

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/H10/13**
關乎申請編號 Y/H10/13 而只作指示用途的擬議發展計劃的概括發展規範

Application No. 申請編號	Y/H10/13		
Location/address 位置／地址	Government Land to the East of 3 Sassoon Road, Pok Fu Lam, Hong Kong 香港薄扶林沙宣道 3 號東面政府土地		
Site area 地盤面積	About 約 16,401 sq. m 平方米 (Includes Government Land of about 包括政府土地約 16,401 sq. m 平方米)		
Plan 圖則	Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19 薄扶林分區計劃大綱核准圖編號 S/H10/19		
Zoning 地帶	“Green Belt” 「綠化地帶」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Green Belt” to “Government, Institution or Community” 把申請地點由「綠化地帶」地帶改劃為「政府、機構或社區」地帶		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 43,000	About 約 2.63
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	4	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度／ 層數	Domestic 住用	- - -	m 米 mPD 米(主水平基準上) Storey(s) 層
	Non-domestic 非住用	<u>Block A A 座</u> - Not more than 不多於 169 Not more than 不多於 9	m 米 mPD 米(主水平基準上) Storey(s) 層
		<u>Block B B 座</u> - Not more than 不多於 150 Not more than 不多於 5	m 米 mPD 米(主水平基準上) Storey(s) 層
		<u>Block C C 座</u> - Not more than 不多於 139 Not more than 不多於 3	m 米 mPD 米(主水平基準上) Storey(s) 層

		Block D D座 - Not more than 不多於 123 Not more than 不多於 3	m 米 mPD 米(主水平基準上) Storey(s) 層
	Composite 綜合用途	- - -	m 米 mPD 米(主水平基準上) Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 65%		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	Not less than 不少於 4,000	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	Total no. of vehicle parking spaces 停車位總數		40
	Private Car Parking Spaces 私家車車位		40
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Heavy Goods Vehicle Spaces 重型貨車車位		2

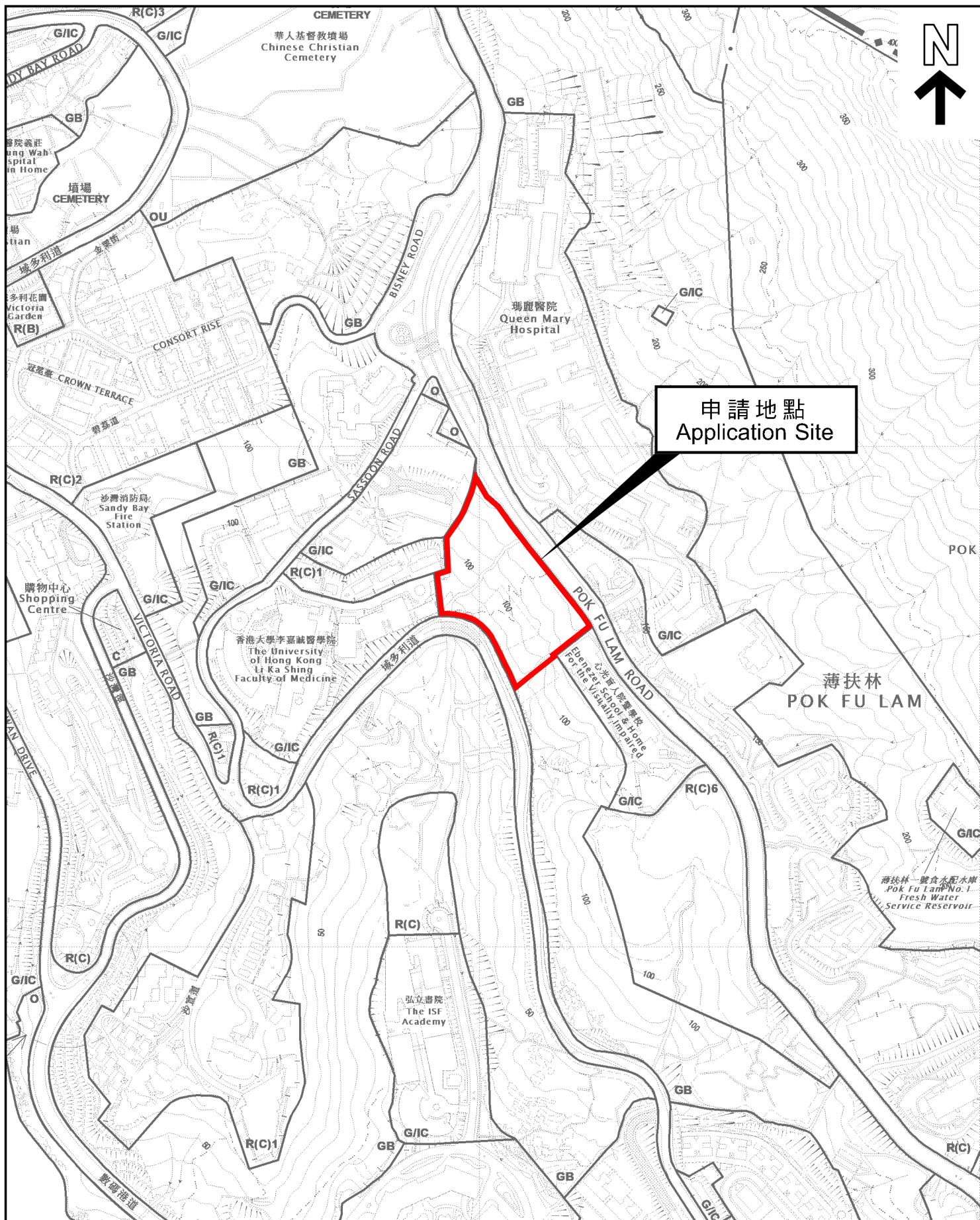
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Ecological Impact Assessment 生態影響評估</u>		
<u>Water Supply Impact Assessment 供水影響評估</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

位置圖 LOCATION PLAN

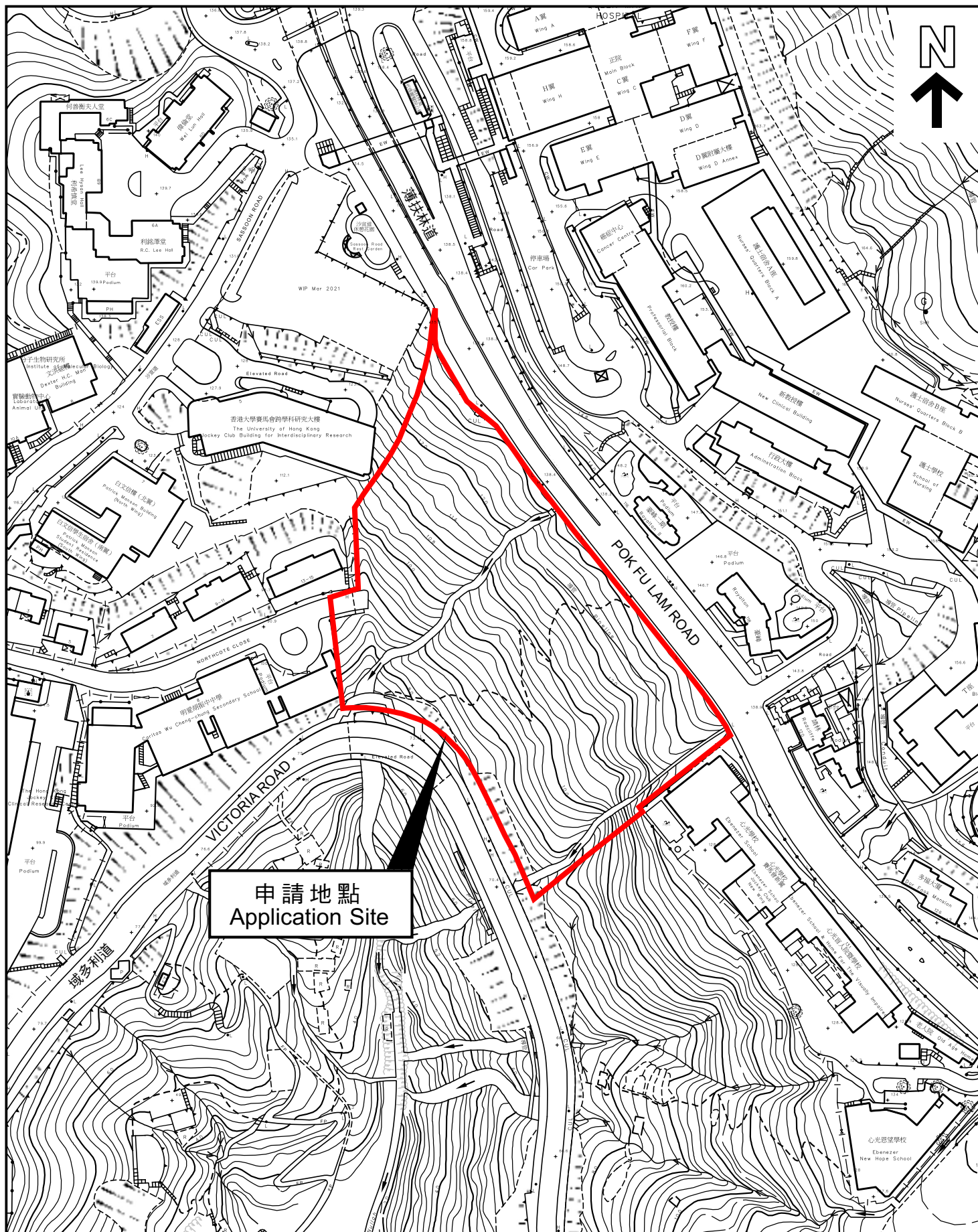
本摘要圖於2021年7月26日擬備，
所根據的資料為於2021年1月5日
核准的分區計劃大綱圖編號S/H10/19

EXTRACT PLAN PREPARED ON
26.7.2021 BASED ON OUTLINE ZONING
PLAN No. S/H10/19 APPROVED ON
5.1.2021

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/H10/13

SCALE 1:5 000 比例尺
米 100 0 100 200 米
METRES METRES



平面圖 SITE PLAN

本摘要圖於2021年7月26日擬備，
所根據的資料為測量圖編號
11-SW-16B, 11-SW-11D, 11-SW-12C
及 11-SW-17A

EXTRACT PLAN PREPARED ON
26.7.2021 BASED ON SURVEY
SHEETS No. 11-SW-16B, 11-SW-11D,
11-SW-12C & 11-SW-17A

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
Y/H10/13

行政摘要

此規劃申請是代表申請人香港大學（下稱「港大」或「申請人」）根據城市規劃條例第 12A 條，向城市規劃委員會（下稱「城規會」）申請修訂薄扶林分區計劃大核准圖編號 S/H10/19 將申請地點由「綠化地帶」改劃為「政府、機構或社區」地帶，以容許興建新的教學大樓。

為確保能為公眾提供優質醫療服務，醫療人力規劃一直是香港醫療體系的重要組成部分。行政長官在 2018 年的施政報告中宣布，鑑於人口老齡化導致醫療服務需求不斷增加，政府將投放足夠資源加強醫療服務。由 2019/20 學年起，將每年增加合共超過 150 個政府資助的學士學位醫療學額，由約 1780 個增至約 1930 個，以應對可預見的醫療人手緊張問題。為讓大學教育資助委員會資助之大學增加相關醫療培訓能力，政府已預留約 200 億元，在包括港大在內的多間大學實施短期、中期和長期工程項目，以提升和增加教學設施。

申請人提出是次規劃申請是基於以下理據：

- 擬議的「政府、機構或社區」地帶能與周邊地區特色相融合；
- 擬議發展已加入多項設計特色，盡量減少對周邊地區造成任何不良視覺影響；
- 擬議發展把現時的斜坡轉變為多層社區空間供公眾享用，以作為規劃增益；
- 擬議發展項目也將大大改善薄扶林道、羅富國徑和域多利道以及沙宣道醫學院和瑪麗醫院不同建築物之間的可達性和連貫性。
- 改劃的建議將更有效地利用寶貴的土地資源，提供教育和研究設施以支持醫療行業發展；
- 擬建發展規模不大，不會在技術和基礎設施層面對周邊地區帶來不良影響。

鑑於上述各點，希望是次規劃申請能在規劃和技術層面得到城規會的支持。

申請編號 Application No. : Y/H10/13

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Executive Summary

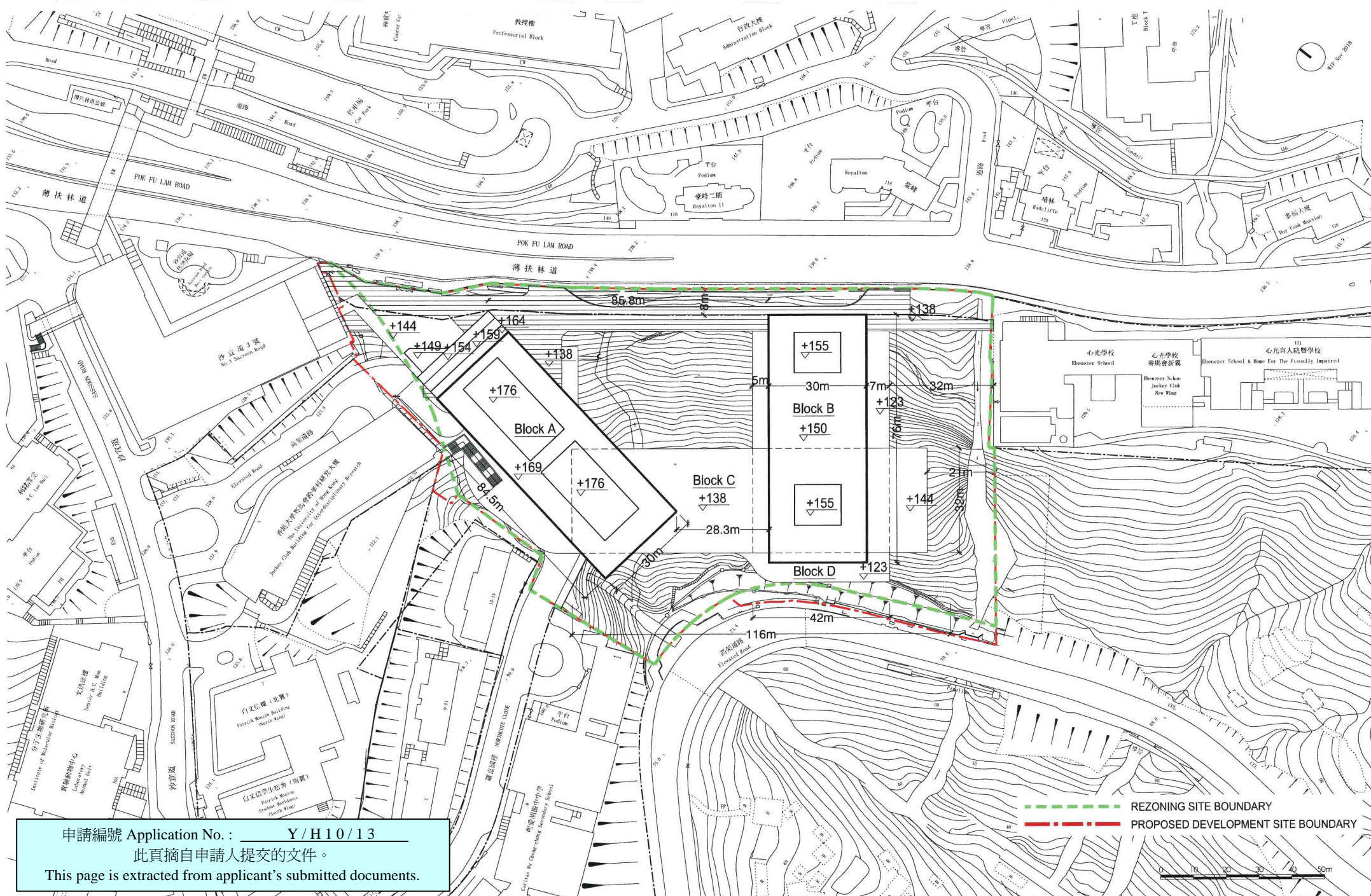
This Planning Application is prepared and submitted on behalf of The University of Hong Kong ("HKU" or "the Applicant") to seek approval from the Town Planning Board ("TPB") under section 12A of the Town Planning Ordinance for the proposed amendments to Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19 to rezone the Site from "Green Belt" to "Government, Institution or Community" ("G/IC") to enable the new Academic Building on Site.

Healthcare manpower planning has always been a crucial part of the healthcare system in Hong Kong in ensuring the availability and provision of quality healthcare service to the public. In the Chief Executive's 2018 Policy Address, it was announced that the Government will deploy sufficient resources to enhance the healthcare services in view of the increasing service demand arising from the growing ageing population. Starting from the 2019/20 academic year, the number of healthcare-related publicly-funded first-degree intake places would increase by over 150 from about 1,780 to 1,930 to address the foreseeable tight manpower in the healthcare profession. To enable the University Grants Committee-funded universities to expand the relevant healthcare training capacity, the Government has earmarked about \$20 billion to upgrade and increase their teaching facilities by implementing short, medium and long-term works projects at various universities including HKU.

