared with General Building Plans (GBP)¹ approved under the Buildings Ordinance (BO). Under the approved scheme including the Subject Podium dated 10 Dec 2024, the Subject Podium with a total GFA of about 7,700m², is currently intended for ancillary uses to the residential development in the Permitted Staff Quarters.

However, in view of the continuous strong demand for academic spaces in HKU and to better link up with the new academic complex currently under construction in the adjoining “Government, Institution or Community” (“G/IC”) zone, the Subject Podium is hence proposed for academic facilities and its associated ancillary facilities to serve the HKU community. As compared to the approved GBP for the Permitted Staff Quarters and ancillary facilities to the residential development at IL 7704 RP (Part), there will be no

¹ For the Permitted Staff Quarters towers (i.e. above G/F), the latest GBP was approved on 27 Sep 2024 [BD reference 2/2018/21] for two 23-storey (i.e. G/F to 22/F) residential towers above a common G/F. The Subject Podium falls under a separate set of GBP, with the latest approved on 10 Dec 2024 [BD reference 2/2021/20(P)] for proposed composite development including LG1/F to LG5/F of the podium in the subject application.

change to the building bulk due to the proposed academic facilities and its associated ancillary facilities at the Subject Podium. The proposed use is similar in nature as compared to the original permitted ancillary uses to the residential development under the approved GBP dated 10 Dec 2024 (hereafter referred to as the "approved GBP", unless otherwise specified). No additional staff/students are anticipated due to the proposed use at the Application Site.

Development Justifications and Planning Merits

Major development justifications and planning merits in support of the proposed use are listed as follows:

- The proposed use is in line with the government's latest policy to promote tertiary education by providing new teaching facilities;
- The proposed use meets the increasing demand to support HKU's future integrated development which fulfils the vision and aspiring development plans of the HKU Business School;
- The subject "R(B)" zone is unique in the sense that it is under HKU's ownership and has long been serving the HKU community, which distinguishes the site from other "R(B)" zones for typical residential use only;
- The proposed use allows design flexibility for optimising the utilisation of academic facilities;
- The proposed use is of similar nature with the approved GBP for ancillary uses to the permitted residential development and will not cause any change to the building bulk of the Permitted Staff Quarters. It has fully complied with the development restrictions stipulated on the OZP;
- The proposed use is compatible with the other G/IC uses within the same staff quarters and the surrounding facilities also serving the HKU community with no interface issue in future management and operation;
- The Applicant is the land owner of the Application Site and has obtained an approved set of GBP and has already commenced construction work, hence expediting implementation of the proposed use to serve the HKU community; and
- There are no insurmountable impacts to the surroundings from various technical

aspects, including traffic, drainage, sewerage, environmental and geotechnical impacts.

In light of the justifications presented, the Board is cordially invited to consider the subject application favourably.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

申請目的

申請人現跟據城市規劃條例第 16 條 (第 131 章) 向城市規劃委員會 (下稱「城規會」) 遞交規劃申請，在位於香港蒲飛路內地段第 7704 號 (餘段) (部分) (下稱「申請地點」) 已開始施工、作准許的「分層住宅」用途的員工宿舍 (下稱「准許員工宿舍」) 平台的地庫一層至地庫五層 (下稱「有關平台」) 擬議作教學設施和其相關附屬用途。

申請地盤座落於堅尼地城及摩星嶺分區計劃大綱核准圖編號 S/H1/24 (下稱「大綱圖」) 上被劃為「住宅(乙類)」地帶。擬議教學設施和其相關附屬用途發展屬「教育機構」。根據註釋，「教育機構」屬大綱圖上第二欄用途，必須先取得城規會的規劃許可，方可進行發展(申請地盤內的分層住宅(員工宿舍)於大綱圖內屬經常准許用途，無需向城規會申請規劃許可)。

發展計劃概覽

申請地盤涵蓋「住宅(乙類)」地帶，地盤面積約 2,694 平方米。申請人已為准許員工宿舍準備發展計劃，其建築圖則已按《建築物條例》獲得核准。根據核准的發展計劃，有關平台涉及總樓面面積約 7,700 平方米，原本會被用作准許員工宿舍的其住宅相關附屬用途。然而，鑒於香港大學對學術空間的持續強烈需求，以及為了更好地聯繫起毗鄰「政府、機構或社區」地帶正在建設的新綜合教學發展項目，申請地盤擬議作學術設施和其相關附屬用途，以服務香港大學的師生。相比經批准的准許員工宿舍和其住宅相關附屬用途的建築圖則，有關平台的擬議教學設施和其相關附屬用途不會改變該員工宿舍的容積。擬議的用途在性質上與原來准許的住宅相關附屬用途相似。擬議發展亦預計不會增加員工/學生數量。

發展理據及規劃增益

以下為支持是次規劃申請的發展理據及規劃增益：

- 擬議用途將提供新教學設施，與政府促進大專教育發展的最新政策相符。
- 擬議用途滿足了支持香港大學未來整全發展的需求，實現了香港大學商學院的願景和發展計劃。
- 該「住宅(乙類)」地帶屬於香港大學所有，並且一直以來服務香港大學師生，故具有獨特性，與其他「住宅(乙類)」地帶典型的住宅用途不同。
- 擬議用途提供設計靈活性，以優化學術設施的利用。
- 擬議用途性質與已批准的建築圖則作住宅相關附屬用途相似，而有關工程並不會改變准許員工宿舍的容積，同時符合大綱圖上「住宅(乙類)」地帶的發展參數；
- 擬議用途與同一員工宿舍內及其他周邊的政府、機構或社區用途兼容，並且也為香港大學師生而設，未來管理和營運不會存在土地用途衝突；

- 申請人是申請地盤的土地擁有人，已獲批建築圖則，並已開始施工，有助儘早落實擬議用途，以服務香港大學師生；以及
- 從交通、排水、污水、環境和土力影響等各種技術方面來看，對周圍環境沒有不可克服的影響。

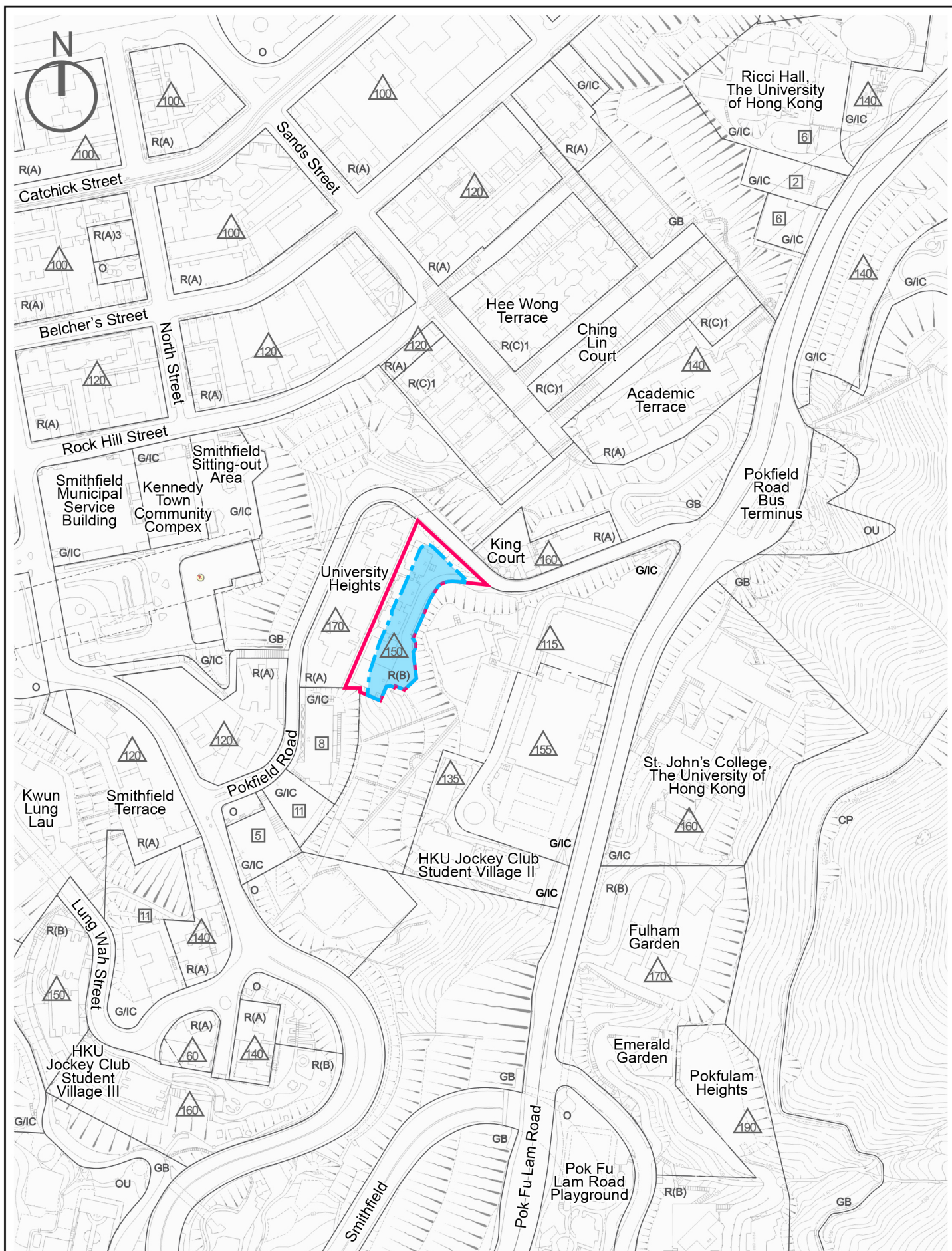
基於以上的發展理據，現懇請城規會對是次規劃申請予以贊同。

1 INTRODUCTION

1.1 Background

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of the proposed academic facilities and its associated ancillary facilities on LG1/F to LG5/F of the podium (hereafter referred to as the “Subject Podium”) of a staff quarter of the University of Hong Kong (HKU) that is currently under construction (hereafter referred to as the “Permitted Staff Quarters”) for permitted ‘Flat’ use at Inland Lot No. 7704 RP (Part) (IL7704 RP (Part)) (hereafter referred to as the “Application Site”), Pokfield Road, under Section 16 (S16) of the Town Planning Ordinance (CAP. 131).
- 1.1.2 The Application Site falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/24 (the OZP) (**Figure 1.1** refers). The proposed academic facilities and its associated ancillary facilities are considered as ‘Educational Institution’. According to the Notes of the OZP, ‘Educational Institution’ is a Column 2 use that requires planning permission from the Board **(while ‘Flat’ use (staff quarters) is an always permitted use under OZP and is not the subject matter of this planning application)**.
- 1.1.3 With the latest General Building Plans (GBP) approved on 27 Sep 2024 for the Permitted Staff Quarters towers (above G/F)², the Permitted Staff Quarters at the subject “R(B)” zone is currently under construction. The Subject Podium is currently intended for ancillary uses to the residential development on the approved GBP dated 10 Dec 2024 including the Subject Podium (hereafter referred to as the “approved GBP”, unless otherwise specified)². Yet, in view of the continuous strong demand for academic spaces in HKU and to better link up with the new academic complex currently under construction in the adjoining “Government, Institution or Community” (“G/IC”) zone, HKU intends to accommodate academic facilities and ancillary uses in the Subject Podium. The proposed ‘Educational Institution’ (academic and associated ancillary facilities) were originally difficult to be provided within existing campus spaces. Synergizing with the new academic complex

² For the Permitted Staff Quarters towers (i.e. above G/F), the latest GBP was approved on 27 Sep 2024 [BD reference 2/2018/21] for two 23-storey (i.e. G/F to 22/F) residential towers above a common G/F. The Subject Podium falls under a separate set of GBP, with the latest approved on 10 Dec 2024 [BD reference 2/2021/20(P)] for proposed composite development including LG1/F to LG5/F of the podium in the subject application.



