

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

MPC Paper No. 3/24

**For Consideration by
the Metro Planning Committee on 1.3.2024**

**PROPOSED AMENDMENTS TO THE
APPROVED POK FU LAM OUTLINE ZONING PLAN NO. S/H10/21**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/21 (**Attachment I**) as shown on the draft OZP No. S/H10/21A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 30.5.2023, the Chief Executive in Council (CE in C) under section 9(1)(a) of the pre-amended Ordinance¹ approved the draft Pok Fu Lam OZP, which was subsequently renumbered as S/H10/21.
- 2.2 On 14.12.2023, the Secretary of Development referred the approved Pok Fu Lam OZP No. S/H10/21 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 22.12.2023, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Promotion of Innovation and Technology

- 3.1 To develop Hong Kong into an international innovation and technology (I&T) hub as promulgated in the National 14th Five-Year Plan and consolidate Hong Kong's leading position in basic research, the Chief Executive (CE)'s 2021 Policy Address (PA) announced that the Government has accepted in principle the proposal of the University of Hong Kong (HKU) to reserve a site currently zoned "Green Belt" ("GB") in Pok Fu Lam for HKU to construct facilities for deep technology research.
- 3.2 The CE's 2022 PA further indicated that I&T would provide key impetus for Hong

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

Kong’s high-quality economic development. Subsequently, the Government promulgated the Hong Kong I&T Development Blueprint in end-2022, setting out Hong Kong’s overall I&T development directions in the next five to 10 years from the perspective of top-level planning and design and key strategies under the four broad development directions, namely (i) to enhance the I&T ecosystem and achieve ‘new industrialisation’ in Hong Kong; (ii) to enlarge the I&T talent pool to create strong impetus for growth; (iii) to promote digital economy development and develop Hong Kong into a smart city; and (iv) to proactively integrate into the overall development of the country and consolidate our role as a bridge connecting the Mainland and the world.

- 3.3 To take forward the PA initiatives, HKU commissioned a rezoning study (the Study) to formulate an Indicative Scheme for the proposed Global Innovation Centre and confirm its technical feasibility. The technical assessments under the Study have demonstrated no insurmountable technical problems and impacts arising from the proposed development. To facilitate development of the proposed Global Innovation Centre, it is proposed to rezone the site from “GB”, “Residential (Group)C” (“R(C)6”) and area shown as ‘Road’ to “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”) (**Amendment Item A**).

Reflecting As-built Conditions

- 3.4 Opportunity has also been taken to amend the OZP to reflect the existing alignment of a section of Victoria Road and the existing lot boundary of Wah Fu Estate (**Amendment Items B1, B2 and C**).

4. Proposed Amendments

Amendment Item A – Rezoning of a site between Victoria Road and Pok Fu Lam Road from “GB”, “R(C)6” and area shown as ‘Road’ to “OU(Global Innovation Centre)” (about 4.72ha) (Plans 1, 2a to 2h)

The Site and Its Surroundings (Plans 2a to 2h)

- 4.1 The site of the proposed Global Innovation Centre (the Site) (about 4.72ha) (**Amendment Item A on Plans 1 and 2b**) is a vegetated slope between Pok Fu Lam Road and Victoria Road with level difference of about 80m and five channelised watercourses running through (**Plan 6**). It is a piece of government land which straddles area zoned “GB” (4.12 ha), “R(C)6” (0.51 ha) intended for low to medium-density residential developments with minor encroachment onto area shown as ‘Road’ (0.09 ha) on the OZP.
- 4.2 The surrounding areas of the Site are predominately occupied by education facilities of HKU as well as residential developments on the slopes along Pok Fu Lam Road and Victoria Road :
- (i) to the north are educational facilities including the proposed campus expansion of Medical Campus of HKU (HKUMed) zoned “Government, Institution or Community (1)” (“G/IC(1)”), the Caritas Wu Cheng Chung

Secondary School and HKUMed premises (Jockey Club Building for Interdisciplinary Research, Patrick Manson Building, Madam S.H. HO Residence for Medical Students, Laboratory Animal Unit, academic building at 3 Sassoon Road and HKU Li Ka Shing Faculty of Medicine) along Sassoon Road zoned “G/IC”, five blocks of 5- to 6-storey residential buildings zoned “R(C)1”, and the Queen Mary Hospital (QMH) across Pok Fu Lam Road zoned “G/IC”;

- (ii) to the immediate east is the Ebenezer School and Home for the Visually Impaired (Ebenezer) zoned “R(C)7” which would be developed for private residential development after relocation of Ebenezer to Tung Chung and a vegetated slope zoned “R(C)6” which is planned for private residential development. Further east are Pok Fu Lam Road (a primary distributor road with two lanes for each direction with levels ascending from about 139mPD in the north to about 142mPD in the south) and a number of medium-rise residential towers zoned “R(C)”, namely Royalton II (216mPD), Royalton (217mPD), Redcliff (216mPD), Jessville Tower (227mPD), and HKU’s residences at Middleton Towers (203mPD), High West and University Hall (184mPD);
- (iii) to the immediate south-east and south are a 20-storey residential tower Woodbury Court (218mPD) zoned “R(C)6”, a vegetated slope and a medium-rise residential development, namely Baguio Villa (163mPD), zoned “R(C)”; and
- (iv) to the immediate west is Victoria Road (a district distributor with two traffic lanes with levels descending from about 70mPD in the north to about 57mPD in the south).

