

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K1/266

- Applicant** : The Hong Kong Polytechnic University (PolyU) represented by KTA Planning Limited
- Site** : Western Portion of the PolyU Main Campus, Hung Hom, Kowloon
- Site Area** : About 11,750m²
- Lease** : Kowloon Inland Lot (KIL) No. 9853 RP and Ext. (Part)
(a) held under Conditions of Grant No. 11361 together with Conditions of Extension Nos. 11441 and 11822 as varied or modified by four Modification Letters
(b) the lease contains, inter alia, provisions for vehicular access points, car parking spaces, tree preservation, non-building areas, etc.
- Plan** : Approved Tsim Sha Tsui (TST) Outline Zoning Plan (OZP) No. S/K1/28
- Zonings** : “Government, Institution or Community” (“G/IC”) (about 94.9%); and [Restricted to a maximum building height (BH) of 45 metres above Principal Datum (mPD)]

“Open Space” (“O”) (about 5.1%)
- Application** : Proposed Minor Relaxation of BH Restriction from 45mPD to 67.5mPD for permitted ‘Educational Institution’ use

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of BH restriction from 45mPD to 67.5mPD (i.e. +22.5m or +50%) for the redevelopment of mainly Blocks VA and VS for permitted ‘Educational Institution’ use at the western portion of the PolyU Main Campus, Hung Hom, Kowloon (the Site). The Site falls primarily within an area zoned “G/IC” with minor portion encroaching onto a strip of “O” zone abutting Chatham Road South on the approved TST OZP No. S/K1/28 (**Plan A-1**). According to the Notes of the OZP for “G/IC” zone, ‘Educational Institution’ use is always permitted and developments are subject to a maximum BH restriction of 45mPD. Minor relaxation of the BH restriction may

be considered by the Town Planning Board (the Board) under section 16 of the Town Planning Ordinance. The proposed vehicular and pedestrian access falling within “O” zone is regarded as ‘Road’, which is always permitted in accordance with the covering Notes of the OZP.

- 1.2 According to the indicative scheme (**Drawings A-1 to A-25**), the applicant proposed to redevelop Shaw Amenities Building (Block VA), Shaw Sports Complex (Block VS), Fong Shu Chuen Hall and Michael Clinton Swimming Pool into a 16-storey academic building mainly for healthcare education facility (including one basement floor) with total GFA of 83,950m² and a maximum BH 67.5mPD (at main roof). The proposed redevelopment will provide approximately 58,000m² new academic floor space, and reprovision and upgrading of existing sports facilities and student/staff amenities.
- 1.3 A new vehicular and pedestrian access in form of bridge connecting Chatham Road South and 1/F of the proposed academic building will be provided across the existing open space with jogging trail on G/F below Chatham Road South (**Drawings A-4 and A-19**, and **Plans A-2 and A-7**). The staircases on both sides of the proposed access will provide new pedestrian connection to the open space (**Drawing A-4** and **Plan A-7**). A total of 58 parking spaces and 8 loading/unloading (L/UL) bays will be provided within the proposed development on B/F and G/F (**Drawings A-2 and A-3**).
- 1.4 The proposed scheme has adopted a stepped height and staggering building profile, with BH gradually ascending from north and west-wing (43mPD and 59.5mPD), to south-wing (67.5mPD) (**Drawing A-1**). A multi-levels building void with an opening of about 17m in width is proposed from 1/F to 8/F to improve permeability (**Drawings A-4 to A-11** and **A-20**). A new canopy and covered walkway at podium floor (P/F) will integrate with the existing covered walkway system within the PolyU Main Campus (**Drawing A-5**). The building design will be further refined at the detailed design stage.
- 1.5 Landscape features are proposed on multiple levels providing a total of 2,350m² greenery areas (not less than 20% of the site area) (**Drawing A-5**). As revealed by the tree survey, no rare tree species or old and valuable tree (OVT) is identified (Appendix II of SPS at **Appendix Ia**). Whilst 69 trees in poor condition/without high amenity value are proposed to be felled, 69 new trees will be reprovisioned within the Site, which represent a compensatory tree planting ratio of 1:1 in quantity, resulting in no net loss in number of tree.
- 1.6 The master layout plan, floor plans, section plans, landscape proposal, proposed ingress/egress plan and photomontages submitted by the applicant are shown in **Drawings A-1 to A-25**. The major development parameters and main floor uses of the proposed redevelopment are summarised as follows:

