

1. The meeting was resumed at 9:15 a.m. on 17.3.2014.
2. The following Members and the Secretary were present at the resumed meeting:

Mr Thomas T.M. Chow

Chairman

Mr Stanley Y.F. Wong

Vice-chairman

Professor S.C. Wong

Mr Timothy K.W. Ma

Professor P.P. Ho

Professor Eddie C.M. Hui

Dr C.P. Lau

Dr W.K. Yau

Mr Dominic K.K. Lam

Deputy Director of Lands (General)
Mr Jeff Lam

Director of Planning
Mr K.K. Ling

Presentation and Question Session

[Open Meeting]

3. The following representatives of Planning Department (PlanD) and Education Bureau (EDB), representers and representer's representatives were invited to the meeting at this point:

Mr Tom C.K. Yip - District Planning Officer/Kowloon (DPO/K), PlanD

Mr Wallace K.K. Lau - Principal Assistant Secretary (Higher Education) (PAS(HE)), EDB

R29 – Hong Kong Baptist University Student Union

Mr Chan Tin Chun Mio]

Mr Wong Hok Kan]

Ms Ku Hoi Wai] Representer's representatives

Mr Wong Hon Leung]

Ms Leung Pik Ying]

Ms Fung Ka Yee]

Mr Chik Wan Ching]

R44 – Ng Wing Shun

Mr Ng Wing Shun - Representer

R353 – Lee Wai Yi, Melanie

Mr Francis Mak - Representer's representative

R533 – Leung Hoi Chi

Ms Wu Wing Sze - Representer's Representative

R564 – Lam Ching

Mr Lam Ching - Representer

R565 – Yiu Yu Hung

Mr Yiu Yu Hung - Representer

R569 – Lam Cho Kwong

Mr Lam Cho Kwong - Representer

R574 – So Chung Ping

Mr So Chung Ping - Representer

R948 – Cheung Wing Shan

Mr Cheung Wing Shan - Representer

R1210 – Li Chi Man

Mr Li Chi Man - Representer

R1411 – Kwan Kai Keung

Mr Kwan Kai Keung - Representer

R2134 – Ho Man Ching

Ms Ho Man Ching - Representer

R2928 – Chung Man Hiu, Ophelia

Ms Chung Man Hiu, Ophelia - Representer

R3186 – 温嘉琪

Ms Chan Yiu Po, Alice - Representer's Representative

R3260 – Xu Daji

Mr Xu Daji - Representer

4. The Chairman extended a welcome and explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the Guidance Notes which had been provided to all representers/commenters prior to the meeting. Members

had also agreed that the Chairman should have full discretion to make other necessary arrangements to ensure that the meeting would be conducted in an orderly and effective manner. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 2,800 representers/commenters had indicated that they would either attend in person or had authorised representatives, it was necessary to limit the time for making oral submissions;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements of allowing cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting for extension of time for making the oral submission;
- (c) the oral submission should be confined to the grounds of representation/comment in the written representations/comments already submitted to the Board during the exhibition period of the outline zoning plan (OZP)/publication period of the representations; and
- (d) to ensure a smooth and efficient conduct of the meeting, the Chairman might request the representer/commenter not to repeat unnecessarily the same points of arguments which had already been presented by others at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their consideration.

5. The Chairman said that the representative from PlanD would first be invited to make a presentation. After that, the representers/authorised representatives would be

invited to make oral submissions. After the oral submissions, there would be a question and answer session. Lunch break would be from about 12:45 pm to 2:00 pm and there might be one short break in the morning and one to two short breaks in the afternoon, as needed.

6. With the aid of a Powerpoint presentation, Mr Tom C.K. Yip, DPO/K, repeated the presentation which was made in the session of the Meeting on 10.3.2014 as recorded in paragraph 17 of the minutes of 10.3.2014.

[Mr Dominic K.K. Lam and Dr W.K. Yau arrived to join the meeting during the presentation.]

7. The Chairman then invited the representers and representer's representatives to elaborate on their representations. The Chairman said that the presentation should be within the 10 minutes' time and there was a timer device to alert the representer/the representer's representative 2 minutes before the allotted 10-minute time was to expire and when the allotted 10-minute time limit was up. The presentation should be confined to an elaboration of the written submissions and any new information submitted/presented would not be taken into consideration by the Board.

