



**Submission to the Panel on Education of the Legislative Council regarding
the existing policy on the use of land for educational purposes**

Background: HKBU opposes rezoning a site for educational use for the construction of luxury residential property and the Government's move to include the site in the Land Sale Programme before public consultation ends

The HKSAR Government submitted proposed amendments to the Kowloon Tong Outline Zoning Plan to the Town Planning Board on 21 December 2012, seeking to rezone the southern portion of the former Lee Wai Lee (LWL) campus on Renfrew Road in Kowloon Tong, which is about 0.88 hectares in area, for residential purposes. A public consultation on the proposed rezoning of the site from “Government, Institution or Community” to “Residential (Group B)” commenced on 15 February 2013 and will last for two months until 15 April 2013.

However, in the 2013-14 Land Sale Programme announced by the HKSAR Government on 28 February 2013, this southern portion of the former LWL Campus site has been included. According to the information provided by the Government, the estimated earliest available date for the site is February 2014. The reason members of the Metro Planning Committee of the Town Planning Board agreed to gazette the proposed rezoning in its meeting on 25 January 2013 was to provide an official channel for the public to express their views and concerns. In this connection, Hong Kong Baptist University (HKBU) is deeply dissatisfied with and angered by the Government's decision to put the site up for sale when the public consultation by the Town Planning Board on the rezoning is still underway. We are also discontented with this move as it may exert pressure on the members of the Town Planning Board and the District Councillors, influencing their views and their decision on the rezoning proposal.

As Hong Kong already faces a shortage of land for education use, we strongly oppose the Government's proposal to rezone the site for medium-density residential properties and are deeply concerned about the precedent being set. According to the submission by the Planning Department to Town Planning Board, about 400 private residential units will be built on the site. In other words, the project, located in Kowloon Tong, will simply be another luxury residential development instead of the land use most needed by society. The rezoning is a lose-lose proposal which fails to resolve the shortage of housing for people at the grass-roots level on the one hand and results in the wastage of a precious piece of land for educational use on the other.

Surrounded on three sides by HKBU buildings, the former LWL Campus can be deemed part of the HKBU campus geographically. Since 2005, HKBU has been striving for the site for its long-term development so as to serve the community as well as to synergise with the overall planning and sustainable development of the University's campus.

We oppose the rezoning of the site for residential use and propose to reserve it for educational purposes on the following grounds.

I. In view of the shortage of land for higher education, the permanent change of land use is a lose-lose proposal jeopardising the public interest.

The Government should consider the long-term educational needs of society and reserve suitable land for educational purposes. Hong Kong has long been facing a shortage of land for education use. According to the figures provided by the Government, the higher educational institutions are in need of over 80,000 square metres of operational floor area. The Government should take the public interest into account and retain the original use of the land for educational purposes. This would be of greater benefit to the general public than building private luxury residential apartments. We are of the view that the rezoning is an irreversible loss to the community of Kowloon Tong, the higher education sector and society as a whole.

The University Grants Committee (UGC) has fully endorsed HKBU's plan to build 1,700 student hostel spaces at the northern portion of the former LWL Campus site, including 1,400 government-subsidised places and 300 self-funded places. We believe that all Legislative Councillors and members of the UGC recognise that hall life provides valuable opportunities for students to learn from each other through organising activities and living together. It can enrich the students' university life and is an effective means to achieve whole person development. Many students have expressed their desire to live at the hostel for more than one year in their four years of study. Thus, HKBU hopes to build more hostel places to sustain the hostel culture, meet the needs of the University's future development and fulfil its commitment to higher education.

We must also point out that the 0.64 hectare of land on the northern portion of the former LWL Campus site proposed by the Government is inadequate for providing 1,700 bed spaces and making up the shortage of space for educational use. The actual area required is 22% more than 0.64 hectare.

Moreover, a luxury residential property development near the hostel would fragment the whole area and render it inharmonious. Hostel culture also differs greatly from the daily living habits of residents living nearby and may lead to confrontation. Furthermore, the extra traffic flow could not only cause conflict between pedestrians and drivers, but will also generate air and noise pollution, which could result in the worsening of the ambience of the neighbourhood.