Major Development Parameters	
Site Area (about)	11,750m ² #
Max GFA (about)	83,950m ² *#
Plot Ratio (PR) (about)	7.14#
No. of storey	16-storey (including one basement floor)#
Max BH (mPD)	67.5mPD
Greening Area	Not less than 2,350m ² (not less than 20% of the site area)#
Parking Space	58 spaces#
L/UL Bay	8 bays#
Proposed Main Floor Uses#	
B/F	<ul style="list-style-type: none"> • Parking facilities
G/F – P/F	<ul style="list-style-type: none"> • Recreation and amenities (G/F and P/F) • Academic space (G/F and 1/F) • Proposed access and public staircases to jogging trail (1/F) • Podium landscaped garden and circulation space (P/F)
3/F - 14/F	<ul style="list-style-type: none"> • Academic space (3/F-14/F) • Recreation and amenities (3/F-7/F, 9/F and 13/F) • Outdoor swimming pool (9/F) • Outdoor tennis court (13/F)

* Including floor area (e.g. voids, covered area and area underneath elevated walkway etc.) that may be accountable for GFA calculation subject to approval by the Building Authority (BA).

Subject to further refinement at the detailed design stage.

1.7 In support of the application, the applicant has submitted the following documents:

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|-----|--|------------------------------|
| (a) | Application Form received on 29.7.2022 | (Appendix I) |
| (b) | Supplementary Planning Statement (SPS) | (Appendices Ia to Ic) |
| (c) | Further Information (FI) received on 9.9.2022@ | (Appendix Id) |
| (d) | FI received on 12.10.2022* | (Appendix Ie) |
| (e) | FI received on 24.10.2022* | (Appendix If) |

Remarks: @ accepted but not exempted from publication and recounting requirements

* accepted and exempted from publication and recounting requirements

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendices I to If**. They can be summarised as follows:

- (a) As stated in the 2018 Policy Address, the Government would further increase the number of healthcare-related publicly-funded first-year-first-degree intake places. In this connection, the Government has earmarked funding to upgrade and increase teaching facilities of PolyU, in response to the anticipated growing demand for academic floor space arising from the policy initiative. The proposed redevelopment will provide an additional academic floor space of about 58,000m² to cater for the additional of approximate 300 nos. of first-year-first-degree intake places. The existing students/staff amenities and sports facilities will be upgraded and reprovisioned within the future development.

- (b) The proposed redevelopment involves four existing buildings completed in the 70s, in which their development potential is yet to be optimised. The proposal will utilise scarce land resource and adhere to the principle of “single site, multiple use” by co-locating the additional academic space for professional healthcare training together with sport and student/staff amenity uses.
- (c) The Site is surrounded by Li Ka Shing Tower (82.8mPD) and Jockey Club Innovation Tower (63.3mPD) to its east and north. The proposed scheme is featured with a cutting and staggering building design, with BH gradually ascending from north to south (43mPD to 67.5mPD), which will echo well with neighbouring buildings and be compatible with the varied BH profile of the PolyU Main Campus. The proposed building design is subject to further adjustment at the detailed design stage.
- (d) An entrance gateway is proposed along Chatham Road South, which is currently a monotonous façade characterised by a cluster of medium-rise bulky buildings. The permeable design will bring improvement to the existing long and inaccessible frontage by breaking down the building mass and thus enhancing permeability.
- (e) The new vehicular and pedestrian access at Chatham Road South, which will be opened 24 hours for public use, will also serve as a new public access to the open space with jogging trail. One of the existing accesses to the jogging trail is via the subway. With the proposed access in place, the public will be able to enjoy a brighter, safer and greener access to the jogging trail from Chatham Road South with natural surveillance.
- (f) Landscape features such as outdoor sky gardens, green rooftops and landscaped terraces will be provided to enhance walking environment, entwine with the building façade and provide quality outdoor space. In addition, the provision of multi-level edge plantings will soften building mass and enhance visual amenity. There will be no net loss in tree quantity and greenery areas of not less than 2,350m² will be provided.
- (g) The proposed redevelopment is in line with the planning intention of “G/IC” zone and meets the criteria for consideration of BH relaxation set out in Explanatory Statement of the OZP (see paragraph 7.2 below). As demonstrated by various technical assessments, the proposed redevelopment will not generate adverse impacts on traffic, environmental, visual, air ventilation, landscape, sewerage and drainage aspects.
- (h) Alumni, student and staff members have been consulted on the proposed redevelopment prior to submission of the application. The proposal received support in general from the consultee and that the comments received have been taken into account in the proposed scheme.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Application