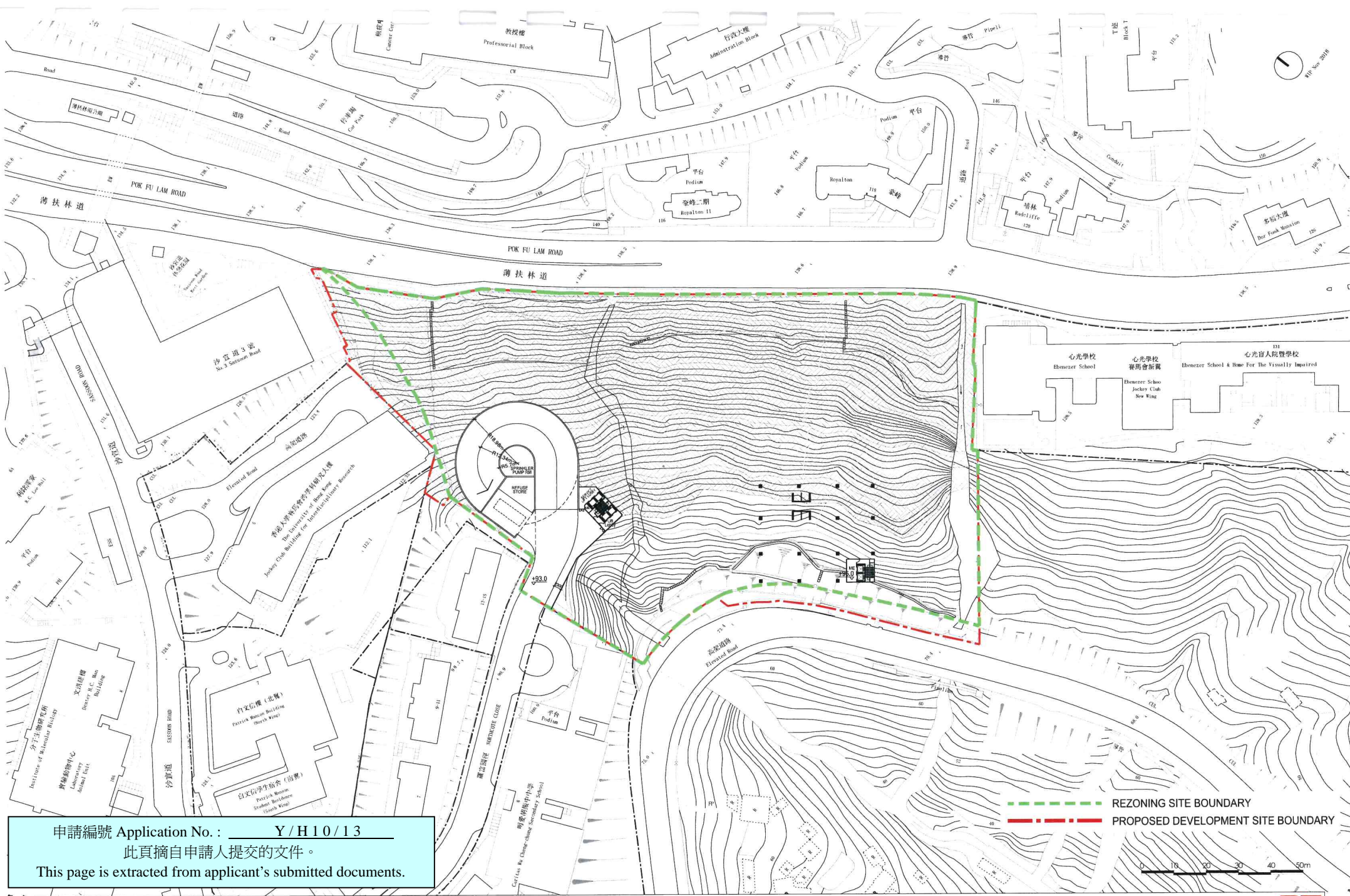
The Proposed Development is fully justified due to the following reasons:

- The proposed "G/IC" zoning is compatible with the surrounding character of the area;
- The Proposed Development has adopted various sensitive design measures while minimizing any likely adverse visual impact to the surrounding area;
- The Proposed Development would transform the Site from an inaccessible slope to multi-level community space for public enjoyment as a planning gain;
- The Proposed Development would also greatly improve the accessibility and connectivity between Pok Fu Lam Road, Northcote Close and Victoria Road as well as between the different buildings within the Sassoon Road Medical Campus and the Queen Mary Hospital.
- The rezoning proposal would put valuable land resources into more efficient use for the provision of educational and research facilities to support the healthcare industry;
- The Proposed Development is not large in scale and will not cause any adverse technical and infrastructural impact to the surrounding area.

In light of the above, the Planning Application should be supported by the TPB from planning and technical points of view.





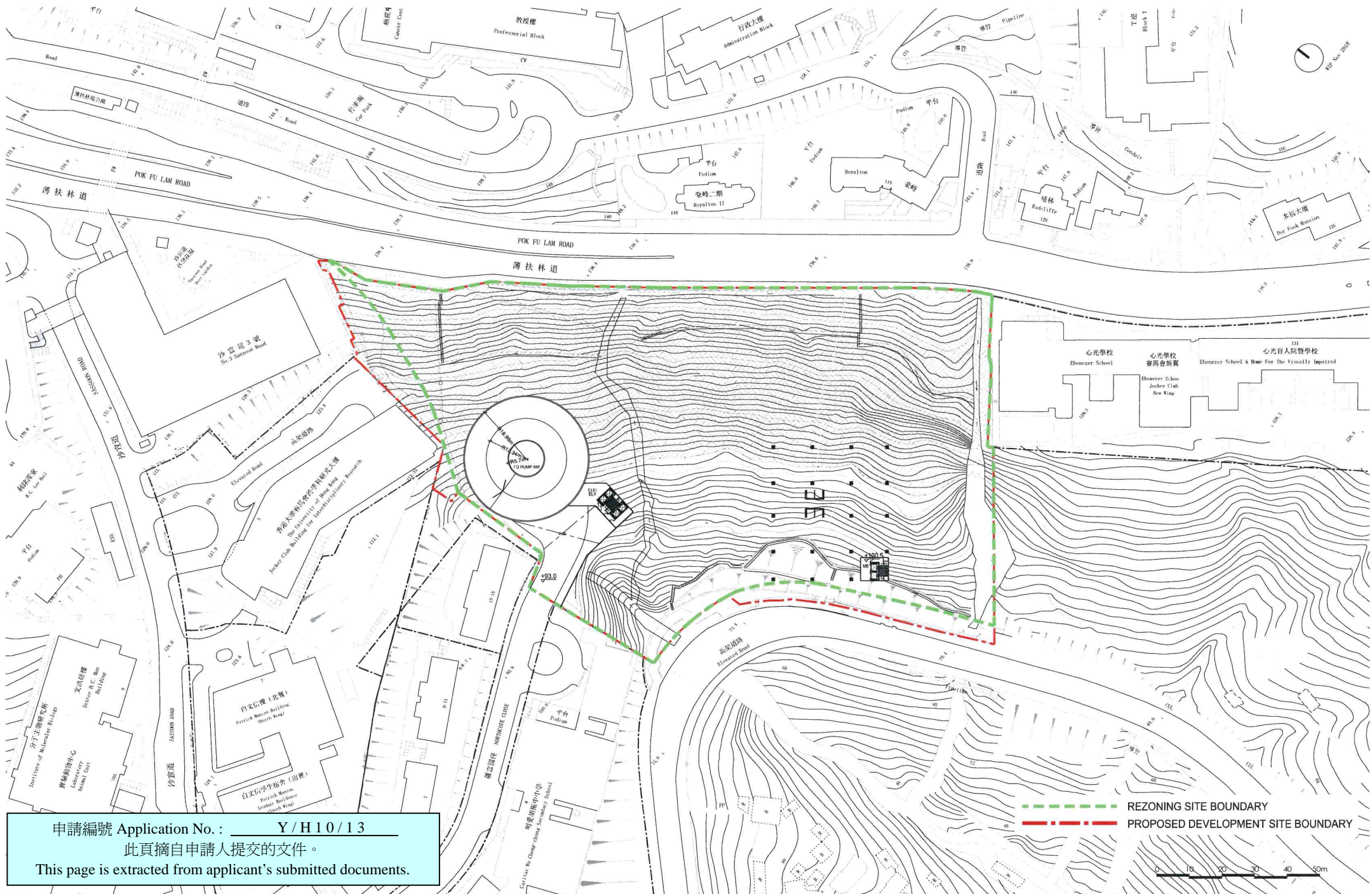


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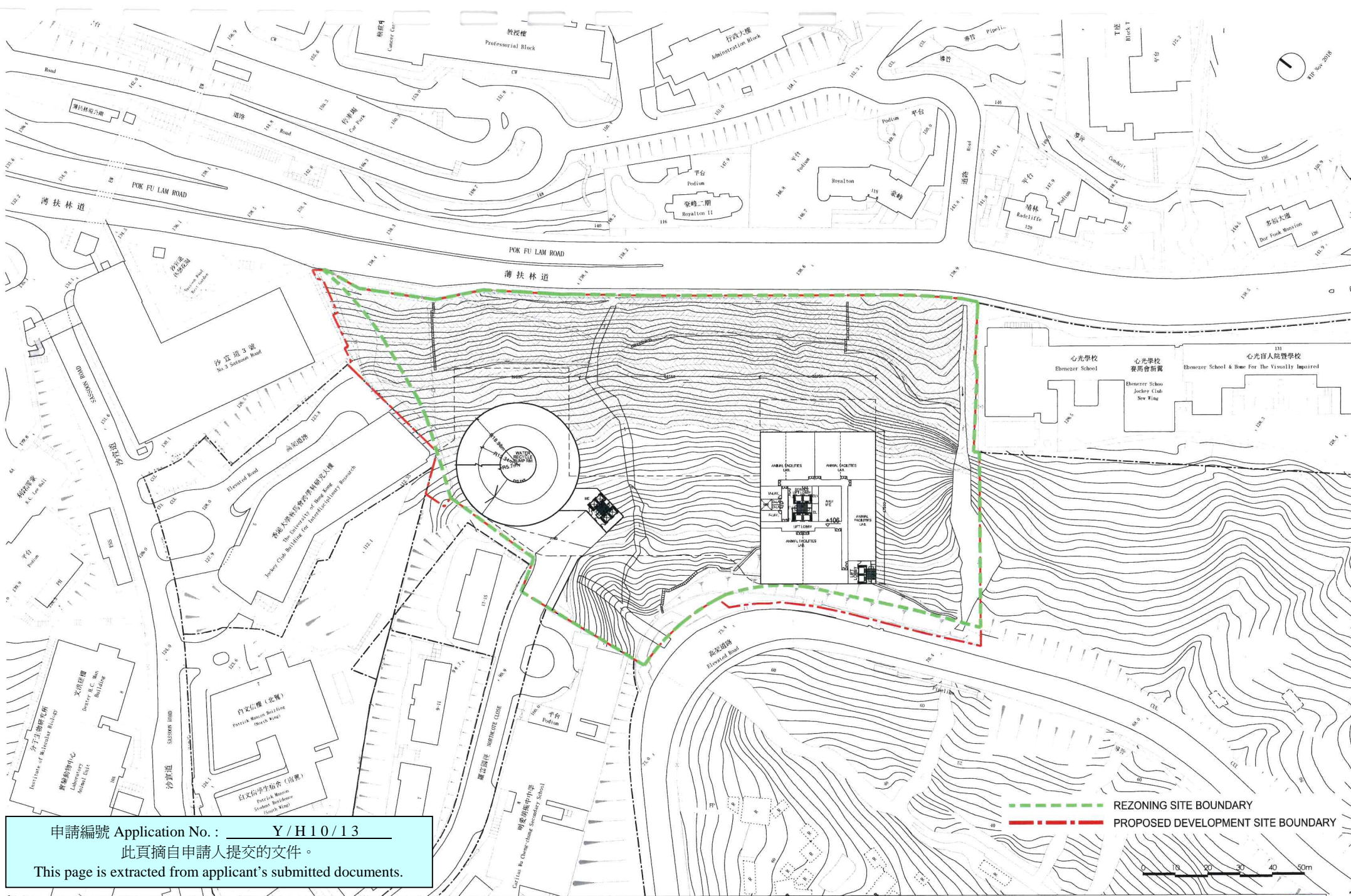


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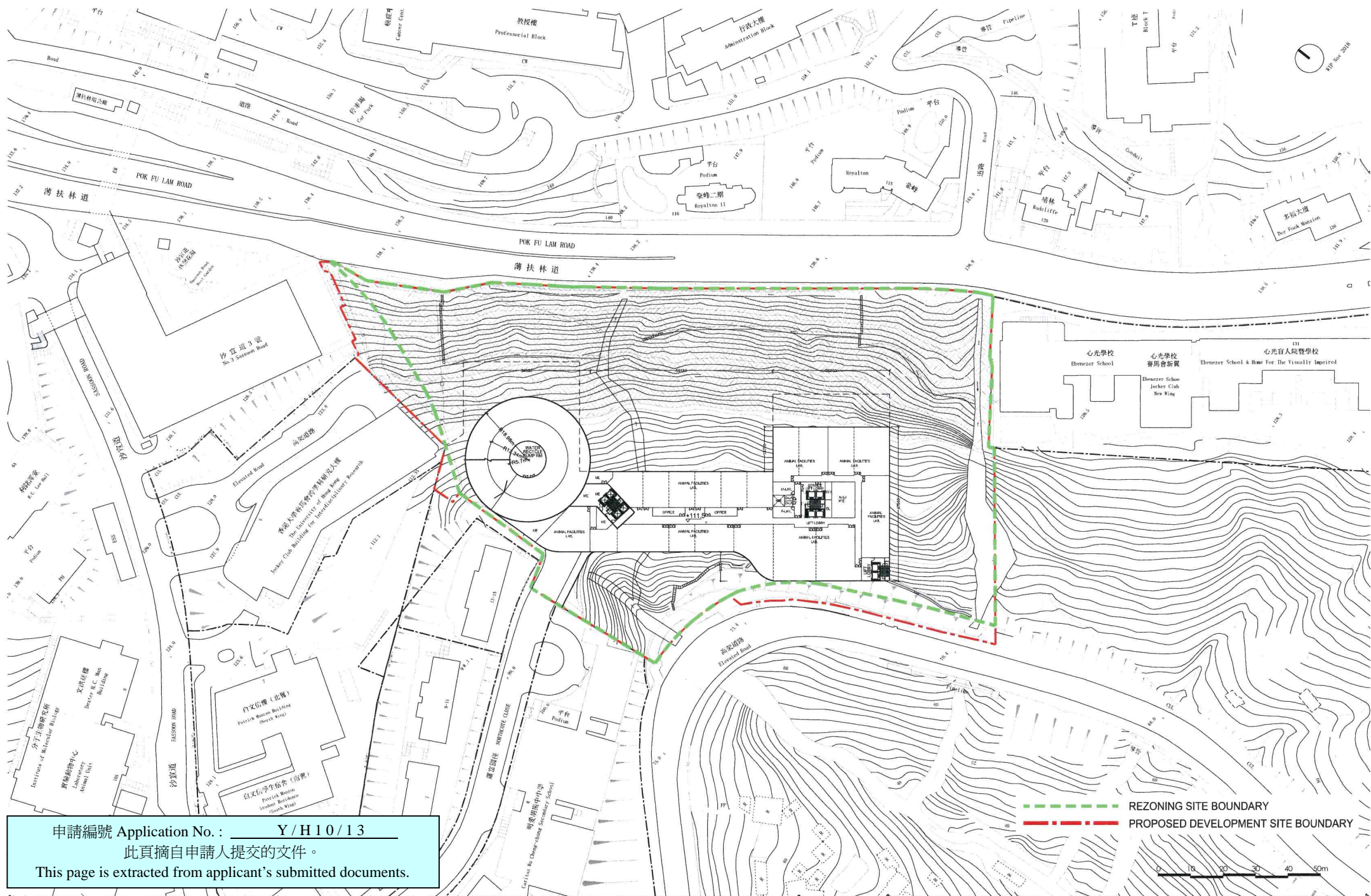
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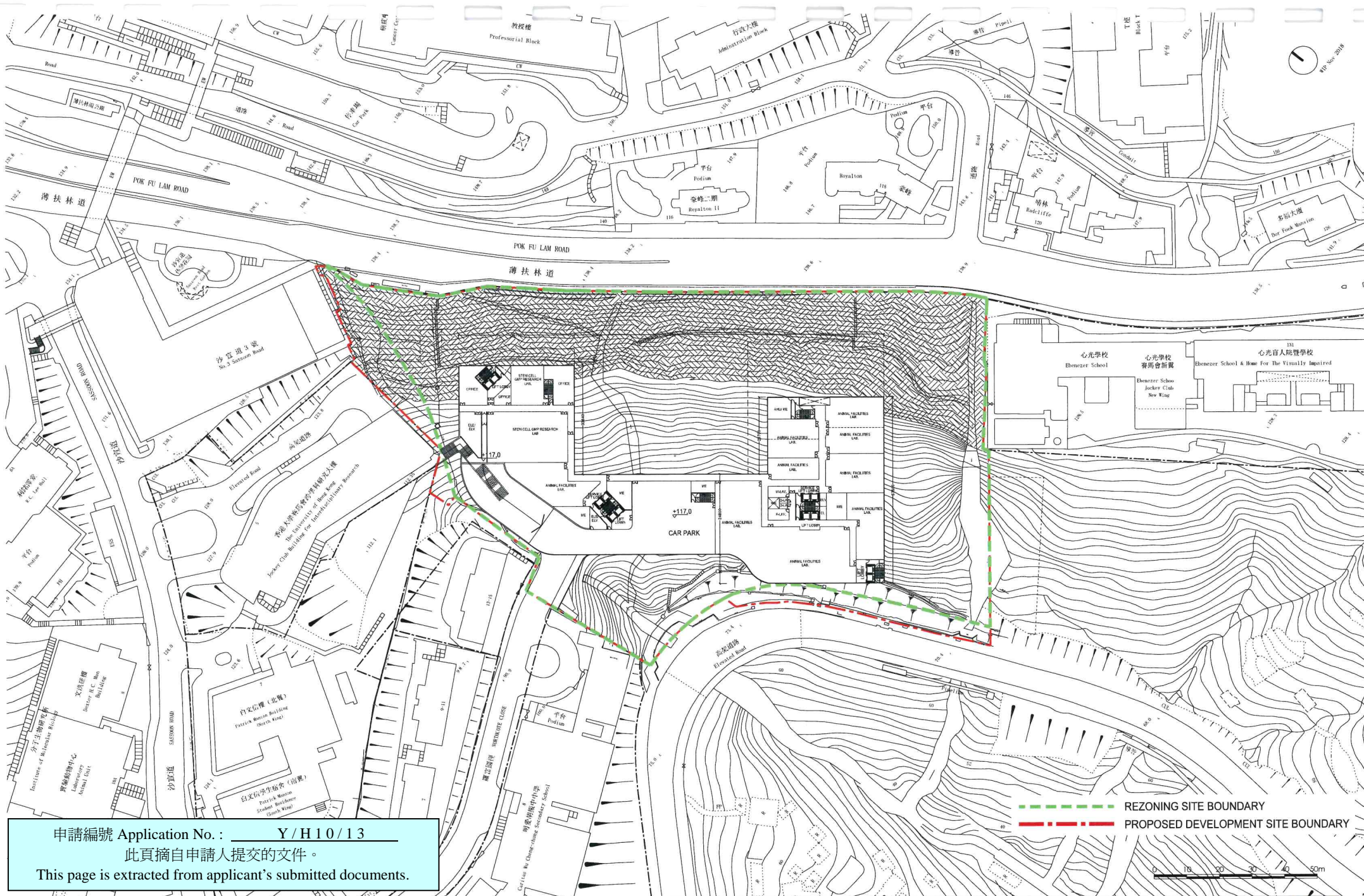