The fragmented planning involved in dividing the site fails to make the best use of the land and integrated design of the buildings. We believe that coherent and integrated planning and design encompassing the former LWL Campus site and the main campus of HKBU would be ideal.

II. As the HKBU campus is highly congested, it is most appropriate and justifiable to offer HKBU the former LWL Campus site for its expansion to enable the University to provide students with a better learning environment and for the continuous development of the University.

Among the eight UGC-funded institutions, HKBU occupies the smallest site area of about 5.4 hectares. Even if the entire former LWL Campus site, which is approximately 1.5 hectares, is assigned to HKBU, the total site area of about 6.9 hectares would still make HKBU the

smallest among the eight institutions (the site area of other institutions ranges from 11 to 137 hectares) (see Appendix 1). The average site area for each UGC-funded student is also the smallest among the UGC-funded institutions (see Appendix 1). As HKBU was not allocated additional land for expansion for the implementation of the 3-3-4 academic reform, the University was left with no choice but to build all additional facilities and floors on the existing site, stretching the capacity of the already congested campus.

HKBU's Net Operational Floor Area of 76,000 square metres was built on 5.4 hectares of land. In other words, the University's expansion was in the form of high-rise development, resulting in a declining amount of outdoor space for students. Thus, there is a serious need for HKBU to increase its site area to provide students with a better learning environment. The former LWL Campus site, which is surrounded by the HKBU campus, is the only available site for HKBU to expand and grow and is therefore vital to the future development of HKBU.

III. The establishment of a Chinese Medicine Teaching Hospital is an all-win solution as it could make the best use of land as well as perfect the teaching of Chinese medicine, benefiting the grass-roots sector and the elderly.

Chinese medicine is effective in treating chronic and refractory diseases such as stroke, pain diseases and cancer. However the existing clinical service fails to satisfy the public's great demand for Chinese medicine services. With the setting up of a Chinese Medicine Teaching Hospital, patients can receive comprehensive and systematic in-patient Chinese medicinal treatment without having to travel for follow-up treatment. HKBU proposes to build the Chinese Medicine Teaching Hospital at the southern portion of the former LWL Campus site as it is adjacent to its School of Chinese Medicine, making it convenient for the teachers and Chinese medicine practitioners to take care of the patients.

In the absence of a Chinese Medicine Teaching Hospital, over the past 15 years, the Chinese medicine students of HKBU, The University of Hong Kong and The Chinese University of Hong Kong have had to do their internships in the Chinese medicine hospitals on the Mainland. Due to the difference in medical systems between the Mainland and Hong Kong, students cannot fully apply what they have learned on the Mainland to Hong Kong. There is definitely a great need for a Chinese Medicine Teaching Hospital for the benefit of patients, students, faculty members and researchers. The building of the Chinese Medicine Teaching Hospital on the former LWL Campus site is an all-win solution as it would satisfy the public's need for in-patient Chinese medicinal service and provide internships for local Chinese medicine students.

In fact, the University has been closely liaising with the Government since 2005 so that the entire former LWL Campus site could be allocated to HKBU for its long-term development. Details of our discussion with the Government on the issue are as follows:

2005 – This was the first time that HKBU proposed to the Government that the entire LWL Campus site be allocated to HKBU for its long-term development.

2009 – HKBU submitted a proposal on building a student hostel and a Chinese Medicine Teaching Hospital on the LWL Campus site to the Education Bureau.

2011 to 2012 – HKBU submitted proposals on building a Chinese Medicine Teaching Hospital to the Food and Health Bureau*. The proposals included exploring another possibility in terms of land for setting up the hospital. After careful consideration, HKBU

concluded that the LWL Campus site was the most suitable location for building the Chinese Medicine Teaching Hospital.

* *The University was given to understand that the setting up of a Chinese Medicine Teaching Hospital should be regulated by the Food and Health Bureau.*

10 October 2012 – During a meeting, HKBU representatives expressed clearly to an official of the Food and Health Bureau that the LWL Campus site would be the most suitable location for building the Chinese Medicine Teaching Hospital. The official responded positively during the meeting. On the same day, email correspondence was exchanged between the Food and Health Bureau and HKBU, in which the Bureau said that they would discuss building the Chinese Medicine Teaching Hospital at the LWL Campus site with the Lands Department and the Education Bureau.

