☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-15 星期日 18:19:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation Relating of Proposed Amendments to the draft Pok Fu Lam Outline Zoning Plan No. S/H10/22

To

The Secretary, Town Planning Board,

FURTHER REPRESENTATION RELATING TO PROPOSED AMENDMENTS TO THE DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22 MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I am writing **in objection** of the proposed amendment, specifically 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"). I strongly urge the Town Planning Board to rezone the said site back to "Green Belt"("GB").

I would like to express my continued support for the mission and objectives of the Global Innovation Centre (GIC). I believe that the proposed GIC has the potential to be a significant catalyst in transforming Hong Kong into an international innovation and technology hub. However, I have concerns regarding the message conveyed by the Town Planning Board through this amendment. It suggests that large organisations, such as HKU, can deprioritize meaningful engagement and consultation with the Pok Fu Lam community while still receiving further protections and reserved site status. This undermines the importance of genuine public involvement in the planning process.

Below are the reasons I believe the TPD should instead rezone the said site back to "Green Belt"("GB")

1. **Accurate Classification of Current Site Conditions**: The site is characterized by a rich and dense presence of trees. As the plans for HKU are being revised, it is essential to accurately classify this site, as it is important for all stakeholders to recognise that any new plans for this site will still necessitate the removal of mature trees and disruption of the natural environment. Zoning the site as "Undetermined" sends the wrong impression that all trees in this zone are already slated for removal, and it is a dangerous precedent to set.

2. **Encouragement of Genuine Public Consultation**: The TPD has noted the importance for HKU to conduct constructive engagement with stakeholders, and has expressed hope that HKU will enhance its communication with the community. Changing the zoning to "Undetermined" contradicts this objective, as it suggests that inadequate engagement with the Pok Fu Lam community will still result in a zoning change favourable to HKU. A return to "Green Belt" zoning would better encourage HKU and other stakeholders to foster meaningful two-way communication.

3. **Addressing Residents' Concerns Regarding Setback Areas**: HKU has indicated its intention to increase the setback area from neighbouring buildings. This means that site boundaries will require adjustment. Rezoning the entire area back to "Green Belt," in alignment with surrounding sites, would help alleviate many residents' concerns regarding the future classification of the setback area.

In conclusion, as HKU's comprehensive amendment of the GIC plan will take time, reverting the zoning of this site to "Green Belt" would convey a strong positive message to the public that their concerns are being acknowledged. This action would also provide a significant incentive for all parties to engage in more genuine collaboration moving forward. In contrast, zoning the site as "Undetermined" implies that public consultation may be deprioritized, allowing large organizations to reserve sites without fully addressing community input. This is not a message I believe the TPD wants to send.

Yours Sincerely,

Han

HKID Details : [redacted] Name : Loke Han Pin

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Submission Number: TPB/R/S/H10/22-F-S002

From: [redacted]
Sent: 2024-12-16 星期一 08:36:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Further representations for TPB.doc

Dear Sir/Madam,
Please find attached my Further Representation.
Kindly confirm receipt and that it is in good order.
Yours faithfully,
Roger Nissim

Further Representation on Pokfulam OZP No.S/H10/22
Email to : tpbpd@pland.gov.hk
16th December 2024

1. Given the very short time available these comments are made on the basis of all the information and feedback given in the lead up to, and during, the TPB hearings on 1,4 &5th November 2024 and the minutes thereof, together with your Press Release dated 29th November 2024.
2. I am concerned that the tone of the Press Release implies that HKU already own the land in question when in fact, as explained to the Board, there has been no legal ownership conveyed to HKU either by private treaty grant, short term tenancy or licence hence the land remains Government land and so remains fully under your control. There seems to be an inexplicable effort to bend over backwards to accommodate HKU's desire to build here which the proposed 'U' zoning perpetuates inspite of the earlier 3,677 representations that were received with over 90% against the project which, in effect, means that the public interest has been ignored.
3. Of the many representations made, R3320 on 5/11/24 was particularly significant, as it gave a figure of around $863m for the cost of site formation excluding the subsequent building costs for the GIC itself. This figure, which was prepared by a Professional geotechnical engineer with over 25 years experience mainly in foundation and site formation works, was not challenged with HKU stating in the subsequent Q&A that it had no specific comments on the assumptions made by R3320. It is clear that HKU had not done their homework on this vital piece of information which would obviously make development of this site financially unviable. Indeed in the private sector a sum of this magnitude would make the development of this site a non-starter, particularly in todays difficult economic climate!Before proceeding any further TPB should be asking HKU who is going be paying this huge sum? Certainly not government and there must be serious doubts regarding private donors who should be questioning whether or not their money was going to be wisely spent?
4. Since 1986 up until 2024 this site had been zoned GB for the very good reason that it is up to 80m high, steep sloping, covered with mature vegetation including over 2000 trees which fully justified its orignal zoning, together with the accompanying presumption against development. As no cogent planning justifications have been presented for the removal of this presumption the legitimate expectation for the continuance of the GB zoning remains.
5. It is interesting to note that in the CE's 2023 Policy Address it states ' As we have already identified enough land for housing, industry and other developments for the coming 30 years the Government has no plans for the time being to further use " Green Belt" areas for large scale development.' Given the serious geotechnical constraints of this site and the availability of suitably zoned alternative Government sites, why was this policy not adhered to, or reference made to your own PG No. 10, in the 2024 rezoning exercise?
6. In the same vein the CE's 2024 Policy Address makes a strong case for HK's future International Innovation &Technology (I&T) Park to be focused in the Lok Ma Chau Loop and/or the San Tin Technopole so they can be immediately adjacent to, interact and develop synergy with, Shenzhen's already highly developed I&T zone. Government has sufficient flat land in the Lok Ma Chau Loop which it can grant to HKU now for their GIC which can be built there, without any of the expensive development complications of the Pokfulam site, in support of the CE's stated policy objective's which include expanding Research & Development, as well as being overall better value for money.
7. Accordingly I object to the proposed 'U' zoning and feel strongly that the original 'GB' should be reinstated as being the rightful zoning and also being in the public interest.

Roger Nissim, FRICS, FHKIS
Land & Planning Consultant

HKID – NISSIM, Roger Anthony, [redacted]

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Submission Number: TPB/R/S/H10/22-F-S003

From: [redacted]
Sent: 2024-12-21 星期六 15:55:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

TO WHOM IT MAY CONCERN

I strongly oppose the proposed amendment to zone 'U' and the original 'OU' zoning for the land designated as 'ITEM A'. I believe this land should remain zoned as Green Belt (GB) until a revised proposal is submitted for consideration.

I could not find any representation advocating for the amendment to zone this land as (U) Undetermined, suggesting that this decision lacks sufficient community support.

I question the rationale behind having the Chief Executive sign a "stop-gap measure." Why not await the new GIC proposal, along with appropriate zoning amendments and statutory planning procedures, to present a substantial plan for the Chief Executive to consider?

It is important to recognize the value of the 2,250 trees on this land, regardless of the commonality of the species or their registration status.

If the Planning Department deems the Pokfulam area most suitable for development, I would like to point out that there is an appropriately sized and located RC6 area, already zoned as "Residential," comprising 2.5 hectares adjacent to the GB. This area should be prioritized before any rezoning of GB is considered.

During the TPB public hearings in early November, it became evident that the HKU GIC proposal is seriously flawed, including many unnecessary structures such as residential buildings, restaurants, and extensive open spaces. By excluding these elements, the size and scope of the proposed HKU GIC could be significantly reduced.

Given Hong Kong's ongoing structural deficit of HK$100 billion, it is unacceptable for a publicly owned educational facility to pursue unnecessary, extravagant construction in an unsuitable and costly location.

I strongly disagree with the Planning Department's assertion that the presence of educational, institutional, hospital, and residential land users in Pokfulam justifies the development of our adjacent green belt.

I acknowledge that the TPB has heard public concerns, and I will continue to advocate for these issues until they are addressed.

Mrs. Michel Colomba Sealy
Upper Baguio Villa Resident

[redacted]

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Submission Number:
TPB/R/S/H10/22-F-S004

From: [redacted]
Sent: 2024-12-21 星期六 17:04:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

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

TO WHOM IT MAY CONCERN

I strongly oppose the proposed amendment to zone 'U' and the original 'OU' zoning for the land designated as 'ITEM A'. I believe this land should remain zoned as Green Belt (GB) until a revised proposal is submitted for consideration.

I could not find any representation advocating for the amendment to zone this land as (U) Undetermined, suggesting that this decision lacks sufficient community support.

I question the rationale behind having the Chief Executive sign a "stop-gap measure." Why not await the new GIC proposal, along with appropriate zoning amendments and statutory planning procedures, to present a substantial plan for the Chief Executive to consider?

It is important to recognize the value of the 2,250 trees on this land, regardless of the commonality of the species or their registration status.

If the Planning Department deems the Pokfulam area most suitable for development, I would like to point out that there is an appropriately sized and located RC6 area, already zoned as "Residenti al," comprising 2.5 hectares adjacent to the GB. This area should be prioritized before any rezoning of GB is considered.

During the TPB public hearings in early November, it became evident that the HKU GIC proposal is seriously flawed, including many unnecessary structures such as residential buildings, restaurants, and extensive open spaces. By excluding these elements, the size and scope of the proposed HKU GIC could be significantly reduced.

Given Hong Kong's ongoing structural deficit of HK$100 billion, it is unacceptable for a publicly owned educational facility to pursue unnecessary, extravagant construction in an unsuitable and costly location.

I strongly disagree with the Planning Department's assertion that the presence of educational, institutional, hospital, and residential land users in Pokfulam justifies the development of our adjacent green belt.

I acknowledge that the TPB has heard public concerns, and I will continue to advocate for these issues until they are addressed.

Mr. Jonathan Jack Sealy
Upper Baguio Villa Resident

[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number: TPB/R/S/H10/22-F-S005

From: [redacted]
Sent: 2024-12-21 星期六 17:31:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pok Fu Lam Outline Zoning Plan No. S/H10/22

TO WHOM IT MAY CONCERN

I strongly oppose the proposed amendment to zone 'U' and the original 'OU' zoning for the land designated as 'ITEM A'. I believe this land should remain zoned as Green Belt (GB) until a revised proposal is submitted for consideration.

I could not find any representation advocating for the amendment to zone this land as (U) Undetermined, suggesting that this decision lacks sufficient community support.

I question the rationale behind having the Chief Executive sign a "stop-gap measure." Why not await the new GIC proposal, along with appropriate zoning amendments and statutory planning procedures, to present a substantial plan for the Chief Executive to consider?

It is important to recognize the value of the 2,250 trees on this land, regardless of the commonality of the species or their registration status.

If the Planning Department deems the Pokfulam area most suitable for development, I would like to point out that there is an appropriately sized and located RC6 area, already zoned as "Residential," comprising 2.5 hectares adjacent to the GB. This area should be prioritized before any rezoning of GB is considered.

During the TPB public hearings in early November, it became evident that the HKU GIC proposal is seriously flawed, including many unnecessary structures such as residential buildings, restaurants, and extensive open spaces. By excluding these elements, the size and scope of the proposed HKU GIC could be significantly reduced.

Given Hong Kong's ongoing structural deficit of HK$100 billion, it is unacceptable for a publicly owned educational facility to pursue unnecessary, extravagant construction in an unsuitable and costly location.

I strongly disagree with the Planning Department's assertion that the presence of educational, institutional, hospital, and residential land users in Pokfulam justifies the development of our adjacent green belt.

