

關乎申請編號 A/H10/93 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H10/93

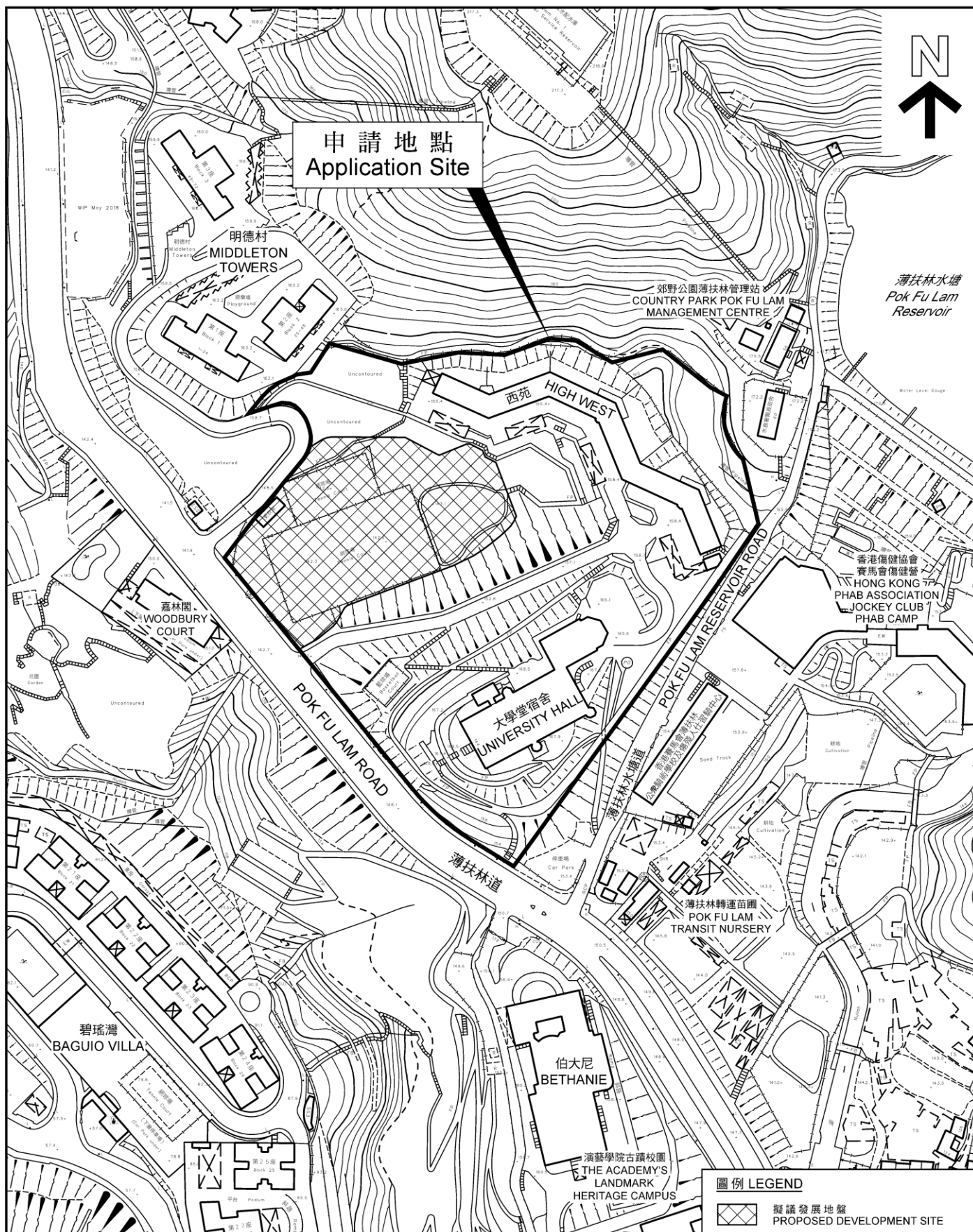
(a) 申請編號 Application no.	A/H10/93		
(b) 位置／地址 Location/Address	香港薄扶林西高山鄉郊建屋地段第 925 號 Rural Building Lot No. 925, High West, Pok Fu Lam, Hong Kong		
(c) 地盤面積 Site area	約 About 29,740 平方米 m ² (地盤總面積 Gross site area) 約 About 21,698 平方米 m ² (地盤淨面積 Net site area)		
(d) 圖則 Plan	薄扶林分區計劃大綱核准圖編號 S/H10/17 Approved Pok Fu Lam Outline Zoning Plan No. S/H10/17		
(e) 地帶 Zoning	「住宅(丙類)」及「綠化地帶」 "Residential (Group C)" and "Green Belt"		
(f) 申請用途／發展 Applied Use/ Development	擬議住宿機構（學生宿舍）並略為放寬上蓋面積限制 Proposed Residential Institution (Student Hostel) with Minor Relaxation of Site Coverage Restriction		
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	約 About 41,306 (總 total) 不多於 Not more than 19,766 (只限擬議學生宿舍 proposed student hostel only)	約 About 1.9 (基於地盤淨面積 based on net site area)
	非住用 Non-domestic	-	-
(h) 幢數 No. of block	住用 Domestic (只限擬議學生宿舍 proposed student hostel only)	2	
	非住用 Non-domestic	-	
	綜合用途 Composite	-	
(i) 建築物高度／ 層數 Building height/ No. of storeys	住用 Domestic (只限擬議學生宿舍 proposed student hostel only) <div>包括 including</div>	不超過 Not Exceeding 65.75 米 m - 米 (主水平基準以上) mPD 20 層 storey(s) 1 平台 Podium	
	非住用 Non-domestic	- 米 m - 米 (主水平基準以上) mPD - 層 storey(s)	
	綜合用途 Composite	- 米 m - 米 (主水平基準以上) mPD - 層 storey(s)	
(j) 上蓋面積 Site coverage	不多於 Not more than 25 % (基於地盤淨面積 based on net site area)		
(k) 單位數目 No. of units	不多於 Not more than 968 units (只限擬議學生宿舍 proposed student hostel only)		

(l) 休憩用地 Open Space	- 私人 Private (只限擬議學生宿舍 proposed student hostel only)	不少於 Not less than 1,400 平 方米 m ²
	- 公眾 Public	- 平方米 m ²
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces	9
	- 上落客貨車位 Loading/Unloading Spaces (只限擬議學生宿舍 proposed student hostel only)	1

* 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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A/H10/93