The University also submitted to the Food and Health Bureau on that day a master plan outlining the proposed development of the LWL Campus site. It included the University's plan to construct a student hostel with 1,700 places and a Chinese Medicine Teaching Hospital with 200 beds.

The University believes the proposed development would best benefit students, the University and the local community. However, without prior communication or consultation with its stakeholders, the Government suddenly proposed a permanent change to the land use of the former LWL Campus site from "Government, Institution or Community" to medium-density residential use on 21 December 2012, and announced the inclusion of the site into the Land Sale list on 28 February 2013, before the completion of public consultation by the Town Planning Board on the rezoning. The University was shocked by the Government's actions.

Conclusion

Based on the above reasons, the University is convinced that a piece of valuable land allocated for educational purposes should not be rezoned to build private luxury residential apartments, taking into consideration the needs of the general public and the University's commitment to sustainable development. Education is crucial to the development of any society and must be supported by strategic and long-term vision. The construction of a Chinese Medicine Teaching Hospital on a site surrounded by the HKBU campus could serve patients in Hong Kong, offer internships to Chinese medicine students and facilitate clinical research. It clearly represents the most efficient use of land.

Hong Kong Baptist University
March 2013

Appendix 1 – Campus site area and student figures of higher institutions subsidised by the University Grants Committee

Appendix 2 – Map of the HKBU campus and the LWL Campus site

Appendix 3 – Leaflet of objection to rezoning of the LWL Campus site

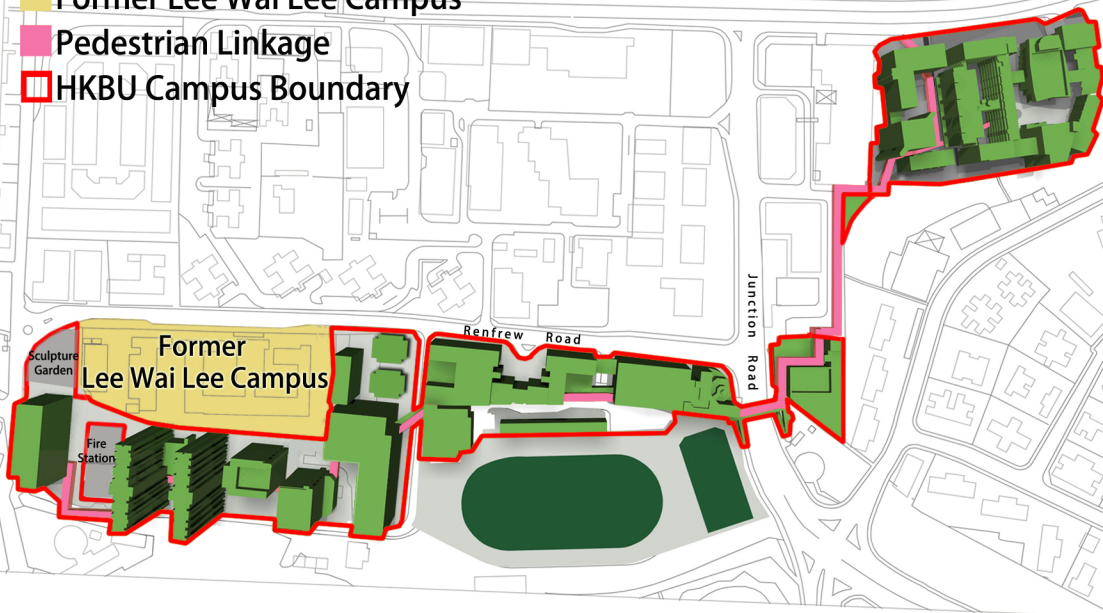
Site Areas and Student Numbers of University Grants Committee-funded Institutions

| Institution | * Projected Total Student Enrolment without Sub-Degree | ** Site Area (Ha) | Area per Student (sq m) |
|--------------------|---|--------------------------|--------------------------------|
| | 2012-13 | 2012 | |
| HKBU | 6,024 | 5.4 | 8.96 |
| Institution A | 2,583 | 11.0 | 42.59 |
| Institution B | 11,675 | 11.7 | 10.02 |
| Institution C | 4,630 | 12.5 | 27.00 |
| Institution D | 10,592 | 15.6 | 14.73 |
| Institution E | 15,006 | 53.1 | 35.39 |
| Institution F | 8,712 | 57.0 | 65.43 |
| Institution G | 15,751 | 137.3 | 87.17 |