Positioning and Overall Concept (Plans 3a to 3y)

- 4.3 The Global Innovation Centre proposed by HKU will be the first deep technology basic research compound in Hong Kong as well as an interdisciplinary endeavour drawing on HKU’s strengths in health science, energy tech & environmental sciences, quantum technologies, artificial intelligence (AI) & data sciences, and fundamental physical & chemical science to address some of the most pressing challenges in the world through scientific discoveries and technological development.
- 4.4 More specifically, the proposed Global Innovation Centre will focus on the following five core research areas of deep technology research involving future technology yet to be discovered:
 - (i) AtomicLego – focuses on fundamental physical and chemical sciences and aims to develop function materials, devices, and technologies;
 - (ii) HealthyHK – focuses on medical science, biosciences and public health which will be beneficial to human health by finding new drugs/vaccines;
 - (iii) CyberFuture – focuses on computation power, AI and big data which will provide technologies to revolutionise computing/computer systems;

- (iv) Sustainable Globe – focuses on sustainability in energy and carbon-neutral technology which can contribute to the national agenda of zero-carbon emission; and
 - (v) QuantumTech – focuses on quantum technology (e.g. computing, measurement, optics) which will facilitate creation of quantum-enabled technologies.
- 4.5 The proposed Global Innovation Centre will comprise six broad uses, including (i) research; (ii) teaching, learning, exhibition and conferences; (iii) communal open space and landscape area; (iv) offices; (v) scholars’ residence/staff quarters, catering and recreational; and (vi) supporting facilities. It will be equipped with cutting-edge equipment with stringent space and interior fit-out requirements, which cannot be accommodated in the current fully occupied HKU campus.
- 4.6 The proposed Global Innovation Centre is planned to accommodate a maximum capacity of 1,500 world-class research teams with total employee of about 7,000 from Hong Kong and overseas. It will be supported by a large group of management staff, technicians, and in-house professors from various faculties/departments of HKU. The Global Innovation Centre will be developed by three phases (**Plan 3a**) and the first phase will be tentatively completed by 2028. Remaining phases will be developed thereafter.
- 4.7 According to HKU, the proposed Global Innovation Centre would be a non-profit, multi-disciplinary research entity, which will be supervised by a Board of Directors and an Executive Committee. The detailed capital and recurrent costs, and funding sources (such as private donations and internal resources) of the proposed development is being worked out by HKU.

Site Selection

- 4.8 HKU considered that the proposed Global Innovation Centre should be located close to the Main Campus of HKU within reasonable travelling distance for scholars, researchers, professors, students and staff to minimize travel time in order to ensuring that researchers and professors can expeditiously return to the Main Campus for teaching and research purposes. The selected site at Pok Fu Lam Road for development of the proposed Global Innovation Centre, which is partly zoned “GB” and partly zoned “R(C)6”, can work in synergy with the existing Sassoon Road Campus, Centennial Campus and Main Campus ensuring a dynamic and cohesive multi-collaboration to strengthen Hong Kong’s status as an international hub for upstream research and academia fields.

Rezoning Proposal

- 4.9 The major development parameters of the Indicative Scheme (**Plans 3a to 3x**) illustrating the land use mix of the proposed Global Innovation Centre as the basis for carrying out various technical assessments are summarised as follows:

Area and Current Zoning(s) Restrictions	Total: about 4.72ha comprising : <ul style="list-style-type: none"> • “GB” zone : about 4.12 ha (about 90%) • “R(C)6” zone : about 0.51 ha (about 10%) (max. BH of 12 storeys in addition to 1 storey of carports, not exceeding 137mPD, max. plot ratio (PR) of 2.1 and max. site coverage of 17.5%) • Area shown as ‘Road’ : about 0.09 ha 	
Gross Floor Area (GFA) and Components	Total	222,720 m ²
	Non-domestic	212,100 m ²
	Research	87,400 m ²
	Academic	50,000 m ²
	Conference/Exhibition	40,000 m ²
	Office	30,000 m ²
	Supporting Facilities* (shops, eating place, cafeteria, etc.)	4,700 m ²
	Domestic - Scholars’ Residence/staff quarters	Not exceeding 10,620 m ²
No. of Blocks	One composite building compound, comprising : <u>Upper Zone</u> : seven 6-storey non-domestic towers (i.e. Buildings A1, A2, A3, A4, A5, B1 and C) and one 9-storey domestic tower (i.e. Building B2) <u>Lower Zone</u> : structural podium	
Building Height (BH)	Maximum 158mPD	
Main Use(s) on Each Floor (Plans 3b to 3s)	Upper Zone (Towers)	
	Buildings A1, A2, A3, A4, A5, B1 and C	Building B2
	<ul style="list-style-type: none"> ♦ Roof/F (158mPD) : planter ♦ 2- 4/F : research, academic, office and conference facilities ♦ 1/F : vehicular and pedestrian access to Pok Fu Lam Road, research, academic, office and conference facilities ♦ UG/F : research, office and conference facilities ♦ G/F (128mPD): restaurant, cafeteria, shops 	G/F (128mPD) to Roof/F (158mPD): flats
	Lower Zone (Podium)	
	<ul style="list-style-type: none"> ♦ LG/F (123mPD) : connection bridge to HKUMed, driveway, carpark, plant rooms ♦ P1-5/F : research and office ♦ P6/F : research ♦ P7/F : driveway, carpark and research ♦ P8/F : vehicular drum and plant rooms ♦ P9/F : vehicular and pedestrian accesses to Victoria Road, vehicular drum ♦ P10/F (57.5mPD): vehicular access to Victoria Road 	

