

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/595

<u>Applicants</u>	: Lingnan University (LU) represented by KTA Planning Limited
<u>Site</u>	: 8 Castle Peak Road – Lingnan (Part), Tuen Mun, New Territories
<u>Site Area</u>	: About 2,302.28m ²
<u>Lease</u>	: <u>Tuen Mun Town Lot (TMTL) No. 376 (Part)</u> <ul style="list-style-type: none">- for the purposes of a tertiary education institute- maximum gross floor area (GFA) of 110,400m²
<u>Plan</u>	: Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/40
<u>Zoning</u>	: “Government, Institution or Community” (“G/IC”) <i>[Restricted to a maximum building height (BH) of 4 storeys (excluding basement floor(s))]</i>
<u>Application</u>	: Proposed Minor Relaxation of BH Restriction for Permitted Educational Institution Use

1 The Proposal

- 1.1 The applicant seeks planning permission for proposed minor relaxation of BH restriction from four storeys to seven storeys (i.e. +3 storeys or +75%) for permitted ‘Educational Institution’ use at the application site (the Site) zoned “G/IC” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “G/IC” zone, ‘Educational Institution’ use is always permitted and developments therein are subject to a maximum BH restriction of four storeys, or the height of the existing building, whichever is the greater. Based on the individual merits of a development or redevelopment proposal, 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 Ordinance).
- 1.2 The Site is located at the central portion of the LU campus, encircled by the existing academic buildings such as Leung Kau Kui Building (LKK Building) to the east, the Main Building to the west, and Wing On Plaza to the north (**Plan A-1 to A-3**). It is currently occupied by Yu Kan Hing Memorial Garden comprising a garden, a pond, a pavilion and covered walkways (**Plans A-4a and A-4b**).

- 1.3 According to the applicant's submission, the proposed development is for construction of a seven-storey New Science Building for the School of Data Science of LU established in 2024. The proposed development will provide about 10,778.6m² new academic floor space for interdisciplinary digital science, comprising lecture rooms, laboratories, offices and ancillary facilities. An open-void central staircase is proposed at LG/F and G/F of the New Science Building to maintain the continuous visual corridor across the north-south axis of the LU campus and to break down the building mass (**Drawings A-7 and A-10**). To further enhance the inter-connectivity, the proposed New Science Building will connect with the adjoining academic buildings at various level to provide weather-proof and easy access within the LU campus (**Drawings A-2, A-3 and A-7**). In addition, the existing pavilion and covered walkway will be re-provided within the Site at the south (**Drawing A-8**). The proposed development is targeted to be completed by 2028. The floor plans, section plans, landscape layout plans and photomontages submitted by the applicant are shown at **Drawings A-1 to A-18**. Major development parameters of the scheme are as follows:

Development Parameters of the Scheme	
Site Area	About 2,302.28 m ²
Non-domestic Plot Ratio (PR)	About 4.78
Non-domestic Gross Floor Area (GFA) <ul style="list-style-type: none"> <i>New Science Building</i> <i>Re-provided pavilion and covered walkway</i> 	About 11,000m² About 10,778.6 m ² About 221.4 m ²
Site Coverage	About 59.1%
BH	7 storeys (including LG/F) (i.e. about 58mPD (at main roof))
Anticipated No. of Students and Staff	About 685 students and 173 staff

- 1.4 According to the applicant's submission, the internal road to the east (i.e. the one adjoining to Ho Sin Hang Building (HSH Building)) will be extended to serve as an emergency vehicular access (EVA) for the proposed development (**Drawing A-9**). The Site is also accessible via internal pedestrian routes within LU connecting to Fu Tei Road and Tuen Kwai Road (**Drawing A-9 and Plans A-2 to A-3**). In terms of parking provision, as the Hong Kong Planning Standards and Guidelines (HKPSG) has no specific parking requirement for tertiary institution and the provision of parking spaces or loading/unloading (L/UL) spaces rests upon the operational needs, no parking / L/UL spaces are proposed for the proposed development.
- 1.5 According to the Landscape Proposal (LP) which includes a Tree Preservation Proposal (TPP), a total of 42 trees are identified within the Site. None of the trees identified are 'Old Valuable Trees'/'Champion Trees'. While a total of 17 trees will be retained in-situ (**Drawings A-10 to A-12**), the remaining 25 trees in poor form are proposed to be felled. Due to the limited site area, 25 new trees are proposed to be planted outside the Site and within LU to achieve 1:1 compensatory ratio (**Drawings A-13**). Other landscape features including the use of evergreen / ornamental / shrub plantings at LG/F and G/F of the proposed development will be incorporated for creating a green and comfortable environment. No less than 20% of the total area for greening at the Site will be

provided in accordance with the requirement of the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152.