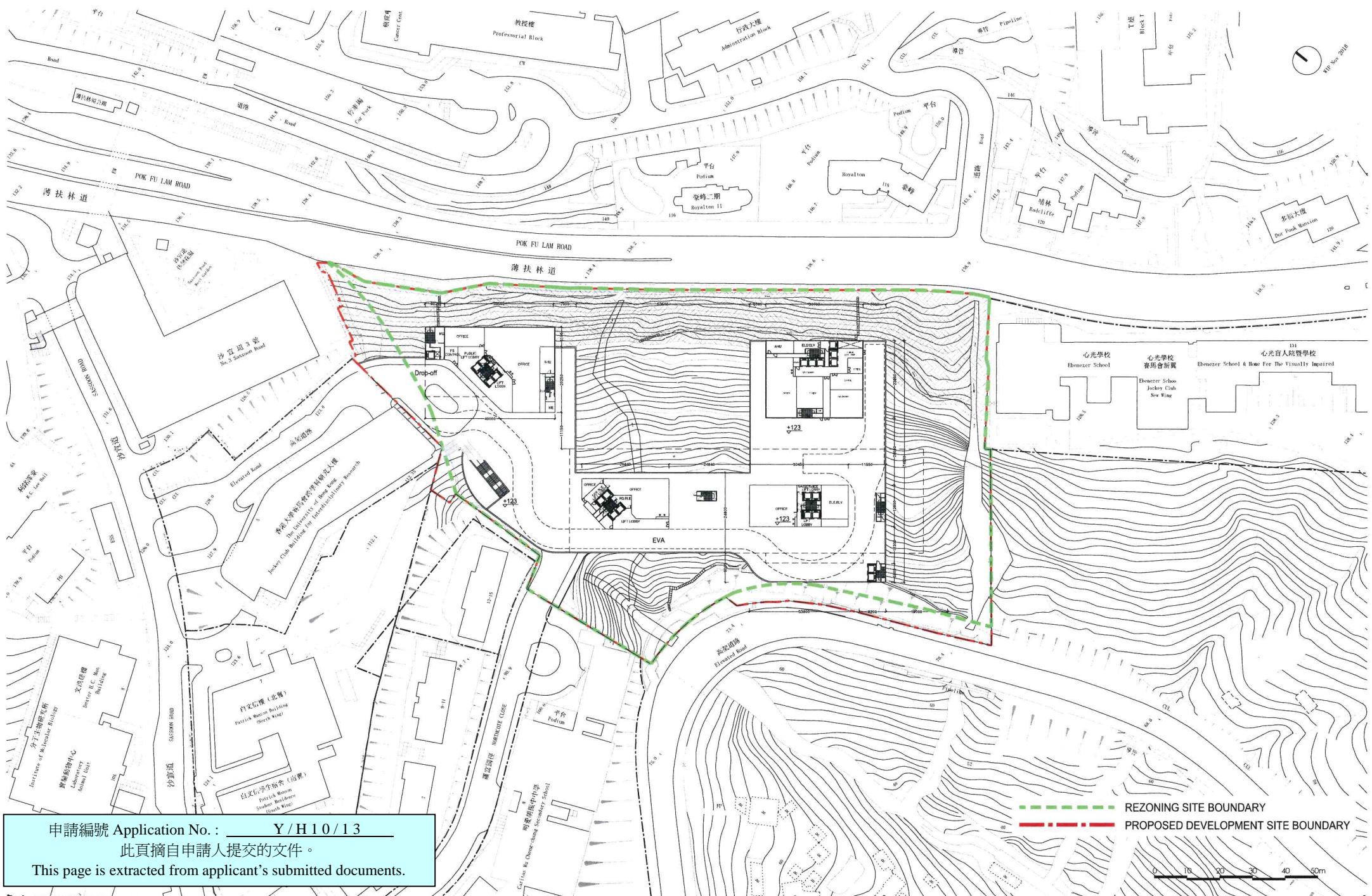


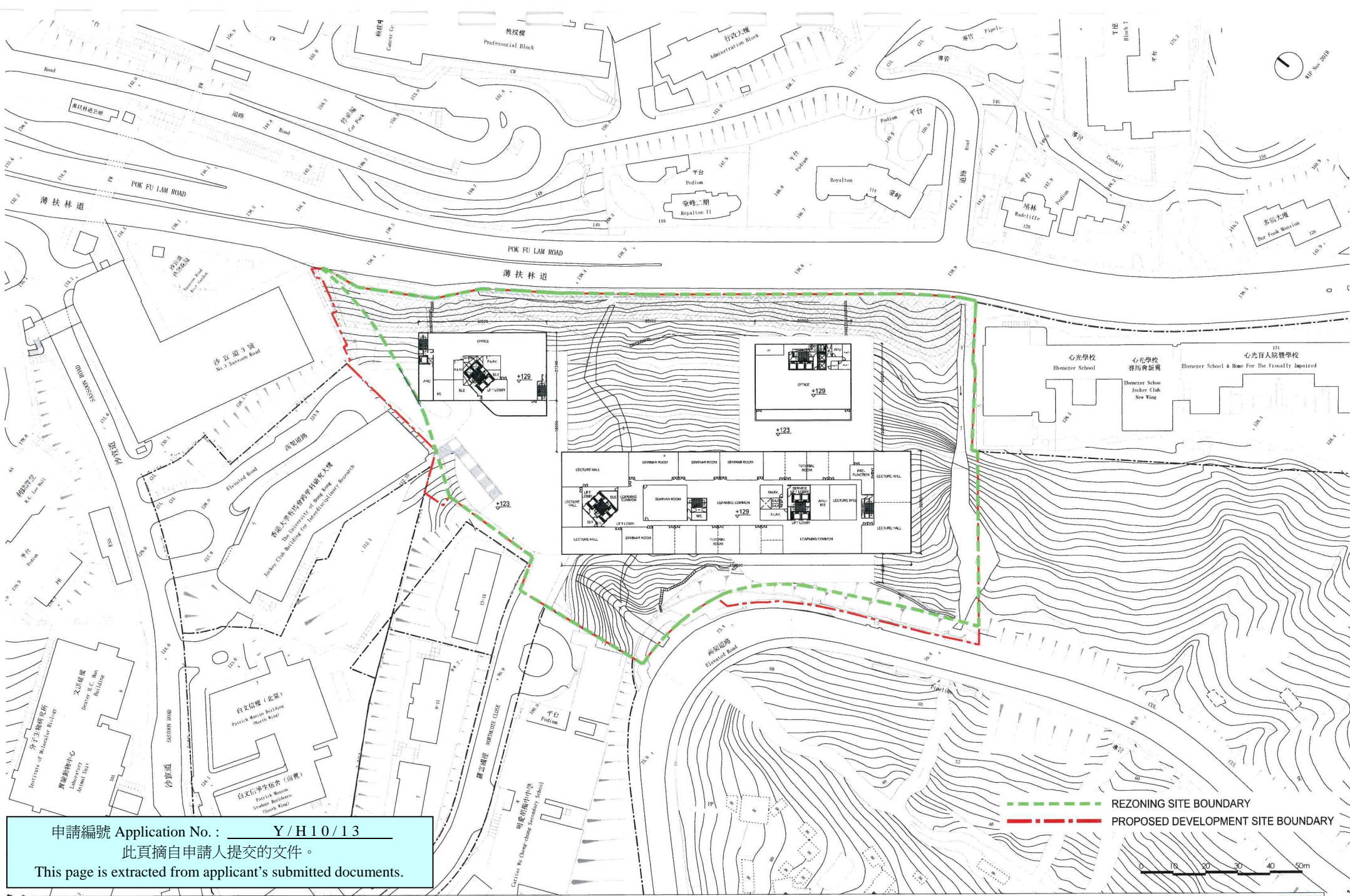
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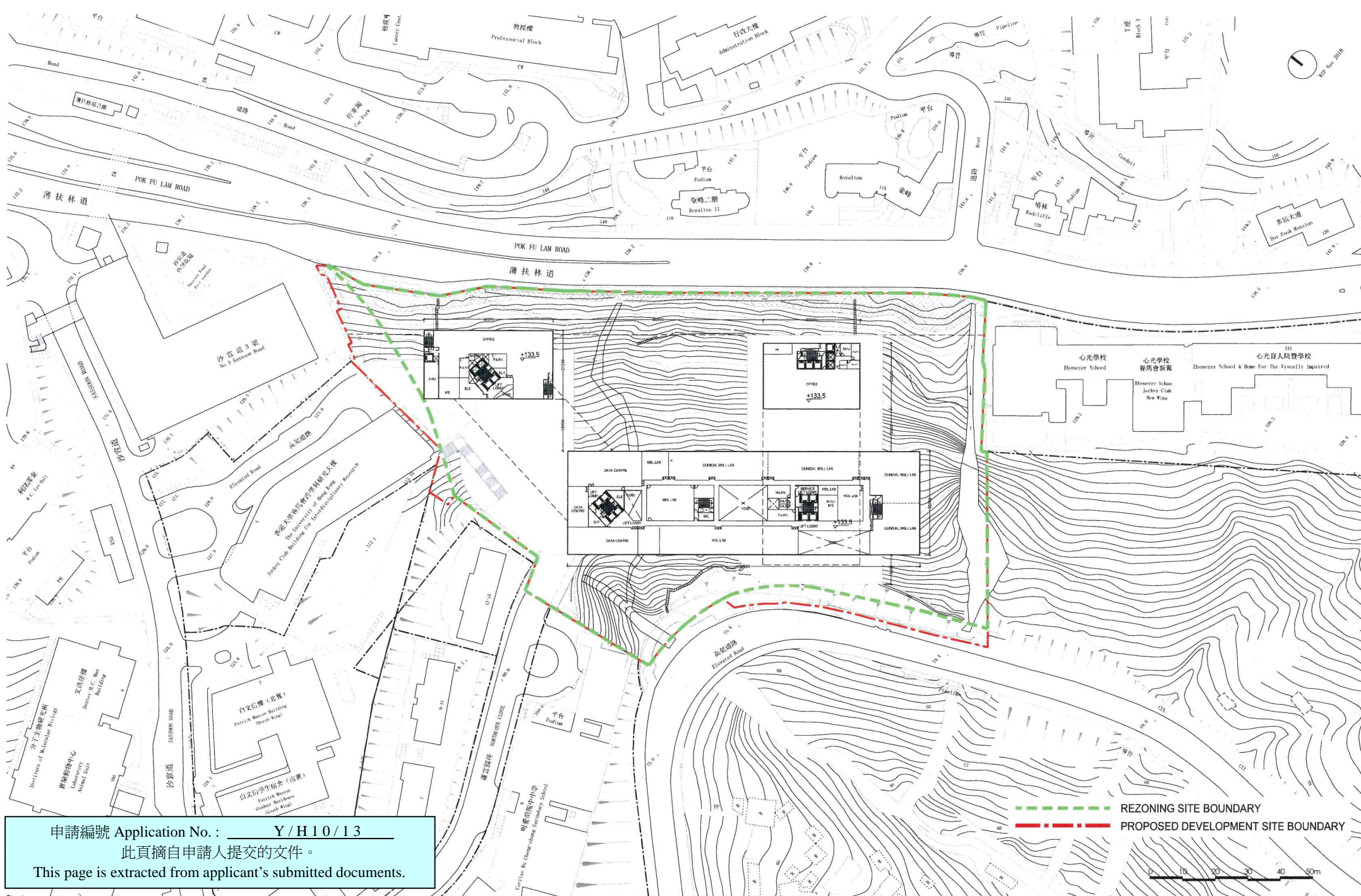