* Source: Enclosure 1 to the paper FCR(2011-12)67, considered by the Finance Committee of the Legislative Council at its meeting in January 2012

** Source: Institutions' websites / measurements from Hong Kong Maps

- HKBU Buildings
- Former Lee Wai Lee Campus
- Pedestrian Linkage
- HKBU Campus Boundary



反對割拆 教育用地變豪宅

您我有責！

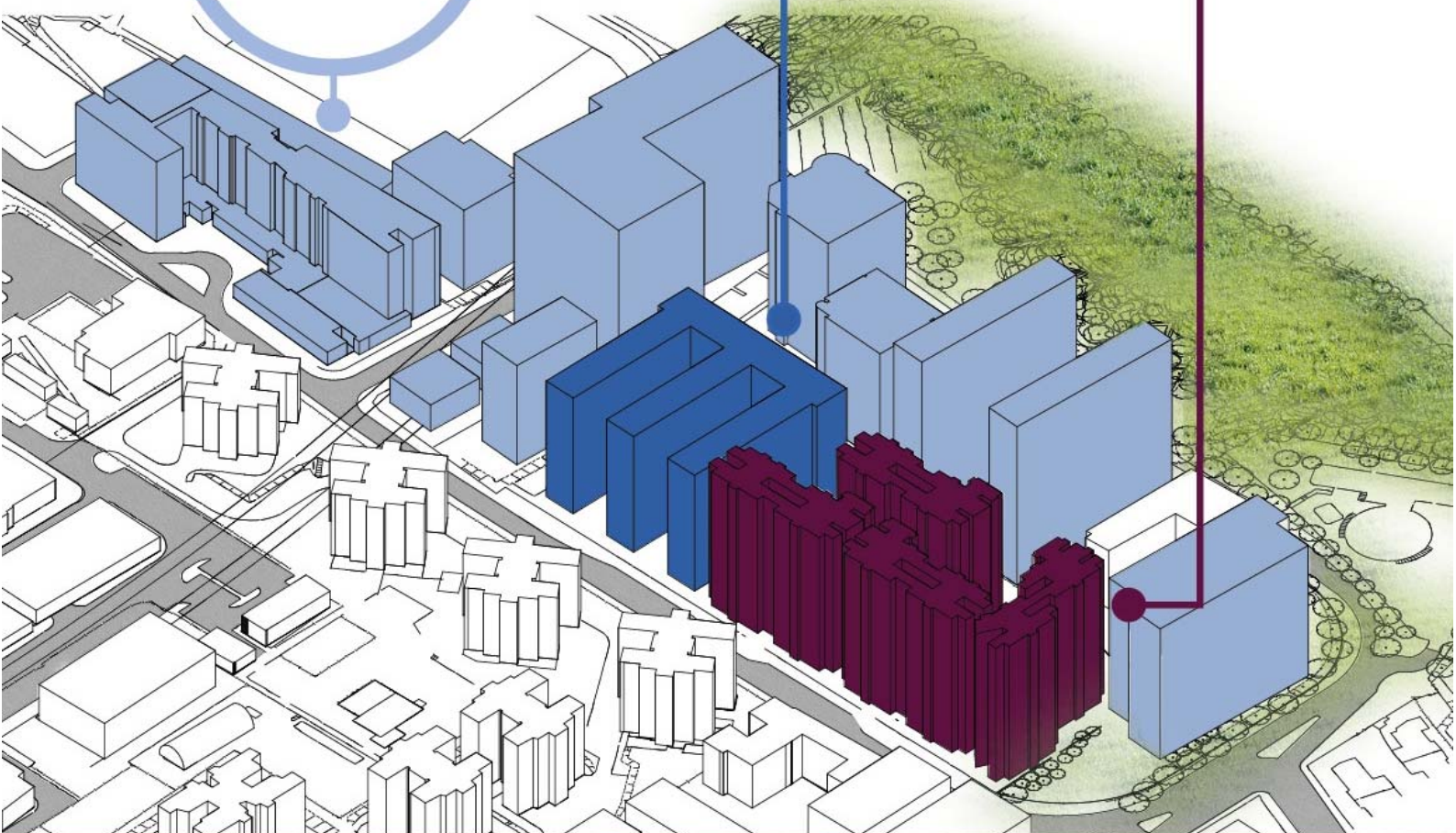
九龍塘聯福道 前香港專業學院李惠利分校校舍

浸大校園空間已飽和
現有香港浸會大學校園

建議的0.64公頃不能供應1700宿位學生宿舍
香港浸會大學1700宿位學生宿舍

建議住宅用地虛擬發展*

屏風式豪宅與周邊環境不相容



網站：www.lwlsite.hkbu.edu.hk

(*根據政府規劃建議的計劃一示意圖)

背景

插針建屏風豪宅不及保留教育用地

政府早前向城規會提交建議，將位於九龍塘聯福道的前香港專業學院李惠利分校校舍大部份土地，由「政府、機構或社區用地」改劃為「住宅(乙類)」(中密度住宅)用地。城規會現正就政府建議，展開公眾諮詢，至4月15日止。

李惠利校舍土地三面被香港浸會大學(浸大)建築物包圍，可說地處浸大校園區內，浸大一直爭取政府批出該幅用地興建學生宿舍和中醫教學醫院，既惠及全港市民，亦配合浸大校園區的整體規劃發展。政府需要採取更具策略性和長遠的方法來提供教育，以保障香港學生的未來。

我們絕不贊同將該地用作興建屏風式豪宅。我們深信該幅土地更適合讓大學作長遠發展及建設中醫教學醫院。