- 1.6 In support of the application, the applicant has submitted relevant technical assessments on traffic, environmental, sewerage, geotechnical, landscape, tree preservation and visual aspects to demonstrate that the proposed development would not pose significant adverse impact on the surrounding environment (**Appendix Ia**).
- 1.7 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form received on 11.12.2024 (**Appendix I**)
 - (b) Further Information (FI) received on 24.2.2025 (**Appendix Ia**)
(consolidated report)[#]

(Supporting planning statement received on 11.12.2024 and FIs received on 10.1.2025^{*}, 7.2.2025[#] and 10.2.2025[#] were superseded and not attached.)

[^{*} Not exempted from publication and recounting requirements]

[[#] 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 **Appendix Ia**, which are summarised as follows:

Increasing demand for additional academic and research floor space

- (a) Under the LU's Strategic Plan 2022-28, the LU will progress into a "Digital Future" with focuses on artificial intelligence and data science. The School of Data Science has been established in 2024 for enhancing innovation and technology teaching and research at LU. At present, the School of Data Science is occupying one floor of Wong Administration Building with limited floor space (**Plan A-2**), which is considered a very congested and undesirable teaching and learning environment for the staff and students. To meet the spatial need of the new School, additional floor space within the LU campus is required to accommodate the rising demand for academic and research activities.
- (b) Various development options had been explored by LU to improve the teaching facilities including redevelopment of existing academic buildings within the LU campus. However, the existing facilities have been over-utilised and possibility to decant an occupied facility for redevelopment was considered low, while temporary closure of existing academic facilities would have adverse impact on the current students and researchers. Making use of the existing open space at Yu Kan Hing Memorial Garden and pavilion and its surrounding areas would be the most efficient and appropriate option for the campus expansion.

- (c) The Site is encircled by existing academic buildings, Wing On Plaza, and the existing terrain. Due to the need for meeting the statutory requirement for EVA provision and reprovisioning of the pavilion and covered walkway, as well as to avoid disruption to the existing underground utilities, the building footprint of the proposed development has already been maximised at about 48% of the Site. Given the constraints above, there is very limited scope to further enlarge the building footprint of the proposed development. As a result, the proposed minor relaxation of BH is necessary to accommodate all the required research and academic facilities with a GFA of about 10,778.6m² in support of the School of Data Science.

Continue to meet the planning intention of the “G/IC” zone

- (d) The proposed development, which is for academic and research uses, fully conforms with the planning intention of the “G/IC” zone.

Compatible with the surrounding BH profile

- (e) The BH of the proposed development is compatible with the LU Campus and the wider area. The LU Campus features a stepped BH profile, descending from the Student Hostels (about 55mPD to 66mPD) and the proposed Lingnan Hub (about 56mPD) in the southeast towards Tin Ka Ping Swimming Pool (about 16mPD) in the northwest (**Plan A-5**). In addition, the LU Campus is surrounded by medium to high-rise residential developments including Parkland Villa, Beneville and South Hillcrest. The proposed BH of seven storeys (about 58mPD) is considered compatible with the surrounding BH profile and the visual impact, as assessed in the Visual Appraisal, arising from the proposed development is considered negligible to slightly adverse.
- (f) The specific height requirements for the proposed facilities such as tiered seating-lecture rooms, offices and laboratories and museum have been minimised as far as practicable ranging from 4.5m to 8.4m (**Drawings A-6 and A-7**). With a higher floor height requirement, the proposed BH of about 58mPD would enable the New Science Building in keeping with the stepped BH profile of the LU campus without compromising its integrity.

Design merits

- (g) The central staircase has been incorporated on LG/F and G/F of the proposed development, connecting the Wing On Plaza and the reprovided pavilion. By adopting a permeable design, the continuous visual corridor across north-south axis of the LU campus can be maintained. The opening could also contribute to breaking down the building mass and thus minimising potential visual impact. Also, the proposed development with provision of multi-level connections with the adjoining LKK Building and Main Building will further strengthen the comprehensive covered walkway system within LU.
- (h) Various landscape opportunities have been accommodated. While the re-provided covered walkway is proposed with seating and shrub planting, various landscaping will also be provided on LG/F to enhance the greening effect.

The greenery area of the proposed development will be not less than the required 20% under greenery requirement.

