

TOWN PLANNING BOARD

TPB Paper No. 10903
For Consideration by
the Town Planning Board on 16.6.2023

DRAFT KENNEDY TOWN AND MOUNT DAVIS
OUTLINE ZONING PLAN NO. S/H1/23

CONSIDERATION OF
REPRESENTATIONS NO. TPB/R/S/H1/23-R1 TO R33
AND COMMENTS NO. TPB/R/S/H1/23-C1 TO C10

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AND COMMENTS NO. TPB/R/S/H1/23-C1 TO C10**

| Subject of Representation (Amendment Item) | Representers (No. TPB/R/S/H1/23-) | Commenters (No. TPB/R/S/H1/23-) |
|--|---|---|
| <u>Item A</u> Revision of the building height restriction (BHR) for a portion of the “Government, Institution or Community” (“G/IC”) zone at the junction of Pok Fu Lam Road and Pokfield Road from 4 storeys to 115mPD and 155mPD | Total: 33 <u>Support (30)</u> R1: the University of Hong Kong (HKU) R2 to R30: individuals <u>Oppose (3)</u> R31 to R33: individuals | Total: 10 <u>Provide comments to R31 to R33 (1)</u> C1: HKU (also R1) <u>Support R1 (8)</u> C2 to C9: individuals (also R2 to R5 and R12) <u>Provide comments to R1 (1)</u> C10: individual (also R31) |

Note: The names of all representers and commenters are attached at **Annex III**. Soft copy of their submission is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Town Planning Board’s website at https://www.info.gov.hk/tpb/en/plan_making/S_H1_23.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Town Planning Board Secretariat for Members’ inspection.

1. Introduction

- 1.1 On 18.11.2022, the draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/23 (**Annex I**) was exhibited for public inspection under Section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendment setting out the amendment incorporated into the draft OZP is at **Annex II** and the location of the amendment item is shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, 33 valid representations were received¹. On 10.2.2023, the representations were published for public comments. Upon expiry of the publication period, 10 comments on the representations were received.

¹ On 24.3.2023, the Board noted one representation with the required identity information missing should be treated as not having been made pursuant to sections 6(2) and 6(3) of the Ordinance. As a result, there are 33 valid representations.

- 1.3 On 24.3.2023, the Board agreed to consider all the representations and comments collectively in one group.
- 1.4 This paper is to provide the Board with information for consideration of the representations and comments. The list of representers and commenters is at **Annex III**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

Item A – Taking forward the agreed s.12A Application (No. Y/H1/2) for the proposed Sports and Academic Complex at HKU Pokfield Campus² (about 1.96ha)

- 2.1 On 20.5.2022, the MPC agreed to a s.12A application (No. Y/H1/2) submitted by HKU for revising the BHR for a portion of the “G/IC” zone at the junction of Pok Fu Lam Road and Pokfield Road (**Plan H-1**) from 4 storeys to 115mPD and 155mPD to facilitate the development of sports, recreational and academic facilities at HKU Pokfield Campus with total non-domestic gross floor area (GFA) of about 132,660m².
- 2.2 The provision of multiple pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield, footpath widening at the junction of Pokfield Road/Smithfield, and new bus lay-bys at Pok Fu Lam Road are incorporated in the Explanatory Statement (ES) of the draft OZP to serve as guidance for detailed design.

Amendments to the OZP

- 2.3 On 28.10.2022, the MPC agreed that the above amendments to the approved Kennedy Town & Mount Davis OZP No. S/H1/22 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 12/22 is available at the Board’s website³ and the extract of the minutes of the said MPC meeting is at **Annex IV**. Subsequently, the draft Kennedy Town & Mount Davis OZP No. S/H1/23 was gazetted on 18.11.2022.

3. **Local Consultations**

- 3.1 During the processing of the s.12A application relating to Item A, the application had been made available for public inspection in accordance with the provision of the Ordinance, and public comments were considered by the MPC together with the application on 20.5.2022.

² The proposed Sports and Academic Complex at HKU Pokfield Campus comprises a Sports Centre, an Academic Building and an Academic Tower with proposed building heights of 115mPD, 102mPD and 155mPD, respectively.

³ The MPC Paper No. 12/22 and its attachments are available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/706_mpc_agenda.html

- 3.2 During the exhibition period of the draft OZP, a paper was circulated to members of the Central and Western District Council (C&WDC) in December 2022. C&WDC members were invited to submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation or comment from the C&WDC members was received.