Executive Summary

This planning application seeks the approval of the Town Planning Board (TPB) under S16 of the Town Planning Ordinance for 1) minor relaxation of site coverage to 25% and 2) proposed student hostel at Rural Building Lot (RBL) No. 925 (the application site), High West, Pok Fu Lam. The application site mainly falls within "Residential (Group C)" ("R(C)") zone (98.9% of application site) with a very small area falls within "Green Belt" ("GB") zone (1.1% of application site) on the approved Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/17 with a maximum plot ratio of 3 and site coverage of 15%. The application site has an area of 29,740m². Existing on the site consists of the University Hall (declared monument) and the High West staff quarters as well as a large amount of slopes. The student hostel is regarded as 'Residential Institution' use under Column 2 use and will increase the overall site coverage to about 25% which exceeds the maximum site coverage stipulations on the OZP. Therefore, a Section 16 application to the TPB is required. It is intended to use some of the permitted GFA for student hostel to cater for the rising educational need. In view of the existing site constraints, the site coverage will need to be relaxed to 25%. The proposed student hostel will be built at western part of the application site which is currently occupied by the tennis courts with changing rooms and some open spaces.

The proposed student hostel will comprise of two 19-storey towers on a single storey podium for a total population of 980 including both students and staff. The proposed development is considered suitable in terms of land use compatibility and scale. Technical assessments were carried out and the proposed development will not cause any adverse traffic, drainage, sewerage, environment, landscape, visual and heritage impact to the surroundings.

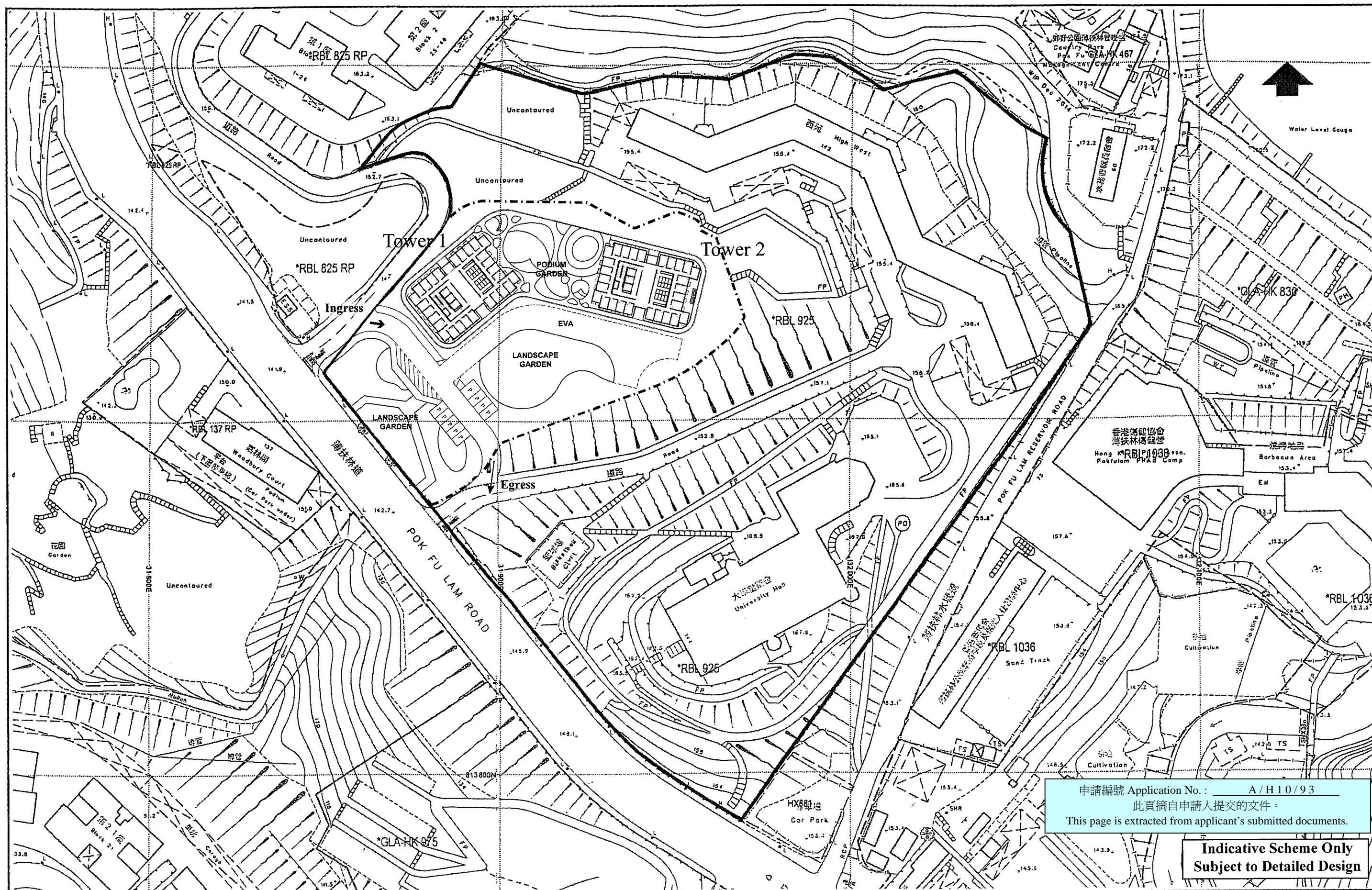
The application site for residential institution use would allow better land utilisation for beneficial use to support University education. Members of the TPB are requested to give favourable consideration to this application.

行政摘要





本規劃申請旨在向城市規劃委員會(城規會)申請於薄扶林西高山鄉郊建屋地段第 925 號 1) 略為放寬上蓋面積限制至 25%及 2) 作學生宿舍。申請地盤於薄扶林分區計劃大綱核准圖(圖則編號 S/H10/17)中主要劃為「住宅(丙類)」地帶(申請地盤面積的 98.9%)，其餘非常小部分位於「綠化地帶」(申請地盤面積的 1.1%)。其最高地積比率為 3 及最大上蓋面積為 15%。申請地盤面積為 29,740 平方米。現時申請地盤上有大學堂宿舍(為法定古蹟)、西苑職員宿舍及大量斜坡。由於學生宿舍是定義作「住宿機構」並為第二欄用途，而且整體上蓋面積會將上升至 25%，超過大綱圖上註明的上限，所以需向城規會提出申請。本申請希望利用一部份容許的樓面面積來發展學生宿舍以滿足教育需要。在現有地盤限制下，上蓋面積需要放寬至 25%。擬議學生宿舍位於申請地盤的西面，該地點現時現時用作網球場、更衣室及休憩空間。

擬議發展將以兩棟十九層的學生宿舍及一層平台構成，提供住宿予 980 個學生及職員居住。擬議發展與鄰近發展的用途及規模協調。規劃申請的技術評估亦證明擬議發展不會對附近環境構成不良的交通、渠務、排污、環境、景觀以及文物影響。

此規劃申請可更好地利用大學持有用地以有效幫助大學的教育發展。敬此希望城市規劃委員會支持和通過此申請。

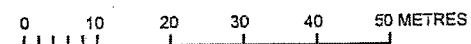


Legend

- | | |
|---|---------------------------|
|  | Application Site |
|  | Development Site |
|  | Private Car Parking Space |
|  | Loading/Unloading Space |

Layout Plan

Proposed Student Hostels with Minor Relaxation of Site Coverage at Rural Building
Lot No. 925, High West, Pok Fu Lam



Plan 3

PlanArch Consultants Ltd.