Application Site

Subject Podium under Current S16 Application

30 0 15 30m

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Title
Extract of the Approved Kennedy Town & Mount Davis
Outline Zoning Plan No. S/H1/24

Checked	DH	Drawn	PW
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Scale	Figure		
NA	1.1		

adjoining the subject site which has been approved and is currently under construction, the subject S16 application is submitted to facilitate the provision of proposed academic facilities and its associated ancillary facilities. The proposed use is largely similar to the permitted ancillary facilities to the residential development of the approved GBP to serve the HKU community.

1.2 Report Structure

1.2.1 This Planning Statement consists of the following sections in support of the proposed uses:

- Section 2: describes the Application Site and its surrounding context;
- Section 3: presents the indicative development proposal;
- Section 4: summarizes the technical considerations in support of the indicative development proposal;
- Section 5: highlights the justifications for the proposed use; and
- Section 6: concludes the planning statement.

1.2.2 Other supplementary information are included in **Appendices A to D**:

- Appendix A1: Extract of Indicative Pedestrian Connectivity Drawing under s.12A Application No. Y/H1/2
- Appendix A2: Diagrams illustrating Locations and Arrangement of Internal Pedestrian Facilities
- Appendix A3: Extract of Traffic Impact Assessment under s.12A Application No. Y/H1/2
- Appendix B: Sewerage Impact Assessment
- Appendix C: Preliminary Environmental Statement
- Appendix D: Geotechnical Planning Review Report

2 THE APPLICATION SITE AND SURROUNDING CONTEXT

2.1 The Application Site and Surrounding Context

2.1.1 The Application Site is situated at IL7704 RP (Part), Pokfield Road (**Figure 2.1** refers). It had been occupied by the HKU Pokfield Road Residences which has long served as staff quarters comprising of 5 blocks of six-storey-high, and was recently demolished in December 2020 to make way for the current redevelopment of two blocks with a maximum building height of 150mPD to the main roof to cater the housing needs of the existing and prospective academic staff. The subject site abuts Pokfield Road to the north. It is situated about 500m southwest of HKU MTR Station and about 200m southeast of Kennedy Town MTR Station.

Proposed Academic Complex in Adjoining “G/IC” Zone

2.1.2 The Application Site is predominantly surrounded by other G/IC uses for the HKU community (**Figure 2.2** refers). In the adjoining “G/IC” Zone is the new academic complex currently under construction under the approved S12A planning application No. Y/H1/2 in 2022 (hereafter referred to as the “academic complex”), which has been reflected on the current OZP. The proposed academic complex comprise of a 4-storey academic building (excluding 6 levels of basement storeys) (equivalent to not more than 102mPD), an academic tower with a maximum building height restriction of 155mPD and a sports centre with not more than 4 storeys (equivalent to not more than 115mPD). The new academic complex development is planned to be the new landmark campus hub at IL7704 RP for the next decades to facilitate comprehensive growth of HKU by provide state-of-the-art academic and sports facilities. It consists of a proposed Landscape Avenue and a proposed Landscape Terrace at the LG levels to enhance the connectivity across IL 7704 RP, and to connect the Centennial Campus of HKU. In close proximity to the new academic complex, the existing HKU Jockey Club Student Village II is situated at the southeast portion of the adjoining “G/IC” Zone, comprising of three student halls of HKU, i.e. Suen Chi Sun Hall, Lee Shau Kee Hall and Morrison Hall.



Application Site Subject Podium under Current S16 Application

600m 0 600

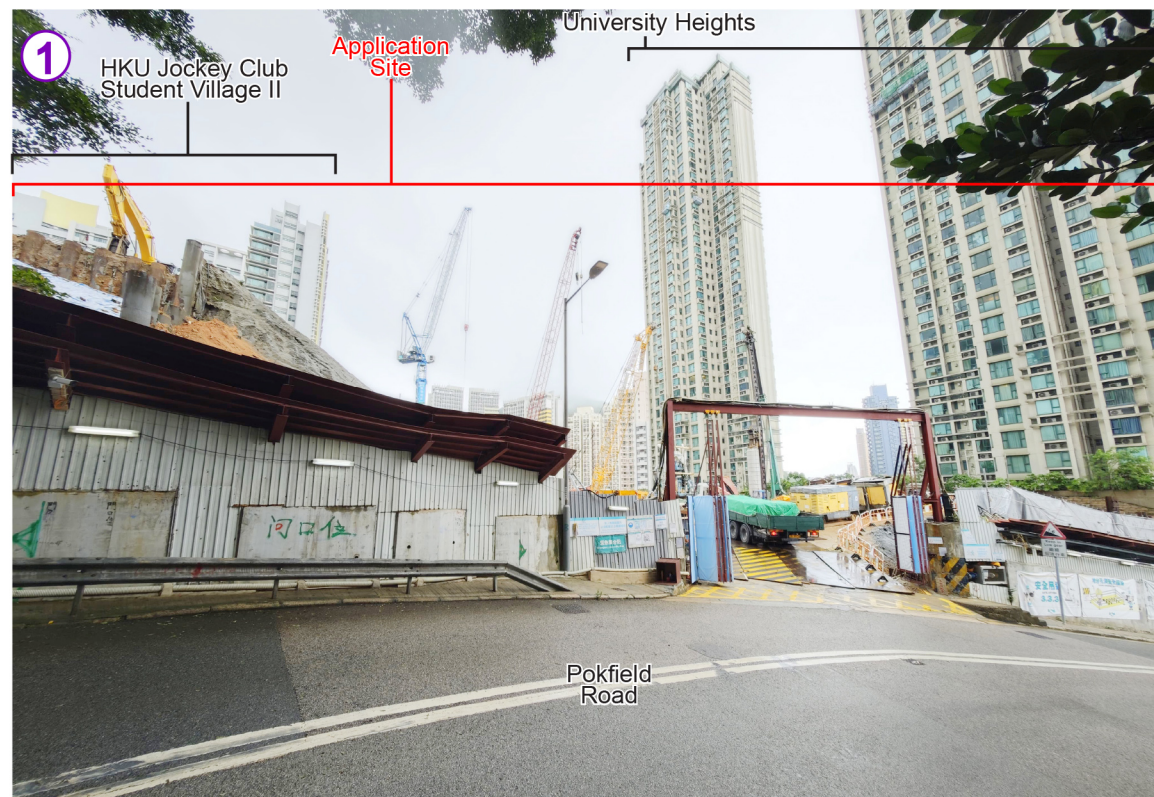


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Title

Location Plan

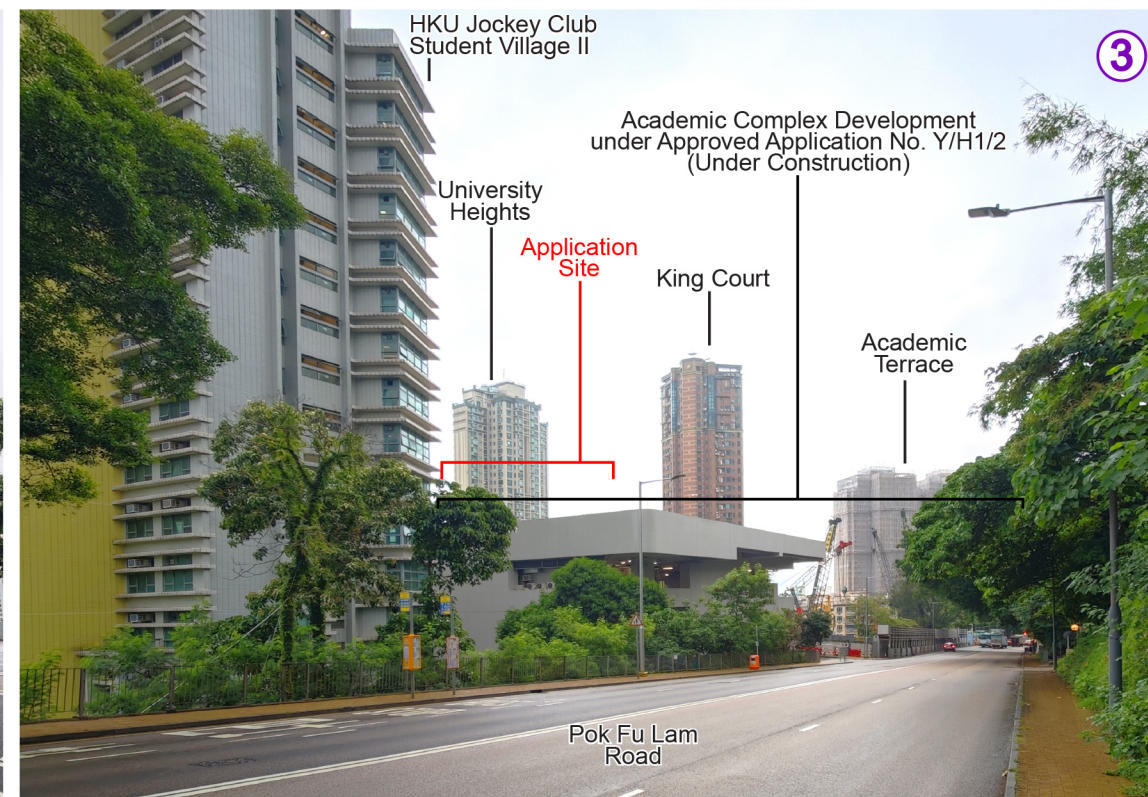
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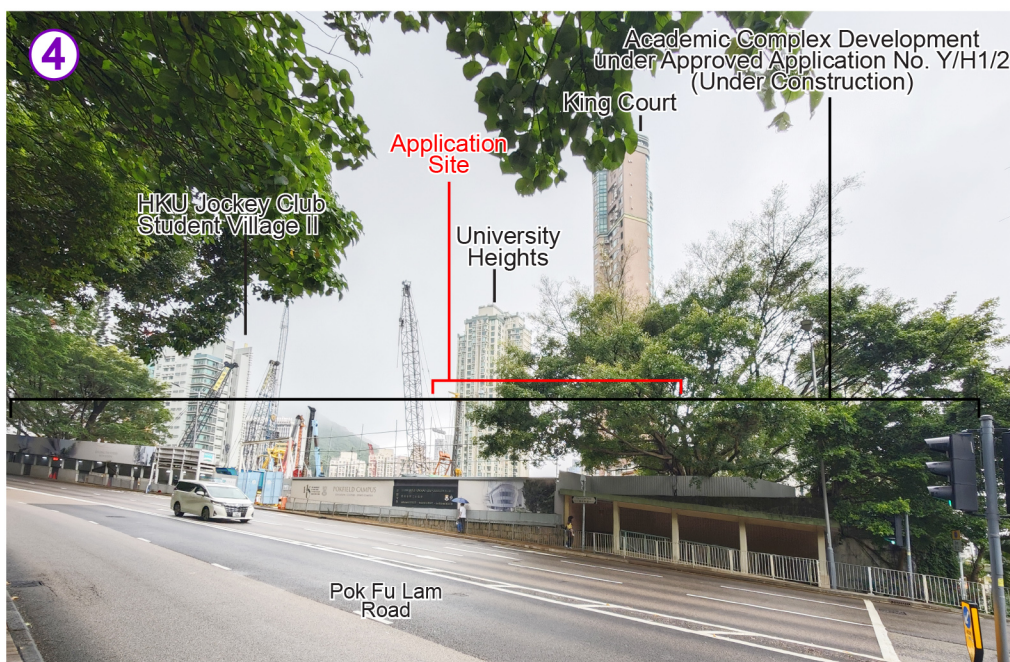
Staff Quarters of the HKU currently under construction ("Permitted Staff Quarters") for permitted 'Flat' use



