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28 January 2008

Clerk to the Public Works Subcommittee
(Attn: Anthony CHU)
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road, Central

By Fax 2869 6794

Dear Mr CHU,

**Public Works Subcommittee
Follow-up to meeting on 9 January 2008**

I refer to your letter under reference CB1/F/2/6(II) dated 11 January 2008 to the Secretary for Financial Services and the Treasury.

With regard to Items PWSC (2007-08)70,52EG "Human Research Institute, Phase 1", and PWSC(2007-08)71, 53EG "1800-place student residences at Lung Wah Street, Kennedy Town", the requested information is at Appendix for Members' reference.

Yours sincerely,

(Amy Wong)
for Secretary for Education

Encl.

教育統籌局已於二零零七年七月一日重組為教育局。為免浪費，我們繼續使用舊文具，直至存貨用罄為止。
The Education and Manpower Bureau has been re-organised as Education Bureau since 1 July 2007. To minimize waste, we are using our old stationery while stock lasts.

c.c. FSTB (Attn: Mr Davey Chung) Fax: 2147 5240
UGC (Attn: Mrs Dorothy Ma) Fax: 2845 1596
ArchSD (Attn: Mr W T CHAN) Fax: 2187 2264

Appendix

I. 52EG – Human Research Institute, phase 1, The University of Hong Kong

Summary of Environmentally Friendly and Energy Conservation Measures

This project has adopted various forms of energy efficient features, including:

- (a) T5 high efficacy fluorescent tubes with electronic ballast and lighting control by occupancy sensor and daylight sensor;
- (b) Low energy consumption Exit Sign (LED);
- (c) Variable Voltage and Variable Frequency (VVVF) drives and energy management system for lifts; and
- (d) Water cooled chillers and variable speed drives for the air-conditioning installation.

For renewable energy technologies, photovoltaic (PV) panels will be installed on rooftop to provide lighting for staircase.

The total estimated additional cost for adoption of the energy efficient and renewable energy features is around \$4.9 million. These features will contribute to about 10% energy savings in the annual energy consumption.

For greening features, the main roof will be landscaped for environmental and amenity benefits. Planters will be provided at the façade of the building so as to combine the building with soft landscape. The building will merge harmoniously with nearby landscaped environment.

II. 53EG – 1800-place student residences at Lung Wah Street, Kennedy Town, The University of Hong Kong

(A) Summary of Environmentally Friendly and Energy Conservation Measures

This project has adopted various forms of energy efficient features, including:

- (a) T5 high efficacy fluorescent tubes with electronic ballast and lighting control by occupancy sensor and daylight sensor;
- (b) Low energy consumption Exit Sign (LED);
- (c) Variable Voltage and Variable Frequency (VVVF) drives and energy management system for lifts; and
- (d) Variable speed drives and occupancy sensors for the control of mechanical ventilation and air-conditioning installation.

For renewable energy technologies, photovoltaic (PV) panels will be installed on rooftop to provide lighting.

The total estimated additional cost for adoption of the energy efficient and renewable energy features is around \$5.95 million. These features will contribute to about 8.5% energy savings in the annual energy consumption.

For greening features, the eastern portion of the site will be landscaped for environmental and amenity benefits. Landscaped terraces will be provided with solar powered lighting and energy efficient landscape lighting.

(B) Report on meeting with resident representatives

Report provided by HKU is attached at Annex.

The University of Hong Kong
Lung Wah Street Student Hostel Project (LWSSH Project)
Summary of Public Consultation

1. Under the prevailing student hostel policy and taking into account the additional hostel places for exchange activities, the approved publicly-funded hostel provision for HKU in the 2007/08 academic year is 5690 places. Given that HKU currently has 3885 publicly-funded hostel places, the University has a shortfall of about 1800 publicly-funded hostel places. To address the shortfall, HKU therefore proposes to construct new student residences at a vacant site in Lung Wah Street.
2. Currently there is an acute shortfall on student hostel places, particularly those for postgraduate students. A large number of local and non-local students cannot afford the rapidly-rising rent in the Central and Western district. The living environment is crowded and students have to move frequently. Students' research and learning might be adversely affected if HKU cannot offer more hostel places in the next few years.
3. HKU immediately embarked on a series of meetings to consult the Central and Western District Council (C&W DC) when the Lung Wah Street hostel was endorsed in 2006. HKU representatives have attended two meetings of the District Council and organized four meetings and a workshop to listen to the views and concerns of residents in the neighbourhood.
4. After the meeting of the Legislative Council's Public Works Subcommittee on January 9, 2008, HKU arranged a meeting with resident representatives through a C&W DC Member on January 23, 2008. As no resident representatives participated in the meeting, HKU sent further information to resident representatives through the DC Member, including inter alia, the proposed shuttle bus schedule and the proposed formation of a liaison group in future. (see Annexes A and B).