Estimated Population	Employees (Buildings A1 – A5, B1 and C): about 7,000 Residents (Building B2): 350
Communal Open Space	Not less than 12,000m ²
Parking and Loading/ Unloading (L/UL) Provision	Proposed Parking Provision: <ul style="list-style-type: none"> • Private Car – 364 spaces (including 5 accessible spaces) • Motorcycle – 20 spaces Proposed L/UL Provision: <ul style="list-style-type: none"> • 16 light goods vehicles (LGV) bays • 8 heavy goods vehicles (HGV) bays
Anticipated Completion Year	First Phase by 2028

Remark * : Supporting uses, such as ‘Eating Place’ and ‘Shop and Services’, are included to facilitate the operation of the Global Innovation Centre in an integrated approach.

- 4.10 To take forward the development of the proposed Global Innovation Centre, it is proposed to rezone the Site to “OU(Global Innovation Centre)” on the OZP, with stipulation of a maximum GFA restriction of 222,720m² (including a maximum domestic GFA of 10,620m²) and a maximum BH restriction of 158mPD in the Notes of the OZP (**Attachment III**). The planning intention of “OU(Global Innovation Centre) zone is primarily for the development of a Global Innovation Centre by HKU for deep technology research.
- 4.11 According to HKU’s assessment, the proposed site area and GFA are the minimum critical mass for a self-sustaining Global Innovation Centre to carry out basic research while allowing adequate design flexibility for integrated site planning and innovative building design.
- 4.12 As the technical assessments of the rezoning study conducted by HKU have demonstrated that the proposed Global Innovation Centre with research, academic, office and conference facilities and Scholars’ Residence would not overtax the existing and planned infrastructure capacity, it is considered appropriate to include ‘Educational Institution’, ‘Exhibition or Convention Hall’, ‘Office’, ‘Research, Design and Development Centre’, ‘Information Technology and Telecommunication Industries’, ‘Residential Institution’ and ‘Flat (staff quarters only)’ as Column 1 uses which are always permitted within the proposed “OU(Global Innovation Centre)” zone. To cater for the supporting uses of the proposed Global Innovation Centre, ‘Eating Place’, ‘Place of Recreation, Sports or Culture’, and ‘Shop and Services’ uses are also put under Column 1.
- 4.13 To allow flexibility for compatible uses in future, ‘Hotel’ and ‘Place of Entertainment’ uses would be included under Column 2 of the subject zone requiring planning permission from the Board.
- 4.14 To provide guidance for future detailed design and implementation, it is suggested to specify in the ES of the OZP (**Attachment IV**) that the development shall strike a balance between functional requirements and responsive building design. Good building designs shall include stepped terrace design, landscape treatment at building edges, building separations of appropriate widths and building voids at various levels to help break up the building mass and maintain visual access to

vegetated backdrop and skyview. Specifically, in response to the level difference of the site between Pok Fu Lam Road and Victoria Road, the future podium shall adopt an undulating terraced design with podium levels descending from east to west. Building voids and skylights shall also be suitably placed above the five preserved watercourses with 5m preservation zones offset from the watercourses to maintain sunlight penetration for ecological preservation (**Plans 3v to 3y**). Communal open space of not less than 12,000m² accessible to the public shall also be provided at approximately the level of Pok Fu Lam Road to preserve public views (**Plan 7**). Integrated design with the surrounding environment should be adopted for the greening and landscaping of the proposed development.

- 4.15 The Secretary for Innovation, Technology and Industry (SITI) confirms that the Global Innovation Centre under the Indicative Scheme, in terms of scale, themes and objectives of the proposed research facilities, are in line with the HKU's proposal presented to the Government in 2011, and meets the policy objectives to strengthen Hong Kong's status as an international hub for research and development. The Secretary for Education (SEd) has no comment on the proposed amendment to the OZP from higher education development perspective.