Approval of the application is consistent with the Board's previous decisions

- (i) There were several similar applications for proposed minor relaxation of BH restriction for 'Educational Institution' across the territory. The proposed development is similar to other developments in terms of nature and scale. Therefore, approval of the current application is consistent with the Board's previous decisions.

Technically feasible with no insurmountable impact

- (j) In terms of traffic, there are no additional parking or L/UL spaces proposed. The Traffic Impact Assessment (TIA) has also concluded that the existing public transportation services would have sufficient capacity to cater for the design population of the proposed development. Therefore, the proposed development would not generate insurmountable traffic impact to the nearby road networks / public transport services. During construction of the proposed development, relevant mitigation measures stipulated in guidelines and regulations (e.g. ProPECC PN 1/24 and Air Pollution Control (Construction Dust) Regulation) will be followed and implemented. Thus, no adverse noise and air quality nuisance during construction stage are expected.
- (k) The technical reports submitted in support of the application (including Visual Appraisal, LP, TIA, Environmental Assessment (EA), Sewerage Impact Assessment (SIA), and Geotechnical Planning Review Report (GPRR) conclude that the proposed development would not create unacceptable impacts.

Consultation

- (l) In addition to the public inspections for the application under the Ordinance, news/information in relation to the proposed New Science Building had already been made available on the LU's website¹ prior to submission of application, which is open to public for enquiry or opinions. LU will remain committed to engage with stakeholders by seeking input/opinions during the detailed design stage. Design workshops will continue to be organised to facilitate exchange of ideas with students and staff.

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

The applicant is the sole "current land owner" of the Site. Detailed information would be deposited at the meeting for Members' inspection.

¹ See projects in progress of LU in <https://www.ln.edu.hk/ocdm/campus-development/in-progress>

4 **Background**

A comprehensive review of the Tuen Mun OZP No. S/TM/25 had been undertaken to address land use and planning issues, including imposition of restrictions on BH and development intensity and rezoning for various development zones. After review, a BH restriction of four storeys for the western part of LU campus mainly to reflect the predominant height of the academic buildings and a BH restriction of 10 storeys for the eastern and southern parts of LU campus were imposed to reflect the tallest buildings among the student hostels, quarters and the academic blocks. The BH restrictions were incorporated in the draft Tuen Mun OZP No. S/TM/26 exhibited on 16.10.2009 and have remained unchanged since then.

5 **Previous Applications**

The Site, which formed part of the LU campus, was involved in two previous applications (No. A/TM/149 and 180) for tertiary education centre and student and staff accommodation which were approved by the Rural and New Town Planning Committee (the Committee) on 3.7.1992 and 22.4.1994 respectively to facilitate the relocation and expansion of the then Lingnan College on the considerations that the proposed development for tertiary education was compatible with surrounding planned land uses; a balanced spatial distribution of tertiary education in Hong Kong; and support of the University and Polytechnic Grants Committee and the then Secretary for Education and Manpower had been obtained. Details of the previous applications are summarised in **Appendix II** and their locations are shown on **Plan A-1**.

6 **Similar Application**

There is a similar application (No. A/TM/543) for minor relaxation of BH restriction from five storeys² (excluding basement floor) to six storeys for a permitted educational institution development (i.e. for the addition of mezzanine floor of the Library Block of the Main Building of LU) within the same “G/IC” zone. The application was approved by the Committee on 16.8.2019 mainly on the grounds that the proposed development was in line with the planning intention of the “G/IC” zone; the proposed development would not result in any increase of the existing BH or the mass of the Main Building and hence no adverse impact to the surrounding; and concerned departments had no adverse comment on the proposed development. Details of the application are at **Appendix III** and its location is shown on **Plan A-1**.

7 **The Site and Its Surrounding Areas** (Plans A-1 to A-3 and A-5 and photos on **Plans A-4a to A-4b**)

7.1 The Site is:

- (a) located at the central portion of the LU campus;

² The Library Block of the Main Building was five storeys before the incorporation of BH restrictions in the draft Tuen Mun OZP No. S/TM/26 exhibited on 16.10.2009.

- (b) currently occupied by Yu Kan Hing Memorial Garden comprising a garden, a pond, a pavilion and covered walkways; and
- (c) accessible via internal pedestrian routes within LU connecting to Tuen Kwai Road and Fu Tei Road leading from Castle Peak Road-Lingnan.