I acknowledge that the TPB has heard public concerns, and I will continue to advocate for these issues until they are addressed

Mr SEALY, Anthony John
Upper Baguio Villa Resident

[redacted]

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Submission Number: TPB/R/S/H10/22-F-S006

From: [redacted]
Sent: 2024-12-25 星期三 14:06:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: FURTHER REPRESENTATION RELATING TO PROPOSED AMENDMENTS TO THE DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22 MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

To the Secretary, Town Planning Board,

FURTHER REPRESENTATION RELATING TO PROPOSED AMENDMENTS TO THE DRAFT POK FU LAM OUTLINE ZONING PLAN NO. S/H10/22 MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

I am writing to **object** to the proposed amendment, specifically 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"). I strongly urge the Town Planning Board to rezone the said site back to "Green Belt"("GB").

I believe that the Global Innovation Centre (GIC) has the potential to be a significant and important staple in Hong Kong: transforming it into an international innovation and technology hub, making it a big step ahead for Hong Kong. Despite all of the benefits, there remains concerns regarding the message conveyed by the Town Planning Board through this amendment. It suggests that large organizations, such as HKU, can deprioritize meaningful engagement and consultation with the Pok Fu Lam community while still receiving further protections and reserved site status. This undermines the importance of genuine public involvement in the planning process.

Below are the reasons I believe the TPD should instead rezone the said site back to “Green Belt”(“GB”).

1. **Relieves Residents That Have Various Concerns:** As for the residents, they have multiple concerns regarding HKU's GIC construction on the zone they were supposed to build on. After HKU decided to rethink their plans, changing the zone from "Greenbelt" to "Undetermined" leads to more uncertainty among the residents, sending the wrong message. Changing the zone back to "Greenbelt" will help reassure the residents that they are being acknowledged and noticed, relieving their concerns by a strong amount.

2. **The Zone should Logically be Classified as Green Belt:** The original building site HKU wanted to construct GIC on, is packed with trees and wildlife that took years to grow. Green Belt means land that has multiple trees and wildlife all around. Looking over at the original building site, the zone checks every box to be classified as Green Belt with no exceptions. Making the zone "Undetermined" is logically wrong in a sense that there should be another obvious classification it could be, that being Green Belt.

In conclusion, as HKU's comprehensive amendment of the GIC plan will take time, reverting the zoning of this site to "Green Belt" would convey a strong positive message to the public that their concerns are being acknowledged. This action would also provide a significant incentive for all parties to engage in more genuine collaboration moving forward. In contrast, zoning the site as "Undetermined" implies that public consultation may be deprioritized, allowing large organizations to reserve sites without fully addressing community input. This is not a message I believe the TPD wants to send.

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Yours Sincerely,

Lucas Loke

HKID Details : [redacted] Name : Loke Jay Fung Lucas

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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

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.

...../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: Chong Dion Leung Peter

(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.**

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Submission Number:
TPB/R/S/H10/22-F-S009

Submission Number:
TPB/R/S/H10/22-F-S010

From: [redacted]
Sent: 2024-12-25 星期三 23:14:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Image_20241225_0001.jpg; Image_20241225_0002.jpg

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：Dec. 25, 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「ITEM A」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。

Submission Number:
TPB/R/S/H10/22-F-S009

姓名：Lo Steen Tsang, Eric

（選一）香港身分證/~~護照~~：[redacted]

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。

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　：25 Dec 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「ITEM A」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。

Submission Number:
TPB/R/S/H10/22-F-S010

姓名：LUI SING LEUNG

（選一）香港身分證/護照：[redacted]

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。

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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

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.

...../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: CHIU SIK CHUNG

(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.**

☐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

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.

...../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: Lo Lai Ha

(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.

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

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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

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.

...../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: CHIU CHEUK KEI

(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.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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

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) 1 canit 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

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

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.

...../2

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Name: YAN WING KEUNG

(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.**

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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

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.

...../2

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Name: NG PO YEE JESSICA

(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.**

Submission Number:
TPB/R/S/H10/22-F-S017

From: [redacted]
Sent: 2024-12-26 星期四 16:03:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 進一步闡述關於薄扶林分區計劃大綱草圖編號 S/H10/22

關於薄扶林 **OZP No.S/H10/22** 的進一步陳述

親愛的城規會委員，

有關修改港島規劃區第 **10** 區薄扶林分區計劃大綱草圖編號 **S/H10/22**， 本人感激城規會考慮到大量反對於綠化地帶興建港大國際創新中心的反對建議，並且在 **2024** 年 **11** 月 **29** 日發佈新聞稿表示將有關土地由「其他指定用途」註明「港大國際創新中心」，劃定為 **U**「 未確定」，並且讓居民再有一次機會對城規會的最新決定作出回饋。 盼望城規會在再次考慮該地帶的用途，可以考慮和納入以下各點：

1. 該段地帶擁有 **2,250** 棵樹，那些樹木無論是什麼品種、以及是否已註冊都是有大自然綠化的價值，而且這些樹木都是薄扶林之所謂「林」的寶貴天然資源，因此萬望城規會能夠將「**Item A**」的土地重新確定為綠化地帶**(G)**，以確保能長遠地、清晰地、確定地保護這些林木，而不單只是把該地帶規劃為「**U**」或最初提議的「**OU**」分區。

2. 很多本區的居民都在本年五月份致函貴會，表示極力反對香港大學建議的創新中心 **(GIC)** 的範圍、面積及高度。建議的創新中心將伸延至極度迫近民居(包括上碧瑤灣)， 並且牽涉會將大量的樹木砍伐，令薄扶林的生態及綠化區域大量減少。 盼望各委員在研究是否批核創新中心所佔的空間的時候，請照顧到以下幾項：

2.1 域多利道一向是綠化的 **"scenic drive"**。是一條依山而建的繞道、狹小而彎曲的雙線行車道路。若然在這麼大範圍興建這麼龐大的創新中心，將會毀滅了這個綠化地帶和這條薄扶林區蠻有特色的**"scenic drive"**。 **2,000** 多棵大自然野生的樹木的綠化地區是絕對不能用若 **800** 棵人工種植樹木或綠色幕牆的梯形龐大建築物所代替。 綠林是薄扶林的特色，就如海灘是淺水灣的代表，保護現有的綠化地帶可說是保住薄扶林的重要脈搏。

2.2 創新中心是否只能夠在這綠化的地段建築、是否需要那麼大面積的綠化地段，並且砍伐大量樹木來建成。在 **2024** 年 **5** 月 **13** 日香港大學舉行的簡介會(下稱簡介會)中，香港大學的負責人重複地說現在天然野生的樹木不及他們將來會新種植的樹木。 這說法及邏輯實在是詆毀了大自然野生樹木汰弱留強的生態，若是砍伐大自然的樹木而重新種植的是一定會更加好的話，是不是要將所有大自然的樹木都砍伐，並以人工種植的樹木來代替呢？

2.3 創新中心是否一定要那麼靠近民居。 而且建議的計劃竟然沒有預留足夠的 、並且與現時綠化空間一樣高度的緩衝區域，可說是極之擾民。香港大學的負責人口口聲聲說他們的設計是那麼綠化、那麼與大自然融合，事實只是說謊來包裝極差劣的設計。

2.4 香港大學 **GIC** 的建議包括了大量與教學沒有直接關係的建築，如住宅、餐廳以及大面積的休憩用地。為了尊重附近居民有保障現有及自改善生活質素的權利，香港大學 **GIC** 應該以建築「最少」**(Minimal)**，即是刪除任何沒有直接教學用途的建築，並且以利及附近居民為「最大」**(Maximum)**，即是保障有廣闊的緩衝空間、利及居民通行、並且暢通無阻的計劃為依歸。

2.5 香港大學在這一帶所起的大型建築物，往往令行人道路極之狹窄，已經為道路安全增加極高的潛在危險，亦令附近居民非常反感，影響民生及市民的幸福感。例如在沙宣道新建的建築物的公共空間特別是行人道路非常狹小，交通安全(包括行人和行車的道路) 的設計惡劣，帶來很多潛在的危險，必須要盡快糾正。並且更加不應該在將來新建的建築物重蹈覆轍

感謝各委員的時間和關注。祝各位 新年快樂、身體安康。

胡小姐 敬上

以下個人資料只為這次城規會陳述之用，請加以保密，並且不作公開。

[redacted]

☐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

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.

...../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: YAN HO CHEUNG

(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.**

☐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

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

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.

...../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: SARCE ANALYN COLISAO

(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.**

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number: TPB/R/S/H10/22-F-S020

From: [redacted]
Sent: 2024-12-26 星期四 17:37:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam Outline Zoning (S/H10/22)
Attachment: 20241226_171901.jpg

This represents my opinion against rezoning the Pokfulam Green Belt to Undetermined "U".

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：26/12/2024

(1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEM A」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：楊步雄

（選一）香港身分證/護照：[redacted]

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。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-26 星期四 18:41:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: 關於薄扶林 OZP No.S/H10/22 的進一步陳述

Thank you very much.

Best wishes,

Chris Tang

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：26-12-2024

(1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEM A」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：[redacted]

（選一）香港身分證/護照：[redacted]

電子郵件/電話：（可選）

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From: [redacted]
Sent: 2024-12-27 星期五 10:27:25
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: OZP No. S/H10/22 進一步陳述

見附件

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：26-12-2024

(1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEM A」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：[redacted]

（選一）香港身分證/護照：[redacted]

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。

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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

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;

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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
[redacted]

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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]

Submission Number:
TPB/R/S/H10/22-F-S024

就圖則的建議修訂作出進一步申述
Further Representation In Respect of Proposed Amendments to Plan

參考編號
Reference Number: 241227-090514-90605

提交限期
Deadline for submission: 03/01/2025

提交日期及時間
Date and time of submission: 27/12/2024 09:05:14

「進一步申述人」全名
Full Name of "Further Representer": 女士 Ms. Ramos, Mila Rance

「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:

相關的建議修訂 Related Proposed Amendments	你支持還是反對有關事項? Are you supporting or opposing the subject matter?	理由 Reasons
Site Boundaries will change	反對 Oppose	Since HKU is going to replan everything and the site boundaries will change, TPD should re-zone it back to the original and let the process start from the beginning.
Wrong Classification of a true greenbelt area.	反對 Oppose	The area remains rich in mature trees and a diverse natural ecosystem. It is essential to designate the land as a Greenbelt to ensure clear communication that any development will come at the cost of preserving our valuable natural environment.

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Submission Number:
TPB/R/S/H10/22-F-S025

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

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.

...../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: Chu Ming Po Shirley

(circle one) HKID / Passport: [redacted]

Email / telephone : (optional) [redacted]

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.**

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Submission Number: TPB/R/S/H10/22-F-S026

From: [redacted]
Sent: 2024-12-27 星期五 12:31:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]
Subject: Further Representation Relating of Proposed Amendments to Plan No.S/H10/22

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, :-
      (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.

(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.

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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 : Leung Kam Ming
[redacted]

Best Regards,
Leung Kam Ming

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-27 星期五 14:28:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

TO WHOM IT MAY CONCERN

I strongly oppose the proposed amendment to zone 'U' and the original 'OU' zoning for the land designated as 'ITEM A'. I believe this land should remain zoned as Green Belt (GB) until a revised proposal is submitted for consideration.

I could not find any representation advocating for the amendment to zone this land as (U) Undetermined, suggesting that this decision lacks sufficient community support.

I question the rationale behind having the Chief Executive sign a "stop-gap measure." Why not await the new GIC proposal, along with appropriate zoning amendments and statutory planning procedures, to present a substantial plan for the Chief Executive to consider?

It is important to recognize the value of the 2,250 trees on this land, regardless of the commonality of the species or their registration status.

If the Planning Department deems the Pokfulam area most suitable for development, I would like to point out that there is an appropriately sized and located RC6 area, already zoned as "Residential," comprising 2.5 hectares adjacent to the GB. This area should be prioritized before any rezoning of GB is considered.