Revision:

Date: 2.11.2018



LEGEND

- Single rooms
- Core / E&M / Store
- Common area
- Lavatory / Shower

Typical Floor Plan

Proposed Student Hostels with Minor Relaxation of Site Coverage
at Rural Building Lot No. 925, High West, Pok Fu Lam

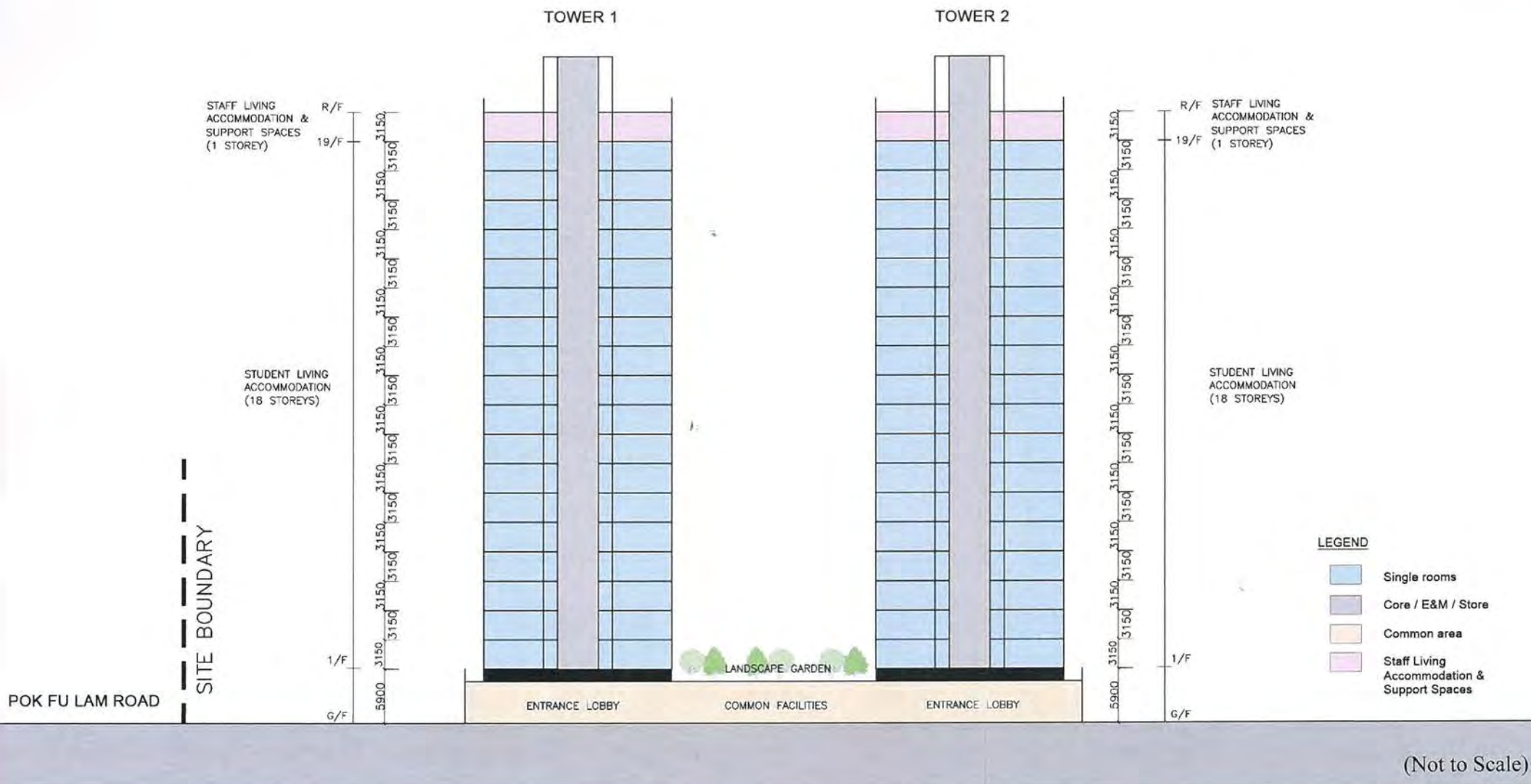
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Plan 4



Section
Proposed Student Hostels with Minor Relaxation of Site Coverage
at Rural Building Lot No. 925, High West, Pok Fu Lam

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LEGEND

- Lot Boundary
- Development Site Boundary
- Proposed Architectural Scheme
- Proposed Levels
- Existing Levels
- Proposed Tree Planting
- Existing Retained Tree
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving
- Proposed Table and Chair
- Proposed Deck
- Proposed Road Scheme
- Adjacent Slope
- Proposed Paving at EVA

LANDSCAPE COMPONENT G/F Landscape

- G/F Communal Open Space
- Boundary Planting
- Pedestrian Entrance
- Southern Slope

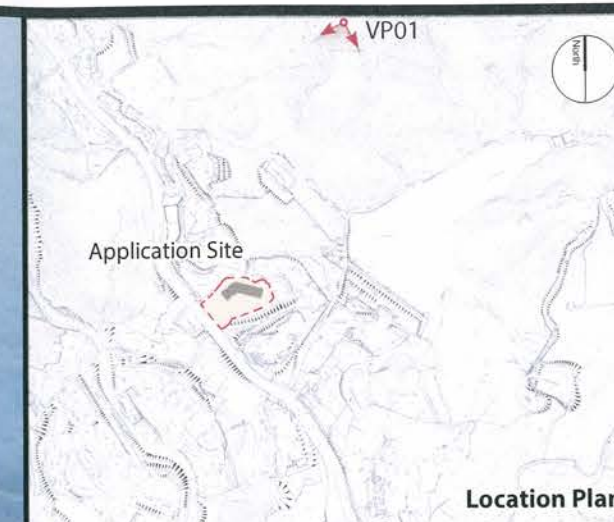
Podium Landscape

- Ficus Garden
- Central Lawn and Deck
- Sitting out Pockets
- Buffer Planting

Landscape Master Plan
 Proposed Student Hostels with Minor Relaxation of Site Coverage at Rural Building
 Lot No. 925, High West, Pok Fu Lam