There is no previous application covering the Site.

5. Similar Application

There is a similar application for minor relaxation of BH restriction within “G/IC” zone on the TST OZP (**Plan A-1**). Application No. A/K1/218 for minor relaxation of BH restriction from 45mPD to 63.3mPD for education institution use at the north-western portion of PolyU Main Campus (immediate north of the Site) was approved with conditions by the Metro Planning Committee (the Committee) on 19.9.2008 on the consideration that the proposal was not incompatible with existing buildings in the vicinity; there was no significant visual impact to the surrounding areas; and the relevant departments had no adverse comment.

6. The Site and its Surrounding Areas (Plans A-1 to A-7)

6.1 The Site is:

- (a) situated at the western portion of the PolyU Main Campus;
- (b) currently occupied by Shaw Amenities Building (Block VA) (20.5mPD) for supporting facilities including canteen, convenience stores, bank and ancillary office; Shaw Sports Complex (Block VS) (16.4mPD) accommodating gym rooms, sports hall and tennis court; Fong Shu Chuen Hall (10.9mPD) for multi-purpose hall; and Michael Clinton Swimming Pool (4.6mPD); and
- (c) connected with the existing covered walkway system on P/F of the PolyU Main Campus.

6.2 The surrounding areas have the following characteristics:

- (a) the predominant BH in PolyU Main Campus is medium-rise around 45mPD with taller buildings including the Jockey Club Innovation Tower (63.3mPD), Li Ka Shing Tower (82.8mPD) and Stanley Ho Building (39.5mPD) located to the immediate north, east and south of the Site. Lee Shau Kee Building (70mPD) is located to the further north-east of the Site (**Plan A-2**);

- (b) to the west is a strip of “O” zone comprising a jogging trail below the road level of Chatham Road South and a vegetated man-made slope (**Plan A-7**). To the further west across Chatham Road South is a military site (i.e. Gun Club Hill Barracks); and
- (c) well-served by various modes of public transport, including buses, light buses and taxis. The Cross Harbour Tunnel bus interchange and MTR Hung Hom Station are located about 300m west to the Site (**Plan A-1**).

7. **Planning Intentions**

7.1 The planning intentions of the zones covering the Site are:

- “G/IC” (about 94.9%) : primarily for the provision of Government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory.
- “O” (about 5.1%) : primarily for the provision of outdoor public open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

7.2 A minor relaxation clause in respect of the BH restrictions is incorporated into the Notes of the OZP to provide incentive for developments/redevelopments with design merits/planning gains. Each application for minor relaxation of BH restrictions will be considered on its own merits and the relevant criteria for consideration of such relaxation as stated in paragraph 7.5 of the Explanatory Statement (ES) of the OZP are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
- (c) providing better streetscape/good quality street level space;
- (d) providing separation between buildings to enhance air ventilation and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP; and
- (f) other factors, such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

