

Submission Number:
TPB/R/S/H10/22-F-S1499

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 19:11:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 - Further Representation by Representer R1 - The University of Hong Kong
Attachment: (Signed) Representation to TPB_3 Jan2.pdf; S6D (Prof. Zhang Xiang)_Further representation.pdf

Further Representation Number:
TPB/R/S/H10/22-F001

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk),

Please find attached further representation submission prepared by the University of Hong Kong in support to the proposed amendment items I and II in relation to the rezoning of a site between Pok Fu Lam Road and Victoria Road from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)") to "Undetermined"("U"), and the corresponding amendment to the Notes of the Plan.

Should you have any queries on our captioned submission, please contact the undersigned at tel. no. [REDACTED]

Regards,

Bella FAN

Assistant Director of Estates

[REDACTED]

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, December 13, 2024 4:47 PM

Subject: Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

THE UNIVERSITY OF HONG KONG

香 港



大 學

校長 張翔教授
President and Vice-Chancellor
Professor Xiang Zhang

香港薄扶林道
Pokfulam Road, Hong Kong
電話 Tel: (852) 2859 2100
圖文傳真 Fax: (852) 2858 9435

By Email (tpbpd@pland.gov.hk)
and Fax (2877 0245 / 2522 8426)

Jan 3, 2025

Town Planning Board Secretariat
15/F North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir/Madam,

Further Representation to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

Representer: The University of Hong Kong

The University of Hong Kong (“HKU”) supports the decision of the Town Planning Board on the proposed amendments to the draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 Item A – the rezoning of a site between Pok Fu Lam Road and Victoria Road to “Undetermined”.

The Global Innovation Centre (“GIC”) is the first research facility in Hong Kong dedicated to upstream deep technology. It would bring together talents and researchers from various fields worldwide to share their knowledge, aligning with the local and national policy goals to develop Hong Kong into an international innovation and technology (“I&T”) hub while consolidating its strength in upstream basic research.

Focusing on upstream deep technology research, the GIC aims to provide an enabling environment for scholars and academics to engage in transdisciplinary frontier research, such as sustainable energy, quantum technology, and artificial intelligence. Its strategic location near the HKU campuses, Queen Mary Hospital and Cyberport will foster synergies amongst them, and provide a self-sustainable research and development ecosystem in the area. Given the urgency to fostering the I&T development, it is more reasonable to develop the GIC close to the HKU campuses, such that the GIC’s operations and research could be well-supported by the scholars already working in the HKU to generate prompt, tangible and transferrable research results.

To a larger extent, the GIC can also complement the industry-oriented activities in other I&T hubs in Hong Kong and the GBA, supporting the national and local macro development strategy and contributing to sustainable economic growth and high-technology development in Hong Kong.

Since 2022, HKU has undertaken a site search on the proposed Item A Site and conducted technical assessments and feasibility studies on the site, all of which suggest that development of the GIC at the Item A Site was feasible. However, we have noted the feedback from the public and already announced that the HKU would strategically amend the proposed scheme, such as reducing the density of the development, increasing the setback area from neighbouring buildings, designating more green space, etc., to minimise the adverse impacts on the surroundings and the community.

The HKU has also received valuable feedback on the GIC's development from various stakeholders during the Town Planning Board meetings in November 2024 and has taken note of the views regarding environmental impact or other technical aspects of the GIC project. We are now assessing the feasibility of the suggestions and proposals received and will also step up our effort in engaging with the community stakeholders.

Given the above considerations, HKU supports the rezoning of Item A Site to be an undetermined zone which could allow time for the HKU to review the development plan and study the comments and suggestions made by members of the Town Planning Board and the public.

Yours Sincerely,



Professor Xiang Zhang
President and Vice-Chancellor
The University of Hong Kong

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
進一步申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關進一步申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關進一步申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all further representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The further representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的進一步申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Further Representation (known as "Further Representer" hereafter) 提出此宗進一步申述的人士 (下稱「進一步申述人」)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) The University of Hong Kong
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Further Representation (use separate sheet if necessary)* 進一步申述詳情(如有需要,請另頁說明)*		
Plan to which the further representation relates (please specify the name and number of the plan to which the proposed amendments is make) 與進一步申述相關的圖則(請註明建議修訂的圖則名稱及編號)		Draft Pok Ful Lam Outline Zoning Plan No. S/H10/22 - A1
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters 有關事項 [ⓐ]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reason 理由 [^]
Item I (Proposed Amendment to Matters shown on the Plan), & Item II (Proposed Amendments to the Notes of the Plan)	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the Further Representation Statement.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

If the further representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若進一步申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。(Chinese translation to be updated)

ⓐ Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6D(3)(3B) of the Ordinance provides that any further representation received under section 6D(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the further representation is a reason concerning compensation or assistance, relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6D(3)(3B)條訂明, 如委員會認為根據第 6D(1)條收到的任何進一步申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關進一步申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1498

From: [REDACTED]
Sent: 2025-01-02 星期四 19:41:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22- Further Representation by Representer R7 - Fan Mei Mary
Attachment: Further Representation_ Fan Mei Mary.pdf; S6D (Fan Mei Mary)_Further representation.pdf

Further Representation Number:
TPB/R/S/H10/22-F002

To: Town Planning Board Secretariat (tpbpd@pland.gov.hk),

Please find attached further representation submission prepared by me, in support to the proposed amendment items I and II in relation to the rezoning of a site between Pok Fu Lam Road and Victoria Road from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Globa Innovation Centre)") to "Undetermined"("U"), and the corresponding amendment to the Notes of the Plan.

Should you have any queries on our captioned submission, please contact the undersigned at tel. no. [REDACTED]

Regards,

Bella FAN

Assistant Director of Estates

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, December 13, 2024 4:47 PM
[REDACTED]
Subject: Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Email

Town Planning Board Secretariat
15/F North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir/Madam,

Further Representation to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
Representer: Fan Mei Mary (K764xxx)

I support the decision of the Town Planning Board on the proposed amendments to the draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 Item A – the rezoning of a site between Pok Fu Lam Road and Victoria Road to “Undetermined” and the corresponding amendments to the Notes.

The technical assessments conducted in support to the previous application have demonstrated no insurmountable technical problems or impacts arising from the proposed development at the selected site. As HKU will undertake further amendments of the development plan, some of the development parameters will change, and technical assessments will be conducted again as necessary. The downscaled development will ensure better technical impact assessment result. HKU will also pay special attention in the construction planning during the construction works period to further minimize the impact to the neighbourhood.

Given the above and the importance of the Global Innovation Centre to the upstream research development in Hong Kong, I support the rezoning of Item A Site to be an undetermined zone which could allow time for the HKU to review the development plan and study the comments and suggestions made by members of the Town Planning Board and the public.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'Fan Mei Mary', written in a cursive style.

Fan Mei Mary

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
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- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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**1. Person Making this Further Representation (known as "Further Representer" hereafter)
提出此宗進一步申述的人士（下稱「進一步申述人」）**

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)
Fan Mei Mary

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Further Representation (use separate sheet if necessary)* 進一步申述詳情(如有需要,請另頁說明)*		
Plan to which the further representation relates (please specify the name and number of the plan to which the proposed amendments is make) 與進一步申述相關的圖則 (請註明建議修訂的圖則名稱及編號)		Draft Pok Ful Lam Outline Zoning Plan No. S/H10/22 - A1
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters 有關事項 ^e	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reason 理由 ^f
Item I (Proposed Amendment to Matters shown on the Plan), & Item II (Proposed Amendments to the Notes of the Plan)	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to the Further Representation Statement.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

If the further representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若進一步申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。(Chinese translation to be updated)

@ Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

^f Please also note that section 6D(3)(3B) of the Ordinance provides that any further representation received under section 6D(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the further representation is a reason concerning compensation or assistance, relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6D(3)(3B)條訂明, 如委員會認為根據第 6D(1)條收到的任何進一步申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關進一步申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1496

From: [REDACTED]
Sent: 2025-01-03 星期五 13:03:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]

Further Representation Number:
TPB/R/S/H10/22-F003

Subject: Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22- Further Representation

Dear Sir or Madam,

I refer to the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 gazetted on 13 December 2024.

We are authorised by the Further Representer, The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), to submit a Further Representation in respect to the Proposed Amendments to the Draft Plan under Section 6D(1) of the Town Planning Ordinance. Please find the authorisation letter, filled out form and the Further Representation Statement which sets out the nature of and reasons for the Further Representation and the amendment proposed to the revised Draft Plan available at the link below for your consideration. (Hard copy of the submission will be also delivered .)

<https://drive.google.com/drive/folders/11LhBbeNwh8fY-A0QB1Nt-rELgJPYkzKc?usp=sharing>

The Town Planning Board is kindly invited to support this Further Representation and the amendments proposed within.

Yours faithfully,

Cynthia Chan

Masterplan Limited
[REDACTED]

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

3 January 2025
By Email

The Secretary
Town Planning Board
15 Floor, North Point Government
Offices, 333 Java Road
North Point, Hong Kong

Dear Sir/ Madam,

**Further Representation in Relation to the
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22**

We refer to the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Draft Plan) gazetted on 13 December 2024.

We are authorized by the Further Representer, The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), to submit a further representation in respect to the Proposed Amendments to the Draft Plan under Section 6D(1) of the Town Planning Ordinance. The proposed amendment to which the further representation relates, the nature of and reasons for the further representation, and the further amendments to the Draft Plan, are included in the statement attached to this letter.

The Town Planning Board is kindly invited to support this further representation and the amendments proposed within.

Yours faithfully,



I.T. Brownlee
For and on behalf of
Masterplan Limited

Encl.
cc. Client (By Email)



EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED

心光盲人院暨學校

131 Pokfulam Road, Hong Kong 香港薄扶林道一三一號
Tel 電話: 3159 5400 Fax 傳真: 2817 4355

E-mail 電子郵件: esgo@ebenezer.org.hk Website 網址: www.ebenezer.org.hk

傲澤社群
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Supervisor 校監
Prof Brian Duggan
鄧敬仁教授

**Mission Representative
喜迪堪會代表**
Prof Mak Ki Yan, BBS, JP
麥基恩教授

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賴顯榮先生

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梁承敏女士

Mr Roger Nissim
李森先生

Ms Ellen Tsao
曹依琳女士

Chief Executive Officer 院長
Dr Alice Yuk, BBS, JP
郝德芬博士

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

30 December 2024

Masterplan Limited
Room 3516B China Merchants Tower
Shun Tak Centre
200 Connaught Road Central
Hong Kong

Dear Sir/Madam,

Authorisation Letter

Further Representation in respect of the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

We, The Ebenezer School and Home for the Visually Impaired Limited, the Further Representer, hereby authorises Masterplan Limited to act on our behalf, in submitting the further representation in respect of the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 and to handle all planning matters related to this further representation.

Yours faithfully,



Dr. Alice Yuk, BBS, JP
Chief Executive Officer

The Ebenezer School and Home for the Visually Impaired Limited

SERVICES 服務單位:

Ebenezer School
心光學校

Ebenezer New Hope
School 心光恩望學校

Early Intervention
Programme for Visually
Impaired Children
視障幼兒教育支援服務

Ebenezer Child
Care Centre
心光幼兒中心

Ebenezer Care &
Attention Home
心光護理安老院

Christian Ministry
福音事工

Project WORKS
「有作為」計劃



Incorporated as the Ebenezer School and Home for the Visually Impaired Limited

**FURTHER REPRESENTATION IN RESPECT OF
PROPOSED AMENDMENTS TO PLAN
UNDER SECTION 6D(1) OF
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第 131 章)
第 6D(1) 條就圖則的建議修訂
作出進一步申述

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
進一步申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關進一步申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all further representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The further representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的進一步申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Further Representation (known as "Further Representer" hereafter) 提出此宗進一步申述的人士（下稱「進一步申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) The Ebenezer School and Home for the Visually Impaired Limited (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Masterplan Limited (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Further Representation (use separate sheet if necessary)* 進一步申述詳情(如有需要,請另頁說明)*		
Plan to which the further representation relates (please specify the name and number of the plan to which the proposed amendments is make) 與進一步申述相關的圖則(請註明建議修訂的圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22	
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters 有關事項*	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reason 理由^
I. Proposed Amendment to Matters shown on the Plan: Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)") to "Undetermined" ("U").	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please see the accompanying Further Representation statement.
II. Proposed Amendments to the Notes of the Plan: (a) Revision to the covering Notes to incorporate development restrictions for "U" zone.	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please see the accompanying Further Representation statement.
II. Proposed Amendments to the Notes of the Plan: (b) Revision to the Schedule of Uses and the Remarks of the Notes for the "Other Specified Uses" zone to delete all the provisions related to the "OU(Global Innovation Centre)" zone.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see the accompanying Further Representation statement.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

If the further representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若進一步申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。(Chinese translation to be updated)

@ Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6D(3)(3B) of the Ordinance provides that any further representation received under section 6D(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the further representation is a reason concerning compensation or assistance, relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6D(3)(3B)條訂明, 如委員會認為根據第 6D(1)條收到的任何進一步申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關進一步申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」
☑ at the appropriate box 請在適當的方格內加上 ☑ 號

Further Representation

To

**The Proposed Amendment to the Draft Pok Fu Lam Outline Zoning Plan
No. S/H10/22 made by the Town Planning Board**

Submitted by

The Ebenezer School and Home for the Visually Impaired Limited

Further Representation Statement

Prepared by

Masterplan Limited

January 2025

**Further Representation in Respect to the Proposed Amendments to the
Draft Pok Fu Lam Outline Zoning Plan, No. S/H10/22**

***The Ebenezer School and Home for the Visually Impaired
131 Pok Fu Lam Road, Hong Kong RBL 136RP***

1. We are acting on behalf of The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), the Further Representer, who owns and currently occupies the buildings at 131 Pok Fu Lam Road, Hong Kong. A letter of authorisation and completed Further Representation Form No.S6D are attached.

The Proposed Amendments to which the Further Representation Relates

2. I refer to the Proposed Amendments I and II to the Draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/22, as published by the Town Planning Board (TPB) on 13 December 2024 and as set out below.
 - I. Proposed Amendment to Matters shown on the Plan
 - Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”) to “Undetermined” (“U”).
 - II. Proposed Amendments to the Notes of the Plan
 - a) Revision to the covering Notes to incorporate development restrictions for “U” zone.
 - b) Revision to the Schedule of Uses and the Remarks of the Notes for the “Other Specified Uses” zone to delete all the provisions related to the “OU(Global Innovation Centre)” zone
3. In addition, the TPB also published amendments to the Explanatory Statement (ES) of the Draft OZP No. S/H10/22. More specifically, paragraph 7.8 relating to the “OU(Global Innovation Centre)” zone has been deleted, and a new section under paragraph 7.9 relating to the proposed “U” zone has been added. These proposed amendments to the ES are also relevant and are therefore referred to in this further representation.
4. A Location Plan indicating the property owned by the Further Representer (Ebenezer site) and the site of Proposed Amendment I, Item A is provided in **Figure 1**.

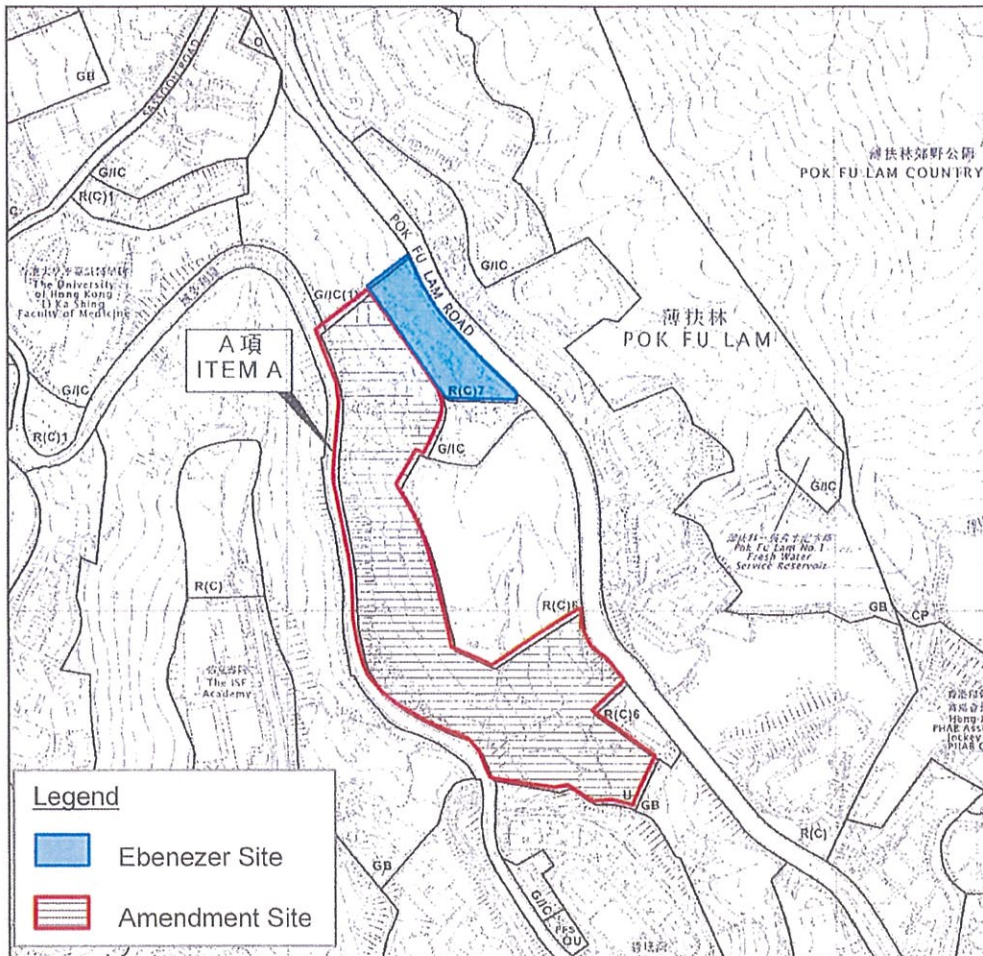


Figure 1 Location Plan showing the property owned by the Further Representative (Ebenezer Site) and the Site of Proposed Amendment Item A (Amendment Site) (Base image source: Planning Department Plan No. R/S/H10/22 – A1)

The Nature of the Further Representation

5. Ebenezer strongly opposes to Proposed Amendment I, Item A which seeks to rezone the Amendment Site from existing "Green Belt" ("GB") zone, and from the previously proposed "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)") to "Undetermined" ("U") zone. It is Ebenezer's view that the Amendment Site should remain as "Green Belt" zone.
6. Accordingly, Ebenezer opposes the proposed revision to the covering Notes to incorporate development restrictions for "U" which is indicated as Proposed Amendment II(a).

7. The nature of this further representation is summarised in the **Table 1** below, which sets out Ebenezer's stance on each of the Proposed Amendments.

Subject Matter	Ebenezer's View
<p><i>I. <u>Proposed Amendment to Matters shown on the Plan</u></i></p> <p><i>Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)") to "Undetermined" ("U").</i></p>	<p>Ebenezer strongly opposes the Proposed Amendment Item A to rezone the Amendment Site from the existing "Green Belt" ("GB") zone to "U" zone.</p>
<p><i>II. <u>Proposed Amendments to the Notes of the Plan</u></i></p> <p><i>(a) Revision to the covering Notes to incorporate development restrictions for "U" zone.</i></p>	<p>Ebenezer strongly opposes to this Proposed Amendment relating to the rezoning of the Amendment Site from the existing "Green Belt" ("GB") zone to "U" zone.</p>
<p><i>(b) Revision to the Schedule of Uses and the Remarks of the Notes for the "Other Specified Uses" zone to delete all the provisions related to the "OU(Global Innovation Centre)" zone</i></p>	<p>Ebenezer supports the deletion of all provisions related to the "OU(Global Innovation Centre)" zone.</p>

Table 1 The Nature of the Further Representation: Ebenezer's Stance

Reasons for the Further Representation

8. In this section of the further representation, the reasons for Ebenezer's views on the proposed amendments will be set out. It should be noted that the concerns raised and the information included in the previous round of representations submitted in May 2024 by Ebenezer and the various service units of Ebenezer are still relevant and should be referred to. However, to avoid repetition, only the points most relevant to the subject Proposed Amendments will be discussed in this further representation.

Misinformation Presented to the TPB Members During the Deliberation Session

9. The TPB decided to propose amendments following 3-day hearing sessions and a deliberation session for the consideration of representations on the draft Pok Fu Lam OZP No. S/H10/22, which took place on the 1st, 4th, 5th and 29th of November 2024, respectively.
10. With reference to the Minutes of the deliberation session held on 29th November 2024¹, under paragraph 34(b), the Chairperson informed TPB Members that:

¹ Minutes of 1327th Meeting of the Town Planning Board held on 29th of November 2024

"regarding the relocation of the Ebenezer, there was a plan to relocate the existing facilities to Tung Chung. The general building plans of the new facility were approved by the Building Authority. Discussion with the Lands Department for the land exchange was underway; "

and in paragraph 30, the Vice-chairperson said:

"Regarding the impacts of the Centre on the Ebenezer, it might be desirable for the Ebenezer to relocate to another location. Upon relocation, land currently occupied by Ebenezer could be released to HKU for the Centre's future expansion."

11. The above information is not correct and has misled the Members' consideration. To clarify, the existing services² at Ebenezer's Pok Fu Lam sites will be relocated to Tung Chung in the future. However, the site currently accommodating the Ebenezer New Hope School (ENHS site) will remain under Ebenezer's ownership and will continue to serve visually impaired people. It is intended that the future use of the ENHS site will include training services, daycare centre and youth support for the visually impaired. As such, it is expected that visually impaired people will continue to use the ENHS site, which is adjacent to the subject Amendment Site. It should also be noted that the ENHS site was granted to Ebenezer by Private Treaty with a condition that prohibits assignment. The ENHS site therefore cannot be assigned to HKU by Ebenezer. (Figure 2)

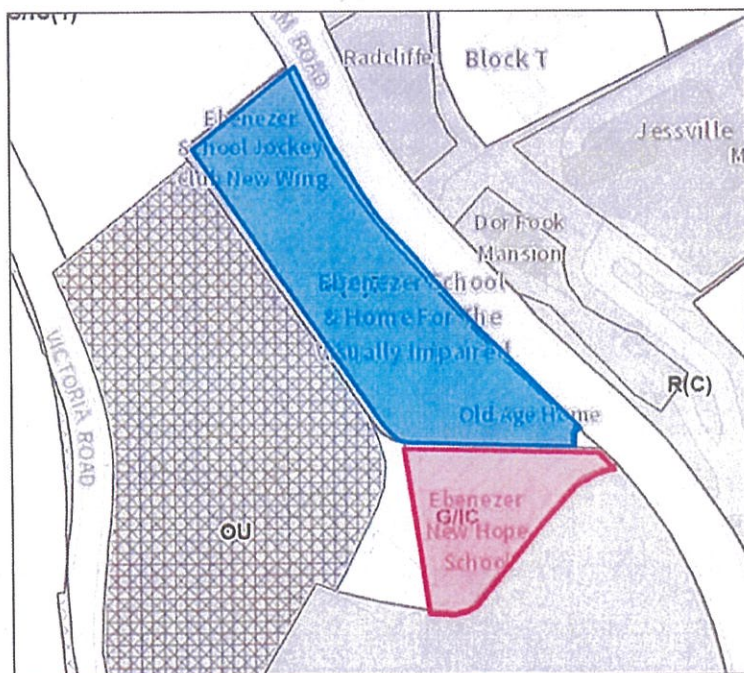


Figure 2 Following the relocation of existing services, the site of Ebenezer New Hope School (ENHS site) will continue to be occupied by Ebenezer and will provide additional services to the visually impaired community.

² Existing services that will be relocated include Ebenezer School and its Boarding Section, Ebenezer Child Care Centre, Ebenezer Care & Attention Home for the Elderly, Early Intervention Programme, Ebenezer Central Administrative facilities, Ebenezer New Hope School and its Boarding Section.

12. Furthermore, with regards to the relocation of the existing Ebenezer services to Tung Chung, it should be noted that there are ongoing complications and unresolved issues in the land exchange process with Lands Department. Based on the current pace of progress, the timeline for the relocation is uncertain and the redevelopment program of this Site is unforeseeable in the next 10 years or even further. In other words, Ebenezer and its current services for the visually impaired will remain at the Pok Fu Lam site until the relocation take place.
13. It is noted from paragraph 16 of the Minutes of the hearing held on the 5 November 2024 that Representor No 3320 provided information to the TPB that there would be extensive site formation works involving large quantities of rock. It is recorded that these activities would take at least 12.6 years to complete. In particular paragraph 16(h) states that *the noise and vibration generated from the rock breakers used for excavation would have significant adverse impact on these noise sensitive receivers, in particular, the visually impaired students of Ebenezer School for a prolonged period.*"
14. In summary:
- The services for the visually impaired will continue to be provided at the Ebenezer site. Based on the current pace of progress, the timeline for the relocation is uncertain and the redevelopment program of this Site is unforeseeable in the next 10 years, or even further,
 - The ENHS site will remain and continue to provide additional services for the visually impaired after the relocation of existing services.
 - The current sites used by Ebenezer will be occupied and subject to significant adverse noise and vibration impact for the whole of the period of site formation for the HKU GIC.
15. As such, Ebenezer and the visually impaired people will no doubt be adversely impacted by the construction and operation of the University of Hong Kong's Global Innovation Centre (HKU GIC) development. As presented at the hearing on 1st November 2024 and discussed in the previously submitted representations by Ebenezer and its service units (R251 - R257), the development of the HKU GIC, both during its construction period and after its completion, would cause detrimental impacts and unnecessary hardships, posing risks to the mental and physical health of the visually impaired people including children and elderly³. Therefore, Ebenezer retains its stance that the HKU GIC should be developed at an alternative, more suitable site, and to revert the subject Amendment Site to "Green Belt" zone.

"Undetermined" Zone is Inappropriate and Unnecessary

16. The view that the proposed HKU GIC development was not appropriate for the site was expressed by most Representers, as well as by the majority of the TPB Members. This is evident in paragraphs 8, 9 and 33 of the Minutes of the deliberation session, as quoted below:

³ Details of Ebenezer's concerns and the impacts that the HKU GIC would cause can be found in the Minutes of 1327th Meeting of the Town Planning Board held on 1st of November 2024 and the written Representation submissions R251 to R257.

"8. The representers' objections/concerns were mainly related to site selection and hence land use compatibility, development intensity, impacts on traffic, visual, landscape, ecological, environmental, geotechnical, public health and safety aspects, as well as the lack of proper consultation.

"9. Majority of Members shared similar views regarding site selection for the Centre, and their views and suggestions were as follows: ...

(c) HKU should consider alternative locations in Pok Fu Lam and other areas such as NM [Northern Metropolis]. If HKU concluded after review that the Centre should be in Pok Fu Lam, it should provide more justifications for why other locations were not ideal for the development of the Centre. Besides, further clarification from HKU was required regarding the idea of establishing a self-contained facility while also promoting a synergy effect with the surrounding developments" ;

and

"33. The Chairperson summarised the major views of Members as follows: ...

(b) as part of the review, HKU should consider alternative sites in Pok Fu Lam and other areas. If HKU concluded after review that the Centre should be in Pok Fu Lam, HKU should consider whether the Item A Site or other sites, including but not limited to the adjoining "R(C)6" site, was more suitable for achieving HKU's objective;"

"8. ... Members also noted that HKU had committed in its press statement in early October 2024 and at the hearing to consult relevant stakeholders in strategically reviewing and amending its development plan to address their opinions as much as practicable. HKU would also explore the possibility of identifying alternative sites for the development of the Centre."

17. Given the strong views of the representers and TPB Members on the suitability of the site, and the multitude of reasons why it was unsuitable recorded in paragraph 8 of the minutes, it is highly unlikely that the HKU GIC development would be redesigned to be acceptable at this Amendment Site. It is therefore premature to rezone the site to "Undetermined". In particular, the way that paragraphs 7.9.1 and 7.9.2 are written to explain the "U" zone is considered inappropriate, as it ironically implies and determines the use of the site to be for the Global Innovation Centre. This is inappropriate given that the final site location for the Global Innovation Centre is still subject to HKU's review, exploration and assessment of alternative sites. The Amendment Site should therefore maintain its existing "GB" zone and R(C)6 zone.

Revert to the Original Zoning

18. The amendment to the covering Notes to include the "U" zone provides minimal development control and does not include any specific development restrictions. This poses risks of inappropriate development at the site. Alternatively, by reverting the site to the original "GB" zone and "R(C)6 zone", there would be clearer, more substantial and statutory protection for the site from inappropriate development. The reversion of the site to the original zoning in this way, would better reflect the decision of the TPB Members' concerns to reject the proposal as it was unacceptable on so many grounds.

19. Furthermore, reverting the Amendment Site to "Green Belt" zone and "R(C)6" would be appropriate. If, after HKU's review and assessment, this site is still deemed the most suitable for the HKU GIC development, the revised proposal would be required to undergo statutory town planning procedures for proposed amendments to the OZP. This requirement applies equally to the "GB" zone and "R(C)6" zone. Additionally, by reverting to the original "GB" zone and "R(C)6" zone, would serve a similar intended effect to the "U" zone by providing time for HKU to review its proposal. Therefore, rezoning the site to "U" zone is considered unnecessary, and it is Ebenezer's view that the site should revert to its original "GB" zone and "R(C)6" zone.

Identified Alternative Site in the San Tin Technopole OZP

20. As part of Ebenezer's submission at the Representation Hearing (R251), a specific alternative site in the San Tin Technopole OZP Area 30 was identified and presented to the TPB for consideration. This is recorded in the Minutes of the hearing on the 1 November 2024 paragraphs 64(e) to (f). HKU should be directed by the TPB to specifically examine this site in a positive way as a realistic alternative to the "U" site.
21. Should the Town Planning Board reject the proposal to revert the Amendment Site to "GB" zone and R(C)6 zone, then the following comments and concerns relating to the "U" zone are relevant and TPB's further consideration is required.

Proposed "U" zone not properly considered during the Hearing and Deliberation Sessions

Copying is not Valid

21. There have been numerous cases where the TPB has been challenged in court for copying text provided by Planning Department and using the wording as the TPB's decision. It has been clearly decided by the courts that copying of text from other sources such as the TPB Paper is inadequate. The TPB must clearly show that it "has applied its own mind" in reaching a decision. It is also required to show that it has taken account of any relevant submissions that may have directly addressed the way in which the wording of decisions is determined. This is relevant in the current case where the wording of the ES for the "U" zone was drafted before the hearing by Planning Department and adopted verbatim in the gazetted amendments. In this respect the actions of the TPB in deciding to amend the zoning to include the "U" zone are completely inadequate.