Plan 6

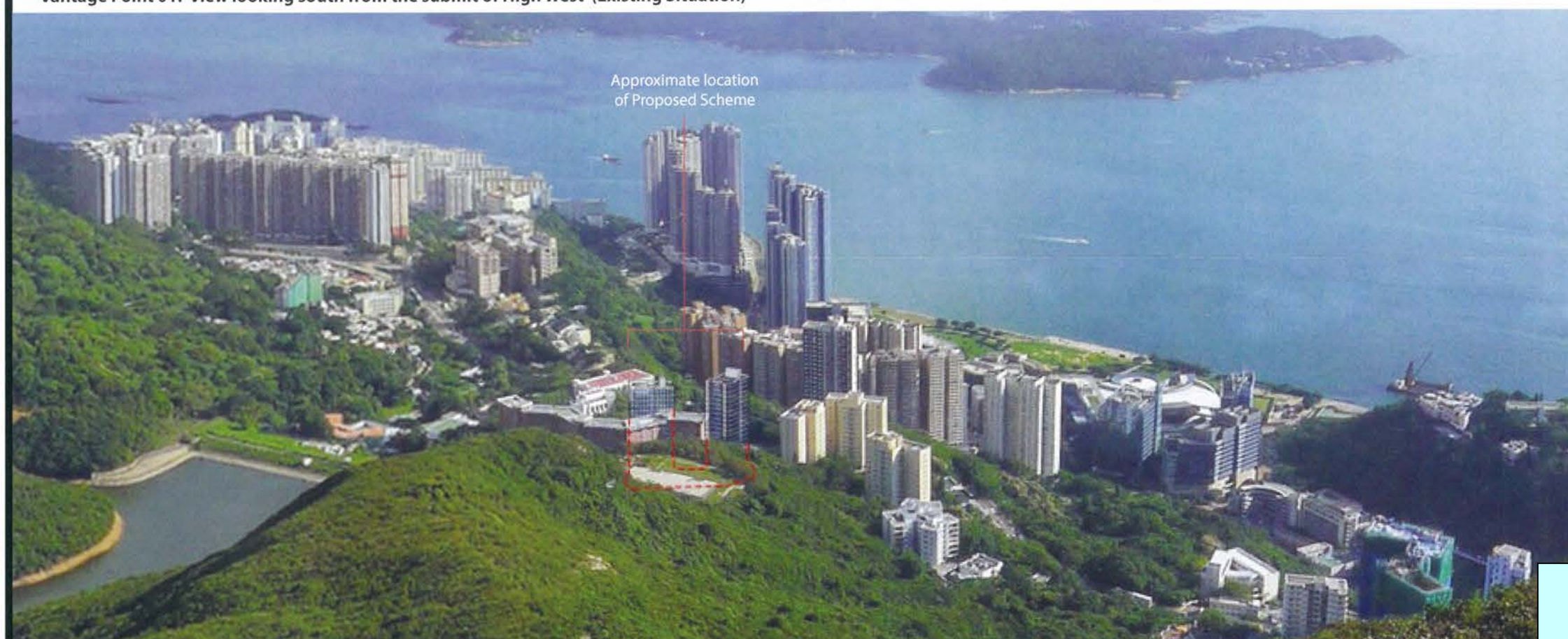
Scenic Landscape Studio Limited
 LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
 Room 2004, CentreMark, 299 Queens Road Central, Sheung Wan, Hong Kong
 Telephone: 2468 2422
 Facsimile: 3016 2422
 Website: scenicstudio.com



Vantage Point 01 (VP01)

Vantage point elevation: +324.0mPD
Viewing distance: 465m
Maximum height of Proposed Scheme: +209.25mPD

Vantage Point 01: View looking south from the submit of High West (Existing Situation)



Vantage Point 01: View looking south from the submit of High West (Proposed Scheme at Year 10)

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FIGURE TITLE S16 Application for the Proposed Student hostels with minor relaxation of site coverage at Rural Building Lot No.925, High West, Pok Fu Lam

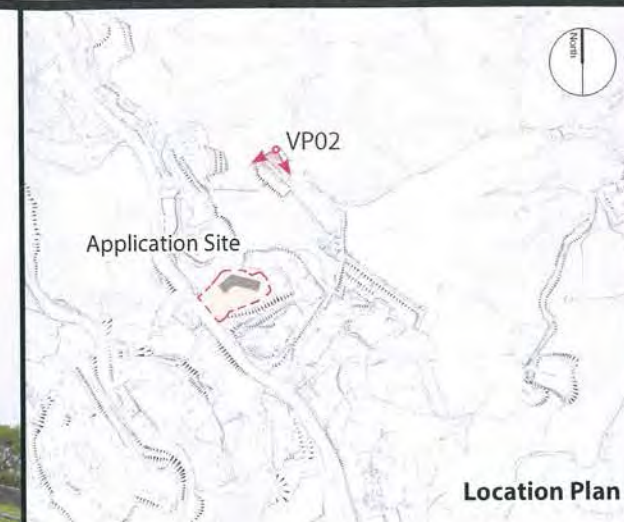
Visual Impact Assessment: Photomontages

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FIGURE NO.	Figure 7.2		REV

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Vantage Point 02 (VP02)

Vantage point elevation: +218.6mPD
Viewing distance: 220m
Maximum height of Proposed Scheme: +209.25mPD

Vantage Point 02: View looking south from Hong Kong Trail Section 1 near Pokfulam No. 1 Fresh Water Service Reservoirs (High West) (Existing Situation)



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Vantage Point 02: View looking south from Hong Kong Trail Section 1 near Pokfulam No. 1 Fresh Water Service Reservoirs (High West) (Proposed Scheme at Year 10)

FIGURE TITLE S16 Application for the Proposed Student hostels with minor relaxation of site coverage at Rural Building Lot No.925, High West, Pok Fu Lam

Visual Impact Assessment: Photomontages

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Vantage Point 03 (VP03)