4. The Representation Site and Surrounding Areas

4.1 The Representation Site and its Surrounding (Plans H-3 to H-6k)

- 4.1.1 Representation site under Item A (about 1.96ha), which is currently a construction site, is located on a hill slope and is accessible via Pok Fu Lam Road and Pokfield Road (**Plans H-3 and H-4**). MTR HKU and Kennedy Town Stations are located at walking distances of about 550m to the northeast and 650m to the southwest of the Site, respectively.
- 4.1.2 To its east are the HKU St John's College zoned "G/IC" subject to BHR of 160mPD and high-rise private residential development (Fulham Garden) zoned "Residential (Group B)" ("R(B)") on the approved Mid-Levels West OZP No. S/H11/15 subject to BHR of 170mPD (**Plan H-6b**). To its south is vegetated steep slope zoned "Green Belt" and "Open Space" on the draft OZP (**Plans H-6c and H-6h**). To its southwest is a cluster of GIC facilities, including Our Lady of The Rosary Church St Charles School, Caritas Mak Cheung Sui Kun Community Centre (**Plans H-6c and 6d**) and Kennedy Town Telephone Exchange (**Plan H-6h**), which fall within area zoned "G/IC" subject to different BHR ranging from 5 to 11 storeys to reflect the as-built condition. To its immediate northwest are construction site for two blocks of staff quarters of HKU and a high-rise residential development, i.e. University Heights (**Plan H-6e**), which are zoned "R(B)" and "Residential (Group A)" ("R(A)") subject to a BHR of 150mPD and 170mPD, respectively. To its north is Pokfield Road and some high-rise residential developments, i.e. Academic Terrace and King Court (**Plans H-6f and H-6g**) zoned "R(A)" subject to BHR of 160mPD.
- 4.1.3 According to the indicative scheme submitted by HKU (**Drawings H-1 to H-8**), an Academic Building and a Sports Centre (building height (BH) not exceeding 115mPD) would be built within Sub-area (A), and an Academic Tower (BH not exceeding 155mPD) would be built within Sub-area (C). Sub-area (B) is currently occupied by three blocks of 16-storey student hostels (collectively known as Jockey Club Student Village II) completed in 2005 with BH of 132.9mPD to 137.6mPD.

4.2 Planning Intention

- 4.2.1 The "G/IC" zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide

land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

5. The Representations

5.1 Subject of Representations

- 5.1.1 33 representations were received, including 30 supportive representations (**R1 to R30**) and three adverse representations (**R31 to R33**).
- 5.1.2 Among the 30 supportive representations (**R1 to R30**), one was submitted by HKU (**R1**) and the remaining 29 were by individuals (including nearby residents (**R16, R17 and R24**) and HKU alumni (**R20 to R22, and R28**)) providing similar in nature/identical views.
- 5.1.3 The three adverse representations (**R31 to R33**) opposing Item A were submitted by individuals.
- 5.1.4 The major grounds of representations as well as their suggestions, and PlanD's responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in the paragraphs 5.2 and 5.3 below.

5.2 Supportive Representations

Item A

| Major Supportive Ground(s)/ Views/ Suggestions | Representations |
|--|---|
| (1) HKU needs to optimise the development potential of its land resources to cope with the rising demand. The existing BHR of the "G/IC" zone cannot optimise the development potential to meet the increasing needs of the University's increasing teaching, learning, research and academic conferences. | R1, R13 and R23 |
| (2) The revision of BHR will facilitate the development of a new iconic hub/contemporary academic-residential-culture and sports complex/ additional state-of-the-art and versatile space for academic use. It would be crucial to the future development of the University and the HKU Business School in providing a top-class learning experience for the future generations of HKU students; and attracting valuable talents and foreign students/scholars to join the University. | R1, R2 to R13, R18 to R22, R25 and R28 |

| | |
|--|--|
| (3) The new campus would benefit the neighborhood through improved public space and accessibility (i.e. new pedestrian connections to Pok Fu Lam Road, Pokfield Road and Smithfield Road, footpath widening at the junction of Pokfield Road/Smithfield). The new bus lay-bys at Pok Fu Lam Road would improve traffic flow. Members of the public may use walking paths and green spaces around the podium level. | R1, R14 to R17, R24 to R27, R29 and R30 |
| (4) To enhance air and visual permeability, separation between the buildings and the building orientation/alignment have been incorporated. | R1 |
| Response | |
| The supportive views are noted. | |