During the TPB public hearings in early November, it became evident that the HKU GIC proposal is seriously flawed, including many unnecessary structures such as residential buildings, restaurants, and extensive open spaces. By excluding these elements, the size and scope of the proposed HKU GIC could be significantly reduced.

Given Hong Kong's ongoing structural deficit of HK$100 billion, it is unacceptable for a publicly owned educational facility to pursue unnecessary, extravagant construction in an unsuitable and costly location.

I strongly disagree with the Planning Department's assertion that the presence of educational, institutional, hospital, and residential land users in Pokfulam justifies the development of our adjacent green belt.

I acknowledge that the TPB has heard public concerns, and I will continue to advocate for these issues until they are addressed.

Mr Michael Anthony Sealy

[redacted]

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Submission Number: TPB/R/S/H10/22-F-S028

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.*

...../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: HATHIRAMANI LACHMAN SOBHRAJ

(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.**

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From: [redacted]
Sent: 2024-12-27 星期五 16:16:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No. S/H 10/22

Further Representation on Pokfulam OZP No. S/H 10/22

December 27, 2024

Dear Sirs:

I oppose the proposed amendment to rezone the land to "Undetermined". No one, not even the University of Hong Kong, has asked to rezone the land to this category. This proposed amendment is unwarranted.

During the public consultation process, 3411 submissions against the HKU proposal were received. Only 248 submissions were recorded to be in favor. This landslide of adverse public opinions against the HKU proposal should be duly noted and registered in a fair consultation process to reflect the gravity of public concern expressed against the idea.

Closer scrutiny of HKU's original proposal reveals that 61% of the requested land is designated to residential staff quarters, cafeteria, restaurants, shops and other spaces completely unrelated to core research purposes. HKU already has surplus staff quarters on the private rental market for a long time, leased out to tenants unaffiliated with HKU. TPB should ask HKU to provide such audited figures to justify their proposal embedded with a request for more land to build additional staff quarters. In response to the overwhelmingly opposing views, HKU has undertaken to review and adjust their proposal. Implicit in their public statement is the admission by the University that their proposal is inherently fraught with issues that are a far cry from public expectations, as demonstrated by their insensitivity to plan for a nitrogen tank right behind a residential block. One wonders if such a proposal meets the criteria of a leading institution taking robust measures to pursue cutting edge technology and research. To date, there has been no real efforts by HKU to engage the local community despite emphatic criticisms. The rezoning of the current greenbelt to "Undetermined" has no grounds, and is interpreted as a precursor to greenlight the HKU's plan in principle without a revised proposal with details from the University, even though HKU has received a plethora of constructive counter-proposals to relocate the GIC elsewhere in line with the Government's initiative to develop HK's strategic hi-tech, research and innovation hub in San Tin.

The Pokfulam Moratorium in force since the 1970s recognizes the need to control development in the Pokfulam area due to traffic bottlenecks. If this Moratorium is tweaked and bent for approval of the development proposal, which in the end results in more residential buildings, much more than for research, this would defy the spirit and the purpose of the Moratorium. Why then do we still have such a Moratorium?

Much has been said that the GIC should be located in the Northern Metropolis. HKU has yet to commission a detailed study on the feasibility of this counter-proposal, other than stating the desire to be in Pokfulam for synergies with the main campus, which are abstract claims. A number of leading education institutions in the world have research facilities remote from the main campus. MIT has a center with laboratories in Singapore for interdisciplinary research and innovation, offering the largest MIT international research program. Harvard University operates more than a dozen institutions outside the United States, including the Harvard Center Shanghai. The history of Nobel Prize is replete with joint laureates not of the same nationalities successfully co-opting and conducting concurrent, ground-breaking research from different locations across the globe. We are in the 21st century, interlinked with technology and internet; distance poses no barriers to those who want to succeed.

There have been requests for HKU to consider Cyberport. All what HKU is asking for can be easily fitted into the broad scheme of Cyberport, with surplus. I would propose that the TPB asks HKU to work with the government, which owns the Cyberport, to locate their GIC at Cyberport 5. In the current doldrums of the commercial property market, it would spare the Cyberport management of the headache to find tenants, and put the resources of Cyberport to good use. Together, we can prevent the decimation of a valuable greenbelt. This is a win-win situation for all. There is no need for TPB to reclassify the land as "Undetermined".

HUI Chi Sang Anthony

[redacted]

From: [redacted]
Sent: 2024-12-27 星期五 16:23:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H 10/22

December 27, 2024

Dear Sirs:

I oppose the proposed amendment to rezone the land to "Undetermined". No one, not even the University of Hong Kong, has asked to rezone the land to this category. This proposed amendment is unwarranted.

During the public consultation process, 3411 submissions against the HKU proposal were received. Only 248 submissions were recorded to be in favor. This landslide of adverse public opinions against the HKU proposal should be duly noted and registered in a fair consultation process to reflect the gravity of public concern expressed against the idea.

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The Pokfulam Moratorium in force since the 1970s recognizes the need to control development in the Pokfulam area due to traffic bottlenecks. If this Moratorium is tweaked and bent for approval of the development proposal, which in the end results in more residential buildings, much more than for research, this would defy the spirit and the purpose of the Moratorium. Why then do we still have such a Moratorium?

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YEUNG Fung Lee Rebecca

[redacted]

Submission Number:
TPB/R/S/H10/22-F-S031

From: [redacted]
Sent: 2024-12-27 星期五 16:26:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H 10/22

December 27, 2024

Dear Sirs:

I oppose the proposed amendment to rezone the land to "Undetermined". No one, not even the University of Hong Kong, has asked to rezone the land to this category. This proposed amendment is unwarranted.

During the public consultation process, 3411 submissions against the HKU proposal were received. Only 248 submissions were recorded to be in favor. This landslide of adverse public opinions against the HKU proposal should be duly noted and registered in a fair consultation process to reflect the gravity of public concern expressed against the idea.

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Konan HUI

[redacted]

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From: [redacted]
Sent: 2024-12-27 星期五 16:29:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H 10/22

December 27, 2024

Dear Sirs:

I oppose the proposed amendment to rezone the land to "Undetermined". No one, not even the University of Hong Kong, has asked to rezone the land to this category. This proposed amendment is unwarranted.

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Konrad HUI

[redacted]

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Submission Number:
TPB/R/S/H10/22-F-S033

From: [redacted]
Sent: 2024-12-27 星期五 16:37:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]

Subject: Submission of Further Representation on Pok Fu Lam OZP No. S/H10/22

Attachment: Further Representation.pdf

To: Town Planning Board
Cc: Chief Executive of HKSAR

Dear Sir/Madam,

I am writing to submit my further representation regarding the proposed rezoning of the Pok Fu Lam Item A site under Outline Zoning Plan (OZP) No. S/H10/22. Please find attached my objection report outlining significant concerns regarding the rezoning from Green Belt (GB) to "Undetermined" (U).

This submission reflects the overwhelming public opposition from residents and stakeholders, as well as detailed analysis highlighting environmental, financial, and policy misalignments. I urge the Town Planning Board to consider these points carefully and to preserve the existing Green Belt designation in alignment with Hong Kong's long-term planning objectives and public interest.

I would be grateful if you could confirm receipt of this further representation and advise on the next steps in the review and consultation process. Should you require any further information or clarification, please do not hesitate to contact me.

Thank you for your attention to this matter.

Yours faithfully,

Wong Tak Lee (Mr)
[redacted]

Objection Report

Further Representation on Pok Fu Lam OZP No. S/H10/22

Date: December 28, 2024

To: Town Planning Board (TPB)

Attn: Chairperson and Members

CC: Chief Executive, Hong Kong SAR

Subject: **Rezoning of Pok Fu Lam Item A Site to "Undetermined" (U)**

Dear Sir/Madam:

I write to express my strong objection to the proposed rezoning of the Pok Fu Lam Item A site from "Green Belt" (GB) to "Undetermined" (U) under the draft Outline Zoning Plan (OZP) No. S/H10/22. I urge the Town Planning Board to preserve the existing Green Belt designation and reject HKU's proposed Global Innovation Centre (GIC) development.

This objection report is submitted on the basis of overwhelming opposition of 3,411 residents and stakeholders who have clearly and consistently voiced their objections. The proposal risks diminishing Hong Kong's environmental sustainability, public trust, and the integrity of urban planning principles. This report outlines the strongly substantiated grounds for objection, each supported by professional assessments, relevant precedents, and strategic urban planning principles.

I respectfully request the TPB to reject the rezoning and maintain the Green Belt zoning in alignment with Hong Kong's long-term planning objectives, environmental commitments, and community interests.

Executive Summary

Based on legal, environmental, financial and policy grounds and reinforced by overwhelming public oppositions, this report provides strong objections to the rezoning of the Pok Fu Lam Item A site to "Undetermined." Key points include:

- **Preservation of Green Belt Land:** Essential for preventing urban sprawl, preserving biodiversity, and maintaining ecological balance.
- **Strategic Misalignment:** The rezoning contradicts the Northern Metropolis Development Strategy by misplacing innovation infrastructure in an area unsuitable for such development. Suitable, policy-aligned alternatives are available especially in the Northern Metropolis, which offers flat, ready-to-develop land for HKU's GIC. Development in Pok Fu Lam is unnecessary, costly and contradicts with HK's I&T growth strategies.
- **Community Consensus - Overwhelming Public Oppositions:** 3,677 representations were submitted during public consultation. Over 3,411 representations oppose the rezoning, reflecting overwhelming public sentiment to preserve the area's green space.
- **Traffic and Infrastructure Overload:** Current infrastructure cannot support large-scale development without exacerbating congestion.
- **Legal Risks and Precedents:** The Fanling Golf Course case underscores the legal vulnerability of rezoning decisions that contradict environmental and planning policies.
- **Climate Commitments:** Development of the GIC undermines Hong Kong's carbon neutrality and climate resilience objectives.
- **Lack of Legal Ownership by HKU**: HKU does not hold legal ownership of the land, which remains Government property. There has been no conveyance by private treaty grant, short-term tenancy, or licence.
- **Excessive Development Costs:** Representation R3320 estimated HK$863 million for site formation, excluding building costs. HKU did not contest this figure during hearings, raising concerns over the project's financial viability.
- **Contradition to Government Policy:** The 2023 Policy Address states that Green Belt areas will not be used for large-scale development due to sufficient land supply. The 2024 Policy Address prioritises innovation hubs

in the Northern Metropolis, Lok Ma Chau Loop and San Tin Technopole, aligning with broader I&T development strategies.

This report substantiates these objections with the following analysis, environmental studies, and community perspectives.

1 Introduction

The Pok Fu Lam area represents one of Hong Kong Island's few remaining low-density, green residential zones. For nearly 40 years, this community has been safeguarded under the Green Belt (GB) zoning designation, protecting the area from intrusive development.

The recent proposal to rezone the Item A site to "Undetermined" (U) poses an existential threat to Pok Fu Lam's character, environment, and livability. The introduction of large-scale, high-density development in this ecologically sensitive and infrastructurally constrained area stands in direct opposition to Hong Kong's planning policies and environmental commitments.

This report provides a structured and detailed argument against the proposed rezoning. Through professional analysis, legal precedents, and comprehensive community feedback, it aims to demonstrate why the existing Green Belt zoning should be preserved.

2 Background and Site Analysis

The Item A site was designated as Green Belt (GB) in **1986** under the Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/1. This designation reflected the site's **steep slopes, ecological value, and environmental sensitivity.**

For nearly four decades, successive versions of the Pok Fu Lam OZP have maintained this designation, reinforcing the presumption against development in the area. The Explanatory Statement (ES) of the OZP cites the site's **topographical and geotechnical constraints** as primary reasons for restricting development.