Vantage point elevation: +173.7mPD
Viewing distance: 320m
Maximum height of Proposed Scheme: +209.25mPD

Vantage Point 03: View looking southwest from Pok Fu Lam Reservoir Trail (Existing Situation)



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Vantage Point 03: View looking southwest from Pok Fu Lam Reservoir Trail (Proposed Scheme at Year 10)

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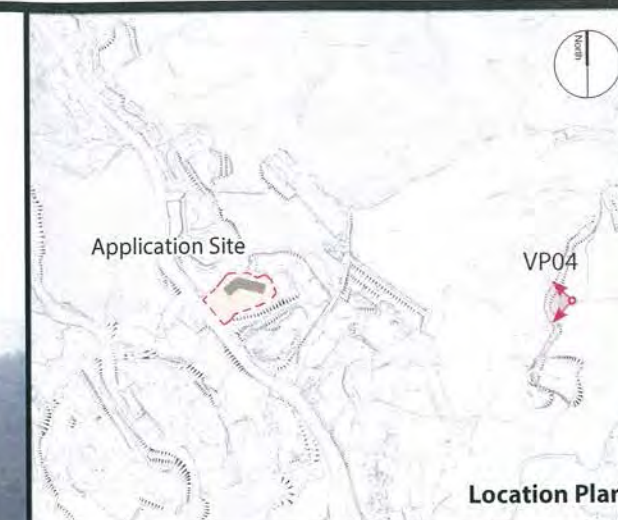
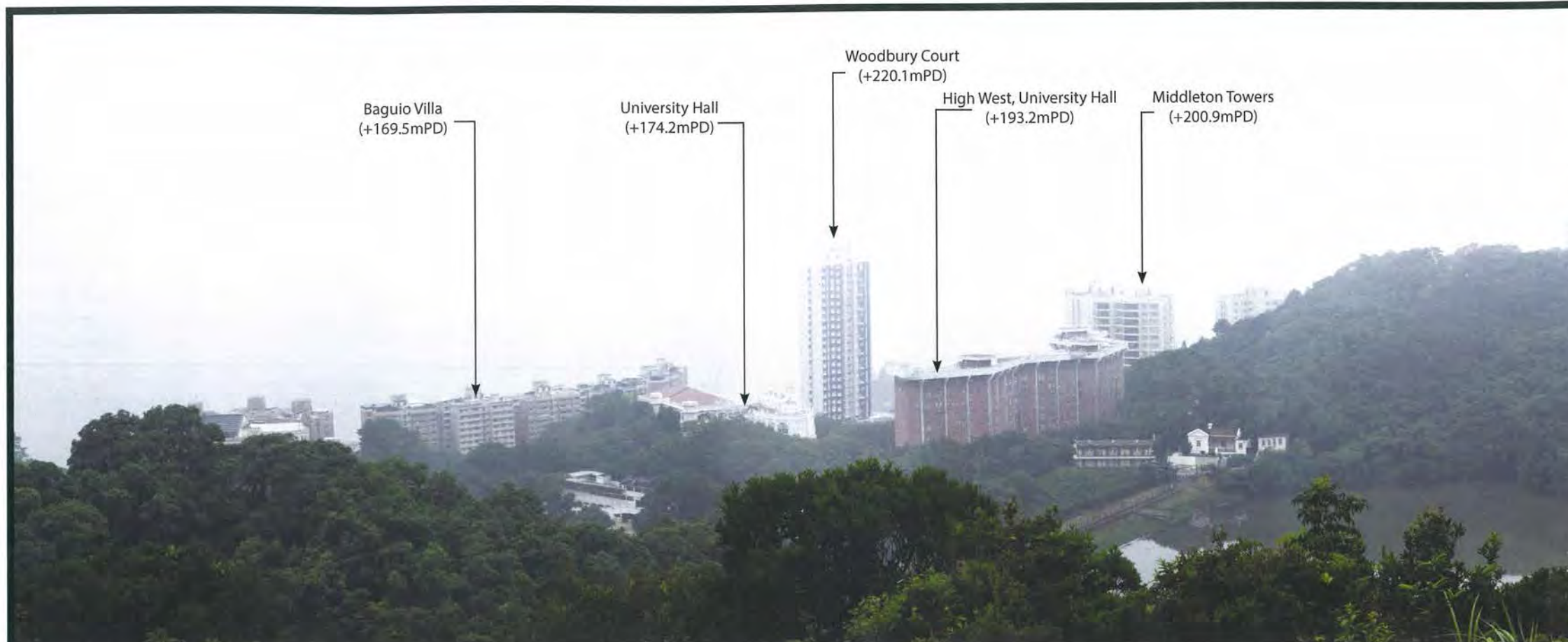
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Vantage Point 04 (VP04)

Vantage point elevation: +226.3mPD
Viewing distance: 515m
Maximum height of Proposed Scheme: +209.25mPD

Vantage Point 04: View looking west from lookout point on Hong Kong Trail Section 2 (The Peak) (Existing Situation)



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Vantage Point 04: View looking west from lookout point on Hong Kong Trail Section 2 (The Peak) (Proposed Scheme at Year 10)

FIGURE TITLE S16 Application for the Proposed Student hostels with minor relaxation of site coverage at Rural Building Lot No.925, High West, Pok Fu Lam