Land Use Compatibility and Development Intensity

- 4.16 The Site is in close proximity to various existing HKU facilities to its immediate north and northwest locating along Sassoon Road and medium-rise, medium density residential developments to its northeast, east and south locating at the slopes along Pok Fu Lam Road and Victoria Road.
- 4.17 The proposed Global Innovation Centre with a total GFA of 222,720m² and a maximum BH of 158mPD as shown in the Indicative Scheme is considered not incompatible with the surrounding existing/planned land uses and descending building height profile (from east to west) from over 200mPD for medium-rise developments on the eastern side of Pok Fu Lam Road such as QMH buildings (about 231mPD at Block K), Royalton (about 217mPD), Redcliff (about 216mPD) and Jessville Tower (about 227mPD); and between 160mPD and 200mPD for developments between Pok Fu Lam Road and Victoria Road such as academic building at 3 Sassoon Road (about 172mPD), the proposed HKUMed Campus (BH restriction of 164mPD), Woodbury Court (218mPD), Baguio Villa (about 61mPD to 163mPD) and the Ebenezer site zoned "R(C)7" (BH restriction of 151mPD) (**Plan 2a**).

Technical Aspects

- 4.18 Based on the findings of the feasibility study commissioned by HKU, the proposed development is technically feasible with no insurmountable problem. Key findings of the technical assessments are set out below.

Traffic and Transport

- 4.19 A preliminary traffic impact assessment (TIA) has been conducted (Appendix 3 of **Attachment V**) to ascertain the technical feasibility of the proposed development at the Site from traffic engineering perspective, taking into account

planned/ committed developments² and planned/ committed traffic improvement schemes³ in the vicinity. The proposed development will have four vehicular ingress/ egress (**Plan 5a**), i.e. one at Pok Fu Lam Road (**Plan 5c**), two at Victoria Road (**Plans 5d and 5e**), and one at 5 Sassoon Road via a proposed connection bridge through the HKUMed campus expansion. There would be no right turn traffic into the Site for traffic travelling from southbound of Pok Fu Lam Road (**Plan 5b**). Southbound ingress traffic from Central are required to travel via the anti-clockwise loop of High West (**Plan 5f**), and egress traffic to Aberdeen are required to travel via Pok Fu Lam Road northbound, Sassoon Road eastbound and Pok Fu Lam Road southbound (**Plan 5b**). A total of 364 car parking spaces (including five accessible parking spaces), 20 motorcycle parking spaces, 16 LGV and eight HGV loading/unloading bays will be provided. The Site is also well served by public transport network.

4.20 The preliminary TIA demonstrates that 18 junctions (excluding J1, J8, J16 and J17⁴) and 18 roads links examined will operate satisfactorily in design year 2032 (i.e. scenario with the proposed development) (**Plan 5g**). Road works and traffic improvements measures are proposed for J1 (i.e. increase of cycle time of traffic light) and J8 (i.e. junction improvement with provision of stagger crossing) (**Plan 5h**) under the preliminary TIA to ensure adequate traffic capacity (no measure is proposed for J16 and J17 due to site constraints for junction improvement measures for J16 and J17 is far away from the Site and insignificant amount of traffic generated/attracted from the proposed development which has negligible effect on this junction capacity performance). The results of the pedestrian assessment also demonstrates that all the concerned footpath and crossing would operate with adequate pedestrian capacity in design year 2032. Moreover, the findings of the public transport utilization assessment shows that there are spare passenger capacity of the public transport services in the vicinity of the Site in design year 2032. Commissioner for Transport (C for T) and the Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD) have no in-principle objection to the proposed development and zoning proposal from traffic engineering and highway maintenance perspectives subject to the following requirements to their satisfaction:

- (a) the project proponent is required to submit updated TIA upon confirmation of the design parameters at the detailed design stage and assess the construction traffic impact;
- (b) in view that the development programme of the project is up to 2029 with design year 2032, the project proponent should submit a traffic review before commissioning of the project;

² Including QMH redevelopment, HKU High West Hostel, Cyberport Expansion, HKUMed campus expansion, the Ebenezer redevelopment, public housing developments (PHD) at Pok Fu Lam South, Wah Fu Estate redevelopment, HKU academic complex development at Pokfield Road, clinical training amenities centre phase I and II, redevelopment of Jockey Club care and attention home for the elderly at Sandy Bay Road, PHD at Ka Wai Man Road, and two land sale sites at Sai Ning Street.

³ Including junction improvement works at (i) Pok Fu Lam Road/Sassoon Road, (ii) Pok Fu Lam Road/Shek Pai Wan Road/Victoria Road, (iii) Victoria Road/Shau Wan Drive, and (iv) Victoria Road/Sandy Bay Road in relation to the PHD at Pok Fu Lam South and Cyberport Expansion.

⁴ Namely Pok Fu Lam Road/Sassoon Road/Access to QMH (J1), Victoria Road/Sandy Bay Road (J8), signalized junction outside outside the Belcher's (J16) and Victoria Road/Cadogan Street/Belcher's Street (J17).