The steep, vegetated slopes and the **80m elevation difference** between Pok Fu Lam Road and Victoria Road present **significant engineering**

challenges and ecological risks. The site forms part of a contiguous green corridor essential for biodiversity and urban climate resilience.

3 Overview of the Development Proposal

The University of Hong Kong (HKU) has proposed the development of a Global Innovation Centre (GIC) at the Item A site. The development encompasses:

- **Total GFA of 222,720 square meters**, of which more than 60% are related to non-research and/or non-academic purposes including commercial premises and private-rental residential accommodations that are set to compete with the private-sector rental-market residential apartments which are now in excessive supply in the open market.
- **Biosafety Level 3 (BSL-3) laboratory**, raising community concerns over health and safety risks.

The proposal involves the **removal of over 2,250 mature trees,** permanently altering the landscape and ecological fabric of Pok Fu Lam.

HKU's justification cites the need to expand innovation and technology infrastructure. However, the proposal fails to align with Hong Kong's strategic development goals and raises fundamental questions about site suitability and environmental sustainability.

4 Grounds for Objection

This section outlines the key objections to the proposed rezoning. Each ground is supported by evidence, community input, and policy analysis.

4.1 Preservation of Green Belt Land

The preservation of Green Belt (GB) land is a cornerstone of Hong Kong's urban planning and environmental sustainability framework. The Pok Fu Lam Item A site has been zoned as GB since **1986** under OZP No. S/H10/1. This designation reflects the area's ecological sensitivity, steep slopes, and critical role in maintaining Hong Kong Island's green buffer zones.

The Town Planning Board (TPB) Guidelines No. 10 clearly state that there is a **strong presumption against development** within Green Belt zones. The guidelines emphasize that development proposals will only be considered under **exceptional circumstances,** requiring demonstrable public need, environmental mitigation, and the absence of alternative sites.

The rezoning of this site to "Undetermined" (U) undermines the integrity of the GB designation. It opens the door to speculative development that **prioritizes institutional convenience over environmental preservation.** This shift represents a dangerous precedent, weakening the presumption against development and jeopardizing similar Green Belt zones across Hong Kong.

The Item A site's **steep and vegetated slopes** provide essential ecosystem services, acting as a **natural barrier against urban heat island effects,** promoting biodiversity, and enhancing air quality. The removal of over **2,250 mature trees** to accommodate the Global Innovation Centre (GIC) would result in **irreversible environmental degradation.**

By maintaining the GB zoning, the TPB reinforces Hong Kong's commitment to **sustainable urban planning, carbon neutrality, and environmental protection.** It upholds the principle that development must align with long-term ecological preservation rather than short-term institutional expansion.

4.2 Misalignment with Strategic Development Goals

The proposed development directly contradicts Hong Kong's strategic urban planning initiatives, particularly the **Northern Metropolis Development Strategy.** This strategy envisions the Northern Metropolis as the city's innovation and technology (I&T) hub, designed to facilitate cross-border collaboration and economic integration with Shenzhen and the Greater Bay Area.

Locating HKU's GIC in Pok Fu Lam—far from the Northern Metropolis—**fragments Hong Kong's innovation ecosystem.** The site's geographic isolation limits the GIC's ability to foster synergies with other innovation clusters, reducing its potential to drive economic growth.

Hong Kong's **National 14th Five-Year Plan** highlights the Northern Metropolis as the priority area for technological advancement. Diverting major I&T projects to Pok Fu Lam not only disrupts this strategic vision but

wastes public resources by investing in areas lacking the necessary infrastructure to support large-scale innovation centers.

Rezoning the site to "Undetermined" signals a **misalignment of policy priorities,** undermining the coherence of Hong Kong's long-term development plans. Preserving the GB zoning aligns with national and regional strategies that emphasize concentrated I&T development in the Northern Metropolis, **maximizing economic returns** while safeguarding ecologically sensitive areas.

4.3 Climate Resilience and Environmental Impact

Hong Kong's climate strategy emphasizes **carbon neutrality by 2050** and the enhancement of urban greenery as key pillars of resilience against climate change. The development of the GIC on Green Belt land **contradicts these objectives** by promoting deforestation, increasing carbon emissions, and degrading air quality.

The Pok Fu Lam area functions as a **natural carbon sink,** mitigating the urban heat island effect and supporting local biodiversity. The removal of over 2,250 trees and disruption of this ecological corridor will contribute to **higher temperatures, reduced air quality, and increased flood risk**—outcomes directly opposed to Hong Kong's climate adaptation strategies.

Moreover, the GIC proposal includes a **Biosafety Level 3 (BSL-3) laboratory,** which raises significant public health concerns. High-risk pathogen research in close proximity to residential areas poses unacceptable biohazard risks. Such facilities should be located in **industrial zones** or purpose-built I&T hubs like the Northern Metropolis, **away from dense residential populations.**

Maintaining the GB zoning reinforces Hong Kong's climate commitments, ensuring that urban expansion does not come at the cost of **long-term environmental sustainability.**

4.4 Traffic Congestion and Infrastructure Constraints

Pok Fu Lam Road is already **severely congested,** operating at near capacity during peak hours. The introduction of large-scale development, including

high-rise residential towers and commercial spaces, will exacerbate this issue, leading to significant disruptions for residents.

The proposed **South Island Line (West),** intended to alleviate congestion, will not be operational until **at least 2034.** Approving the GIC project well before its operational readiness risks locking the area into years of excessive congestion and strain on existing infrastructure especially as a result of **increased traffic bottlenecks, noise pollution, and deteriorating road safety conditions.**

Rezoning the site to "Undetermined" permits HKU to proceed with planning applications that fail to account for **critical transport infrastructure delays.** Maintaining the Green Belt zoning ensures that **development proceeds only after robust traffic mitigation measures** are implemented.

4.5 Community Consensus and Public Engagement

The public consultation process for OZP No. S/H10/22 generated **3,677 representations,** with **3,411 opposing** the rezoning proposal. This overwhelming majority reflects broad-based community opposition to altering the Green Belt designation.

Despite the public's clear stance, the decision to rezone the site to "Undetermined" undermines community trust and disregards the principle of **participatory planning.** No representations expressed support for rezoning to "Undetermined." Proceeding with this plan **erodes public confidence** in the TPB's responsiveness to stakeholder concerns.

By preserving the GB zoning, the TPB honors its commitment to **transparent, community-driven planning processes.**

4.6 Legal Precedents and Judicial Risks

The High Court's recent decision to overturn development at the Fanling Golf Course establishes a **critical legal precedent** for safeguarding Green Belt land. The court ruled that rezoning decisions must adhere to stringent environmental assessments and comprehensive public consultation processes.

Rezoning the Item A site to "Undetermined" without addressing environmental risks or community objections **exposes the project to judicial review.** This legal vulnerability could result in costly litigation, further delaying development and **wasting public resources.**

Maintaining the GB zoning shields the TPB from potential legal challenges, reinforcing adherence to **planning guidelines and legal precedents.**

4.7 Protection of Pok Fu Lam's Unique Character

Pok Fu Lam is one of the few **low-density, green residential areas** on Hong Kong Island. Its character, defined by tranquil surroundings and extensive greenery, represents a **rare and valuable urban landscape.** This setting provides a stark contrast to Hong Kong's dense, high-rise districts, offering residents a peaceful, community-focused living environment.

Rezoning the Item A site to "Undetermined" jeopardizes this delicate balance, opening the door to **high-density, large-scale developments** that are incompatible with the area's existing residential character. The introduction of high-rise structures and commercial facilities would erode the **visual harmony and landscape** that residents have cherished for decades.

Moreover, this would accelerate **property devaluation** for existing homeowners by compromising privacy, increasing noise pollution, and diminishing the overall quality of life. Many residents moved to Pok Fu Lam specifically to enjoy the **serene, green surroundings.** Altering this environment would force some long-time residents to relocate, disrupting the community fabric.

Preserving the Green Belt ensures that the unique identity of Pok Fu Lam is protected, preserving **low-density living environments** and safeguarding community values for future generations.

4.8 Economic Inefficiency and Public Resource Waste

Placing the HKU Global Innovation Centre (GIC) in Pok Fu Lam represents a **misallocation of public resources.** The development of innovation and technology (I&T) hubs is explicitly designated for the **Northern Metropolis** in the Government's long-term development strategy.

By diverting HKU's expansion to Pok Fu Lam, this proposal contradicts the **city's broader economic vision** and fragments I&T development across geographically distant areas. This separation weakens cross-border collaboration with Shenzhen and the Greater Bay Area, **reducing economic synergies.**

Moreover, the **infrastructure costs** required to adapt Pok Fu Lam for large-scale innovation development are considerable. Transport upgrades, road widening, and new public facilities would demand extensive public investment, placing **unnecessary financial burdens** on taxpayers.

Directing HKU's innovation hub to **existing I&T zones** within the Northern Metropolis leverages already planned infrastructure, **maximizing returns on public investment** and ensuring alignment with national economic strategies.

4.9 Alternative Development Sites

Several **viable alternative sites** exist for HKU's GIC that do not compromise environmentally sensitive areas. The **Residential (Group C) 6** (RC6) site adjacent to Item A, covering **2.5 hectares,** is already zoned for low-density residential development and represents a suitable expansion location.

Additionally, the **Science and Technology Park (STP)** and the **Hong Kong-Shenzhen Innovation and Technology Park (HSITP)** in the Northern Metropolis provide **ideal locations** that align with Hong Kong's long-term I&T strategy. Both sites are **better equipped** with necessary transport links, infrastructure, and collaboration opportunities.

The presence of **industrial zones** and **purpose-built I&T districts** ensures that development proceeds without encroaching on residential areas or green spaces. Prioritizing these sites reinforces **sustainable development goals** and reduces community disruption.

The Northern Metropolis and Lok Ma Chau Loop have been earmarked for innovation and technology development, with flat, easily developable land and existing infrastructure that reduces development costs and environmental risks. In contrast, the Pok Fu Lam site's deep terrain and ecological sensitivity present significant financial and environmental hurdles.

4.10 Impact on Public Health and Safety

The inclusion of a **Biosafety Level 3 (BSL-3) laboratory** within the proposed GIC poses **serious risks** to public health and safety. BSL-3 laboratories handle **high-risk pathogens** and must adhere to stringent safety measures to prevent accidental leaks or contamination.

Locating such a facility within a **residential area** contradicts international best practices, which recommend positioning high-risk laboratories in **industrial or isolated areas.** In the event of a containment failure, nearby residents would face **severe biohazard risks,** endangering public health.

HKU has not provided **clear mitigation strategies** or community engagement on this issue, further heightening concerns. Retaining the GB zoning removes this risk by preventing the introduction of hazardous research facilities into **residential zones.**

4.11 Public Consultation and Accountability

The decision to rezone the site to "Undetermined" disregards the results of **extensive public consultation.** Of the **3,677 representations** received, **over 90%** opposed rezoning. The public overwhelmingly expressed the desire to maintain the **Green Belt designation.**

Ignoring this consensus undermines public faith in the **integrity of the town planning process.** It signals to residents that **institutional convenience overrides community voices,** eroding accountability. Maintaining the GB zoning reflects the **principles of participatory planning,** ensuring that community input directly influences urban development policies.

4.12 Risk of Precedent – Erosion of Green Belt Protections

Approving the rezoning of the Item A site to "Undetermined" (U) risks setting a dangerous precedent that could weaken protections for Green Belt (GB) land across Hong Kong. For decades, the GB zoning mechanism has served as a critical safeguard against urban sprawl, ensuring that green, ecologically sensitive areas are preserved for environmental, aesthetic, and public health purposes. The Pok Fu Lam OZP No. S/H10/1, first gazetted in February 1986, explicitly designated the Item A site as GB due to its **steep slopes, natural beauty, and unsuitability for development.** Over the past 40 years, this

zoning has remained a cornerstone of Hong Kong's planning ethos, consistently reaffirmed in more than 20 iterations of the OZP.