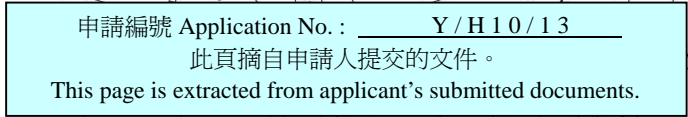


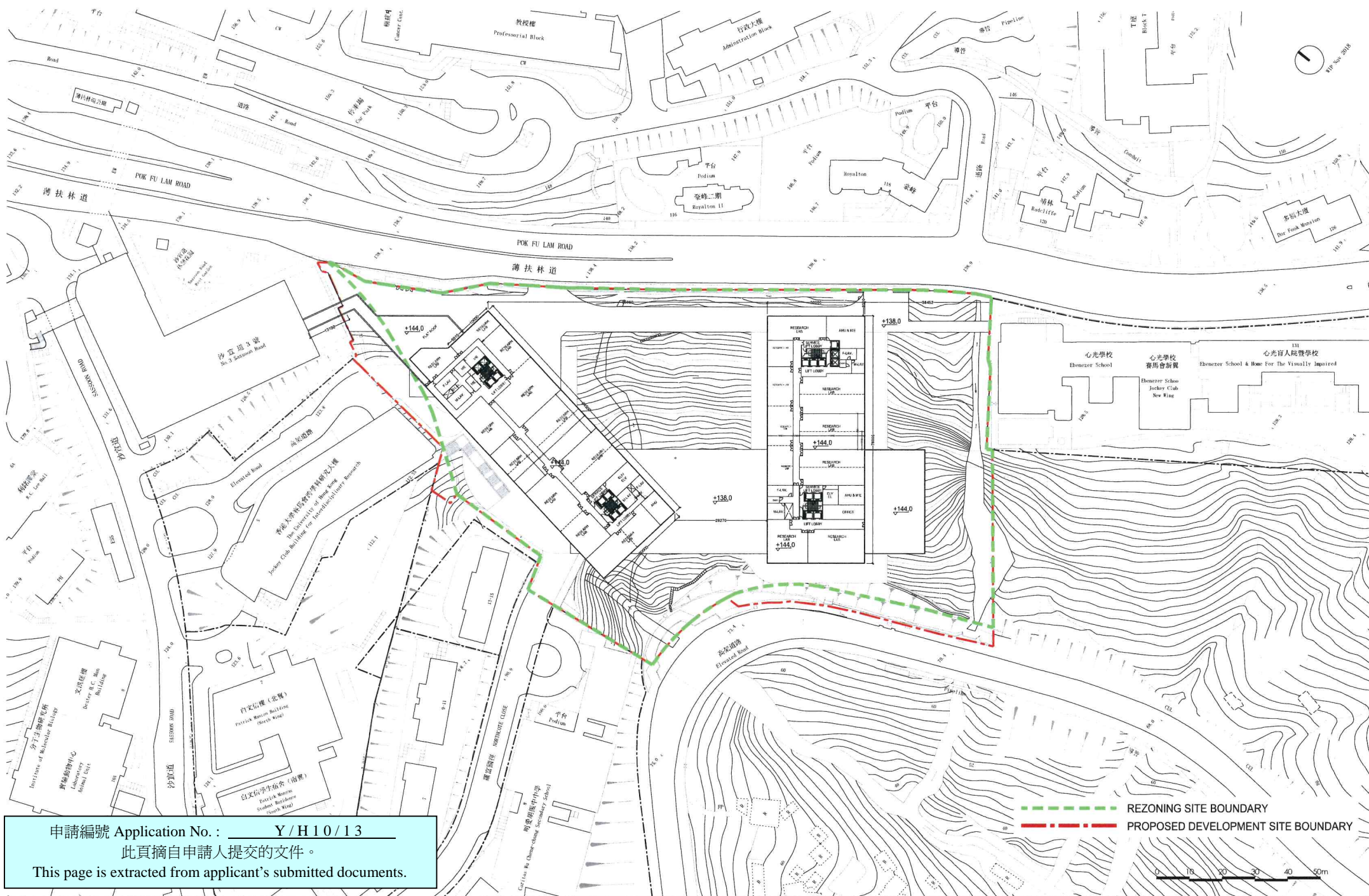


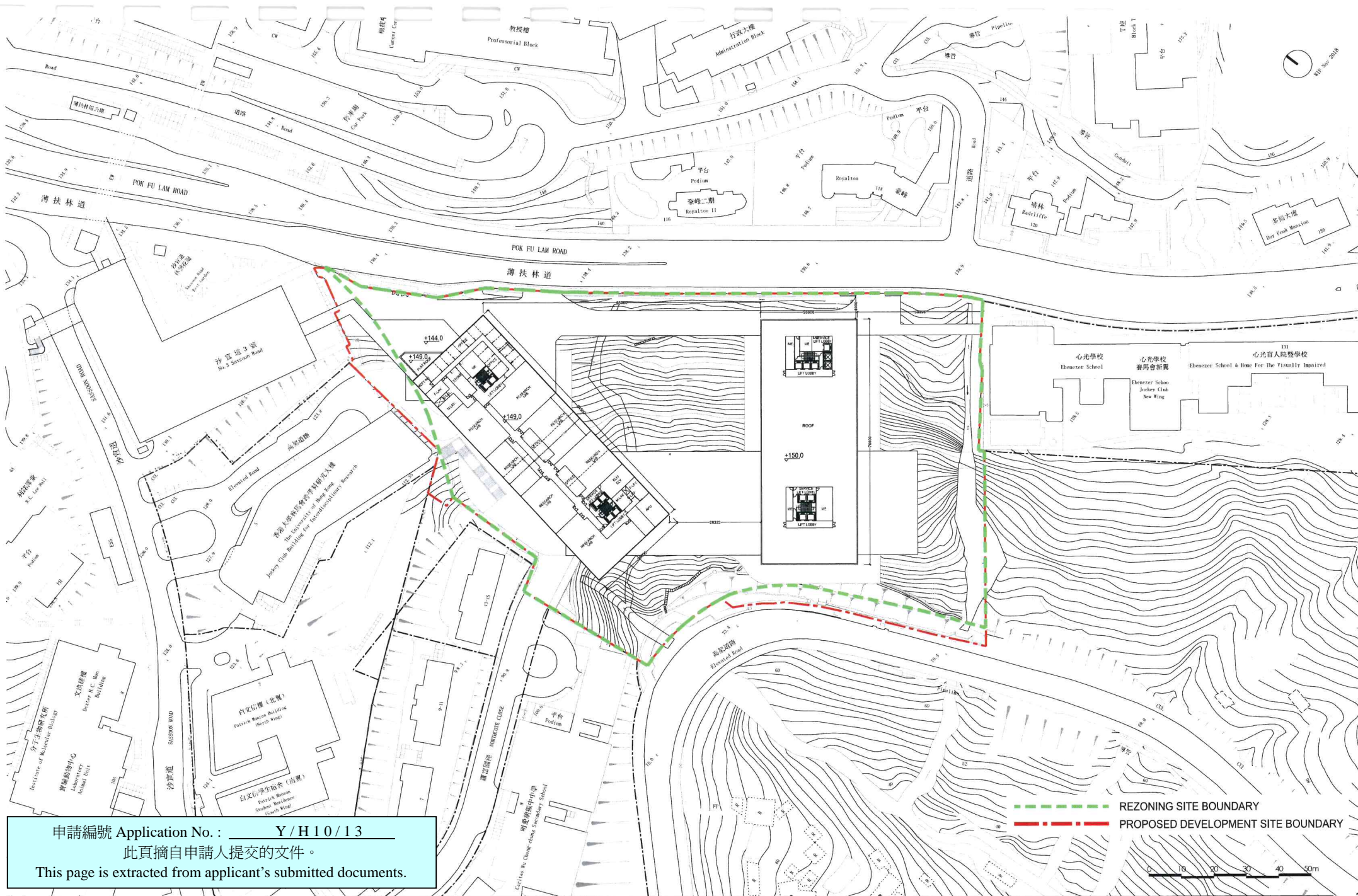


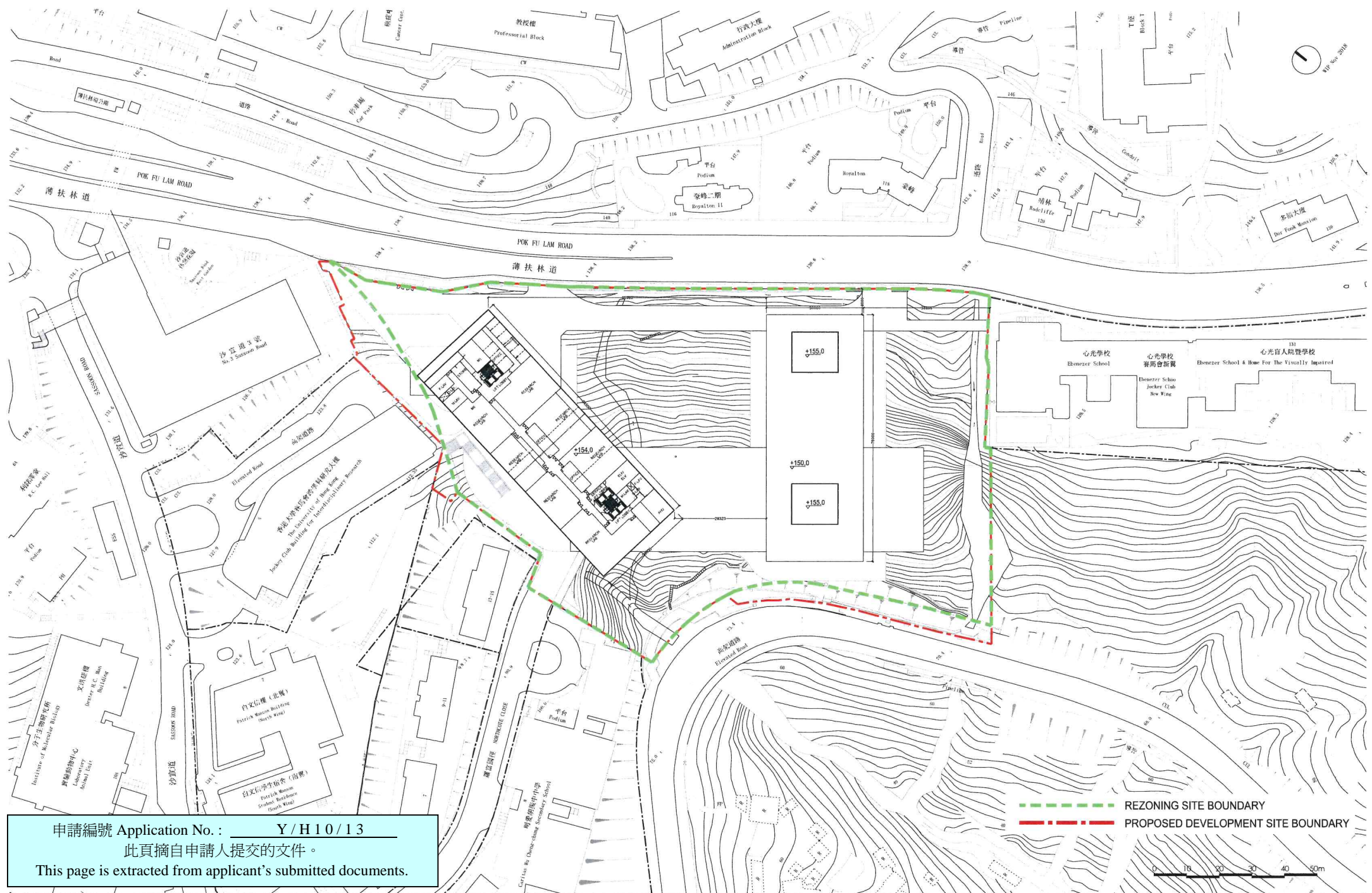
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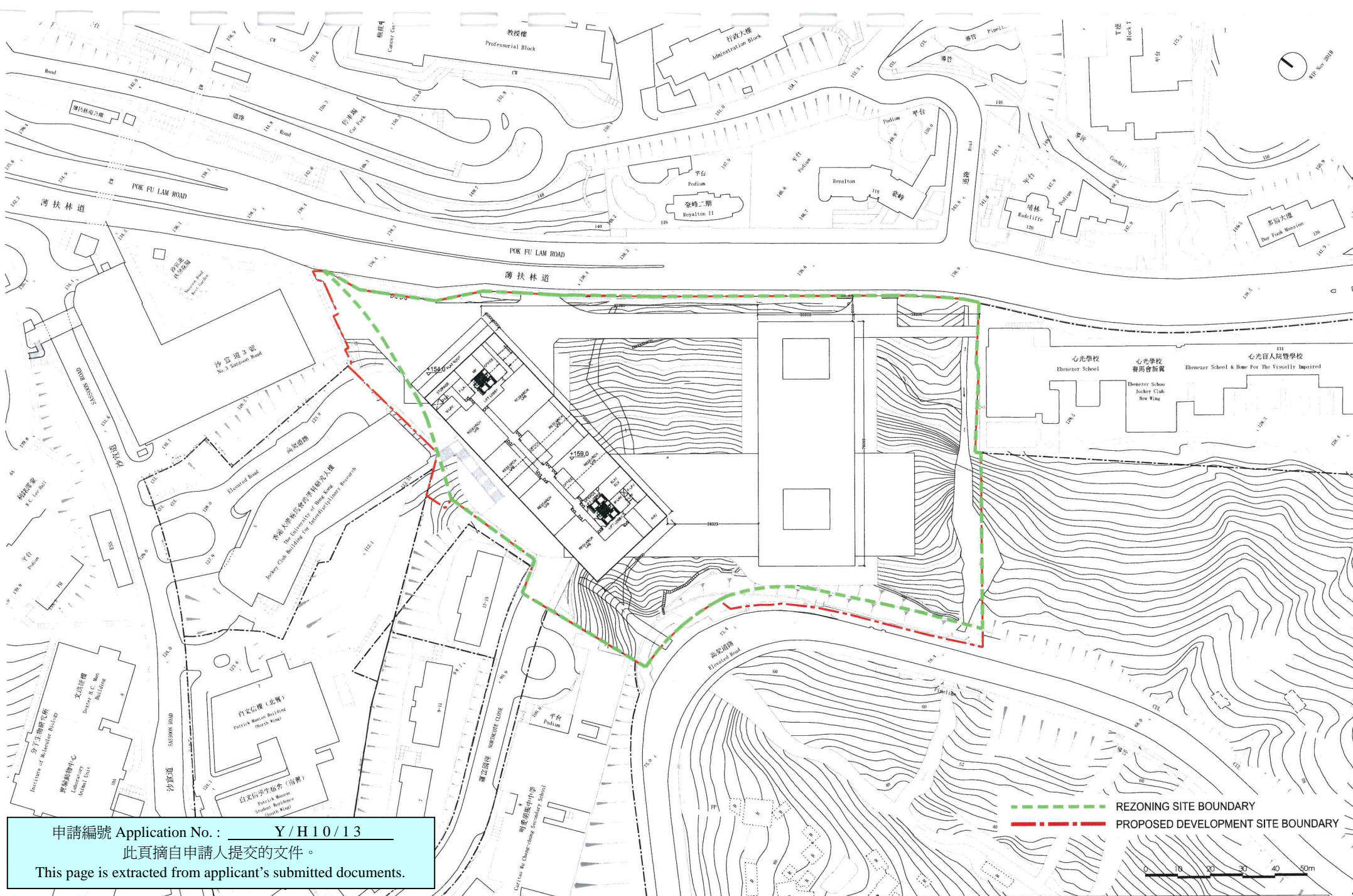