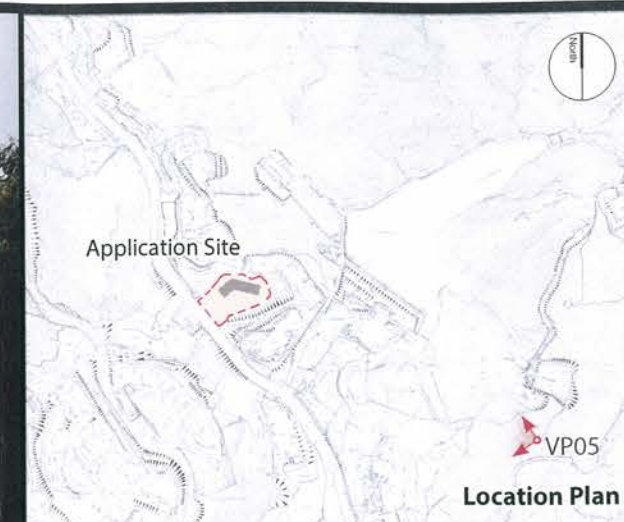
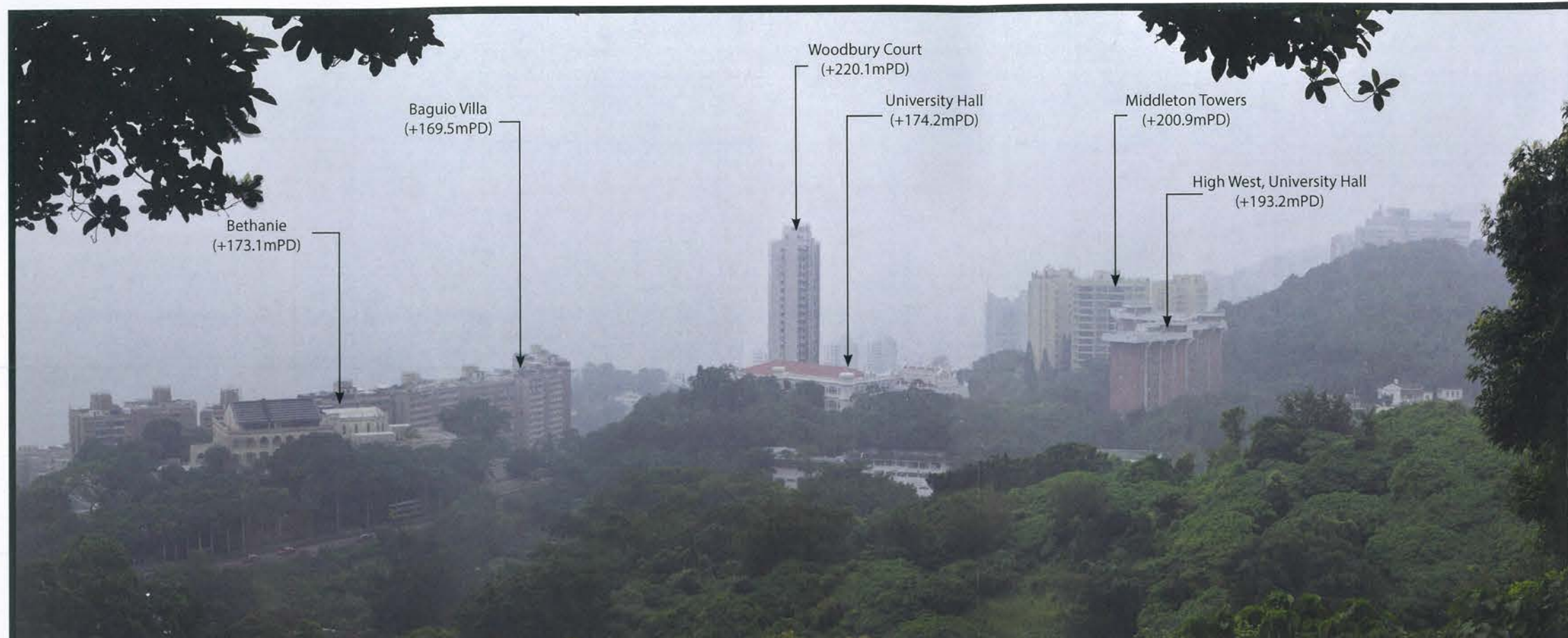
Visual Impact Assessment: Photomontages

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Vantage Point 05 (VP05)

Vantage point elevation: +214mPD
Viewing distance: 526m
Maximum height of Proposed Scheme: +209.25mPD

Vantage Point 05: View looking north west from Pok Fu Lam Reservoir Trail (Existing Situation)



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Vantage Point 05: View looking north west from Pok Fu Lam Reservoir Trail (Proposed Scheme at Year 10)