- (c) the project proponent should design and construct the relevant traffic improvement measures as identified in the TIAs and traffic review for mitigating the associated traffic impact induced from the proposed development at their own cost; and
 - (d) the design and provision of vehicular accesses, internal car-parking, L/UL and lay-by facilities for the proposed Global Innovation Centre.
- 4.21 The South Island Line (West) (SIL(W)) is currently at planning stage, and HKU and HyD would liaise further on the interfacing issues, if any, at the detailed design stage.

Ecology

- 4.22 The major habitats within the Site are the mixed woodland and five watercourses running through the Site from Pok Fu Lam Road to Victoria Road (**Plan 6**). Ecological surveys were carried out in wet season in 2022 and dry season in 2022-2023. A total of three flora species⁵, one avifauna species⁶, one herpetofauna/aquatic fauna species⁷ and one mammal species⁸ of conservation interest are identified within the Site. According to the Ecological Impact Assessment (EcoIA) (Appendix 4 of **Attachment V**), the mixed woodland and watercourses within the Site are of ‘low to moderate’ ecological value.
- 4.23 The design of the proposed development has tried as far as possible to avoid the loss of the mixed woodland and watercourses within the Site. According to the EcoIA, the overall impact of the proposed development on floral and faunal species of conservation interest is ‘low to moderate’. Design/mitigation measures have been proposed under the EcoIA to minimize the potential ecological impact. 5m preservation zones offset from the existing watercourse edges (**Plan 6**) are proposed to serve as local habitats for existing flora and fauna for ecological purposes, and to provide sufficient area for future drainage maintenance works. Building voids and skylights would be adopted in the design of the proposed development to allow sunlight penetrating to the preserved watercourses. Director of Agriculture, Fisheries and Conservation (DAFC) has no adverse comment on the EcoIA, and no in-principle objection to the proposed development and amendments to the OZP.

Landscape and Tree Preservation

- 4.24 The Site is a vegetated slope between Pok Fu Lam Road and Victoria Road. A broad brush tree survey was conducted in January 2023. Among the about 2,250 trees surveyed (Appendix 5 of **Attachment V**), most of them are common species and no registered Old and Valuable Trees (OVTs) are identified. Two trees⁹ of rare or protected species and 26 mature/large sized trees (including eight mature/large sized trees with diameter at breast height (DBH) over 1,000mm and one tree with a crown spread of 27m) are identified.

⁵ *Gnetum luofuense* (羅浮買麻藤), *Euphorbia neriifolia* (金剛纂) and *Ailanthus fordii* (常綠臭椿).

⁶ *Milvus migrans*, commonly known as Black Kite (黑鳶).

⁷ *Quasipaa exilispinosa*, commonly known as Lesser Spiny Frog (小棘蛙).

⁸ *Hystrix brachyuran*, commonly known as Chinese Porcupines (馬來箭豬).

⁹ One *Ailanthus fordii* (常綠臭椿) and one *Euphorbia neriifolia* (金剛纂).

4.25 Existing trees not affected by the proposed development are proposed to be retained as far as practicable. Taking into account the layout of the proposed development and conditions of surveyed trees, the Landscape Proposal (**Plan 3y** and Appendix 5 of **Attachment V**) proposes that :

- i) approximately 223 trees would be retained¹⁰ (including three large mature trees with DBH over 1000mm and one other large mature tree), whilst the two trees of rare/protected species (常綠臭椿 and 金剛纂) would be transplanted within the Site;
- ii) approximately 2,025 trees¹¹ would be felled (including 22 large mature trees and 250 of undesirable species);
- iii) the watercourses would be covered by the podium deck. Skylights and building voids would be introduced in the development to allow sunlight and natural ventilation penetrating to the preserved watercourses for the benefit of watercourse ecology and greenery development (**Plan 3x**). The 5m preservation zones offset from the watercourse will receive at least 25m headroom;
- iv) a total of 854 new/compensatory trees of native and exotic species would be planted, including 423 heavy standard trees and 431 light standard trees. Due to site constraints and footprint of the proposed development, a compensatory planting ratio of approximately 1:0.48 in terms of quantity can only be achieved;
- v) a minimum of 30% overall greenery coverage and communal open space of not less than 12,000m² will be provided within the Site to contribute to a quality landscape setting; and
- vi) other landscape elements including covered landscape plaza and landscape courtyard for events and leisure activities, edge planting to soften the build form, roof planting to reduce thermal heat, and lush amenity planting will be provided to enhance the character, vitality and amenity of the proposed development. Although no suitable off-site compensatory tree planting area within the existing and recently completed HKU projects could be identified so far, the project proponent will continue to explore other possible compensatory planting opportunities.

4.26 The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considers that the proposed development at the Site is not incompatible with the surrounding environment. However, significant change of landscape character from a woodland to a building development would be involved.

Urban Design and Visual

4.27 The building form of the proposed Global Innovation Centre comprises two major

¹⁰ Besides, about 70 existing trees along the preserved watercourses are proposed to be retained of which most are partially shaded and shade-tolerant species.