7.2 The Site is situated within the LU campus encircled by existing academic buildings with BHs ranging from 4 to 7 storeys (or about 35mPD to 44mPD). In the wider context, there are also some high-rise residential developments (e.g. Beneville, South Hillcrest, Fu Tai Estate and Parkland Villas) with BHs ranging from 16 to 41 storeys (or about 70mPD to 128mPD), intermixed with some low-rise GIC facilities including a primary school and religious institutions.

8 Planning Intention

The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

9 Comments from Relevant Government Departments

9.1 The following Government bureau / departments have been consulted and their views on the application are summarized as follows:

Policy Aspect

9.1.1 Comments of the Secretary for Education (SED):

She supports the application from the perspective of higher education development.

Land Administration

9.1.2 Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) The Site falls within TMTL No.376 (“the Lot”) which is restricted for the purposes of a tertiary education institute operated in accordance with the Lingnan College Ordinance and is subject to a lease term up to 30 June 2047. Pursuant to the lease governing the Lot, amongst other development restrictions like master layout plan and landscaping proposal requirements, the development to be erected thereon shall be restricted to not exceeding a total maximum GFA of 110,400m².
- (b) The proposed development at the Site would be a new seven-storey building together with other ancillary facilities (the Proposal) with a

total GFA of 11,000m². Unless the applicant could demonstrate that the additional GFA from the Proposal could be counted towards the maximum permitted total GFA of 110,400m², development in accordance with the Proposal would be in conflict with the lease governing the Lot.

- (c) In the event that the subject planning application had been approved by the Board and the Proposal would result in conflict with the lease condition, the lot owner has to apply to LandsD for a lease modification. However, there is no guarantee that the lease modification application, if received by LandsD, will be approved. Such application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. If the application for lease modification is supported by the relevant policy bureau from policy angle and subsequently approved by LandsD, it would be subject to such terms and conditions as may be imposed and see fit by LandsD.

Traffic

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

He has no adverse comment on the TIA.

9.1.4 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

He has no comment on the application from highways maintenance point of view as no public road and other highway's asset is affected.

Urban Design

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

- (a) The LU is situated in the northeastern part of the Tuen Mun New Town, which predominantly comprises GIC facilities and residential developments. Being located in the central portion of the LU campus within a "G/IC" zone sandwiched between vegetated hillslopes on the east and Castle Peak Road – Lingnan on the west, the Site is mainly surrounded by other buildings in LU with BHs ranging from about 16mPD to 66mPD (or one to 11 storeys). There are also some medium to high-rise residential developments (e.g. Beneville, South Hillcrest, Fu Tai Estate and Parkland Villas) to the immediate north of the LU campus and across the road to its west with BHs ranging from about 70mPD to 128mPD (or 16 to 41 storeys). The proposed development with a BH of about 58mPD and seven storeys is considered not incompatible with its surrounding context.

- (b) As illustrated in the submitted photomontages (**Drawings A-14 to A-18**), the proposed development would unlikely induce significant adverse visual impact to the surrounding area. Various design measures including opening on LG/F and G/F and landscape treatments, etc. are proposed to minimise the potential visual impact of the proposed development.

9.1.6 Comments of the Chief Architect/ Advisory and Statutory Compliance Division, Architectural Services Department (CA/ASC, ArchSD):

She has no comment from architectural and visual points of view noting that the proposed development is compatible with the adjacent buildings and would have negligible visual impact on the surrounding environment according to the photomontages provided (**Drawings A-14 to A-18**).

Landscape

9.1.7 Comments of CTP/UD&L, PlanD:

- (a) Based on the aerial photo of 2023, the Site is situated in an area of residential urban landscape character predominated by residential buildings and the LU campus, a woodland zoned “Green Belt” is located at the immediate east of the university campus. The proposed development of a seven-storey building is considered not incompatible with the surrounding landscape character.
- (b) Noting the Site is currently occupied by a garden with a pavilion and covered walkway, the existing garden will be demolished to accommodate the proposed development while the existing pavilion and covered walkway will be relocated and re-provided within the Site respectively. 42 existing trees in total are found within the Site. While 25 trees are proposed to be felled, 17 existing trees will be retained and 25 new trees will be provided among the LU campus and outside the Site. Greenery and landscape areas will be provided on G/F and LG/F of the proposed development. As the affected trees are all common species, significant landscape impact arising from the proposed development is not anticipated.