8. Comments from Relevant Government Bureau/Departments

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

Policy Perspective

8.1.1 Comments of the Secretary for Health (S for Health):

- (a) as stated in the 2018 Policy Address, the Government will increase the number of healthcare training places in preparation for the tight manpower situation of the healthcare profession. To expand the capacity for relevant professional healthcare training of the University Grants Committee-funded universities, the Government has earmarked about \$20 billion for short, medium and long-term works projects to upgrade and increase the teaching facilities. As announced in the 2022-23 Budget, another \$10 billion will be set aside to ensure that there will be sufficient funding to complete all the planned projects; and
- (b) amongst others, the PolyU has proposed, as a long-term project, the construction of an integrated teaching building within campus. The legislative Council approved the funding proposal of the consultancy study for project under block allocation in the 2019 Capital Works Reserve Fund Resource Allocation Exercise. In view of the above, he supports the application from healthcare manpower policy perspective. Meanwhile, he also supports the early completion of healthcare teaching facilities projects and has no objection to the application.

Land Administration

8.1.2 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD):

- (a) no objection to the application;
- (b) the Site falls within KIL No. 9853 RP and the Extension thereto which is held under Conditions of Grant No. 11361 dated 27.11.1979 together with Conditions of Extension No. 11441 dated 12.9.1980 and Conditions of Extension No. 11822 dated 14.5.1985 as varied or modified by four Modification Letters dated 23.10.1989, 30.3.1999, 22.3.2004 and 6.8.2010 respectively. The lease contains, inter alias, provisions for vehicular access points, car parking spaces, tree preservation, non-building areas, etc. The proposed redevelopment scheme involving, inter alias, a new additional vehicular access to/from Chatham Road South, would be in breach of the said lease conditions; and

- (c) if the application is approved by the Board, the applicant is required to apply to LandsD for a lease modification to implement the proposal. However, there is no guarantee that the lease modification application will be approved. Such application, if received, will be considered by LandsD acting in the capacity as a landlord at its sole discretion. In the event that the application is approved, it will be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed.

Traffic

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

- (a) no in-principle objection from traffic engineering viewpoint subject to the incorporation of the following approval condition:

the implementation of traffic management control measure(s) and/or restriction on access arrangement as proposed by the applicant to the satisfaction of C for T or of the Board.
- (b) the traffic management control measure(s) and/or restriction on access arrangement shall be implemented to avoid traffic congestion and/or potential traffic queuing on Chatham Road South;
- (c) the Transport Department (TD) reserves the right to review/alter the access arrangement/restriction(s) if the ingress/egress traffic at the proposed vehicular access affect the traffic flow on Chatham Road South;
- (d) no taxi stand shall be constructed at the proposed lay-by;
- (e) the proposed road works shall comply with TD requirements and the Highways Standard, and are constructed to the satisfaction of TD and Highways Department (HyD); and
- (f) Road Safety Audit shall be carried out at the feasibility, design and constructions stages for the proposed works in accordance with Transport Planning and Design Manual Volume 5 Chapter 7.

8.1.4 Comments of the Chief Highway Engineer/Kowloon (CHE/K), HyD:

- (a) the project proponent shall ascertain that the levels of proposed road works shall match with the levels of existing adjoining roads and the design of road works shall be in accordance with the TPDM and Highways Standard; and

- (b) the maintenance responsibility should be further clarified on a later stage when the detailed design is available. For management responsibility, comments from TD shall be sought within their respective ambits.

8.1.5 Comments of the Commissioner of Police (C of P):

no adverse comment on the proposal as long as the subsequent construction would not cause traffic impact to Chatham Road South and concerns of road safety.

Environment

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

- (a) insurmountable environmental impacts arising from the proposed development are not anticipated and no objection to the application from environmental perspective;
- (b) the following approval conditions are recommended should the Board decide to approve the application:
 - (i) the submission of an updated SIA to the satisfaction of DEP or of the Board;
 - (ii) the implementation of the local sewerage upgrading/ sewerage connection works identified in the updated SIA to the satisfaction of the Director of Drainage Services or of the Board; and
 - (iii) the submission of a Land Contamination Assessment in accordance with the prevailing guidelines and the implementation of the remedial measures identified therein prior to development of the site to the satisfaction of the DEP or of the Board.
- (c) other detailed comments are set out at **Appendix II**.