¹¹ 1,695 trees are located within the current “GB” zone and remaining 260 trees are within the “R(C)6” zone.

building zones, i.e. the lower zone (P10/F to LG/F) containing a structural podium with larger landscaping spaces, and the upper zone (G/F to R/F) containing seven 6-storey towers (Buildings A1 to A5, B1 and C above the podium) and one block of 9-storey Scholars' Residence (Building B2) in proximity to residential developments namely Woodbury Court and Baguio Villa (**Plan 3a**). The podium will adopt an undulating terraced design with podium levels descending from east to west to minimize building bulk and integrate with the existing topology.

- 4.28 Building voids and skylights above the watercourses are proposed to preserve the watercourses and existing vegetation along the watercourses (**Plan 3x**). The podium will accommodate research facilities requiring sizeable floorplates with special building design consideration, including vibration resistance and heavy floor-loading capacity.
- 4.29 There will be two building separations of at least 15m between Buildings A1 and A2, and between A5 and C to reduce visual impact and enhance wind environment (**Plan 3x**). The building disposition of the tower for Scholars' Residence will seek to minimise the potential visual effect on Baguio Villa and Woodbury Court. Not less than 12,000m² of communal open space for passive recreational uses will be provided at UG/F and 1/F levels of the proposed development (**Plan 7**).
- 4.30 As illustrated by the photomontages under the visual impact assessment (VIA) at Appendix 12 of **Attachment V**, with the adoption of good building designs, the proposed development would not impose any significant adverse or unacceptable visual impacts to public viewers at the six identified viewing points (VPs) (**Plan 4a to 4f**) representing district-wide context, i.e. footbridge connecting QMH, Pok Fu Lam No. 1 Fresh Water Service Reservoir, the Bethanie (a Declared Monument), near pavilion next to the bus stop at Victoria Road, Cyberport Waterfront Park, and an existing walkway adjacent to HKU Stanley Ho Sports Centre. The good building designs to be adopted include stepped terrace design, landscape treatment at building edges, building separations of various widths and building voids at various levels to help break up the building mass and maintain visual access to vegetated backdrop and skyview.
- 4.31 CTP/UD&L, PlanD and Chief Architect/Advisory and Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD) have no adverse comment on the proposed amendments to the OZP from urban design and visual point of view. CTP/UD&L, PlanD considered that the proposed BH of 158mPD not incompatible with the surrounding context.

Air Ventilation

- 4.32 An air ventilation assessment (expert evaluation) (AVA (EE)) has been carried out (Appendix 11 of **Attachment V**) by HKU's consultants to assess qualitatively the potential air ventilation impacts arising from the proposed development. The Site is located at a steep hillside slope with vegetation. The annual prevailing wind comes from NE, ENE and E directions and the summer prevailing wind is from SSE, S and SSW directions. Under the annual condition, the incoming E and ENE winds from Mount High West are expected to skim over the high-rise residential buildings to reach the Site. Under the summer condition, the incoming SSW and S winds from Telegraph Bay are expected to skim over high-

rise Upper Baguio Villa to reach the Site.

- 4.33 Given the geographical location of the Site and the building design of the terraced platform and blocks which would incorporate a number of wind permeability enhancement features, in particular aerodynamically shaped design of the buildings and minimum 15m-wide building separation between buildings with reference to the guidelines stipulated in Chapter 11 of the Hong Kong Planning Standards and Guidelines and PNAP APP-152 Sustainable Building Design Guidelines (**Plan 3x**), CTP/UD&L, PlanD has no adverse comment on the proposed amendments to the OZP from air ventilation point of view.

Environment

- 4.34 According to the preliminary environmental review (PER) (Appendix 7 of **Attachment V**), no insurmountable environmental problem in terms of air quality, noise, water quality and waste is anticipated and the Director of Environmental Protection (DEP) has no objection to the proposed amendments to the OZP from environmental planning perspective.
- 4.35 Since ‘Residential Institution’ and ‘Flat (Staff Quarters)’ would be always permitted with the “OU(Global Innovation Centre)” zone, mitigation measures, e.g. fixed windows and acoustic windows, are proposed to address the potential traffic noise impact from Victoria Road and Pok Fu Lam Road. DEP recommends to incorporate condition into the land document to require the submission of noise impact assessment (NIA), and implementation of mitigation measures identified therein to ensure proper implementation of the relevant measures.

Geotechnical

- 4.36 The elevation of the Site is about +67 to +133mPD with sloping natural terrain. According to the geotechnical planning review report (GPRR) (Appendix 6 of **Attachment V**), the proposed development is geotechnically feasible. Stability of the natural terrain affecting or being affected by the proposed development permanently or temporarily during demolition & construction works shall be assessed and monitored. Mitigation works shall be proposed and carried out as necessary. The Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD) has no objection to the proposed amendments to the OZP.

Other Infrastructures

- 4.37 Drainage impact assessment (DIA)¹², sewerage impact assessment (SIA) and water supply impact assessment (WSIA) have been conducted by HKU consultants (Appendices 8, 9, and 10 of **Attachment V**). No upgrading works are required in drainage aspect. Upgrading of the existing sewerage system to convey sewage generated by the proposed development to the Cyberport Sewage Treatment Plant and mainlaying works in order to make available the required water supply are required. DEP, Chief Engineer/Hong Kong & Islands,

¹² Complies with the DSD Stormwater Drainage Manual and a 1 in 200-year storm return period has been adopted for the assessment.