Irrational Decision Making

22. The decision of the TPB was sent by email to the Representors on the 13 December 2024. It is a general statement not specifically related to the points raised by the Representor in the written statement nor in the verbal statements made during the hearing. As such the decision does not really provide adequate reasons as to why the submissions made were not accepted. It also erroneously states that the representations by Ebenezer (R251) had been "partially met by rezoning the HKU GIC site to "U"". None of the proposals from Ebenezer had been accepted, not even partially. The inadequate reasons for the decision relevant to Ebenezer can be seen in the email from the TPB which is quoted in **Appendix 1**.

- 23 The decision is an exact repetition of the Planning Departments "view" as contained in paragraph 9 of the TPB Paper. That view also related to the proposal for changing the zone to "U" which was still a new proposal yet to be considered by the TPB members. The TPB Paper was written before the hearing of the representations and therefore in terms of it being an accurate basis for decision making is completely wrong. It also does not reflect the genuine concerns of the TPB Members that arose during the open and closed parts of the hearing. Because the decision has been copied from the TPB paper, it also does not reflect the deliberations of the TPB as recorded in the minutes of the fourth meeting in paragraphs 8 to 33. To state in reason (a) that the proposed use of the HKU GIC site is compatible with other uses in the neighbourhood is factually incorrect.

Undetermined Zone is Vague and Irrational

- 24 One of the purposes of zoning on statutory plans is to provide a degree of certainty as to what will happen in the neighbourhood. The wording of the ES amendments to describe the purpose of the "U" zone does not provide any certainty or any justification as to why it is considered to be "U". The ES virtually restates the planning intention of the HKU "GIC" zone that it is supposedly replacing. **Appendix 2** is the gazetted amendment to the ES. This has been directly copied from Annex X of the TPB Paper without any amendment, and this clearly shows that the decision is not a considered decision of the TPB. The public should have a reasonable expectation that a high degree of certainty is provided in the statutory plan and in the decision-making process of the TPB.

- 25 **Appendix 3** is an alternative ES which has been purposely written for this Further Representation based on the Minutes of the hearing. It clearly states that the TPB did not accept the proposal from HKU and lists the wide range of concerns and inadequacies that members had identified. It also specifies the concerns that members had about finding a suitable site elsewhere or in Pok Fu Lam. It indicates the types of justifications that members consider were necessary to be provided by HKU should HKU decide to proceed with the proposal. The TPB's proposed amendments to the ES as included in Appendix 2 should be replaced by the alternative ES paragraphs included in Appendix 3.

Alternative Sites for HKU GIC Development

- 26 As demonstrated in paragraphs 15 and 16 of this further representation, there has been extensive discussions around site selection and alternative sites for the HKU GIC development during the hearing and deliberation sessions. However, this concern has not been reflected in the covering Notes nor the ES relating to the "U" zone. It is now included in the revised wording proposed in **Appendix 3**

Other Technical Issues Raised by Representers and TPB Members

- 27 In addition to the discussions surrounding alternative sites, a series of technical issues relating to the HKU GIC development were also raised and discussed in detail during the 3-day hearing sessions and the Members' deliberation session. Concrete suggestions and actions that HKU could take to address these issues were also proposed by Members and Representers. Some of these have been included in the alternative wording in **Appendix 3**.

Specific Concerns for Ebenezer

- 28 As indicated in the Minutes of the deliberation session, HKU GIC's impact on Ebenezer is one of the Members' key concerns. For instance, with regards to the design and visual impact of the HKU GIC development, some Members specifically expressed the view that *"the revised scheme should minimise the adverse impacts on the Ebenezer."* The Ebenezer's proposals for a 35m set-back and a maximum building height of 130mPD are now included in the revised ES in **Appendix 3**.
- 29 In a similar vein, on noise impact, with reference to paragraph 9(d) of the Minutes of the deliberation session, the majority of the Members opined that *"HKU should fully address the noise impact of the Centre, in particular during the construction stage, on students with visual impairment at Ebenezer School;"*.
- 30 Subsequently in paragraph 17, some Members expressed that *"the Noise Impact Assessment prepared by HKU's consultants might have underestimated the potential noise impacts on the Ebenezer, in particular, during the construction phase. Since students with visual impairment at Ebenezer School were more sensitive to noise disturbance, consideration should be given to adopting a different set of assessment standards for this specific case. Besides, HKU should engage more proactively with the Ebenezer at the early design stage to better understand their needs and address their concerns."* These are specific concerns and concrete actions that HKU could take during their review of the development proposal, and should be reflected in the ES accordingly.

Public Engagement

- 31 The consultation approach that HKU has adopted so far was considered *"ineffective"* by a Member of the TPB. Many representatives including Ebenezer, have also expressed similar dissatisfaction with HKU's lack of communication and community engagement for the HKU GIC development. With reference to paragraph 26 of the Minutes of the deliberation session, Members generally considered that:

"there was room for improvement in HKU's public consultation and community engagement efforts..."

The consultation exercise should commence at an early stage and adopt a two-way and bottom-up approach to address various concerns raised by stakeholders, including local residents, the Ebenezer and green groups..."

HKU should also engage in continuous discussions with the Ebenezer regarding the design constraints and approaches to minimise noise impacts on its students with visual impairment.

32. The TPB's concern for Ebenezer is appreciated, and it is agreed that HKU should engage in continuous discussions with Ebenezer to minimise impacts on the visually impaired people should the development proceed at this site. Similarly, this should be reflected in the ES relating to the "U" zone as amended in **Appendix 3**. However, given the degree of difference between what HKU want to do and how the Ebenezer must operate, it is considered difficult that an acceptable compromise can be achieved

Proposed Amendments to the Plan

33. Taking into consideration all the abovementioned reasons for this further representation, should TPB consider "U" zone to be an appropriate zoning, then it is proposed that a small portion of the Amendment Site be reverted to "GB" zone. The remaining portion of the Amendment Site can be retained as the proposed "U" zone. (Figure 3)

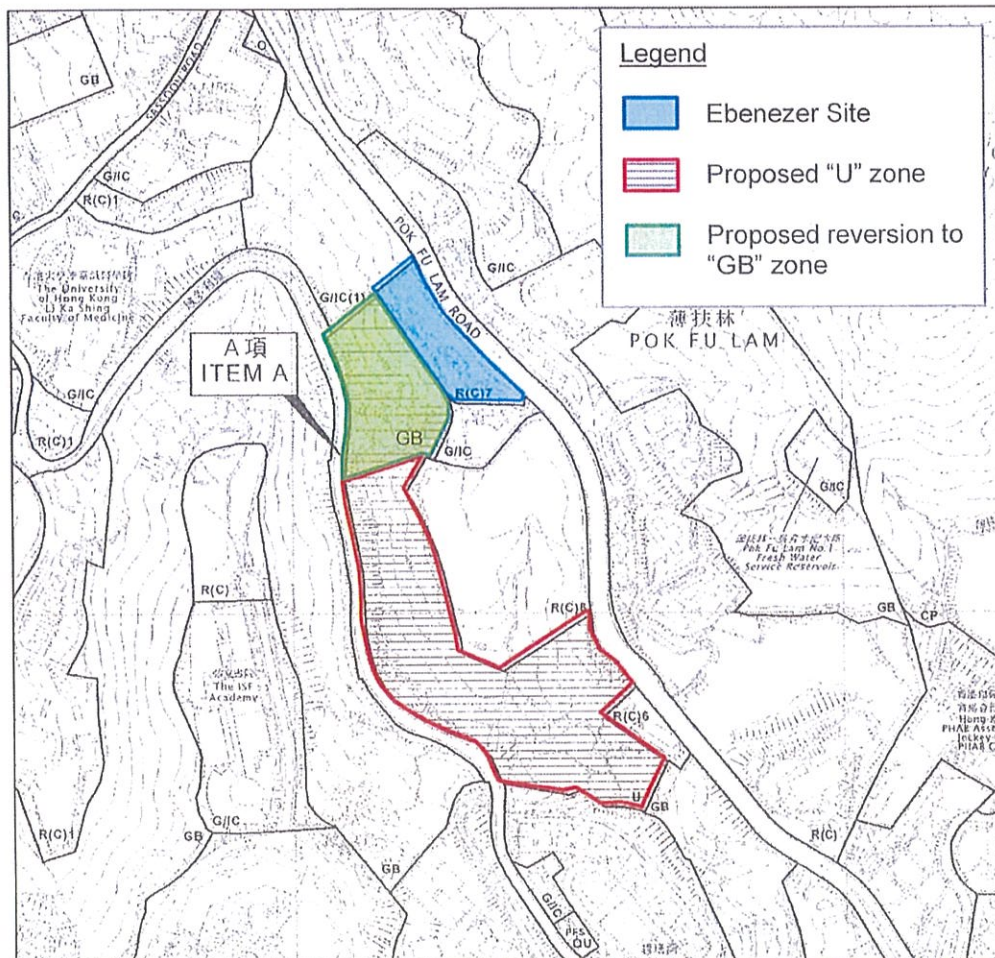


Figure 3 Proposed amendment to plan – to revert a small portion of the Amendment Site to "GB" zone and retain the remaining portion as "U" zone

22. The portion to be reverted to its original "GB" zone would be the area directly adjoining and in front of the Ebenezer site and the ENHS site, as development in this area would adversely impact Ebenezer the most, given its proximity. As such, this would be a compromise solution that could address the TPB Members' concerns relating to the impact of the HKU GIC on Ebenezer and protect the visually impaired community, while retaining an adequately sized site for HKU, should it deem this location as the most suitable for the HKU GIC development.

Conclusion

23. This further representation has expressed Ebenezer's views on the proposed amendments to the Draft OZP No. S/H10/22. Ebenezer strongly opposes the proposed

"Undetermined" zone for the Amendment Site, and it is proposed that the site should be reverted to its original "Green Belt" zone and R(C)6 zone. However, should TPB proceed to rezone the site to "U" zone, it is proposed and strongly recommended, that a small portion of the Amendment Site be reverted to the original "GB" zone, as shown in Figure 3. This would protect the visually impaired people of Ebenezer, and ensure that the future development at this site is appropriate to its context and respects the neighbourhood in this part of Pok Fu Lam. If any portion of the "U" zone is to be retained, then the revised ES in Appendix 3 should be adopted.

January 2025
Masterplan Limited

Appendix 1 TPB Decision sent by email on the 13 December 2024
(Portion relating to Amendment Item A)

The TPB decided to partially meet R55 (part), R206 (part), R251 to R3189, R3191 to R3372, R3374 to R3523, R3525 to R3615 and R3634 to R3659, and to propose amendments to the draft OZP by rezoning the Item A Site from "OU(Global Innovation Centre)" to "U". The proposed amendments to the draft OZP, Explanatory Statement and Notes as set out in Annexes VIII, IX and X of TPB Paper No. 10987 respectively would be exhibited for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance).

The TPB decided not to uphold R3190, R3373, R3524, R3616 to R3633, R3660 and R3661, and considered that the draft OZP should not be amended to meet the representations for the following reasons:

Amendment Item A

- (a) Item A is to take forward the initiative of the 2021 Policy Address to develop the proposed Global Innovation Centre (the Centre) for deep technology research in Pok Fu Lam to consolidate Hong Kong's leading position in basic research. Innovation, Technology and Industry Bureau (ITIB) affirms that the Centre aligns with the policy goals to enhance Hong Kong's status as an international innovation and technology (I&T) hub while consolidating its strength in upstream basic research. ITIB also takes the view that the Centre is a distinct initiative pursued by the University of Hong Kong (HKU) concerning mainly basic research in the upstream and related teaching/academic facilities near its existing campus, while government-initiated initiatives such as San Tin Technopole in the Northern Metropolis have different foci and functions in the I&T ecosystem and that the latter is not meant to supersede or substitute the former;*
- (b) in planning terms, the proposed use at the Item A site is not incompatible with the surrounding educational, institutional, hospital and residential uses;*
- (c) taking into account the HKU's recent announcement that it would take some time to strategically review and amend the development plan of the Centre, including reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc. to address stakeholders' opinions as much as practicable, and its indication that the project team will endeavour to step up engagement with the community through various channels so as to improve the development proposal and provide timely project updates in the upcoming process, the Item A Site is proposed to be rezoned to "Undetermined" as an interim land use zoning to allow the HKU to review its plan; and*

Appendix 2 “Undetermined Zone” Proposed Explanatory Statement

7.9 “Undetermined” (“U”): Total Area 4.72 ha

- 7.9.1 *To consolidate Hong Kong's leading position in basic research, the 2021 Policy Address announced that the Government has accepted in principle the proposal from the University of Hong Kong (HKU) to reserve a site in Pok Fu Lam for HKU to construct facilities for deep technology research. Pursuance to this policy initiative, an area largely zoned “Green Belt” and “Residential (Group C)6” between Pok Fu Lam Road and Victoria Road was rezoned to “OU” annotated “Global Innovation Centre”, subject to a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor area) and a maximum building height of 158mPD. The planning intention is primarily to provide land for development of the proposed Global Innovation Centre by HKU for deep technology research. It would provide development space for accommodating a variety of deep technology basic research and supporting facilities, including research, academic, exhibition and conferences, scholar residence/staff quarters, supporting catering, recreational and other facilities. The draft Pok Fu Lam OZP No. S/H10/22 incorporating the amendments was exhibited for public inspection under section 5 of the Ordinance on 22 March 2024.*
- 7.9.2 *Subsequently, in view of HKU's decision to take some time to strategically amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders' opinions as much as practicable, and to step up engagement with the community through various channels so as to improve the development proposal, the land has been rezoned from “OU” annotated “Global Innovation Centre” to “U”. The “U” zone is intended to allow HKU to review its original plan and adjust it in response to stakeholders' views. The long-term use and development parameters of the site would be determined after HKU's submission of a revised proposal, which would go through public consultation and the Government's examination, and would be subject to another round of statutory town planning procedures for proposed amendments to the OZP. As the development parameters are subject to changes pending HKU's review, and interim zoning arrangement as a stop gap measure to allow flexibility to take on board the outcome of the review is necessary.*

Appendix 3 : Proposed Alternative Wording of the Explanatory Statement

7.9 Undetermined "U"

- 7.9.1 In early 2024 the University of Hong Kong (HKU) submitted to government a proposal to develop a portion of government land between Pok Fu Lam Road and Victoria Road for a deep technology research centre. After consideration of the HKU proposal and government departmental comments, on the 22 March 2024 the TPB amended the draft Pok Fu Lam OZP No. S/H10/22 incorporating the proposals for public inspection under section 5 of the Ordinance. 3,677 valid representations were received and 3 days of hearing were held in early November 2024.
- 7.9.2 After consideration of the representations the TPB decided not to accept the proposal by HKU, but to amend the zoning to "U". It was concluded that there was inadequate consideration of alternative sites, that consideration of land use compatibility, development intensity, impacts on traffic, visual, landscape, ecological, environmental, geotechnical, public health and safety aspects, as well as the public consultation was inadequate. HKU should consider alternative locations in other areas such as the Northern Metropolis. If HKU concluded after review that the Centre should be in Pok Fu Lam, it should provide more justifications for why other locations were not ideal for the development of the Centre. Besides, further clarification from HKU was required regarding the idea of establishing a self-contained facility while also promoting a synergy effect with the surrounding developments. In undertaking the further study no development shall be proposed within 35m of the Ebenezer school boundaries in the R(C)zone or GIC zone, and no building built in front of Ebenezer shall have a height greater than 130mPD
- 7.9.3 No application under Section 16 of the Town Planning Ordinance for a similar proposal would be processed by the TPB under the "U" zoning. If, on conclusion of the review by HKU the "U" site was considered to be the most suitable site, then the proposal would need to be resubmitted to the TPB with supporting technical information. Should the proposal be accepted by the TPB the "U" zone would need to be amendment to a suitable alternative zone to allow the development to proceed.



EBENEZER SCHOOL AND HOME FOR THE VISUALLY IMPAIRED

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Mr Timothy Lam Jr
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Ms Grace Chen
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**Mission Representative
喜迪堪會代表**
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麥基恩教授

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Mr Roger Nissim
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Ms Ellen Tsao
曹依琳女士

Chief Executive Officer 院長
Dr Alice Yuk, BBS, JP
郝德芬博士

Deputy CEO 副院長
Mr Remy Wong
黃君保校長

30 December 2024

Masterplan Limited
Room 3516B China Merchants Tower
Shun Tak Centre
200 Connaught Road Central
Hong Kong

Dear Sir/Madam,

Authorisation Letter

Further Representation in respect of the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

We, The Ebenezer School and Home for the Visually Impaired Limited, the Further Representer, hereby authorises Masterplan Limited to act on our behalf, in submitting the further representation in respect of the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 and to handle all planning matters related to this further representation.

Yours faithfully,



Dr. Alice Yuk, BBS, JP
Chief Executive Officer

The Ebenezer School and Home for the Visually Impaired Limited

SERVICES 服務單位:

Ebenezer School
心光學校

**Ebenezer New Hope
School** 心光恩望學校

**Early Intervention
Programme for Visually
Impaired Children**
視障幼兒教育支援服務

**Ebenezer Child
Care Centre**
心光幼兒中心

**Ebenezer Care &
Attention Home**
心光護理安老院

Christian Ministry
福音事工

Project WORKS
「有作為」計劃



Incorporated as the Ebenezer School and Home for the Visually Impaired Limited

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

3 January 2025
By Email

The Secretary
Town Planning Board
15 Floor, North Point Government
Offices, 333 Java Road
North Point, Hong Kong

Dear Sir/ Madam,

**Further Representation in Relation to the
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22**

We refer to the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (Draft Plan) gazetted on 13 December 2024.

We are authorized by the Further Representer, The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), to submit a further representation in respect to the Proposed Amendments to the Draft Plan under Section 6D(1) of the Town Planning Ordinance. The proposed amendment to which the further representation relates, the nature of and reasons for the further representation, and the further amendments to the Draft Plan, are included in the statement attached to this letter.

The Town Planning Board is kindly invited to support this further representation and the amendments proposed within.

Yours faithfully,



I.T. Brownlee
For and on behalf of
Masterplan Limited

Encl.
cc. Client (By Email)



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
進一步申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓，電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關進一步申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all further representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The further representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的進一步申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Further Representation (known as "Further Representer" hereafter) 提出此宗進一步申述的人士（下稱「進一步申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) The Ebenezer School and Home for the Visually Impaired Limited (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Masterplan Limited (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Further Representation (use separate sheet if necessary) [#] 進一步申述詳情(如有需要,請另頁說明) [#]		
Plan to which the further representation relates (please specify the name and number of the plan to which the proposed amendments is make) 與進一步申述相關的圖則 (請註明建議修訂的圖則名稱及編號)		Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reason 理由 [^]
I. Proposed Amendment to Matters shown on the Plan: Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)") to "Undetermined" ("U").	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please see the accompanying Further Representation statement.
II. Proposed Amendments to the Notes of the Plan: (a) Revision to the covering Notes to incorporate development restrictions for "U" zone.	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please see the accompanying Further Representation statement.
II. Proposed Amendments to the Notes of the Plan: (b) Revision to the Schedule of Uses and the Remarks of the Notes for the "Other Specified Uses" zone to delete all the provisions related to the "OU(Global Innovation Centre)" zone.	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see the accompanying Further Representation statement.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

If the further representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若進一步申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。(Chinese translation to be updated)

@ Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6D(3)(3B) of the Ordinance provides that any further representation received under section 6D(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the further representation is a reason concerning compensation or assistance, relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6D(3)(3B)條訂明, 如委員會認為根據第 6D(1)條收到的任何進一步申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關進一步申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

Further Representation

To

**The Proposed Amendment to the Draft Pok Fu Lam Outline Zoning Plan
No. S/H10/22 made by the Town Planning Board**

Submitted by

The Ebenezer School and Home for the Visually Impaired Limited

Further Representation Statement

Prepared by

Masterplan Limited

January 2025

**Further Representation in Respect to the Proposed Amendments to the
Draft Pok Fu Lam Outline Zoning Plan, No. S/H10/22**

***The Ebenezer School and Home for the Visually Impaired
131 Pok Fu Lam Road, Hong Kong RBL 136RP***

1. We are acting on behalf of The Ebenezer School and Home for the Visually Impaired Limited (Ebenezer), the Further Representer, who owns and currently occupies the buildings at 131 Pok Fu Lam Road, Hong Kong. A letter of authorisation and completed Further Representation Form No.S6D are attached.

The Proposed Amendments to which the Further Representation Relates

2. I refer to the Proposed Amendments I and II to the Draft Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/22, as published by the Town Planning Board (TPB) on 13 December 2024 and as set out below.

- I. Proposed Amendment to Matters shown on the Plan*

Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)") to "Undetermined" ("U").

- II. Proposed Amendments to the Notes of the Plan*

- a) Revision to the covering Notes to incorporate development restrictions for "U" zone.*
- b) Revision to the Schedule of Uses and the Remarks of the Notes for the "Other Specified Uses" zone to delete all the provisions related to the "OU(Global Innovation Centre)" zone*

3. In addition, the TPB also published amendments to the Explanatory Statement (ES) of the Draft OZP No. S/H10/22. More specifically, paragraph 7.8 relating to the "'OU(Global Innovation Centre)" zone has been deleted, and a new section under paragraph 7.9 relating to the proposed "U" zone has been added. These proposed amendments to the ES are also relevant and are therefore referred to in this further representation.
4. A Location Plan indicating the property owned by the Further Representer (Ebenezer site) and the site of Proposed Amendment I, Item A is provided in **Figure 1**.

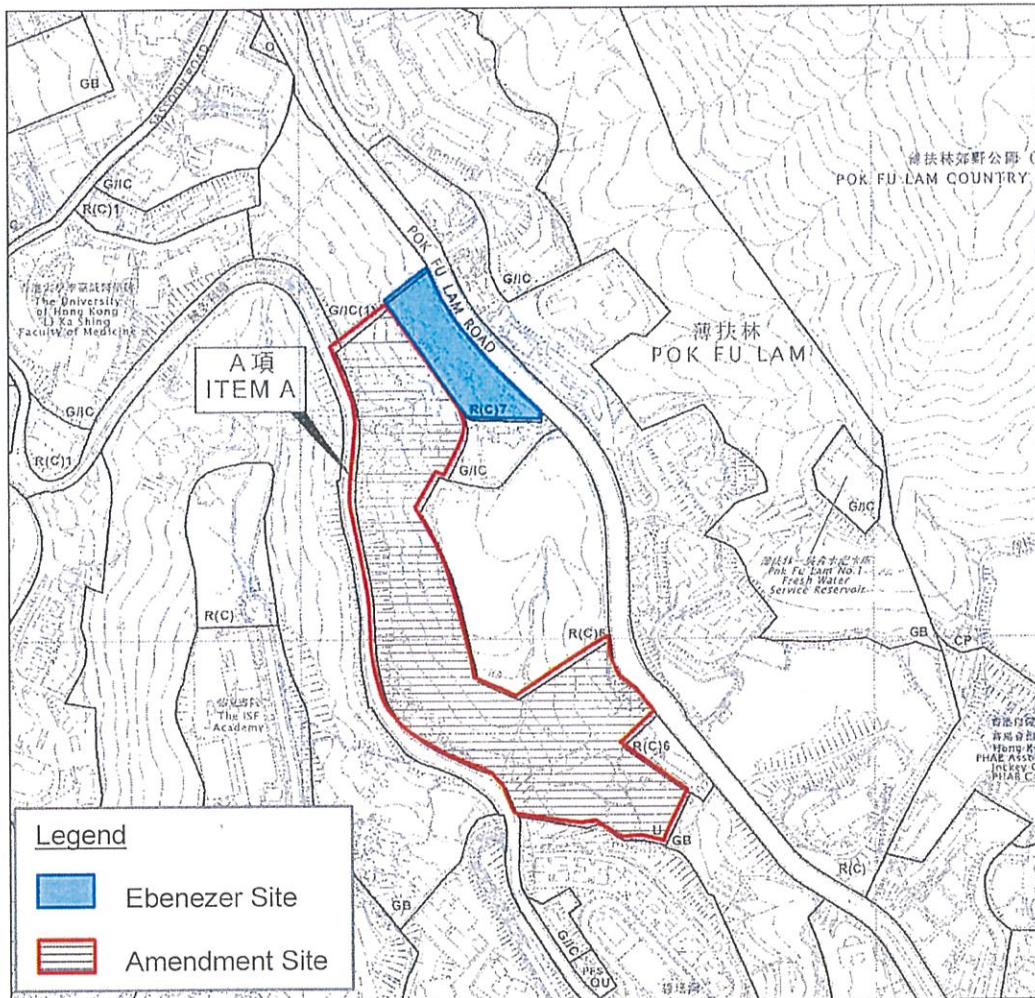


Figure 1 Location Plan showing the property owned by the Further Representative (Ebenezer Site) and the Site of Proposed Amendment Item A (Amendment Site) (Base image source: Planning Department Plan No. R/S/H10/22 – A1)

The Nature of the Further Representation

5. Ebenezer strongly opposes to Proposed Amendment I, Item A which seeks to rezone the Amendment Site from existing “Green Belt” (“GB”) zone, and from the previously proposed ““Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”) to “Undetermined” (“U”) zone. It is Ebenezer’s view that the Amendment Site should remain as “Green Belt” zone.
6. Accordingly, Ebenezer opposes the proposed revision to the covering Notes to incorporate development restrictions for “U” which is indicated as Proposed Amendment II(a).

7. The nature of this further representation is summarised in the **Table 1** below, which sets out Ebenezer's stance on each of the Proposed Amendments.

Subject Matter	Ebenezer's View
<p><i>I. <u>Proposed Amendment to Matters shown on the Plan</u></i></p> <p><i>Item A – Rezoning of a site between Pok Fu Lam Road and Victoria Road from “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”) to “Undetermined” (“U”).</i></p>	<p>Ebenezer strongly opposes the Proposed Amendment Item A to rezone the Amendment Site from the existing “Green Belt” (“GB”) zone to “U” zone.</p>
<p><i>II. <u>Proposed Amendments to the Notes of the Plan</u></i></p> <p><i>(a) Revision to the covering Notes to incorporate development restrictions for “U” zone.</i></p>	<p>Ebenezer strongly opposes to this Proposed Amendment relating to the rezoning of the Amendment Site from the existing “Green Belt” (“GB”) zone to “U” zone.</p>
<p><i>(b) Revision to the Schedule of Uses and the Remarks of the Notes for the “Other Specified Uses” zone to delete all the provisions related to the “OU(Global Innovation Centre)” zone</i></p>	<p>Ebenezer supports the deletion of all provisions related to the “OU(Global Innovation Centre)” zone.</p>

Table 1 The Nature of the Further Representation: Ebenezer's Stance

Reasons for the Further Representation

8. In this section of the further representation, the reasons for Ebenezer's views on the proposed amendments will be set out. It should be noted that the concerns raised and the information included in the previous round of representations submitted in May 2024 by Ebenezer and the various service units of Ebenezer are still relevant and should be referred to. However, to avoid repetition, only the points most relevant to the subject Proposed Amendments will be discussed in this further representation.

Misinformation Presented to the TPB Members During the Deliberation Session

9. The TPB decided to propose amendments following 3-day hearing sessions and a deliberation session for the consideration of representations on the draft Pok Fu Lam OZP No. S/H10/22, which took place on the 1st, 4th, 5th and 29th of November 2024, respectively.
10. With reference to the Minutes of the deliberation session held on 29th November 2024¹, under paragraph 34(b), the Chairperson informed TPB Members that:

¹ Minutes of 1327th Meeting of the Town Planning Board held on 29th of November 2024

“regarding the relocation of the Ebenezer, there was a plan to relocate the existing facilities to Tung Chung. The general building plans of the new facility were approved by the Building Authority. Discussion with the Lands Department for the land exchange was underway;”

and in paragraph 30, the Vice-chairperson said:

“Regarding the impacts of the Centre on the Ebenezer, it might be desirable for the Ebenezer to relocate to another location. Upon relocation, land currently occupied by Ebenezer could be released to HKU for the Centre’s future expansion.”

11. The above information is not correct and has misled the Members’ consideration. To clarify, the existing services² at Ebenezer’s Pok Fu Lam sites will be relocated to Tung Chung in the future. However, the site currently accommodating the Ebenezer New Hope School (ENHS site) will remain under Ebenezer’s ownership and will continue to serve visually impaired people. It is intended that the future use of the ENHS site will include training services, daycare centre and youth support for the visually impaired. As such, it is expected that visually impaired people will continue to use the ENHS site, which is adjacent to the subject Amendment Site. It should also be noted that the ENHS site was granted to Ebenezer by Private Treaty with a condition that prohibits assignment. The ENHS site therefore cannot be assigned to HKU by Ebenezer. (Figure 2)

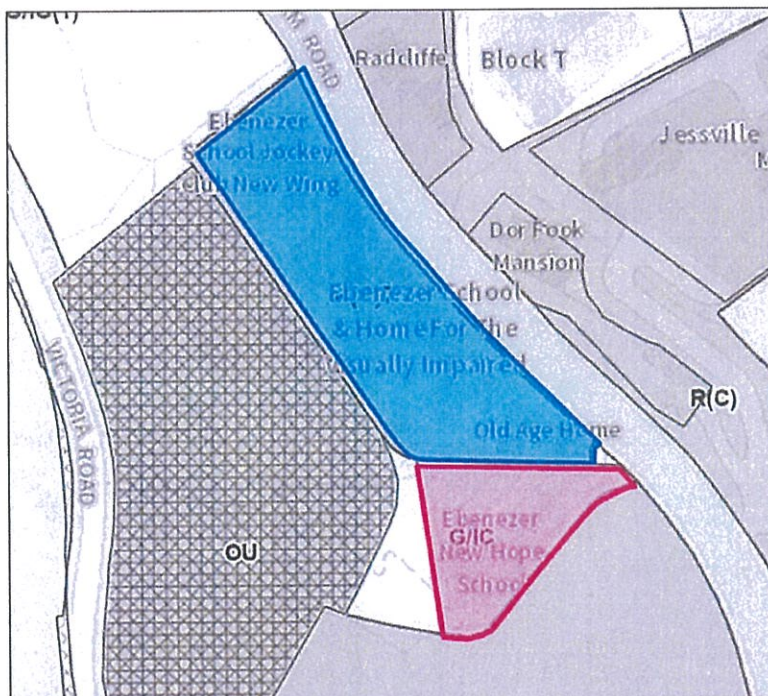


Figure 2 Following the relocation of existing services, the site of Ebenezer New Hope School (ENHS site) will continue to be occupied by Ebenezer and will provide additional services to the visually impaired community.