8.1.7 Comments of the Chief Engineer/Mainland South (CE/MS), DSD:

the SIA for the application needs to meet the full satisfaction of EPD, the planning authority of sewerage infrastructure. DSD's comments on the captioned SIA submitted by the developer are subject to views and agreement of EPD.

Urban Design, Air Ventilation and Landscape

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

Urban Design and Visual

- (a) given the context and as illustrated in the photomontages of the Visual Impact Assessment, the proposed development with a BH of about 67.5mPD would unlikely induce significant adverse effects on the visual character of the surrounding townscape;
- (b) a stepped BH profile (43mPD/59.5mPD/67.5mPD) has been adopted for the proposed block. The proposed canopy will form part of the covered walkway system on P/F of the PolyU Main Campus, which is the main pedestrian circulation area within the Main Campus. A new entrance is created at Chatham Road South connecting to the P/F of the Main Campus. A multi-storey building opening is provided along the new entrance, which help breaking up the building frontage along Chatham Road South. Landscape treatments in the form of outdoor sky gardens, green rooftops, landscaped terraces and landscape areas are provided at G/F to 14/F of the proposed development, and multi-level edge plantings have been incorporated along the development edges. The above design measures may promote visual interest and building permeability as well as enhance pedestrian comfort and connectivity;

Air Ventilation

- (c) Air Ventilation Assessment (AVA) would not be required as the subject proposed development does not fall under any criteria set out in the Joint Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular on AVA No. 1/06. Significant adverse impact on the surrounding pedestrian wind environment is not anticipated;

Landscape

- (d) the Site is situated in an area of institutional landscapes character predominated by medium-rise institutional developments. The Site is currently occupied by four existing institutional buildings. The proposed development is considered not incompatible with the landscape setting in proximity;
- (e) with reference to the SPS, 105 existing trees of common species are identified within the site. 36 trees are purposed to be transplanted and 69 trees are proposed to be felled. No rare or protected tree species or OVTs are found within the Site. Landscape provisions such as podium garden at P/F with shrubs

and trees planting, atrium courtyard to the west of the podium garden, sky gardens at 4 to 6/F, 8/F and 11-13/F, vertical greening at G/F and edge plantings on different levels are proposed to enhance the landscape quality of the development. Hence, she has no objection to the application from landscape planning perspective; and

- (f) other detailed comments are set out at **Appendix II**.

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

it is noted that the proposed development consists of one block with BH ranging from about 43mPD to 67.5mPD. Since the existing BH of adjacent buildings are ranging from about 63.3mPD to 82.8mPD (Jockey Club Innovation and Li Ka Shing Tower), he has no comment from architectural and visual impact point of view.

Building Matters

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

- (a) no in-principle objection to the application;
- (b) all building works are subject to compliance with the Buildings Ordinance (BO) and its allied regulations; and
- (c) other detailed comments are set out at **Appendix II**.

Fire Safety

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

- (a) no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of his department;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (c) the Emergency Vehicular Access provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administered by the BD; and
- (d) shall the proposed work encroach into any licensed premises in the area, such as dangerous goods store, the applicant should make separate enquiry to his department to ensure work feasibility.

8.2 The following departments have no comment on/objection to the application:

- (a) Chief Engineer/Construction, Water Supplies Department; and
- (b) District Officer (Yau Tsim Mong), Home Affairs Department.