By rezoning this land to "Undetermined," the TPB risks signaling to developers and institutions that **protected green spaces can be rezoned incrementally,** creating a slippery slope toward piecemeal urban expansion into Hong Kong's few remaining green enclaves. This decision could embolden future applicants to seek similar rezoning, accelerating the erosion of Green Belt protections citywide. Maintaining the current GB status sends a clear message that Hong Kong values sustainable development and environmental stewardship, reinforcing public trust in the integrity of the planning process.

4.13 Steep Topography and Developmental Unsuitability

The Item A site's steep, vegetated terrain presents **significant engineering challenges** that render it inherently unsuitable for large-scale development. With an elevation difference of approximately **80 meters** between Pok Fu Lam Road and Victoria Road, any construction on this site would require **extensive slope stabilization, excavation, and retaining structures,** exponentially increasing development costs and the risk of landslides.

The Explanatory Statement (ES) of the OZP explicitly emphasizes the site's **geotechnical constraints** and states that development within this zone should be avoided. Moreover, any large-scale excavation risks **triggering slope instability, endangering nearby residential areas** and public infrastructure.

In addition to environmental concerns, the financial viability of developing the site is questionable. The high cost of **land preparation, slope reinforcement, and drainage improvements** undermines the economic rationale for pursuing development in this location, making it neither cost-effective nor sustainable.

Alternative sites with flatter terrain, such as those within the Northern Metropolis or the adjacent RC6 zone, offer far more practical and economically sound options for accommodating HKU's expansion needs.

4.14 Traffic Congestion and Infrastructure Overload

Pok Fu Lam Road currently faces severe congestion especially during peak hours, and introducing a large-scale development like the HKU GIC will **further exacerbate traffic bottlenecks,** worsening the daily lives of residents and commuters.

Existing road networks are already operating at or over capacity, and the proposed development is expected to bring **increased heavy vehicle traffic** during both the construction and operational phases. This will risk exceeding strain on public transportation, emergency services, and local infrastructure.

While HKU suggests that the South Island Line (West) (SIL(W)) will alleviate these issues, this transport extension is not expected to be completed until **at least 2034.** In the absence of expanded transport capacity, the GIC will add to congestion, increasing travel times, noise, and air pollution.

Traffic impact assessments conducted by HKU have **underestimated the cumulative burden** of this project, neglecting to account for parallel developments in the Southern District. Retaining the Green Belt designation protects local infrastructure from premature overload, preserving Pok Fu Lam's livability until transport solutions are fully realized.

4.15 Biodiversity and Ecological Integrity

The Item A site is home to over **2,250 mature trees** and serves as a critical ecological corridor supporting local wildlife, including rare and endangered species. This green buffer contributes to Hong Kong's broader biodiversity, acting as a vital link between fragmented forested areas.

Developing this site would lead to the **destruction of significant natural habitats,** triggering a cascade of ecological disruptions. The removal of mature trees accelerates soil erosion, diminishes carbon sequestration capacity, and contributes to the **urban heat island effect.**

While HKU has pledged compensatory planting, replanting efforts rarely replicate the biodiversity value of established forests. Mature trees take **decades to regrow,** and newly planted saplings lack the ecological complexity required to support native fauna.

Protecting Pok Fu Lam's green spaces aligns with Hong Kong's climate resilience commitments and reinforces the city's ambition to achieve **carbon neutrality by 2050.** Rezoning the land as "Undetermined" jeopardizes this vision, undermining broader environmental goals.

4.16 Misalignment with Government Development Strategy

Hong Kong's Northern Metropolis Strategy explicitly identifies the Northern Metropolis as the designated hub for innovation and technology (I&T) growth. This strategic vision aims to consolidate I&T development within areas that offer proximity to Shenzhen and cross-border economic integration.

Placing HKU's GIC in Pok Fu Lam represents a clear **misalignment with this development strategy,** fragmenting Hong Kong's innovation ecosystem and diverting resources away from priority areas.

The Northern Metropolis offers **existing I&T infrastructure,** planned transport links, and available land that aligns with long-term economic objectives. Redirecting HKU's development efforts to this area reinforces regional planning goals and maximizes economic synergies, ensuring that innovation clusters develop cohesively.

Pok Fu Lam's environment is fundamentally incompatible with large-scale high-density innovation infrastructure. For HKU to proceed with development in this location contradicts government planning policy and dilutes the effectiveness of the Northern Metropolis initiative.

4.17 HKU's Lack of Transparent Public Consultation

HKU's public consultation process surrounding the GIC project has been **inadequate, opaque, and dismissive** of community concerns. Residents were not meaningfully engaged in early-stage planning, and the consultation sessions that did occur were limited in scope and accessibility.

Feedback from the community has consistently highlighted the lack of clear project details, risk assessments, and mitigative measures. HKU's failure to incorporate stakeholder feedback reflects a **top-down approach** that contradicts best practices in participatory urban planning.

The Town Planning Board must insist on comprehensive, transparent consultation processes that prioritize local engagement, ensuring that development proposals reflect the interests of affected communities.

4.18 Environmental and Geotechnical Concerns – Landslide and Flooding Risks

The Item A site's steep, vegetated terrain and significant elevation difference pose not only construction challenges but also serious **geotechnical risks,** including landslides and flooding. Development on such precarious slopes can exacerbate instability, endangering nearby residential areas, schools, and public infrastructure.

The area's steep gradient increases the likelihood of **slope failures during periods of heavy rainfall,** a risk that will only intensify as large-scale excavation and construction disturb natural drainage patterns. Hong Kong has witnessed multiple landslides in steep areas over the past decades, resulting in **significant damage to property and loss of life.**

Moreover, the retention of existing vegetation plays a vital role in **preventing soil erosion** and regulating natural water flow. The removal of over 2,250 trees will reduce the site's ability to absorb rainwater, increasing runoff and contributing to potential downstream flooding along Pok Fu Lam Road.

Geotechnical assessments carried out by HKU **underestimate these risks** and fail to provide comprehensive mitigation strategies. The Town Planning Board must acknowledge the substantial dangers of allowing large-scale high-density development in such a hazardous location, reinforcing the rationale for maintaining the current Green Belt designation.

4.19 Misleading Economic and Social Benefits – Overstated Gains

HKU has framed the Global Innovation Centre (GIC) as a project that will bring significant economic and social benefits to the local community and Hong Kong at large. However, these **claims are overstated and lack verifiable substantiation.**

While the GIC may contribute to academic research and innovation, the tangible benefits to the Pok Fu Lam community remain **unclear and unquantified.** The project primarily serves HKU's institutional interests and convenience rather than addressing pressing community needs.

Crucially, **most of the job creation and economic benefits** associated with the GIC are likely to be concentrated in professional and research pppsectors, limiting employment opportunities for local residents. Additionally, the influx of non-local workers and students will place further pressure on local infrastructure without proportionate benefits to the community.

By contrast, the potential **negative impacts—traffic congestion, loss of green space, increased living costs, and infrastructure strain—are immediate and concrete.** The Town Planning Board must critically assess the balance of projected benefits against the real, long-term costs imposed on the local community.

4.20 Violation of Established Planning Principles – The Role of Green Belts in Urban Resilience

Since its inception, Hong Kong's Green Belt zoning has served as a critical **tool for urban resilience,** preventing unchecked development, reducing the risk of environmental degradation, and preserving the city's natural heritage. The Pok Fu Lam OZP No. S/H10/1, gazetted in 1986, designated the Item A site as Green Belt **specifically to conserve its ecological and scenic value.**

The longstanding presumption against development in Green Belt areas—reinforced through the Town Planning Board Guidelines (TPB PG-No.10)—is designed to ensure that urban expansion is **strategically managed and environmentally responsible.**

Rezoning the Item A site to "Undetermined" undermines these principles, weakening the institutional framework that underpins Hong Kong's commitment to **sustainable urban development.** Allowing this deviation risks compromising the integrity of town planning regulations, opening the door to future applications that erode Green Belt protections elsewhere.

Maintaining the current GB zoning reflects **sound urban planning** that balances growth with conservation, reinforcing Hong Kong's reputation as a city that values both economic progress and environmental preservation.

5 Recommendations & Conclusion

Recommendations to the Town Planning Board:

1. **Retain the Existing Green Belt Designation** – Reaffirm the long-standing presumption against development in the Item A site to preserve Pok Fu Lam's natural landscape, biodiversity, and ecological resilience.

2. **Reject the Rezoning to "Undetermined" (U)** – Recognize that shifting to "Undetermined" introduces ambiguity, reduces public oversight, and lowers the bar for development approvals.

3. **Strengthen Community Engagement** – Require HKU to conduct **genuine, transparent public consultations** that prioritize local concerns and foster inclusive dialogue.

4. **Advocate for Alternative Sites** – Encourage HKU to pursue development within the Northern Metropolis or other suitable zones, aligning with Hong Kong's strategic objectives for innovation and technology.

5. **Mandate Comprehensive Environmental and Traffic Impact Assessments** – Insist on **rigorous environmental, geotechnical, and traffic assessments** that accurately reflect the full scope of potential disruptions to the community.

Conclusion:

The Town Planning Board faces a critical decision that extends beyond the immediate rezoning of the Item A site. This decision will shape the future of urban development, environmental sustainability, and public trust in urban governance in Hong Kong.

The proposed rezoning of the Pok Fu Lam Item A site to "Undetermined" (U) perpetuates the development ambitions of the University of Hong Kong

(HKU) despite significant legal, financial, and environmental concerns. During the hearings on November 1st, 4th, and 5th, 2024, it was made clear that **HKU does not hold legal ownership of the site**. There has been no transfer of the land through private treaty grant, short-term tenancy, or licence, reinforcing the fact that this land remains **Government property under the TPB's full control**.

The tone of the TPB's press release dated November 29th, 2024, implies an unwarranted accommodation of HKU's plans, despite the overwhelming public opposition. Of the **3,677 representations submitted**, over **90% rejected the rezoning**. This widespread public sentiment reflects a legitimate expectation that the **Green Belt (GB) zoning**, which has been in place since **1986**, will be preserved.

Further reinforcing this expectation is Representation **R3320**, presented on November 5th, 2024, which estimated the **site formation cost at HK$863 million**—a figure prepared by a professional geotechnical engineer with over 25 years of experience. HKU did not contest this estimate, indicating a lack of preparedness regarding critical financial considerations. In the private sector, such costs would render development on this site impractical, especially given the current economic climate.

Before proceeding with any rezoning, the TPB must seek clarity on **who will bear this significant financial burden**. The likelihood of the Government funding this project is slim, and private donors may question whether their contributions are being allocated responsibly.

The proposed rezoning also **contradicts the Chief Executive's 2023 Policy Address**, which clearly stated:

> "As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plans for the time being to further use 'Green Belt' areas for large-scale development."

Given that **suitable, flat, and readily developable land exists in the Northern Metropolis, Lok Ma Chau Loop and the San Tin Technopole**—locations specifically identified in the **2024 Policy Address** as focal points for Hong Kong's innovation and technology (I&T) development—there is no justifiable reason to pursue development on a steep, ecologically sensitive site. Allocating land to HKU within these designated innovation hubs would not only align with the Government's long-term strategy but would also

avoid the costly and environmentally damaging development required at Pok Fu Lam.