² Existing services that will be relocated include Ebenezer School and its Boarding Section, Ebenezer Child Care Centre, Ebenezer Care & Attention Home for the Elderly, Early Intervention Programme, Ebenezer Central Administrative facilities, Ebenezer New Hope School and its Boarding Section.

12. Furthermore, with regards to the relocation of the existing Ebenezer services to Tung Chung, it should be noted that there are ongoing complications and unresolved issues in the land exchange process with Lands Department. Based on the current pace of progress, the timeline for the relocation is uncertain and the redevelopment program of this Site is unforeseeable in the next 10 years or even further. In other words, Ebenezer and its current services for the visually impaired will remain at the Pok Fu Lam site until the relocation take place.
13. It is noted from paragraph 16 of the Minutes of the hearing held on the 5 November 2024 that Representor No 3320 provided information to the TPB that there would be extensive site formation works involving large quantities of rock. It is recorded that these activities would take at least 12.6 years to complete. In particular paragraph 16(h) states that *the noise and vibration generated from the rock breakers used for excavation would have significant adverse impact on these noise sensitive receivers, in particular, the visually impaired students of Ebenezer School for a prolonged period.*"
14. In summary:
- The services for the visually impaired will continue to be provided at the Ebenezer site. Based on the current pace of progress, the timeline for the relocation is uncertain and the redevelopment program of this Site is unforeseeable in the next 10 years, or even further,
 - The ENHS site will remain and continue to provide additional services for the visually impaired after the relocation of existing services.
 - The current sites used by Ebenezer will be occupied and subject to significant adverse noise and vibration impact for the whole of the period of site formation for the HKU GIC.
15. As such, Ebenezer and the visually impaired people will no doubt be adversely impacted by the construction and operation of the University of Hong Kong's Global Innovation Centre (HKU GIC) development. As presented at the hearing on 1st November 2024 and discussed in the previously submitted representations by Ebenezer and its service units (R251 - R257), the development of the HKU GIC, both during its construction period and after its completion, would cause detrimental impacts and unnecessary hardships, posing risks to the mental and physical health of the visually impaired people including children and elderly³. Therefore, Ebenezer retains its stance that the HKU GIC should be developed at an alternative, more suitable site, and to revert the subject Amendment Site to "Green Belt" zone.

"Undetermined" Zone is Inappropriate and Unnecessary

16. The view that the proposed HKU GIC development was not appropriate for the site was expressed by most Representatives, as well as by the majority of the TPB Members. This is evident in paragraphs 8, 9 and 33 of the Minutes of the deliberation session, as quoted below:

³ Details of Ebenezer's concerns and the impacts that the HKU GIC would cause can be found in the Minutes of 1327th Meeting of the Town Planning Board held on 1st of November 2024 and the written Representation submissions R251 to R257.

"8. The representers' objections/concerns were mainly related to site selection and hence land use compatibility, development intensity, impacts on traffic, visual, landscape, ecological, environmental, geotechnical, public health and safety aspects, as well as the lack of proper consultation.

"9. Majority of Members shared similar views regarding site selection for the Centre, and their views and suggestions were as follows: ...

(c) HKU should consider alternative locations in Pok Fu Lam and other areas such as NM [Northern Metropolis]. If HKU concluded after review that the Centre should be in Pok Fu Lam, it should provide more justifications for why other locations were not ideal for the development of the Centre. Besides, further clarification from HKU was required regarding the idea of establishing a self-contained facility while also promoting a synergy effect with the surrounding developments";

and

"33. The Chairperson summarised the major views of Members as follows: ...

(b) as part of the review, HKU should consider alternative sites in Pok Fu Lam and other areas. If HKU concluded after review that the Centre should be in Pok Fu Lam, HKU should consider whether the Item A Site or other sites, including but not limited to the adjoining "R(C)6" site, was more suitable for achieving HKU's objective;"

"8. ... Members also noted that HKU had committed in its press statement in early October 2024 and at the hearing to consult relevant stakeholders in strategically reviewing and amending its development plan to address their opinions as much as practicable. HKU would also explore the possibility of identifying alternative sites for the development of the Centre."

17. Given the strong views of the representers and TPB Members on the suitability of the site, and the multitude of reasons why it was unsuitable recorded in paragraph 8 of the minutes, it is highly unlikely that the HKU GIC development would be redesigned to be acceptable at this Amendment Site. It is therefore premature to rezone the site to "Undetermined". In particular, the way that paragraphs 7.9.1 and 7.9.2 are written to explain the "U" zone is considered inappropriate, as it ironically implies and determines the use of the site to be for the Global Innovation Centre. This is inappropriate given that the final site location for the Global Innovation Centre is still subject to HKU's review, exploration and assessment of alternative sites. The Amendment Site should therefore maintain its existing "GB" zone and R(C)6 zone.

Revert to the Original Zoning

18. The amendment to the covering Notes to include the "U" zone provides minimal development control and does not include any specific development restrictions. This poses risks of inappropriate development at the site. Alternatively, by reverting the site to the original "GB" zone and "R(C)6 zone", there would be clearer, more substantial and statutory protection for the site from inappropriate development. The reversion of the site to the original zoning in this way, would better reflect the decision of the TPB Members' concerns to reject the proposal as it was unacceptable on so many grounds.

19. Furthermore, reverting the Amendment Site to "Green Belt" zone and "R(C)6" would be appropriate. If, after HKU's review and assessment, this site is still deemed the most suitable for the HKU GIC development, the revised proposal would be required to undergo statutory town planning procedures for proposed amendments to the OZP. This requirement applies equally to the "GB" zone and "R(C)6" zone. Additionally, by reverting to the original "GB" zone and "R(C)6" zone, would serve a similar intended effect to the "U" zone by providing time for HKU to review its proposal. Therefore, rezoning the site to "U" zone is considered unnecessary, and it is Ebenezer's view that the site should revert to its original "GB" zone and "R(C)6" zone.

Identified Alternative Site in the San Tin Technopole OZP

20. As part of Ebenezer's submission at the Representation Hearing (R251), a specific alternative site in the San Tin Technopole OZP Area 30 was identified and presented to the TPB for consideration. This is recorded in the Minutes of the hearing on the 1 November 2024 paragraphs 64(e) to (f). HKU should be directed by the TPB to specifically examine this site in a positive way as a realistic alternative to the "U" site.
21. Should the Town Planning Board reject the proposal to revert the Amendment Site to "GB" zone and R(C)6 zone, then the following comments and concerns relating to the "U" zone are relevant and TPB's further consideration is required.

Proposed "U" zone not properly considered during the Hearing and Deliberation Sessions

Copying is not Valid

21. There have been numerous cases where the TPB has been challenged in court for copying text provided by Planning Department and using the wording as the TPB's decision. It has been clearly decided by the courts that copying of text from other sources such as the TPB Paper is inadequate. The TPB must clearly show that it "has applied its own mind" in reaching a decision. It is also required to show that it has taken account of any relevant submissions that may have directly addressed the way in which the wording of decisions is determined. This is relevant in the current case where the wording of the ES for the "U" zone was drafted before the hearing by Planning Department and adopted verbatim in the gazetted amendments. In this respect the actions of the TPB in deciding to amend the zoning to include the "U" zone are completely inadequate.

Irrational Decision Making

22. The decision of the TPB was sent by email to the Representors on the 13 December 2024. It is a general statement not specifically related to the points raised by the Representor in the written statement nor in the verbal statements made during the hearing. As such the decision does not really provide adequate reasons as to why the submissions made were not accepted. It also erroneously states that the representations by Ebenezer (R251) had been "partially met by rezoning the HKU GIC site to "U"". None of the proposals from Ebenezer had been accepted, not even partially. The inadequate reasons for the decision relevant to Ebenezer can be seen in the email from the TPB which is quoted in **Appendix 1**.

- 23 The decision is an exact repetition of the Planning Departments "view" as contained in paragraph 9 of the TPB Paper. That view also related to the proposal for changing the zone to "U" which was still a new proposal yet to be considered by the TPB members. The TPB Paper was written before the hearing of the representations and therefore in terms of it being an accurate basis for decision making is completely wrong. It also does not reflect the genuine concerns of the TPB Members that arose during the open and closed parts of the hearing. Because the decision has been copied from the TPB paper, it also does not reflect the deliberations of the TPB as recorded in the minutes of the fourth meeting in paragraphs 8 to 33. To state in reason (a) that the proposed use of the HKU GIC site is compatible with other uses in the neighbourhood is factually incorrect.

Undetermined Zone is Vague and Irrational

- 24 One of the purposes of zoning on statutory plans is to provide a degree of certainty as to what will happen in the neighbourhood. The wording of the ES amendments to describe the purpose of the "U" zone does not provide any certainty or any justification as to why it is considered to be "U". The ES virtually restates the planning intention of the HKU "GIC" zone that it is supposedly replacing. **Appendix 2** is the gazetted amendment to the ES. This has been directly copied from Annex X of the TPB Paper without any amendment, and this clearly shows that the decision is not a considered decision of the TPB. The public should have a reasonable expectation that a high degree of certainty is provided in the statutory plan and in the decision-making process of the TPB.
- 25 **Appendix 3** is an alternative ES which has been purposely written for this Further Representation based on the Minutes of the hearing. It clearly states that the TPB did not accept the proposal from HKU and lists the wide range of concerns and inadequacies that members had identified. It also specifies the concerns that members had about finding a suitable site elsewhere or in Pok Fu Lam. It indicates the types of justifications that members consider were necessary to be provided by HKU should HKU decide to proceed with the proposal. The TPB's proposed amendments to the ES as included in **Appendix 2** should be replaced by the alternative ES paragraphs included in **Appendix 3**.

Alternative Sites for HKU GIC Development

- 26 As demonstrated in paragraphs 15 and 16 of this further representation, there has been extensive discussions around site selection and alternative sites for the HKU GIC development during the hearing and deliberation sessions. However, this concern has not been reflected in the covering Notes nor the ES relating to the "U" zone. It is now included in the revised wording proposed in **Appendix 3**

Other Technical Issues Raised by Representers and TPB Members

- 27 In addition to the discussions surrounding alternative sites, a series of technical issues relating to the HKU GIC development were also raised and discussed in detail during the 3-day hearing sessions and the Members' deliberation session. Concrete suggestions and actions that HKU could take to address these issues were also proposed by Members and Representers. Some of these have been included in the alternative wording in **Appendix 3**.

Specific Concerns for Ebenezer

- 28 As indicated in the Minutes of the deliberation session, HKU GIC's impact on Ebenezer is one of the Members' key concerns. For instance, with regards to the design and visual impact of the HKU GIC development, some Members specifically expressed the view that *"the revised scheme should minimise the adverse impacts on the Ebenezer."* The Ebenezer's proposals for a 35m set-back and a maximum building height of 130mPD are now included in the revised ES in **Appendix 3**.
- 29 In a similar vein, on noise impact, with reference to paragraph 9(d) of the Minutes of the deliberation session, the majority of the Members opined that *"HKU should fully address the noise impact of the Centre, in particular during the construction stage, on students with visual impairment at Ebenezer School;"*.
- 30 Subsequently in paragraph 17, some Members expressed that *"the Noise Impact Assessment prepared by HKU's consultants might have underestimated the potential noise impacts on the Ebenezer, in particular, during the construction phase. Since students with visual impairment at Ebenezer School were more sensitive to noise disturbance, consideration should be given to adopting a different set of assessment standards for this specific case. Besides, HKU should engage more proactively with the Ebenezer at the early design stage to better understand their needs and address their concerns."* These are specific concerns and concrete actions that HKU could take during their review of the development proposal, and should be reflected in the ES accordingly.

Public Engagement

- 31 The consultation approach that HKU has adopted so far was considered *"ineffective"* by a Member of the TPB. Many representers including Ebenezer, have also expressed similar dissatisfaction with HKU's lack of communication and community engagement for the HKU GIC development. With reference to paragraph 26 of the Minutes of the deliberation session, Members generally considered that:

"there was room for improvement in HKU's public consultation and community engagement efforts..."

The consultation exercise should commence at an early stage and adopt a two-way and bottom-up approach to address various concerns raised by stakeholders, including local residents, the Ebenezer and green groups..."

HKU should also engage in continuous discussions with the Ebenezer regarding the design constraints and approaches to minimise noise impacts on its students with visual impairment.

32. The TPB's concern for Ebenezer is appreciated, and it is agreed that HKU should engage in continuous discussions with Ebenezer to minimise impacts on the visually impaired people should the development proceed at this site. Similarly, this should be reflected in the ES relating to the "U" zone as amended in **Appendix 3**. However, given the degree of difference between what HKU want to do and how the Ebenezer must operate, it is considered difficult that an acceptable compromise can be achieved

Proposed Amendments to the Plan

33. Taking into consideration all the abovementioned reasons for this further representation, should TPB consider "U" zone to be an appropriate zoning, then it is proposed that a small portion of the Amendment Site be reverted to "GB" zone. The remaining portion of the Amendment Site can be retained as the proposed "U" zone. (Figure 3)

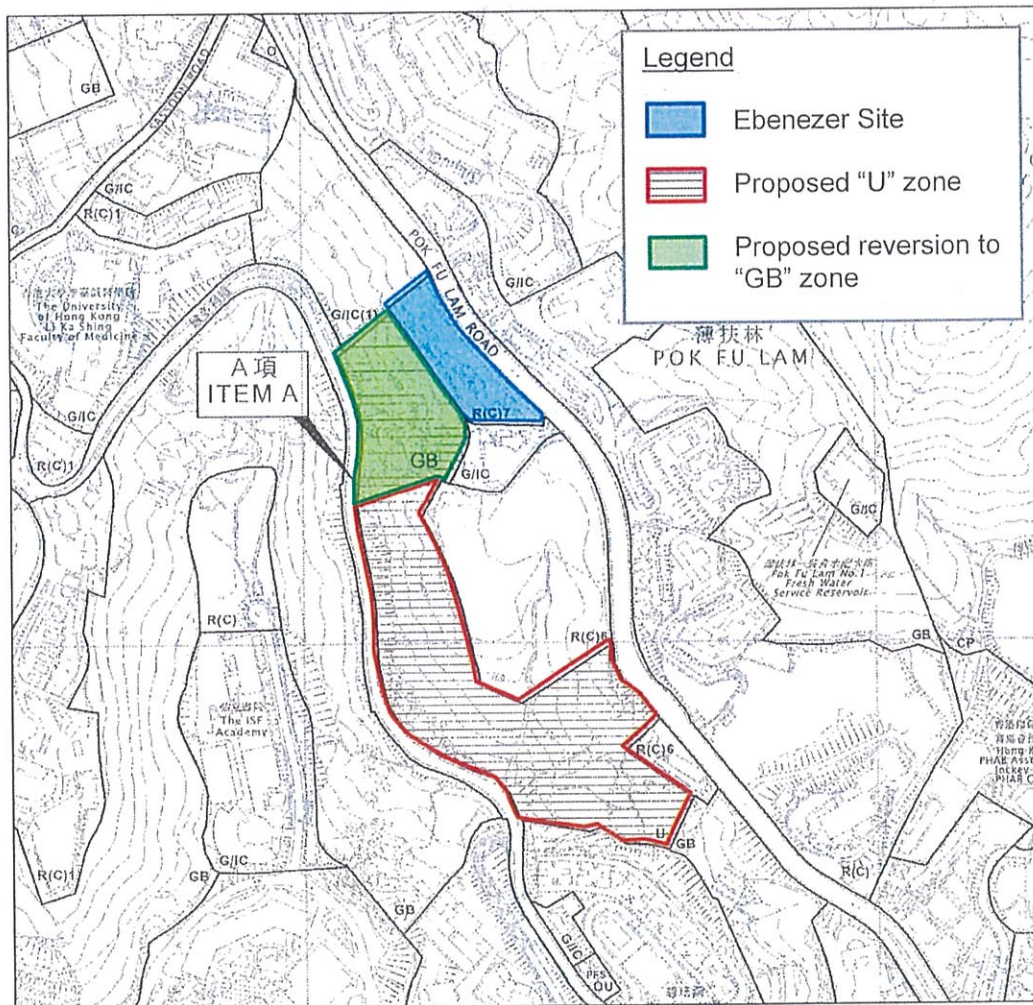


Figure 3 Proposed amendment to plan – to revert a small portion of the Amendment Site to "GB" zone and retain the remaining portion as "U" zone

22. The portion to be reverted to its original "GB" zone would be the area directly adjoining and in front of the Ebenezer site and the ENHS site, as development in this area would adversely impact Ebenezer the most, given its proximity. As such, this would be a compromise solution that could address the TPB Members' concerns relating to the impact of the HKU GIC on Ebenezer and protect the visually impaired community, while retaining an adequately sized site for HKU, should it deem this location as the most suitable for the HKU GIC development.

Conclusion

23. This further representation has expressed Ebenezer's views on the proposed amendments to the Draft OZP No. S/H10/22. Ebenezer strongly opposes the proposed

"Undetermined" zone for the Amendment Site, and it is proposed that the site should be reverted to its original "Green Belt" zone and R(C)6 zone. However, should TPB proceed to rezone the site to "U" zone, it is proposed and strongly recommended, that a small portion of the Amendment Site be reverted to the original "GB" zone, as shown in **Figure 3**. This would protect the visually impaired people of Ebenezer, and ensure that the future development at this site is appropriate to its context and respects the neighbourhood in this part of Pok Fu Lam. If any portion of the "U" zone is to be retained, then the revised ES in **Appendix 3** should be adopted.

January 2025
Masterplan Limited

Appendix 1 TPB Decision sent by email on the 13 December 2024
(Portion relating to Amendment Item A)

The TPB decided to partially meet R55 (part), R206 (part), R251 to R3189, R3191 to R3372, R3374 to R3523, R3525 to R3615 and R3634 to R3659, and to propose amendments to the draft OZP by rezoning the Item A Site from "OU(Global Innovation Centre)" to "U". The proposed amendments to the draft OZP, Explanatory Statement and Notes as set out in Annexes VIII, IX and X of TPB Paper No. 10987 respectively would be exhibited for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance).

The TPB decided not to uphold R3190, R3373, R3524, R3616 to R3633, R3660 and R3661, and considered that the draft OZP should not be amended to meet the representations for the following reasons:

Amendment Item A

- (a) *Item A is to take forward the initiative of the 2021 Policy Address to develop the proposed Global Innovation Centre (the Centre) for deep technology research in Pok Fu Lam to consolidate Hong Kong's leading position in basic research. Innovation, Technology and Industry Bureau (ITIB) affirms that the Centre aligns with the policy goals to enhance Hong Kong's status as an international innovation and technology (I&T) hub while consolidating its strength in upstream basic research. ITIB also takes the view that the Centre is a distinct initiative pursued by the University of Hong Kong (HKU) concerning mainly basic research in the upstream and related teaching/academic facilities near its existing campus, while government-initiated initiatives such as San Tin Technopole in the Northern Metropolis have different foci and functions in the I&T ecosystem and that the latter is not meant to supersede or substitute the former;*
- (b) *in planning terms, the proposed use at the Item A site is not incompatible with the surrounding educational, institutional, hospital and residential uses;*
- (c) *taking into account the HKU's recent announcement that it would take some time to strategically review and amend the development plan of the Centre, including reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc. to address stakeholders' opinions as much as practicable, and its indication that the project team will endeavour to step up engagement with the community through various channels so as to improve the development proposal and provide timely project updates in the upcoming process, the Item A Site is proposed to be rezoned to "Undetermined" as an interim land use zoning to allow the HKU to review its plan; and*

Appendix 2 “Undetermined Zone” Proposed Explanatory Statement

7.9 “Undetermined” (“U”): Total Area 4.72 ha

- 7.9.1 To consolidate Hong Kong’s leading position in basic research, the 2021 Policy Address announced that the Government has accepted in principle the proposal from the University of Hong Kong (HKU) to reserve a site in Pok Fu Lam for HKU to construct facilities for deep technology research. Pursuance to this policy initiative, an area largely zoned “Green Belt” and “Residential (Group C)6” between Pok Fu Lam Road and Victoria Road was rezoned to “OU” annotated “Global Innovation Centre”, subject to a maximum gross floor area of 222,720m² (including not more than 10,620m² domestic gross floor area) and a maximum building height of 158mPD. The planning intention is primarily to provide land for development of the proposed Global Innovation Centre by HKU for deep technology research. It would provide development space for accommodating a variety of deep technology basic research and supporting facilities, including research, academic, exhibition and conferences, scholar residence/staff quarters, supporting catering, recreational and other facilities. The draft Pok Fu Lam OZP No. S/H10/22 incorporating the amendments was exhibited for public inspection under section 5 of the Ordinance on 22 March 2024.
- 7.9.2 Subsequently, in view of HKU’s decision to take some time to strategically amend the development plan of the Centre, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders’ opinions as much as practicable, and to step up engagement with the community through various channels so as to improve the development proposal, the land has been rezoned from “OU” annotated “Global Innovation Centre” to “U”. The “U” zone is intended to allow HKU to review its original plan and adjust it in response to stakeholders’ views. The long-term use and development parameters of the site would be determined after HKU’s submission of a revised proposal, which would go through public consultation and the Government’s examination, and would be subject to another round of statutory town planning procedures for proposed amendments to the OZP. As the development parameters are subject to changes pending HKU’s review, and interim zoning arrangement as a stop gap measure to allow flexibility to take on board the outcome of the review is necessary.

Appendix 3 : Proposed Alternative Wording of the Explanatory Statement

7.9 Undetermined "U"

- 7.9.1 In early 2024 the University of Hong Kong (HKU) submitted to government a proposal to develop a portion of government land between Pok Fu Lam Road and Victoria Road for a deep technology research centre. After consideration of the HKU proposal and government departmental comments, on the 22 March 2024 the TPB amended the draft Pok Fu Lam OZP No. S/H10/22 incorporating the proposals for public inspection under section 5 of the Ordinance. 3,677 valid representations were received and 3 days of hearing were held in early November 2024.
- 7.9.2 After consideration of the representations the TPB decided not to accept the proposal by HKU, but to amend the zoning to "U". It was concluded that there was inadequate consideration of alternative sites, that consideration of land use compatibility, development intensity, impacts on traffic, visual, landscape, ecological, environmental, geotechnical, public health and safety aspects, as well as the public consultation was inadequate. HKU should consider alternative locations in other areas such as the Northern Metropolis. If HKU concluded after review that the Centre should be in Pok Fu Lam, it should provide more justifications for why other locations were not ideal for the development of the Centre. Besides, further clarification from HKU was required regarding the idea of establishing a self-contained facility while also promoting a synergy effect with the surrounding developments. In undertaking the further study no development shall be proposed within 35m of the Ebenezer school boundaries in the R(C)zone or GIC zone, and no building built in front of Ebenezer shall have a height greater than 130mPD
- 7.9.3 No application under Section 16 of the Town Planning Ordinance for a similar proposal would be processed by the TPB under the "U" zoning. If, on conclusion of the review by HKU the "U" site was considered to be the most suitable site, then the proposal would need to be resubmitted to the TPB with supporting technical information. Should the proposal be accepted by the TPB the "U" zone would need to be amendment to a suitable alternative zone to allow the development to proceed.

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Submission Number: TPB/R/S/H10/22-F-S1362
	Date Received 收到日期	

1. The further representation should be made to the Town Planning Board (the Board) before the expiry of The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning B Offices, 333 Java Road, North Point, Hong Kong.
進一步申述必須於指定的圖則展示期限屆滿前向城市規劃委員會 (下稱「委員會」) 提出, 填妥的表格及支持有關進一步申述的文件 (倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

Further Representation Number:
TPB/R/S/H10/22-F004

2. Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正確填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關進一步申述視為不曾提出論。
4. In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all further representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The further representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的進一步申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

<p>1. Person Making this Further Representation (known as "Further Representer" hereafter) 提出此宗進一步申述的人士 (下稱「進一步申述人」)</p> <p>Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>Ebenezer New Hope School 心光恩望學校</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)</p>
--

<p>2. Authorized Agent (if applicable) 獲授權代理人(如適用)</p> <p>Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)</p> <p>(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)</p>

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

**FURTHER REPRESENTATION IN RESPECT OF
PROPOSED AMENDMENTS TO PLAN
UNDER SECTION 6D(1) OF
THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據《城市規劃條例》(第131章)
第6D(1)條就圖則的建議修訂
作出進一步申述

3. Details of the Further Representation (use separate sheet if necessary)* 進一步申述詳情(如有需要,請另頁說明)*		
Plan to which the further representation relates (please specify the name and number of the plan to which the proposed amendments is make) 與進一步申述相關的圖則 (請註明建議修訂的圖則名稱及編號)	Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22	
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters 有關事項 [Ⓞ]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reason 理由 [^]
Proposed Amendment Item A	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the Further Representation Statement for details
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

If the further representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若進一步申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本, 另須提供電郵地址。(Chinese translation to be updated)

Ⓞ Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6D(3)(3B) of the Ordinance provides that any further representation received under section 6D(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the further representation is a reason concerning compensation or assistance, relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6D(3)(3B)條訂明, 如委員會認為根據第 6D(1)條收到的任何進一步申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關進一步申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理, 如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號。



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131 Pokfulam Road, Hong Kong 香港薄扶林道一三一號

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Mr Remy Wong

黃君傑校長

3 January 2025

By Hand and Email (tpbpd@pland.gov.hk)

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

Dear Sir/Madam,

Further Representation Relating to Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 under Section 6D(1) of the Town Planning Ordinance

Further Representation Statement

We are acting on behalf of the Ebenezer New Hope School (“ENHS”) (“the Further Representer”) to make this Further Representation to the Town Planning Board (“TPB”). This Further Representation relates to the Proposed Amendment to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (the “Draft OZP”) made to the TPB under Section 6D(1) of the Town Planning Ordinance (CAP. 131) (“TPO”/ “the Ordinance”).

The particular matters to which this Further Representation relate are in **Opposition to Proposed Amendment Item A shown on the Amendment Plan No. R/S/H10/22-A1**, and the Notes, Schedule of Use and Explanatory Statement (“ES”) related to the Proposed Amendment Item A of the Draft OZP, i.e.

- Rezoning of a site between Pok Fu Lam Road and Victoria Road (the “Site”) from “Other Specified Uses” annotated “Global Innovation Centre” (“OU(Global Innovation Centre)”) to “Undetermined” (“U”).

In addition, this Further Representation is also based on the government press release on 29 November 2024¹ (“the Press Release”), and the minutes of the 1327th Meeting of the Town Planning Board held on 1, 4, 5, and 29 November 2024² (“TPB minutes”).

¹ Government Press Release (29 November 2024) - Town Planning Board decides to amend zoning of Global Innovation Centre site in Pok Fu Lam to "Undetermined":

<https://www.info.gov.hk/gia/general/202411/29/P2024112900435.htm>

² Minutes of the 1327th Meeting of the Town Planning Board held on 1, 4, 5, and 29 November 2024:

https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1327tpb_e.pdf;

https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1327tpb_e1.pdf;

https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1327tpb_e2.pdf;

https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1327tpb_e3.pdf

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The Further Representer **objects the location of the Global Innovation Centre at the Site** and demand to the Site to **revert to “Green Belt” (“GB”), “Residential (Group C)6” (“R(C)6”) and area shown as ‘Road’** originally zoned in the Approved Pok Fu Lam OZP No. S/H10/21.

The Proposed Amendment of rezoning the site from “OU(Global Innovation Centre)” to “U” would presume the site is developable, and is still considered as an upzone from the original land uses having a majority of area zoned as “GB” with the general presumption against development. On the contrary, the TPB minutes has suggested that the University of Hong Kong (“HKU”) has yet to provide strong justifications for the preferred site, conduct adequate technical assessments to address local concerns, and provide further clarifications on establishing a self-contained facility. Based on the abovementioned, the Site shall revert to the original zonings to reflect the current planning intention, i.e. *“primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone”*³. As stated in the Explanatory Statement of the Draft OZP, *“development within this zone is normally not permitted unless otherwise approved by the Board based on **very strong planning grounds**”*. Given the Site is currently a densely vegetated slope and there are no strong justifications for the proposed Global Innovation Centre to be located in the Site, the proposed “U” zone is deemed not suitable as it will set an undesirable precedent with a presumption for development.

It was frequently mentioned in the submitted representations and the hearing of representations and further summarized as one of the major views of the TPB members in both the Press Release and TPB minutes that HKU should consider alternative locations in Pok Fu Lam and other places such as the Northern Metropolis, particularly in the San Tin Technopole. The Further Representer concurs with the above and would like to reiterate the strong opposition of the Global Innovation Centre to be located at the Site considering the close distance of less than 15m from the School which is detrimental to the safety and quality of the learning environment for the students and boarders with visual impairment cum intellectual and physical disabilities. The Further Representer sincerely seek the Government and HKU to reconsider the site selection with the changing planning circumstances including the Northern Metropolis Action Agenda 2023 since the announcement of the policy direction in the 2021 Policy Address. The proposed “U” zone fails to reflect the views of the public and TPB members and impedes the possibility for an alternative location of the Global Innovation Centre. Should HKU consider an alternative location for the Global Innovation Centre, TPB

³ Schedule of Uses of Green Belt of the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 (p.25)

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would have to use extra resources to go through additional statutory town planning process to revert the Site back to the original “GB” and “R(C)6” zones and area shown as ‘Road’.

Referring to the TPB minutes dated 29 November 2024, there were discussions regarding the possibility for HKU to exchange land with the Ebenezer, as well as relocation of the Ebenezer to another location so that the land could be released to HKU for the development of the Global Innovation Centre^{4,5}. The Further Representer would like to clarify that the ENHS site remained to be zoned as “G/IC” without being part of the S.12A Planning Application No. Y/H10/14 for residential use and was granted to Ebenezer by Private Treaty with a condition that prohibits assignment. The ENHS site cannot be assigned to HKU for the Global Innovation Centre’s future expansion by Ebenezer due to lease condition. Moreover, while relocation of the existing services of Ebenezer is under planning and discussion and is yet to be confirmed, there were no plans for the changing of use for the ENHS site. The site currently accommodating the ENHS will remain under Ebenezer’s ownership and will continue to serve the visually impaired. It is intended that the future use of the ENHS site will include training services, daycare centre and youth support for the visually impaired, should the existing services of the Ebenezer, including ENHS, be relocated to Tung Chung.