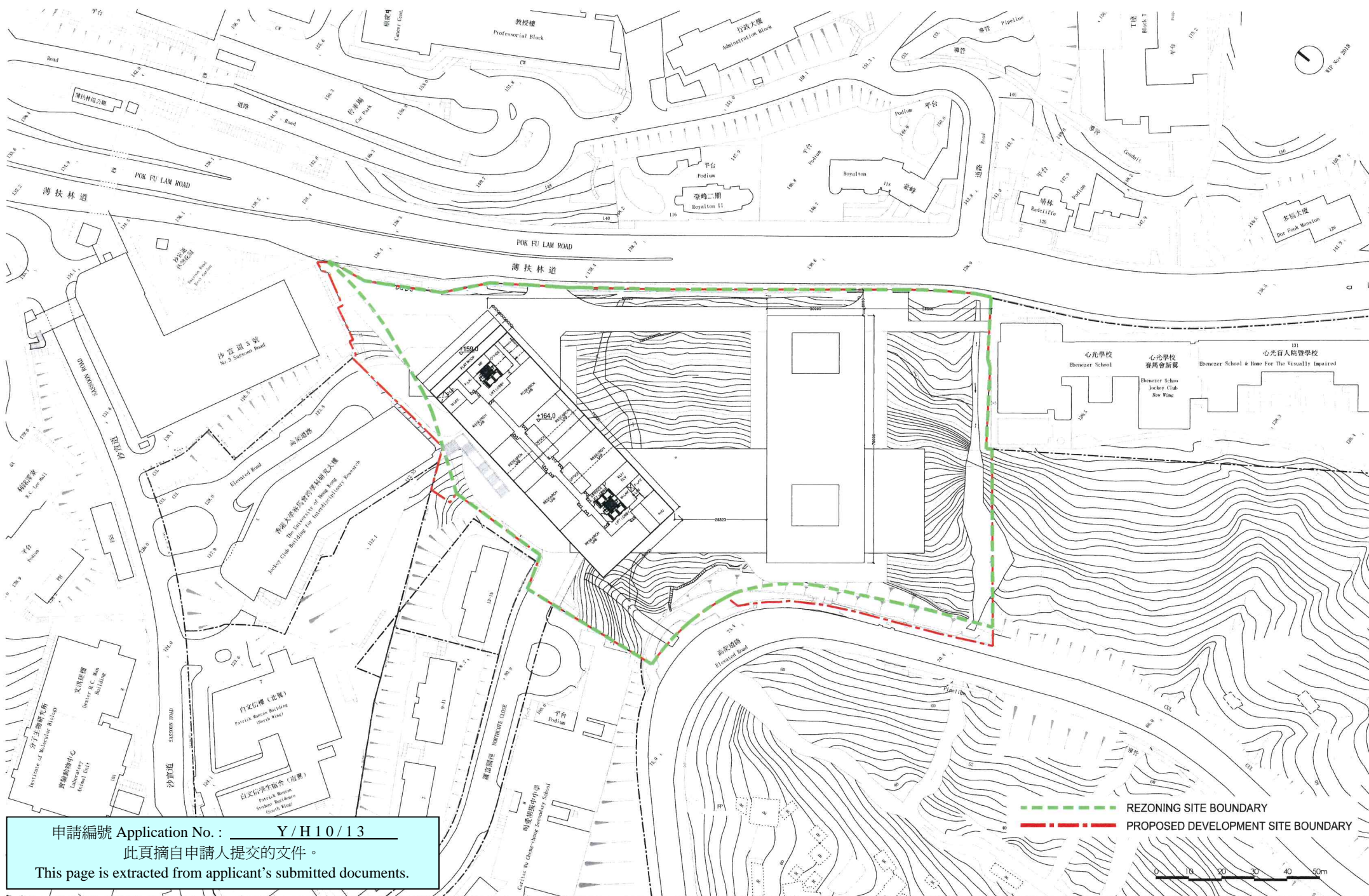


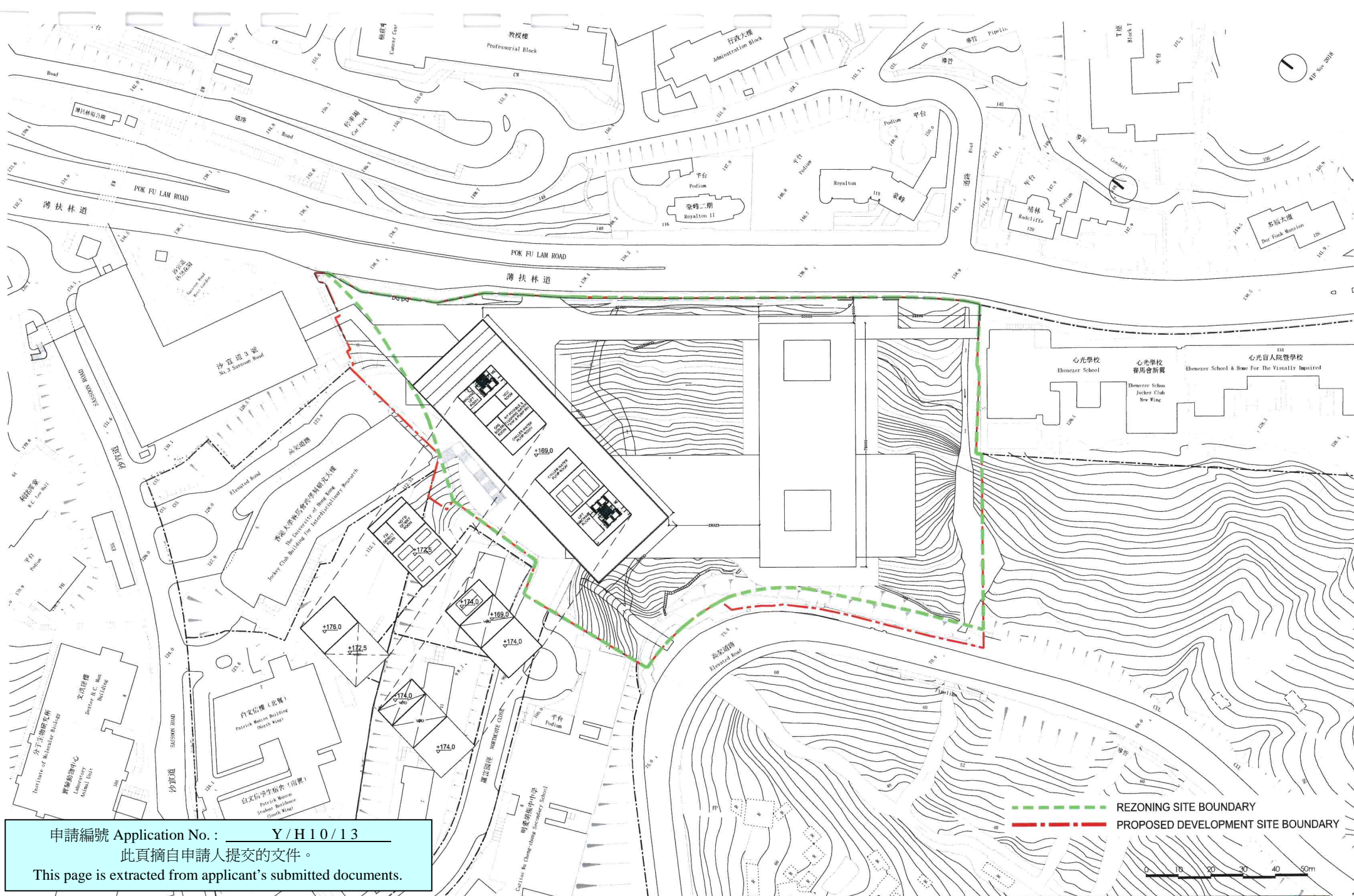


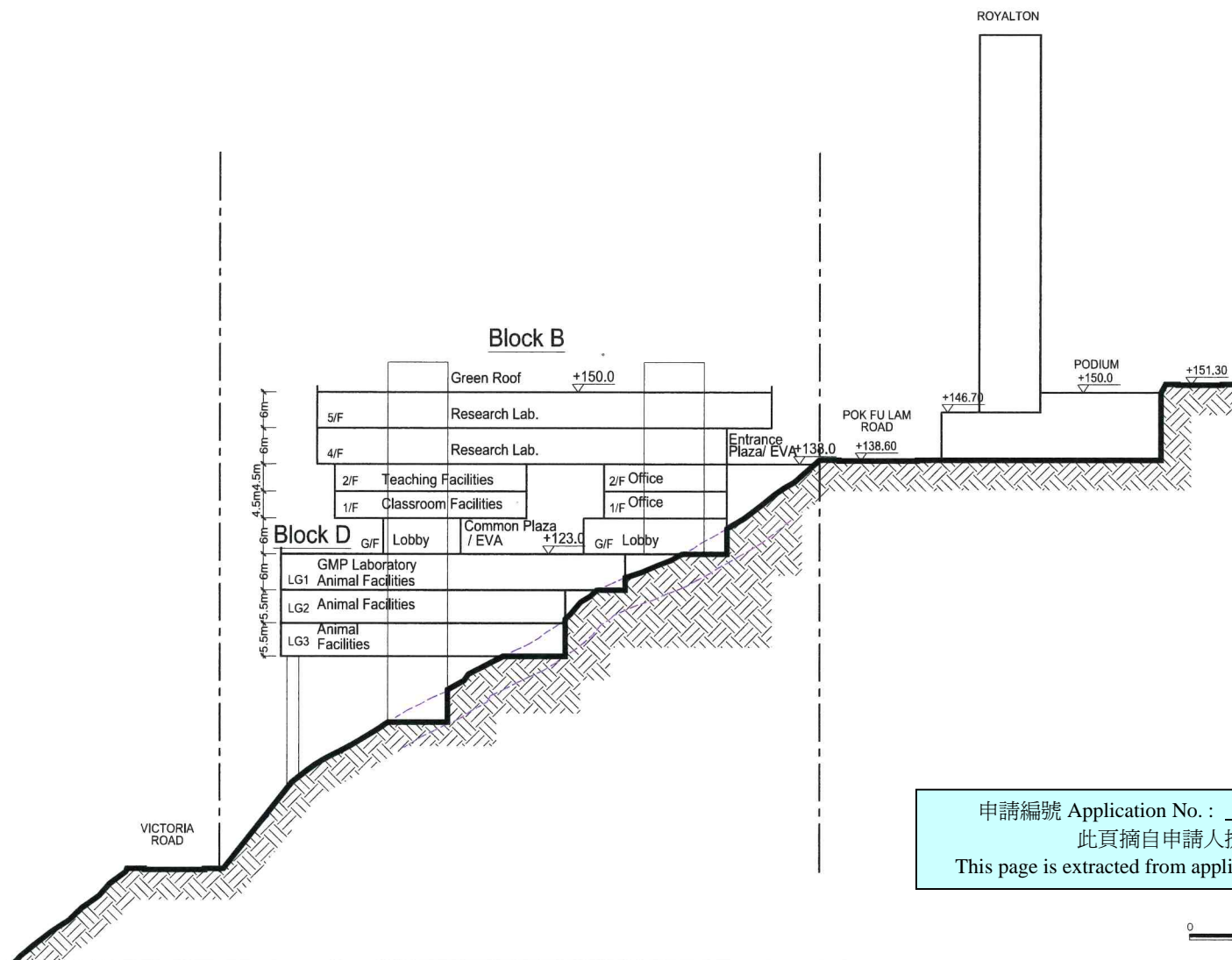
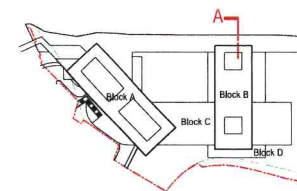






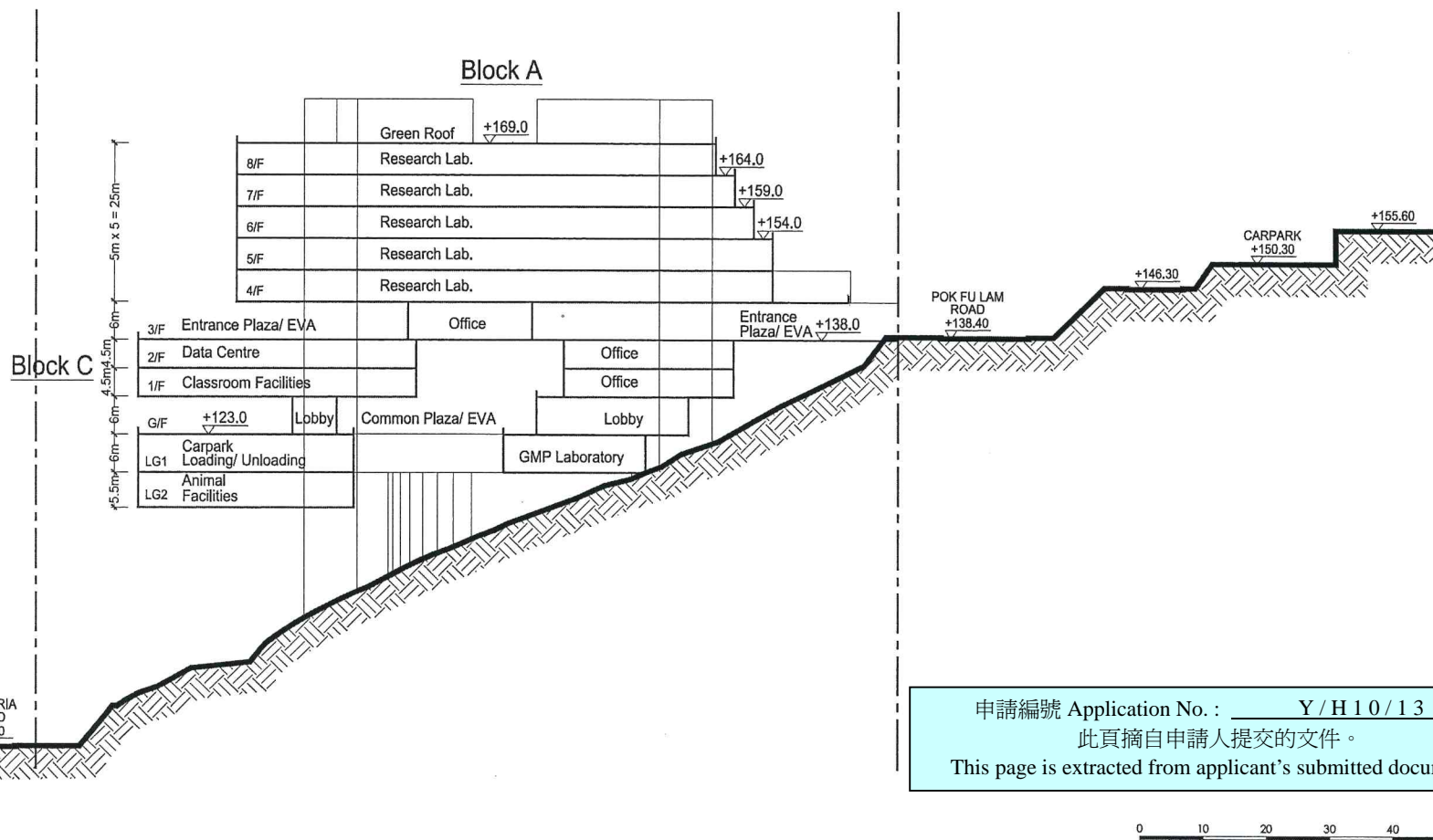
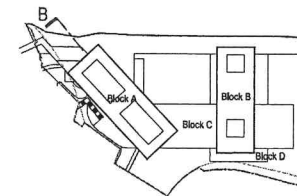






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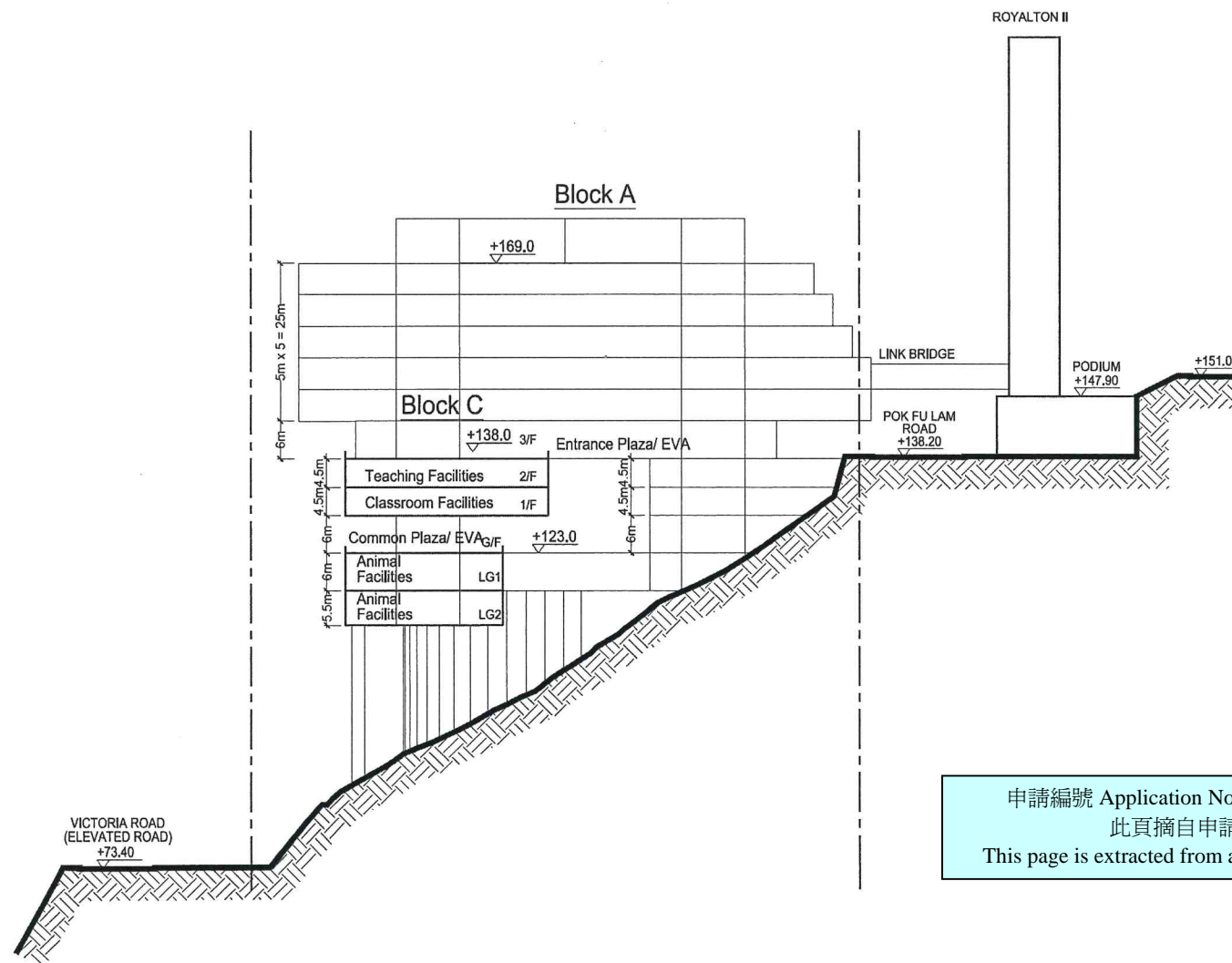
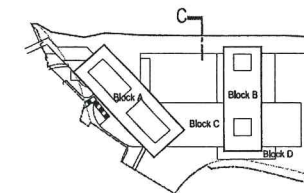




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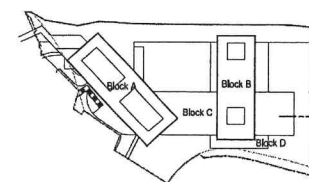


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THE UNIVERSITY OF HONG KONG
JOCKEY CLUB BUILDING FOR
INTERDISCIPLINARY RESEARCH

+172

Block A

Green Roof

+169.0

8/F Research Lab.

7/F Research Lab.

6/F Research Lab.

5/F Research Lab.

4/F Research Lab.

3/F Research Lab.

POK FU LAM ROAD

+138.0

SASSOON ROAD

+123.0

ROYALTON II

ROYALTON

Block B

Green Roof

+150.0

Research Lab.

4/F

Research Lab.

3/F

Block C

Entrance Plaza/ EVA

+138.0

2/F Teaching Facilities

1/F Classroom Facilities

G/F Common Plaza/ EVA

LG1 Loading/ Unloading & Car Park

LG2 Animal Facilities

Animal Facilities & GMP Research Lab.