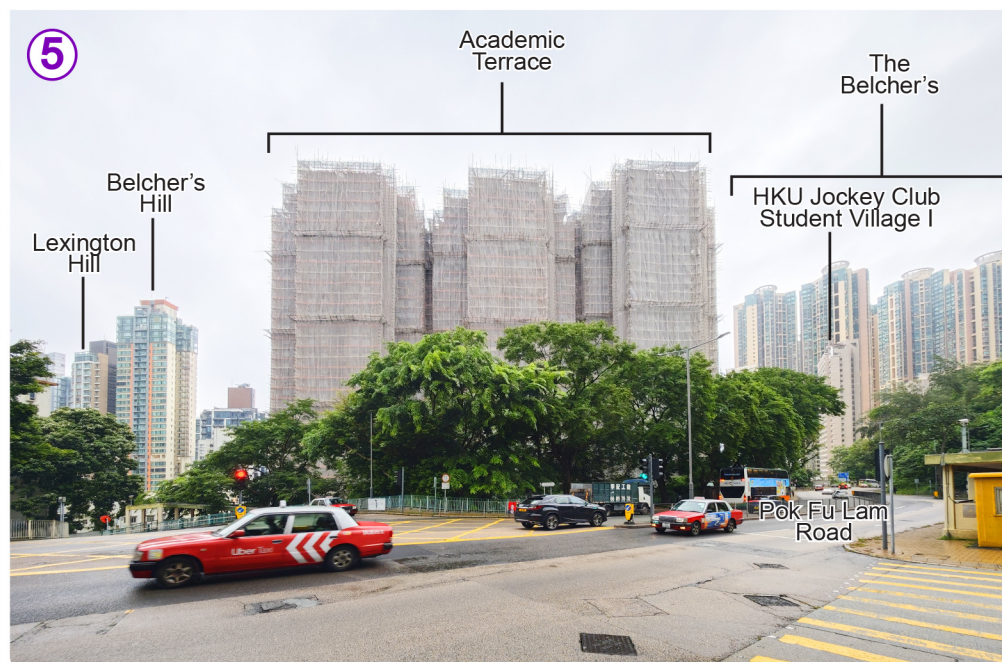
The Application Site viewing from Pokfield Road



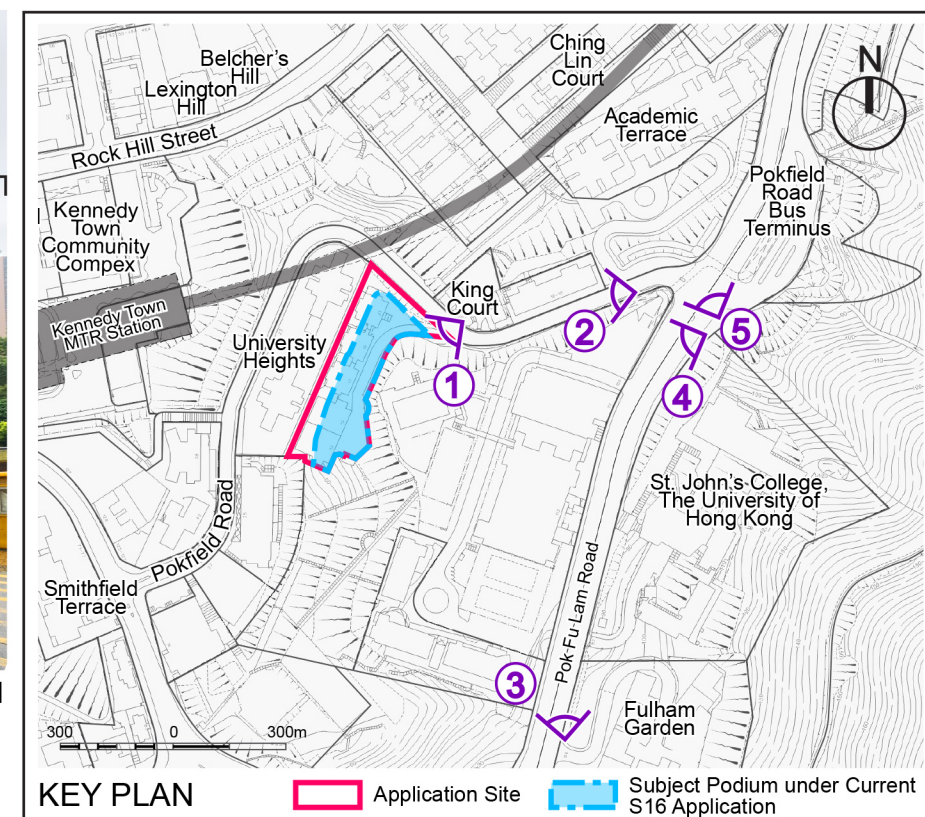
The Application Site and New Academic Complex Development under Approved Application No. Y/H1/2 (Under Construction) viewing from Pok Fu Lam Road



The New Academic Complex Development currently under construction



HKU Student Residence (HKU Jockey Club Student Village I) and Residential Developments viewing from the Exit of Pokfield Road Bus Terminus



Other Surrounding G/IC and Residential Developments

- 2.1.3 To the east of IL7704 RP across Pok Fu Lam Road is the existing student hostel of HKU – St. John’s College under a “G/IC” zone. St. John’s College currently comprises of four blocks. With the approval of S16 planning application No. A/H11/105 by the Board in 2015, an additional hostel block with a maximum building height of 160mPD will be developed.
- 2.1.4 To the southwest across the adjoining “G/IC” zone are the “Open Space” zone without known implementation programme and various existing “G/IC” sites along Pokfield Road, including Our Lady of The Rosary Church St. Charles School, Caritas Mok Cheung Sui Kun Community Centre and a telephone exchange. To the southeast are the existing “R(B)” development with a maximum building height of 170mPD, namely Fulham Garden.
- 2.1.5 To the northwest of IL7704 RP is the existing high-rise residential development within “Residential (Group A)” (“R(A)”) zone with maximum building height restriction of 170mPD, namely University Heights.
- 2.1.6 To the north of IL7704 RP across Pokfield Road are two high-rise residential developments within “R(A)” zones – King Court and Academic Terrace. To the further northeast of IL7704 RP are the existing Main Campus and Centennial campus of HKU. Currently, the students and staff of HKU can reach the Flora Ho Sports Centre Complex at IL7704 RP from the Main Campus and Centennial Campus via the footpaths along Pok Fu Lam Road.

2.2 Planning Context

Approved Kennedy Town and Mount Davis OZP No. S/H1/24

- 2.2.1 The Application Site, as indicated in **Figure 1.1**, falls within an area zoned “R(B)” on the approved Kennedy Town and Mount Davis OZP No. S/H1/24. The subject “R(B)” zone is subject to a maximum building height of 150mPD and is intended for medium-density residential developments. The proposed academic facilities and its associated ancillary facilities is only for LG1/F to LG5/F of the Subject Podium of the Permitted Staff Quarters. The proposed use is similar in nature as compared to the permitted ancillary uses to the residential development under the approved GBP.
- 2.2.2 According to the Definition of Terms adopted by the TPB, the proposed academic

facilities and its associated ancillary facilities are considered as ‘Educational Institution’, which is a Column 2 use that requires planning permission from the Board.

- 2.2.3 For the Permitted Staff Quarters, ‘Flat’ use (staff quarters) within the Application Site is an always permitted use under OZP and is not the subject matter of this planning application.

2.3 Land Status and Building Status

- 2.3.1 The Application Site falls partly within IL7704 RP. The Applicant is the “current land owner” of the Application Site. A set of approved GBP dated 27 Sep 2024 has been obtained to facilitate the current construction of the Permitted Staff Quarters towers at the Application Site (above G/F), while another set of approved GBP dated 10 Dec 2024 has been obtained to facilitate the construction of the podium levels. According to the approved GBP dated 10 Dec 2024, the Subject Podium (i.e. the podium of the Permitted Staff Quarters) is currently intended for ancillary uses to the residential development. Apart from two residential towers, i.e. the Permitted Staff Quarters for junior professoriate staff and visiting academics, the approved GBP has included various ancillary uses to the residential development including libraries, residential F&B and multifunction rooms such as staff common room, meeting room, function room and store rooms.

3 INDICATIVE DEVELOPMENT PROPOSAL

3.1 Permitted Flat Use (Staff Quarters)

3.1.1 The Permitted Staff Quarters at the Application Site is currently under construction to cater the housing needs of the existing and prospective academic staff. The Permitted Staff Quarters completely conforms to all OZP requirements, including a maximum building height of 150mPD. In terms of the plot ratio (PR) and site coverage (SC), the Building (Planning) Regulations has been duly respected in the subject IL7704 RP. The corresponding GBP has been approved under BO.

3.2 Subject Podium for Proposed Academic Facilities and its Associated Ancillary Facilities

3.2.1 The Subject Podium, with a total Gross Floor Area (GFA) of about 7,700m², is located on LG1/F to LG5/F of the podium of the Permitted Staff Quarters. The Subject Podium was intended for ancillary uses to the permitted residential development under the approved GBP. According to the indicative proposed scheme, the Subject Podium is proposed for academic facilities and its associated ancillary facilities.