R29 – Hong Kong Baptist University Student Union

8. Mr Chan Tin Chun, Mio, made the following main points:
- (a) he strongly objected to the rezoning of the southern portion of the ex-Lee Wai Lee (ex-LWL) site at Renfrew Road (the Site) for residential development. To optimise the utilisation of the Site and to bring the most benefits to the community, the Site should be retained for Government, Institution or Community (GIC) uses and allocated to the Hong Kong Baptist University (HKBU) for its long-term development;
 - (b) the development of luxury, medium-density flats at the Site could not address the housing need of the grassroots and would further aggravate

the shortage of land for higher educational development. The proposed residential development would encourage more speculation in the property market resulting in further increase in property prices;

- (c) education could enhance social mobility and was the only means to eliminate poverty. It was of utmost importance to the future development of the society. The Site, which was a valuable piece of land for higher education, should not be used for residential development, especially when there was no genuine shortage of housing land supply in Hong Kong. According to records, about 2,153.7 ha of government land, which was planned for residential development, was vacant and more than 800 ha of brownfield sites, currently used for open storage yards and abandoned vehicle parks, were under-utilised;
- (d) although the Site was recently taken out from the land sale programme by the Government, the fundamental problem of ‘procedural fairness’ in respect of the zoning amendment of the Site remained unaddressed. It was misleading to the public and procedurally wrong to include the Site in the land sale programme while public consultation on the rezoning was still underway. This had demonstrated that the public consultation procedures were fake in nature as the views expressed by the general public would not be duly considered. Furthermore, the Government had ignored the views of the general public and the community at large as revealed in the Chief Executive’s Policy Address announcing the rezoning of “Green Belt” (“GB”) sites for residential uses without any consultation and in the dispute on television licensing;
- (e) recently, the Government had indicated that the feasibility of using the Site for special school development was being explored. This had unnecessarily created a confrontation between the two groups competing for using the Site for special school or higher education development and would adversely affect social harmony. The provision of additional facilities to meet the needs of special education and higher education

development should not be in conflict with each other. The Government should objectively assess the optimal use of the Site in order to maximise the utilisation of land resources;

- (f) the HKBU Student Union considered that allocating the Site to cater for the imminent expansion need of HKBU was an optimal solution and could create a synergy effect. The HKBU campus, with an area of about 5.4 ha, was the smallest among the eight institutions funded by the University Grants Committee (the UGC-funded institutions) and the average floor space per student (about 9m²) was also the least among other institutions. Besides, HKBU had not been allocated additional land for developing the necessary facilities to cater for the increase in students due to the implementation of the new 3-3-4 academic structure. Hence, there was an imminent need for HKBU to be allocated more land to alleviate the shortage of space and to meet the future expansion need;
- (g) there was an existing shortfall of about 1,700 student hostel places in HKBU. However, the northern portion of the ex-LWL site, which had been reserved for use by HKBU, could only provide about 1,300 student hostel places. If the Government did not want to allocate the Site to HKBU, it should work out a feasible solution to address the problem of inadequate student hostel places;
- (h) the Site was surrounded on three sides by HKBU buildings and could be most efficiently used by allocating it to HKBU for long-term development. This would save the Government's effort in finding alternative sites in other parts of the territory to meet the expansion need of HKBU. It was extremely difficult for HKBU to find a site nearby for future expansion; and
- (i) the HKBU students had all along been suffering from a congested environment which affected the quality of learning and the enjoyment of school life. Should the Government insist on allocating the Site to

other users, it would be unfair to HKBU and would sacrifice the long-term development of higher education in Hong Kong.

[Actual speaking time of R29 : 10 minutes]

9. Mr Lam Ching (R564) requested to make his presentation first at this point as he had to attend another meeting afterwards. After consulting other attendees who had no objection, the Chairman acceded to Mr Lam's request.

R564 – Lam Ching

10. Mr Lam Ching made the following main points:

- (a) he was Chief President of the Hong Kong Chinese Medicine and Acupuncture Institute and Chairman of the Society of Hong Kong Professional Registered Chinese Medicine Practitioners Limited;
- (b) since the promulgation of the registration system for Chinese medicine practitioners in 2002, Chinese medicine was proven to be more effective than Western medicine in treating chronic and refractory diseases. There was an imminent need for a Chinese Medicine Teaching Hospital (CMTH) to provide in-patient service for systematic treatment using the Chinese medicine;
- (c) HKBU was the first institution to provide the Chinese medicine undergraduate programme more than 10 years ago. Currently, the Chinese medicine students had to conduct their internships in the Mainland. The medical system of the Mainland was different from that of Hong Kong and what students learnt in the Mainland could not be entirely applied to Hong Kong. A CMTH would support students to conduct their internships in Hong Kong, facilitate researches and development of Chinese medicines and promote the development of Chinese medicine industry in Hong Kong;