5.3 Adverse Representations

Item A

| Major Grounds/Comments/Suggestions | Representations |
|---|-----------------|
| <i>Needs for Development</i> | |
| (1) There is no need for additional facilities because of no increase in the number of students and staff, more courses being offered online, and fewer people of student age both here in Hong Kong and on the Mainland for the coming decades. | R31 |
| (2) HKU should consider making better use of existing facilities and developing an annex to the university close to the border that would be much more convenient for students and professor exchange. | |
| Response | |
| (a) In response to (1) and (2): Item A is to take forward the decision of the MPC on the agreed s.12A application to revise the BHR for a portion of “G/IC” zone from 4 storeys to 115mPD and 155mPD with a view to facilitating the proposed Sports and Academic Complex at HKU Pokfield Campus in view of the increase in number of staff and students in the past decade ⁴ . As mentioned in the agreed s.12A application, the Government has been promulgating various measures to strengthen the tertiary education of Hong Kong aiming to | |

⁴ According to the Quick Stats in years 2012 and 2022 from HKU’s website (<https://www.cpaohku.hk/qstats/posts/88>), the student enrollment and the number of staff in the past decade increased by about 46% (from 23,033 to 33,702) and 32% (from 6,517 to 8,627) respectively.

develop Hong Kong as a regional education hub and nurturing talent for Hong Kong's continued development. The proposed development would help strengthen the research capacity and enhance the teaching and learning environment of HKU by delivering high-quality academic floor space for future expansion and long term development. S for ED has no objection to the s.12A application.

HKU also explained in the MPC meeting on 20.5.2022 that the existing facilities in Main Campus and Centennial Campus of HKU had reached their maximum capacity for future expansion. The MPC considered that the revision of BHR for a portion of the "G/IC" zone for the proposed Sports and Academic Complex with non-domestic GFA of about 132,660m² is appropriate.

| Major Grounds/Comments/Suggestions | Representations |
|---|--------------------|
| Visual and Air Ventilation Aspects | |
| (3) The proposed development would result in a mega wall development that will radically change the landscape. Concrete and glass wall effect would be induced. | R31 |
| (4) The previous BHR of 4 storeys for the Representation Site is consistent with the surroundings at this busy junction of Pok Fu Lam Road and Pokfield Road. The low-rise structure should be kept. | R32 and R33 |
| (5) Classrooms would be buried 3 floors underground with zero natural light and ventilation. | R31 |
| (6) The quality of life in the student village will be negatively impacted by the erection of a high wall in front of the premises. No data provided with regard to the impact on ventilation and penetration of natural light to the residential premises. | |
| Response | |
| (b) In response to (3): The Representation Site was previously occupied by Lindsay Ride Sports Centre, Stanley Smith Swimming Pool (demolished in 2021) and Flora Ho Sports Centre (under demolition). According to the indicative scheme submitted by HKU in the agreed s.12A application, various measures including building separation, stepped BH and podium floors, innovative building design (Drawings H-5 and H-6) and landscape treatment (Drawings H-7 and H-8) would be incorporated. For example, a sunken garden would also be provided as an open space at the northern edge of the Representation Site; a Landscaped Terrace abutting Pokfield Road and various landscaping arrangements to achieve multi-level greening | |

amounting to about 30% of the site area would be provided to enhance visual quality of the Site for enjoyment by HKU students and staff as well as the general public; and innovative façade design and suitable façade material would be adopted to minimise glass wall effect to nearby residents. CTP/UD&L, PlanD considered that these measures could reduce the perceivable building mass and create visual interest.

(c) In response to (4) :

The Representation Site is located on hill slope surrounded by roads and existing medium-rise and high-rise developments along Pok Fu Lam Road and Pokfield Road (including The Belcher's, Academic Terrace, King Court and University Heights with BHRs of 220mPD, 160mPD, 160mPD and 170mPD respectively) and other nearby GIC facilities (including the St John's College of HKU with BHR of 160mPD) (**Plan H-5**). CTP/UD&L, PlanD considered the BHRs are not particularly out-of-context and would maintain a stepped BH profile of the area descending towards the waterfront.

(d) In response to (5) and (6):

According to the results of the Air Ventilation Assessment Initial Study submitted by HKU in the agreed s.12A application, CTP/UD&L, PlanD considered that the incorporation of various mitigation measures could enhance air flow and address the potential adverse air ventilation impact in the vicinity, including adoption of chamfered corners and permeable walls in the vehicular drum ramp, building setbacks from Pok Fu Lam Road (5m to 8m), and stepped design for podium on the south of the site, resulting in the overall performance of the proposed scheme on pedestrian wind environment generally comparable with the Baseline Scheme under both annual and summer conditions.

With reference to indicative scheme submitted by HKU (**Drawing H-1**), the Academic Tower (BH not exceeding 155mPD) shall maintain distances of about 20m to 45m and 45m to 65m from Jockey Club Student Village II and the nearest residential development, respectively. As such, it is considered that proposed Academic Tower would not significantly block the natural sunlight of the student village and the nearby residential development.