3.2.2 The proposed academic facilities and its associated ancillary facilities target to serve the HKU community and to link up the new academic complex currently under construction in the adjoining "G/IC" zone. The proposed use is for 'Educational Institution' (academic facilities and its associated ancillary facilities), including classrooms / student activity rooms / society rooms and administrative offices, staff and students canteen³, IT and data rooms⁴, research labs/rooms⁵, E&M and back of house⁶; as well as area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area. The proposed academic facilities are non-polluting in nature and does not involve any dangerous goods/storage facilities.

³ The staff and students canteen intends to serve the staff, students and visiting scholars of the University. It will operate as a canteen in an educational institution and is an ancillary use to the proposed academic facilities.

⁴ IT and data rooms are primarily for information technology services to support learning and research for students and staff.

⁵ Research labs are mainly for behavioural labs supporting data collection using experimental methods and will be equipped with computers and augmented reality/virtual reality devices etc., while research rooms include research centre and research assistant office. No wet laboratory will be provided.

⁶ Back of house includes uses such as laundry and linen room, air handling unit, primary air-handling unit, fan room, server room, kitchen fan room and building maintenance units store.

3.2.3 The proposed use at the Subject Podium is to support uses of similar nature to the permitted ancillary uses to the residential development. There will be no change to the building bulk of the Permitted Staff Quarters due to the proposed use. No additional staff/students are anticipated by the proposed use, i.e. will remain at around 6,900 as per previous estimation of the academic complex development assumed under S12A application No. Y/H1/2.

3.2.4 The Indicative Floor Plans, Indicative Section Plans and Indicative Elevation Plan of the Subject Podium are provided in **Figures 3.1 to 3.8**. The indicative development parameters are provided in **Table 3.1**.

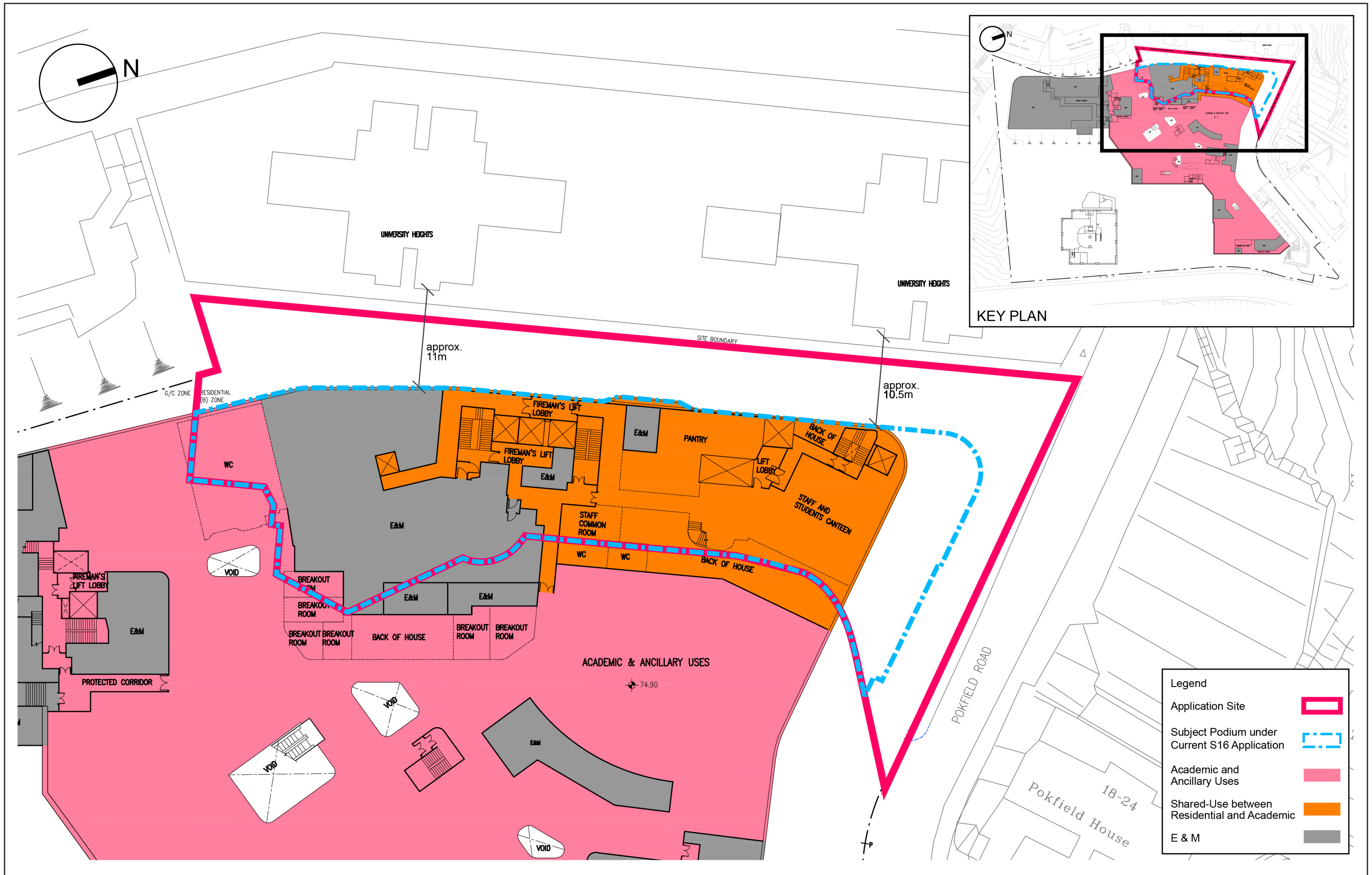
Table 3.1 Indicative Development Schedule

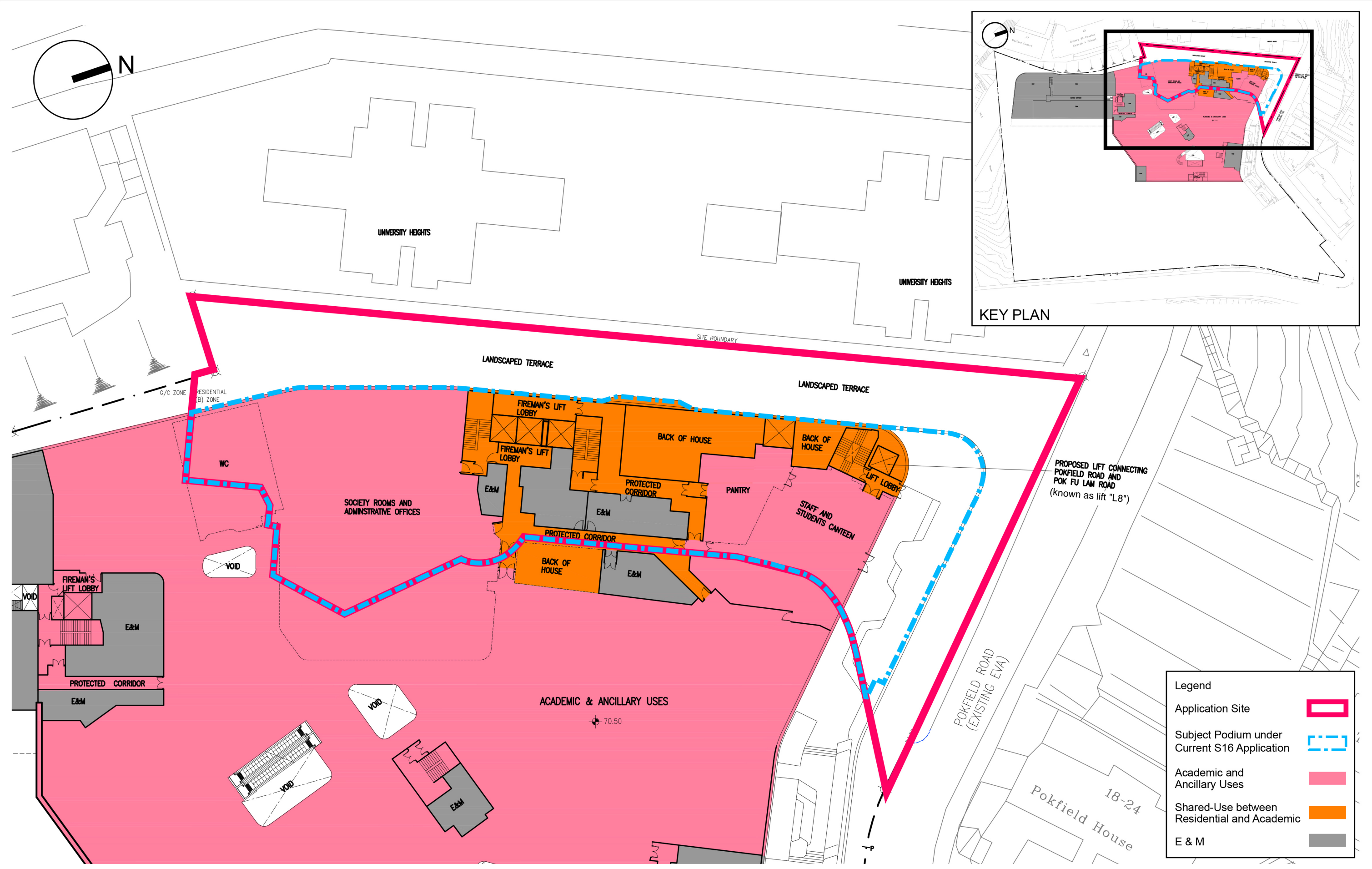
IL 7704 RP (Only the “R(B)” Portion is the Subject of this Application)	
Site Area:	About 24,893.8m ²
• “R(B)” Portion	• About 2,694m ²
• “G/IC” Portion	• About 22,199.8m ²
Permitted Flat Use (Staff Quarters) in “R(B)” Portion (Not the Subject of this Application)	
Maximum Building Height (to main roof):	150mPD
No. of Towers:	2
Permitted Domestic Plot Ratio ^{(1) (2) (3)} :	Not more than 9
Permitted Site Coverage (above podium) ⁽⁴⁾ :	Not more than 37.5%
Major Use:	‘Flat’ Use (Staff Quarters) – Residential towers
Proposed Academic Facilities and its Associated Ancillary Facilities in “R(B)” Portion (i.e. Subject Podium of the Current Application)	
Non-domestic GFA:	About 7,700m ²
• LG1/F	• About 1,500m ²
• LG2/F	• About 1,500m ²
• LG3/F	• About 1,600m ²
• LG4/F	• About 1,500m ²
• LG5/F	• About 1,600m ²

Proposed Use:	'Educational Institution' (academic facilities and its associated ancillary facilities), including classrooms / student activity rooms / society rooms and administrative offices, staff and students canteen (operate as a canteen in an educational institution, ancillary to the proposed academic facilities), IT and data rooms, research labs / rooms, E&M and back of house; as well as area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area
Permitted Non-Domestic Plot Ratio ^{(5) (6)} :	Not more than 15
Permitted Site Coverage (podium) ⁽⁷⁾ :	Not more than 100%
No. of Storeys Involved:	5

Remarks:

- (1) The permitted domestic PR for IL7704RP is 9 according to the Building (Planning) Regulations (B(P)R).
- (2) For reference, the indicative domestic PR calculated based on the current Application Site (i.e. "R(B)" zone only) is 7.93.
- (3) For reference, the indicative domestic GFA is about 21,368m² extracted from the approved GBP dated 27 Sep 2024.
- (4) The permitted site coverage above podium (over 15m) for IL7704RP is 37.5% according to the B(P)R.
- (5) The permitted non-domestic PR for IL7704RP is 15 according to the B(P)R. The plot ratio for the domestic part of a composite building shall not exceed the product of the difference between the permitted plot ratio for the building if it were a non-domestic building and the actual plot ratio of the non-domestic part of the building and the permitted plot ratio for the building if it were a domestic building divided by the permitted plot ratio for the building if it were a non-domestic building.
- (6) For reference, the indicative non-domestic PR based on the current Application Site (i.e. "R(B)" zone) is 2.86.
- (7) The permitted site coverage at podium (below 15m) for IL7704RP is 100% according to the B(P)R. For reference, the indicative site coverage at podium based on the current Application Site (i.e. "R(B)" zone) is about 62.5%.