The Further Representer therefore sincerely request the TPB to reconsider the revision of the Proposed Amendment Item A shown on the Amendment Plan No. R/S/H10/22-A1, and to revert the Site to “Green Belt” (“GB”), “Residential (Group C)6” (“R(C)6”) and area shown as ‘Road’ originally shown on the Approved OZP No. S/H10/21 to facilitate a more comprehensive assessment of the proposed development of the Global Innovation Centre.

Yours faithfully,

For and on behalf of
Ebenezer New Hope School

Dr Alice Yuk Tak Fun, BBS, JP
Chief Executive Officer



⁴ Para. 9(e) of TPB minutes dated 29 November 2024 – “HKU might consider exchanging land with the Ebenezer, allowing the Item A site, “R(C)6” site and the Ebenezer site to form a more cohesive area for the development of the Centre.”

⁵ Para. 30 of TPB minutes dated 29 November 2024 – “Regarding the impacts of the Centre on the Ebenezer, it might be desirable for the Ebenezer to relocate to another location. Upon relocation, land currently occupied by Ebenezer could be released to HKU for the Centre’s future expansion.”

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Submission Number:
TPB/R/S/H10/22-F-S1500

Further Representation Number:
TPB/R/S/H10/22-F005

Form

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
進一步申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關進一步申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輿路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正確填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關進一步申述視為不曾提出論。
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**1. Person Making this Further Representation (known as "Further Representer" hereafter)
提出此宗進一步申述的人士 (下稱「進一步申述人」)**

Full Name 姓名 / 名稱 (~~Mr./Ms./~~Company/Organization* 先生/女士/公司/機構*)
Goreway Limited

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意: 若個人提交, 須填上與香港身份證/護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

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Masterplan Limited

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* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Further Representation (use separate sheet if necessary) [#] 進一步申述詳情(如有需要,請另頁說明) [#]		
Plan to which the further representation relates (please specify the name and number of the plan to which the proposed amendments is make) 與進一步申述相關的圖則(請註明建議修訂的圖則名稱及編號)	Pok Fu Lam Outline Zoning Plan No.S/H10/22	
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reason 理由 [^]
Amendment Item A	<input type="checkbox"/> support 支持 <input checked="" type="checkbox"/> oppose 反對	Please refer to the enclosed Further Representation Statement
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

[#] If the further representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若進一步申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。(Chinese translation to be updated)

[@] Please specify the amendment item number provided in the Schedule of Amendments.
請註明在修訂項目附表內的修訂項目編號。

[^] Please also note that section 6D(3)(3B) of the Ordinance provides that any further representation received under section 6D(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the further representation is a reason concerning compensation or assistance, relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6D(3)(3B)條訂明, 如委員會認為根據第 6D(1)條收到的任何進一步申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關進一步申述可被視為不獲提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上: 號

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規畫顧問有限公司

The Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road, North Point
Hong Kong

3 January 2025

By Hand

Dear Sir,

**Pok Fu Lam Outline Zoning Plan No. S/H10/22
Further Representation under Section 6D(1) of the Town Planning Ordinance**

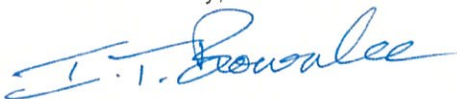
I refer to the Pok Fu Lam Outline Zoning Plan No. S/H10/22 with the amendments proposed by the Town Planning Board published on 13 December 2024 (the revised Draft OZP) that is currently inviting Further Representation.

We are authorised by Goreway Limited, a property owner of No.138 Pok Fu Lam Road, to make a Further Representation in relation to the revised Draft OZP pursuant to Section 6D(1) of the Town Planning Ordinance. Specifically, the Further Representation relates to Amendment Item A of the revised Draft OZP.

Please find enclosed the following in support of the Further Representation:

- i. Form
- ii. Authorisation letter from the Further Representor
- iii. Further Representation Statement, which sets out the nature of and reasons for the Further Representation and the amendment proposed to the revised Draft OZP

Yours faithfully,



I.T. Brownlee
For and on behalf of
Masterplan Limited

Enc
cc Client



GOREWAY LIMITED

(Continued in BVI with limited liability)

19/F., Bank of East Asia Harbour View Centre, Telephone No: 2510 1100

No. 56 Gloucester Road, Wanchai, Hong Kong Facsimile No: 2131 8222

Masterplan Limited
3516B China Merchants Tower
Shun Tak Centre
200 Connaught Road Central
Hong Kong

30 December 2024

Dear Sir or Madam,

Authorisation Letter
Further Representation in respect of the Proposed Amendments to the
Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22-A1

We, Goreway Limited, the Further Representer, hereby authorises Masterplan Limited to act on our behalf in submitting this Further Representation in respect of the Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22-A1 and to handle all planning matters related to the Further Representation.

Yours faithfully,

For and on behalf of

GOREWAY LIMITED



.....
Director(s)/Secretary

Yik Chok Man

Director

FY/epcl

Further Representation

To

**The Proposed Amendment to the Draft Pok Fu Lam Outline Zoning Plan
No. S/H10/22 made by the Town Planning Board**

Submitted by

Goreway Limited

Further Representation Statement

Prepared by

Masterplan Limited

January 2025

1. Introduction

1.1 This Further Representation is made pursuant to Section 6D(1) of the Town Planning Ordinance. It relates to the proposed amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 ("OZP") made by the Town Planning Board ("TPB") published on 13 December 2024 ("revised Draft Plan"). This Further Representation is prepared by Masterplan Limited, on behalf of Goreway Limited who is a property owner of No.138 Pok Fu Lam Road and has previously submitted Representation No.260 to the Draft Plan in May 2024.

2. The Proposed Amendment in the Revised Draft Plan to which the Further Representation Relates

2.1 This Further Representation relates to the proposed amendments to the Plan and Notes of the revised Draft Plan made by the TPB under its decision to partially meet the Representations (TPB's decision) that reads as follows:

I. Proposed Amendment to Matters shown on the Plan

Item A - Rezoning of a site between Pok Fu Lam Road and Victoria Road from "Other Specified Uses" annotated "Global Innovation Centre" ("OU (Global Innovation Centre)") to "Undetermined" ("U").

II. Proposed Amendments to the Notes of the Plan

a) Revision to the covering Notes to incorporate development restrictions for "U" zone.

b) Revision to the Schedule of Uses and the Remarks of the Notes for the "Other Specified Uses" zone to delete all the provisions related to the "OU (Global Innovation Centre)" zone.

2.2 In addition, the TPB has also published amendments to the Explanatory Statement (ES) of the revised Draft Plan, by deleting para. 7.8.6 to 7.8.8 relating to the "OU (Global Innovation Centre)" zone and including a new para. 7.9 relating to the proposed "U" zone. These proposed amendments to the ES are also relevant and are therefore referred to in this Further Representation.

3. The Nature of and Reasons for the Further Representation

3.1 The nature for the Further Representation

3.1.1 This Further Representation objects to the rezoning of the site of the Amendment Item A ("Amendment Site") to "U" as shown on the Plan, and to the planning controls for the "U" zone stipulated in the Notes and the ES of the revised Draft Plan.

3.1.2 Reference is made to the TPB's deliberation of the Representations in respect of the Draft Plan recorded in the meeting minutes of 29 November 2024 ("Meeting Minutes"). The conclusion in para. 33 of the Meeting Minutes, listing the range of issues to be resolved by the University of Hong Kong (HKU), shows that

the original Global Innovation Centre proposal for the consideration of the TPB and the public is yet to prove its suitability at the Amendment Site. Specifically, there are concerns on the views and visual amenity obtained from Pok Fu Lam Road, which have been considered unacceptable by the TPB members.

3.1.3 However, the proposed "U" zoning permits an application to be made for a Global Innovation Centre with development parameters of the original proposal. This application to the TPB could be made prior to the HKU carrying out a site search for an alternative location, or before a review of the design scheme had been carried out including a reduction in building density, bulk and height. Furthermore, the TPB discussion on the possibility for the Global Innovation Centre to relocate and/ or expand to the adjoining "Residential (Group C) 6" zoned site ("R(C)6" Site) is immature and inappropriate given the Representations presented to the TPB.

3.1.4 The following section sets out the reasons for the Further Representation. It should be noted that the concerns raised and the information included in the Representation (No.260) submitted in May 2024, remain relevant and should be referred to. However, to avoid repetition, only the points most relevant to the proposed amendments in the revised Draft Plan are discussed in this Further Representation.

3.2 The "U" zoning pre-empts the technical feasibility of a reduced building density, bulk and height of the Global Innovation Centre meeting the HKU and the TPB's requirements that remain unknown

3.2.1 Amongst the range of issues of the original Global Innovation Centre proposal that have not been accepted by the TPB members, and are yet to be resolved by the HKU, include the excessive building density, bulk and height with respect to the public views and visual amenity obtained from Pok Fu Lam Road. This is evident in the following relevant paragraphs in the Meeting Minutes:

"15. Regarding the design of the Centre, some Members expressed the following views for HKU's consideration when reviewing its proposal:

(a) HKU should enhance the design including reducing building density and bulk, lowering BH and providing building gaps from neighbouring buildings

.....

(b) given the elongated configuration and steep terrain of the Item A Site, HKU should take into account the topographical context to protect the natural environment and minimise adverse visual and air ventilation impacts in the revised proposal. The revised design should take into consideration public views from PFLR towards the sea as indicated by a representer (R260)"

"33(d) HKU should enhance the design of the Centre, including reducing density and bulk, lowering building height and increasing setback from neighbouring buildings".

Hence, the building density, bulk and height of the proposed Global Innovation Centre is extremely problematic. Alongside the other issues to be resolved, the proposed design scheme is far from being acceptable in planning terms and is yet to be proven to be suitable at the Amendment Site.

3.2.2 There is also a complete lack of certainty that a technically feasible design scheme of the Global Innovation Centre that meets the HKU's needs would be able to meet the planning considerations such as building height, density, bulk, setback area and green spaces, as mentioned in reason (c) of the TPB decision. This is particularly the case when the Global Innovation Centre is a niche use supposedly with such special requirements as floor plate size, head room thereby building height, GFA for viability. It is possible that such significant adjustment may not be practicable, and a suitable compromised scheme may not be achievable.

3.3 The "U" zoning pre-empts the protection of the public views and visual amenity obtained from Pok Fu Lam Road

3.3.1 It is important to preserve the public views and visual amenity obtained from Pok Fu Lam Road. This is pursuant to the planning principles established in para. 5.2 of the ES of the Draft Plan relating to the planning intention of the Planning Scheme Area protecting the public views and amenity and general character of Pok Fu Lam Road. It also relates to Chapter 11 of Hong Kong Planning Standards and Guidelines relating to the gradation of building height at hillsides, as elaborated in the original Representation No.260.

3.3.2 The Further Representer continues to have legitimate expectations based on the fact that para. 5 of the ES remains unchanged and protection of public views from Pok Fu Lam Road is an important planning principle. Therefore, any future development at the Amendment Site should not adversely affect the existing public view shed obtained from Pok Fu Lam Road, with distanced open views across the Amendment Site, and across the adjoining "R(C)6" Site where the 137mPD building height restriction also remains unchanged. The TPB members have also accepted and validated this issue, as shown in the relevant paragraphs of the Meeting Minutes quoted in para. 3.2.1 above.

3.3.3 However, there is no certainty that a revised Global Innovation Centre proposal for consideration of the relevant Government departments would adequately assess and mitigate the potential visual impact, for the following reasons:

- i. The original proposal is not considered to have suitably addressed the potential impact on Pok Fu Lam Road. Yet the Government departmental comments considered it not incompatible with the surrounding medium-rise residential uses, with several developments already exceeding the level of Pok Fu Lam Road, and generally in line with the existing stepped building height profile descending towards the sea. The Chief Town Planner/ Urban Design and Landscape of the Planning Department had no adverse comment on the Visual Impact Assessment submitted by HKU, even though it did not include the fundamentally relevant public viewpoint of concern from Pok Fu Lam Road. The statement from the TPB Secretary that viewpoints identified in the Visual Impact Assessment, which covered Pok Fu Lam Road

comply with the requirements of the relevant TPB Guidelines did not provide accurate or adequate advice to the TPB. (Meeting minutes, para. 6 (r), (bb) and (cc))

- ii. There is no indication by the TPB or Government departments on what would be a suitable extent of reduction in building density, bulk and height, or the likely future public views and visual amenity to be obtained from Pok Fu Lam Road as a result of the revised proposal.

3.4 The "U" zoning and the ES pre-determine a decision that the siting of a Global Innovation Centre will be at the Amendment Site

3.4.1 The TPB considers that the HKU should explore alternative sites for the Global Innovation Centre in Pok Fu Lam and other areas, such as the Northern Metropolis. (Meeting Minutes para. 9(c)) Hence, the siting of the HKU's Global Innovation Centre at the Amendment Site is yet to be established.

3.4.2 Separately, Reason (a) of the TPB's decision makes reference to the Chief Executive's Policy Address and the Innovation, Technology and Industry Bureau's Policy Support for a Global Innovation Centre near the existing HKU campus. It is considered that the Policy Address and the Policy Support would at best be a part of the HKU's rationale in siting the Global Innovation Centre at the Amendment Site. The policy statements should by no means contribute to the arguments of the suitability of the Amendment Site for the proposed development in planning terms, and let alone constitute a reason for a planning decision to rezone the Amendment Site to "U". They have unnecessarily influenced the TPB's statutory functions to consider the siting of the HKU's Global Innovation Centre at the Amendment Site independently and professionally.

3.5 The wording of the "U" zoning permits the original Global Innovation Centre proposal by way of Section 16 Application, without a precondition for a revised proposal to undergo another round of OZP amendments

3.5.1 The "U" zoning permits essentially all uses on application to the TPB under Section 16 of the Town Planning Ordinance, and is contrary to the intended stopgap arrangement in the interim for the HKU to review the proposal. It is possible that another round of OZP amendment required to rezone the Amendment Site to an appropriate zoning in the future could be subsequent to, and merely reflect the development at the site as approved under the Section 16 application. Such OZP amendment would likely be at a time when the proposals are no longer at a formative stage, and are a fait accompli. The procedures for the OZP amendment for land use rezoning being undergone and the Section 16 application for development permission are compared in the enclosed Table 1. The former is subjected to the TPB and Government departments' scrutiny of technical aspects and public comments, which is about 1.5 month longer consultation time period and with the opportunity for oral submission to be heard in front of the TPB, and is more stringent. These steps are deprived in the "U" zoning, which has statutory force, permitting the sidestepping of the fairness and integrity of the otherwise applicable OZP amendment requirements.

- 3.5.2 Worse, there is inadequate planning control on the possible future development density, bulk and height at the Amendment Site. The Notes for the "U" zoning do not stipulate any development restriction. The ES stipulates the development parameters of the original Global Innovation Centre proposal that have already been considered by the TPB as problematic, and it does not form part of the statutory Plan. The only part that does form part of the Plan is covering Notes para. 9 which reads, "In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require planning permission from the Town Planning Board".
- 3.5.3 It is unnecessary to rezone the Amendment Site to "U" in the interim pending the HKU's completion of the review. In the OZP amendment procedure for the proposed Global Innovation Centre being undergone, a reversion to "Green Belt" in view of the far from acceptable design scheme and the proposed of "U" are compared in the enclosed Table 2. There is no apparent difference in the procedure and processing time for an implementation of a revised Global Innovation Centre proposal at the Amendment Site.
- 3.6 The "U" zoning sidesteps a genuine response to the Representations, and the TPB is yet to discharge its duty
- 3.6.1 The TPB's decision to rezone the Amendment Site to "U" is considered not an appropriate way to discharge its duty to promote the health, safety, convenience and general welfare of the community under the long title of the Town Planning Ordinance, for the reasons below.
- 3.6.2 The "U" zoning is effectively a result of the TPB not having the benefit of an understanding of the potential impacts associated with the Global Innovation Centre proposal, which is to be substantially revised to resolve the range of concerns of the TPB members. Should a site be deemed to be suitable for a land use, the TPB could impose development restrictions and it would be up to the proponent to seek minor relaxation or amend the development restrictions under the relevant town planning controls. To the contrary, and as per the case of the Global Innovation Centre, should the suitability of development at a site is yet to be proven, the TPB should keep the zoning as it has originally approved i.e. "Green Belt" and "R(C)6", and this is not uncommon in the track record of the TPB's decisions on rezoning applications under Section 12A of the Town Planning Ordinance. It is illogical not to revert the zoning of the Amendment Site to "Green Belt" and "R(C)6" in the interim.
- 3.6.3 The TPB members have concerns on the proposed building height raised in the Representations, but have not qualified the impact, and rely on the HKU's revised proposal to take into consideration the public views from Pok Fu Lam Road towards the sea and Visual Impact Assessment to the satisfaction of relevant Government departments. (Meeting Minutes para. 15. and 6(cc)). This approach is considered to have sidestepped a genuine response to the Representations that have been argued before the TPB.

- 3.6.4 The "U" zone does not enable the Representers to understand the future views and visual amenity obtained from Pok Fu Lam Road. The proposal will either be insufficiently adjusted, by simply applying 158mPD at the Amendment Site because it is technically permissible under a Section 16 application, for reasons as discussed in para.3.3.3 above. Alternatively, the proposal would be significantly altered to the extent that the future building density, bulk and height is unknown, and not subject to a rational decision making process.
- 3.6.5 In any case, the TPB should by no means indicate the original proposed 158mPD in the ES of the revised Draft OZP as the TPB has already accepted this height to be problematic. It is considered 137mPD is the minimum, in following the long established character of the locality namely the adjoining "R(C)6" Site, to preserve the existing public view shed obtained from Pok Fu Lam Road across the "R(C)6" Site and the Amendment Site in accordance with the established planning principles.
- 3.7 The TPB's discussion on the possibility for the Global Innovation Centre to relocate or expand to the adjoining "R(C) 6" Site is immature and inappropriate.
- 3.7.1 The TPB's conclusion states that the HKU should consider whether the "R(C)6" Site was more suitable for achieving HKU's objective. (Meeting Minutes para. 33(b) and 34(c)). This Further Representation strongly objects to this for the following reasons:
- i. There is no adequate reason why a Global Innovation Centre should be located in what is largely a residential and heavily vegetated area.
 - ii. It is important to retain the low and medium density residential use at the "R(C)6" Site, to preserve the character of the locality as intended in the Planning Intention of the Planning Scheme Area.
 - iii. The "R(C)6" Site has been zoned for residential use for about 40 years, and has remained undeveloped and in the ownership of the Government due to the Pok Fu Lam Moratorium. This status should not affect its developability for residential uses.
 - iv. A Global Innovation Centre at the "R(C)6" Site, which is at the same hillside and located at the higher side than the Amendment Site, would result in worse visual impact on Pok Fu Lam Road. This is not acceptable in relation to the ES of the OZP.
 - v. The Global Innovation Centre is already controversial as reflected by the 3383 opposing Representations, its relocation or expansion to the "R(C)6" Site is unlikely to address the impacts on neighbouring communities.
 - vi. The TPB members discussion on offering greater design flexibility, accommodating setbacks for road improvement/ widening to improve traffic flow, reducing the site area and building bulk at the Amendment Site, particularly when viewed from Victoria Road, and providing opportunity for more compensatory planting (Meeting Minutes, para. 9(d) and 34(c)) would merely spill over the impact of the development, shifting the problem from Victoria Road to Pok Fu Lam Road which is specifically protected in the ES of the OZP.
 - vii. The onus should be on the HKU to properly address and mitigate the issues associated with the design scheme, namely reducing the building height to 137mPD in following the established planning principle for public view

protection, and exploring alternative design approaches such as those suggested in the original Representation No.260.

- viii. Two TPB members have elucidated the reality, "similar to the Amendment Site, development at the "R(C)6" Site might also have adverse visual impact on the surrounding area. In addition, relaxation of the current building height restriction (137mPD) of the "R(C)6" site to meet the design and space requirements of the Global Innovation Centre would attract public objections." (Meeting Minutes, para.10)
- ix. The planning and design merits to integrate the Amendment Site with the "R(C)6" Site needs to be substantiated, to demonstrate the absolute necessity against the overarching multi-pronged effort of the Government to preserve existing and find new residential sites for housing supply.

3.7.2 The TPB members also mention a review of the overall building height profile for the Southern District, noting many developments/ redevelopments in recent years. (Meeting Minutes, para.16). This Further Representation objects to building height increase at the "R(C)6" Site for the following reasons:

- i. The developments/ redevelopments with building height increase in the Southern District are likely to be Government, Institution or Community facilities or in the interest of public planning benefits, requiring partial uplift of the Pok Fu Lam Moratorium. They are largely located outside the locality of the Amendment Site and not having any visual impact on Pok Fu Lam Road specifically protected in the ES of the OZP.
- ii. It is important to retain the building height at the "R(C)6" Site, to preserve the character of the locality as intended in the Planning Intention of the Planning Scheme Area.

4. The Amendments Proposed to the Revised Draft Plan

4.1 Outline of the proposed amendments

4.1.1 The amendments proposed to the revised Draft Plan include the following:

- i. On the Plan, revert to the original land use zoning as per OZP No.S/H10/21; or
- ii. In the Notes, delete the provision for permissible development under Section 16 application; or
- iii. On the Plan and in the Notes, impose 137mPD building height restriction or less (including roof top structures, and without minor relaxation clause), and the requirement for Layout Plan and Visual Impact Assessment submission in Section 16 application.

4.2 Revert to the original land use zoning as per OZP No.S/H10/21

4.2.1 The "U" at the Amendment Site shown on the Plan is proposed to be reverted to the original "Green Belt" and "R(C)6" and "Road" as per OZP No.S/H10/21, for reasons discussed in para. 3.2 to 3.6 above.

- 4.3 Delete the provision for permissible development under Section 16 application
- 4.3.1 Should the proposed amendment to revert to the original zoning discussed in para. 4.2 above not be supported by the TPB, the provision in para. 9 of the covering Notes permitting development in the "U" zone through Section 16 to the TPB is proposed to be deleted. With this, the ES is proposed to be amended, to indicate no development is permissible without another round of OZP amendment as a precondition, this is except the respective uses under Column 1 and 2 of the "Green Belt" zoning.
- 4.4 Impose 137mPD building height restriction or less (including roof top structures, and without minor relaxation clause), and the requirement for Layout Plan and Visual Impact Assessment submission in Section 16 application.
- 4.4.1 Should the proposed amendment in para. 4.2 or 4.3 above not be supported by the TPB, 137mPD building height restriction or less (including roof top structures, and without minor relaxation clause) for the future development at "U" should be stipulated on the Plan and in the Notes of the OZP (and the ES be amended as appropriate).
- 4.4.2 It is also proposed that a requirement under the Section 16 application be introduced, for a Layout Plan addressing the disposition of buildings within the proposed development and a Visual Impact Assessment including a viewpoint on Pok Fu Lam Road across the Amendment Site addressing the ES of the OZP to be submitted to the TPB for approval.
- 5. Conclusion**
- 5.1 The proposed Global Innovation Centre at the Amendment Site is yet to prove to the TPB that a suitable siting and design scheme could be achieved. The significantly adverse impact on the existing public views and visual amenity at Pok Fu Lam Road protected under the ES of the OZP indicates that the proposed amendment is not suitable for this purpose.
- 5.2 The proposed "U" zoning does not properly address these concerns, but prematurely indicates the suitability of the proposed Global Innovation Centre at Amendment Site. Worse, it permits its development in the form of its original design scheme prior to the HKU's review and findings.
- 5.3 The TPB's decision to amend the zone to "U" is considered unable to discharge its duty to ascertain the potential impact of the development of the Amendment Site and to genuinely respond to the Representations.
- 5.4 The TPB's favourable consideration of this Further Representation is sought, in accepting the reasons for the concerns on the "U" zoning and the proposed amendments in relation to Amendment Item A of the revised Draft Plan.

Table 1. Comparison of the planning procedure required for a development of a site by way of Section 16 application and OZP Amendment

	Section 16 application for development permission (permissible under in "U")	OZP Amendment for land use rezoning (not made a precondition in "U")	Difference in planning procedure
i	The proponent submits a proposed development scheme, to the Planning Committee of the TPB	The proponent submits or the Planning Department initiates a proposed zoning, to the Planning Committee of the TPB	Nil
ii	Publication of the application for public comments for 2 weeks, and more rounds should there be further information submitted by the proponent	-	(see discussion in v)
iii	Government departments assess the technical aspects of the proposal	Government departments assess the technical aspects of the proposal	Nil
iv	The Planning Committee of the TPB considers the proposed development scheme and public comments	The Planning Committee of the TPB considers the proposed zoning	(see discussion in vii)
v	-	Gazette of the proposed zoning in an amended OZP for Representations for 2 months	OZP amendment requires a gazette, and is subject to about 1.5 month longer public comment time period
vi	-	Government departments assess the issues raised in the Representations	The issues raised in Representations on OZP amendment are scrutinised
vii	-	The TPB hears the Representers and considers the proposed zoning	Representers on OZP amendment are given with the opportunity to make oral submission in front of the TPB

Table 2 Comparison of the planning procedure required for the development of a Global Innovation Centre at the Amendment Site under "U" and "Green Belt"

	"U" (currently proposed by the TPB)	"Green Belt" (under the original OZP and proposed in the Further Representation)	Difference in planning procedure for the development of a Global Innovation Centre
i	The HKU completes a review the Global Innovation Centre proposal	The HKU completes a review the Global Innovation Centre proposal	Under "U", the HKU may submit Section 16 application for the development of a Global Innovation Centre that is merely subjected to 2 weeks public comment, i.e. about 1.5 month less than Representations and no hearing of oral submission in front of the TPB
ii	PlanD proposes a new zoning on the OZP for the consideration of the Planning Committee of the TPB, upon the HKU's revised proposal satisfying the relevant Governments/ Bureaux' requirement	PlanD proposes a new zoning on the OZP for the consideration of the Planning Committee of the TPB, upon the HKU's revised proposal satisfying the relevant Governments/ Bureaux' requirement	The timing of a rezoning from "U" can be subsequent to Section 16 approval and merely reflect the development at the site as approved under the Section 16 application, likely at a time when the proposals are no longer at a formative stage as fait accompli
iii	Gazette of the proposed zoning in an amended OZP for Representations for 2 months, upon the agreement of Planning Committee of the TPB	Gazette of the proposed zoning in an amended OZP for Representations for 2 months, upon the agreement of Planning Committee of the TPB	
iv	HKU implementation of the revised Global Innovation Centre, upon the TPB's consideration of the Representations and the revised Global Innovation Centre	HKU implementation of the revised Global Innovation Centre, upon the TPB's consideration of the Representations and the revised Global Innovation Centre	Other than facilitating a permissible Global Innovation Centre by way of Section 16 application under "U", the OZP amendment process from "U" and "Green Belt" to an appropriate zoning does not have any difference in the processing and time

Submission Number:
TPB/R/S/H10/22-F-S1905

Further Representation Number:
TPB/R/S/H10/22-F006

就圖則的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to

參考編號

Reference Number:

250103-181018-40337

提交限期

Deadline for submission:

03/01/2025

提交日期及時間

Date and time of submission:

03/01/2025 18:10:18

「進一步申述人」全名

公司 Company Island South Property Management

Full Name of "Further Representer":Limited

「獲授權代理人」全名

Full Name of "Authorized Agent":

與進一步申述相關的圖則

Plan to which the further representation relates:

S/H10/22

進一步申述詳情

Details of the Further Representation:

<p>相關的建議修訂 Related Proposed Amendments</p>	<p>你支持還是反對有關事項? Are you supporting or opposing the subject matter?</p>	<p>理由 Reasons</p>
<p>Item A</p>		<p>As the management of Bel-Air, we would like to express our concerns regarding the proposed amendment to rezone the site for the Global Innovation Centre ("GIC") to a "Undetermined" ("U") zone. During the TPB hearing on 5 November 2024, it became evident that HKU will reconsider the selection of the site for this development. We believe that the proposed zoning of Item A to "U" is premature and raises several concerns that require careful consideration.</p> <p>Firstly, we are concerned about the lack of a clear rationale for rezoning item A to "U". TPB's decision to rezone item A to "U" appears have no legal basis under Section 6B(8) of the Town Planning Ordinance, as no representor has specifically requested this rezoning.</p>

Secondly, we believe that the proposed GIC development, as currently envisioned, is overly ambitious and includes unnecessary structures. The inclusion of residential units, restaurants, and vast open spaces within the GIC proposal significantly increases scale and impact of development. We urge the HKU to reconsider the scope of the project and focus on a more streamlined and efficient design that minimizes the environmental and infrastructural burden on the surrounding community.

Thirdly, we are deeply concerned about the potential impact of the GIC development on the already congested traffic conditions in the Pok Fu Lam area. The recent traffic arrangements along Victoria Road for the Wah Fu redevelopment project serve as a stark reminder of the potential pitfalls of inadequate planning. The severe congestion that ensued, which led to the suspension of traffic arrangement measures by the CEDD on the very day they were implemented, highlights a glaring oversight.

We believe that any future development, including the GIC, must undergo a meticulous and comprehensive traffic assessment to avoid repeating such failures. The anticipated influx of construction vehicles and additional visitors would place further strain on an already overburdened road network and public transport services in the Southern District. This situation may compel residents to rely more on private vehicles, creating a vicious cycle of worsening traffic conditions.

Fourthly, we are troubled by the apparent lack of consultation with the nearby community, including Bel-Air residents. The absence of a genuine dialogue raises serious questions about the commitment to addressing local needs and priorities. It is imperative that community engagement is prioritized to ensure that any development reflects the concerns and aspirations of those who will be

most affected.

Finally, we believe that the Planning Department should prioritize the use of existing "Residential" zoned land in the Pok Fu Lam area before considering the rezoning of green belt ("GB") land. A perfectly sized and located RC6 area, comprising 2.5hs, is located alongside the GB and should be considered first before any rezoning of GB takes place. In light of these considerations, we strongly urge the TPB to reconsider the proposed amendment. It is crucial that any development align with the needs and priorities of the local community, and that comprehensive traffic management and mitigate measures are put in place to address the cumulative impact of this and other developments in the area.

We believe that a more thorough and collaborative approach is necessary to ensure that the GIC development is truly beneficial to the community and does not negatively impact the quality of life for residents of Bel-Air and the surrounding area.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1400

From:

Sent:

2025-01-03 星期五 03:13:13

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc:

<tpbpd@pland.gov.hk>

Further Representation Number:
TPB/R/S/H10/22-F007

Subject:

Further Representation on Pokfulam OZP No.S/H10/22

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 2 January 2025

Further Representation from Gregory DE ' EB to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22

I hereby submit this further representation in my capacity as the:

- Convenor of the Pokfulam IO Representative Group;
- Chairman of the Woodbury Court IO;
- Spokesperson of the GIC Public Representation Group;

in respect of the zoning of Item A.