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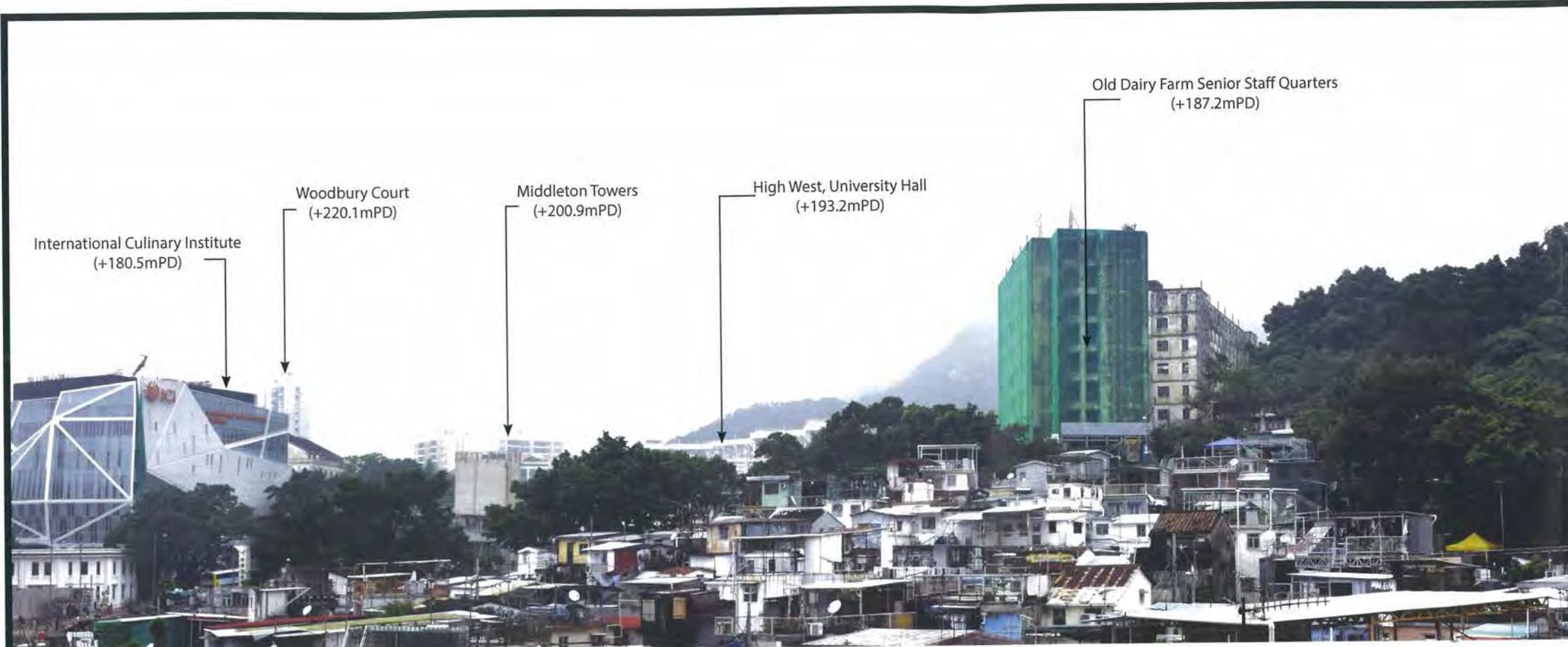
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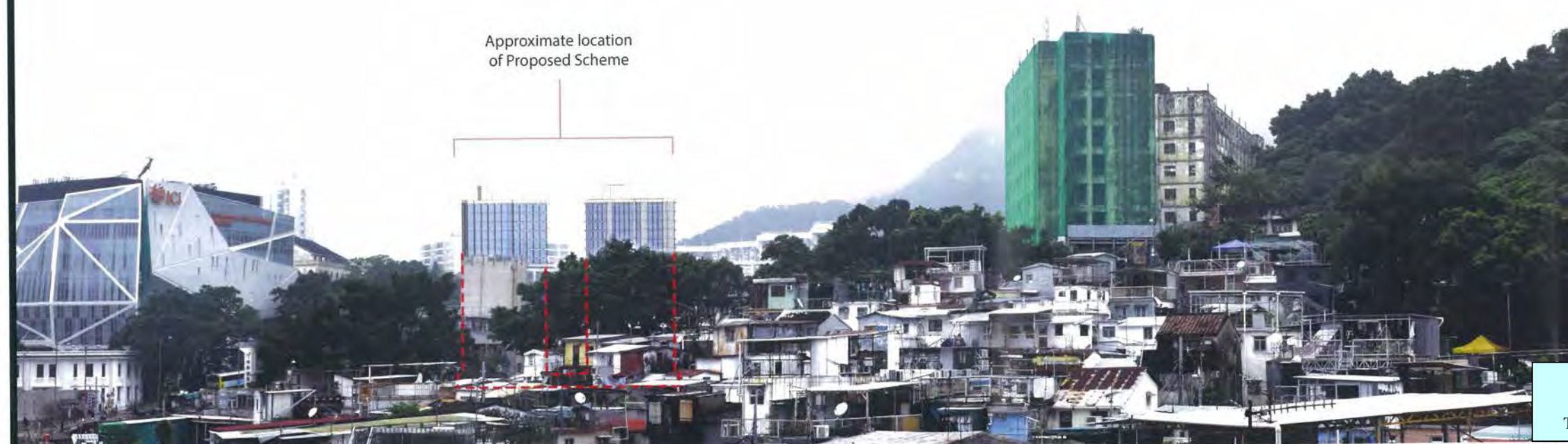
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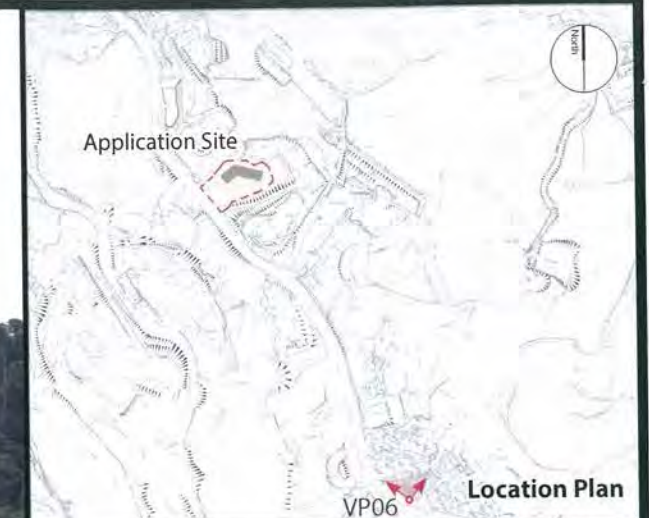
Vantage Point 06: View looking north from Chi Fu Road (adjacent to bus stop) (Existing Situation)



Vantage Point 06: View looking north from Chi Fu Road (adjacent to bus stop) (Proposed Scheme at Year 10)

FIGURE TITLE S16 Application for the Proposed Student hostels with minor relaxation of site coverage at Rural Building Lot No.925, High West, Pok Fu Lam

Visual Impact Assessment: Photomontages



Vantage Point 06 (VP06)

Vantage point elevation: +143.5mPD
Viewing distance: 607m
Maximum height of Proposed Scheme: +209.25mPD

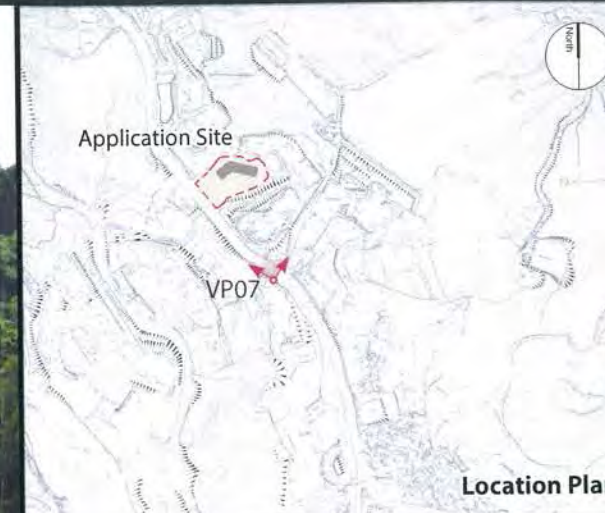
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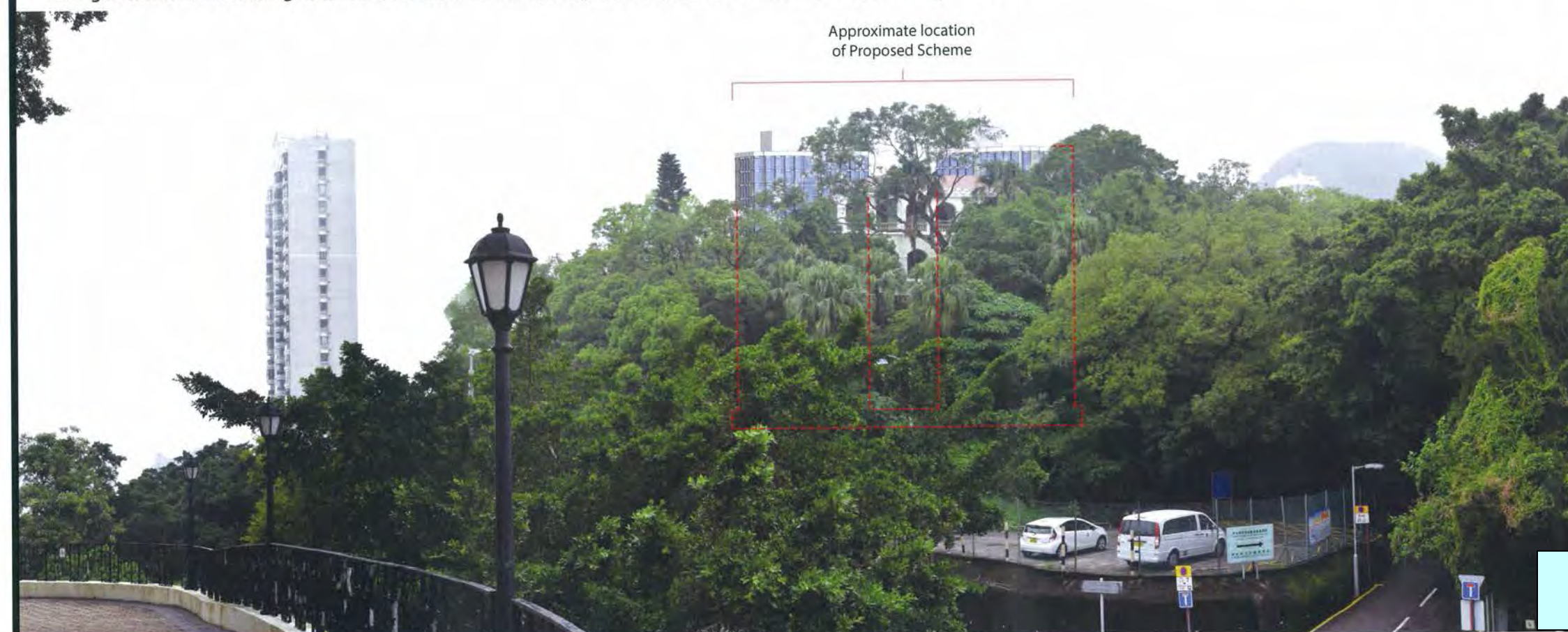
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Vantage Point 07 (VP07)