- (d) the Site was most suitable for CMTH development as it was readily available and no rezoning was required. It was connected to the HKBU campus and adjacent to the Chinese Medicine building of HKBU. This would enhance the effectiveness of treatment for patients and would bring more benefits to the general public;
- (e) the teaching hospitals of renowned Chinese Medicine universities, such as those in Beijing, Nanjing, Guangzhou, Chengdu, Korea and Taiwan, were located near their campuses. The proposed CMTH would provide facilities to support clinical training of local Chinese medicine students from HKBU and other institutions;
- (f) the development of luxury flats at the Site, which would only benefit a small number of people, could not meet the pressing housing need of the society. On the contrary, the Site, if used for higher education or CMTH, would bring more benefits to the community at large; and
- (g) there was a shortage of about 80,000m² net operational floor area (NOFA) for the higher educational institutions in Hong Kong. The area of the HKBU campus was the smallest among the eight UGC-funded institutions and it had not been allocated additional land for the implementation of the 3-3-4 academic structure. HKBU had built its new facilities on the existing campus and constructed additional floors on existing buildings which had further aggravated the congestion in the campus. It was therefore reasonable to allocate the Site, which was surrounded by the HKBU campus on three sides, to HKBU to consolidate the activities in one location and allow HKBU to provide a better environment, much-needed facilities and increased activity space for the students; and
- (h) the Board was urged to designate the Site for CMTH development for the advancement of the traditional culture of Chinese Medicine.

[Actual speaking time of R564 : 7 minutes]

11. Mr Lam submitted a letter to the Board expressing his views on the future use of the Site at this point.

R44 – Ng Wing Shun

12. Mr Ng Wing Shun made the following main points:

- (a) he was an architect and an urban designer who had previously been involved in the planning and design of a number of different projects for the development of higher educational institutions;
- (b) all along, he was very concerned about the Government's decision to rezone various GIC sites for residential use to meet the housing demand, and he considered that the current rezoning of the Site for residential use unacceptable. The Site was surrounded by HKBU buildings and HKBU had been liaising with the Government over the future use of the Site for several years;
- (c) the withdrawal of the Site from the land sale programme by the Government and its latest intention to retain the Site for GIC use was appreciated. The Board could now consider the representations purely from a planning perspective free from the pressure of providing additional land to meet the housing demand;
- (d) the expansion need of higher educational institutions could best be met by utilising adjoining sites for development in an integrated manner. To cater for the implementation of the new 3-3-4 academic structure, the Government had allocated a GIC site in Pok Fu Lam to the west of the main campus to the University of Hong Kong for the development of the Centennial Campus, and an "Open Space" site opposite Chatham Road South was provided to the Hong Kong Polytechnic University for its

Phase 8 development. In view of the above, it was reasonable for the Government to allocate the Site to HKBU for its future development given that the Site was adjoining HKBU;

- (e) the construction of a few residential blocks on the Site was considered incompatible with the surrounding developments which were predominantly occupied by higher educational facilities. The development of luxury flats on the Site could not address the housing needs of the society but would sacrifice the long-term development of higher education in Hong Kong;
- (f) the objective of town planning in Hong Kong was to promote the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land, and to bring about a better organised, efficient and desirable place to live and to work including study. Planning should be carried out in a systematic, comprehensive, professional and visionary manner. Apart from planning for a better residential environment, the provision of other community facilities including higher educational facilities should also be carefully planned. The development of a single higher educational institution on separate sites at different locations was not good planning; and
- (g) in conclusion, he objected to the rezoning of the Site for residential development and urged the Government to revert the Site to GIC use so as to facilitate the long-term development of HKBU.

[Actual speaking time of R44 : 6 minutes]

R353 – Lee Wai Yi, Melanie

13. Mr Francis Mak made the following main points:

- (a) he was an alumnus of HKBU;
- (b) education was essential to the continual development of a society and had always been accorded a high priority by developed and developing countries;
- (c) the Site was more suitable for higher education development which could benefit more people whereas the provision of luxury housing on the Site would only benefit a small group of well-off people;
- (d) while the withdrawal of the Site from the land sale programme was a correct decision, there was concern that the Site would remain undeveloped for years if the Government had to carry out further study on the future land use of the Site;
- (e) HKBU had a comprehensive plan on the use of the Site for its long-term development and was ready to develop the Site if the Site was allocated to it; and
- (f) the proposed residential development on the Site was incompatible with the surrounding educational uses of the area. The Site was considered more suitable for higher education development and should preferably be allocated to HKBU given that it was geographically surrounded by the HKBU campus.