5. After more than a year's consultation, many of the residents' views and concerns have been addressed and incorporated into the design of the hostel:-
 - a. reducing the height of buildings from 24 and 27 storeys to 22 and 25 storeys;
 - b. adopting noise-insulation measures to minimize impact on the residents in the neighbourhood, e.g. to add architectural fins to reduce potential disturbance of noise and light towards residents.;
 - c. reducing the development density while providing sufficient hostel places. The plot ratio is around 4.26, which is lower than the limit of 5;
 - d. enhancing ventilation by increasing the width between tower blocks; and
 - e. minimizing the impact of noise by allocating major activity rooms under the podium, and activity rooms on all floors facing hillside, away from the residents in the neighbourhood.

6. HKU has undertaken in writing that the hostel places will be allocated to senior-year, postgraduate and non-local students, who need to spend more time on their study.

7. The site is adjacent to existing residence including Smithfield Garden, Mei Wah Mansion, Po Teck Mansion and Kwun Lung Lau. Despite our remedial measure, some residents remain opposed to the project and their concerns include:-
 - a. Noise: The lifestyle of students is different from that of the residents. Students returning to hostels by taxi at night may break the silence in Lung Wah Street. The unique hall culture of HKU also causes some complaints from other residents in the past;
 - b. Traffic impact: Students travelling between the hostel and the campus may generate huge traffic to Lung Wah Street, which may affect the use of public transport by residents;
 - c. HKU does not fully utilise the development potential of its land;
 - d. HKU might violate its commitment and allocate hostel places to junior-year students should there be insufficient postgraduate students;

- e. Environmental concern: The construction of the hostel may cause damage to the environment; and
- f. Harmonious community: The hostel may affect the harmony of the community.

Below is the response from HKU:

Noise

- 8. Hostel places will be allocated to senior-year, postgraduate and non-local students, who need to spend more time on their study and are quieter. For those students who may return to hostels at night by taxis, they will get off on the hostel podium instead of Lung Wah Street. This will minimize disturbances to the residents.
- 9. **HKU will adopt a non-traditional style of management for this hostel. The number and type of activities will be different from the existing ones. Intellectual and cultural interaction will be emphasized, and students will be encouraged to be a responsible neighbour and to contribute to the community. Students generating excessive noise at night will be warned, and in serious circumstances, will be required to move out of the hostel.**

Traffic impact

- 10. According to the survey of existing traffic conditions of Lung Wah Street carried out by an independent traffic consultant, the existing traffic flow is about 100 passenger car unit per hour (pcu/hour) during peak hours (pcu/hour is the unit used for Traffic Impact Assessment). As compared with the figures documented in Transport Planning and Design Manual, Lung Wah Street can accommodate a two-lane single carriageway of 800 to 1200 pcu/hour.
- 11. As required by Transport Department, the traffic consultant has made an estimation of traffic generation of the proposed hostel development. It is estimated that the proposed hostel development will generate 38 pcu/hour in the morning at peak hours. Hence, it is expected that by

the completion of this proposed development, the traffic flow of Lung Wah Street will have a total of 138 pcu/hour which is much lower than the capacity of 800 to 1200 pcu/hour.

12. The site is within walking distance from the main campus. Some students are expected to commute on foot and will not have significant impact on the traffic of Lung Wah Street. On the other hand, HKU will arrange a maximum of 6 trips of shuttle bus at peak hours. **Please refer to the proposed shuttle bus time-table at Annex A.**

13. The pick-up/drop-off point of the shuttle bus will be at the covered carpark at the lowest level of the podium. Parking spaces as well as pick-up/drop-off point for students, staff and visitors will be located within the covered carpark. The impact on traffic of Lung Wah Street will therefore be minimal. The MTR West Island Line will be completed in 2013 and it is expected that many students will choose to take MTR from Kennedy Town to the University Station which will be linked directly to the Main Campus and the new Centennial Campus. The demand for shuttle bus will be further reduced.

Existing landuse at HKU

14. As regards the existing landuse at HKU, much of the existing land cannot be re-developed due to various planning constraints. Some of the flats of the Staff Quarters at Pokfield Road have already been allocated to postgraduate students and its re-development will also be subject to planning constraints.

Hostel allocation

15. HKU has undertaken in writing to University Grants Committee, Legislative Council and local residents to allocate hostel places only to senior undergraduates, postgraduates and non-local students. This commitment will not be changed. As HKU will develop into a research-led university and non-local students will be increased to 20% of total undergraduate intake, the possibility of insufficient postgraduates and non-local students to live in this hostel is highly unlikely.