KEY PLAN

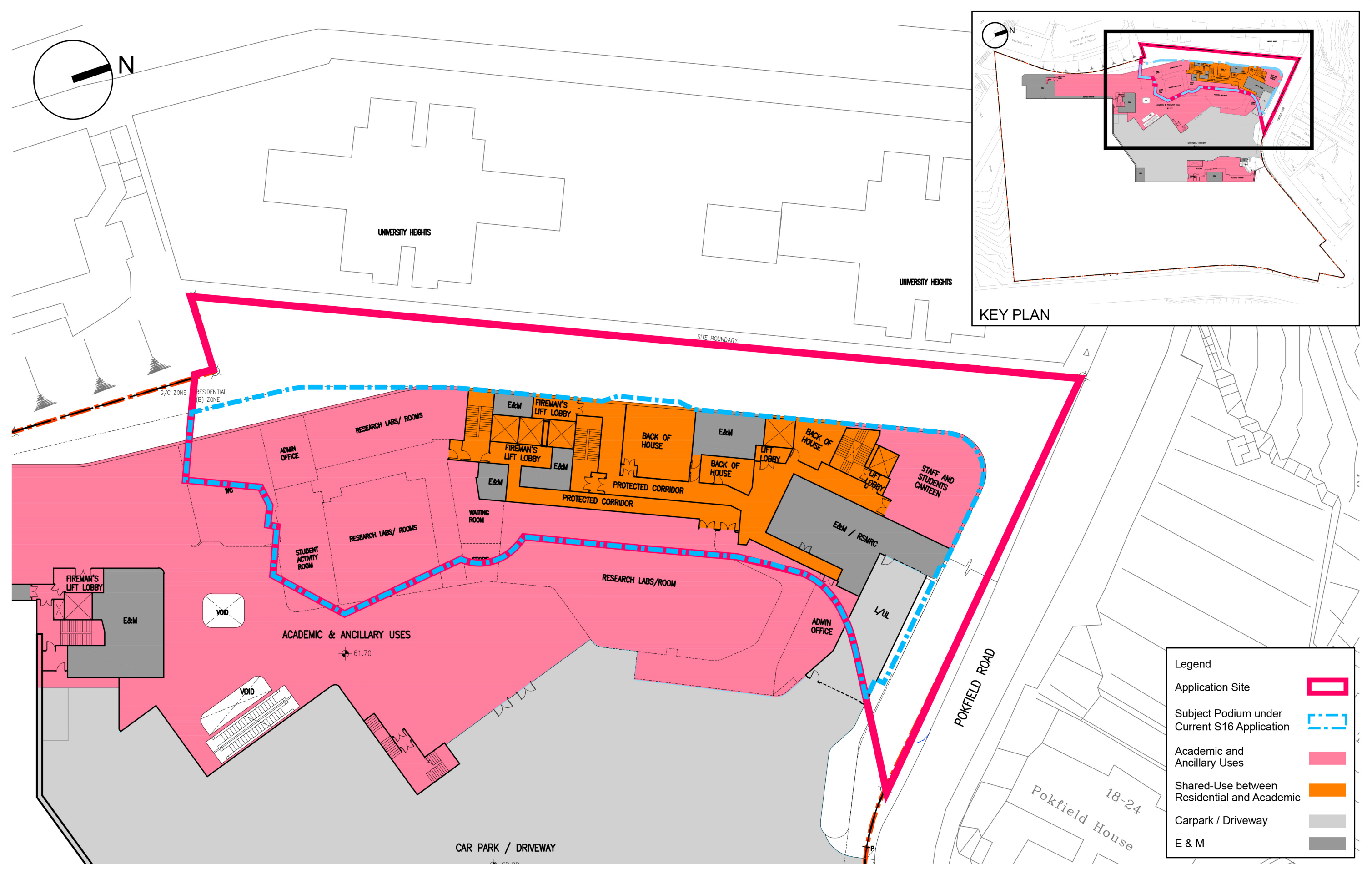
Legend	
Application Site	
Subject Podium under Current S16 Application	
Academic and Ancillary Uses	
Shared-Use between Residential and Academic	
E & M	



Title

Indicative Floor Plan (LG2)

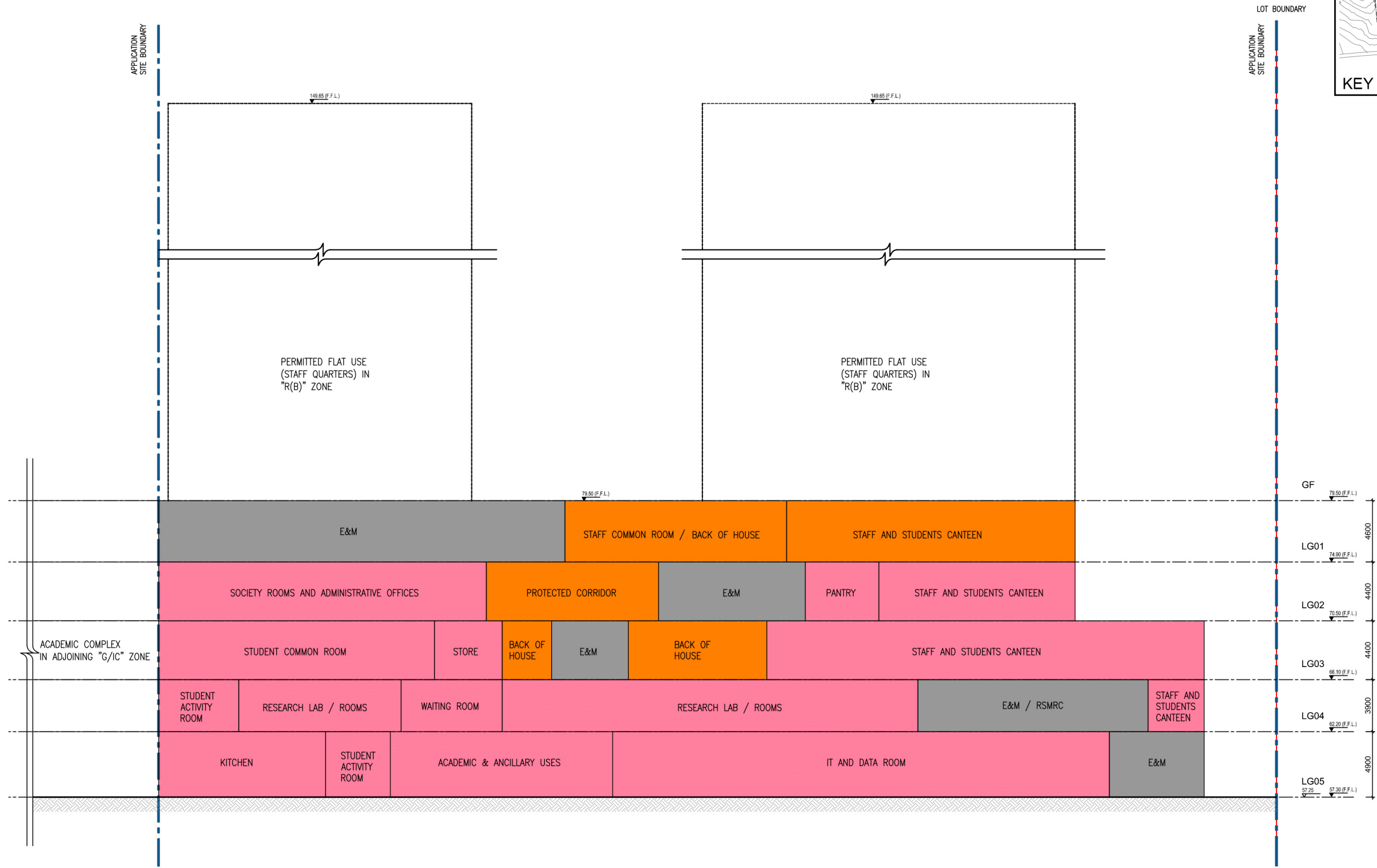
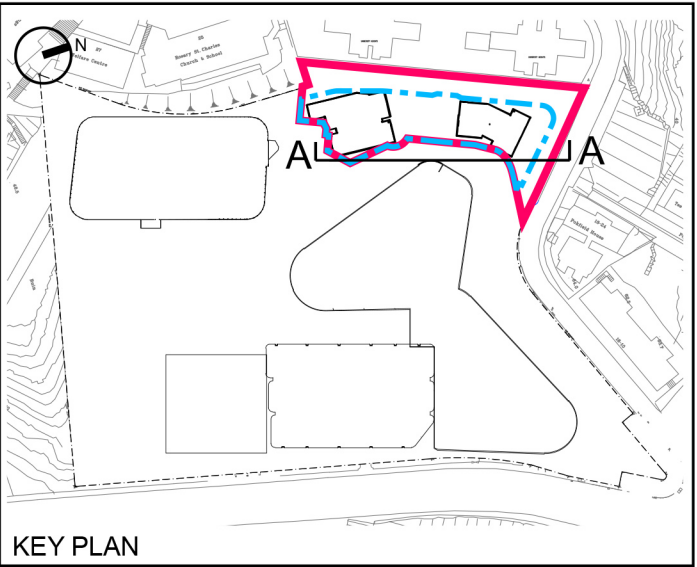
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Rev	0	Date	Jul 2025
Scale		Figure 3.2	



Title

Indicative Floor Plan (LG4)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure 3.4	