Animal Facilities

Animal Facilities

LG1

LG2

LG3

Block D

EBENEZER SCHOOL

NORTHCOTE CLOSE

+93.0

+72.0

VICTORIA ROAD

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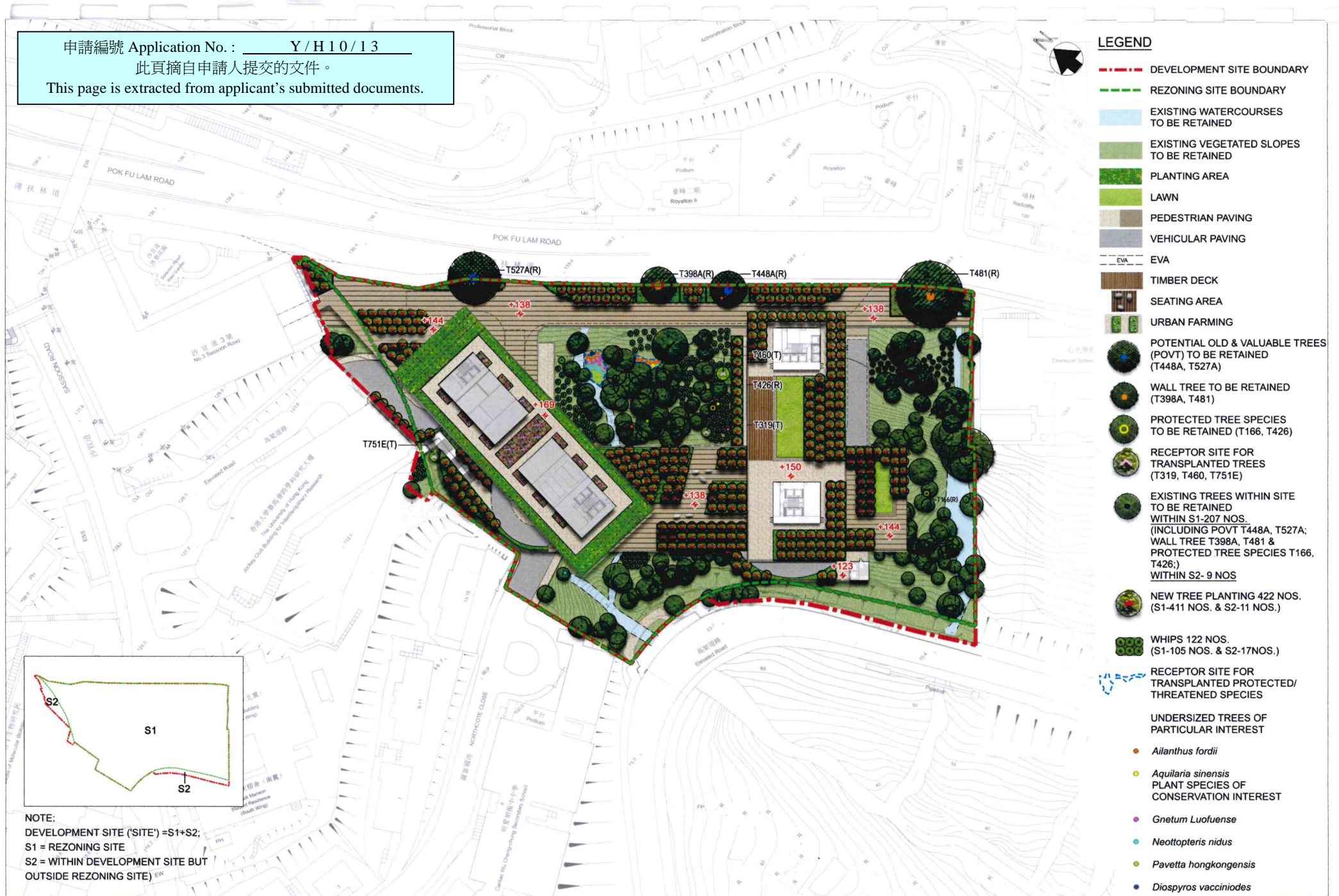
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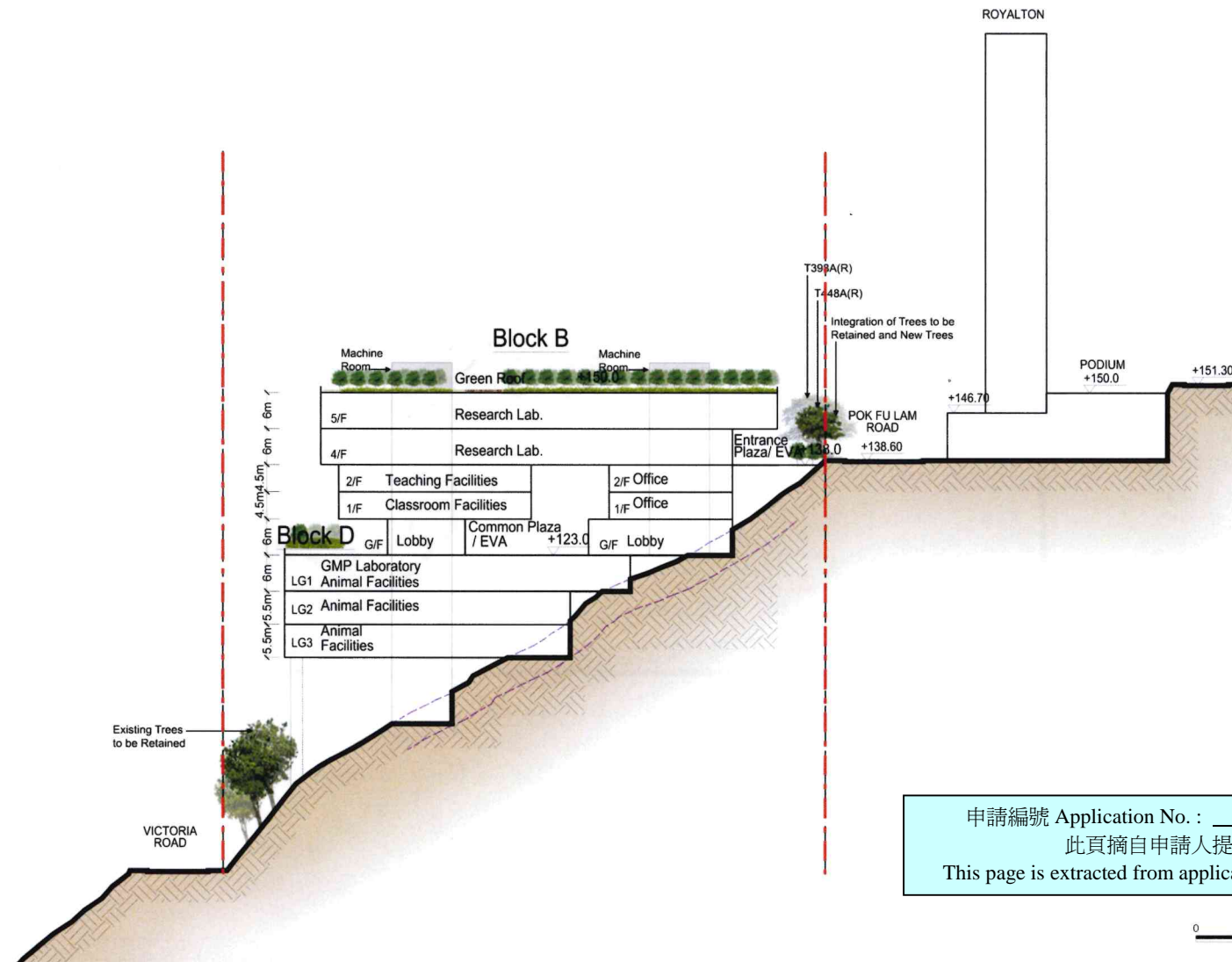


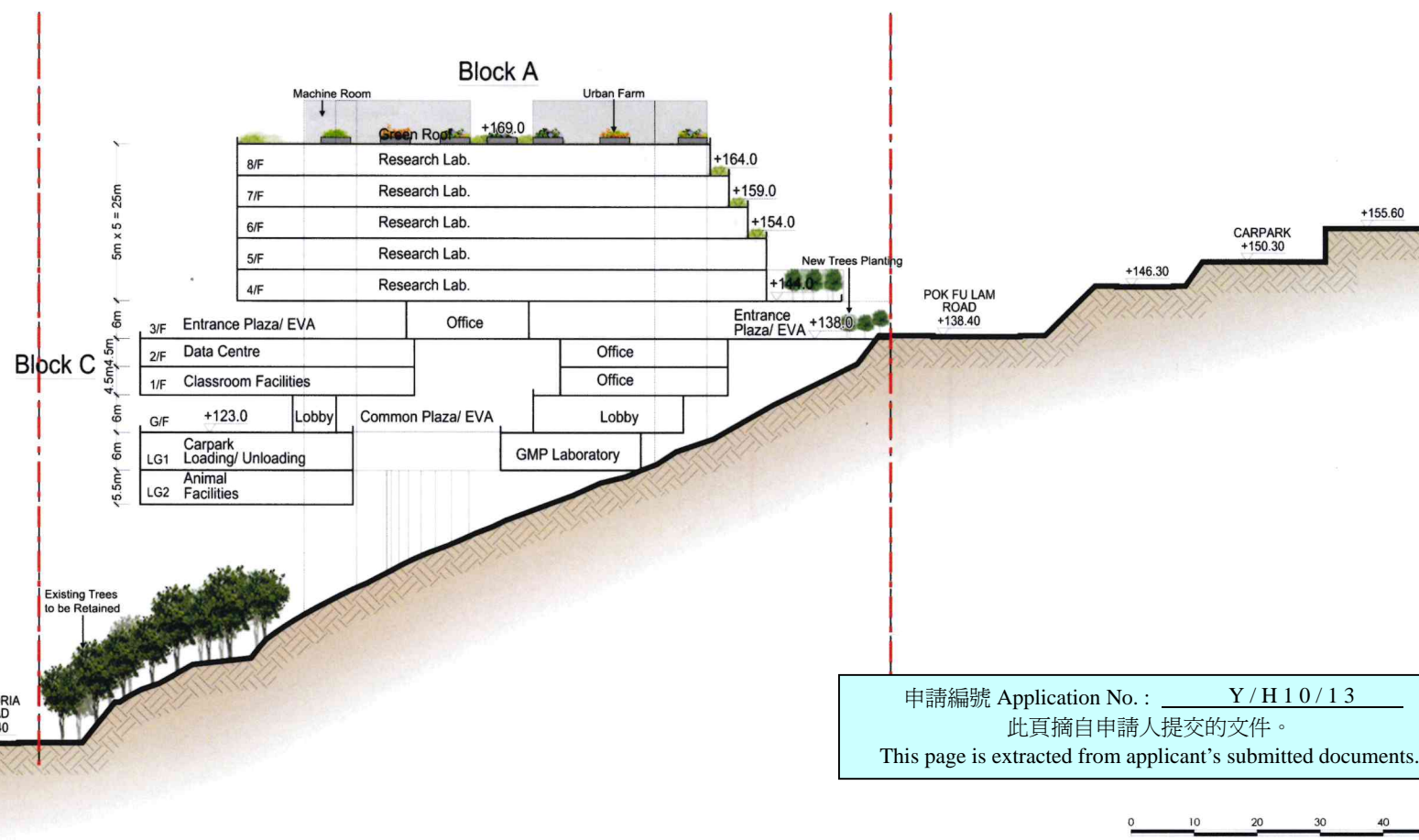
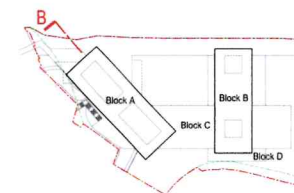
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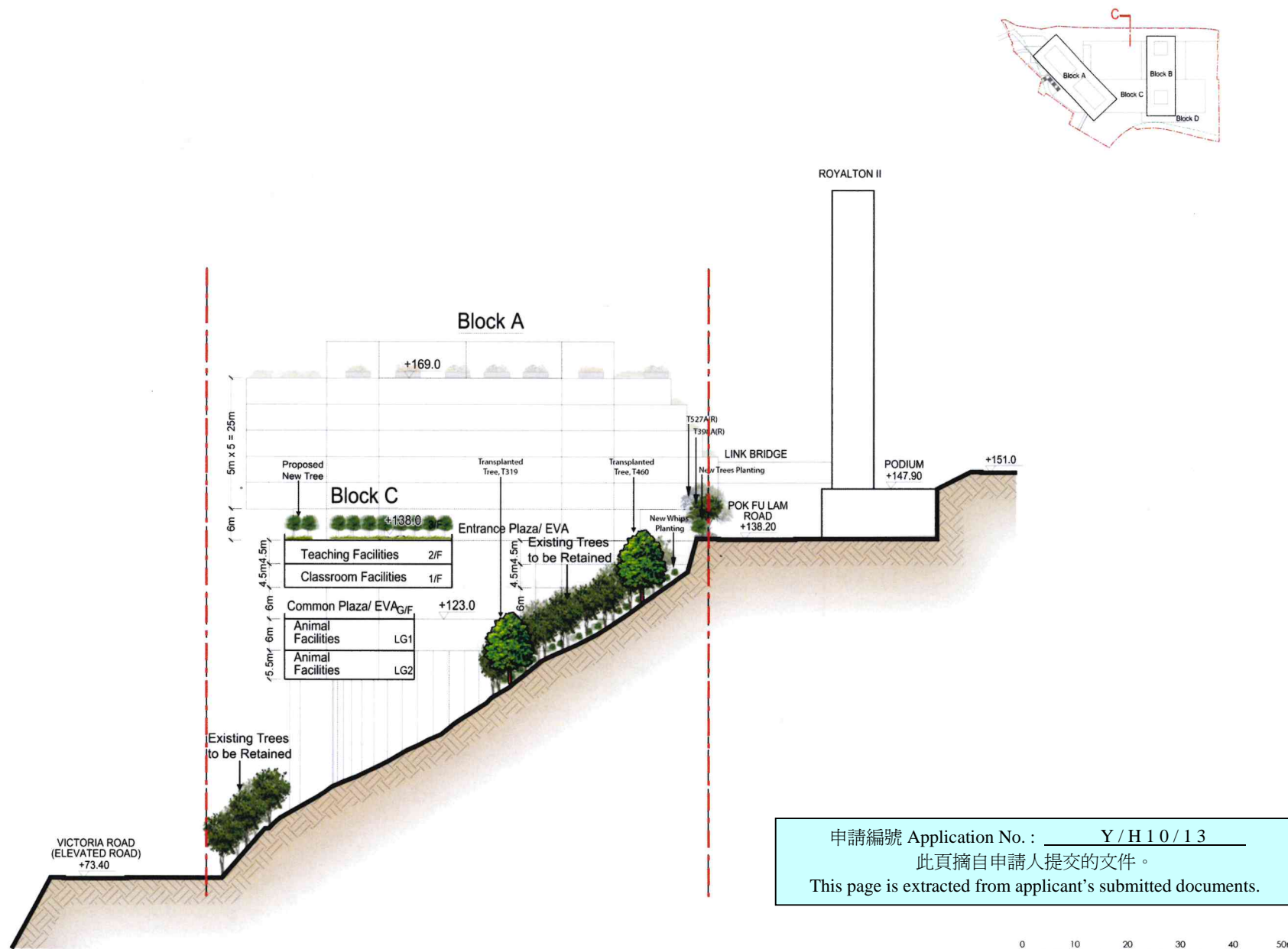




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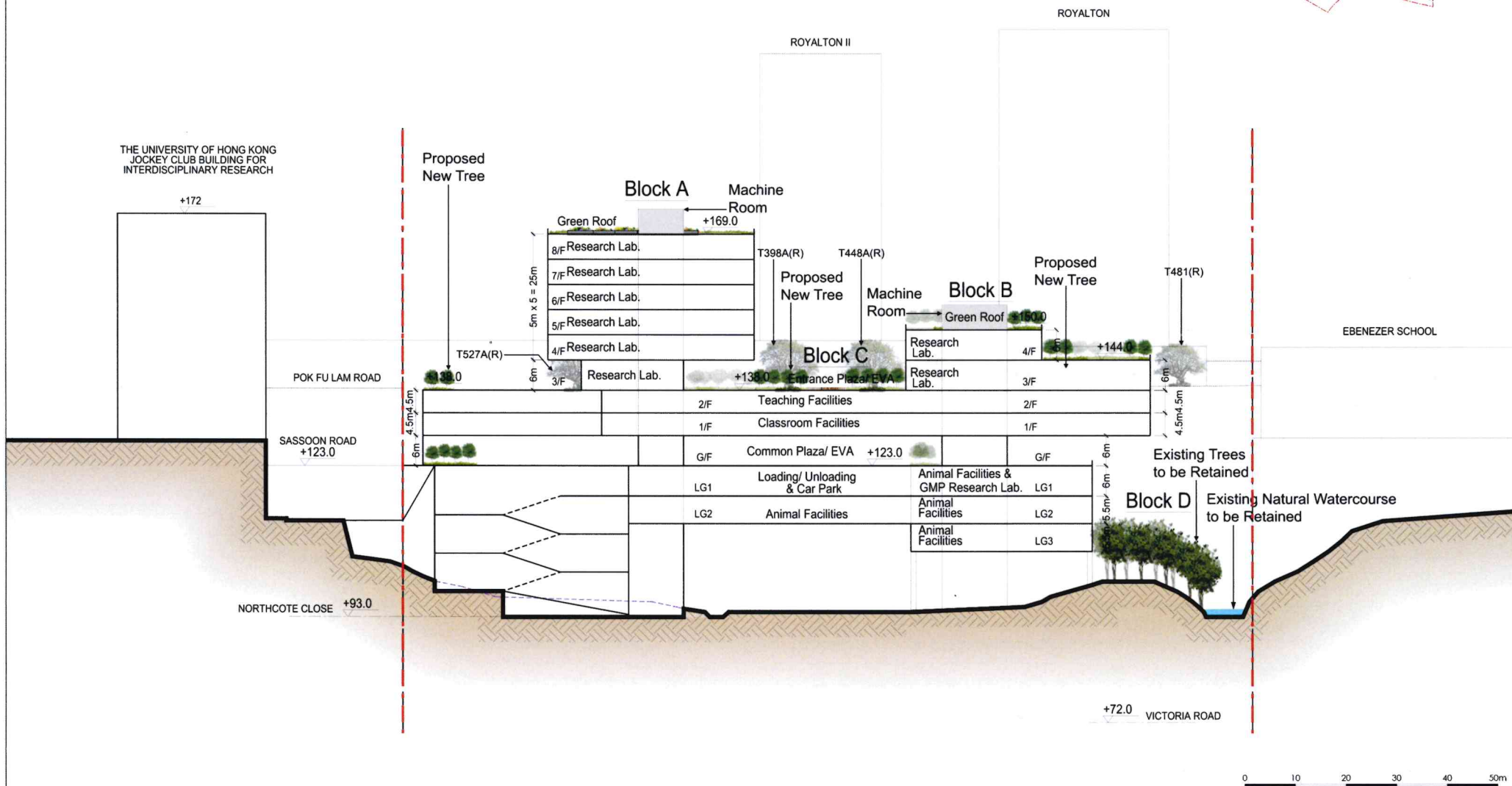
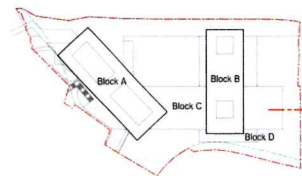