Environmental impact

16. The old banyan tree in the centre of the project site is recognized as

an important environmental element. It will be preserved and incorporated into the design as a landmark for the new hostel. We will consult residents on the future use of the public open space.

17. HKU will implement the following measures to minimize potential disturbance to residents during construction:
 - a. Strict adherence to the requirements of Environmental Protection Department and other relevant regulations during construction;
 - b. Maximise the use of pre-cast modules to minimize noise impacts;
 - c. Pollution control measures recommended by environmental consultants will be incorporated into the works contract, so that impacts of air, noise, water and construction waste will be minimized.

Harmonious community

18. HKU will work with the residents on the use of the public open space to address community needs. The University will join hands with the residents to construct a harmonious community through the future liaison group. HKU will encourage the hostel students to serve the community, such as offering tutorial lessons to younger students.

Liaison group

19. HKU will continue to adopt an open mind and establish a mechanism to maintain dialogue with the residents so as to minimize potential impacts on nearby residents during the construction and operation of the hostel. HKU will set up a Liaison Group composed of representatives from HKU, district councillors, resident representatives and hostel resident representatives. The Group will maintain communication with, and understand the concerns of residents. Additional mitigation measures will be implemented if necessary. The Group will plan the open space with the residents and facilitate the contribution of hostel students to the community. The proposed modus operandi of the Group is presented at Annex B.

建議校巴時間表
Proposed Bus Service

TO MAIN CAMPUS 往本部校園							TO LUNG WAH STREET 往龍華街			
Mondays - Fridays 星期一至五										
Trip No. 車次	No. of Coach 車輛數量	Lung Wah Street 龍華街	to 經	JCSV 賽馬會一村	to 經	LE 圖書館(新翼)	Trip No. 車次	Main Building 本部大樓	to 經	Lung Wah Street 龍華街
1	1	08:10	→	08:15	→	stop				
2	1	08:20	→	08:25	→	stop				
3	1	08:40	→	08:45	→	stop				
4	1	09:00	→	09:05	→	stop				
5	1	09:10	→	09:15	→	stop				
6	1	09:15	→	09:20	→	stop				
7	1	09:20	→	09:25	→	stop				
8	1	09:30	→	09:35	→	stop				
9	1	09:40	→	09:45	→	stop				
10	1	10:00	→	10:05	→	stop				
11	1	10:10	→	10:15	→	stop				
12	1	10:35	→	10:40	→	stop				
13	1	11:10	→	11:15	→	stop				
14	1	11:40	→	11:45	→	stop				
15	1	12:10	→	12:15	→	stop				
16	1	12:40	→	12:45	→	stop				
17	1	13:10	→	13:15	→	stop	27	13:10	→	stop
18	1	13:40	→	13:45	→	stop	28	13:40	→	stop
19	1	14:10	→	14:15	→	stop	29	14:10	→	stop
20	1	14:40	→	14:45	→	stop	30	14:40	→	stop
21	1	15:10	→	15:15	→	stop	31	15:10	→	stop
22	1	15:40	→	15:45	→	stop	32	15:40	→	stop
23	1	16:10	→	16:15	→	stop	33	16:10	→	stop
24	1	16:40	→	16:45	→	stop	34	16:40	→	stop
25	1	17:10	→	17:15	→	stop	35	17:10	→	stop
26	1	17:40	→	17:45	→	stop	36	17:40	→	stop
							37	18:10	→	stop
							38	18:40	→	stop
							39	19:10	→	stop
							40	19:40	→	stop
							41	20:10	→	stop
							42	20:40	→	stop

* JCSV - Jockey Club Student Village I (Lady Hotung Hall, Starr Hall) 賽馬會第一舍堂村 (何東夫人紀念堂·施德堂)
LE - Library Extension (drop off only) 圖書館(新翼) (只供落客)

**Suggested *modus operandi* of the
Liaison Group on Lung Wah Street Hostel**

Terms of Reference:

1. To maintain communication with, and understand the concerns of residents about the Lung Wah Street Student Hostel during its construction and operation, and implement additional mitigation measures if necessary.
2. To plan the use of the open space with the residents.
3. To facilitate the contribution of HKU and its students towards the betterment of the community.

Membership:

1. Representatives from HKU, district councilors, residents, contractors (during construction) and students (after the completion of the project).
2. It is expected that the first meeting be held in April 2008.

Meetings:

1. Tentatively meetings will be held in every two months.
2. Besides regular meetings, HKU will set up a hotline to listen to comments from residents on matters related to the hostel.