

**For discussion on
12 January 2009**

Legislative Council Panel on Education

**Phase 8 Development
by the Hong Kong Polytechnic University**

PURPOSE

This paper briefs Members on a proposed capital works project for the Hong Kong Polytechnic University (PolyU) to implement the Phase 8 Development on a site adjacent to the University campus in Hung Hom.

PROJECT SCOPE AND NATURE

2. The proposed Phase 8 Development comprises a 15-storey academic and administration building (including a 2-storey basement and a 6-storey podium), providing a total space of about 25 600 square metres (m²) in net operational floor area (NOFA).
3. The following facilities will be provided by the project:
 - (a) classrooms and lecture theatres;
 - (b) teaching and research laboratories;
 - (c) an open laboratory;
 - (d) study space;
 - (e) office facilities;
 - (f) student / staff amenities facilities including a canteen, a tuck shop and activities rooms;
 - (g) a pedestrian tunnel across Chatham Road South linking the existing campus with the proposed Phase 8 Development;

- (h) public open space from the lower ground floor to the podium deck; and
 - (i) a reserve area on ground level to allow space for future railway ancillary facilities to be built at the site for the proposed Sha Tin – Central Link (SCL) development.
4. The site plan and the view of the building (artist’s impression) are at Enclosures 1 and 2 respectively.

JUSTIFICATION

5. The new academic structure for senior secondary education and higher education (i.e. the “3+3+4”) will be implemented starting from the 2009/10 academic year. The first cohort of senior secondary students will undergo a four-year undergraduate programme starting from the 2012/13 academic year. The University Grants Committee-funded institutions, including PolyU, will need to expand their campus space and facilities in order to accommodate the additional students under the new four-year undergraduate programmes and to provide a suitable teaching and learning environment in support of the curriculum under the new academic structure. In addition, extra space and facilities are also required to cater for the additional senior year undergraduate places of the University.

6. PolyU plans to carry out the proposed Phase 8 Development to provide some 25 600 m² in NOFA to support the implementation of “3+3+4” and to meet the space requirement of additional senior year undergraduate places. The project will provide lecture theatres and classrooms of various capacity to cater for the common and faculty-based subjects, training facilities and laboratories for applied research and development, study space, offices and amenities facilities.

7. In view of the very high traffic volume of the nearby Chatham Road, a pedestrian tunnel will be constructed to link up the proposed development with PolyU’s existing campus. This will provide a safe and barrier-free pedestrian walkway for students and staff and avoid causing disruption to the busy traffic flow of Chatham Road.

8. In applying for planning approval for the proposed development on the subject site¹, PolyU is required by the Town Planning Board to provide open space within the development for access by the public as one of the approval conditions. Having considered the site and design constraints, PolyU will provide the required open space of a total area of about 7 850m² at various locations from the lower ground floor to the podium deck (mainly on the ground to the second floors including some covered space), which can be accessed by the public.

9. According to the proposed SCL railway development under planning, there may be railway development in the vicinity in future and some railway ancillary facilities may need to be accommodated at the site. In order to allow co-existence of these future railway facilities with PolyU's proposed development in the same location, PolyU is required to provide some 5 140m² of reserve space in this project. PolyU will hand over the reserve area to the Government for further development upon confirmation of the SCL development in future.

FINANCIAL IMPLICATIONS

10. The latest estimated cost of the Phase 8 Development is around \$1,393 million in money-of-the-day (MOD) prices.² The project will have no impact on tuition fees. As the additional recurrent costs associated with this project will be absorbed by PolyU, the proposal will have no additional recurrent financial implications on the Government.

IMPLEMENTATION TIMETABLE

11. We plan to seek the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for this project on 11 February 2009 and 24 April 2009 respectively. Subject to funding approval by the Finance Committee, PolyU plans to start the construction works in the second quarter of 2009 for completion in the third quarter of 2012.

¹ The site was originally zoned as "Open Space" under the relevant Yau Ma Tei Outline Zoning Plan. The Town Planning Board approved in April 2007 PolyU's application for rezoning the site from "Open Space" to "Government, Institution or Community(1)" use for the proposed Phase 8 Development.