In light of these factors, I **strongly urge the Town Planning Board to reject the proposed rezoning** and to reinstate the original **Green Belt (GB) designation**. This course of action will:

- Uphold the **public interest** by respecting the overwhelming consensus of the 3,411 representations opposing the rezoning;
- Safeguard **Pok Fu Lam's ecological integrity** by preventing unnecessary deforestation, slope stabilization, and biodiversity loss;
- **Avoid unnecessary public expenditure** on site formation that could reach HK$863 million or more;
- Reinforce Hong Kong's commitment to **strategic, policy-aligned development** by directing HKU to pursue expansion within **Northern Metropolis, Lok Ma Chau Loop or San Tin Technopole**;
- Preserve public trust in the integrity of the **Town Planning Board's governance and transparency**.

The Town Planning Board has the opportunity to ensure that Hong Kong's urban growth aligns with sustainability, public interest, and sound fiscal responsibility. By rejecting the proposed rezoning, the Board will send a clear message that **Green Belt protections remain integral to Hong Kong's urban planning framework**, and that development must respect community consensus, legal ownership, and established policy directions.

Follow-Up Request

In view of the significant concerns outlined in this report, I respectfully request the following:

1. **Formal Acknowledgment:**

That the Secretariat of the Town Planning Board (TPB) acknowledges receipt of this representation and confirms that it will be reviewed as part of the ongoing deliberations regarding the Pok Fu Lam Item A site under OZP No. S/H10/22.

2. **Clarification of Next Steps:**

That the TPB provides clarity on the timeline for any further consultations, hearings, or deliberations on this matter, and ensures that stakeholders,

including residents and community representatives, are informed and involved in future discussions.

3. **Request for Engagement:**

I respectfully request an opportunity for further engagement with the TPB to elaborate on the points raised in this representation, should additional information or clarification be required.

4. **Transparency in Decision-Making:**

That the TPB commits to ensuring transparency and public accountability in its decision-making process, including publishing detailed justifications for any rezoning decision and clearly addressing public concerns regarding environmental, financial, and policy misalignment.

Closing Statement:

I trust that the Town Planning Board will give due consideration to the collective voices of the Pok Fu Lam community and the public interest in preserving Hong Kong's few remaining Green Belt land. I look forward to receiving acknowledgment of this further representation and engaging further in the planning process to ensure sustainable, policy-aligned, and responsible development that benefits both current and future generations.

Should you require any additional information or documentation to support this submission, please do not hesitate to email me.

Thank you for your attention to this matter and for considering the concerns and perspectives you of Pok Fu Lam community and the broader public interest.

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From: [redacted]
Sent: 2024-12-27 星期五 19:24:51
To: [redacted]
Cc:
Subject: Formal Objection to the Rezoning of Pok Fu Lam Item A Site – Urgent Request to Preserve Green Belt Land - Further Representation
Attachment: Further Representation.pdf

Dear Chief Executive, TPB Chairperson & TPB Members,

I am writing to express my strong and formal objection to the proposed rezoning of the Pok Fu Lam Item A site from **"Green Belt" (GB)** to **"Undetermined" (U)** under the draft Outline Zoning Plan (OZP) No. S/H10/22. This proposal, if approved, would undermine decades of environmental stewardship, contradict established government policies, and significantly impact the surrounding community and ecosystem.

The Pok Fu Lam area holds immense ecological, historical, and community value. As a resident and stakeholder, I respectfully urge the Chief Executive's office to exercise discretion and leadership by preserving this essential green space in alignment with Hong Kong's long-term sustainability, climate resilience, and urban planning objectives.

1. Executive Summary

The following report outlines the key grounds for objecting to the rezoning of the Pok Fu Lam Item A site, supported by extensive public consultation, financial assessments, and policy analysis:

1. **Contravention of Government Policy:** The proposed rezoning contradicts the Chief Executive's 2023 Policy Address, which explicitly commits to preserving Green Belt (GB) land and avoiding large-scale developments on these sites.

2. **Ecological and Environmental Concerns:** The Pok Fu Lam Item A site is home to over **2,250 mature trees** and serves as a critical green corridor that mitigates urban heat, prevents soil erosion, and supports local biodiversity.

3. **Public Opposition:** Over **90% of the 3,677 representations** received during public consultation object to the rezoning, reflecting strong and unified community sentiment against development of this site.

4. **Infrastructure Overload and Inadequacy:** The transport and public infrastructure in Pok Fu Lam is already strained, and large-scale development without significant upgrades will exacerbate congestion.

5. **Misalignment with Innovation and Technology (I&T) Strategies:** The Northern Metropolis, Lok Ma Chau Loop, and San Tin Technopole have been designated for I&T expansion. The Pok Fu Lam site falls outside of these zones, fragmenting development and limiting economic synergies.

6. **Excessive Development Costs:** Site formation alone is projected to exceed **HK$863 million**, excluding building costs, raising serious concerns regarding the financial feasibility and efficient use of public or private resources.

2. Policy Contradictions and Governance Concerns

The proposed rezoning stands in direct contradiction to key policy objectives outlined in recent government initiatives:

Policy Address 2023 – Clear Stance on Green Belt Preservation
In the 2023 Policy Address, the Chief Executive explicitly stated:

> "As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plans for the time being to further use 'Green Belt' areas for large-scale development."

- Rezoning the Pok Fu Lam site undermines this public commitment. Approval of the current proposal could set a dangerous precedent that weakens Green Belt protections and invites further speculative development.

2024 Policy Address – I&T Development Zones
The 2024 Policy Address highlights the **Northern Metropolis, Lok Ma Chau Loop, and San Tin Technopole** as focal points for innovation and technology (I&T) development. This strategic clustering aims to promote cross-border collaboration and consolidate Hong Kong's position as a global I&T hub.

Allocating HKU's **Global Innovation Centre (GIC)** to Pok Fu Lam misaligns with this strategy, diverting valuable resources and diluting the economic impact of I&T initiatives.

3. Environmental and Ecological Risks

The Pok Fu Lam Green Belt has long served as an essential buffer between urban sprawl and the natural environment. The area's **steep slopes, mature tree coverage, and rich biodiversity** provide invaluable ecological benefits that must not be compromised:

- **Tree Preservation:** The removal of over **2,250 mature trees** would devastate local flora and fauna, undermining decades of conservation efforts.
- **Soil Stability and Flood Prevention:** Green Belt areas play a crucial role in preventing soil erosion and mitigating landslide risks during typhoons and heavy rainfall.
- **Carbon Sequestration:** Preserving these trees is essential for Hong Kong's goal of achieving **carbon neutrality by 2050.**
- Furthermore, developing the site will significantly increase the urban heat island effect, negatively affecting the well-being of local residents.

4. Public Consultation and Community Consensus

The overwhelming public response to the rezoning reflects the community's commitment to preserving this area. During the TPB consultation process, **3,411 out of 3,677 representations (over 90%)** rejected the proposed rezoning.

Ignoring such a clear mandate risks alienating public trust in governance, as well as prompting potential judicial review under the precedent set by the **Fanling Golf Course case.**

5. Financial and Infrastructure Challenges

Representation R3320, prepared by a professional geotechnical engineer with over 25 years of experience, estimated site formation costs at **HK$863 million.** This figure does not include subsequent construction costs, which are expected to rise significantly due to slope stabilization and logistical challenges.

HKU has not contested this estimate, raising concerns about financial oversight and the viability of the project. Additionally, existing infrastructure in Pok Fu Lam, including **Pok Fu Lam Road and public transport networks,** lacks the capacity to support large-scale development.

6. Alternative Development Sites

There are alternative, policy-aligned sites that can accommodate HKU's expansion without compromising Green Belt land:

1. **The Northern Metropolis and Lok Ma Chau Loop** – These areas offer flat, readily developable land specifically designated for I&T projects.
2. **Residential (Group C) 6 (RC6)** – Located adjacent to the Item A site, this land is already zoned for development and can be utilized without significant environmental impact.

7. Request for Immediate Intervention

In light of the evidence presented, I respectfully request the following:

1. **Urge the Town Planning Board to reject the rezoning** of the Pok Fu Lam Item A site and retain its Green Belt designation.
2. **Direct HKU to pursue development** in the Northern Metropolis or other designated I&T zones.
3. **Reaffirm public policy on Green Belt preservation** to strengthen environmental protections and public trust in government planning processes.

I appreciate your attention to this matter and trust that your administration will act to preserve Hong Kong's natural heritage for future generations.

Yours faithfully,

Terry Wong

Attachment:

- Objection Report - *Further Representation on Pok Fu Lam Rezoning – OZP No. S/H10/22*

Objection Report

Further Representation on Pok Fu Lam OZP No. S/H10/22

Date: December 28, 2024

To: Town Planning Board (TPB)

Attn: Chairperson and Members

CC: Chief Executive, Hong Kong SAR

Subject: **Rezoning of Pok Fu Lam Item A Site to "Undetermined" (U)**

Dear Sir/Madam:

I write to express my strong objection to the proposed rezoning of the Pok Fu Lam Item A site from "Green Belt" (GB) to "Undetermined" (U) under the draft Outline Zoning Plan (OZP) No. S/H10/22. I urge the Town Planning Board to preserve the existing Green Belt designation and reject HKU's proposed Global Innovation Centre (GIC) development.

This objection report is submitted on the basis of overwhelming opposition of 3,411 residents and stakeholders who have clearly and consistently voiced their objections. The proposal risks diminishing Hong Kong's environmental sustainability, public trust, and the integrity of urban planning principles. This report outlines the strongly substantiated grounds for objection, each supported by professional assessments, relevant precedents, and strategic urban planning principles.

I respectfully request the TPB to reject the rezoning and maintain the Green Belt zoning in alignment with Hong Kong's long-term planning objectives, environmental commitments, and community interests.

Executive Summary

Based on legal, environmental, financial and policy grounds and reinforced by overwhelming public oppositions, this report provides strong objections to the rezoning of the Pok Fu Lam Item A site to "Undetermined." Key points include:

- **Preservation of Green Belt Land:** Essential for preventing urban sprawl, preserving biodiversity, and maintaining ecological balance.
- **Strategic Misalignment:** The rezoning contradicts the Northern Metropolis Development Strategy by misplacing innovation infrastructure in an area unsuitable for such development. Suitable, policy-aligned alternatives are available especially in the Northern Metropolis, which offers flat, ready-to-develop land for HKU's GIC. Development in Pok Fu Lam is unnecessary, costly and contradicts with HK's I&T growth strategies.
- **Community Consensus - Overwhelming Public Oppositions:** 3,677 representations were submitted during public consultation. Over 3,411 representations oppose the rezoning, reflecting overwhelming public sentiment to preserve the area's green space.
- **Traffic and Infrastructure Overload:** Current infrastructure cannot support large-scale development without exacerbating congestion.
- **Legal Risks and Precedents:** The Fanling Golf Course case underscores the legal vulnerability of rezoning decisions that contradict environmental and planning policies.
- **Climate Commitments:** Development of the GIC undermines Hong Kong's carbon neutrality and climate resilience objectives.
- **Lack of Legal Ownership by HKU**: HKU does not hold legal ownership of the land, which remains Government property. There has been no conveyance by private treaty grant, short-term tenancy, or licence.
- **Excessive Development Costs:** Representation R3320 estimated HK$863 million for site formation, excluding building costs. HKU did not contest this figure during hearings, raising concerns over the project's financial viability.
- **Contradition to Government Policy:** The 2023 Policy Address states that Green Belt areas will not be used for large-scale development due to sufficient land supply. The 2024 Policy Address prioritises innovation hubs

in the Northern Metropolis, Lok Ma Chau Loop and San Tin Technopole, aligning with broader I&T development strategies.

This report substantiates these objections with the following analysis, environmental studies, and community perspectives.