Legend

Application Site

Subject Podium under Current S16 Application

Academic and Ancillary Uses

Shared-Use between Residential and Academic

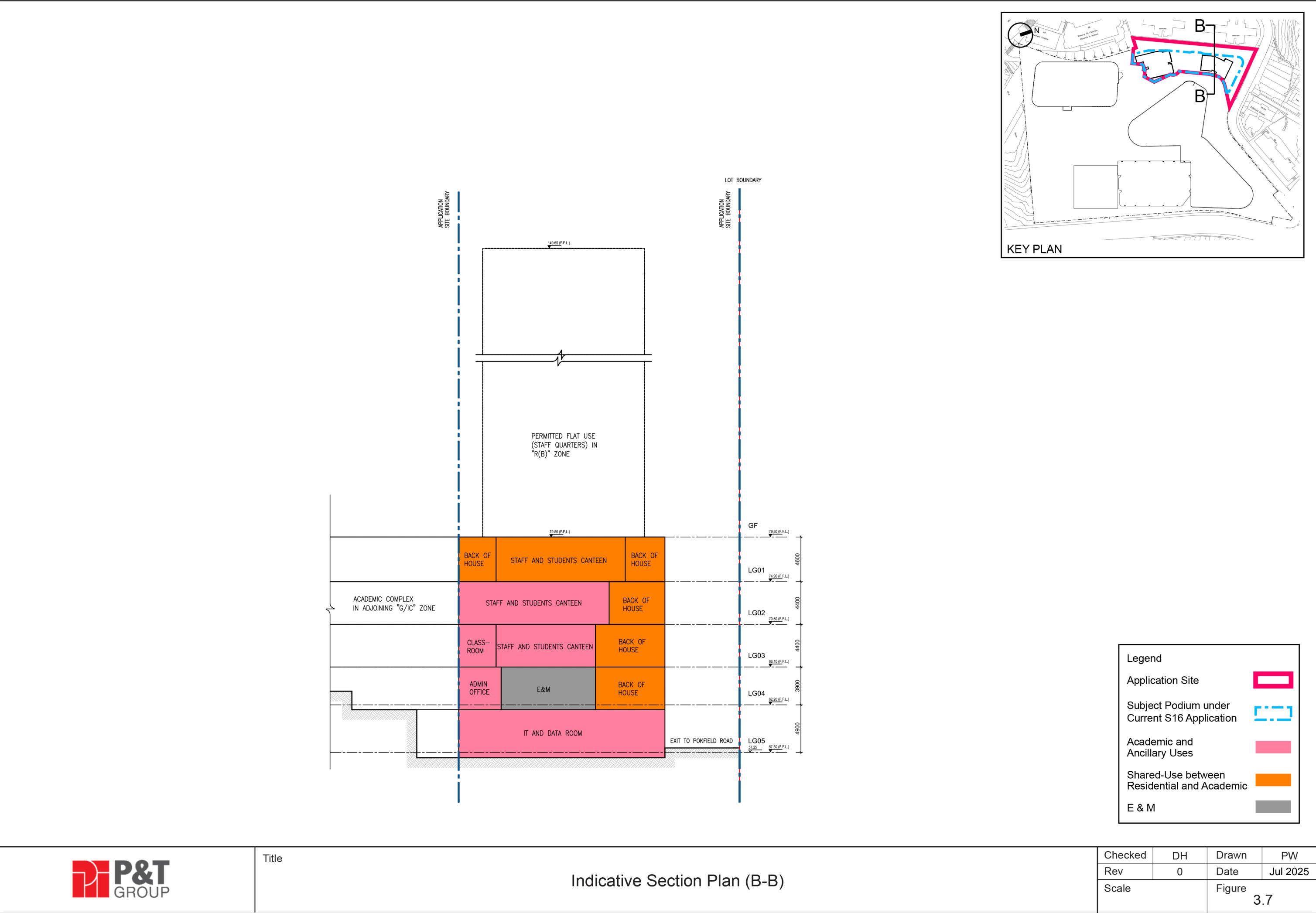
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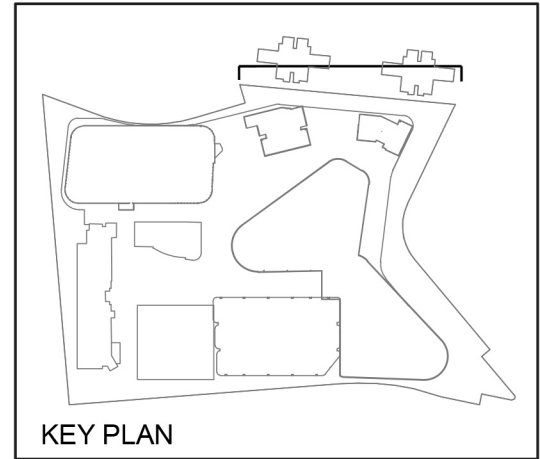


Title

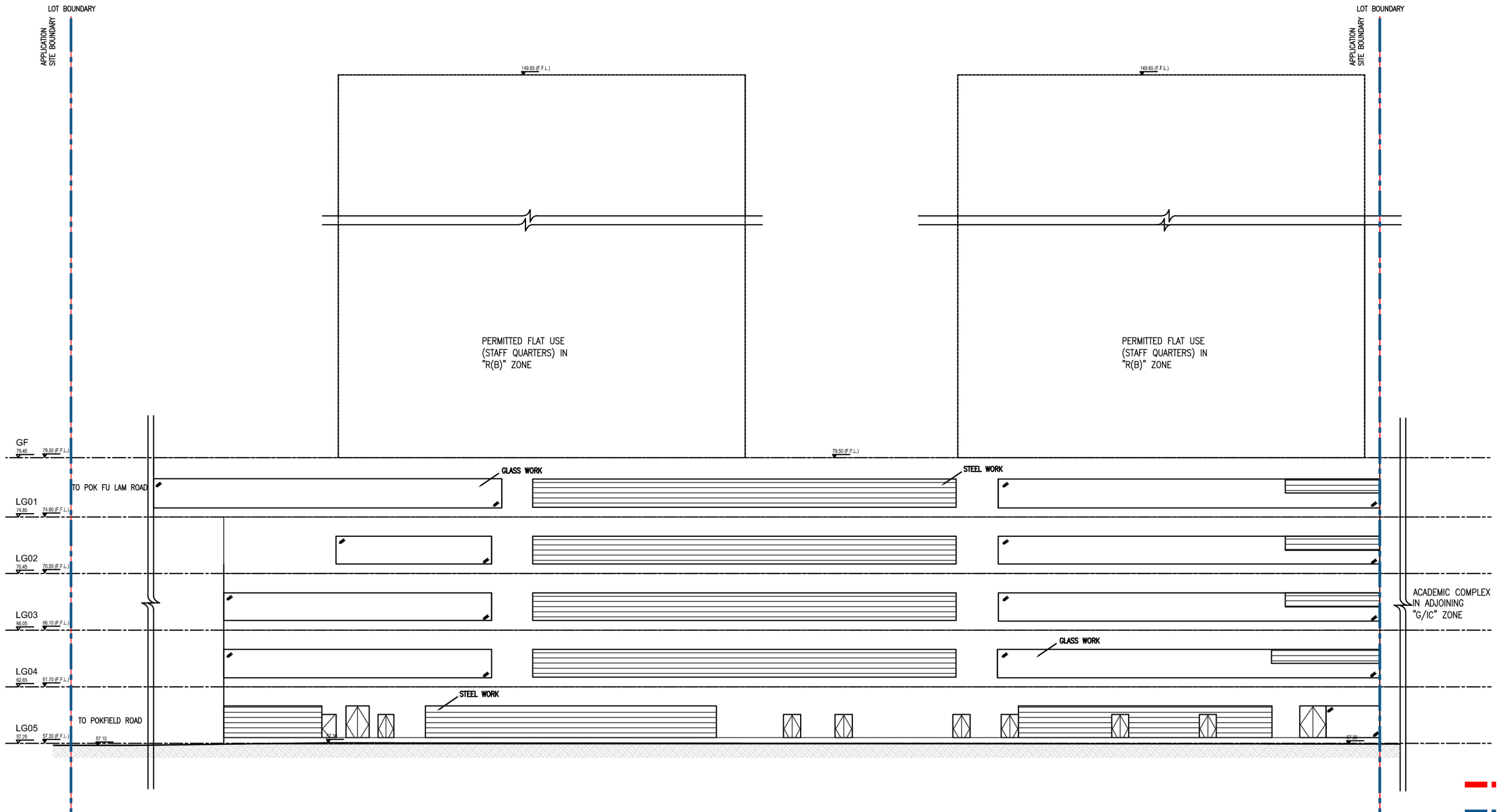
Indicative Section Plan (A-A)

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale		Figure 3.6	





KEY PLAN



Title

Indicative Elevation Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2025
Scale	Figure 3.8		

3.3 Traffic Arrangement and Facilities

Pedestrian and Vehicular Access

- 3.3.1 Under the approved GBP, the vehicular access of the Permitted Staff Quarters is located at Pokfield Road. The proposed academic facilities and its associated ancillary facilities are located within the Subject Podium of the Permitted Staff Quarters. There will be no change to the vehicular access with the proposed use at the Subject Podium.
- 3.3.2 In terms of pedestrian access, as the total population of students and staff remains unchanged as 6,900, all proposed pedestrian enhancements and arrangements under previous S12A planning application shall remain unchanged. For illustrative purpose, please refer to **Appendix A1** for the indicative pedestrian connectivity drawing submitted under previous S12A application for easy reference.
- 3.3.3 Staff/students using the academic facilities and its associated ancillary facilities at the Subject Podium are mainly from the proposed adjoining academic complex and its proposed Landscaped Avenue on LG5/F and Landscaped Terrace on LG2/F along the west and north of the development. Together with a proposed lift for students, staff and the general public to connect Pokfield Road and Pok Fu Lam Road via LG2/F and LG5/F (known as "lift L8") with an aim to provide an alternative pedestrian connection along the steep Pokfield Road, multiple pedestrian connections would form a convenient and pleasant walking environment and would be opened for public enjoyment⁷. Students may also make use of the escalator and staircase connecting from LG5/F to LG3/F, and to LG1/F respectively to access different levels of the Subject Podium. The locations and arrangement of internal pedestrian facilities are indicated in **Appendix A2**.
- 3.3.4 Within the podium levels, students can use a combination of lifts, escalators and staircases located at various parts to access different levels. For residents of the

⁷ As committed under previous S12A application and as stipulated under the Explanatory Statement of the OZP, multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield would be provided by HKU with integrated landscaping and greenery design to enhance the walking environment, particularly along the Landscaped Avenue, Landscaped Terrace and sunken courtyard, which would be opened for public enjoyment.

⁸ The Landscaped Avenue at LG5/F and the Landscaped Terrace at LG2/F, which is proposed to form part of the pedestrian connection from Pok Fu Lam Road to Pokfield Road, will be tentatively open to public round the clock, whilst the opening hours of the lift L8 intended to align with the opening hours of Kennedy Town MTR Station, i.e. tentatively from about 06:00 to about 01:00.