² The latest estimated cost of the project expressed in September 2008 prices is \$1,259.1 million, representing an increase of 65.6% over the original estimated cost of \$760.4 million in September 2005 prices.

PUBLIC CONSULTATION

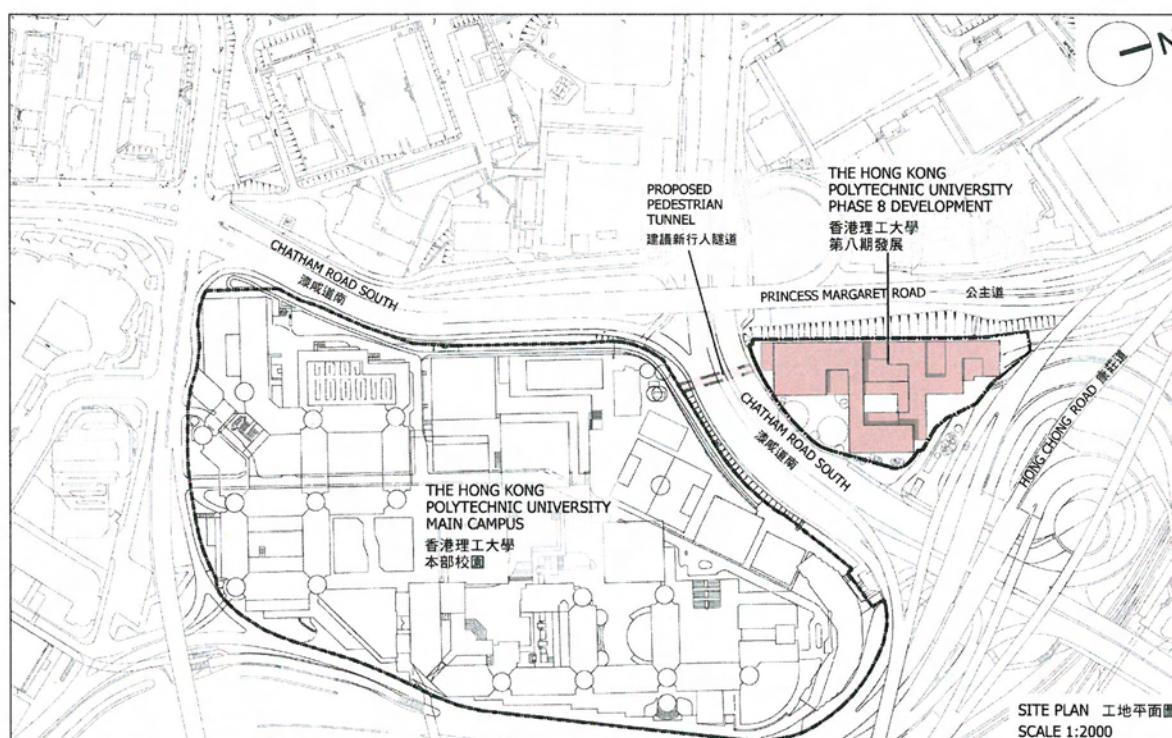
12. Before the planning application was approved in 2006, views of the public including residents in the vicinity have been invited. Whilst some residents expressed support to the project, concerns on the building height, loss of public greenery, and potential visual impact of the new campus building were raised. PolyU has addressed the concerns collected by adjusting the building design, shifting the building away from the nearby residential development and providing greenery and public open space on the ground and podium floors. Furthermore, PolyU conducted a presentation to Members of the Yau Tsim Mong District Council on the project in June 2008. Members who attended the meeting raised no objection to the project.

13. PolyU organised an open forum in June 2008 to consult its staff and students on the design of the proposed development. The participants raised positive comments and were generally in support of the project.

Education Bureau
January 2009

Hong Kong Polytechnic University
Phase 8 Development
香港理工大學
第八期發展計劃

Site Plan
工地平面圖



Phase 8 Development
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Site Area: 10 200m²
工地面積：10 200 平方米

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View of the building (artist's impression) 外觀構思圖