[Actual speaking time of R353 : 3 minutes]

R533 - Leung Hoi Chi

14. Ms Wu Wing Sze made the following main points:

- (a) she was a parent of a child with special education need and a nursing professional;

- (b) special education facilities should be conveniently located in a residential neighbourhood. The Site located in Kowloon Tong, which was intended for special school development, was not easily accessible to the needy group;
- (c) similarly, the proposed Chinese medicine hospital in Tseung Kwan O, which was located away from the city centre, would not be convenient to the students for doing their internships and to the general public for treatment;
- (d) from her past experience as a nursing student, a teaching hospital should best be located in close proximity to the educational institution which would be convenient to the teachers, students and patients and would enhance the effectiveness of treatment; and
- (e) the provision of special education facilities and CMTH should be carefully planned at suitable locations to bring maximum benefit to stakeholders and the community at large.

[Actual speaking time of R533 : 3 minutes]

R565 – Yiu Yu Hung

15. Mr Yiu Yu Hung made the following main points:

- (a) he strongly supported the withdrawal of the Site from the land sale programme and the use of the Site for educational purpose;
- (b) given that the Site was surrounded on three sides by HKBU and was adjacent to the Chinese medicine building of HKBU, the optimal use of the Site was for the development of a CMTH by HKBU. A CMTH was important for the long-term development of Chinese Medicine in

Hong Kong in particular when the effectiveness of Chinese medicine in treating some chronic diseases was increasingly recognised by the public;

- (c) a CMTH in Hong Kong would enable the students to conduct their internships locally and enhance the training of more Chinese Medicine professionals which would bring more benefits to the community; and
- (d) education was important to the development of the society and should be accorded a higher priority. The Board was urged to designate the Site for HKBU's comprehensive development of a CMTH to meet the need of the community.

[Actual speaking time of R565 : 3 minutes]

R569 – Lam Cho Kwong

16. Mr Lam Cho Kwong made the following main points:

- (a) he was Supervisor of the Tsim Sha Tsui District Kaifong Welfare Association (the Association);
- (b) the effectiveness of the Chinese medicine in treating chronic and refractory diseases was increasingly recognised by the public;
- (c) in early 2012, HKBU and the Association set up a Chinese Specialty Centre in Tsim Sha Tsui and the number of patients visiting the centre was increasing. There was an urgent need for a CMTH to facilitate the training of more Chinese medicine professionals to meet the increasing and long-term demand of the community. The lack of a CMTH in Hong Kong had hindered the advancement in the Chinese Medicine field;

- (d) the Site was surrounded on three sides by HKBU. Given its location in the vicinity of the Chinese Medicine building of HKBU which would provide the necessary support, the Site was a very suitable location for the development of a CMTH. The development of a CMTH in Hong Kong would provide a more convenient location for the Chinese medicine students to do their internships. It would also give the general public a choice for an alternative kind of medical treatment and services; and;
- (e) he sincerely urged the Board to designate the Site for HKBU's development of a CMTH which would provide medical education and research for the public good.

[Actual speaking time of R569 : 3 minutes.]

R574 – So Chung Ping

17. Mr So Chung Ping made the following main points:

- (a) he was Chairman of the Association and would like to elaborate on the relationship between the Association and the Site ;
- (b) in view of the severe shortage of space in the HKBU campus for expansion, the premises of the Association had been used by the university for organising a number of academic courses. Moreover, the School of Chinese Medicine of HKBU had also set up a Chinese Medicine Specialty Centre with the Association in Tsim Sha Tsui to meet the growing need of the community for Chinese Medicine treatment;
- (c) he strongly supported the Government's recent decision to revert the use of the Site from residential to educational use for meeting the long-term educational need of the society. It was an optimal timing to grant the

Site to HKBU for its long-term development;

- (d) the Site being surrounded by HKBU buildings on three sides could be most efficiently used by the university for its future development in an integrated manner;
- (e) the development of a CMTH on the Site would enable the students to do their internships in Hong Kong and would help address the problem of insufficient space for HKBU's expansion;
- (f) many local residents and patients of the Chinese Medicine Specialty Centre were eager to have a CMTH in Hong Kong so as to enhance the effectiveness of treatment; and
- (g) HKBU had abandoned the proposal to develop a CMTH on the existing site of the Association in Tsim Sha Tsui due to the insufficient area and incompatible environment. He hoped that the Site could be allocated to HKBU for the development of a CMTH which would facilitate the training of more young professionals and bring more benefits to the society.