1 Introduction

The Pok Fu Lam area represents one of Hong Kong Island's few remaining low-density, green residential zones. For nearly 40 years, this community has been safeguarded under the Green Belt (GB) zoning designation, protecting the area from intrusive development.

The recent proposal to rezone the Item A site to "Undetermined" (U) poses an existential threat to Pok Fu Lam's character, environment, and livability. The introduction of large-scale, high-density development in this ecologically sensitive and infrastructurally constrained area stands in direct opposition to Hong Kong's planning policies and environmental commitments.

This report provides a structured and detailed argument against the proposed rezoning. Through professional analysis, legal precedents, and comprehensive community feedback, it aims to demonstrate why the existing Green Belt zoning should be preserved.

2 Background and Site Analysis

The Item A site was designated as Green Belt (GB) in **1986** under the Pok Fu Lam Outline Zoning Plan (OZP) No. S/H10/1. This designation reflected the site's **steep slopes, ecological value, and environmental sensitivity.**

For nearly four decades, successive versions of the Pok Fu Lam OZP have maintained this designation, reinforcing the presumption against development in the area. The Explanatory Statement (ES) of the OZP cites the site's **topographical and geotechnical constraints** as primary reasons for restricting development.

The steep, vegetated slopes and the **80m elevation difference** between Pok Fu Lam Road and Victoria Road present **significant engineering**

challenges and ecological risks. The site forms part of a contiguous green corridor essential for biodiversity and urban climate resilience.

3 Overview of the Development Proposal

The University of Hong Kong (HKU) has proposed the development of a Global Innovation Centre (GIC) at the Item A site. The development encompasses:

- **Total GFA of 222,720 square meters**, of which more than 60% are related to non-research and/or non-academic purposes including commercial premises and private-rental residential accommodations that are set to compete with the private-sector rental-market residential apartments which are now in excessive supply in the open market.
- **Biosafety Level 3 (BSL-3) laboratory**, raising community concerns over health and safety risks.

The proposal involves the **removal of over 2,250 mature trees,** permanently altering the landscape and ecological fabric of Pok Fu Lam.

HKU's justification cites the need to expand innovation and technology infrastructure. However, the proposal fails to align with Hong Kong's strategic development goals and raises fundamental questions about site suitability and environmental sustainability.

4 Grounds for Objection

This section outlines the key objections to the proposed rezoning. Each ground is supported by evidence, community input, and policy analysis.

4.1 Preservation of Green Belt Land

The preservation of Green Belt (GB) land is a cornerstone of Hong Kong's urban planning and environmental sustainability framework. The Pok Fu Lam Item A site has been zoned as GB since **1986** under OZP No. S/H10/1. This designation reflects the area's ecological sensitivity, steep slopes, and critical role in maintaining Hong Kong Island's green buffer zones.

The Town Planning Board (TPB) Guidelines No. 10 clearly state that there is a **strong presumption against development** within Green Belt zones. The guidelines emphasize that development proposals will only be considered under **exceptional circumstances,** requiring demonstrable public need, environmental mitigation, and the absence of alternative sites.

The rezoning of this site to "Undetermined" (U) undermines the integrity of the GB designation. It opens the door to speculative development that **prioritizes institutional convenience over environmental preservation.** This shift represents a dangerous precedent, weakening the presumption against development and jeopardizing similar Green Belt zones across Hong Kong.

The Item A site's **steep and vegetated slopes** provide essential ecosystem services, acting as a **natural barrier against urban heat island effects,** promoting biodiversity, and enhancing air quality. The removal of over **2,250 mature trees** to accommodate the Global Innovation Centre (GIC) would result in **irreversible environmental degradation.**

By maintaining the GB zoning, the TPB reinforces Hong Kong's commitment to **sustainable urban planning, carbon neutrality, and environmental protection.** It upholds the principle that development must align with long-term ecological preservation rather than short-term institutional expansion.

4.2 Misalignment with Strategic Development Goals

The proposed development directly contradicts Hong Kong's strategic urban planning initiatives, particularly the **Northern Metropolis Development Strategy.** This strategy envisions the Northern Metropolis as the city's innovation and technology (I&T) hub, designed to facilitate cross-border collaboration and economic integration with Shenzhen and the Greater Bay Area.

Locating HKU's GIC in Pok Fu Lam—far from the Northern Metropolis—**fragments Hong Kong's innovation ecosystem.** The site's geographic isolation limits the GIC's ability to foster synergies with other innovation clusters, reducing its potential to drive economic growth.

Hong Kong's **National 14th Five-Year Plan** highlights the Northern Metropolis as the priority area for technological advancement. Diverting major I&T projects to Pok Fu Lam not only disrupts this strategic vision but

wastes public resources by investing in areas lacking the necessary infrastructure to support large-scale innovation centers.

Rezoning the site to "Undetermined" signals a **misalignment of policy priorities,** undermining the coherence of Hong Kong's long-term development plans. Preserving the GB zoning aligns with national and regional strategies that emphasize concentrated I&T development in the Northern Metropolis, **maximizing economic returns** while safeguarding ecologically sensitive areas.

4.3 Climate Resilience and Environmental Impact

Hong Kong's climate strategy emphasizes **carbon neutrality by 2050** and the enhancement of urban greenery as key pillars of resilience against climate change. The development of the GIC on Green Belt land **contradicts these objectives** by promoting deforestation, increasing carbon emissions, and degrading air quality.

The Pok Fu Lam area functions as a **natural carbon sink,** mitigating the urban heat island effect and supporting local biodiversity. The removal of over 2,250 trees and disruption of this ecological corridor will contribute to **higher temperatures, reduced air quality, and increased flood risk**—outcomes directly opposed to Hong Kong's climate adaptation strategies.

Moreover, the GIC proposal includes a **Biosafety Level 3 (BSL-3) laboratory,** which raises significant public health concerns. High-risk pathogen research in close proximity to residential areas poses unacceptable biohazard risks. Such facilities should be located in **industrial zones** or purpose-built I&T hubs like the Northern Metropolis, **away from dense residential populations.**

Maintaining the GB zoning reinforces Hong Kong's climate commitments, ensuring that urban expansion does not come at the cost of **long-term environmental sustainability.**

4.4 Traffic Congestion and Infrastructure Constraints

Pok Fu Lam Road is already **severely congested,** operating at near capacity during peak hours. The introduction of large-scale development, including

high-rise residential towers and commercial spaces, will exacerbate this issue, leading to significant disruptions for residents.

The proposed **South Island Line (West),** intended to alleviate congestion, will not be operational until **at least 2034.** Approving the GIC project well before its operational readiness risks locking the area into years of excessive congestion and strain on existing infrastructure especially as a result of **increased traffic bottlenecks, noise pollution, and deteriorating road safety conditions.**

Rezoning the site to "Undetermined" permits HKU to proceed with planning applications that fail to account for **critical transport infrastructure delays.** Maintaining the Green Belt zoning ensures that **development proceeds only after robust traffic mitigation measures** are implemented.

4.5 Community Consensus and Public Engagement

The public consultation process for OZP No. S/H10/22 generated **3,677 representations,** with **3,411 opposing** the rezoning proposal. This overwhelming majority reflects broad-based community opposition to altering the Green Belt designation.

Despite the public's clear stance, the decision to rezone the site to "Undetermined" undermines community trust and disregards the principle of **participatory planning.** No representations expressed support for rezoning to "Undetermined." Proceeding with this plan **erodes public confidence** in the TPB's responsiveness to stakeholder concerns.

By preserving the GB zoning, the TPB honors its commitment to **transparent, community-driven planning processes.**

4.6 Legal Precedents and Judicial Risks

The High Court's recent decision to overturn development at the Fanling Golf Course establishes a **critical legal precedent** for safeguarding Green Belt land. The court ruled that rezoning decisions must adhere to stringent environmental assessments and comprehensive public consultation processes.

Rezoning the Item A site to "Undetermined" without addressing environmental risks or community objections **exposes the project to judicial review.** This legal vulnerability could result in costly litigation, further delaying development and **wasting public resources.**

Maintaining the GB zoning shields the TPB from potential legal challenges, reinforcing adherence to **planning guidelines and legal precedents.**

4.7 Protection of Pok Fu Lam's Unique Character

Pok Fu Lam is one of the few **low-density, green residential areas** on Hong Kong Island. Its character, defined by tranquil surroundings and extensive greenery, represents a **rare and valuable urban landscape.** This setting provides a stark contrast to Hong Kong's dense, high-rise districts, offering residents a peaceful, community-focused living environment.

Rezoning the Item A site to "Undetermined" jeopardizes this delicate balance, opening the door to **high-density, large-scale developments** that are incompatible with the area's existing residential character. The introduction of high-rise structures and commercial facilities would erode the **visual harmony and landscape** that residents have cherished for decades.

Moreover, this would accelerate **property devaluation** for existing homeowners by compromising privacy, increasing noise pollution, and diminishing the overall quality of life. Many residents moved to Pok Fu Lam specifically to enjoy the **serene, green surroundings.** Altering this environment would force some long-time residents to relocate, disrupting the community fabric.

Preserving the Green Belt ensures that the unique identity of Pok Fu Lam is protected, preserving **low-density living environments** and safeguarding community values for future generations.

4.8 Economic Inefficiency and Public Resource Waste

Placing the HKU Global Innovation Centre (GIC) in Pok Fu Lam represents a **misallocation of public resources.** The development of innovation and technology (I&T) hubs is explicitly designated for the **Northern Metropolis** in the Government's long-term development strategy.

By diverting HKU's expansion to Pok Fu Lam, this proposal contradicts the **city's broader economic vision** and fragments I&T development across geographically distant areas. This separation weakens cross-border collaboration with Shenzhen and the Greater Bay Area, **reducing economic synergies.**

Moreover, the **infrastructure costs** required to adapt Pok Fu Lam for large-scale innovation development are considerable. Transport upgrades, road widening, and new public facilities would demand extensive public investment, placing **unnecessary financial burdens** on taxpayers.

Directing HKU's innovation hub to **existing I&T zones** within the Northern Metropolis leverages already planned infrastructure, **maximizing returns on public investment** and ensuring alignment with national economic strategies.

4.9 Alternative Development Sites

Several **viable alternative sites** exist for HKU's GIC that do not compromise environmentally sensitive areas. The **Residential (Group C) 6** (RC6) site adjacent to Item A, covering **2.5 hectares,** is already zoned for low-density residential development and represents a suitable expansion location.

Additionally, the **Science and Technology Park (STP)** and the **Hong Kong-Shenzhen Innovation and Technology Park (HSITP)** in the Northern Metropolis provide **ideal locations** that align with Hong Kong's long-term I&T strategy. Both sites are **better equipped** with necessary transport links, infrastructure, and collaboration opportunities.

The presence of **industrial zones** and **purpose-built I&T districts** ensures that development proceeds without encroaching on residential areas or green spaces. Prioritizing these sites reinforces **sustainable development goals** and reduces community disruption.

The Northern Metropolis and Lok Ma Chau Loop have been earmarked for innovation and technology development, with flat, easily developable land and existing infrastructure that reduces development costs and environmental risks. In contrast, the Pok Fu Lam site's deep terrain and ecological sensitivity present significant financial and environmental hurdles.

4.10 Impact on Public Health and Safety

The inclusion of a **Biosafety Level 3 (BSL-3) laboratory** within the proposed GIC poses **serious risks** to public health and safety. BSL-3 laboratories handle **high-risk pathogens** and must adhere to stringent safety measures to prevent accidental leaks or contamination.

Locating such a facility within a **residential area** contradicts international best practices, which recommend positioning high-risk laboratories in **industrial or isolated areas.** In the event of a containment failure, nearby residents would face **severe biohazard risks,** endangering public health.