9. Public Comments Received During Statutory Publication Period

During the statutory public inspection period, a total of 276 public comments were received, including 254 supporting comments from individuals (samples at **Appendix IIIa**); and 17 comments from TST Residents Concern Group, Management Office of New East Ocean Centre and individuals expressing concerns/objecting to the application; and 5 comments from individuals providing suggestions/views to the proposal (**Appendix IIIb**). A full set of the public comments is deposited at the meeting for Members' inspection. The major grounds of public views are summarised as follows:

Supporting Views (254)

- (a) the proposed redevelopment will provide additional teaching facilities to tie in with the policy of expanding capacity of professional healthcare training promulgated in the 2018 Policy Address;
- (b) due to increasing student intake, PolyU is in severe need of floor space for academic development. The proposed scheme will supply the much needed academic floor space via better site utilisation and optimisation of development potential;
- (c) the proposed redevelopment with modern architectural design is welcomed. the provision of upgraded sports and recreational facilities and new vehicular access/carpark will bring convenience to the PolyU's community and visitors;

Objecting Views/Concerns (17)

- (d) PolyU's students and staff members have long been suffering from environmental nuisances arising from the long-term construction works within campus. Besides, the supporting facilities in Block VA will be inevitably affected by the redevelopment, thereby causing inconvenience to the PolyU's community;
- (e) the proposed redevelopment will cause adverse environmental, visual and air ventilation impacts to the surroundings, creating a wall effect along Chatham Road South and non-compliance with Sustainable Building Design Guidelines (SBDG);
- (f) the existing row of trees along Chatham Road South not only serves as a buffer between PolyU and the heavy traffic, but also provides visual relief and alleviate air pollution for the district. The strip of "O" zone should be retained;
- (g) the proposed access is situated after a blind spot and usually where vehicles accelerate and thus will pose danger to the road users. Besides, given the current security clearance in place, it is likely to create a tailback;

- (h) there are empty classrooms and lecture halls within PolyU, and the existing facilities with low usage should be utilised. It is doubtful whether the proposed redevelopment is necessary and the funding should be better allocated elsewhere; and

Providing Suggestions/Views (5)

- (i) the outdoor swimming pool and sport complex should be retained, and more open space and society room should be provided. Since there is no large-scale recreational facilities nearby, open campus policy should be adopted, so that the upgraded facilities can be enjoyed by the general public.

10. Planning Considerations and Assessments

- 10.1 The applicant seeks planning permission for proposed minor relaxation of BH restriction from 45mPD to 67.5mPD (+22.5mPD or +50%) for redevelopment of four existing buildings and facilities at the Site into a 16-storey academic building (including basement floor) with a total GFA of 83,950m². The existing sports facilities and student/staff amenities within the Site will be reprovisioned in the new building. A new vehicular and pedestrian access connecting Chatham Road South and PolyU Main Campus is proposed on 1/F straddled over the adjoining strip of “O” zone, which is currently occupied by an open space with jogging trail and vegetated man-made slope (**Drawings A-3, A-4, A-19 and A-23, and Plans A-2 and A-7**). The proposed vehicular and pedestrian access will open 24 hours for public use and will serve as an additional public access to the existing open space with jogging trail through two new staircases (**Drawing A-4**).

Planning Intentions

- 10.2 The proposed redevelopment for permitted ‘Educational Institution’ use is in line with the planning intention of the “G/IC” zone, which is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. Meanwhile, the proposed vehicular and pedestrian access falling within strip of “O” zone is regarded as ‘Road’ and is always permitted in accordance with the covering Notes of the OZP.

Policy Aspect

- 10.3 The proposed redevelopment will upgrade and increase teaching facilities of the PolyU in response to the anticipated growing demand for academic floor space arising from the policy initiative of expanding capacity of professional healthcare training promulgated in the 2018 Policy Address. The proposed redevelopment will provide an additional academic floor space of about 58,000m² to cater for the additional of approximately 300 intake places per year. In this regard, S for Health supports the application from healthcare manpower policy perspective and also supports the early completion of healthcare teaching facilities projects.