This further representation is in opposition to the proposed amendment to the Plan and the reasons are set out below:

1. Error in the Approval Process under Para 6B(8) of the TPB Ordinance

1.1 The Town Planning Ordinance requires the Board to give due consideration to every representation which has been made in respect of the proposed change to the zonings on the Outline zoning plan under consideration. In this instance, the overwhelming majority (in excess of 90%) of the more than 3500 representations were clearly in opposition to the proposed change.

1.2 Under Paragraph 6B(8) of the Cap. 131 Town Planning Ordinance the Board must decide whether or not:

- (a) to propose amendment to the plan in the manner proposed in the representation; or
- (b) to propose amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.

1.3 The Board decided to rezone the area identified as Item A to Undetermined, a "(U)" zoning.

1.4 No representation proposed that the plan be amended to include such an Undetermined, "(U)", zoning for Item A, and hence subparagraph "a" is not relevant to the consideration which the Board made. It should be noted that the Planning Department, who had proposed such a zoning, cannot be considered to have made a representation under the Ordinance, and in any event that proposal was made after 22 May 2024, the closing date for the receipt of representations.

1.5 Under subparagraph “b” the Board has the authority to decide whether to propose an amendment to the plan in another manner which would meet the representation under consideration by the Board. The important wording in this subparagraph is “meet the representation”.

1.6. As noted above, the proposal that Item A be zoned as “(U)” was a proposal by the Planning Department who are not a “representer”.

1.7 None of the representations on record (neither those for nor those opposed to the proposal) proposed that the plan be amended to include an Undetermined, “(U)”, zoning for Item A and hence, under subparagraph “b”, there was no representation which could be considered to being met by a zoning of Undetermined, “(U)”.

1.8 The TPB Ordinance, neither under paragraph 6B(8) or any other part, gives the Board authority to propose an amendment to the plan that, in the opinion of the Board, will only “partially” meet a representation. Had this been the intention the wording of paragraph 6B(8) would have been different.

1.9 The Board has therefore erred in proposing the amendment that the Item A area should be rezoned as Undetermined, “U”, from the existing approved zoning of GB and RC(6).

1.10 The Board’s appropriate decision, under paragraph 6B(8), should have been not to propose an amendment to the plan, thus leaving the zoning as on the current approved plan, namely GB and RC(6).

1.11 Such a course of action does not preclude the proponent, HKU, from seeking a change to the plan when HKU has completed its reassessment of its proposals and conducted consultations with the community, a required process which HKU had failed to properly undertake prior to the commencement of the rezoning process.

1.12 Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC (6)

2. There are stringent restrictions for application for development within green belt zone as laid down in the TPB’s Guidelines TPOB PG-No.10.

2.1 The Guidelines provide, inter alia:

- a. There is a general presumption against development in a “Green Belt (“GB”) zone;
- b. An Application for new development in a GB Zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential **and that no alternative sites are available;**
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing landscape, or cause any adverse visual impact on the surrounding environment;
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply;

(l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution;

(m) Any proposed development on a slope or hillside should not adversely affect slope stability.

2.2 The response from the planning department that the conditions to be satisfied for the rezoning of Green Belt land is different for an amendment to an OZP and for a Section 16 application defies all logic of planning. The procedures for effecting such a change, as set out in the TPB ordinance may be different, but the fundamental planning considerations which need to be addressed are the same. This was clarified by the Chair in that the general presumption against development was applicable to all "GB" zones across all OZPs. She indicated the strong justification provided where areas of GB had been rezoned, but failed to add that no such strong justification had been provided for this rezoning. She also failed to clarify that these areas of Green Belt, rezoned for public housing, were on the fringes of large areas of land zoned as Green Belt, whereas this rezoning is to remove this status from a very substantial part of this currently approved zoned Green Belt area. She failed to explain that no alternative sites had been properly considered, as confirmed by the proponent HKU. Thus, there was no overriding justification for this rezoning.

2.3 The minutes, subparagraph (c), include "Recent government policies, including those from 2023 regarding the green belt development as well as the gazette of the STT OZP in 2024, indicated that the 2021 policy of granting the Item A Site to HKU for a global I&T centre was outdated". The wording of this minute is incorrect as the 2021 Policy Address only "reserved" in principle a 4 hectare site of Green Belt (not about 4.2 hectares of Green Belt plus a further about 0.5 hectares of land zoned as RC(6) as Item A). The land has NOT been granted as HKU would like to believe. It was only reserved in principle to allow HKU to consider its use, undertake all necessary studies and to consult with all stakeholders. As confirmed in the hearings all necessary studies to confirm the feasibility, the ballpark costs and construction programme have not been undertaken nor was the required consultation undertaken.

2.4 HKU's proposed GIC at the original GB Site has to meet with the above stringent criteria of the Guidelines. However, if the Site is zoned to "U", when HKU applies to zone the "U" Site to "Other Specified Uses" annotated "OU(GIC)", it does not have to satisfy the requirements in the Guidelines. By zoning the Site to "U" in the interim, the TPB in effect allows HKU to bypass the Guidelines and to go through the backdoor. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

3. HKU and HK Government combined press releases precluded the TPB, under paragraph 6(8)B subparagraph (a), to recommend a rezoning of Item A to "OU" for the HKU's Global Innovation Centre, and therefore the TPB's only option is to reject the proposed rezoning.

3.1 The proponent for the rezoning to "OU", the Hong Kong University, had issued a press release on 3 October stating that "After carefully considering the public views collected, HKU has decided to take some time to strategically amend the development plan of the GIC, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders' opinions as much as practicable".

3.2 The proponent confirmed this intention and expanded on the considerations that it would be taking, including looking at alternative sites, during the Board's hearings by the representers. It is relevant to note that during the hearings HKU had indicated that alternative sites in Pokfulam and outside of the Pokfulam area had not been considered.

3.3 On the same day as HKU issued its press release, the Government issued its own press release which included "The Government welcomes and agrees for the HKU, as the project proponent, to proceed as proposed in the press release to first review its proposed development to suitably revise its development scale and layout in order to specifically respond to stakeholders' views on environment, transport, visual, and other aspects. The HKU should also enhance its communication with the community and maintain positive interactions with stakeholders, in particular to explain the site selection of Pok Fu Lam as the site and how the proposed development would benefit the neighborhood. The Government would continue to provide appropriate support for the project".

3.4 The Government press release also included "This is to enable the HKU to review and revise its development plan and to consult the community first, before the PlanD proposes to the TPB appropriate land use zoning and the development parameters based on a revised proposal as agreed by concerned government bureaux/departments".

3.5 Given these two press releases and confirmations as such at the Board's hearings, the Board could not reasonably have decided, under paragraph 6(8)B subparagraph (a) to recommend a rezoning of Item A to "OU" for the HKU's Global Innovation Centre. The Board's next option was therefore to decide under paragraph 6B(8) subparagraph (b) whether, in their view, there was another zoning which would meet a representation; a representation made to the Town Planning Board before the due date of 22 May 2024. If not then their only option was to reject the proposed rezoning.

3.6 Paragraph 37 of the minutes of the meeting on 29 November notes "supportive views", but does not expand to identify which, if any, views support a zoning of "(U)". Since none of the representations, made by the due date of 22 May 2024, made any reference to an Undetermined zoning the Board is not in a position to determine whether they supported such a zoning. These supportive views would appear to be in respect of HKU developing a Global Innovation Centre as opposed to the matter for the Board, namely the zoning of the land, Item A.

3.7 The same minutes earlier include, in paragraph 6(ww) under Way Forward, that "PlanD recommended amending the draft OZP by rezoning the Item A Site from "OU (Global Innovation Centre)" to "U" to partially meet some adverse representations". There is no minuted suggestion that PlanD felt that the zoning would "meet the representation" of any one of the representers.

3.8 Paragraph 38 of the same minutes notes "The Board decided to partially meet R55 (part), R206 (part), R251 to R3189, R3191 to R3372, R3374 to R3523, R3525 to R3615 and R3634 to R3659, and to propose amendments to the draft OZP by rezoning the Item A Site from "OU (Global Innovation Centre)" to "U"". However, the minutes do not state how their decision will "partially meet" the stated representations, or which part would be met. Neither do the minutes state whether this decision is made under the Ordinance's paragraph 6B(8) subparagraph (b) or not. The Ordinance, neither under paragraph 6B(8) nor any other part, gives the Board authority to propose an amendment to the plan that, in the opinion of the Board, will only "partially" meet the representation. Had this been the intention the wording of paragraph 6B(8) would have been different.

3.9 The Board has therefore erred in proposing the amendment that the Item A area should be rezoned as Undetermined, "U", from the existing approved zoning of GB and RC(6). The Board's appropriate

decision, under the Ordinance's para 6B(8), was not to propose an amendment to the plan, thus leaving the zoning as on the current approved plan, namely GB and RC(6). Such a course of action does not preclude the proponent, HKU, from seeking a change to the plan when HKU has completed its reassessment of its proposals and conducted consultations with the community, a required process which HKU had failed to properly undertake prior to the commencement of the rezoning process.

4. Hong Kong's HK\$100 billion deficit

With Hong Kong's deficit snowballing to about HK\$100 billion in the 2024-25 financial year, our Government is scrambling to find solutions to boost income **and to rein in expenses**.

Given that Hong Kong now faces its third successive deficit and snowballing debt, multiple experts and industry leaders have pointed out that Hong Kong can no longer afford vanity or white elephant projects that are:

- Excessive in size and design;
- Provide services and facilities that are already in oversupply and thus unnecessary;
- Poorly located and thus more costly to construct.

By HKU's own admission, the HKU GIC is all of the above.

5. The designated area of 4.7ha is too large

5.1 HKU has stated on the record on multiple occasions that the size and scale of the proposed HKU GIC is too large and will be scaled back. This has been acknowledged and agreed with by our Government and the TPB.

5.2 During the hearings, reference was made to HKU owning and operating 18 "senior staff" residential towers at various locations throughout Pokfulam. Five of these "senior staff" residential multi-storey towers are located directly opposite to the proposed GIC location. HKU is currently constructing a further six, 20-floor "senior staff" residential towers opposite to the proposed GIC location. ALL of these existing residential towers have multiple unoccupied apartments that are being advertised for public rental, AND a substantial number (if not the majority) of the occupied apartments are occupied by the general public on a commercial rental basis. None of the above has ever been contested by HKU.

5.3 According to HKU's original GIC proposal, virtually the entire Phase 1 is comprised of residential accommodation, restaurants, cafeterias and parking to service these facilities. Phase 1 comprises 1.7ha of the overall original proposed 4.7ha area.

5.4 Should HKU make use of its existing (substantial) overcapacity of residential units there is no need for the entire Phase 1 (1.7ha) of the GIC.

5.5 Should HKU claim that its existing (vast) inventory of residential units are unsuitable for short to medium stay academics, or that immediate location is paramount, HKU can more easily and cost effectively demolish its Middleton (currently almost entirely unoccupied) or Alberose residential apartment complexes (both of which are located directly opposite to the proposed GIC location), and construct appropriately designed staff accommodation in that location.

5.6 Should just the GIC Phase 1 be eliminated, only a maximum of 3ha is then needed.

5.7 The RC(6) Residential Site adjacent to the GB zone is 2.5ha and enjoys the same topography as the proposed GB area.

5.8 There are stringent restrictions for application for development within green belt zone as laid down in the TPB's Guidelines TPOB PG-No.10. The Guidelines provide, inter alia:

- a. There is a general presumption against development in a "Green Belt ("GB") zone;
- b. An Application for new development in a GB Zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential **and that no alternative sites are available.**

5.9 With minor adjustment and more efficient design, **the proposed HKU GIC can easily and logically be located exclusively within the existing 2.5ha Residential RC(6) site which provides an immediately available and perfectly suitable alternative site.**

6. The Board might like to consider paragraph 28(2) of the recent High Court Judgement (HCAL 1258/2023 by the Hon Coleman J)

6.1 "Traditional administrative law principles include that a decision-maker exercising a statutory power must ask himself the right question and take reasonable steps to acquaint himself with the relevant information to enable him to answer it correctly".

6.2 If the Board did not feel that they were in a position to set appropriate parameters for Item A, their only option was to decide not to propose an amendment to the plan, TPB Ordinance Section 6B(8). In so doing the zoning on the plan would remain as on the currently approved plan as GB and RC(6).

In conclusion, the proposal to rezone Item A must be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

Name: Gregory Laurence DE ' EB


Date: 3 January 2025

Urgent Return receipt Expand Group Restricted Prevent Copy

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Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-03 星期五 03:14:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk
Date: 3 January 2025

Further Representation from Gregory DE ' EB to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22

I hereby submit this further representation in my capacity as the:

- Convenor of the Pokfulam IO Representative Group;
- Chairman of the Woodbury Court IO;
- Spokesperson of the GIC Public Representation Group;

in respect of the zoning of Item A.

This further representation is in opposition to the proposed amendment to the Plan and the reasons are set out below:

1. Error in the Approval Process under Para 6B(8) of the TPB Ordinance

1.1 The Town Planning Ordinance requires the Board to give due consideration to every representation which has been made in respect of the proposed change to the zonings on the Outline zoning plan under consideration. In this instance, the overwhelming majority (in excess of 90%) of the more than 3500 representations were clearly in opposition to the proposed change.

1.2 Under Paragraph 6B(8) of the Cap. 131 Town Planning Ordinance the Board must decide whether or not:

- (a) to propose amendment to the plan in the manner proposed in the representation; or
- (b) to propose amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.

1.3 The Board decided to rezone the area identified as Item A to Undetermined, a "(U)" zoning.

1.4 No representation proposed that the plan be amended to include such an Undetermined, "(U)", zoning for Item A, and hence subparagraph "a" is not relevant to the consideration which the Board made. It should be noted that the Planning Department, who had proposed such a zoning, cannot be considered to have made a representation under the Ordinance, and in any event that proposal was made after 22 May 2024, the closing date for the receipt of representations.

1.5 Under subparagraph “b” the Board has the authority to decide whether to propose an amendment to the plan in another manner which would meet the representation under consideration by the Board. The important wording in this subparagraph is “meet the representation”.

1.6. As noted above, the proposal that Item A be zoned as “(U)” was a proposal by the Planning Department who are not a “representer”.

1.7 None of the representations on record (neither those for nor those opposed to the proposal) proposed that the plan be amended to include an Undetermined, “(U)”, zoning for Item A and hence, under subparagraph “b”, there was no representation which could be considered to being met by a zoning of Undetermined, “(U)”.

1.8 The TPB Ordinance, neither under paragraph 6B(8) or any other part, gives the Board authority to propose an amendment to the plan that, in the opinion of the Board, will only “partially” meet a representation. Had this been the intention the wording of paragraph 6B(8) would have been different.

1.9 The Board has therefore erred in proposing the amendment that the Item A area should be rezoned as Undetermined, “U”, from the existing approved zoning of GB and RC(6).

1.10 The Board’s appropriate decision, under paragraph 6B(8), should have been not to propose an amendment to the plan, thus leaving the zoning as on the current approved plan, namely GB and RC(6).

1.11 Such a course of action does not preclude the proponent, HKU, from seeking a change to the plan when HKU has completed its reassessment of its proposals and conducted consultations with the community, a required process which HKU had failed to properly undertake prior to the commencement of the rezoning process.

1.12 Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC (6)

2. There are stringent restrictions for application for development within green belt zone as laid down in the TPB’s Guidelines TPOB PG-No.10.

2.1 The Guidelines provide, inter alia:

- a. There is a general presumption against development in a “Green Belt (“GB”) zone;
- b. An Application for new development in a GB Zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
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2.2 The response from the planning department that the conditions to be satisfied for the rezoning of Green Belt land is different for an amendment to an OZP and for a Section 16 application defies all logic of planning. The procedures for effecting such a change, as set out in the TPB ordinance may be different, but the fundamental planning considerations which need to be addressed are the same. This was clarified by the Chair in that the general presumption against development was applicable to all "GB" zones across all OZPs. She indicated the strong justification provided where areas of GB had been rezoned, but failed to add that no such strong justification had been provided for this rezoning. She also failed to clarify that these areas of Green Belt, rezoned for public housing, were on the fringes of large areas of land zoned as Green Belt, whereas this rezoning is to remove this status from a very substantial part of this currently approved zoned Green Belt area. She failed to explain that no alternative sites had been properly considered, as confirmed by the proponent HKU. Thus, there was no overriding justification for this rezoning.

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2.4 HKU's proposed GIC at the original GB Site has to meet with the above stringent criteria of the Guidelines. However, if the Site is zoned to "U", when HKU applies to zone the "U" Site to "Other Specified Uses" annotated "OU(GIC)", it does not have to satisfy the requirements in the Guidelines. By zoning the Site to "U" in the interim, the TPB in effect allows HKU to bypass the Guidelines and to go through the backdoor. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

3. HKU and HK Government combined press releases precluded the TPB, under paragraph 6(8)B subparagraph (a), to recommend a rezoning of Item A to "OU" for the HKU's Global Innovation Centre, and therefore the TPB's only option is to reject the proposed rezoning.

3.1 The proponent for the rezoning to "OU", the Hong Kong University, had issued a press release on 3 October stating that "After carefully considering the public views collected, HKU has decided to take some time to strategically amend the development plan of the GIC, e.g. reducing the density of the proposed development and bulk of the building(s), increasing the setback area from neighbouring buildings, designating more green spaces, etc., to address stakeholders' opinions as much as practicable".

3.2 The proponent confirmed this intention and expanded on the considerations that it would be taking, including looking at alternative sites, during the Board's hearings by the representers. It is relevant to note that during the hearings HKU had indicated that alternative sites in Pokfulam and outside of the Pokfulam area had not been considered.

3.3 On the same day as HKU issued its press release, the Government issued its own press release which included "The Government welcomes and agrees for the HKU, as the project proponent, to proceed as proposed in the press release to first review its proposed development to suitably revise its development scale and layout in order to specifically respond to stakeholders' views on environment, transport, visual, and other aspects. The HKU should also enhance its communication with the community and maintain positive interactions with stakeholders, in particular to explain the site selection of Pok Fu Lam as the site and how the proposed development would benefit the neighborhood. The Government would continue to provide appropriate support for the project".

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3.5 Given these two press releases and confirmations as such at the Board's hearings, the Board could not reasonably have decided, under paragraph 6(8)B subparagraph (a) to recommend a rezoning of Item A to "OU" for the HKU's Global Innovation Centre. The Board's next option was therefore to decide under paragraph 6B(8) subparagraph (b) whether, in their view, there was another zoning which would meet a representation; a representation made to the Town Planning Board before the due date of 22 May 2024. If not then their only option was to reject the proposed rezoning.

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decision, under the Ordinance's para 6B(8), was not to propose an amendment to the plan, thus leaving the zoning as on the current approved plan, namely GB and RC(6). Such a course of action does not preclude the proponent, HKU, from seeking a change to the plan when HKU has completed its reassessment of its proposals and conducted consultations with the community, a required process which HKU had failed to properly undertake prior to the commencement of the rezoning process.

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By HKU's own admission, the HKU GIC is all of the above.

5. The designated area of 4.7ha is too large

5.1 HKU has stated on the record on multiple occasions that the size and scale of the proposed HKU GIC is too large and will be scaled back. This has been acknowledged and agreed with by our Government and the TPB.

5.2 During the hearings, reference was made to HKU owning and operating 18 "senior staff" residential towers at various locations throughout Pokfulam. Five of these "senior staff" residential multi-storey towers are located directly opposite to the proposed GIC location. HKU is currently constructing a further six, 20-floor "senior staff" residential towers opposite to the proposed GIC location. ALL of these existing residential towers have multiple unoccupied apartments that are being advertised for public rental, AND a substantial number (if not the majority) of the occupied apartments are occupied by the general public on a commercial rental basis. None of the above has ever been contested by HKU.

5.3 According to HKU's original GIC proposal, virtually the entire Phase 1 is comprised of residential accommodation, restaurants, cafeterias and parking to service these facilities. Phase 1 comprises 1.7ha of the overall original proposed 4.7ha area.

5.4 Should HKU make use of its existing (substantial) overcapacity of residential units there is no need for the entire Phase 1 (1.7ha) of the GIC.

5.5 Should HKU claim that its existing (vast) inventory of residential units are unsuitable for short to medium stay academics, or that immediate location is paramount, HKU can more easily and cost effectively demolish its Middleton (currently almost entirely unoccupied) or Alberose residential apartment complexes (both of which are located directly opposite to the proposed GIC location), and construct appropriately designed staff accommodation in that location.

5.6 Should just the GIC Phase 1 be eliminated, only a maximum of 3ha is then needed.

5.7 The RC(6) Residential Site adjacent to the GB zone is 2.5ha and enjoys the same topography as the proposed GB area.

5.8 There are stringent restrictions for application for development within green belt zone as laid down in the TPB's Guidelines TPOB PG-No.10. The Guidelines provide, inter alia:

- a. There is a general presumption against development in a "Green Belt ("GB") zone;
- b. An Application for new development in a GB Zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential **and that no alternative sites are available.**

5.9 With minor adjustment and more efficient design, **the proposed HKU GIC can easily and logically be located exclusively within the existing 2.5ha Residential RC(6) site which provides an immediately available and perfectly suitable alternative site.**

6. The Board might like to consider paragraph 28(2) of the recent High Court Judgement (HCAL 1258/2023 by the Hon Coleman J)


6.1 "Traditional administrative law principles include that a decision-maker exercising a statutory power must ask himself the right question and take reasonable steps to acquaint himself with the relevant information to enable him to answer it correctly".

6.2 If the Board did not feel that they were in a position to set appropriate parameters for Item A, their only option was to decide not to propose an amendment to the plan, TPB Ordinance Section 6B(8). In so doing the zoning on the plan would remain as on the currently approved plan as GB and RC(6).

In conclusion, the proposal to rezone Item A must be rejected with the zoning of Item A to remain, as on the currently approved plan, as GB and RC(6).

Name: Gregory Laurence DE ' EB


Date: 3 January 2025


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please delete this message. Retention, dissemination, distribution, or copying of this communication may be interpreted as a violation of the law.

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Submission Number:
TPB/R/S/H10/22-F-S119

From: [REDACTED]
Sent: 2025-01-02 星期四 05:02:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation for Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F008

Dear Chairman, Secretariat and Members of Town Planning Board,

Further Representation for Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

My name is Alexander Wong. I am the Chairman of the Incorporated Owners of Royalton II at 116 Pokfulam Road. On behalf of the Incorporated Owners of Royalton II, I strongly object to Item A for rezoning the site between Pok Fu Lam Road and Victoria Road from the original "Green Belt" to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)") and then after the meeting of the Town Planning Board in November 2024 rezoning it from "OU(Global Innovation Centre)" to "Undetermined" ("U").

The main reasons for our strong objection to Item A are as follows:

1. There were a large number of representations (more than 3,000) from the residents of Pok Fu Lam objecting to the proposal of building HKU's Global Innovation Centre (GIC) on the existing "Green Belt" slope between Pok Fu Lam Road and Victoria Road. Many of these representations have suggested that there are better alternative sites for the GIC and HKU should explore these alternative sites and the "Green Belt" slope should only be considered when HKU has seriously explored these alternative sites and proven with solid grounds that they are all not suitable.
2. The preliminary design requirements of the GIC were studied by the residents of Pok Fu Lam and these requirements were considered to be excessive and some of the facilities such as residential blocks for staff, restaurants/cafes and vast open spaces were not necessary. In view of the significant objection voices from the residents in Pok Fu Lam, HKU has agreed to review the design requirements of the GIC and the revised requirements will be submitted to the Town Planning Board again.
3. With the uncertainties regarding the site selection for the GIC and the substantial downsizing of the design requirements of the GIC, the existing "Green Belt" slope should remain to be a "Green Belt". There is no need or urgency to change the status of the "Green Belt" to "Undetermined". If a much smaller GIC is eventually really required to be built on this "Green Belt" slope, only part of the "Green Belt" area is required to be rezoned as "OU(Global Innovation Centre)".
4. With the several major construction projects being undertaken in Pok Fu Lam, including the new block of Queen Mary Hospital, the Wah Fu Estates Redevelopment and the new Cyberport building, the residents in Pok Fu Lam have already been suffering from the various traffic problems in the area. Building a huge GIC on the "Green Belt" slope will only make the traffic problems even worse.
5. Building the GIC on the "Green Belt" slope will not only spoil the ecology and environment of Pok Fu Lam, the construction will be much more challenging and costly in comparison with any of the alternative sites with flat ground. The GIC will likely be financed by the government fund. With the latest yearly deficit of more than HK\$100 billions in Hong Kong, the government should be particularly cost conscious when supporting public projects such as the GIC.

Yours sincerely,

Alexander Wong, Chairman of Incorporated Owners of Royalton II

[REDACTED]
Name on HKID: WONG TECK SUN
[REDACTED]

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Alexander T.S. Wong



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S041

Further Representation Number:
TPB/R/S/H10/22-F009

From: [REDACTED]
Sent: 2024-12-28 星期六 09:57:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

To : Town Planning Board

Dear Sir/Madam,

Further Representation Relating of Proposed Amendments to Plan No.S/H10/22

I am opposed the Town Planning Board (“TPB”) amendment of the zoning of the 4.72-hectone site designated for the proposed GIC by HKU in Pok Fu Lam (the Site) from “Other Specified Uses” annotated “Global Innovation Centre” (“OU(GIC)”) to “Undetermined (“U”) in the interim, in order to allow HKU to review and resubmit its proposal.

The TPB received overwhelming oppositions from the Fok Fu Lam community to the proposed GIC at the Site. At the hearing in November 2024, the majority of the representators expressed their oppositions to build the GIC at the Site for various grounds including the excessive size and scale of the development, its adverse impact on air and sound pollution, the adverse impact on traffic on Pok Fu Lam Road and Victoria Road which are already badly affected by nearby developments, the expensive building costs on a steep slope, the long construction period and the disturbance to the nearby community, the destruction of over 2000 mature trees and the natural habitat for birds and small animals and last but not least, the risk of landslides as a result of the construction activities.

I believe the TPB’s decision to zone the Site to “U” is wrong in principle because of the following reasons:

(1) Under Section 6B(8) of the Town Planning Ordinance, it is provided that after considering any representation under the section, the Board must decide whether or not –

(a) to propose amendment to the plan proposed in the representation; or

(b) to propose amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.

(2) None of the representators has proposed the Site to be zoned for “U” purposes. Furthermore, the decision of the Board to zone the Site to “U” in no way meets the representations.

(3) There are stringent restrictions for application for development within green belt zone as laid down in the TPB’s Guidelines TPOB PG-No.10. The Guidelines provide, inter alia :

There is a general presumption against development in a “Green Belt (“GB”) zone:

An Application for new development in a GB Zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;

- Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available;

- The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing landscape, or cause any adverse visual impact on the surrounding environment;

- The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply;

- The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution;

- Any proposed development on a slope or hillside should not adversely affect slope stability.

HKU's proposed GIC at the original GB Site has to meet with the above stringent criteria of the Guidelines. However, if the Site is zoned to "U", when HKU applies to zone the "U" Site to "Other Specified Uses" annotated "OU(GIC)", it does not have to satisfy the requirements in the Guidelines. By zoning the Site to "U" in the interim, the TPB in effect allows HKU to bypass the Guidelines and to go through the backdoor. The TPB should not allow this to happen.

(4). I would also point out the following areas in the Minutes of the 1327th Meeting of the TPB held on 29-11-2024 :-

(a) In paragraph 8 of the Minutes, it was said that HKU had committed in its press statement in early October 2024 and at the hearing to consult relevant stakeholders in strategically reviewing and amending its development plan to address their opinion as much as practicable. HKU would also explore the possibility of identifying alternative sites for the development of the GIC. As Chairman of the Owners' Committee of Seascap (42 Sassoon Road), I can confirm that HKU has not made any attempt or effort to contact the residents of Seascap to consult the views of the affected residents. As a result, I also doubt the sincerity of its pledge to explore alternative sites for the GIC.

(b) It was suggested in Paragraph 9(b) of the Minutes that it was logical for HKU to develop the GIC near its Main Campus in Pok Fu Lam, where the research atmosphere was well-established with the presence of QMH and Cyberport. At the TPB's hearing on 5-11-2024 I already raised my point that proximity to its existing campus is not a must in this advance technology era of 5G or 6G. There are lots of successful examples of satellite campus of famous top universities in the world. Proximity and convenience of HKU to its existing campus should not override the Guidelines and at the expense of the adverse impact to the Pok Fu Lam community.

(c) In Paragraph 13(b) of the Minutes it was pointed out that PFLM was in place due to traffic concerns. Currently, there were problems of traffic congestion on PFLR and Victoria Road. The GIC would generate additional traffic burden on Victoria Road. Although the government had no adverse comments on the TIA and its assumptions, it cannot be taken for granted that these TIA and assumptions would not be inaccurate or over optimistic. There is traffic congestion on every weekday on Fok Fu Lam Road and Victoria Road. There are also frequent traffic accidents on the two roads. The Police has the reports and figures of the accidents. The local residents should not be the victims of inaccurate or over-optimistic assessments. Members of the TPB may pay a site visit to the area during rush hours on a weekday to see what the traffic condition is and will be like.

(d) In Paragraph 20 of the Minutes, it was said that upon development, man-made slopes would be stabilized and the risk of landslides would be substantially reduced. However, GIC will take over 10 years to finish. During the construction period, the slopes would be disturbed and become unstable. Furthermore, the natural slopes adjoining the man-made slopes would be disturbed and become unstable.

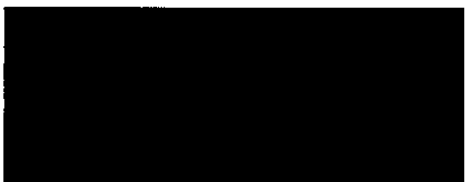
(e) In Paragraph 23 of the Minutes, it was said that the development timeline estimated by representator R3320 was not optimized as some tasks in the development programme could be carried out simultaneously. Examples of the Third Runway and the West Kowloon Station were cited in support. However, it is wrong to borrow these examples in which the construction sites were not restricted topographically or by congested traffic condition and proximity to existing residential areas. The steep slopes and narrow access roads will not allow multiple construction works to be carried out simultaneously at the Site.

For the above reasons, I oppose the zoning of the Site to "U". It should be rezoned to Green Belt in accordance with the majority of representations made and in accordance with Section 6B(8) of the Town Planning Ordinance.