[Actual speaking time of R574 : 5 minutes]

R948 – Cheung Wing Shan

18. Mr Cheung Wing Shan made the following main points:

- (a) he strongly objected to the rezoning of the Site for residential development as the provision of a small number of flats, about 200 to 300, on the Site was inadequate to meet the housing demand;
- (b) the Government should explore the possibility of using the existing private club sites such as the Kowloon Tsai Residents' Association site

for residential development rather than adopting a piecemeal approach of building housing blocks on some scattered, small sites;

- (c) the Site should be used for educational purpose. Education was important to the next generation and future development of Hong Kong. In the long run, investment in education and raising the quality of education would bring more benefit to the society. The Site, if used for higher education, would provide a channel for upward social mobility which was in line with the CE's policy directive of poverty alleviation in the Policy Address 2014;
- (d) in the event that the Site would be used for higher educational development, it would be more appropriate to allocate the Site to HKBU for its future development in an integrated manner given their geographical proximity to each other; and
- (e) in response to EDB's advice, as presented by PlanD's representative, that there was sufficient space for HKBU, he considered that the planning for higher educational institutions should not merely be based on figures but should be carried out in a comprehensive and integrated manner to ensure that the learning needs of the students and the future development needs of the institution were adequately addressed.

[Actual speaking time of R948 : 9 minutes]

R1210 – Li Chi Man

19. Mr Li Chi Man made the following main points:

- (a) he had been working in HKBU for more than 20 years and had witnessed the development of the university including the construction of a new campus at Renfrew Road and the introduction of student hostel facilities;

- (b) in late 2012, the students and staff of HKBU were happy to learn that the Site would be allocated to the university for student hostel development but was then disappointed to know that the Site was proposed to be rezoned for residential use;
- (c) HKBU had not been allocated any additional land for the implementation of the new 3-3-4 academic structure. Given that there were no sites in the vicinity, new facilities had to be built within the existing HKBU campus and additional floors were constructed on existing HKBU buildings to cater for the additional needs;
- (d) upon knowing that the LWL Institute of Vocational Education would be relocated to Tseung Kwan O, the staff of HKBU considered it an opportunity for the university to obtain the Site for its future expansion. The proposal to rezone the Site for residential development did not meet their expectation;
- (e) the policies on higher education development had been evolving over the years including changes in academic structure and provision of student hostels. Higher educational institutions were in need of additional development area to cater for these changes. It was unfair to HKBU if EDB took a short-sighted approach to assess the space adequacy of the university solely on the basis of the existing requirements with no regard to the future expansion need;
- (f) HKBU had prepared a long-term development plan up to 2020 and its implementation would hinge on the allocation of additional land by the Government. Further liaison with the Government on the future use of the Site would continue;
- (g) the Board should reconsider whether the Site, if used for residential development, could really help solve the housing problem and whether the housing need should be addressed at the expense of the educational

need of the community; and

- (h) he urged the Board to retain the Site for G/IC use though the specific use of the Site would need to be further reviewed by the Government taking into account various considerations including the need of HKBU and other stakeholders.

[Actual speaking time of R1210 : 6 minutes]

R1411 – Kwan Kai Keung

20. Mr Kwan Kai Keung said that he was a staff of HKBU. He himself and some of his family members were involved in the architectural profession and he personally knew some of the Members. The Chairman asked Mr Kwan to clarify whether he was in close relationship with any of the Members present at the meeting. In response, Mr Kwan said that he knew Mr Dominic K.K. Lam personally but their relationship was not close.

21. Mr Kwan Kai Keung then made the following main points:

- (a) he objected to the rezoning of the Site for residential development as the small number of flats to be produced on the Site would be insignificant to meet the housing demand and could easily be made up elsewhere such as the large-scale development project on Lantau currently under study by the Government;
- (b) the proposed reversion of the Site to G/IC use was in the right direction and demonstrated the effectiveness of the town planning procedures which had taken into account the mainstream views of the general public;
- (c) while the Board could not designate a specific G/IC use for the Site, consideration should be given to incorporating a planning requirement that the future development of the Site should be compatible with and

complementary to the surrounding land uses;

- (d) to preserve the tranquility of the Kowloon Tong area, it would be desirable if the Site could be reserved for the future expansion of the existing user in the vicinity as other new development on the Site would generate additional traffic to the area and adversely affect the ambience of the existing community. Moreover, it was an optimal option in terms of the utilisation of scarce land resource as this would create a synergy effect bringing more benefits to the public;
- (e) there was a shortage in student hostel places for HKBU. Students currently residing in the hostels in Ma On Shan and Tseung Kwan O had to travel a long distance to the campus in Kowloon Tong every day. Such arrangement was undesirable and had caused much inconvenience to the students. The provision of student hostels within the campus would help the students enjoy their school life and provide them a better learning environment;
- (f) given its small area, the Site could be most efficiently used by a single user, similar to the original user of LWL Institute of Vocational Education, as this would facilitate comprehensive planning and the existing tranquil environment of the area could be preserved; and
- (g) HKBU, being an existing user adjacent to the Site, might be given favourable consideration by the Government when it reviewed the future designated use of the Site.