CBS/HKW, BD advised that there is no lighting and ventilation requirements for classroom under Buildings Ordinance (BO). Nevertheless, HKU committed that the design of the proposed Sports and Academic Complex had been carefully positioned and oriented and would comply with all the requirements as stipulated in the BO and relevant regulations on daylight, ventilation and other environmental requirements.

| Major Grounds/Comments/Suggestions | Representations |
|---|-----------------|
| <i>Pedestrian Connectivity</i> | |
| (7) Access to the universities is no longer free and open. The public is strongly discouraged from entering university compounds. Access can be blocked at any time at the whims of the management. Walking around the periphery does not reduce the time to get to MTR. | R31 |
| Responses | |
| <p>(e) In response to (7):</p> <p>As committed by HKU in the MPC meeting on 20.5.2022 and in the comments submitted by HKU (C1) below, it is the University's policy to adopting an open campus principle, i.e. members of the community and visitors may continue to gain access to HKU campus, escalators and elevators connecting to/from the neighbourhood (Drawings H-11 and H-12). For example, the proposed escalator and elevator linking up Pok Fu Lam Road and the junction of Smithfield and Pokfield Road would operate from about 6:00am to 1:00am to align with the opening hours of MTR Kennedy Town Station; and the proposed pedestrian connections with the neighbourhood through the campus (e.g. landscaped avenue and landscaped terrace) would be opened 24 hours daily to the public.</p> | |

| Major Grounds/Comments/Suggestions | Representations |
|--|-----------------|
| <i>Landscape Aspect</i> | |
| (8) Of the 403 trees within IL No. 7704 R.P., only 35 would be retained. 125 compensatory trees will be the usual flowery landscape variety. It appears that there is no compensatory planting for the remaining 250. | R31 |
| Response | |
| <p>(f) In response to (8):</p> <p>According to the Tree Survey Report (TSR) submitted by HKU in the agreed s.12A application, there were 403 trees within the lot in which 385 trees were within the Site. Out of the 385 trees, 35 trees would be retained, three would be transplanted and the remaining 347 would be felled. HKU would plant 330 new trees (including 118 at grade, 125 on building roofs and 87 on slope area) within the Site (Drawings H-5, H-7 and H-8). CTP/UD&L had no objection on the submitted TSR in the agreed s.12A application.</p> | |

6. Comments on Representations

- 6.1 There are 10 comments on representations, which were submitted by HKU (C1) and individuals (C2 to C10). It is noted that 7 commenters (C1, C2, C4 to C6, C8 and

C10 (i.e. **R1, R5, R4, R2, R3, R12 and R31** respectively)) are also representers themselves.

6.2 **C1** provided responses to the views raised by **R31 to R33**. The comments made by **C2 to C8** are identical and provided supportive responses to **R1**. **C9** supports the proposed development.

6.3 The major grounds of the supportive comments, which have not been mentioned in paragraph 5.2 above, are summarised below:

| Major Supportive Comments | Comments |
|--|-----------|
| <i>Need for the New Campus</i> | |
| (1) HKU has returned to face-to-face teaching for all programmes in the 2022-23 academic year. As students return to campus for physical classes and academic activities, academic exchange and conferences are resuming normal and it is anticipated that more conference space will be required in the coming years to foster cross-university, cross-institutional and multi-disciplinary cooperation. | C1 |
| (2) Versatile teaching, learning and conference space in the Academic Building in the “G/IC” zone will improve the capacity of HKU to support the post-pandemic demand for synchronous hybrid learning, and offer more advanced hybrid teaching space on campus that can connect students and teachers in different campuses and countries. | |
| Visual and Air Ventilation Aspects | |
| (3) HKU has commissioned an air ventilation assessment for the proposed development. With the adoption of suitable design features, the Site is expected to have a satisfactory wind environment, and no significant air ventilation impact arising from the new buildings is anticipated. | C1 |
| (4) The Sports and Academic Complex has been carefully positioned and orientated and will also comply with all the requirements as stipulated in the BO and relevant regulations on daylight, ventilation, and other environmental requirements to ensure lighting and ventilation of adjacent student hostels. Impact assessments on air ventilation have been carried out to ensure that there is no significant adverse impact. | |
| Accessibility and Walkability | |
| (5) Since the lifting of COVID19 related restrictions by the Government, access to HKU campuses has resumed normal. The University remains committed to the principle of an open | C1 |