Date : 28-12-2024

Name : Joshua Michael Green

Title : Chairman, OC of Seascope



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Submission Number:
TPB/R/S/H10/22-F-S056

Further Representation Number:
TPB/R/S/H10/22-F010

From: [REDACTED]
Sent: 2024-12-29 星期日 16:32:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22
Attachment: Further rep_PFLOZP_H10_22_dated 27.12.2024.pdf

Dear Town Planning Board,

Please find a copy of the further representation for your consideration / record.

SIN Wai Kam Ellen
[REDACTED]

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 26. Dec., 2024

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: SIN ELLEN WAI KAM

(circle one) (HKID) / Passport: [REDACTED]

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

It would appear the sheer size and the extent of the proposed project has undermined the principle and original purpose of the Green Belt zone. In particular to the effect in the area as well as the residents

↘

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 26. Dec., 2024

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: SIN ELLEN WAI KAM

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

It would appear the sheer size and the extent of the proposed project has undermined the principle and original purpose of the Green Belt zone. In particular to the effect in the area as well as the residents



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
7. (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money. The existing Stanley Ho Sports Ground at Sandy Bay is flat and open space should well be considered as an alternative. Under-utilized facilities/2*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: CHEUNG WAI SHING

(circle one) HKID / Passport:



Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Submission Number:
TPB/R/S/H10/22-F-S763

Further Representation Number:
TPB/R/S/H10/22-F012

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 30/12/2024

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

SHOULD THE NORTHERN METROPOLIS
BE CONSIDERED AS AN
ALTERNATIVE LOCATION ??

Name: KATHERINE JAI

(circle one) HKID / Passport:

Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 2 JAN 2025

Submission Number:
TPB/R/S/H10/22-F-S898

Further Representation Number:
TPB/R/S/H10/22-F013

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

(8) The HKU GIC site should be relocated to GBA (Canton Bay Area) or North Metropolis.

Name: DEBORAH NG

(circle one) HKID / Passport:

Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1399

From: [REDACTED]
Sent: 2025-01-03 星期五 04:51:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: my Further Representation on Pokfulam OZP No.S/H10/22
Attachment: my further representation on Pokfulam OZP No.S-H10-22.pdf

Further Representation Number:
TPB/R/S/H10/22-F014

To: Town Planning Board Secretariat <tpbpd@pland.gov.hk>

From: HAU, Timothy Doe-Kwong

Date: January 3rd, 2025

Re: Further Representation on Pokfulam OZP No.S/H10/22

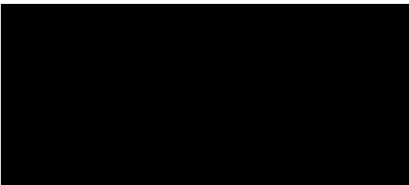
Dear Sir/Madam,

Please see my Further Representation on Pokfulam OZP No.S/H10/22 file attachment.

Sincerely,

Timothy Doe-Kwong HAU

Timothy D. Hau



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: *January 3, 2025* *via hand copy submission & email*

- very much* *Billy Ho*
- (1) I ¹oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- strongly* *Billy Ho*
- (3) I ¹disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place. *Yes, please consider that first.*
- every year* *Billy Ho*
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

(8) Please consider each resident of Bagin Villa's views seriously.
Name: HAU, Timothy Doe-Kwong

(circle one) HKID / Passport:

Email / telephone : (optional)

Thank you very much
for your time
in this delicate
matter.
Dilly Ho

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: *January 3, 2025* *via hard copy submission & email*

very much *Billy Ho*
(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

strongly *Billy Ho*
(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place. *Yes, please consider that first.*

every year *Billy Ho*
(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

(8) Please consider each resident of Bagin Villa's views seriously.

Name: HAU, Timothy Doe-Kwong

(circle one) HKID / Passport:

Email / telephone : (optional)



Thank you very much for your time in this delicate matter.
Dilly Ho

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Submission Number:
TPB/R/S/H10/22-F-S1402

Further Representation Number:
TPB/R/S/H10/22-F015

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 2/1/2025

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: TANG NAP WONG SAMMY

(circle one) (HKID) / Passport: 

Email / telephone : (optional) _____



Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

The ideal location of GIC should be the Northern Metropolis University town with 80 hectare of land reserved for higher education. There is no logic that HKU is not working in line with government direction and that of the central government to build the North Metropolis of Hong Kong. To insist in building GIC in Pokfulam only see the short-sighted, unwillingness of H.K.U. to go in line with government planning. I cannot support such narrow minded decision in destroying the habitat in Pokfulam.

Submission Number:
TPB/R/S/H10/22-F-S1633

Further Representation Number:
TPB/R/S/H10/22-F016

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: FOO BIC FU BETTY

(circle one) HKID / Passport:



Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

I strongly oppose to this development. As a resident of Lower Regino, our lives have already been disrupted drastically with the construction of Cyberport, including the recent structure. A lot of trees were removed. Traffic flow and congestions making the matter worse. The Queen Mary Hospital ~~is~~ new building will bring in a lot of traffic. This HKU proposal will definitely bring in more disruption to the residents here. This is a residential area, not an education landmark. Please be considerate. Think and put yourself in our shoe.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1868

From: [REDACTED]
Sent: 2025-01-03 星期五 15:41:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: 20250103_153814.jpg

Further Representation Number:
TPB/R/S/H10/22-F017

Dear Sir/Madam,

Please find attached doc on the subject matter for your perusal.

Regards
Louisa Lui

Further Representation on Pokfulam OZF No.S/H10/22

To: tpbd@pland.gov.hk

Date: 2 Jan, 2025

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

...../2

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

The Green Belt Zone must be kept.

Name: LUI SHUK KING, LOUISA

(circle one) HKID / Passport:

Email / telephone: (optional)

Submit your further representation by email to tpbd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Further Representation Number:

TPB/R/S/H10/22-F018

Submission Number:

TPB/R/S/H10/22-F-S074

Urgent Return receipt Expand Group Restricted Prevent Copy

From:

Sent:

To:

Subject:

Attachment:

2024-12-31 星期二 12:08:39

tpbpd/PLAND <tpbpd@pland.gov.hk>

Submission in relation to proposed amendme
Outline Zoning Plan numbered (S/H10/22)

4107_001.pdf; 4106_001.pdf

Submission Number:

TPB/R/S/H10/22-F-S075

Further Representation Number:

TPB/R/S/H10/22-F019

Dear officer,

Please see our submission in relation to proposed amendments to Pokfulam Outline Zoning Plan numbered (S/H10/22), thank you.

Best regards,

Lambert Liu

Director



新精明印刷有限公司

HKU'S PROPOSAL TO BUILD A GLOBAL INNOVATION CENTRE (GIC) IN POKFULAM

On 29 November 2024, the TPB approved to set the 4.7ha Green Belt area in Pokfulam to U "Undetermined".

The Town Planning Board (TPB) invites further representations on its proposed amendments to the Pokfulam Outline Zoning plan numbered (S/H10/22).

Any and all members of the public may make submissions to the TPB until 3 January 2025.

You are encouraged to make use of this opportunity to again make further representations to the rezoning proposal.

BACKGROUND:

You may recall this all started back in October of 2021 with the then Chief Executive (CE) announced in the policy address that the government has "reserved a 4-hectare site originally zoned "Green Belt" at Pokfulam for HKU to construct facilities for deep technology research". This was named the HKU Global Innovation Centre (GIC).

On 1 March 2024, the TPB met and approved a schedule of amendments.

Item A was the big fish. This rezoned a site of 4.7 hectare between Sasson Road to Baguio Villa from "Green Belt" ("GB"), to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)").

For two months, ending 22 May 2024, public representations were taken on the schedule of amendments. Due to your outstanding support, **248 submissions were received in favor, and 3,411 against.**

Due to this significant objection, on 3 October 2024, HKU and then the government issued press releases stating that a revised proposal would be developed and the zoning of Item A would be set to Undetermined "U".

The TPB heard further verbal presentations from numerous representors for and against the proposed amendments at the start of November 2024.

The TPB held an internal meeting on 29 November 2024, where they made their decision and set the land in question to U "Undetermined". A summary of the TPB's decision can be found in the TPB's Press Release on 29 November 2024 which has been posted up in all lift lobbies of our buildings.

ACTION PLAN:

However, we have one more chance to state our objection to the latest determination by the TPB.

You have until **Friday 3 January 2025** to offer further representations to the TPB's revised amendments.

HEREWITH OUR SUGGESTED SUBMISSION TEMPLATE. THIS CAN BE SENT TO THE FOLLOWING EMAIL ADDRESS OF THE TPB. PLEASE ADD YOUR NAME AND HKID ALONG WITH YOUR SUBMISSION. YOU MAY ADD FURTHER POINTS YOU WISH TO MAKE AND YOUR TELEPHONE NO. OR EMAIL ADDRESS IF YOU WISH TO BE INVITED TO MAKE ORAL REPRESENTATION AT THE TPB HEARING.

Notes:

1. Every member of a household including your household helpers can make a further representation.
2. Indicate your further representation is on the amendment R/S/H10/22-A1 the proposed amendment of rezoning the site to "U" of the draft Pokfulam Outline Zoning Plan S/H10/22
3. That you oppose the amendment and any zoning other than Green Belt (GB)
4. Give Your reasons for doing so. Individualised further representations are preferable and carry more impact but you may use our template if you do not have time to write your own.
5. All further representations must be accompanied by the person's name and HKID or passport. Only provide the first four digits: e.g. A123 or XY12. The name should be as it appears on the HKID or passport. Email address and telephone numbers are optional if you wish to be invited to make oral representations at the hearing of the TPB.
6. Again, submit your further representation by email to tpbpd@pland.gov.hk or by post to the TPB.

After further representations are made, the TPB considers them and decides whether to make further changes. The proposed amendments to the Pokfulam Outline Zoning plan numbered (S/H10/22) are then submitted to the CE for approval.

We recognize this may be the second most busy time of year for many in our community. However, our time is limited and we appreciate your support.

Happy Holidays to everyone.

With best regards,

The Incorporated Owners of Baguio Villa



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Submission Number:
TPB/R/S/H10/22-F-S074

Name: Long Kit Lambert Liu

(circle one) HKID / Passport:

Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

HKU'S PROPOSAL TO BUILD A GLOBAL INNOVATION CENTRE (GIC) IN POKFULAM

On 29 November 2024, the TPB approved to set the 4.7ha Green Belt area in Pokfulam to U "Undetermined".

The Town Planning Board (TPB) invites further representations on its proposed amendments to the Pokfulam Outline Zoning plan numbered (S/H10/22).

Any and all members of the public may make submissions to the TPB until 3 January 2025.

You are encouraged to make use of this opportunity to again make further representations to the rezoning proposal.

BACKGROUND:

You may recall this all started back in October of 2021 with the then Chief Executive (CE) announced in the policy address that the government has "reserved a 4-hectare site originally zoned "Green Belt" at Pokfulam for HKU to construct facilities for deep technology research". This was named the HKU Global Innovation Centre (GIC).

On 1 March 2024, the TPB met and approved a schedule of amendments.

Item A was the big fish. This rezoned a site of 4.7 hectare between Sasson Road to Baguio Villa from "Green Belt" ("GB"), to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)").

For two months, ending 22 May 2024, public representations were taken on the schedule of amendments. Due to your outstanding support, **248 submissions were received in favor, and 3,411 against.**

Due to this significant objection, on 3 October 2024, HKU and then the government issued press releases stating that a revised proposal would be developed and the zoning of Item A would be set to Undetermined "U".

The TPB heard further verbal presentations from numerous representors for and against the proposed amendments at the start of November 2024.

The TPB held an internal meeting on 29 November 2024, where they made their decision and set the land in question to U "Undetermined". A summary of the TPB's decision can be found in the TPB's Press Release on 29 November 2024 which has been posted up in all lift lobbies of our buildings.

ACTION PLAN:

However, we have one more chance to state our objection to the latest determination by the TPB.

You have until **Friday 3 January 2025** to offer further representations to the TPB's revised amendments.

HEREWITH OUR SUGGESTED SUBMISSION TEMPLATE. THIS CAN BE SENT TO THE FOLLOWING EMAIL ADDRESS OF THE TPB. PLEASE ADD YOUR NAME AND HKID ALONG WITH YOUR SUBMISSION. YOU MAY ADD FURTHER POINTS YOU WISH TO MAKE AND YOUR TELEPHONE NO. OR EMAIL ADDRESS IF YOU WISH TO BE INVITED TO MAKE ORAL REPRESENTATION AT THE TPB HEARING.

Notes:

1. Every member of a household including your household helpers can make a further representation.
2. Indicate your further representation is on the amendment R/S/H10/22-A1 the proposed amendment of rezoning the site to "U" of the draft Pokfulam Outline Zoning Plan S/H10/22
3. That you oppose the amendment and any zoning other than Green Belt (GB)
4. Give Your reasons for doing so. Individualised further representations are preferable and carry more impact but you may use our template if you do not have time to write your own.
5. All further representations must be accompanied by the person's name and HKID or passport. Only provide the first four digits: e.g. A123 or XY12. The name should be as it appears on the HKID or passport. Email address and telephone numbers are optional if you wish to be invited to make oral representations at the hearing of the TPB.
6. Again, submit your further representation by email to tpbpd@pland.gov.hk or by post to the TPB.

After further representations are made, the TPB considers them and decides whether to make further changes. The proposed amendments to the Pokfulam Outline Zoning plan numbered (S/H10/22) are then submitted to the CE for approval.

We recognize this may be the second most busy time of year for many in our community. However, our time is limited and we appreciate your support.

Happy Holidays to everyone.

With best regards,

The Incorporated Owners of Baguio Villa



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: *Liu Wai Hung*

Submission Number:
TPB/R/S/H10/22-F-S075

(circle one) HKID / Passport: —

Email / telephone : (optional) —



Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Submission Number:
TPB/R/S/H10/22-F-S082

Further Representation Number:
TPB/R/S/H10/22-F020

HKU'S PROPOSAL TO BUILD A GLOBAL INNOVATION CENTRE (GIC) IN POKFULAM

On 29 November 2024, the TPB approved to set the 4.7ha Green Belt area in Pokfulam to U "Undetermined".

The Town Planning Board (TPB) invites further representations on its proposed amendments to the Pokfulam Outline Zoning plan numbered (S/H10/22).

Any and all members of the public may make submissions to the TPB until 3 January 2025.

You are encouraged to make use of this opportunity to again make further representations to the rezoning proposal.

BACKGROUND:

You may recall this all started back in October of 2021 with the then Chief Executive (CE) announced in the policy address that the government has "reserved a 4-hectare site originally zoned "Green Belt" at Pokfulam for HKU to construct facilities for deep technology research". This was named the HKU Global Innovation Centre (GIC).

On 1 March 2024, the TPB met and approved a schedule of amendments.

Item A was the big fish. This rezoned a site of 4.7 hectare between Sasson Road to Baguio Villa from "Green Belt" ("GB"), to "Other Specified Uses" annotated "Global Innovation Centre" ("OU(Global Innovation Centre)").

For two months, ending 22 May 2024, public representations were taken on the schedule of amendments. Due to your outstanding support, 248 submissions were received in favor, and 3,411 against.

Due to this significant objection, on 3 October 2024, HKU and then the government issued press releases stating that a revised proposal would be developed and the zoning of Item A would be set to Undetermined "U".

The TPB heard further verbal presentations from numerous representors for and against the proposed amendments at the start of November 2024.

The TPB held an internal meeting on 29 November 2024, where they made their decision and set the land in question to U "Undetermined". A summary of the TPB's decision can be found in the TPB's Press Release on 29 November 2024 which has been posted up in all lift lobbies of our buildings.

ACTION PLAN:

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Notes:

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2. Indicate your further representation is on the amendment R/S/H10/22-A1 the proposed amendment of rezoning the site to "U" of the draft Pokfulam Outline Zoning Plan S/H10/22
3. That you oppose the amendment and any zoning other than Green Belt (GB)
4. Give Your reasons for doing so. Individualised further representations are preferable and carry more impact but you may use our template if you do not have time to write your own.
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6. Again, submit your further representation by email to tpbpd@pland.gov.hk or by post to the TPB.

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We recognize this may be the second most busy time of year for many in our community. However, our time is limited and we appreciate your support.

Happy Holidays to everyone.

With best regards,

The Incorporated Owners of Baguio Villa



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
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Name: Au YEUNG KWAN

(circle one) ~~HKID~~ / ~~Passport~~:



~~Email~~ / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**



Submission Number:
TPB/R/S/H10/22-F-S1443

Further Representation Number:
TPB/R/S/H10/22-F021

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：30.12.24

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第 6B(8)條，城規會將項目 A 重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為(U)未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學 GIC 的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規劃署認為薄扶林地區最合適，則在重新規劃 GB 區之前，應先考慮位於 GB 旁邊的一個面積和位置完美的 RC6 區域，該 RC6 區域已劃為「住宅」區，面積為 2.5 公頃。
- (6) 由於香港面臨 1,000 億港元的赤字，港大應尋找其他更合適的地點，以節省可能由公帑資助的建築成本。
- (7) 我非常不同意規劃署因為我們薄扶林有教育機構、醫院和住宅用地，因此認為鄰近的綠化地帶的發展是可以接受的。由於華富邨重建、瑪麗醫院重建和數碼港的發展，薄扶林地區的居民每天都飽受交通嚴重擠塞的困擾。擬議中的薄扶林巨型 GIC 開發計劃，可能會成為壓垮駱駝的最後一根稻草。

姓名：

江香城

(選一) 香港身分證/護照：

電子郵件/電話：(可選)



請透過電子郵件將您的進一步聲明提交至 tpbpd@pland.gov.hk 或郵寄至香港北角渣華道 333 號北角政府合署 15 樓。

P. T. O

此外，本人居住碧瑤灣已45個年頭，因為喜歡這裏寧靜和環境綠化，是理想居所。由填海而建設成為今日數碼港，貝沙灣，及至92年山泥傾瀉，造成碧瑤灣傷亡事件，隨着要加固山坡等，歷歷在目。

而今城規會最新決定表示強烈反對，理由是在薄扶林供港大興建港大國際創新中心，除了加添道路擠塞外，更怕92年山泥傾瀉歷史重演，生命受威脅，希望城規會慎重考慮居民安危，取消是次提案。

Submission Number:
TPB/R/S/H10/22-F-S1470

Further Representation Number:
TPB/R/S/H10/22-F022

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 30-12-24

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第6B(8)條，城規會將項目A重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目A重新劃為(U)未確定用途區域。
- (3) 我不同意2,250棵樹只因為是普通樹種就沒有價值。2,250棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學GIC的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規劃署認為薄扶林地區最合適，則在重新規劃GB區之前，應先考慮位於GB旁邊的一個面積和位置完美的RC6區域，該RC6區域已劃為「住宅」區，面積為2.5公頃。
- (6) 由於香港面臨1,000億港元的赤字，港大應尋找其他更合適的地點，以節省可能由公帑資助的建築成本。
如遷入於附近的住宅用地
- (7) 我非常不同意規劃署因為我們薄扶林有教育機構、醫院和住宅用地，因此認為鄰近的綠化地帶的發展是可以接受的。由於華富邨重建、瑪麗醫院重建和數碼港的發展，薄扶林地區的居民每天都飽受交通嚴重擠塞的困擾。擬議中的薄扶林巨型GIC開發計劃，可能會成為壓垮駱駝的最後一根稻草。

姓名 : JEONL PUZ HANG PHILIP

(選一) 香港身分證/護照 : 

電子郵件/電話:(可選)



請透過電子郵件將您的進一步聲明提交至 tpbpd@pland.gov.hk 或郵寄至香港北角渣華道333號北角政府合署15樓。

堅決反對港大破壞薄扶林的綠化帶，反環保，
而行之，是劣行，是橫行霸道！

Submission Number:
TPB/R/S/H10/22-F-S1816

Further Representation Number:
TPB/R/S/H10/22-F023

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：2/1/2025

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第 6B(8)條，城規會將項目 A 重新劃為（U）未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為（U）未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學 GIC 的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規畫署認為薄扶林地區最合適，則在重新規劃 GB 區之前，應先考慮位於 GB 旁邊的一個面積和位置完美的 RC6 區域，該 RC6 區域已劃為「住宅」區，面積為 2.5 公頃。
- (6) 由於香港面臨 1,000 億港元的赤字，港大應尋找其他更合適的地點，以節省可能由公帑資助的建築成本。
- (7) 我非常不同意規劃署因為我們薄扶林有教育機構、醫院和住宅用地，因此認為鄰近的綠化地帶的發展是可以接受的。由於華富邨重建、瑪麗醫院重建和數碼港的發展，薄扶林地區的居民每天都飽受交通嚴重擠塞的困擾。擬議中的薄扶林巨型 GIC 開發計劃，可能會成為壓垮駱駝的最後一根稻草。

姓名：

Rily Chan

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

RECEIVED

3 JAN 2025

Town Planning Board

請透過電子郵件將您的進一步聲明提交至 tpbpd@pland.gov.hk 或郵寄至香港北角渣華道 333 號北角政府合署 15 樓。

北約大學城有一大塊的土地可以開發，集中在一處發展，不是更好！為什麼一定要死頂着薄扶林這塊僅有的綠化地，又砍伐 2,250 棵以上的難得罕貴的樹林，這是極度破壞綠化，是反其道而行之，是劣行，是逆行！破壞薄扶林一帶愈來愈缺乏的綠化地。一句話，港大去北約大學城發展，發展港大國際創新中心 GIC 最為合適，又降低成本。

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：2/1/2025

Further Representation Number:
TPB/R/S/H10/22-F024

Submission Number:
TPB/R/S/H10/22-F-S1817

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代​​表。根據《城市規劃條例》第 6B(8) 條，城規會將項目 A 重新劃為（U）未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為（U）未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學 GIC 的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規劃署認為薄扶林地區最合適，則在重新規劃 GB 區之前，應先考慮位於 GB 旁邊的一個面積和位置完美的 RC6 區域，該 RC6 區域已劃為「住宅」區，面積為 2.5 公頃。
- (6) 由於香港面臨 1,000 億港元的赤字，港大應尋找其他更合適的地點，以節省可能由公帑資助的建築成本。
- (7) 我非常不同意規劃署因為我們薄扶林有教育機構、醫院和住宅用地，因此認為鄰近的綠化地帶的發展是可以接受的。由於華富邨重建、瑪麗醫院重建和數碼港的發展，薄扶林地區的居民每天都飽受交通嚴重擠塞的困擾。擬議中的薄扶林巨型 GIC 開發計劃，可能會成為壓垮駱駝的最後一根稻草。

姓名：

Peter Lok,

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

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Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1485

From: [REDACTED]
Sent: 2025-01-02 星期四 22:21:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Further Representation on Pokfulam OZP v1 (1).pdf

Further Representation Number:
TPB/R/S/H10/22-F025

To the Town Planning Board,

I'd like to submit my Further Representation on Pokfulam OZP No.S/H10/22.

Regards,
Erin

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk


Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Yeh Erin Jian Yien

(circle one) HKID / Passport: 

Email / telephone : (optional): 

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1488

From: [REDACTED]
Sent: 2025-01-02 星期四 20:37:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further representation on Pokfulam OZP
Attachment: Further Representation on Pokfulam OZP.docx

Further Representation Number:
TPB/R/S/H10/22-F026

Dear Sir/Madam,

Please see details of my opposition to the construction of the proposed HKU GIC attached.

Thanks and regards,
Trisha Yeh Tsui

Further Representation on Pokfulam OZP No.S/H10/22


To: tpbpd@pland.gov.hk

Date: Jan 2, 2025

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Trisha Tsui Yeh

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S112

From: [REDACTED]
Sent: 2025-01-01 星期三 20:34:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: HKU's proposal to build GIC in Pokfulam

Further Representation Number:
TPB/R/S/H10/22-F027

Secretary, Town Planning Board

Dear Sir/Madam,

I am writing to oppose HKU's proposal to build a Global Innovation Centre in Pokfulam.

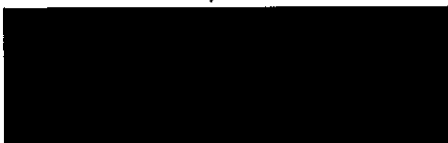
As a professional town planner, I believe the Planning Department should be able to find a better alternative site for the Centre. Please refer to the attached file below on the reasons for my opposition to the proposal.

Thanks you.

Best regards,

Prof. Peter K. W Fong
M.U.P., Ph.D (NYU), FHKIP, MPIA

President, HK Public Administration Association
Editor-in-Chief, Public Adm.& Policy (PAP) Journal by Emerald



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 31.12.2024

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Professor Fong Kwok Wing Peter (FHKIP)

(circle one) HKID Passport: 

Email / telephone : (optional)

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S007

From: [REDACTED]
Sent: 2024-12-25 星期三 16:49:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Further Representation on Pokfulam OZP.pdf

Further Representation Number:
TPB/R/S/H10/22-F028

Dear Tpbpd,

Please find attached. Thanks

Best
Peter Cheng

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 25 Dec 2024

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: Chong Din Leung Peter

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S011

From: [REDACTED]
Sent: 2024-12-26 星期四 10:20:16
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: objection to the HKU GIC
Attachment: HKU GIC 2.docx

Further Representation Number:
TPB/R/S/H10/22-F029

Dear Sir/Madam,

Attached please find my objection letter.
Thank you for your attention.

Regards,
Dr. SC Chiu
Resident of Baguio Villa, Pokfulam

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 26 - 12- 2024

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: CHU SIK CHUNG

(circle one) (HKID) Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

21/140

Submission Number:
TPB/R/S/H10/22-F-S1.132

Further Representation on Pokfulam OZP No.S/H10/22


To: tpbpd@pland.gov.hk

Date: 1/1/2025

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: CHU SIK CHUNG

(circle one) (HKID) Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S012

From: [REDACTED]
Sent: 2024-12-26 星期四 10:25:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: objection to HKU GIC
Attachment: HKU GIC 3.docx

Further Representation Number:
TPB/R/S/H10/22-F030

Dear Sir/Madam,

Attached please find my objection to the above.
Thank you.

Regards,
LH Lo, resident of Baguio Villa, Pokfulam

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 26 - 12- 2024

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

- (7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: Lo Lai Ha

(circle one) (HKID) Passport:



Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

21/14D

Submission Number:
TPB/R/S/H10/22-F-S1144

Further Representation on Pokfulam OZP No.S/H10/22


To: tpbpd@pland.gov.hk

Date: 1/1/2025

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Lo Lai Ha

(circle one) (HKID) Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S013

From: [REDACTED]
Sent: 2024-12-26 星期四 10:28:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: objection to the HKU GIC
Attachment: HKU GIC 1.docx

Further Representation Number:
TPB/R/S/H10/22-F031

Dear Sir/Madam,

Attached please find my objection letter to the above.
Thank you.

Regards,
CK Chiu, Resident of Baguio Villa

Further Representation on Pokfulam OZP No.S/H10/22


To: tpbpd@pland.gov.hk

Date: 26 - 12- 2024

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: CHUI CHEUK KEI

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

21/140

Submission Number:
TPB/R/S/H10/22-F-S1145

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 1/1/2025

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: CHUI CHEUK KEI

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S014

Further Representation Number:
TPB/R/S/H10/22-F032

From: [REDACTED]
Sent: 2024-12-26 星期四 10:36:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Dear sir/madam

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU, preferring that the land of ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

—William Liang
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S015

From: [REDACTED]
Sent: 2024-12-26 星期四 16:01:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation by Edwin Yan
Attachment: Representation by Edwin Yan.pdf

Further Representation Number:
TPB/R/S/H10/22-F033

Dear Sir,

Attached please find my further representation on Pokfulam OZP No S/H10/22.

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Sent with Genius Scan for iOS.
<https://tglapp.com/e/scan>

Thank you.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: Dec 26 2024

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: YAN KING KUNNG

(circle one) HKID/ Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S016

From: [REDACTED]
Sent: 2024-12-26 星期四 16:03:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation by Jessica Ng
Attachment: Representation by Jessica Ng.pdf

Further Representation Number:
TPB/R/S/H10/22-F034

Dear Sir,

Attached please find my further representation on Pokfulam OZP No S/H10/22.

--
Sent with Genius Scan for iOS.
<https://tglapp.com/e/scan>

Regards

Jessica Ng

Further Representation on Pokfulam OZP No.S/H10/22


To: tpbpd@pland.gov.hk

Date: Dec 26 2024

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Ng Po Yee JESSICA

(circle one) HKID/ Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S018

From: [REDACTED]
Sent: 2024-12-26 星期四 16:05:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation by Yan Ho Cheong
Attachment: Representation by Yan Ho Cheong.pdf

Further Representation Number:
TPB/R/S/H10/22-F035

Dear Sir,

Attached please find my further representation on Pokfulam OZP No S/H10/22.

--
Sent with Genius Scan for iOS.
<https://tglapp.com/c/scan>

Regards

Jessica Ng

Further Representation on Pokfulam OZP No.S/H10/22

To: *tpbpd@pland.gov.hk*

Date: *Dec 26 2024*

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: YAN HO WING

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S019

From: [REDACTED]
Sent: 2024-12-26 星期四 16:07:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation by Anna
Attachment: Representation by Anna.pdf

Further Representation Number:
TPB/R/S/H10/22-F036

Dear Sir,

Attached please find my further representation on Pokfulam OZP No S/H10/22.

--

Sent with Genius Scan for iOS.

<https://tclapp.com/e/scan>

Thank you

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: Dec 26 2024

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: SARCE ANALYN COLISA O

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbnd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S022

From: [REDACTED]
Sent: 2024-12-26 星期四 18:50:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Further Representation on Pokfulam OZP No. S/H10/22-A1

Further Representation Number:
TPB/R/S/H10/22-F037

Amended version:

Dear Sirs,

I oppose the amendment and any zoning other than **Green Belt (GB)**. My reasons are as under;

1. I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forward for consideration
2. I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
3. I disagree that the 2,250 trees have no value just because they are a common species. That many trees are valuable regardless of how common they may be and whether or not they are registered.
4. During the TPB public hearings held in early November it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If these are excluded the size and scope of the proposed HKU GIC can be substantially reduced and a smaller different site could be identified which does not have the same detrimental environmental impact!
5. If the Pok Fu Lam area is deemed most suitable by the Planning Department a perfectly sized and located RC6 area already zoned "Residential" comprising 2.5ha is located alongside the GB and should be considered first before any rezoning of GB takes place.
6. As Hong Kong faces a HK\$100 billion deficit then HKU should look for alternative more appropriate sites which can save on construction costs. Especially as the cost of this project will likely be funded by public money.
7. I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic conditions due to the developments in Wah Fu, QMH and Cyberport. The proposed gigantic GIC development in Pokfulam will likely be **the Straw That Breaks The Camel's Back!!!**

I sincerely hope that common sense can prevail!