Drainage Services Department (CE/HK&I, DSD) and Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) have no in-principle objection to the proposed amendments to the OZP from drainage, sewerage and water supply perspectives.

Land Administration

4.38 As development in the Pok Fu Lam area is subject to the Pok Fu Lam Moratorium (PFLM), which is an administrative measure in force since 1972 imposed on traffic grounds to prohibit excessive development of the area until there is an overall improvement in the transport network of the area, partial lifting of the PFLM is required for the proposed development. This will be dealt with separately at the land grant stage by LandsD and relevant policy bureau.

Amendment Items B1 and B2 – Rezoning strips of land along Victoria Road to reflect the as-built conditions (Plans 1 and 2a)

4.39 Narrow strips of land along Victoria Road are proposed to be rezoned from area shown as 'Road' to "GB" (Item B1, about 581m²), and from "GB" to area shown as 'Road' (Item B2, about 1,500m²) to reflect the existing alignment of the Victoria Road and adjoining vegetated slopes.

Amendment Item C – Rezoning of a strip of land at Wah Fu Estate to reflect the as-built condition (about 730m²) (Plans 8 and 9a to 9d)

4.40 The strip of land (about 730m²) at Waterfall Bay Road to the south of Wah Mei House, Wah Fu Estate is zoned "Open Space" ("O") on the OZP. It is part of the Inland Lot No. 8096 of Wah Fu Estate. To reflect the as-built condition and the land grant boundary of Wah Fu Estate, it is proposed to rezone the site from "O" to "Residential (Group A)" ("R(A)").

5. Minor Boundary Adjustments

Opportunity has also been taken to rectify minor discrepancies on the OZP by slightly adjusting the zoning boundaries near the above amendment sites to reflect existing developments. These adjustments would not have any material implications on the land use zonings.

6. Provision of Government, Institution and Community (GIC) Facilities and Open Space

6.1 Taking into account the proposed amendments as mentioned above, the planned population of the Pok Fu Lam Planning Area is estimated to be about 100,000 persons. As shown in the summary table (**Attachment VI**), the existing and planned provision of major government, institution and community (GIC) facilities are generally adequate, except for some facilities stated in paragraph 6.2 below, to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned bureaux/departments' assessments.

GIC Facilities

- 6.2 According to the population-based planning standards under HKPSG, there will be shortfalls in the provision of sports centres, clinic/health centre, child care centre, community care services facilities, day rehabilitation services and integrated family services centres. As sports centre and clinic/health centre should be assessed on a district basis, their provision would be sufficient when assessed on a district basis. Regarding other facilities, the Social Welfare Department adopts a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the aforesaid standards were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus they reflect the long-term target towards which these facilities would be adjusted progressively. These facilities could be incorporated in new development or redevelopment in consultation with the relevant government departments when opportunities arise.

Open Space

- 6.3 There is currently a surplus of about 4.44ha and 8.76ha of district open space and local open space respectively in the Pok Fu Lam Planning Area. The overall provision of open space is adequate to meet the demand of the planned population.

7. Proposed Amendment to Matters Shown on the Plan

The proposed amendments as shown on the draft Pok Fu Lam OZP No. S/H10/21A (**Attachment II**) are as follows:

- (a) Item A (about 4.72ha) (**Plans 1, 2a and 2b**)

Rezoning of a site between Victoria Road and Pok Fu Lam Road from “GB”, “R(C)6” and area shown as ‘Road’ to “OU(Global Innovation Centre)”.

- (b) Item B1 (about 581m²) (**Plans 1, 2a and 2b**)

Rezoning of strips of land along Victoria Road from area shown as ‘Road’ to “GB”.

- (c) Item B2 (about 1,500m²) (**Plans 1, 2a and 2b**)

Rezoning of strips of land along Victoria Road from “GB” to area shown as ‘Road’.

- (d) Item C (about 730m²) (**Plans 8, 9a to 9d**)

Rezoning of a strip of land at Waterfall Bay Road from “O” to “R(A)”.

8. Proposed Amendments to the Notes of the OZP

- 8.1 Amendments to the Notes of the OZP are proposed as follows:

“OU” zone

- 8.2 In relation to the Amendment Item A, the Notes and Remarks for “OU” will be revised to incorporate the “OU(Global Innovation Centre)” zone with schedule of uses and GFA and BH restrictions as explained in paragraphs 4.1 to 4.38 above.
- 8.3 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration.

9. Revision to the ES of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

10. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H10/22.