理據一 高等教育用地本已不足，永久改變社區用地，損失無法挽回

該幅土地一旦永久改變用途興建豪宅，既不能解決基層市民的住屋問題，又減少本已不足的教育用地，對九龍城社區、高等教育和整個社會將造成無法挽回的損失。我們認為政府不應隨便改變土地用途。

本港的高等教育用地一向不足，根據政府數字，各院校共欠缺八萬多平方米作業面積。因此，政府理應依照該幅土地的規劃原意，及從公眾利益角度，保留該幅土地作教育用途，以服務全港市民，比解決一時住屋土地不足，更符合善用土地的原則。整幅前李惠利校舍和主校園須有連貫和綜合的設計。如果只有前李惠利校舍的北面預留作學生宿舍用途，這將導致零碎的規劃和降低社區的環境質量。再者，建議中的0.64公頃北面用地並未能供建造全數1700學生宿位，更沒有可能將浸大短缺的教學空間加建在其內。實際用地需求將比0.64公頃大上二十多個百分點。

理據二 浸大校園已飽和，李惠利校舍用地被浸大三面環抱，供浸大持續發展是最合適和最合理的

浸大校園面積是八所政府資助院校中最小的（約5.4公頃，其他為11至137公頃），在推行三三四學制時，浸大沒有得到額外撥地，需要在現有校園擴建設施或加建樓層，令校園更飽和擠迫，如浸大使用整幅李惠利校舍用地作整體長遠發展規劃，能最有效使用土地。否則若日後浸大有新發展而需要土地擴建時，只好到遠離校園的地方，並不符合現代社會持續發展的概念。

校園地段面積



理據三 中醫教學醫院「完善教學體制」惠及基層和長者

中醫對治療中風、痛症、腫瘤及其他慢性疾病效用顯著，因此中醫教學醫院有急切建立的需要，讓病人接受全面和有系統的中醫藥住院治療，免卻病人舟車勞頓。另一方面，現時本港中醫學生都需要往內地實習，但由於兩地的醫療體制不同，因此學生未能完全把內地的學習經驗在香港應用。擬建的中醫教學醫院鄰近中醫藥教學大樓，方便教授和醫師照顧病人，令治療效果更顯著。此外，九龍塘區設有完善的公共交通系統，可方便病人和家屬前往。浸大認為中醫教學醫院建於前李惠利校舍是最佳的方案。