Environment and Sewerage

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

He has no objection to the application on the understanding that:

- (a) The Site will be equipped with a centralised air-conditioning system and the buffer distance from nearby roads shall meet the relevant HKPSG requirement. Chemical testing will be carried out in the Wet Laboratory, which serves as educational purposes only and is comparable to other tertiary institutes in Hong Kong. The laboratory

will be completely enclosed and equipped with chemical fume hood with exhaust vent and activated carbon filter. Therefore, no adverse air quality impact is expected to arise from the operation of the proposed development.

- (b) The proposed development is not relying on openable windows for air ventilation. The potential environmental noise impact from nearby road traffic and fixed noise source such as outdoor chiller water tank, pump area and cooling tower will be minimised by the proposed mitigation measures in the submitted EA. Therefore no insurmountable noise impact are expected.
- (c) The capacity of existing sewers is able to cater for the generated flow from proposed development. Hence, no significant sewerage impact is anticipated.
- (d) The operation of the proposed development will comply with the requirements of relevant environmental pollution control ordinances, including the Waste Disposal Ordinance.

Drainage

9.1.9 Comments of the Chief Engineer/ Mainland North, Drainage Services Department (CE/MN, DSD):

He has no comment on the SIA from drainage point of view.

Nature Conservation

9.1.10 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

He has no comment on the application from nature conservation perspective as the Site is located in “G/IC” zone and is already developed. According to the TPP, the trees to be removed are common species and would be compensated in a ratio of 1:1 in terms of quantity.

Building Matters

9.1.11 Comments of the Chief Building Surveyor/ New Territories West, Buildings Department (CBS/NTW, BD):

- (a) He has no in-principle objection under the Buildings Ordinance (BO) to the proposed development provided that the development intensity shall not exceed the permissible as stipulated under the First Schedule of the Building (Planning) Regulations.
- (b) Details comments under the BO will be provided at the building plan submission stage.

Fire Safety

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

He has no objection in principle to the application subject to fire services installations and water supplies for fire-fighting to be provided to his satisfaction. The applicant should note his advisory comments at **Appendix V**.

Geotechnical

9.1.13 Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H (GEO), CEDD):

He has no comment on the application and the submitted GPRR.

9.2 The following government departments have no adverse comments on/no objection to the application:

- (a) Project Manager/ West, CEDD;
- (b) Commissioner of Police;
- (c) Director of Food and Environmental Hygiene;
- (d) Director of Electrical and Mechanical Services;
- (e) District Officer (Tuen Mun), Home Affairs Department; and
- (f) Chief Engineer/Construction, Water Supplies Department.

10 Public Comments Received During Statutory Publication Periods

The application and relevant FIs were published for public inspection on 17.12.2024 and 24.1.2025. During the statutory public inspection periods, nine public comments were received, including three supporting comments from a LU student and individuals (**Appendix IVa**); four objecting comments from the Lingnan University Student's Union (嶺南大學學生會), a LU student and individuals (**Appendix IVb**); and two comments from a LU student and an individual providing views (**Appendix IVc**). Their views are summarised as follow:

Supporting Comments

- (a) The proposed development will provide additional floor space to improve the congested campus facilities.
- (b) The relaxation sought can maximise the use of this land within LU campus.

Objecting Comments

- (c) The landscaped open space, with different fauna and flora species, will be destroyed by the proposed development. Felling 25 trees for the proposed development will reduce greening and natural shading at the Site and subsequently reduce pedestrian comfort and connectivity.

- (d) The current BH relaxation sought is not minor.
- (e) The proposed development will lead to a more congested campus environment in terms of building separation, air ventilation and visual permeability.
- (f) It is not certain why the proposed development with no parking facilities would require a vehicular access.
- (g) Latest technology to combat climate change, such as a rainwater harvesting tank and solar panels, should be incorporated in the proposed development.
- (h) The LU should explore alternative sites outside of the LU campus for expansion.
- (i) There is lack of consultation with the students at LU prior to the submission of the application to the Board.

Providing Views

- (j) The BH relaxation sought from four to seven storeys is insignificant.
- (k) The design of proposed development has paid respect to the landscaped open space (i.e. Wing On Plaza) to the north, and the area at the central staircase can be an activity area for students.
- (l) The construction of the proposed development will disturb the learning environment of the students.
- (m) The proposed development will disrupt the unique design of the LU campus, with landscaped open space being encircled by the buildings on its east and west.

11 Planning Considerations and Assessments

- 11.1 The applicant seeks planning permission for proposed minor relaxation of BH restriction from four storeys to seven storeys (i.e. +3 storeys or +75%) for construction of a New Science Building for the School of Data Science of LU, providing an additional academic floor space of about 10,778.6m² for interdisciplinary digital science, comprising lecture rooms, laboratories, offices and ancillary facilities for permitted 'Educational Institution' use.