[Actual speaking time of R1411 : 10 minutes]

R2134 – Ho Man Ching

22. Miss Ho Man Ching made the following main points:

- (a) the Government had contemplated to increase the housing land supply by rezoning a number of “G/IC” and “Green Belt” sites for residential use in order to meet the pressing need for housing in Hong Kong. However, the increase in housing land supply could not solve the housing problem but had created more problems. More importantly, the issue of social justice remained unaddressed;
- (b) the Board should perform the role of a gatekeeper in considering rezoning proposals including that for the Site as the Board’s decisions would have far-reaching implications;
- (c) the increase in housing land supply might not imply timely provision of flats to address the imminent housing problem as developers had been hoarding land. It was reported in 2012 that the number of flats that could be produced by the land hoarded by five major developers and the Mass Transit Railway Corporation Limited was about 91,000 flats (assuming an average flat size of 700 sq ft). This was comparable to that of the residential sites on Government land (i.e. about 121,000 flats);
- (d) the developers had also been withholding the sale of completed flats until a booming property market in order to maximise their profits. For example, as at January 2013, there were about 1,000 flats in The Long Beach completed in 2006 which had not been put to sale. Moreover, another residential development in Shek Wu San Tsuen/Wu Nga Lok Yeung in Fanling comprising 25 three-storey houses had been left vacant for more than seven years pending the Government’s review on the future development of the North East New Territories (NENT). Upon the completion of the study for the NENT New Development Areas, the maximum permitted gross floor area (GFA) of that site had been increased by eight-fold from the original GFA of 142,000 sq ft to 123 million sq ft;
- (e) developers had developed many luxury flats which were unaffordable to

a majority of the people in Hong Kong and hence could not address the housing need;

[Mr Timothy K.W. Ma returned to join the meeting at this point.]

- (f) citing the Kai Tak development as an example, about 9.2 ha of land (about 3% of the development area) were currently planned for public housing development to accommodate about 34,000 people whereas 27 ha of land (about 8% of the development area) were reserved for low to medium-density luxury flats to accommodate about 56,000 people only. The luxury flats were unaffordable to the general public and could not help address the imminent housing problem; and
- (g) in view of the above, the increase in housing land supply could not solve the existing housing problem nor could it address social justice. The Board was urged to take into account all these relevant considerations in considering any future rezoning proposals and the planning of the city as a whole.

[Actual speaking time of R2134 : 6 minutes]

R2928 - Chung Man Hiu, Ophelia

23. Ms Chung Man Hiu, Ophelia, requested for permission to broadcast two short videos to substantiate her presentation. The Chairman acceded to her request.

24. Ms Chung made the following main points:

- (a) she objected to the proposal of using the Site for residential development for the following reasons:
 - (i) the proposed residential development was not compatible with the existing developments in the surrounding area which were

predominantly occupied by schools, military barracks, elderly centre, and the Site was surrounded on the three sides by HKBU. The residential development would change the existing character of the area;

- (ii) the proposed residential development on the Site would create wall effect and adversely affect air ventilation in the area. Moreover, the proposed luxury housing would generate additional traffic, creating air and noise pollution and would adversely affect the general environment of the area;
 - (iii) the development of luxury flats would not be able to address the urgent need for affordable housing;
 - (iv) HKBU had been liaising with the Government over the use of the Site for its expansion before the gazetting of the amendment; and
- (b) the Government had recently announced that it would study carefully the feasibility of using the Site for special school development. However, according to the Secretary for Education's reply to a Legislative Council (LegCo) member's question relating to 'Allocation of Land and Vacant School Premises for Education Purposes' at the LegCo meeting held on 11.12.2013, the Site was not on the list of 17 reserved school sites which included special school use.

25. At this point, Ms Chung wanted to broadcast two videos on the speeches of Dr Yip Wai Hong and Dr David Wong Yau Kar. However, due to technical problem, she could not broadcast the videos but conveyed to the Board the following main message:

- (a) Dr Yip Wai Hong said that the Hong Kong Baptist College had already submitted an application to the Government for using the Site for an integrated development of the university about 20 years ago. He considered that the land area available to HKBU would have direct

implications on the quality of learning, sense of belonging and the level of interactions among the teachers and students. The lack of space within the campus could hardly foster a good learning environment and would adversely affect the enjoyment of university life by the students;

- (b) Dr David Wong Yau Kar, Chairman of the Land and Development Advisory Committee, said that the Site should be allocated to HKBU to cater for its long-term development;
- (c) the Site, which was the only available site adjacent to the HKBU campus, should best be used by the university to alleviate the shortage of space and to facilitate its future development in an integrated manner; and
- (d) given that there was a shortage of land for higher education development in Hong Kong, the rezoning of the valuable education land in the urban area for residential development would hinder the future development of the higher education.