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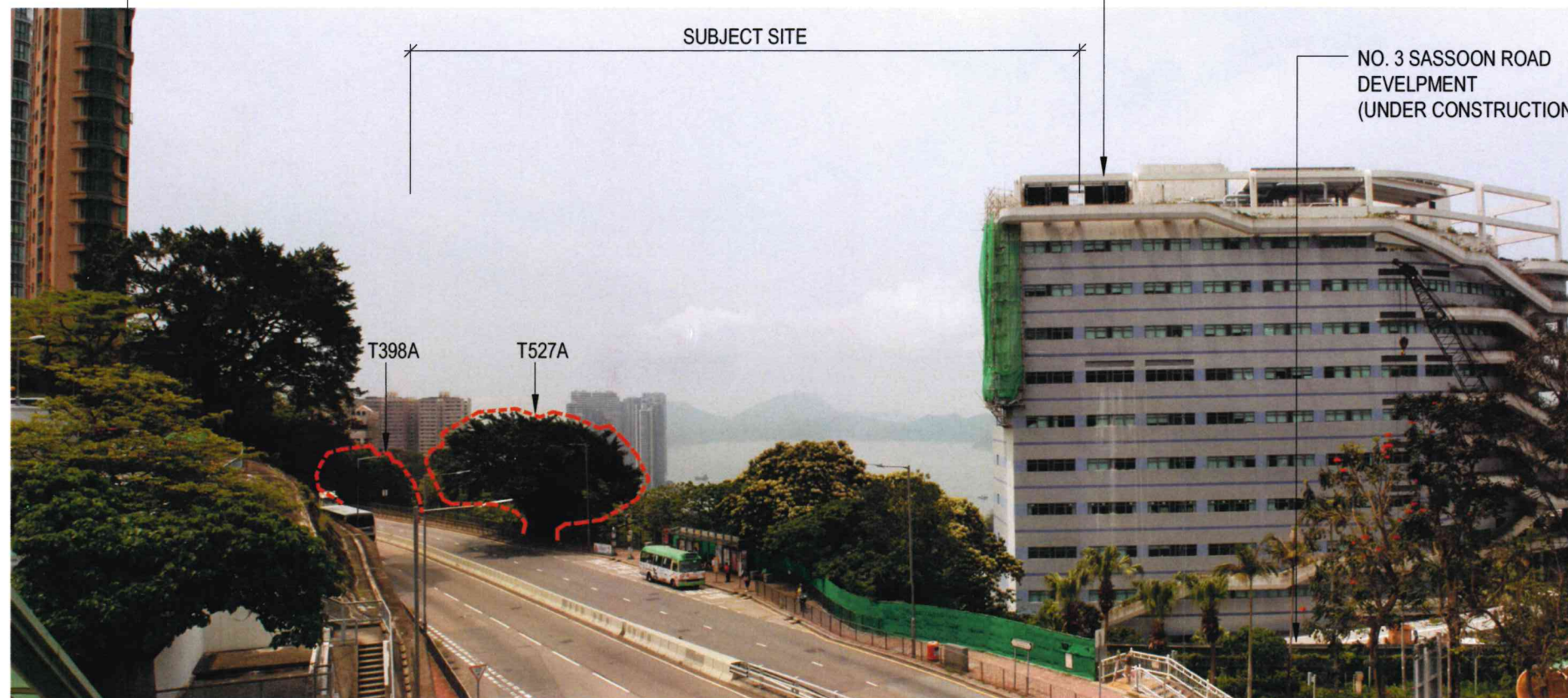
DRAWING NO.PT47-SE4 REV.0

SECTION D

MAY 2021
1:750 @A3



ROYALTON II



EXISTING CONDITIONS.

ROYALTON II



PROPOSED DEVELOPMENT WITH MITIGATION

THE JOCKEY CLUB BUILDING
FOR INTERDISCIPLINARY RESEARCH

NO. 3 SASSOON ROAD
DEVELOPMENT
(UNDER CONSTRUCTION)

SUBJECT SITE

T398A

T527A

THE JOCKEY CLUB BUILDING
FOR INTERDISCIPLINARY RESEARCH

NO. 3 SASSOON ROAD
DEVELOPMENT
(UNDER CONSTRUCTION)

OM6

OM1, OM2, OM3

+169.00mPD

+169.00mPD

+176.80mPD

OM6, OM8

T398A

T527A

+149.00mPD

OM8

+143.0mPD

LEGEND

- DEVELOPMENT SITE BOUNDARY
- REZONING SITE BOUNDARY
- VISUAL ENVELOPE
- VP- KEY PUBLIC VIEWING POINTS

Revision	Date	Description			Initial
		Designed	Checked	Drawn	
Initial		-	-	-	-
Date	06/20	06/20	06/20	06/20	06/20

Agreement No.

Agreement title

Figure title

PHOTOMONTAGE VIEWPOINT VP1:
VIEW FROM
VISITORS AND STAFF AT
QUEEN MARY HOSPITAL

Figure no.

PT47/LVIA/008

Revision

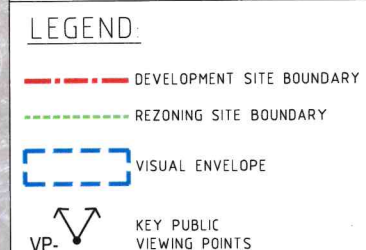
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ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive Design of Building Massing
OM2	Treatment of Built Structures
OM3	Careful Design and Positioning of Building Footprint
OM6	Vertical Greening/ Green Roof
OM8	Provision of Amenity landscape area and New tree planting

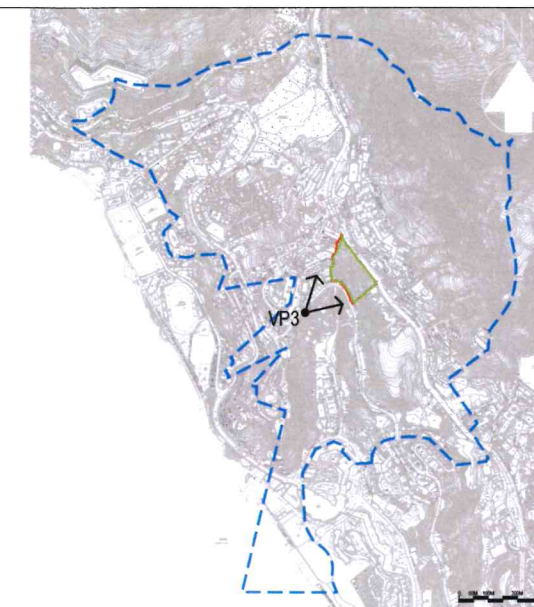
申請編號 Application No. : Y/H10/13

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ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive Design of Building Massing
OM2	Treatment of Built Structures
OM3	Careful Design and Positioning of Building Footprint
OM5	Compensatory Planting
OM6	Vertical Greening/ Green Roof
OM8	Provision of Amenity landscape area and New tree planting

Agreement title	
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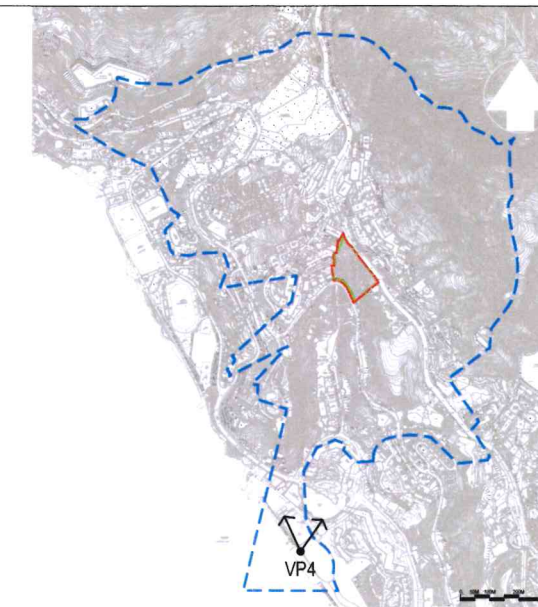
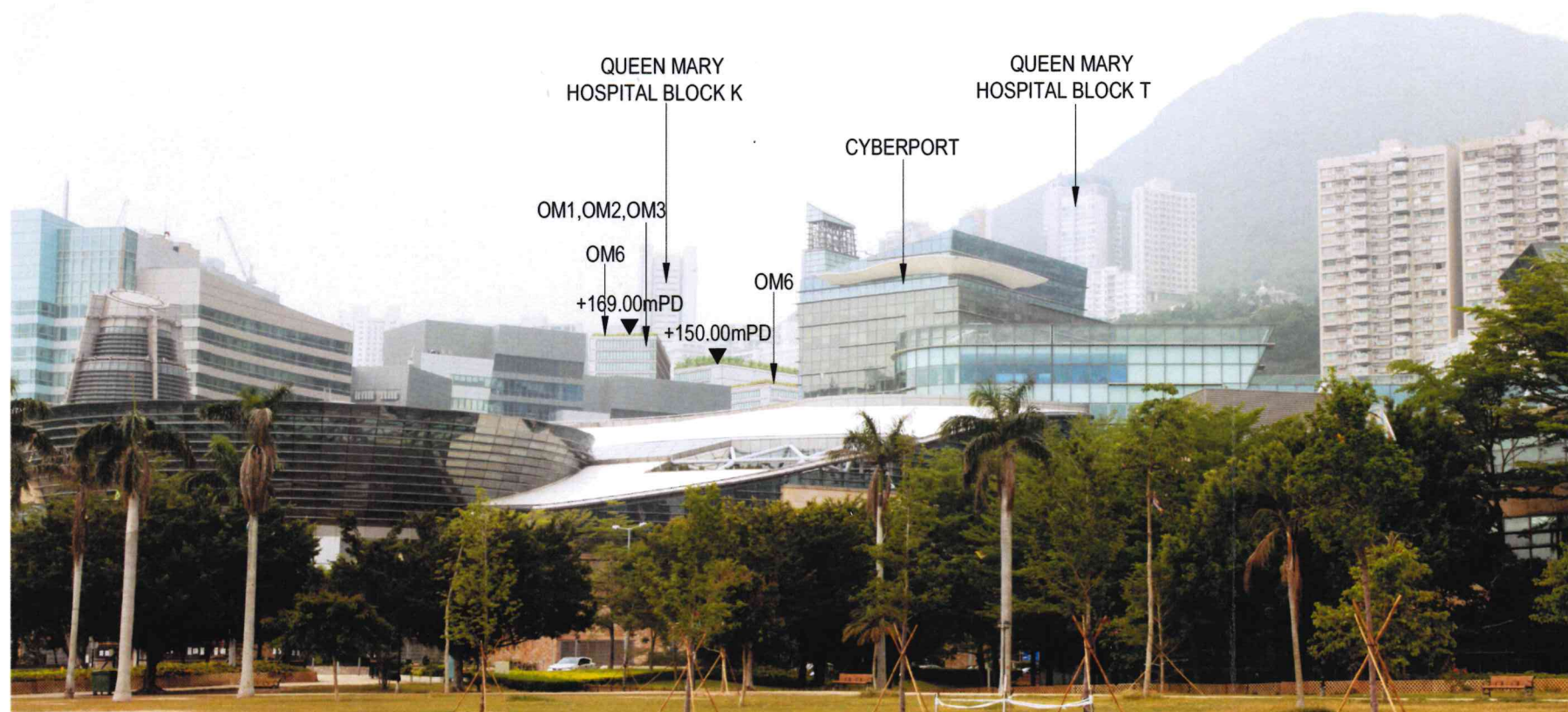
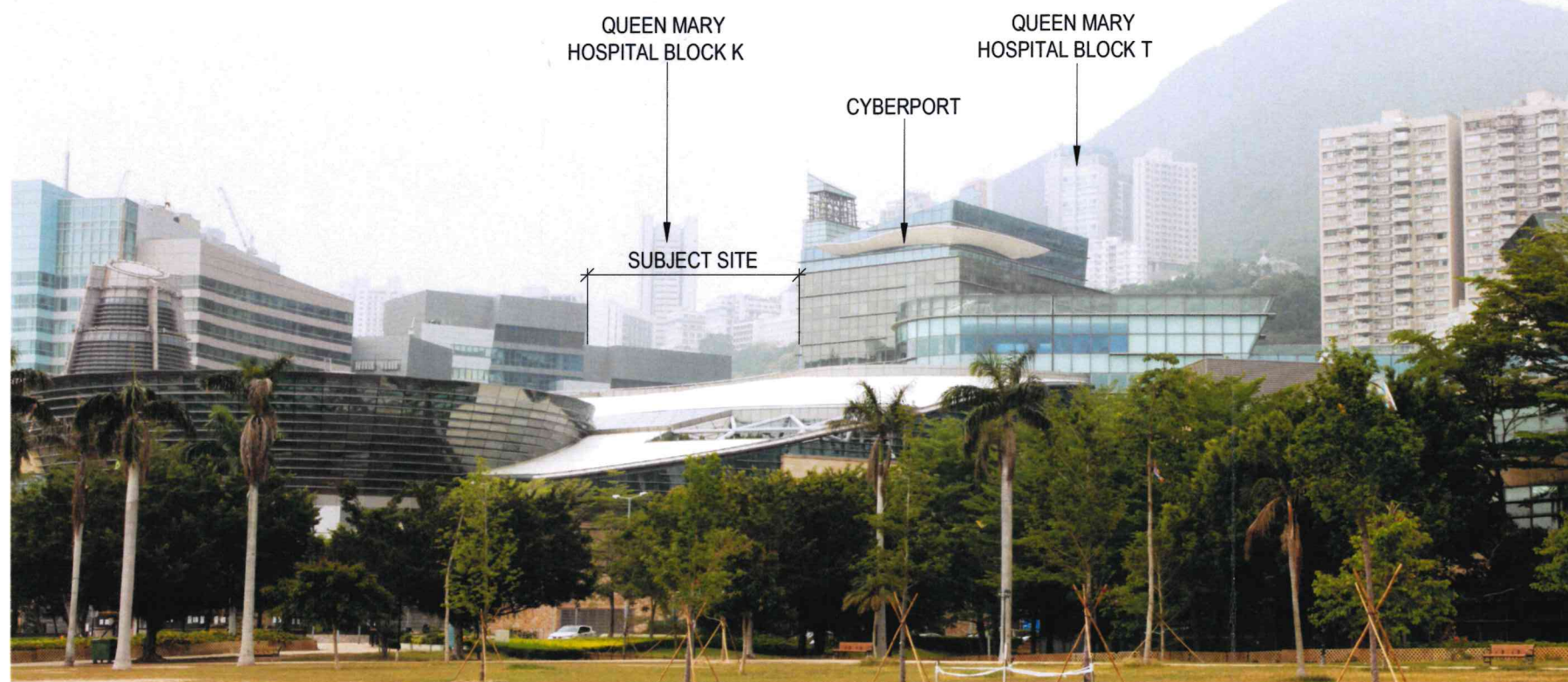
PHOTOMONTAGE VIEWPOINT VP3:
VIEW FROM PEDESTRIANS AND
PASSENGERS AT RESTING AREA
NEXT TO BUS STOP AT VICTORIA ROAD

Figure no.	Revision
PT47/LVIA/010	-

Scale A1 1 : 3500 A3 1 : 7000

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Initial	-	-	-	-	
Date	06/20	06/20	06/20	06/20	