Planning Intention

- 11.2 The proposed development 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. The proposed minor relaxation of BH restriction will enable the provision of additional floor space for tertiary educational use which would serve the community at large. In this regard, SED supports the application from the perspective of higher education development.

Relaxation of BH Restriction

- 11.3 The Site is located at the central portion of the LU campus encircled by existing academic buildings with BHs ranging from one to 11 storeys or about 16mPD to 66mPD. In a wider planning context, there are also some high-rise residential developments (e.g. Beneville, South Hillcrest, Fu Tai Estate and Parkland Villas) to the immediate north of the LU campus and across the road to its west with BHs ranging from 16 to 41 storeys or about 70mPD to 128mPD. The Visual Appraisal submitted by the applicant concluded that the proposed development would generate negligible to slightly adverse visual impacts to the surrounding (**Drawings A-14 to A-18**). Various design measures including central staircase on LG/F and G/F and landscape treatments, etc. are proposed to minimise the potential visual impact of the proposed development. In this regard, CTP/UD&L, PlanD considers proposed BH is considered not incompatible with the surrounding context and it would unlikely induce significant adverse visual impact. CA/ASC, ArchSD has no comment from architectural and visual impact point of view.

Design and Landscape Aspects

- 11.4 To enhance visual permeability and interconnectivity, the applicant proposes to incorporate a central staircase on LG/F and G/F of the proposed development, connecting Wing On Plaza and the reprovided pavilion. By adopting permeable design, the continuous visual corridor across north-south axis of the LU campus can be maintained. Furthermore, the comprehensive covered walkway system within LU will be strengthened through the provision of multi-level connections with the adjoining LKK Building and Main Building. In terms of landscape, out of the 42 trees identified, a total of 17 trees will be retained in-situ and 25 trees in poor form are proposed to be felled. Due to the limited site area, 25 new trees are proposed to be planted within the LU to achieve the 1:1 compensatory ratio. Other landscape features including the use of evergreen/ornamental/shrub plantings at LG/F and G/F will also be provided within the Site for a green and comfortable environment for the students and staff. No less than 20% of the total area for greening at the Site will be provided in accordance with the PNAP APP-152. CTP/UD&L has no adverse comment from urban design and landscape point of view.

Technical Assessments

- 11.5 The applicant has submitted technical assessments including TIA, EA, SIA, and GPRR to demonstrate that the proposed development would not generate significant adverse impacts on the surrounding areas. In terms of traffic, as the current internal parking and L/UL spaces are sufficient to serve the operation of the LU campus including the proposed development, no additional parking is proposed. The existing public transportation services would have sufficient capacity to cater for the design population of the proposed development. No significant traffic impact to the road network in the vicinity is envisaged. In addition, concerned departments including C for T, DEP, CE/MN, DSD, D of FS and H(GEO), CEDD have no comment on or no objection to the application from traffic, environmental, sewerage, drainage, fire safety and geotechnical points of view respectively.

Similar Application

- 11.6 A similar application for minor relaxation of BH restriction within the same “G/IC” zone was approved by the Committee in 2019 as stated in paragraph 6 above. Approval of the current application is in line with the previous decision of the Committee.

Public Comments

- 11.7 Regarding the adverse comments received, the applicant’s justifications in paragraph 2, departmental comments in paragraph 9.1 and planning assessments paragraphs 11.1 to 11.6 the above are relevant.

12 Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **28.2.2029**, 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 recommended advisory clauses are attached at **Appendix V**.
- 12.3 There is no strong reason to recommend rejection of the application.

13 Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider advisory clauses to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 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.

14 Attachments

Appendix I	Application Form received on 11.12.2024
Appendix Ia	FI received on 24.2.2025 (Consolidated Report)
Appendix II	Previous Applications
Appendix III	Similar Application
Appendices IVa to IVc	Public Comments
Appendix V	Recommended Advisory Clauses

Drawings A-1 to A-5	Floor Plans
Drawings A-6 to A-7	Section Plans
Drawing A-8	Relocated Pavilion with Landscaped Covered Walkway
Drawing A-9	Proposed Vehicular and Pedestrian Arrangement
Drawings A-10 to A-12	Landscape Master Plans
Drawing A-13	New Trees Planting Plan
Drawings A-14 to A-18	Photomontages
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4b	Site Photos
Plan A-5	Building Height Plan

**PLANNING DEPARTMENT
FEBURARY 2025**