Permitted Staff Quarters, certain lifts are designated for exclusive access. Since there is no change in the arrangement of lifts as compared to the previous S12A planning application, it should be noted that there is no increase in demand for travelling via the lifts, and the design of lifts is capable to cater the respective demands.

Internal Transport Facilities

- 3.3.5 In terms of internal transport facilities, as there will be no increase in the overall GFA and no increase in the estimated population of students and staff within IL 7704 RP, and as the development intensity (e.g. floor area, number of flats, number of blocks and flat mix) assumed in the previous Traffic Impact Assessment (TIA) conducted for the whole proposed redevelopment at IL7704 RP — including the Permitted Staff Quarters with ancillary uses — remains unchanged, the proposed academic facilities and its associated facilities are not anticipated to create any additional demand for car parking and loading/unloading (L/UL) facilities.
- 3.3.6 As such, the proposed use would induce no change to the parking and servicing facilities of IL 7704 RP as provided under the lease and in the approved GBP.
- 3.3.7 An extract of the car parking spaces and loading/unloading facilities provision from the previous TIA is provided in **Appendix A3**.

3.4 Implementation

- 3.4.1 Upon approval of the subject S16 application, a new set of GBP for the proposed academic facilities and its associated ancillary facilities at LG1/F to LG5/F of the Permitted Staff Quarters will be submitted to the Buildings Authority for approval.

4 TECHNICAL CONSIDERATIONS

4.1 Traffic Aspect

- 4.1.1 A Traffic Impact Assessment (TIA) has been conducted previously for the whole proposed redevelopment at IL7704 RP, including the Permitted Staff Quarters with ancillary uses, to assess the traffic impact, including vehicular and pedestrian traffic. All identified junctions, walkways, stairs, ramps and signalised crossing will operate within capacities or within acceptable level-of-service with the planned and proposed developments in Design Year 2029, with agreed proposed junction improvement scheme at Smithfield / Pokfield Road.
- 4.1.2 It is worth noting that the previous TIA has already taken into account a total population of 6,900 for the academic complex development assumed under S12A application No. Y/H1/2, which includes population of 3,450 for the Academic Building and 3,450 for the Academic Development. The Permitted Staff Quarters was assumed to include 373 flats, which remains unchanged. There is no change in the number of staff and students in the proposed development, and in any other development parameters assumed in the previous TIA (e.g. floor area, number of flats and flat mix). An extract of the traffic trip generation and development parameters adopted in the previous TIA is provided in **Appendix A3**. The TIA has already considered the worst case scenario as a conservative approach allowing development flexibility for non-residential uses in the subject podium.
- 4.1.3 As there will be no increase in bulk and estimated number of staff/students, or any other development parameters including floor area, number of flats and flat mix, after the proposed development, and the proposed use is similar in nature to the original non-residential uses in the podium of "R(B)" zone under approved GBP, the proposed development at the Subject Podium will not render any change in the development parameters assumed in the TIA under S12A application No. Y/H1/2. As such, no adverse vehicular or pedestrian traffic impacts are anticipated. There will not be additional traffic impact in the locality or change in demand for internal transport facilities, i.e. no additional car parking spaces and loading/unloading facilities are required.

4.2 Drainage and Sewerage Aspects

- 4.2.1 For the drainage aspect, as the Permitted Staff Quarters is already under construction and the current application only involves the podium levels of the Permitted Staff Quarters, there will not be changes to the paved / unpaved area of the development site and there will be drainage system to serve the proposed use, therefore it is anticipated that the proposed use will not cause insurmountable drainage impact.
- 4.2.2 For the sewerage aspect, as the expected population for the use remains unchanged as compared to the approved GBP, and the proposed academic facilities and its associated ancillary facilities are of similar nature to the permitted ancillary uses to the residential development, it is anticipated that the proposed use will not induce any adverse impact on the existing sewerage systems.
- 4.2.3 Under the current proposal, the podium levels of the permitted 'Flat' use for staff quarters, i.e. residential use, is now allocated for institutional uses. With reference to the latest approved Sewerage Impact Assessment (SIA) dated 29th Jan 2021 (the approved SIA), and as shown in Table 3.1 from Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF) from the Environmental Protection Department (EPD), the unit flow factors (UFF) for residential usage ranges from 0.19m³/day to 0.37 m³/day, and that for institutional usage is 0.19m³/day. Therefore, considering that the total population is unchanged, and the UFF of sewage estimation for residential and institutional uses as mentioned above, the amount of sewage is anticipated to have no significant changes due to this planning application. In this regard, the estimated sewerage flow from the subject area shall be assessed and covered in the approved SIA .
- 4.2.5 In view of the above, it is predicted that the total volume of sewerage discharge upon approval of this application will be similar to the volume of sewerage discharge before this application. The details of the SIA are provided in **Appendix B**.

4.3 Environmental Aspect

- 4.3.1 A Preliminary Environmental Statement has been prepared to assess the potential environmental impact to or from the Proposed Development. The details of the Preliminary Environmental Statement are provided in **Appendix C**.

Noise

- 4.3.2 The proposed academic facilities and its associated ancillary facilities in the Subject Podium will be served by central air-conditioning system and will not rely on openable windows for ventilation purpose, hence it is anticipated that the proposed use will not be subject to adverse road traffic noise impact. The noise criteria stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG) will be followed for the design of the building services system of the proposed development.

Air Quality

- 4.3.3 In terms of constructional air quality impact, fugitive dust due to construction works and gaseous emission from construction equipment would have insignificant air quality impacts on nearby air sensitive receivers, with the implementation of dust suppression measures and good site practices as stipulated under Air Pollution Control (Construction Dust) Regulation, Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations.
- 4.3.4 The vehicular emission horizontal buffer distance between Pokfield Road and the air sensitive uses of Project Site is sufficient as stipulated in Chapter 9 – Environment of HKPSG. No adverse air quality impact due to vehicular emission is anticipated at the Proposed Development.
- 4.3.4 Given that no chimney and odour source is identified within the 500m of the Proposed Development, thus adverse air quality impact from industrial emission to the Proposed Development is not anticipated.
- 4.3.5 The proposed staff and students canteen will adopt proper odour and oily fume control measures in accordance with EPD's guidelines. Sufficient separation distance between exhaust vents and fresh air intakes is provided, and the exhaust

vent is located away from fresh air intake and nearby sensitive receivers. Therefore, no adverse air quality impact from oily fumes and odour is anticipated at the Proposed Development.

Water Quality

- 4.3.6 For water quality assessment, water quality impact is expected to be minimal when appropriate mitigation measures and good site practice are implemented during construction phase to properly discharge site run-offs. The contractor shall apply for a Discharge License from EPD under the WPCO. All site discharges should be treated as necessary in accordance with the terms and conditions of the Discharge License. Thus, water quality impact is not anticipated during construction phase and operation phase of the Proposed Development.

Waste and Land Contamination

- 4.3.7 For waste management, top priority should be given to waste avoidance, followed by minimization, reuse/recycling, treatment and disposal of waste as a last resort during expected to be generated from the construction phase, while general refuse will be the major waste generated from operation phase. Provided that all these wastes are reused and recycled if appropriate, handled, stored and disposed of in strict accordance with the relevant legislative requirements and the recommended mitigation measures are properly implemented, no adverse waste impact is anticipated.
- 4.3.8 Based on the information gathered and reply from government departments, there are no records of chemical spillage accidents, land contamination submissions, dangerous goods storage, or fire-related incidents at the Application Site. The information collected from the review of historical aerial photographs revealed no past land contamination and therefore, it is not anticipated that there would be any land contamination impact due to past land uses. Therefore, no land contamination impact is anticipated.
- 4.3.9 In view of the above, and noting that the Permitted Staff Quarters is already under construction and the proposed use only involves the podium levels of the Permitted Staff Quarters, it is anticipated that the proposed use will not cause insurmountable environmental impact.

4.4 Geotechnical Aspect

- 4.4.1 As the staff quarters use is always permitted in the subject "R(B)" zone, a Geotechnical Assessment Report (Design Report for Site Formation Stage 2) has already been submitted to the Buildings Department and the Geotechnical Engineering Office, Civil Engineering and Development and was approved previously during the General Building Plans stage. It was confirmed that the permitted staff quarters development which is currently under construction is geotechnically feasible.
- 4.4.2 As the current proposal for proposed academic facilities and its associated ancillary facilities is only related to internal conversion of the subject podium, no adverse effects on the adjacent grounds, slopes, retaining walls, underground utilities and structures are anticipated. Nevertheless, in support of this Section 16 planning application, a Geotechnical Planning Review Report (GPRR) is prepared in accordance with the GEO Advice Note for Planning Applications under Town Planning Ordinance (CAP.131). The details of the GPRR are provided in **Appendix D**.

5 JUSTIFICATIONS

5.1 In Line with the Government's Latest Policy to Promote Tertiary Education by Providing New Teaching Facilities

- 5.1.1 The Government has been promulgating various measures to strengthen the tertiary education of Hong Kong aiming to develop Hong Kong as a regional education hub and nurturing talent for Hong Kong's continued development. For example, the Chief Executive's 2023 and 2024 Policy Addresses highlight the vision to develop Hong Kong into an international hub for post-secondary education.
- 5.1.2 It is envisaged that the completion of the proposed academic facilities and its associated ancillary facilities would facilitate HKU to continue its efforts to expand capacity and enhance standard through high-quality teaching and supporting facilities.

5.2 Increasing Demand to Support HKU's Future Integrated Development

Vision, Existing Situation and Recent Development Plans of HKU Business School

- 5.2.1 As the HKU Business School is aspiring to become a premier business school in Asia with significant global influence, more modernised teaching and research space with innovative facilities are needed to grow and nurture new generations of business leaders. The rapid growth of the HKU Business School has been evident in its growing number of students, i.e. an increase of 39% in just ten years from 2010/2011 to 2020/2021. In addition, over 40 outstanding scholars from all over the world have joined HKU Business School in the past few years.
- 5.2.2 The existing facilities of HKU Business School are scattered at various locations including the HKU main campus, Cyberport and Admiralty Town Centre. K.K. Leung Building, where the HKU Business School is currently located at, was built over 30 years ago. The building has limited capacity for the future expansion and upgrading of academic facilities of HKU Business School. Currently, the HKU Faculty of Business and Economics bears a rental cost of over 2.5 million dollars per month for only one of the off-campus premises. With the expected growing demand for teaching facilities, it is ineffective to rely on renting spaces, which would strain and divert substantial resources from academic and research improvement and hinder HKU Business School's capacity to be a leading, globally-impactful academic institution.

5.2.3 To cater the increasing demand and current deficiency, a new academic complex adjoining the subject site has been approved and is currently under construction, with an view to bring the University to forge ahead to the 21st Century’s tertiary institution in Hong Kong with international space norms for teaching, research and other academic activities to help the HKU Business School to become a leading business school in the world.