11. Consultation

Departmental Consultation

- 11.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant bureaux/departments for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate. The bureaux/departments include:
- (a) Secretary for Innovation, Technology and Industry;
 - (b) Secretary for Education;
 - (c) Secretary for Development;
 - (d) Head of Invigorating Island South Office, Development Bureau;
 - (e) Commissioner for Heritage, Development Bureau;
 - (f) Executive Secretary (Antiquities and Monuments), Development Bureau;
 - (g) District Lands Officer/Hong Kong West and South, LandsD;
 - (h) Director of Environmental Protection;
 - (i) Director of Social Welfare;
 - (j) Director of Agriculture, Fisheries and Conservation;
 - (k) Director of Leisure and Cultural Services;
 - (l) Director of Fire Services;
 - (m) Director of Electrical and Mechanical Services;
 - (n) Project Manager (South), Civil Engineering Development Department (CEDD);

- (o) Head of the Geotechnical Engineering Office, CEDD;
- (p) Commissioner for Transport;
- (q) Commissioner of Police;
- (r) Chief Building Surveyor/Hong Kong West, Buildings Department;
- (s) Chief Architect/Advisory and Statutory Compliance Division, Architectural Services Department;
- (t) Chief Highway Engineer/Hong Kong, Highways Department (HyD);
- (u) Principal Government Engineer/Railway Development, HyD;
- (v) Chief Engineer/Construction, Water Supplies Department;
- (w) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (x) Chief Town Planner/Urban Design & Landscape, PlanD;
- (y) Director of Housing; and
- (z) District Officer (Southern) (DO(Southern)), Home Affairs Department.

Public Consultation

- 11.2 Development Planning Committee (DPC) of the Southern District Council (SDC) was consulted on 17.1.2024 on the proposed Global Innovation Centre by HKU. Members of DPC of SDC (DC members) generally supported the proposed development (**Amendment Item A**) and suggested HKU to provide more information of the project to the SDC and nearby residents, in particular those of Baguio Villas and Woodbury Court and Ebenezer; implement suitable mitigation measures to address the environmental, visual, traffic and heritage impacts and construction nuisances of the proposed development; to enhance STEM education by knowledge sharing with primary and secondary schools in the Southern District; and explore synergy with QMH and Cyberport. In view of various development projects in the Southern District, e.g. redevelopment of Wah Fu Estate, Yu Kwong Chuen, QMH, etc, some DC members expressed concern on the completion date of the proposed development before the completion of the proposed SIL(W). Some DC members suggested HKU to provide more open space and pet friendly green space within the proposed development and consider to incorporate the adjoining land zoned “R(C)6” for the propose development.
- 11.3 The DO(Southern) advised that HKU should arrange suitable consultation with Area Committee and the public to introduce its proposed development and mitigation measures for noise and air impacts, and traffic issues at appropriate stages.
- 11.4 In relation to the concerns and suggestions raised by DC members, the information and results of various technical assessments conducted by HKU’s consultants conveyed in paragraphs 4.8 to 4.38 above are relevant. HKU also undertook to continue to engage the stakeholders and duly take into account the concerns of the DC members in pursuing the project.
- 11.5 If the proposed amendments are agreed by the Committee, the draft Pok Fu Lam OZP No. S/H10/21A (to be renumbered as S/H10/22 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP amendment to the Board during the two-month statutory public inspection period. The SDC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

12. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved Pok Fu Lam OZP and that the draft Pok Fu Lam OZP No. S/H10/21A at **Attachment II** (to be renumbered to S/H10/22 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Pok Fu Lam OZP No. S/H10/21A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES will be published together with the OZP.

13. **Attachments**

Attachment I	Approved Pok Fu Lam OZP No. S/H10/21 (reduced size)
Attachment II	Draft Pok Fu Lam OZP No. S/H10/21A
Attachment III	Notes of the draft Pok Fu Lam OZP No. S/H10/21A
Attachment IV	ES of the draft Pok Fu Lam OZP No. S/H10/21A
Attachment V	Report on Technical Assessments to support Rezoning of the proposed Global Innovation Centre of HKU (For information only: submission dated 25.1.2024 and 29.1.2024 by the consultant of HKU)
Attachment VI	Provision of Major GIC Facilities and Open Space in Pok Fu Lam Planning Area
Plan 1	Comparison of Existing and Proposed Zonings on the Pok Fu Lam OZP for Amendment Items A, B1 and B2
Plans 2a to 2h	Site Plan, Aerial Photo and Site Photos for Amendment Items A, B1 and B2
Plans 3a to 3y	Phasing Plan, Indicative Master Layout Plan, Floor Plans, Sections and Elevation Plans and Landscape Master Plan of Amendment Item A
Plans 4a to 4f	Photomontages of Amendment Item A
Plans 5a to 5h	Recommended Vehicular Access Points, Access Routes, Area of Influence for TIA Study, and junction improvements of Amendment Item A
Plans 6	Landscape Resources Plan of Amendment Item A
Plans 7	Provision of Open Space and Communal Open Space at Amendment Item A
Plan 8	Comparison of Existing and Proposed Zonings on the Pok Fu Lam OZP for Amendment Item C
Plans 9a to 9d	Site Plan, Aerial Photo and Site Photos for Amendment Item C