

**Details of the Queen's Hill site
for the development of self-financing tertiary education**

Location	Ex-Burma Lines Military site at Queen's Hill, Fanling, New Territories (the Site) (please see attached location plan)
Site area	About 164 000m ² (16.4 ha)
Timing for allocation to the successful bidder	Late 2012 (tentative)

Notes:

- (1) The Site is on Government land and currently zoned as "Comprehensive Development Area" on the prevailing Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan. Nevertheless, to facilitate the development of self-financing tertiary institution(s) at the Site, the Government will initiate a zoning amendment exercise to rezone the Site to an appropriate zoning to facilitate the development of self-financing tertiary institution(s).
- (2) There is a site zoned "Government, Institution or Community" at the southeast corner of the Site which may be earmarked for international school use. The site area is tentatively around 21 000m². This would be subject to a separate exercise in future.
- (3) Depending on the future development of the tertiary institution(s) and international school, Lung Ma Road, the only access road to the Site, may need improvement works.
- (4) The timing for availability and allocation indicated above is tentative and is subject to applicable procedures. Exact boundary of the Site will be determined by the lands authorities prior to the allocation.
- (5) The Site will be handed over to the prospective grantee(s) on the as-is basis. The successful grantee(s) will be responsible for conducting any preliminary studies at its own expenses, e.g. geotechnical surveys and investigation, Traffic Impact Assessment, and Environment Impact Assessment if required by the government departments/public authorities for the operation of self-financing tertiary institutions. It will also be responsible for carrying out the necessary site preparation and alternation works at its own expenses, e.g. preservation of historical structures and slope treatment works.

- (6) The Site is characterised with extensive woodland clustering against the topography at the eastern and southern parts, and trees and shrubs established between building structures and along roadways providing a tranquil and rural environment. Future development on the Site should respect the natural topography, conserving and enhancing natural landscape; minimising tree felling, site formation works by utilising existing platforms and roads as far as possible; and to integrate the development with the adjoining rural setting, preferably in stepped building height profile of not more than 10 storeys.