

For discussion
on 10 June 2013

Legislative Council Panel on Education

Updates on the proposed use of the former campus site of the Hong Kong Institute of Vocational Education (Lee Wai Lee)

Purpose

This paper updates Members on the latest developments regarding the proposed use of the former campus site of the Hong Kong Institute of Vocational Education (Lee Wai Lee).

Background

2. The former campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee) at Renfrew Road, Kowloon Tong was built in 1979. The Vocational Training Council obtained the funding approval of the Finance Committee of the Legislative Council in 2007 to re-provision the Lee Wai Lee campus by building a new one on a new piece of land in Tiu Keng Leng, Tseung Kwan O. The new campus would replace the facilities in Kowloon Tong and support the modernisation of vocational education and training of the Lee Wai Lee campus. The new campus was ready for operation in September 2010 and relocation was completed in 2011.

3. With the re-provisioning of the Lee Wai Lee campus of the Hong Kong Institute of Vocational Education in Tseung Kwan O, the Education Bureau (EDB) has assessed if the Kowloon Tong site formerly used as the Lee Wai Lee campus should continue to serve post-secondary education purpose. After due consideration, it has been decided that a portion of the former Lee Wai Lee campus site should be reserved to meet the development needs of the Hong Kong Baptist University (HKBU). Around 6 400 square metres of land has been reserved for such purpose, which can provide a net operational floor area of about 20 000 square metres, and which if fully utilized, can fully meet HKBU's outstanding requirements for publicly-funded academic space and student hostels under prevailing policies. This would make HKBU one of the only two University Grants Committee-funded institutions which will have their publicly-funded academic space and student hostel entitlements fully met when projects in the pipeline are completed.

4. As for the southern portion of the former Lee Wai Lee campus site, EDB agrees that it could be surrendered to the Government for alternative uses, thus ensuring the optimal use of our scarce land resources. After assessment, the Administration considers that the southern portion is not required for other Government, Institution or Community (G/IC) uses and is suitable for rezoning to residential use to meet the pressing needs of the society for housing land.

Latest developments

5. To reflect the optimal use of the site, the Town Planning Board (TPB) exhibited during the two-month period from 15 February 2013 to 15 April 2013 the draft Kowloon Tong Outline Zoning Plan for public inspection in which the southern portion of the former Lee Wai Lee campus site is proposed to be rezoned from “Government, Institution or Community (9)” to “Residential (Group B)”. Upon expiry of the public inspection period, TPB had received a total of 25,884 representations which were published on 21 May 2013 for public comments for 3 weeks until 11 June 2013. TPB will consider the representations and comments received and proceed with making a decision on the rezoning proposal in accordance with the Town Planning Ordinance (Cap. 131).

6. In the meanwhile, it is noteworthy that the existing building on the former Lee Wai Lee campus site is a single block straddling both the northern and southern portions. Use of either portion of the site for redevelopment will require demolishing the whole building. From the perspective of effective use of the land and existing building, it would be prudent to embark upon demolishing the building after the long-term plan on the future use of the whole site including the southern portion has been settled.

Advice sought

7. Members are invited to note the information contained in this paper.

**Education Bureau
Development Bureau
June 2013**