5.2.4 The proposed scheme will bring additional academic floor space with shared-use amenities between residential and academic portions. This will facilitate an integrated development in both software (i.e. the HKU community) and hardware (i.e. physical connectivity) terms.

5.3 Uniqueness of the Subject “R(B)” Zone Renders it Appropriate for ‘Educational Institution’ Use

5.3.1 While the planning intention of the Application Site, i.e. “R(B)” zone is intended primarily for medium-density residential developments, the subject site for Permitted Staff Quarters had long served as quarters supporting the HKU community, i.e. HKU Pokfield Road Residences. The Pokfield Road Residences had only ceased operation since 31 December 2020 to make way for the site redevelopment of the Permitted Staff Quarters. The subject “R(B)” zone adjoins to “G/IC” zone, consisting the existing HKU Jockey Club Student Village 2 and the newly proposed academic complex with an academic building, an academic tower and sports centre. The area predominantly serves the HKU community to provide G/IC facilities for academic use, and also provides land for uses directly related to or in support of the work of institutional establishments.

5.3.2 The Permitted Staff Quarters is designed to provide quality accommodation for HKU’s academic staff and visiting scholars on short-term stay, meeting the latest space norms and encouraging academic exchange. Considering the site context of the subject “R(B)” zone situated within a G/IC cluster, the current application only intended to fully utilise the podium levels should be deemed acceptable in planning terms for a comprehensive planning of the cluster.

5.4 Allow Design Flexibility for Optimising the Utilisation of Academic Facilities

Design Flexibility for Connecting with the Adjoining Academic Complex

5.4.1 The proposed development leverages the locational advantages of the Subject

Podium, being a part of the Permitted Staff Quarters, to create synergy with the adjoining new academic complex of HKU Business School under the approved S12A application (Application No. Y/H1/2) in 2022 as reflected under the current OZP. Upon completion of the proposed use, students and staff from the new academic complex under construction, as well as staff and visiting academics of the staff quarters could utilise the interconnected academic facilities. The proposal links up the podium levels of the Permitted Staff Quarters, bringing teaching staff and students closer to academic facilities and benefitting the HKU community. In addition, this allows design flexibility to accommodate a variety of academic uses for meeting evolving needs to enhance the research and teaching standards of the university, with high-quality academic floor space, such as data and research rooms, that go beyond traditional lecture rooms and classrooms.

Vertical Community with Learn, Work and Play Elements

- 5.4.2 With integration of live-work-study by bringing academic activities and top-notch facilities close to where an accessible and comfortable living environment where the HKU community lives, the university can create a more lively and active community to support a balanced lifestyle, where work, study and social interactions are seamlessly integrated which is increasingly important in the post-pandemic new normal. This setting will enhance the attractiveness of the university and hence boost its competitiveness in recruiting top talents. The convenient access to academic facilities for staff and visiting academics of the Permitted Staff Quarters encourages informal interactions and spontaneous collaborations to foster a more dynamic and collaborative academic environment, which could lead to greater innovation and interdisciplinary work.

Optimise Space Utilisation to Provide Floor Areas for Educational Purpose

- 5.4.3 The proposed development aims to optimise space utilisation to ensure that the available space at LG1/F to LG5/F floors is used effectively and as far as practicable. By capitalising on the Permitted Staff Quarters, the current application reduces the need for additional construction and minimise disruption. This optimizes the functionality of HKU's facilities without unnecessary changes to the physical footprint. It is also beneficial and cost effective in sharing of facilities.
- 5.4.4 The proposed 'Educational Institution' and its associated ancillary facilities at the Subject Podium, together with the Permitted Staff Quarters, could allow more diversified uses to be accommodated within the subject "R(B)" zone to better serve

the HKU community. The current application intends to make the best use of the subject "R(B)" zone, which demonstrates the effort paid by HKU to optimise space utilisation through "single site, multiple uses".

5.5 Similar in Nature and Proposed Use with No Change to the Building Bulk to the Approved GBP for Ancillary Uses to the Permitted Residential Development

Similar in Nature and Proposed Uses

- 5.5.1 As per the approved set of GBP, the uses at the Subject Podium include permitted uses under Column 1 of the subject "R(B)" zone including ancillary uses to the residential development including libraries, residential F&B and multifunction rooms such as staff common room, meeting room, function room and store rooms. The current application is for academic uses of similar nature including student activity rooms, academic facilities, and staff and students canteen (intended to serve the staff, students and visiting scholars of the University; operate as a canteen in an educational institution) ancillary to academic facilities. No additional staff and students are anticipated, i.e. remain at around 6,900 as per previous estimation of the academic complex development assumed under S12A application No. Y/H1/2.

Table 5.1 Proposed Uses under the Current Proposal Compared with the Approved GBP

Subject Podium	Proposed Uses under the Approved GBP (within the "R(B)" Zone)	Current Proposal
LG1/F to LG5/F	<ul style="list-style-type: none"> Libraries, staff common / meeting / function / store rooms Residential F&B, pantry IT room Waiting area E&M and other ancillary uses; as well as Area for lift lobby, staircase access, corridor and common area 	<ul style="list-style-type: none"> 'Educational Institution' (academic and its associated ancillary facilities), including <ul style="list-style-type: none"> Classrooms / student activity rooms / society rooms and administrative offices Staff and students canteen (operate as a canteen in an educational institution, ancillary to the proposed

		<p>academic facilities)</p> <ul style="list-style-type: none"> ○ IT and data rooms ○ Research labs / rooms • E&M and back of house; as well as • Area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area
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No Change to the Building Bulk of the Permitted Staff Quarters Building

5.5.2 The proposed use only involves the podium levels for academic facilities and its associated ancillary facilities for the HKU students and staff. The building bulk of the Permitted Staff Quarters will remain unchanged as per the Sep 2024 Approved GBP, which has already fully complied with the development restrictions (i.e. maximum building height of 150mPD) as stipulated on the OZP.

5.5.3 Since the proposed use will not cause any change to the development intensity and building bulk of the Subject Podium of the Permitted Staff Quarters, there would be no adverse impacts generated by the proposed use to the surrounding area in terms of development bulk.

5.6 Compatible in Land-use Function with No Interface Issue in Future Management and Operation

5.6.1 The proposed scheme hosts highly compatible uses to create vitality and diversity. It is very common to have a single building combining staff/student accommodation with academic facilities, and the approach is increasingly common in modern university designs to enhance integration and optimise space usage, and is also predominant at HKU (e.g. Simon K. Y. Lee Hall and Swire Hall).

5.6.2 No nuisance and interface issues are expected with careful considerations given to future management and operation of the staff quarters and academic facilities.

5.7 Expediting Implementation to Serve the HKU Community

5.7.1 The Applicant is the land owner of the Application Site for the proposed use. Additionally, an approved set of GBP has been obtained and the construction work

has already commenced. Upon approval of the subject application, only GBP amendment submission to the Buildings Authority is required on Subject Podium to facilitate the implementation of the proposed use. The Applicant could implement the proposed use in due course so as to expedite commencement of the academic facilities to serve the HKU community.

5.8 No Insurmountable Impacts to the Surroundings from Various Technical Aspects

- 5.8.1 Given no change to building bulk and the similar nature of proposed use as compared with the approved GBP, as well as no anticipated additional number of staff/students as per previous estimation assumed under S12A application, the technical findings from previous assessments have concluded the proposed use to be acceptable from traffic, environmental, infrastructural and geotechnical perspectives.

6 CONCLUSION

- 6.1 This planning application is submitted to seek permission from the Board in support of the proposed academic facilities and its associated ancillary facilities on LG1/F to LG5/F of the podium (the Subject Podium of the permitted flat use (staff quarters) ("Permitted Staff Quarters") of HKU currently under construction at IL7704 RP (Part), Pokfield Road, under S16 of the Town Planning Ordinance (CAP. 131).
- 6.2 With an area of about 2,694m², the Application Site covers the "R(B)" zone under the subject OZP. The Permitted Staff Quarters of HKU currently under construction is formerly the HKU Pokfield Road Residences, long serving the HKU community and was recently demolished in December 2020 to make way for the current redevelopment of two blocks with a maximum building height of 150mPD to the main roof to cater the housing needs of the existing and prospective academic staff. The Application Site adjoins a "G/IC" Zone at the same lot, IL7704 RP, which consists of the new landmark academic complex currently under construction under the approved S12A planning application No. Y/H1/2 in 2022 as reflected on the current OZP. In view of the continuous strong demand for academic spaces in HKU and to better link up with the new academic complex currently under construction in the adjoining "G/IC" zone, the Subject Podium of the Permitted Staff Quarters is proposed for academic facilities and its associated ancillary facilities to serve the HKU community. The proposed 'Educational Institution' (academic and associated ancillary facilities) were originally difficult to be provided within limited existing campus spaces.
- 6.3 Hence, the Subject Podium, involving a GFA of about 7,700m², is intended to provide 'Educational Institution' (academic and its associated ancillary facilities), including classrooms / student activity rooms / society rooms and administrative offices, staff and students canteen (operate as a canteen in an educational institution, ancillary to the proposed academic facilities), IT and data rooms, research labs / rooms, E&M and back of house; as well as area for shared use between residential and academic such as lift lobby, staircase access, corridor and common area. As compared to the approved GBP for Permitted Staff Quarters and ancillary facilities to the residential development, there will be no change to the building bulk due to the proposed academic facilities and its associated ancillary facilities at the Subject Podium. The proposed use is similar in nature as compared to the original permitted ancillary uses to the residential development under the approved GBP. No additional staff/students are anticipated due to the proposed

use at the Subject Podium.

6.4 The subject S16 planning application is supported by the following justifications:

- The proposed use is in line with the government's latest policy to promote tertiary education by providing new teaching facilities;
- The proposed use meets the increasing demand to support HKU's future integrated development which fulfils the vision and aspiring development plans of the HKU Business School;
- The subject "R(B)" zone is unique in the sense that it is under HKU's ownership and has long been serving the HKU community, which distinguishes the site from other "R(B)" zones for typical residential use only;
- The proposed use allows design flexibility for optimising the utilisation of academic facilities;
- The proposed use is of similar nature with the approved GBP for ancillary uses to the permitted residential development and will not cause any change to the building bulk of the Permitted Staff Quarters. It has fully complied with the development restrictions stipulated on the OZP;
- The proposed use is compatible with the permitted 'Flat' use for the staff quarters within the same building and the surrounding facilities in the adjoining "G/IC" zone also serving the HKU community. No interface issue in future management and operation is expected;
- The Applicant is the land owner of the Application Site and has obtained an approved set of GBP and has already commenced construction work, hence expediting implementation of the proposed uses to serve the HKU community; and
- There are no insurmountable impacts to the surroundings from various technical aspects, including traffic, drainage, sewerage, environmental and geotechnical impacts.

6.5 In light of the justifications presented in this Planning Statement, the Board is cordially invited to consider the subject application favourably.