Knight Stephen John
[REDACTED]

On Thu, 26 Dec 2024 at 18:47, Stephen Knight <[REDACTED]> wrote:
Dear Sirs,

I oppose the amendment and any zoning other than **Green Belt (GB)**. My reasons are as under;

1. I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forward for consideration
2. O can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
3. I disagree that the 2,250 trees have no value just because they are a common species. That many trees are valuable regardless of how common they may be and whether or not they are registered.
4. During the TPB public hearings held in early November it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If these are excluded the size and scope of the proposed HKU GIC can be substantially reduced and a smaller different site could be identified which does not have the same detrimental environmental impact!
5. If the Pok Fu Lam area is deemed most suitable by the Planning Department a perfectly sized and located RC6 area already zoned "Residential" comprising 2.5ha is located alongside the GB and should be considered first before any rezoning of GB takes place.
6. As Hong Kong faces a HK\$100 billion deficit then HKU should look for alternative more appropriate sites which can save on construction costs. Especially as the cost of this project will likely be funded by public money.
7. I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic conditions due to the developments in Wah Fu, QMH and Cyberport. The proposed gigantic GIC development in Pokfulam will likely be **the Straw That Breaks The Camel's Back!!!**

I sincerely hope that common sense can prevail!

Knight Stephen John


Submission Number:
TPB/R/S/H10/22-F-S023

Further Representation Number:
TPB/R/S/H10/22-F038

Urgent Return receipt Expand Group Restricted Prevent Copy

From: The Knight [REDACTED]
Sent: 2024-12-26 星期四 18:55:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22-A1

Dear Sirs,

I oppose the amendment and any zoning other than **Green Belt (GB)**. My reasons are as under;

1. I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forward for consideration
2. I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
3. I disagree that the 2,250 trees have no value just because they are a common species. That many trees are valuable regardless of how common they may be and whether or not they are registered.
4. During the TPB public hearings held in early November it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If these are excluded the size and scope of the proposed HKU GIC can be substantially reduced and a smaller different site could be identified which does not have the same detrimental environmental impact!
5. If the Pok Fu Lam area is deemed most suitable by the Planning Department a perfectly sized and located RC6 area already zoned "Residential" comprising 2.5ha is located alongside the GB and should be considered first before any rezoning of GB takes place.
6. As Hong Kong faces a HK\$100 billion deficit then HKU should look for alternative more appropriate sites which can save on construction costs. Especially as the cost of this project will likely be funded by public money.
7. I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic conditions due to the developments in Wah Fu, QMH and Cyberport. The proposed gigantic GIC development in Pokfulam will likely be **The Straw That Breaks The Camel's Back!!!**

I sincerely hope that common sense can prevail!

Knight Chau Carmen Sun On
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-5025

From: [REDACTED]
Sent: 2024-12-27 星期五 12:16:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: IMG_20241225_193728_resized_20241227_121641324.jpg;
IMG_20241225_193715_resized_20241227_121641451.jpg

Further Representation Number:
TPB/R/S/H10/22-F039

To whom it may concern,
Please see attached my further representation on the caption subject.
Resident of Baguio Villa,
Shirley Chu

发自我的手机

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 25 December 2024

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: Chau Ming Po Shirley

(circle one) HKID / Passport:

Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S028

Further Representation Number:
TPB/R/S/H10/22-F040

From: [REDACTED]
Sent: 2024-12-27 星期五 16:02:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: RE: OBJECTION TO TPB PLAN IN POKFULAM
Attachment: Objection to TPB Plan.pdf

Dear Sir / Madam,

Attached please find my **OBJECTION TO THE LATEST DETERMINATION BY THE TPB PLAN.**

Yours Faithfully,
HATHIRAMANI L.S.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: HATHIRAMANI LACHMAN SOBHARAJ

(circle one) HKID Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S037

From: [REDACTED]
Sent: 2024-12-27 星期五 18:17:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP
Attachment: IMG_2870.jpeg; IMG_2871.jpeg

Further Representation Number:
TPB/R/S/H10/22-F041

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
 - (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
 - (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
 - (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
 - (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sited and located RC6 area, already zoned "Residential" comprising 100,000 sqm, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- Given the massive HK\$100 billion deficit, HKU should look for alternative construction methods which can save the construction costs which are likely to be astronomical.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: MAK CHI MIN

(circle one) HKID / ~~Passpo~~

Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S040

From: [REDACTED]
Sent: 2024-12-28 星期六 07:59:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F042

Further Representation on Pokfulam OZP No.S/H10/22

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.
- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Regards,
Phu Hong

Name: Phu, Hong



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S042

From: [REDACTED]
Sent: 2024-12-28 星期六 10:15:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F043

Further Representation on Pokfulam OZP No.S/H10/22

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Regards,
Shirley Xie

Name: Xie, Shirley
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-5043

From: [REDACTED]
Sent: 2024-12-28 星期六 10:20:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F044

Further Representation on Pokfulam OZP No.S/H10/22

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Regards,
Kaitlyn Dawn Phu

Name: Phu, Kaitlyn Dawn
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S044

From: [REDACTED]
Sent: 2024-12-28 星期六 10:23:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F045

Further Representation on Pokfulam OZP No.S/H10/22

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Regards,
Kieran Phu

Name: Phu, Kieran
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S045

Further Representation Number:
TPB/R/S/H10/22-F046

From: [REDACTED]
Sent: 2024-12-28 星期六 11:03:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

>
> (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

>
> (2) I cannot find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

>
> (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

>
> (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

>
> (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

>
> (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

>
> (7) I strongly disagree with the Planning Department's assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

>
> Name: DOROTHY SILKSTONE



Sent from my iPhone

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S046

From: [REDACTED]
Sent: 2024-12-28 星期六 15:21:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F047

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Regards,
Wijayanti

Name: Wijayanti
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S050

From: [REDACTED]
Sent: 2024-12-28 星期六 18:59:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F048

Date: 28/12/24

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU'; preferring that the land of ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U)

Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the IPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Urgent Return receipt Expand Group Restricted Prevent Copy

Hung Yi Shun Ernest



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S051

From: [REDACTED]
Sent: 2024-12-28 星期六 19:38:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pukfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F049

Date: 28/12/24

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU'; preferring that the land of ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U)

Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the IPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Urgent Return receipt Expand Group Restricted Prevent Copy

CHIU, Tuen Han



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S053

From:

Sent:

To:

Subject:

2024-12-29 星期日 11:49:10

tpbpd/PLAND <tpbpd@pland.gov.hk>

Further Representation on Pokfulam OZP No. S/H 10/22

Further Representation Number:
TPB/R/S/H10/22-F050

Dear Sir

Please find the attached Representation as below:

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 29/12/2024

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

.....2

Urgent Return receipt Expand Group Restricted Prevent Copy

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Norman Lai

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

This email supersedes the previous email just sent.
Thank you for your attention.
Regards

Sent from my iPhone

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S055

Further Representation Number:
TPB/R/S/H10/22-F051

From: [REDACTED]
Sent: 2024-12-29 星期日 12:31:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22
Attachment: IMG_0001.pdf; IMG_0002.pdf

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: James Smith JAMES A. SMITH

(circle one) HKID / Passport:

Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S063

From: [REDACTED]
Sent: 2024-12-30 星期一 17:00:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: OBJECTION FOR GIC INNOVATION CENTRE
Attachment: OBJECTION TO GIC IN POKFULAM.pdf

Further Representation Number:
TPB/R/S/H10/22-F052

TO WHOM IT MAY CONCERN,

I ATTACH MY RESPONSE - THANK YOU.

VIVEK

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: VIVEK HATHIRAMANI

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2024-12-30 星期一 17:01:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP
Attachment: Bv2-1.jpg; Bv3-1.jpg; Bv3-2.jpg; Bv2-2.jpg; bv1-1.jpg; bv1-2.jpg

Dear Sir/Madam,

Please see the attachments.

Kind regards,
Jacqueline Iu

Further Representation Number: TPB/R/S/H10/22-F053	Submission Number: TPB/R/S/H10/22-F-S064
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Further Representation Number: TPB/R/S/H10/22-F054	Submission Number: TPB/R/S/H10/22-F-S065
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Further Representation Number: TPB/R/S/H10/22-F055	Submission Number: TPB/R/S/H10/22-F-S066
--	--

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

30/12/2024


- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

...../2

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: Lu Kim Ming

Submission Number:
TPB/R/S/H10/22-F-S064

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: Dec 30, 2024

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

.../2

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: Lau, Sau Han Cecilia

Submission Number:
TPB/R/S/H10/22-F-S065

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: Dec 30, 2024


- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

...../2

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: IU, Wai Yun Jacqueline

Submission Number:
TPB/R/S/H10/22-F-S066

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S070

From: [REDACTED]
Sent: 2024-12-31 星期二 07:43:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F056

Sent from my iPhone

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：31/12/2024

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第6B(8)條，城規會將項目A重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目A重新劃為(U)未確定用途區域。
- (3) 我不同意2,250棵樹只因為是普通樹種就沒有價值。2,250棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學GIC的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規劃署認為薄扶林地區最合適，則在重新規劃GB區之前，應先考慮位於GB旁邊的一個面積和位置完美的RC6區域，該RC6區域已劃為「住宅」區，面積為2.5公頃。
- (6) 由於香港面臨1,000億港元的赤字，港大應尋找其他更合適的地點，以節省可能由公帑資助的建築成本。
- (7) 我非常不同意規劃署因為我們薄扶林有教育機構、醫院和住宅用地，因此認為鄰近的綠化地帶的發展是可以接受的。由於華富邨重建、瑪麗醫院重建和數碼港的發展，薄扶林地區的居民每天都飽受交通嚴重擠塞的困擾。擬議中的薄扶林巨型GIC開發計劃，可能會成為壓垮駱駝的最後一根稻草。

姓名：

洪偉文

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

請透過電子郵件將您的進一步聲明提交至 tpbpd@pland.gov.hk 或郵寄至香港北角渣華道333號北角政府合署15樓。

Further Representation on Pokfulam OZP No.S/H10/22


To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: YEUNG HOO CHEUNG MARTIN

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:


B
Further Representation Number:
TPB/R/S/H10/22-F058

Submission Number:
TPB/R/S/H10/22-F-S079

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: LI SHU CHUN

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: *December 26, 2024*

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
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- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: LI SHU CHUN

(circle one) HKID / Passport:

Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

Submission Number:
TPB/R/S/H10/22-F-S083

Further Representation Number:
TPB/R/S/H10/22-F060


Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: YIP KAM TO 

(circle one) HKID / Passport:

Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**



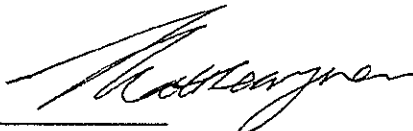
Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

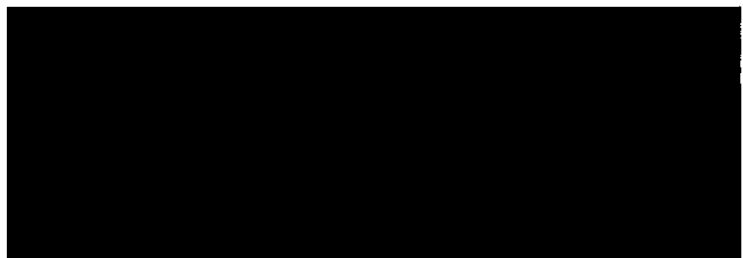
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
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- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

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Name: YUEN SUN ON 

(circle one) HKID / Passport:

Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.



Further Representation Number:

TPB/R/S/H10/22-F062

Submission Number:

TPB/R/S/H10/22-F-S085

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 27 December 2024

Submission Number:

TPB/R/S/H10/22-F-S086

Further Representation Number:

TPB/R/S/H10/22-F063

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
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- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: MAY HOLDSWORTH DAVID HOLDSWORTH

Submission Number:
TPB/R/S/H10/22-F-S085

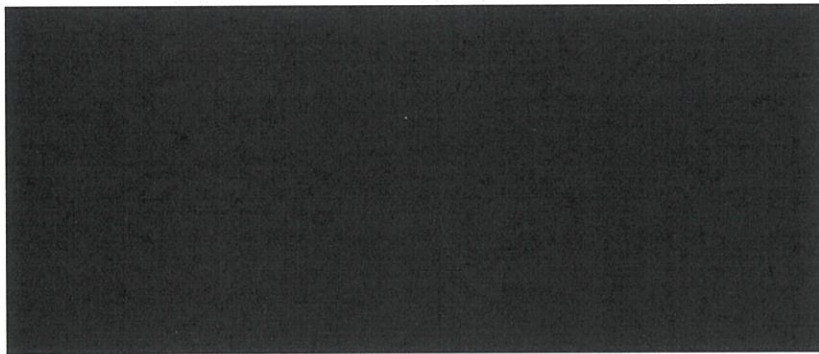
(circle one) HKID / Passport:



Submission Number:
TPB/R/S/H10/22-F-S086

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**



Further Representation Number:

TPB/R/S/H10/22-F064

Submission Number:

TPB/R/S/H10/22-F-S087

Further Representation Number:

TPB/R/S/H10/22-F065

Submission Number:

TPB/R/S/H10/22-F-S088

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

Further Representation Number:

TPB/R/S/H10/22-F066

Submission Number:

TPB/R/S/H10/22-F-S089

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
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Name: SIU O, YEE, WU PUI SZE, WU PUI YING

(circle one) HKID / Passport:



Email / telephone : (optional) _____

Submission Number:
TPB/R/S/H10/22-F-S087

Submission Number:
TPB/R/S/H10/22-F-S088

Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Submission Number:
TPB/R/S/H10/22-F-S089



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S090

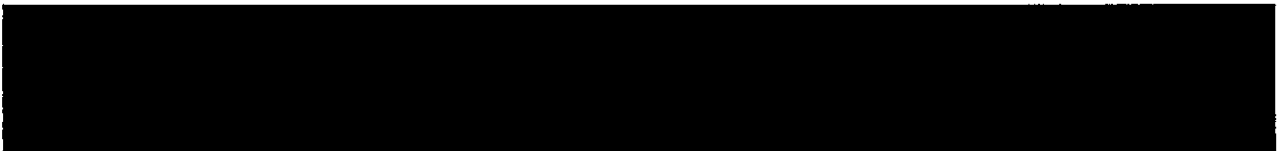
From: [REDACTED]
Sent: 2024-12-31 星期二 15:23:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Further representation on Pokfulam OZP No.SH1022.pdf

Further Representation Number:
TPB/R/S/H10/22-F067

Dear Sirs,

We send you herewith signed Further Representation on Pokfulam OZP No.S/H10/22 dated 31/12/2024 for your further handling.

Y.S. Lau
Y. S. Lau & Partners, Solicitors



The names of our firm's principals will be provided upon request.

Important Notice

Information in this message is confidential and may be legally privileged. It is intended solely for the person to whom it is addressed.

If you are not the intended recipient, please notify the sender, and please delete the message from your system immediately.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 31 Dec. 2024

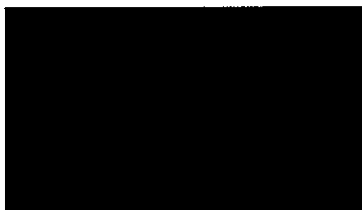
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
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Name: LAV YUE SUM

(circle one) (HKID) / Passport:

Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S092

From: [REDACTED]
Sent: 2024-12-31 星期二 17:24:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; [REDACTED]
Subject: Objection to hku gic

Further Representation Number:
TPB/R/S/H10/22-F068

Sent from my iPhone

To: tpbpd@pland.gov.hk

Date:31/12/2024

(1)I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2)I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3)I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4)During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

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Name: Lau Chung Sui Chun

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional)

Urgent Return receipt Expand Group Restricted Prevent Copy

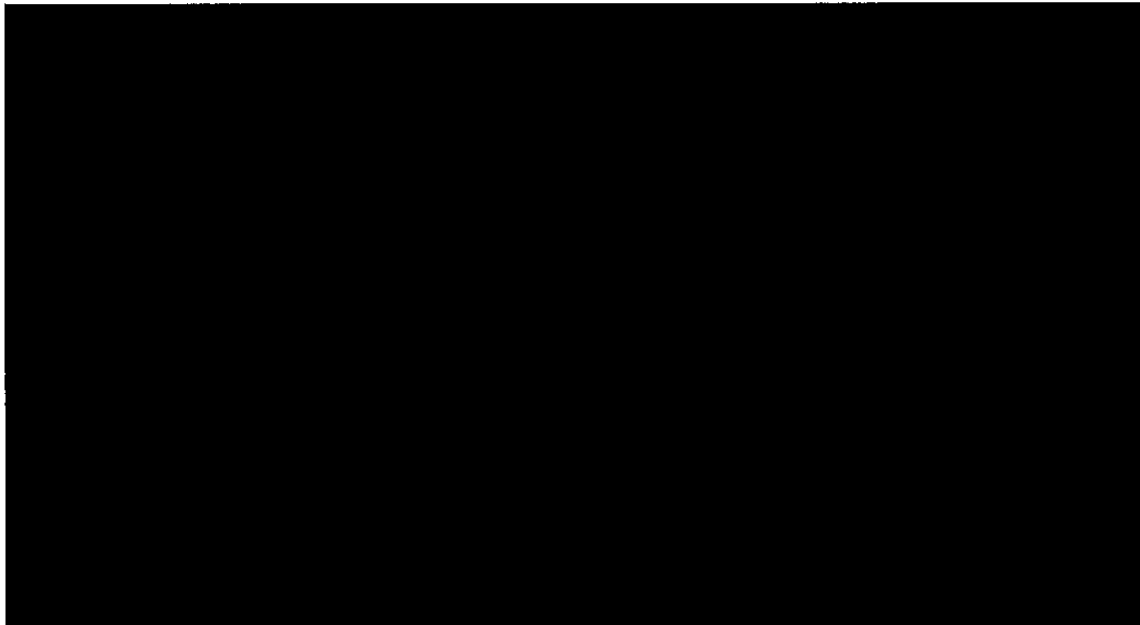
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Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2024-12-31 星期二 17:19:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Fwd: General Circular Email: Urgent Submissions to Town Planning Board - Deadline 3 January

Sent from my iPhone

Begin forwarded message:



Subject: General Circular Email: Urgent Submissions to Town Planning Board - Deadline 3 January

Hi all

Resend with adding 20B, which just received the email address right now.

This is the general circular loop from ISS.

Please see the email below from the Chairman of Management Committee for your perusal and further action.

Kind Regard
Wong Joe

<image009.png>

Wong Joe – Property Manager (PMP Licence P1-966945)
ISS EastPoint Property Management Ltd (PMC Licence C-072046) / ISS EastPoint Properties Limited (PMC Licence C-989872)



This email and any files transmitted with it are confidential. If you have received this email by mistake, please notify the sender immediately by email. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.

sender that you have received the e-mail by mistake.

As a part of your interaction with ISS we may collect and process your personal [ISS Privacy](#)

[<image016.png](#)

To: tpbpd@pland.gov.hk

Date:

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

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Name:

(circle one) HKID / Passport:

Email / telephone : (optional)

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2. An example of a personalised Further Submission

To : Town Planning Board

Further Representation Relating of Proposed Amendments to Plan No.S/H10/22

1. I opposed the TPB's amendment of the zoning of the 4.72-hectone site designated for the proposed GIC by HKU in Pok Fu Lam (the Site) from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(GIC)") to "Undertermined ("U") in the interim, in order to allow HKU to review and resubmit its proposal.
2. The TPB received overwhelming oppositions from the Fok Fu Lam community to the proposed GIC at the Site. At the hearing in November 2024, the majority of the representators expressed their oppositions to build the GIC at the Site for various grounds including the excessive size and scale of the development, its adverse impact on air and sound pollution, the adverse impact on traffic on Pok Fu Lam Road and Victoria Road which are already badly affected by nearby developments, the expensive building costs on a steep slope, the long construction period and the disturbance to the nearby community, the destruction of over 2000 mature trees and the natural habitat for birds and small animals and last but not least, the risk of landslides as a result of the construction activities.
3. The TPB's decision to zone the Site to "U" is wrong in principle because of the following reasons :-
 1. Under Section 6B(8) of the Town Planning Ordinance, it is provided that after considering any representation under the section, the Board must decide whether or not –
 - (a) to propose amendment to the plan proposed in the representation; or
 - (b) to propose amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.
 - (2) None of the representators has proposed the Site to be zoned for "U" purposes. Furthermore, the decision of the Board to zone the Site to "U" in no way meets the representations.
 - (3) There are stringent restrictions for application for development within green belt zone as laid down in the TPB's Guidelines TPOB PG-No.10. The Guidelines provide, inter alia, :-
 1. There is a general presumption against development in a "Green Belt ("GB") zone;
 2. An Application for new development in a GB Zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;

(e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available;

(g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing landscape, or cause any adverse visual impact on the surrounding environment;

(i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply;

(l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution;

(m) Any proposed development on a slope or hillside should not adversely affect slope stability.

(4) HKU's proposed GIC at the original GB Site has to meet with the above stringent criteria of the Guidelines. However, if the Site is zoned to "U", when HKU applies to zone the "U" Site to "Other Specified Uses" annotated "OU(GIC)", it does not have to satisfy the requirements in the Guidelines. By zoning the Site to "U" in the interim, the TPB in effect allows HKU to bypass the Guidelines and to go through the backdoor. The TPB should not allow this to happen.

4. I would also point out the following areas in the Minutes of the 1327th Meeting of the TPB held on 29-11-2024 :-

(a) In paragraph 8 of the Minutes, it was said that HKU had committed in its press statement in early October 2024 and at the hearing to consult relevant stakeholders in strategically reviewing and amending its development plan to address their opinion as much as practicable. HKU would also explore the possibility of identifying alternative sites for the development of the GIC. As a member of the Incorporated Owners of Baguio Villa, I can confirm that HKU has not made any attempt or effort to contact the residents of Baguio Villa to consult the views of the affected residents. As a result, I also doubt the sincerity of its pledge to explore alternative sites for the GIC.

(b) It was suggested in Paragraph 9(b) of the Minutes that it was logical for HKU to develop the GIC near its Main Campus in Pok Fu Lam, where the research atmosphere was well-established with the presence of QMH and Cyberport. At the TPB's hearing on 5-11-2024 I already raised my point that proximity to its existing campus is not a must in this advance technology era of 5G or 6G. There are lots of successful examples of satellite campus of famous top universities in the world. Proximity and convenience of HKU to its existing campus should not override the Guidelines and at the expense of the adverse impact to the Pok Fu Lam community.

(c) In Paragraph 13(b) of the Minutes it was pointed out that PFLM was in place due to traffic concerns. Currently, there were problems of traffic congestion on PFLR and Victoria Road. The GIC would generate additional traffic burden on Victoria Road. Although the government had no adverse comments on the TIA and its assumptions, it cannot be taken for granted that these TIA and assumptions would not be inaccurate or over optimistic. There is traffic congestion on every weekday on Fok Fu Lam Road and Victoria Road. There are also frequent traffic accidents on the two roads. The Police has the reports and figures of the accidents. The local residents should not be the victims of inaccurate or over-optimistic assessments. Members of the TPB may pay a site visit to the area during rush hours on a weekday to see what the traffic condition is and will be like.

(d) In Paragraph 20 of the Minutes, it was said that upon development, man-made slopes would be stabilized and the risk of landslides would be substantially reduced. However, GIC will take over 10 years to finish. During the construction period, the slopes would be disturbed and become unstable. Furthermore, the natural slopes adjoining the man-made slopes would be disturbed and become unstable.

(e) In Paragraph 23 of the Minutes, it was said that the development timeline estimated by representator R3320 was not optimized as some tasks in the development programme could be carried out simultaneously. Examples of the Third Runway and the West Kowloon Station were cited in support. However, it is wrong to borrow these examples in which the construction sites were not restricted topographically or by congested traffic condition and proximity to existing residential areas. The steep slopes and narrow access roads will not allow multiple construction works to be carried out simultaneously at the Site.

5. For the above reasons, I oppose the zoning of the Site to "U". It should be rezoned to Green Belt in accordance with the majority of representations made and in accordance with Section 6B(8) of the Town Planning Ordinance.

Date : 27-12-2024

Name :

HKID :

Email :

3. Some detailed arguments/points that can be added to each submission to personalise the same

Draft of possible items to include in Further Representations on the Pok Fu Lam OZP following the publication of the minutes of the meeting which decided on Undetermined zoning for Item A, the area proposed by HKU for it Global Innovation Centre.

1. Approval Process under Para 6B(8) of the TPB Ordinance

- 1.1. The Town Planning Ordinance requires the Board to give due consideration to every representation which has been made in respect of the proposed change to the zonings on the Outline zoning plan under consideration.
- 1.2. Under Paragraph 6B(8) of the Cap. 131 Town Planning Ordinance the Board must decide whether or not :-
 - (a) to propose amendment to the plan in the manner proposed in the representation; or
 - (b) to propose amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.
- 1.3. No representation proposed that the plan be amended to include an Undetermined, “(U)”, zoning for Item A, and hence subparagraph “a” is not relevant to the consideration which the Board had to undertake.
- 1.4. Under subparagraph “b” the Board has the authority to decide whether to propose an amendment to the plan in another manner which would meet the representation under consideration by the Board. The important wording in this subparagraph is “meet the representation”.
- 1.5. The proposal that the Item A be zoned as “(U)”, Undetermined, was a proposal by the Planning Department who, under the TPB Ordinance, cannot be considered as a “representer”.
- 1.6. No representer proposed that the plan be amended to include an Undetermined, “(U)”, zoning for Item A and hence, under subparagraph “b”, there was no representation which could be considered to being met by a zoning of Undetermined, “(U)”.
- 1.7. The TPB Ordinance, neither under paragraph 6B(8) or any other part, gives the Board authority to propose an amendment to the plan that, in the opinion of the Board, will only “partially” meet the representation. Had this been the intention the wording of paragraph 6B(8) would have been different.
- 1.8. The Board has therefore erred in proposing the amendment that the Item A area and should be rezoned as Undetermined, “U”, from the existing approved zoning of GB and RC(6).
- 1.9. The Board’s appropriate decision, under paragraph 6B(8), should have been not to propose an amendment to the plan, thus leaving the zoning as on the current approved plan, namely GB and RC(6).
- 1.10. Such a course of action does not preclude the proponent, HKU, from seeking a change to the plan when HKU has completed its reassessment of its proposals and conducted consultations with the community, a required process which HKU had failed to properly undertake prior to the commencement of the rezoning process.
- 1.11. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

2. Green Belt

- 2.1. The minutes record representer R3250 as stating the “The Town Planning Board Guidelines for ‘Application for Development within Green Belt zone under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 10) promulgated in 1991 clearly stated that there was a general presumption against development (excluding redevelopment) and planning applications would only be considered under exceptional circumstances and should be justified by very strong planning grounds. There was a legitimate expectation that the Board would adhere to its publicly stated planning intention and guidelines. The development of the Centre at the Item A Site did not fulfil the strong planning grounds required for development, as outlined in the OZP since 1986 and in TPB PG-No.10 in 1991”
- 2.2. The response from the planning department that the conditions to be satisfied for the rezoning of Green Belt land is different for an amendment to an OZP and for a

Section 16 application defies all logic of planning. The procedures for effecting such a change, as set out in the TPB ordinance are different, but the fundamental planning considerations which need to be addressed are the same. This was clarified by the Chair in that there was the general presumption against development was applicable to all “GB” zones across all OZPs. She instanced the strong justification provided where areas of GB had been rezoned, but failed to add that no such strong justification had been provided for this rezoning. For instance, no alternative sites had been properly considered, as confirmed by the proponent HKU. Thus, there was no overriding justification for this rezoning.

2.3. The minutes include “Recent government policies, including those from 2023 regarding the green belt development as well as the gazettal of the STT OZP in 2024, indicated that the 2021 policy of granting the Item A Site to HKU for a global I&T centre was outdated”. I suggest that the wording of this minute is incorrect as the 2021 Policy Address only “reserved” a 4 hectare site of Green Belt (not about 4.2 hectares of Green Belt plus a further about 0.5 hectares of land zoned as RC(6) as Item A). The land has NOT been granted as HKU would like to believe. It was only reserved to allow HKU to consider its use, undertake all necessary studies AND consult. As confirmed in the hearings all necessary studies to confirm the feasibility, the ball park costs and construction programme have not been undertaken nor was the required consultation undertaken.

2.4. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

3. PFLM and Excessive Development

3.1. Para 67 of the minutes of the hearing meeting on 4 November include “Ms Janet K.K. Cheung, DPO/HK, PlanD explained that the Pok Fu Lam Moratorium (PFLM) was an administrative measure aimed at limiting excessive development in the Pok Fu Lam area for traffic management reasons”. Is this not in itself a reason for rejecting the proposal as, without any doubt, the proposal from the HKU is an “excessive development”? It seeks a plot ratio of 4.72 for non residential uses in a residential area where the plot ratio is limited to 3.0. The Board should have recognized this as an excessive development and should not have proposed to amend the OZP to include such an excessive development.

3.2. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

4. Programme and Costs

4.1. Representer R3320 presented to the Board a professional assessment of the cost and time required to construct the formation for the facility, based upon the proposals provided by the proponent, HKU. His presentations is minuted in Para 16 of the 5/11/24 minutes.

4.2. The response from the proponent, para 29 (a) of the minutes of 5/11/24, was that “As the Centre was at preliminary planning and design stage, the estimated construction costs and time were not available at the current stage”.

4.3. The proponent stated that the site formation works would account for about 5% of the total construction cost. He was clearly basing his figures on previous projects which were not on steep and inaccessible slopes.

4.4. This, in itself, demonstrated a fundamental misunderstanding of the construction viability of the project, and hence the project as whole. It is irresponsible for a body to proceed, as HKU has done, to seek a rezoning of land without a proper estimate of the construction costs and an indicative programme. Representer R3320 had clearly shown that this was possible on the details made available to the public.

4.5. The failure of HKU to have this critical information, which it is appreciated will need to be updated and revised as the planning and design proceeds, defies any credibility to decisions made by the HKU Council.

4.6. The lack of the costs and programme information from HKU suggests doubts in other responses to the Board from the proponent. While Board members will have appreciated this, there is no indication that this has influenced the Board's decisions on the appropriateness of the zoning.