| | |
|---|-----------------|
| campus, members of the community and visitors may continue to access HKU campuses, escalators and elevators connecting the surrounding areas. The sitting-out-area near the junction of Pokfield Road and Smithfield will be repurposed as an escalator landing connecting the pedestrian crossing which would be widened. The proposed enhancement is expected to facilitate vehicle and pedestrian flow and provide an alternative uphill/downhill path for the campus users and the neighbourhood (Drawing H-10). | |
| (6) The project will improve accessibility and safety for pedestrians and the elderly living in the neighbourhood, and provide more open areas for community and promote well-being. | C2 to C8 |
| (7) Public views were collected in Q2 2022 via online surveys that the participants generally supported providing additional escalators and elevators for easier uphill and downhill passage between Pokfulam Road and Kennedy Town. | C1 |
| Greenery | |
| (8) The proposed development will be enriched with plants and greening features such as vertical greening making the Site more livable and vibrant, and form a dynamic streetscape along Pokfield Road. | C1 |
| Others | |
| (9) The development is a win-win benefitting both the wider community in Central and Western District and generations of HKU students and staff. | C9 |
| Response | |
| C1's responses to R31 to R33 and C2 to C9's supportive views are noted. | |

- 6.4 **C10** (also **R31**) reiterated her views to **R1** as stated in paragraph 5.3 above, and the corresponding responses are relevant.

7. Departmental Consultations

- 7.1 The following B/Ds have been consulted and they have no major comment on the representations and comments:
- (a) Secretary for Education
 - (b) Secretary for Development
 - (c) Antiquities and Monuments Office, Development Bureau

- (d) Director of Agriculture, Fisheries and Conservation
- (e) Chief Architect/Central Management Division 2, Architectural Services Department
- (f) Chief Building Surveyor/Hong Kong West, Buildings Department
- (g) Head of Geotechnical Engineering Office, CEDD
- (h) Chief Engineer/Hong Kong & Islands, Drainage Services Department
- (i) Director of Environmental Protection
- (j) Director of Electrical and Mechanical Services
- (k) Director of Fire Services
- (l) Director of Food and Environmental Hygiene
- (m) Secretary for Health
- (n) District Officer (Central and Western), Home Affairs Department
- (o) Director of Leisure and Cultural Services
- (p) Project Manager (South), Civil Engineering and Development Department (CEDD)
- (q) Chief Highway Engineer/Hong Kong, Highways Department (HyD)
- (r) Chief Engineer/Railway Development Division 2-1, HyD
- (s) District Lands Officer/Hong Kong West & South, Lands Department
- (t) Commissioner of Police
- (u) Director of Social Welfare
- (v) Assistant Commissioner for Transport/Urban, Transport Department
- (w) Chief Town Planner/Urban Design & Landscape, PlanD
- (x) Chief Engineer/Construction, Water Supplies Department

8. **Planning Department's Views**

- 8.1 The supportive views of **R1 to R30** are noted.
- 8.2 Based on the assessments in paragraph 5 above, PlanD does not support representations **R31 to R33** and considers that the draft OZP should not be amended to meet the representations for the following reasons:

8.3 **Item A:**

The revision of BHR from 4 storeys to 115mPD and 155mPD for a portion of the "G/IC" zone is considered appropriate and would facilitate the integrated development of sports, recreational and academic facilities at HKU Pokfield Campus to support the continuous development/future expansion of HKU. Relevant technical assessments in the agreed s.12A application confirmed that the proposed development incorporating suitable design and mitigation measures would not cause adverse visual, air ventilation, vehicular traffic, pedestrian connectivity and landscape impacts on the surrounding areas (**R31 to R33**).

9. **Decision Sought**

- 9.1 The Board is invited to give consideration to the representations and comments

taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

- 9.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with its respective Notes and updated ES, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

10. Attachments

| | |
|-----------------------------|---|
| Annex I | Draft Kennedy Town and Mount Davis OZP No. S/H1/23 (reduced size) |
| Annex II | Schedule of Amendments to the Approved Kennedy Town and Mount Davis OZP No. S/H1/22 |
| Annex III | List of Representers (R1 to R33) and Commenters (C1 to C10) |
| Annex IV | Extract of Minutes of MPC Meeting on 28.10.2022 |
| Annex V | Provision of Major GIC Facilities and Open Space in Kennedy Town and Mount Davis Area |
| Drawings H-1 to H-12 | Indicative Scheme of the proposed development under Item A |
| Plans H-1 and H-2 | Location Plans of Representation Site under Item A |
| Plans H-3 and H-4 | Aerial Photo and Site Plan of Representation Site under Item A |
| Plan H-5 | The Current Building Height Restrictions on Outline Zoning Plans |
| Plans H-6a to H-6k | Site Photos of Representation Site under Item A and its Surrounding |

**PLANNING DEPARTMENT
JUNE 2023**