[Actual speaking time of R2928 : 6 minutes]

26. Due to the need to resolve the technical problem, the meeting was adjourned for a short break of 5 minutes.

27. As more time was required to resolve the technical problem, the Chairman invited the remaining two representers to make their presentations first while the technical problem was being fixed.

R3186 – Wan Ka Kei

28. Ms Chan Yiu Po, Alice made the following main points:

- (a) she was an accountant and would like to offer comments on the future use of the Site from an accounting point of view;

- (b) the assessment on whether the Site was put to an optimal use could be based on three criteria: (i) continuous concern; (ii) consistency; and (iii) prudence;
- (c) the detailed development proposal prepared by HKBU was in compliance with the above three criteria and its expansion need was well justified as the campus was already fully utilised. Additional land was required for its further development in the long run;
- (d) the Site was surrounded by existing buildings of HKBU and it could be developed as an integral part of the campus. The use of the Site for other uses would be incompatible with the surrounding developments;
- (e) according to HKBU's master plan, the Site would be used for the development of a CMTH, student hostel and a complex for whole person development. The comprehensive plan prepared by HKBU should be given favourable consideration by the Government. It was doubtful whether there was any specific request from relevant stakeholders for using the Site as a special school and whether there was any strong justification to support the development of a special school on the Site;
- (f) HKBU's proposed development of the Site would create synergy with their existing facilities and could utilise the existing administrative, technical, financial, academic and research support. Allocation of a more distant site to HKBU would not be cost-effective;
- (g) a CMTH should best be located at the Site which was adjacent to the Chinese Medicine building of HKBU as this would enable a more efficient use of the existing manpower resources, infrastructural support and medical and other technical facilities, and would be convenient to teachers, students and patients. The Site, situated in a central location and easily accessible from all parts of the territory, was an optimal

location for a CMTH;

- (h) as there was no CMTH in Hong Kong, students would need to do internships in the Mainland. The medical system and diseases of the Mainland were different from those in Hong Kong and what students learnt in the Mainland might not be entirely applicable in Hong Kong. A CMTH on the Site would allow students to do internships in Hong Kong, which was important for the long-term development of Chinese Medicine in Hong Kong; and
- (i) quoting Queen Mary Hospital and Prince of Wales Hospital which were located close to the University of Hong Kong and the Chinese University of Hong Kong respectively, she urged the Government to allocate the Site to HKBU for CMTH development.

[Actual speaking time of R3186 : 8 minutes]

R3260 – Xu Daji

29. Mr Xu Daji made the following main points:

- (a) he had been working in the School of Chinese Medicine of HKBU since he started to reside in Hong Kong under the Admission Scheme for Mainland Talents and Professionals in 2008;
- (b) he had written an article in Ta Kung Pao in March 2013 expressing his strong support for allocating the Site to HKBU for CMTH development;
- (c) he used to work in the Guangdong Chinese Medicine Hospital and was directly involved in the internship programme of HKBU students before he moved to Hong Kong. He found that the students were not enthusiastic as the medical system and culture in the Mainland were different, and the knowledge learnt by the students in the Mainland

might not be applicable to the situation in Hong Kong. A CMTH in Hong Kong would support the students to do their internships and to practise locally, and would enhance the effectiveness of the training as teachers and students would no longer be required to travel to the Mainland;

- (d) the development of a CMTH could provide a systematic Chinese medicine education and training for the students, provide a venue for clinical research, and contribute to the advancement of Chinese Medicine in Hong Kong;
- (e) during the past few years, there was an increasing number of people in Hong Kong traveling to the Mainland to receive Chinese Medicine treatment. There was an urgent need for providing a CMTH in Hong Kong to meet the imminent need of the community;
- (f) many of the renowned Chinese Medicine professionals supported the development of a CMTH in Hong Kong;
- (g) while he was glad to know that the Site had been taken out from the land sale programme, he was disappointed to know that the Government now intended to use the Site for special school development. There was no dispute on the need to strengthen support for special education. However, the Site was not the only site suitable for such use. As the Site was surrounded on three sides by the HKBU campus, it was the only suitable site for HKBU's future expansion; and
- (h) education was important to the next generation and future development of Hong Kong. Priority should be given to enhancing higher education of Hong Kong. The Site should therefore be allocated to HKBU for development in an integrated and sustainable manner.