Urban Design and Landscape Aspects

- 10.4 The Site is located at the western portion of the PolyU Main Campus and surrounded by existing buildings including the Jockey Club Innovation Tower (63.3mPD), Li Ka Shing Tower (82.8mPD) and Stanley Ho Building (39.5mPD) to the immediate north, east and south respectively (**Plan A-2**). A stepped BH profile for the proposed development has been adopted with BH gradually ascending from north and west-wing (43mPD and 59.5mPD) to south-wing (67.5mPD) (**Drawing A-1**), which would not exceed the maximum BH of the existing buildings within PolyU Main Campus. In this regard, CTP/UD&L, PlanD considers that the proposed development is unlikely to induce any significant adverse effects on the visual character of the surrounding townscape. CA/CMD2, ArchSD also indicates that he has no comment from architectural and visual impact point of view.
- 10.5 Sustainable building design features such as a multi-levels building void is proposed from 1/F to 8/F to improve permeability (**Drawings A-4 to A-11, A-20 and A-22**). Landscape features in the form of outdoor sky gardens, green rooftops, landscaped terraces, landscape areas and edge plantings are provided on multiple levels to enhance landscape and building quality (**Drawings A-21 and A-22**). Besides, a canopy and covered walkway is proposed on P/F to integrate with the existing covered walkway system of the Main Campus (**Drawings A-5**). The existing jogging trail will not be affected by the proposed vehicular and pedestrian access, and the public accessibility to the jogging trail will be improved through the provision of two new staircases (**Drawings A-4 and A-19 and Plan A-7**). CTP/UD&L, PlanD considers that the above-mentioned design merits/measures may promote visual interest and building permeability as well as enhance pedestrian comfort and connectivity, and the proposed redevelopment is considered not incompatible with the landscape setting in proximity. In view of the above, the proposed redevelopment is considered to be generally in line with the planning criteria provided in paragraphs 7.2(c), 7.2(d) and 7.2(f) above in respect of quality pedestrian connectivity, enhancement of air ventilation and visual permeability, and improvement of townscape and local amenity.

Technical Aspects

- 10.6 The TIA submitted demonstrated that the proposed redevelopment will not cause adverse traffic impact to the surrounding areas. C for T has no adverse comment on the application subject to the incorporation of the approval condition as set out in paragraph 12.2(a) below.
- 10.7 The EA submitted has demonstrated that insurmountable environmental impact associated with the proposed development is not anticipated. In this regard, DEP has no objection to the application from the environmental aspect subject to the imposition of the approval conditions as set out in paragraphs 12.2(b) to (d) below. To address the fire safety concern, approval condition under paragraph 12.2(e) below is recommended. Other relevant government departments consulted including DSD, HyD, and WSD have no adverse comments on or no objection to the application.

Similar Application

- 10.8 Approval of the current application is consistent with the previous decision of the Committee on similar application as stated in paragraph 5 above.

Public Comments

- 10.9 Regarding the objections/concerns raised in the public comments, the planning assessments above and the departmental comments in paragraph 8 are relevant. Regarding the concerns on noise and air quality during construction, relevant statutory regulations and good practices shall be followed in order to minimise potential impacts to student and staff. It should be noted that the strip of “O” zone, which has been developed as jogging trail, will not be affected by the proposed redevelopment.

11. Planning Department’s Views

- 11.1 Based on the assessments made in paragraph 10 above, and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 28.10.2026, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) the implementation of traffic management control measure(s) and/or restriction on access arrangement as proposed by the applicant to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of an updated Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated Sewerage Impact Assessment in planning condition (b) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (d) the submission of a Land Contamination Assessment in accordance with the prevailing guidelines and the implementation of the remedial measures identified therein prior to development of the site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and

- (e) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

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

- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

there are insufficient planning and design merits to justify the proposed minor relaxation of BH restriction.

12. Decision Sought

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

13. Attachments

Appendix I	Application Form received on 29.7.2022
Appendices Ia to Ic	Supplementary Planning Statement
Appendix Id	FI received on 9.9.2022
Appendix Ie	FI received on 12.10.2022
Appendix If	FI received on 24.10.2022
Appendix II	Detailed Departmental Comments
Appendices IIIa to IIIb	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawings A-2 to A-18	Floor Plans
Drawings A-19 to A-20	Section Plans
Drawing A-21	Landscape Proposal
Drawing A-22	Landscape Section
Drawing A-23	Proposed Vehicular Access Plan
Drawings A-24 to A-25	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 to A-7	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2022**