4.7. The Board should have recognized this shortcoming and not proceeded with, what the Chair called, a stopgap measure. Proceeding with a stopgap measure is additionally inappropriate as the proponent, HKU, has undertaken not to rule out any possible option for another site for the Centre. Para 25 Meeting minutes of 5/11/24.

4.8. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

5. Misleading or incomplete advice given to the Board

5.1. Para 45 of the meeting on 1/11/24 includes the response from Ms Janet K.K. Cheung, DPO/HK, PlanD that designating a site as "U" zone on OZPs was not uncommon when the planning intention for a site was uncertain or while awaiting completion of a study or infrastructure facilities was misleading. Previous uses of the "U" zoning had been to areas where there was no current zoning, or the current land use did not comply with the current zoning. In such cases a zoning was required to be shown on a plan to enable the approval of the plan to move forward. This is not the case with the Pok Fu Lam OZP where the current approved zoning of GB is totally compatible and appropriate to the current use. Rezoning of the area of concern to "U" from "GB" does create a precedent which should have been made aware to the Board by Plan D.

5.2. It is believed that PlanD were referring in particular to the "U" zoning for the land released by the Fanling Golf Course when mentioning that designating a site as "U" zone on OZPs was not uncommon. There are a number of similarities between this area and Item A on the Pok Fu Lam OZP, particularly in respect of the procedures leading up to the gazetting of the draft OZP; no doubt PlanD are carefully studying the JR judgment, which quashed the TPB decision for the Fanling site, and they will, as a result, reconsider their recommendation for the "U" zoning of Item A.

5.3. The Press Release issued on 29 November notes representers' concerns and lists seven key concerns for the HKU to address if they wish the Board to reconsider the rezoning of the land currently zoned on the approved OZP as Green Belt. The Press Release later includes a paragraph which exemplifies a misunderstanding that PlanD and the Chair of the hearings have expounded; namely "In view of the above, the TPB considered it inappropriate to revert the zoning of the Site to "Green Belt", maintain the "OU (Global Innovation Centre)" zoning, or propose other specific zoning before the HKU's submission of a revised proposal". (My emphasis).

5.4. The approved zoning of "the site" remains as Green Belt until such time at the Chief Executive approves an amended Plan. The zoning to OU was only a "proposed" zoning shown on a "draft" Plan; the approved zoning was and still is GB (Green Belt). If the Board had decided not to propose an amendment to the plan, an option under Section 6B(8) of the Town Planning Ordinance, any amendment which had been proposed would become void and the area would continue to be Green Belt. It would not be a reversion but simply a continuation of the currently approved zoning.

5.5. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

6. Stopgap Measure - No basis for approval of zoning. No basis for the boundaries of the zone

6.1. Para 74 of the meeting on 4 November state that “The Chairperson also took the opportunity to clarify to the representers and the representers’ representatives that if the Board decided to propose an amendment to the draft Pok Fu Lam OZP by rezoning the Item A Site from “OU (Global Innovation Centre)” to “U” in the interim period to serve as a stopgap arrangement pending completion of the review and further community engagement by HKU, the “U” zoning would allow time for HKU to review and adjust its development plan in response to the views expressed by the stakeholders and engage the community before submitting the revised development scheme to Government for consideration”.

6.2. Minutes of the meeting on 29 November, in para, 6 (d), state “In view of the latest developments, it was considered inappropriate to maintain the “OU(Global Innovation Centre)” zoning or propose other specific zoning before HKU’s submission of a revised proposal. Thus, PlanD recommended to rezone the Item A Site to “Undetermined” (“U”) in the interim, serving as a stopgap arrangement pending HKU’s completion of the review”.

6.3. While PlanD considered it inappropriate to maintain the OU zoning, there is no minuted reason why an interim zoning was required, as opposed to the current approved zoning remaining until HKU had completed their strategic amendment to their development plan of the Centre.

6.4. Nowhere in the minutes is the “gap” to be “stopped” defined, but this can be taken as the gap between what it is necessary for the Board to properly consider the proposed rezoning to “OU”, Other Uses for the GIC, and what the HKU had been able to justify through their work on the project. Similarly nowhere in the minutes is it explained at how the proposed measures stop this gap, other than to obviate the need for HKU to follow all the procedures necessary for the Board to adequately consider the use of Green Belt Land for other purposes.

6.5. The minutes, and in particular para 11 of meeting on 5 November and para 33 (a) of the minutes of 29 November, are silent on any reasoning why a stopgap rezoning is preferable to the simpler alternative of rejecting the proposed changes to “OU” (Other Uses). The rejection of the proposed rezoning would be simpler and more reasonable especially as the proponent has given an undertaking to reconsider their proposal. This reconsideration, minuted in Para 25 of the meeting on 5 November, included an undertaking “not to rule out any possible options of locating the Centre to another site”. This was repeated in the minutes of the meeting on 29 November when the Vice-Chairperson noted, as recorded in para 30, that “HKU should consider alternative locations in Pok Fu Lam”. With a relocation to another site the proposed stopgap measure would be redundant requiring a rezoning of Item A back to GB and RC(6).

6.6. The same measures of serving as a stopgap arrangement pending completion of the review and further community engagement by HKU could be achieved, and better achieved, by the Boards rejection of the rezoning, with the area remaining zoned as on the current approved plan. The proponent, HKU, would be free to request the rezoning of an appropriate area once the required area and its boundaries had been identified.

6.7. An option for the Board, under the TPB Ordinance, was not to recommend any change to the zoning of Item A pending a resubmission by HKU following their reassessment of the GIC project, including the required consultations which had been largely ignored in the present rezoning exercise. The minutes of the meeting on 29 November are silent on this option, but it was an option which the Board could have been reasonably expected to have considered. As the minutes of the meeting are silent it can only be concluded that the Board did not consider this option, notwithstanding

their obligations to consider it under paragraph 6B(8) sub para (a) of the Town Planning Ordinance.

6.8. It would have been much more reasonable not to change the current approved zonings until after the full procedures, including consultation, had been satisfactorily undertaken. In this respect the recent ruling in the Judicial Review of the Fanling Golf Course site is relevant to the proposed rezoning in Pok Fu Lam.

6.9. The proposed zoning from GB to “U” would remove the requirement clearly stated that there is a general presumption against development in areas zoned as “GB”. The proposed zoning to “U” removes the requirements that applications for developments in areas currently zoned as GB would only be considered under exceptional circumstances and should be justified by very strong planning grounds. These included justifications that there were no other feasible options.

6.10. A stopgap measure which rezoned Item A from GB would reward HKU for their failure in undertaking the required public consultations with the stakeholders to remove the GB zoning. HKU has a poor reputation for engaging with the public brought about by their culture and internal procedures. These give no confidence that that HKU would, or even could, undertake the necessary meaningful community engagement as required by the planning procedures.

6.11. A zoning to “U”, in removing a future need by HKU to provide justifications for a change of the area from GB and thus avoiding the planning procedures for such use of a GB area, is analogous to a university awarding a degree to a student who had failed to undertake sufficient study, failed the exams but only stated that he would try harder in the next semester.

6.12. Given HKU’s undertaking to review and adjust its proposal, there is now no basis for the previous boundaries of the area to be rezoned and this should have been reasonable appreciated by the Board in their considerations.

6.13. The Board may like to consider the introduction of the recent Judgment of the High Court in respect of the Judicial Review of land which had been part of Fanling Golf Course. “During the Battle of Copenhagen in 1801, when told of an unwelcome flag signal from his superior officer ordering him to disengage, Lord Nelson lifted his spyglass to his blind eye, and said “I see no flag”, and explained “I have only one eye and I am entitled to be blind sometimes”. The Director of the Environmental Protection has no such entitlement”. I would respectively suggest that the Town Planning Board, likewise, has no such entitlement and should have considered whether to reject the proposed amendment.

The Board may like to consider the introduction of the recent Judgment of the High Court in respect of the Judicial Review of land which had been part of Fanling Golf Course. The Judge remarked that the certain government director had no entitlement to be blind to unwelcome facts. I would suggest that the same comment applies equally to the Town Planning Board.

6.14. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

7. Collusion between Government and the Hong Kong University

7.1. The two press releases of 3 October, one from the HKU and one from the Hong Kong Government, suggest a conclusion between the two bodies resulting in agreements which affect the statutory planning process for the proposed rezoning of an area on the Pok Fu Lam OZP. These agreements would not appear to have been disclosed to the Town Planning Board members.

7.2. Para 18(b) of the Meeting minutes for 1 November notes that representer R261 made the point that “the Board was an independent statutory decision-making body which had a responsibility to take into account a wide range of relevant matters within

the ambit of town planning but not irrelevant matters. Consideration of policy objectives was only a matter of peripheral importance and the Board should assess the likely planning impact of the proposal. The Board should exercise its independent planning judgement on the suitability of the Item A Site for the development of the Centre, taking into consideration other sites zoned for similar purposes on the STT OZP and the Hung Shui Kiu and Ha Tsuen OZP, which would be more suitable for the proposed use and could be made available for the proposed development in a short time”.

7.3. The lack of transparency of agreements between the Government and the Hong Kong University, and the minutes of the meetings, clearly suggest that the Town Planning Board failed to reasonably exercise its independent planning judgement. In particular they agreed to remove the GB zoning for Item A in spite of the lack of the given process to demonstrate strong planning grounds for development in the area and confirmation that other viable sites were not available. It is relevant to note that HKU had indicated that alternative sites outside of the Pok Fu Lam area had not been considered.

7.4. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

7.5.

8. Policy Statements

8.1. The HKU have based their justification for the rezoning of land in Pok Fu Lam on the then Chief Executive’s 2021 Policy Address. If such Policy Addresses provide direction to the Board for their considerations, then the more recent policy addresses by our current Chief Executive must carry greater direction to the Board.

8.2. A number of representers referred to these policies and in particular the 2023 Policy Address which included “As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plan to further use the “Green Belt” areas for largescale development”. The Policy Address can only be reasonable interpreted that there would not be green belt land for HKU’ GIC facility at Pok Fu Lam. This is consistent with elsewhere in the Policy Address which emphasised the development of the Northern Metropolis for such facilitates, in accordance with Central Government Policy.

8.3. The Board’s decision on 19 July, in overruling objections to the San Tin Technopole Outline Zoning Plan, included “to take forward the national strategy to develop Hong Kong into an international I&T Centre, the “Other Specified Uses” annotated “Innovation and Technology” (“OU(I&T)”) zones under the STT OZP seeks to create a critical mass to foster I&T advancement, meet the increasing demand of land for I&T development and deepen the I&T collaboration with the Mainland and the world”. Such a decision was consistent with the 2023 Policy Address but it would be inconsistent, four months later, to frustrate that desired critical mass by accepting that HKU’s GIC facility should be outside of this I&T area.

8.4. Paragraph 29 in the minutes of the meeting on 29 November notes a member’s question on whether the Board was obliged to follow the policy direction of the 2021 PA and accept HKU’s proposal. The Chairperson said that the “Board with its statutory functions was fully entitled to consider the rezoning proposal independently and professionally”, but she did not mention the 2023 Policy Address, mentioned by representers, with the resulting inconsistencies of the Board’s own decisions.

8.5. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

9. Schedule of Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 issued on 13 December

9.1. In both the minutes of the meetings on both 4 and 5 November (Para 74 and Para 11 respectively), the Chairperson stated that a zoning of Item A to “U”, Undetermined, was to allow time for HKU to review and adjust its development plan. The minutes continue with “If the revised development scheme was considered acceptable to the Government, PlanD would identify an appropriate zoning for HKU to take forward the revised scheme. Subject to the Board’s agreement to the proposed change from “U” to the appropriate zoning, the rezoning would then have to go through another round of statutory planning procedures in accordance with the Ordinance, during which members of the public would have the opportunity again to submit written representations and attend hearings to express their views to the Board directly”.

9.2. The inference of the statement by representers is that the procedure to be followed for the subsequent change of zoning would be through Sections 5 and 6 of the Ordinance, and not Section 16.

9.3. The Schedule of Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 issued on 13 December includes “In the “Undetermined” zone, all uses or developments except those specified in paragraph (7) above require planning permission from the Town Planning Board”.

9.4. Paragraph (7) specifies :-

(a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

(b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(c) maintenance or repair of watercourse and grave.

9.5. While other uses, such as the Global Innovation Centre, would require permission of the Town Planning Board, the inference of “planning permission from the Town Planning Board” could be by a Section 16 application and not through Sections 5 and 6 as the statement by the Chairperson has been understood to be the case.

9.6. Proposed amendment: The Notes to the Plan to be amended to stipulate that any permission sought from the Town Planning Board for the area identified as Item A shall by means of a change to the OZP via Sections 5 and 6 of the Cap 131 Town Planning Ordinance.

10. The Board’s Statutory Duty

10.1. The number and strength of the Representations, both written and orally given at the hearings, were sufficient for the Board to determine that it would be unreasonable for them to decide to propose that the zoning of Item A should be OU, “Other Uses”, for the HKU’s Global Innovations Centre.

10.2. The Board’s statutory duties include setting the development parameters and to zone accordingly, thus requiring the Board to decide on the appropriate development parameters for the area of Item A. Their statutory duty could not be reasonably fulfilled by deciding on an “undetermined” zoning as this failed to set appropriate parameters.

10.3. The Board might like to consider paragraph 28(2) of the recent High Court Judgement (HCAL 1258/2023 by the Hon Coleman J) “traditional administrative law principles include that a decision-maker exercising a statutory power must ask himself the right question and take reasonable steps to acquaint himself with the relevant information to enable him to answer it correctly”.

10.4. If the Board did not feel that they were in a position to set appropriate parameters for Item A, their only option was to decide not to propose an amendment to the plan, TPB Ordinance Section 6B(8). In so doing the zoning on the plan would remain as on the currently approved plan as GB and RC(6).

10.5. Proposed amendment: The proposal to rezone Item A to be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

Bests

Greg

Sent from [Outlook for iOS](#)

Subject: General Circular Email Loop of Woodbury Court

Dear Management Committee & All Residents

This is Joe of ISS Eastpoint. Nice to meet you all.

We refer to the discussion within the Annual General Meeting held on 17 December 2024.

For a better communication between all residents and ISS Eastpoint, The Management Committee suggested to organize a general circular email loop.

We then issue a paper circular to all residents to obtain email addresses. Up to the date of issuance of this email , we have obtained 3 reply slip.

We will work with Darwin to obtain the email address from residents and add into this loop accordingly.

For this email, we enclosed herewith the latest Income & Expenses Report(Oct 2024) for your perusal.

Thank you for your kind attention.

Kind Regard

Wong Joe

<image009.png>

Wong Joe – Property Manager (PMP Licence P1-966945)

Urgent Return receipt Expand Group Restricted Prevent Copy

ISS EastPoint Property Management Ltd (PMC Licence C-072046) / ISS EastPoint Properties Limited (PMC Licence C-989872)



For more information on how we protect your privacy and security, see our Privacy Policy at [iss.com/privacy](#).
If you have any questions about our privacy practices, please contact us at [iss.com/privacy](#).
We are committed to protecting your privacy and security. For more information, see our Privacy Policy at [iss.com/privacy](#).
If you have any questions about our privacy practices, please contact us at [iss.com/privacy](#).

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Follow ISS on

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<image016.png>

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Submission Number:
TPB/R/S/H10/22-F-S095

From: [REDACTED]
Sent: 2025-01-01 星期三 00:40:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F069

Dear Town Planning Board,

I am writing to you with regards to Pokfulam OZP No.S/H10/22:

1. I oppose the proposed "U" zoning and the originally proposed zoning of "OU", preferring that the land of "ITEM A" be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
2. I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning for Item A to (U) Undetermined.
3. I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
4. During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
5. If the Pokfulam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
6. As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.
7. I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in the Pokfulam area are already facing daily congested traffic conditions because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Yours Sincerely,

Name: Megan Shum
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S096

From: [REDACTED]
Sent: 2025-01-01 星期三 20:59:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F070

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic conditions because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Niem An Liang Annette



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Submission Number:
TPB/R/S/H10/22-F-S098

From: Lau Hugh [REDACTED]
Sent: 2025-01-01 星期三 22:58:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to HKU GIC

Further Representation Number:
TPB/R/S/H10/22-F071

Dear Sir/Madam,

I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Lau Jeremy Hugh Yen-hey
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S099

From: [REDACTED]
Sent: 2025-01-02 星期四 01:19:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F072

Dear Board Members,

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Lo Choi Ha Adeline
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S101

From: [REDACTED]
Sent: 2025-01-01 星期三 12:15:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 20250101121302.pdf
Attachment: 20250101121302.pdf

Further Representation Number:
TPB/R/S/H10/22-F073

Regards

Jennifer Ho

Sent from my iPhone

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Cham, Audrey

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S102

From: [REDACTED]
Sent: 2024-12-31 星期二 18:31:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No.S/H10/22
Attachment: 20241231182544.pdf

Further Representation Number:
TPB/R/S/H10/22-F074

Please find attached my duly completed form for the Further Representation on Pokfulam OZP No.S/H10/22.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: LI, DOMINIC KWOK KIN

(circle one) HKID / Passport:

Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S104

From: [REDACTED]
Sent: 2025-01-01 星期三 12:20:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: 20250101121533.pdf
Attachment: 20250101121533.pdf

Further Representation Number:
TPB/R/S/H10/22-F075

Regards

Jennifer Ho

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 1 January 2025 at 12:17:18 PM HKT
To: tpbpd@pland.gov.com
Subject: 20250101121533.pdf

Regards

Jennifer Ho

Sent from my iPhone

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Chau Shung Ping

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S105

From: [REDACTED]
Sent: 2025-01-01 星期三 12:20:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: 20250101121726.pdf
Attachment: 20250101121726.pdf

Further Representation Number:
TPB/R/S/H10/22-F076

Regards

Jennifer Ho

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 1 January 2025 at 12:18:28 PM HKT
To: tpbpd@pland.gov.com
Subject: 20250101121726.pdf

Regards

Jennifer Ho

Sent from my iPhone

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

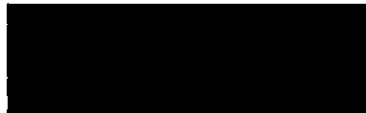
Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Ho Ching Man

(circle one) HKID / Passport:



Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S106

From: [REDACTED]
Sent: 2025-01-01 星期三 12:21:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: 20250101121836.pdf
Attachment: 20250101121836.pdf

Further Representation Number:
TPB/R/S/H10/22-F077

Regards

Jennifer Ho

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 1 January 2025 at 12:19:41 PM HKT
To: tpbpd@pland.gov.com
Subject: 20250101121836.pdf

Regards

Jennifer Ho

Sent from my iPhone

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Chen, Annabel

(circle one) HKID Passport

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S107

From: [REDACTED]
Sent: 2025-01-01 星期三 13:42:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22
Attachment: Further Representation on Pokfulam OZP No S_H10_22
(submitted by Y Ling).pdf

Further Representation Number:
TPB/R/S/H10/22-F078

Dear Sir / Madam

My submission on the captioned subject is attached.

regards
Y Ling

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk


Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Ling Yun

(circle one) HKID / Passport: 

Email / telephone : (optional) 

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S109

From: [REDACTED]
Sent: 2025-01-01 星期三 17:46:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Further Representation Number:
TPB/R/S/H10/22-F079

(1) I opposed the TPB's amendment of the zoning of the 4.72-hectone site designated for the proposed GIC by HKU in Pok Fu Lam (the Site) from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(GIC)") to "Undetermined ("U") in the interim, in order to allow HKU to review and resubmit its proposal. I prefer that the land of 'ITEM A' be zoned "Green Belt" ("GB") until a revised valid proposal is put forth for consideration.

(2) I cannot find a representation that proposed an amendment to zone the land to "Undetermined" ("U"). The TPB's decision to rezone Item A to "Undetermined" ("U") has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to "Undetermined" ("U").

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Urgent Return receipt Expand Group Restricted Prevent Copy

LEE CHUN WO LAWRENCE



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S110

From: [REDACTED]
Sent: 2025-01-01 星期三 17:50:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No S/H10/22
Attachment: processed-28B610FE-B93C-4293-9682-8CDE23BF439B.jpeg;
processed-CE6C387E-7F43-4E88-A6EE-A75D0852BDC5.jpeg

Further Representation Number:
TPB/R/S/H10/22-F080

Hi,

Please find attached my letter regarding further representation regarding the Pokfulam Outline Zoning plan amendment R/S/H10/22-A1.

Regards,
Nicholas Kelsall

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 1 JANUARY 2025

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: _____ NICHOLAS SEBASTIEN MARCEL KESALL

(circle one) HKID / Passport: _____

Email / telephone : (optional) _____

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S111

From: [REDACTED]
Sent: 2025-01-01 星期三 20:21:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to hku gic

Further Representation Number:
TPB/R/S/H10/22-F081

Date: 01/01/2025

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The

Urgent Return receipt Expand Group Restricted Prevent Copy

proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Lau Zoe Vivian Haiyen



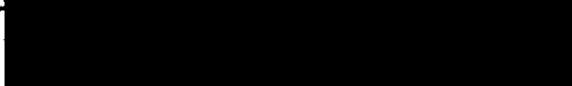
Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Yours sincerely,
Zoe Lau

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S113

From:



Further Representation Number:
TPB/R/S/H10/22-F082

Sent:

2025-01-01 星期三 20:40:49

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

HKU's proposal to build GIC in Pokfulam

Secretary, Town Planning Board

Dear Sir/Madam,

I am writing to oppose HKU's proposal to build a Global Innovation Centre in Pokulam.

Please see the attached file below on the reasons for my opposition to the proposal.

Thanks you.

Joy Aquino

Further Representation on Pokfulam OZP No. S/H10/22


To: tpbpd@pland.gov.hk

Date: 1-1-2025

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: JOY O AQUINO

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S115

From: [REDACTED]
Sent: 2025-01-01 星期三 21:07:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to HKU GIC

Further Representation Number:
TPB/R/S/H10/22-F083

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Lau Benjamin Craig Yenyan

Urgent Return receipt Expand Group Restricted Prevent Copy



Email / telephone : (optional)

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S116

From: [REDACTED]
Sent: 2025-01-01 星期三 21:07:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 回覆： Objection to hku gic

Further Representation Number:
TPB/R/S/H10/22-F084

(1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Cheng Yim Shan
[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Email / telephone : (optional)

Submit your further representation by email
to tpbpd@pland.gov.hk or by post to 15/F North Point
Government Offices, 333 Java Road, North Point, Hong
Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S125

From: [REDACTED]
Sent: 2025-01-02 星期四 10:50:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further representation on Pokfulam OZP No. S/H 10/22
Attachment: Pokfulam OZP.pdf

Further Representation Number:
TPB/R/S/H10/22-F085

Dear Sirs,

Please refer to attached.

Best Regards
Margaret Cheung

Further Representation on Pokfulam OZP No.S/H10/22

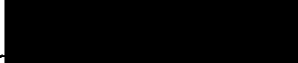
To: tpbpd@pland.gov.hk

Date: 2 JANUARY 2025

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: CHEUNG SUK M&I

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S126

From: [REDACTED]
Sent: 2025-01-02 星期四 10:53:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further representation on Pokfulam OZP No. S/H10/22
Attachment: Further representation on Pokfulam OZP.pdf

Further Representation Number:
TPB/R/S/H10/22-F086

Dear Sirs,

Please refer to attached.

Best regards
Cindy Cheung.

Further Representation on Pokfulam OZP No.S/H10/22

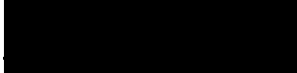
To: tpbpd@pland.gov.hk

Date: 2 JANUARY 2025

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: CHEUNG SUK FAN

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S127

From: [REDACTED]
Sent: 2025-01-02 星期四 11:02:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: ESD.pdf

Further Representation Number:
TPB/R/S/H10/22-F087

Sent with [Proton Mail](#) secure email.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: Josiah Rees Donaldson

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S131

From: [REDACTED]
Sent: 2025-01-02 星期四 11:40:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: JD.pdf

Sent with [Proton Mail](#) secure email.

Further Representation on Pokfulam OZP No.S/H10/22

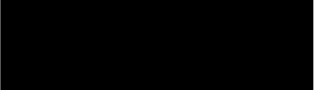
To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: Josiah Rees Donaldson

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S128

From: [REDACTED]
Sent: 2025-01-02 星期四 11:04:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to HKU GIC

Further Representation Number:
TPB/R/S/H10/22-F088

Date: 02/01/2025

(1)I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.

(2)I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.

(3)I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.

(4)During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the

construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Yim Wai Fong



Email / telephone : (optional)

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S129

From: [REDACTED]
Sent: 2025-01-02 星期四 11:25:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22
Attachment: 20250102111657.pdf

Further Representation Number:
TPB/R/S/H10/22-F089

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: -2 JAN 2025

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

- (7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: CHUANG JAMES HO PIAO

(circle one) HKID / Passport:



Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-s130

From: [REDACTED]
Sent: 2025-01-02 星期四 11:39:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: ESD.pdf

Further Representation Number:
TPB/R/S/H10/22-F090

Sent with [Proton Mail](#) secure email.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Jamie Donaldson

(circle one) HKID / Passport:

Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S132

From: [REDACTED]
Sent: 2025-01-02 星期四 11:41:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: JRD.pdf

Further Representation Number:
TPB/R/S/H10/22-F091

Sent with [Proton Mail](#) secure email.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

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Name: Ethan Spence Donaldson

(circle one) HKID / Passport:



Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S133

From: [REDACTED]
Sent: 2025-01-02 星期四 11:41:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: LSY.pdf

Further Representation Number:
TPB/R/S/H10/22-F092

Sent with [Proton Mail](#) secure email.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
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Name: Lo Pan Yim

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Submission Number:
TPB/R/S/H10/22-F-S134

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 12:36:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Submission.pdf

Further Representation Number:
TPB/R/S/H10/22-F093

Dear Sir/Madam,

Please see the attachment..

Thank you.

Best regards,
LIU Cheung Yuen

This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any errors or omissions.

此乃保密電子郵件，並可能享有法律特權。如閣下並非此電子郵件的指定收件人，閣下不得複製、轉發、披露或使用此電子郵件的任何部份。若閣下錯誤地收到此電子郵件，請立刻將此電子郵件及所有複本從閣下的系統中刪除，並且立刻以回覆電子郵件通知寄件人。經互聯網通訊並不保證通訊準時、安全，不含漏洞或電腦病毒。寄件人對所引致的任何錯誤或遺漏概不負責。

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
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- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: LIU CHEUNG YUEN

(circle one) HKID Passport:

Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to **15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.**

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 12:11:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; [REDACTED]
Subject: Strongly oppose the proposed "U" zoning and the originally proposed zoning of "OU"
Attachment: Chan Wing Fai_Opposition.pdf; Chung Wai Wah Caroline_Opposition.pdf; Chan Jia Jiun Warren_Opposition.pdf; Irene Llega Orfinada_Opposition.pdf; Strongly Opposed Proposed U Zoning.pdf

Dear Sir/Madam

We strongly disagree with the proposed "U" zoning and the originally proposed zoning of "OU", preferring that the land of "ITEM A" be zoned Green Belt until a revised proposal is put forth for consideration. Attached please find our household's opposition statement, names and HKIDs.

Faithfully yours,
Chan Wing Fai
Chung Wai Wah Caroline
Chan Jia Jiun Warren
Irene Llega Orfinada

Further Representation Number: TPB/R/S/H10/22-F094	Submission Number: TPB/R/S/H10/22-F-S135
Further Representation Number: TPB/R/S/H10/22-F095	Submission Number: TPB/R/S/H10/22-F-S136
Further Representation Number: TPB/R/S/H10/22-F096	Submission Number: TPB/R/S/H10/22-F-S137
Further Representation Number: TPB/R/S/H10/22-F097	Submission Number: TPB/R/S/H10/22-F-S138

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

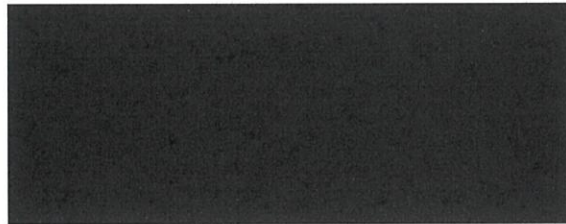
(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Submission Number:
TPB/R/S/H10/22-F-S135

Name: JAN WING FAT

(circle one) HKID / ~~Passport~~:

Email / telephone : (optional)



Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Submission Number:
TPB/R/S/H10/22-F-S136

Name: CHUNG WAH WAH CAROLINE

(circle one) HKID / ~~Passport~~:

Email / telephone : (optional)

Submit your further representation by email to tpbd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Submission Number:
TPB/R/S/H10/22-F-S137

Name: Chan Jia Jinn Warren

(circle one) HKID / Passport:

Email / telephone : (optional)

Submit your further representation by email to tpbd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

(7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Submission Number
TPB/R/S/H10/22-F-S138

Name: IRENE LLIGA ORFINADA

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submit your further representation by email to tpbd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 08:33:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: GIC project objection

Dear sir / madam

Pls see our signed objection to the captioned project attached

Thank you for your attention

Upper Baguio Villa residents

Submission Number:
TPB/R/S/H10/22-F-S139

Submission Number:
TPB/R/S/H10/22-F-S140

Submission Number:
TPB/R/S/H10/22-F-S141

Further Representation Number:
TPB/R/S/H10/22-F098

Submission Number:
TPB/R/S/H10/22-F-S142

(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.

Name: Melany Baricawa

Submission Number:
TPB/R/S/H10/22-F-S142

(circle one) HKID / Passport:

Email / telephone : (optional)

Submit your further representation by email to tpbpd@pland.gov.hk or by post to 15/F North Point Government Offices, 333 Java Road, North Point, Hong Kong.

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date:

- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
- (5) *If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.*
- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

...../2

Further Representation on Pokfulam OZP No.S/H10/22

To: tpbpd@pland.gov.hk

Date: 2/1/2025

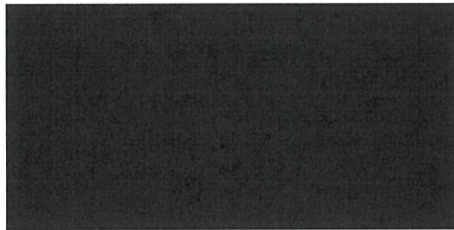
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) *I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
- (4) *During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.*
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- (6) *As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.*

- (7) *I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition because of the developments in Wah Fu, Queen Mary Hospital and the Cyberport. The proposed gigantic GIC development in Pokfulam will likely be the last straw that breaks the camel's back.*

Name: Melany Baricawa

(circle one) HKID / Passport:

Email / telephone : (optional)



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