30. As the technical problem was still not fixed, the Chairman suggested and Ms Chung (R2928) agreed that the information on the link of the two videos would be provided to Members for their viewing after the meeting. Information on the link was distributed to Members at the meeting.

31. As the presentation from the government representatives, representers and representers' representatives had been completed, the Chairman invited questions from Members.

32. The Vice-chairman said that the main concerns expressed by the representers at this and previous sessions included (i) the Site should not be used for residential development; and (ii) as the Government had decided to retain the Site for appropriate GIC use, it would be more appropriate to be allocated to HKBU for its future development in order to create a synergy effect rather than using the Site for special education development. While DPO/K had clearly stated that whether the Site should be reserved for special school or other educational uses or other permitted uses under "G/IC(9)" zone should be determined by EDB or the Government with reference to its policy priority and it was a matter outside the Board's ambit, the Vice-chairman asked whether there was a great demand for special education facilities in Hong Kong and whether the development of a special school on the Site would have synergy effect.

33. Mr Wallace K.K. Lau, PAS(HE), EDB, said that while the Government had indicated that the Site might be used for special education development to meet the recent request from various quarters of the community to strengthen support for special education, EDB had no intention to pre-empt the decision of the Board on the future land use zoning for the Site. EDB would only carry out the study on the feasibility of using the Site for special school development after the Board had made a decision that the Site would be retained as a "G/IC" zone. On the Vice-chairman's question on the demand for special school, he said that owing to the implementation of the new secondary school curriculum and policy for extension of educational years for special education, there would be a new demand for around 500 special school places in the Kowloon District (including Tseung Kwan O) which would be equivalent to about two new special schools. Initially, it was

considered that the Site might be a suitable location for the development of a 24-classroom special school.

34. Noting that a number of representers had mentioned that the site area of HKBU and its average area per student were the smallest among the eight UGC-funded educational institutions, a Member asked whether there was a genuine shortage of space for HKBU.

35. Mr Tom C.K. Yip said that it was true that the existing site area of HKBU (about 5.4 ha) was the smallest among the eight UGC-funded educational institutions. However, as advised by EDB, the assessment on the adequacy of space for educational institutions was not purely based on the site area as different educational institutions had different geographical conditions (such as geographical locations and development parameters of the respective sites, proportion of usable land and topology of buildings within campus, etc.). It was therefore inappropriate to make a simplistic comparison of site area among different institutions. The assessment on the space requirement for each institution was based on the number of publicly-funded students, their requirements for academic space and student hostel places and the specific operational space requirements for different disciplines of the institutions. On that basis, he understood that HKBU's average area per student was not the least among the eight institutions. Moreover, the above-mentioned site area of HKBU had not yet included the northern portion of the ex-LWL site (about 0.64 ha) agreed to be allocated to HKBU and the former Royal Air Force Officer's Mess site at Kwun Tong Road in Kowloon Bay which had already been used by HKBU. According to EDB's assessment, the existing and planned provision of land for HKBU was sufficient to fully meet its requirements for publicly-funded academic space and student hostel places.

36. Mr Wallace K.K. Lau supplemented that HKBU was located in the urban area, and hence it was not appropriate to directly compare the site area of HKBU and those of the universities in the New Territories. Moreover, EDB had all along been adopting a fair and consistent approach by using the Net Operational Floor Area in assessing the area or space requirement for the eight UGC-funded educational institutions. Based on that, upon the reservation of the northern portion of the ex-LWL site for future use by HKBU,

HKBU would be one of the three universities among the eight UGC-funded universities and the only university among the three city centre universities that would have its space requirements in terms of public-funded academic space and student hostel places fully met.

37. In response to the Chairman's question regarding the provision of student hostel places for HKBU, Mr Wallace K.K. Lau explained that the outstanding requirements for publicly-funded student hostel places for HKBU was 1,338 and it was estimated that the site at the northern portion of the ex-LWL site could provide about 1,400 publicly-funded student hostel places which should be sufficient to meet HKBU's outstanding demand. The shortfall of 1,700 student hostel places, as quoted by the representer, had included 300 self-financed hostel places which might not be used by the students of UGC-funded programmes. In view of the valuable land resource and to ensure that public resources would be properly used, HKBU was required to accord a higher priority to provide the publicly-funded academic space and hostel places on the site concerned. EDB would not object to the provision of additional self-financing student hostel places on the site only if the interest of the students of the publicly-funded programmes would not be adversely affected.

38. As all the representers and representers' representatives attending the session had completed their presentations and Members had no further question to raise, the Chairman thanked the representers, representers' representatives and the government representatives for attending the hearing. They all left the meeting at this point.

39. The meeting was adjourned at 11:40 a.m.