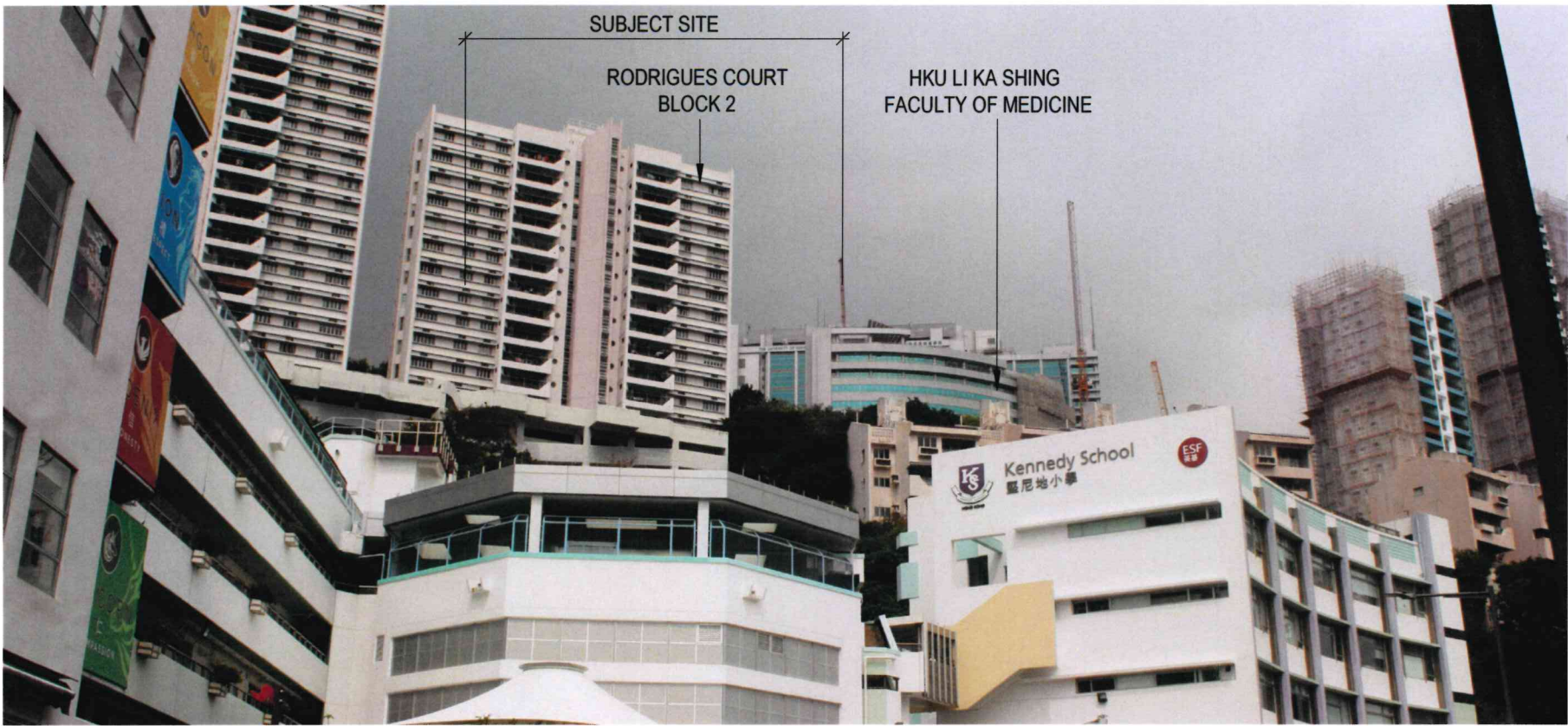
PHOTOMONTAGE VIEWPOINT VP4:
VIEW FROM USERS OF
CYBERPORT WATERFRONT PARK

Figure no.	Revision
PT47/LVIA/011	-

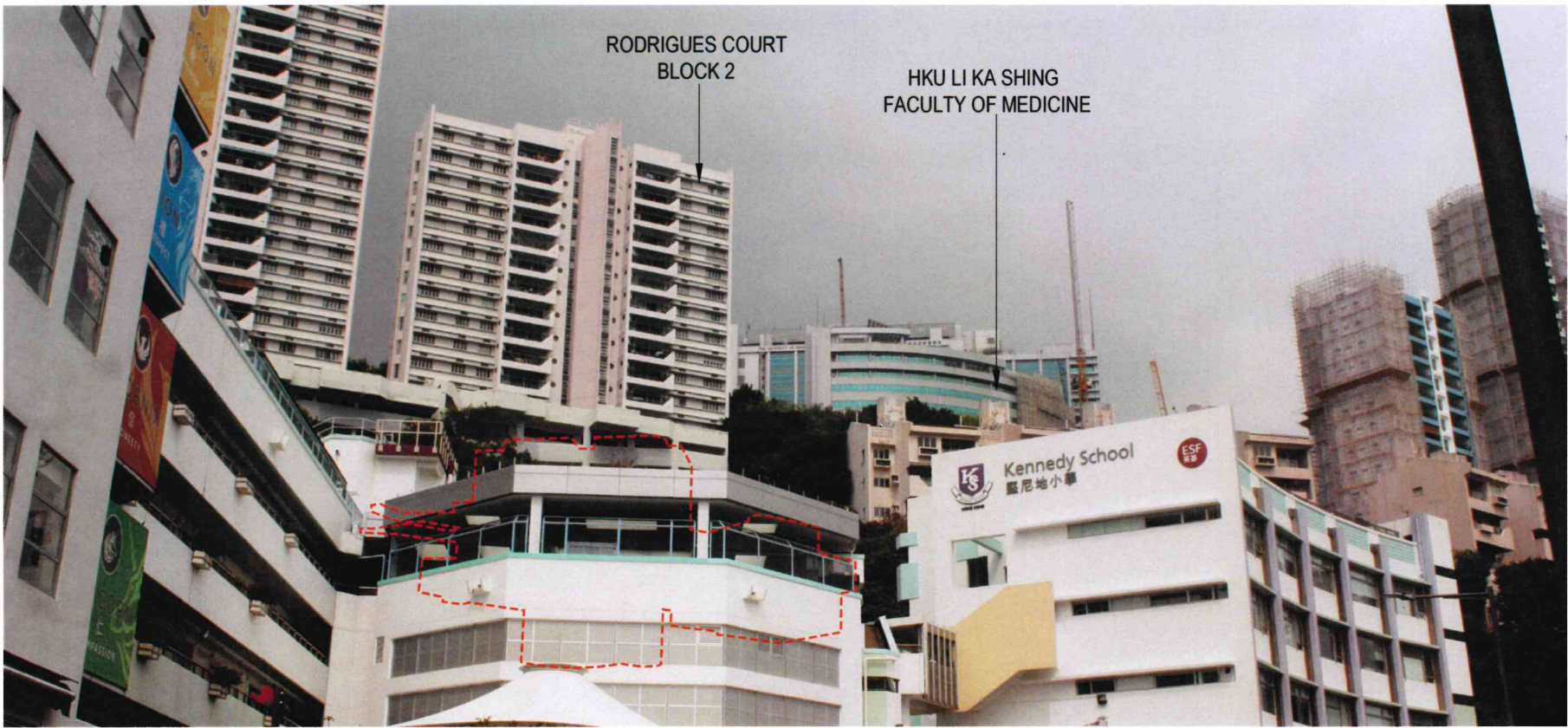
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ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive Design of Building Massing
OM2	Treatment of Built Structures
OM3	Careful Design and Positioning of Building Footprint
OM6	Vertical Greening/ Green Roof

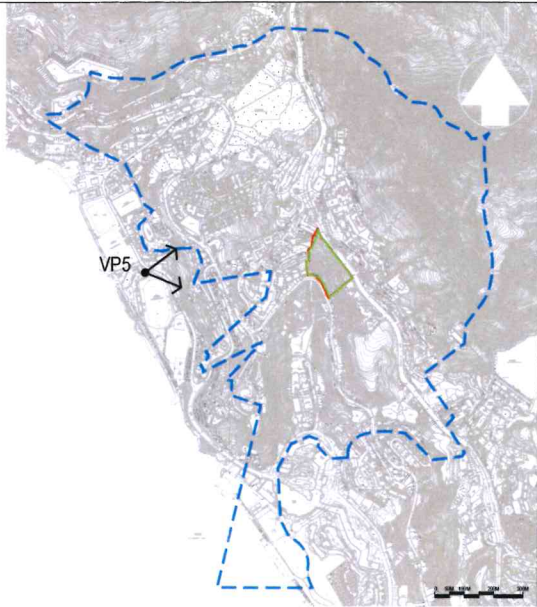
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EXISTING CONDITIONS.



PROPOSED DEVELOPMENT WITH MITIGATION



LEGEND				
DEVELOPMENT SITE BOUNDARY				
REZONING SITE BOUNDARY				
VISUAL ENVELOPE				
KEY PUBLIC VIEWING POINTS				

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	Designed	Checked	Drawn	Checked
Initial	-	-	-	-
Date	06/20	06/20	06/20	06/20

Agreement No. -

Agreement title

Figure title
PHOTOMONTAGE VIEWPOINT VP5:
VIEW FROM USERS OF HKU
STANLEY HO SPORTS CENTRE

Figure no.	Revision
PT47/LVIA/012	-

Scale
A1 1 : 3500 A3 1 : 7000

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EXISTING CONDITIONS.



PROPOSED DEVELOPMENT WITH MITIGATION



LEGEND				
— — — — — DEVELOPMENT SITE BOUNDARY				
- - - - - REZONING SITE BOUNDARY				
[] VISUAL ENVELOPE				
VP- KEY PUBLIC VIEWING POINTS				

Revision	Date	Description	Initial
Initial	-	-	-
Date	06/20	06/20	06/20

Agreement No. -

Agreement title
TECHNICAL FEASIBILITY STATEMENT & PLANNING APPLICATION CONSULTANCY SERVICES FOR NEW ACADEMIC BUILDING ON AN EXTENSION SITE EAST OF 3 SASSOON ROAD OF THE UNIVERSITY OF HONG KONG

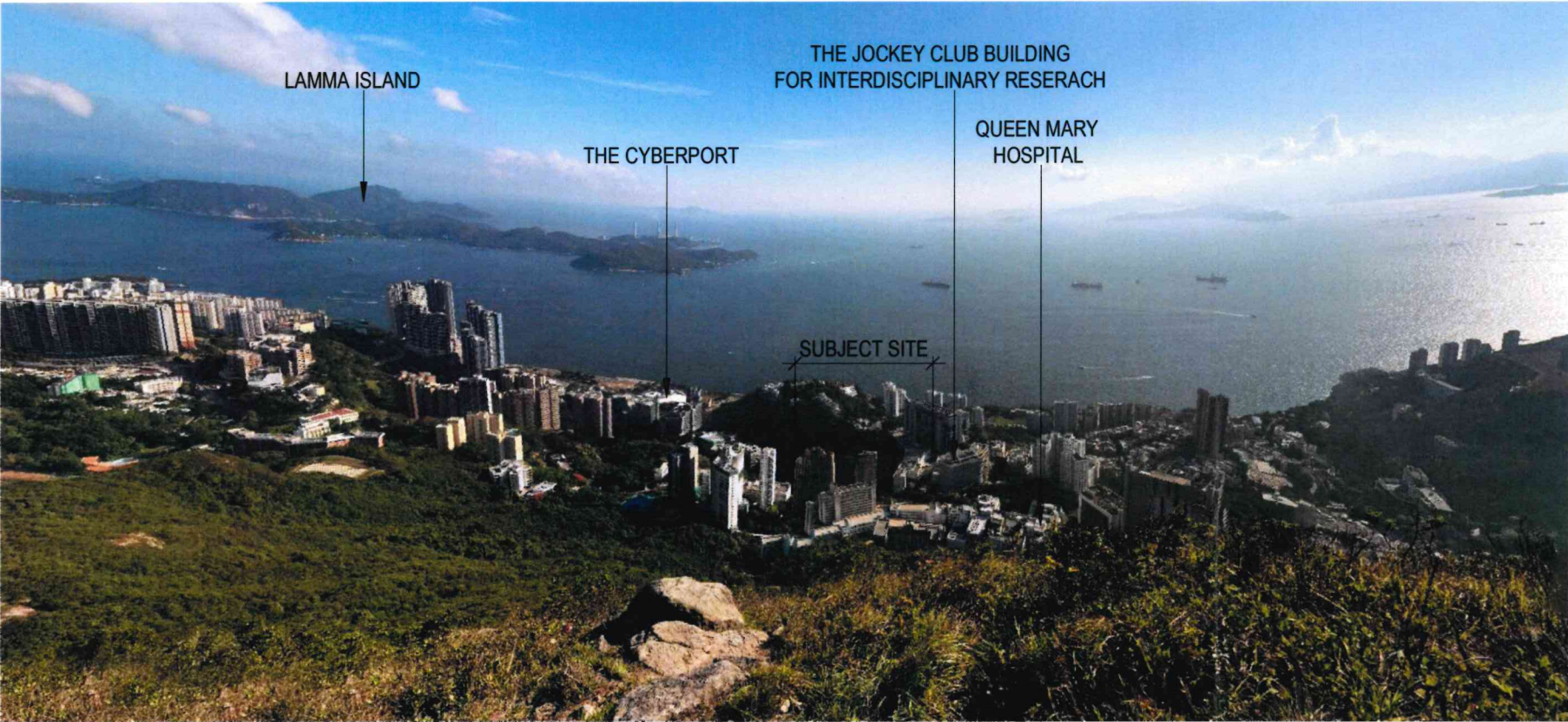
Figure title
PHOTOMONTAGE VIEWPOINT VP6: VIEW FROM HIKERS ON HONG KONG HIKING TRAIL

Figure no.	Revision
PT47/LVIA/013	-

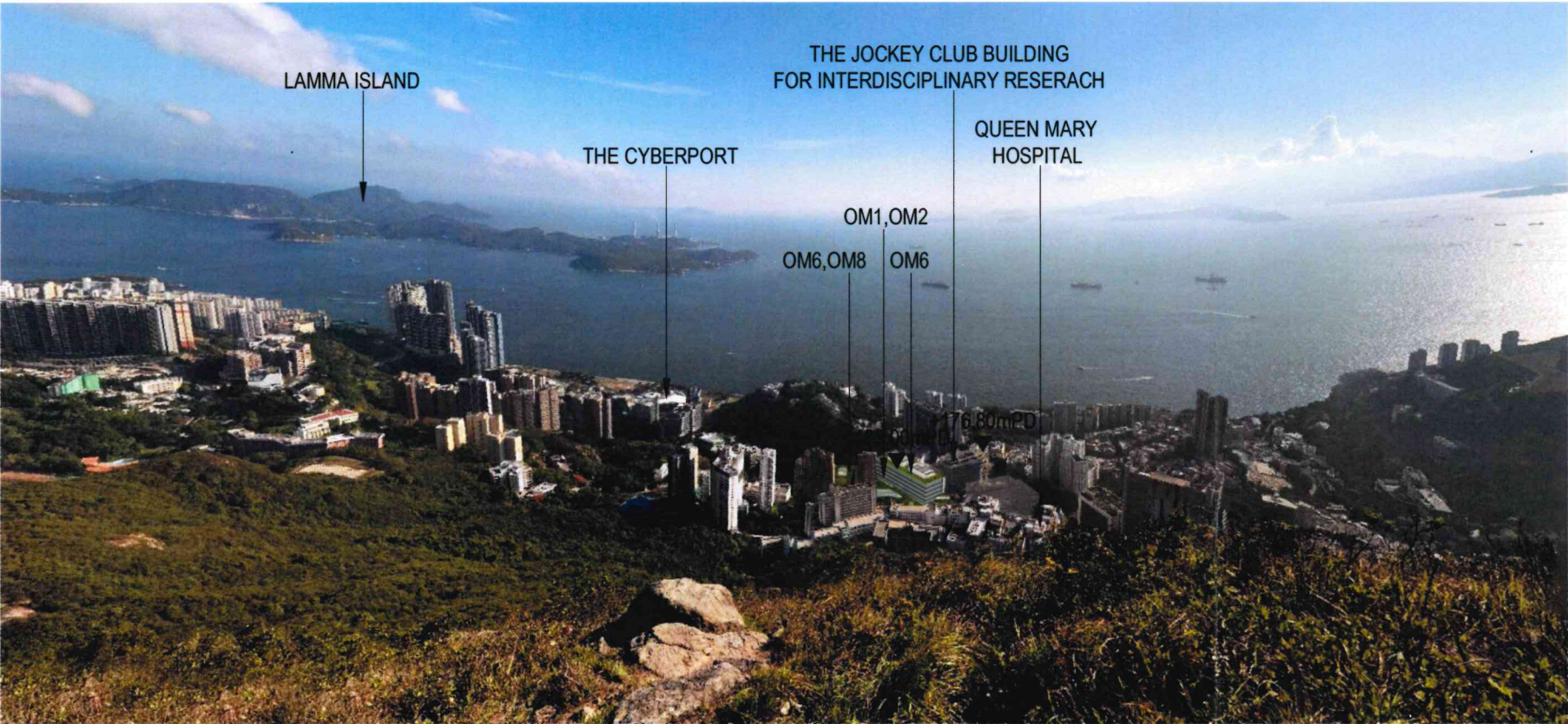
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ID No.	Landscape and Visual Mitigation Measure
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EXISTING CONDITIONS.



PROPOSED DEVELOPMENT WITH MITIGATION



LEGEND				
		DEVELOPMENT SITE BOUNDARY		
		REZONING SITE BOUNDARY		
		VISUAL ENVELOPE		
		KEY PUBLIC VIEWING POINTS		

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Agreement No.

Agreement title

Figure title

PHOTOMONTAGE VIEWPOINT VP7:
VIEW FROM HIKERS AT
HIGH WEST VIEWING POINT

Figure no.	Revision
PT47/LVIA/014	-

Scale A1 1 : 3500 A3 1 : 7000

ID No.	Landscape and Visual Mitigation Measure
OM1	Sensitive Design of Building Massing
OM2	Treatment of Built Structures
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與申請地點屬相同地帶的先前申請

Previous Applications Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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