Vantage point elevation: +56.4mPD
Viewing distance: 179m
Maximum height of Proposed Scheme: +209.25mPD

Vantage Point 07: View looking north from the Bethanie (Hong Kong Academy for the Performing Arts) (Existing Situation)



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Vantage Point 07: View looking north from the Bethanie (Hong Kong Academy for the Performing Arts) (Proposed Scheme at Year 10)

FIGURE TITLE S16 Application for the Proposed Student hostels with minor relaxation of site coverage at Rural Building Lot No.925, High West, Pok Fu Lam

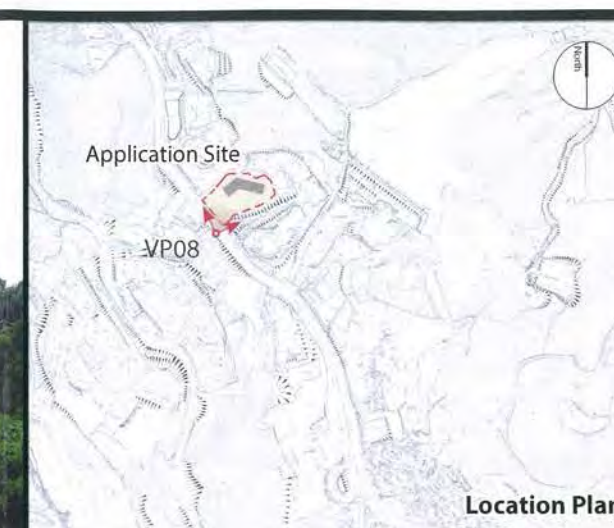
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Vantage Point 08 (VP08)

Vantage point elevation: +136mPD
Viewing distance: 59m
Maximum height of Proposed Scheme: +209.25mPD

Vantage Point 08: View looking east from Pokfulam Road (Existing Situation)

Approximate location of Proposed Scheme



Vantage Point 08: View looking east from Pokfulam Road (Proposed Scheme at Year 10)

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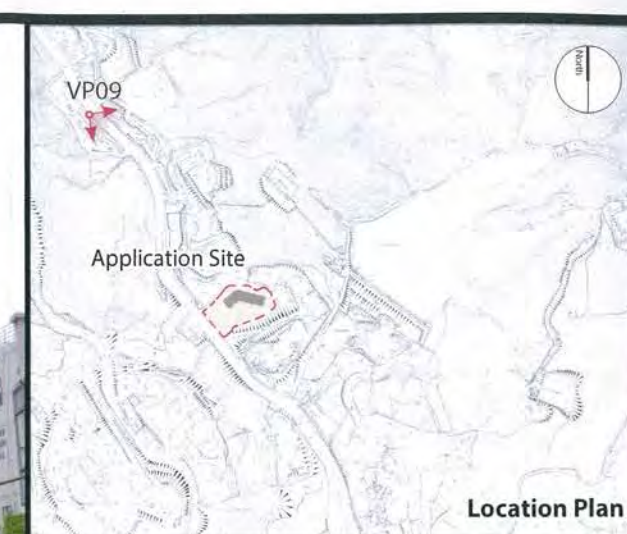
FIGURE TITLE S16 Application for the Proposed Student hostels with minor relaxation of site coverage at Rural Building Lot No.925, High West, Pok Fu Lam

Visual Impact Assessment: Photomontages

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Vantage Point 09 (VP09)

Vantage point elevation: +128.9mPD
Viewing distance: 365m
Maximum height of Proposed Scheme: +209.25mPD

Vantage Point 09: View looking south east along Pokfulam Road (Existing Situation)



Vantage Point 09: View looking south east along Pokfulam Road (Proposed Scheme at Year 10)

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FIGURE TITLE S16 Application for the Proposed Student hostels with minor relaxation of site coverage at Rural Building Lot No.925, High West, Pok Fu Lam

Visual Impact Assessment: Photomontages

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申請編號 Application No.: **A/H10/93**

與申請地點/處所有關的先前申請

Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途/發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil 沒有		

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申請編號 Application No. : A/H10/93

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	中文 <u>Chinese</u>	英文 <u>English</u>
<u>圖則及繪圖 Plans and Drawings</u>		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
位置圖 Location plan		
<hr/>		
<u>報告書 Reports</u>		
規劃研究 Planning studies	<input type="checkbox"/>	<input checked="" type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental impact assessment (noise, air and/or water pollutions)		
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input checked="" type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>
保護樹木建議 Tree preservation proposal		
文物影響評估 Heritage impact assessment		

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