HKU has not provided **clear mitigation strategies** or community engagement on this issue, further heightening concerns. Retaining the GB zoning removes this risk by preventing the introduction of hazardous research facilities into **residential zones.**

4.11 Public Consultation and Accountability

The decision to rezone the site to "Undetermined" disregards the results of **extensive public consultation.** Of the **3,677 representations** received, **over 90%** opposed rezoning. The public overwhelmingly expressed the desire to maintain the **Green Belt designation.**

Ignoring this consensus undermines public faith in the **integrity of the town planning process.** It signals to residents that **institutional convenience overrides community voices,** eroding accountability. Maintaining the GB zoning reflects the **principles of participatory planning,** ensuring that community input directly influences urban development policies.

4.12 Risk of Precedent – Erosion of Green Belt Protections

Approving the rezoning of the Item A site to "Undetermined" (U) risks setting a dangerous precedent that could weaken protections for Green Belt (GB) land across Hong Kong. For decades, the GB zoning mechanism has served as a critical safeguard against urban sprawl, ensuring that green, ecologically sensitive areas are preserved for environmental, aesthetic, and public health purposes. The Pok Fu Lam OZP No. S/H10/1, first gazetted in February 1986, explicitly designated the Item A site as GB due to its **steep slopes, natural beauty, and unsuitability for development.** Over the past 40 years, this

zoning has remained a cornerstone of Hong Kong's planning ethos, consistently reaffirmed in more than 20 iterations of the OZP.

By rezoning this land to "Undetermined," the TPB risks signaling to developers and institutions that **protected green spaces can be rezoned incrementally,** creating a slippery slope toward piecemeal urban expansion into Hong Kong's few remaining green enclaves. This decision could embolden future applicants to seek similar rezoning, accelerating the erosion of Green Belt protections citywide. Maintaining the current GB status sends a clear message that Hong Kong values sustainable development and environmental stewardship, reinforcing public trust in the integrity of the planning process.

4.13 Steep Topography and Developmental Unsuitability

The Item A site's steep, vegetated terrain presents **significant engineering challenges** that render it inherently unsuitable for large-scale development. With an elevation difference of approximately **80 meters** between Pok Fu Lam Road and Victoria Road, any construction on this site would require **extensive slope stabilization, excavation, and retaining structures,** exponentially increasing development costs and the risk of landslides.

The Explanatory Statement (ES) of the OZP explicitly emphasizes the site's **geotechnical constraints** and states that development within this zone should be avoided. Moreover, any large-scale excavation risks **triggering slope instability, endangering nearby residential areas** and public infrastructure.

In addition to environmental concerns, the financial viability of developing the site is questionable. The high cost of **land preparation, slope reinforcement, and drainage improvements** undermines the economic rationale for pursuing development in this location, making it neither cost-effective nor sustainable.

Alternative sites with flatter terrain, such as those within the Northern Metropolis or the adjacent RC6 zone, offer far more practical and economically sound options for accommodating HKU's expansion needs.

4.14 Traffic Congestion and Infrastructure Overload

Pok Fu Lam Road currently faces severe congestion especially during peak hours, and introducing a large-scale development like the HKU GIC will **further exacerbate traffic bottlenecks,** worsening the daily lives of residents and commuters.

Existing road networks are already operating at or over capacity, and the proposed development is expected to bring **increased heavy vehicle traffic** during both the construction and operational phases. This will risk exceeding strain on public transportation, emergency services, and local infrastructure.

While HKU suggests that the South Island Line (West) (SIL(W)) will alleviate these issues, this transport extension is not expected to be completed until **at least 2034.** In the absence of expanded transport capacity, the GIC will add to congestion, increasing travel times, noise, and air pollution.

Traffic impact assessments conducted by HKU have **underestimated the cumulative burden** of this project, neglecting to account for parallel developments in the Southern District. Retaining the Green Belt designation protects local infrastructure from premature overload, preserving Pok Fu Lam's livability until transport solutions are fully realized.

4.15 Biodiversity and Ecological Integrity

The Item A site is home to over **2,250 mature trees** and serves as a critical ecological corridor supporting local wildlife, including rare and endangered species. This green buffer contributes to Hong Kong's broader biodiversity, acting as a vital link between fragmented forested areas.

Developing this site would lead to the **destruction of significant natural habitats,** triggering a cascade of ecological disruptions. The removal of mature trees accelerates soil erosion, diminishes carbon sequestration capacity, and contributes to the **urban heat island effect.**

While HKU has pledged compensatory planting, replanting efforts rarely replicate the biodiversity value of established forests. Mature trees take **decades to regrow,** and newly planted saplings lack the ecological complexity required to support native fauna.

Protecting Pok Fu Lam's green spaces aligns with Hong Kong's climate resilience commitments and reinforces the city's ambition to achieve **carbon neutrality by 2050.** Rezoning the land as "Undetermined" jeopardizes this vision, undermining broader environmental goals.

4.16 Misalignment with Government Development Strategy

Hong Kong's Northern Metropolis Strategy explicitly identifies the Northern Metropolis as the designated hub for innovation and technology (I&T) growth. This strategic vision aims to consolidate I&T development within areas that offer proximity to Shenzhen and cross-border economic integration.

Placing HKU's GIC in Pok Fu Lam represents a clear **misalignment with this development strategy,** fragmenting Hong Kong's innovation ecosystem and diverting resources away from priority areas.

The Northern Metropolis offers **existing I&T infrastructure,** planned transport links, and available land that aligns with long-term economic objectives. Redirecting HKU's development efforts to this area reinforces regional planning goals and maximizes economic synergies, ensuring that innovation clusters develop cohesively.

Pok Fu Lam's environment is fundamentally incompatible with large-scale high-density innovation infrastructure. For HKU to proceed with development in this location contradicts government planning policy and dilutes the effectiveness of the Northern Metropolis initiative.

4.17 HKU's Lack of Transparent Public Consultation

HKU's public consultation process surrounding the GIC project has been **inadequate, opaque, and dismissive** of community concerns. Residents were not meaningfully engaged in early-stage planning, and the consultation sessions that did occur were limited in scope and accessibility.

Feedback from the community has consistently highlighted the lack of clear project details, risk assessments, and mitigative measures. HKU's failure to incorporate stakeholder feedback reflects a **top-down approach** that contradicts best practices in participatory urban planning.

The Town Planning Board must insist on comprehensive, transparent consultation processes that prioritize local engagement, ensuring that development proposals reflect the interests of affected communities.

4.18 Environmental and Geotechnical Concerns – Landslide and Flooding Risks

The Item A site's steep, vegetated terrain and significant elevation difference pose not only construction challenges but also serious **geotechnical risks,** including landslides and flooding. Development on such precarious slopes can exacerbate instability, endangering nearby residential areas, schools, and public infrastructure.

The area's steep gradient increases the likelihood of **slope failures during periods of heavy rainfall,** a risk that will only intensify as large-scale excavation and construction disturb natural drainage patterns. Hong Kong has witnessed multiple landslides in steep areas over the past decades, resulting in **significant damage to property and loss of life.**

Moreover, the retention of existing vegetation plays a vital role in **preventing soil erosion** and regulating natural water flow. The removal of over 2,250 trees will reduce the site's ability to absorb rainwater, increasing runoff and contributing to potential downstream flooding along Pok Fu Lam Road.

Geotechnical assessments carried out by HKU **underestimate these risks** and fail to provide comprehensive mitigation strategies. The Town Planning Board must acknowledge the substantial dangers of allowing large-scale high-density development in such a hazardous location, reinforcing the rationale for maintaining the current Green Belt designation.

4.19 Misleading Economic and Social Benefits – Overstated Gains

HKU has framed the Global Innovation Centre (GIC) as a project that will bring significant economic and social benefits to the local community and Hong Kong at large. However, these **claims are overstated and lack verifiable substantiation.**

While the GIC may contribute to academic research and innovation, the tangible benefits to the Pok Fu Lam community remain **unclear and unquantified.** The project primarily serves HKU's institutional interests and convenience rather than addressing pressing community needs.

Crucially, **most of the job creation and economic benefits** associated with the GIC are likely to be concentrated in professional and research pppsectors, limiting employment opportunities for local residents. Additionally, the influx of non-local workers and students will place further pressure on local infrastructure without proportionate benefits to the community.

By contrast, the potential **negative impacts—traffic congestion, loss of green space, increased living costs, and infrastructure strain—are immediate and concrete.** The Town Planning Board must critically assess the balance of projected benefits against the real, long-term costs imposed on the local community.

4.20 Violation of Established Planning Principles – The Role of Green Belts in Urban Resilience

Since its inception, Hong Kong's Green Belt zoning has served as a critical **tool for urban resilience,** preventing unchecked development, reducing the risk of environmental degradation, and preserving the city's natural heritage. The Pok Fu Lam OZP No. S/H10/1, gazetted in 1986, designated the Item A site as Green Belt **specifically to conserve its ecological and scenic value.**

The longstanding presumption against development in Green Belt areas—reinforced through the Town Planning Board Guidelines (TPB PG-No.10)—is designed to ensure that urban expansion is **strategically managed and environmentally responsible.**

Rezoning the Item A site to "Undetermined" undermines these principles, weakening the institutional framework that underpins Hong Kong's commitment to **sustainable urban development.** Allowing this deviation risks compromising the integrity of town planning regulations, opening the door to future applications that erode Green Belt protections elsewhere.

Maintaining the current GB zoning reflects **sound urban planning** that balances growth with conservation, reinforcing Hong Kong's reputation as a city that values both economic progress and environmental preservation.

5 Recommendations & Conclusion

Recommendations to the Town Planning Board:

1. **Retain the Existing Green Belt Designation** – Reaffirm the long-standing presumption against development in the Item A site to preserve Pok Fu Lam's natural landscape, biodiversity, and ecological resilience.

2. **Reject the Rezoning to "Undetermined" (U)** – Recognize that shifting to "Undetermined" introduces ambiguity, reduces public oversight, and lowers the bar for development approvals.

3. **Strengthen Community Engagement** – Require HKU to conduct **genuine, transparent public consultations** that prioritize local concerns and foster inclusive dialogue.

4. **Advocate for Alternative Sites** – Encourage HKU to pursue development within the Northern Metropolis or other suitable zones, aligning with Hong Kong's strategic objectives for innovation and technology.

5. **Mandate Comprehensive Environmental and Traffic Impact Assessments** – Insist on **rigorous environmental, geotechnical, and traffic assessments** that accurately reflect the full scope of potential disruptions to the community.

Conclusion:

The Town Planning Board faces a critical decision that extends beyond the immediate rezoning of the Item A site. This decision will shape the future of urban development, environmental sustainability, and public trust in urban governance in Hong Kong.

The proposed rezoning of the Pok Fu Lam Item A site to "Undetermined" (U) perpetuates the development ambitions of the University of Hong Kong

(HKU) despite significant legal, financial, and environmental concerns. During the hearings on November 1st, 4th, and 5th, 2024, it was made clear that **HKU does not hold legal ownership of the site**. There has been no transfer of the land through private treaty grant, short-term tenancy, or licence, reinforcing the fact that this land remains **Government property under the TPB's full control**.

The tone of the TPB's press release dated November 29th, 2024, implies an unwarranted accommodation of HKU's plans, despite the overwhelming public opposition. Of the **3,677 representations submitted**, over **90% rejected the rezoning**. This widespread public sentiment reflects a legitimate expectation that the **Green Belt (GB) zoning**, which has been in place since **1986**, will be preserved.

Further reinforcing this expectation is Representation **R3320**, presented on November 5th, 2024, which estimated the **site formation cost at HK$863 million**—a figure prepared by a professional geotechnical engineer with over 25 years of experience. HKU did not contest this estimate, indicating a lack of preparedness regarding critical financial considerations. In the private sector, such costs would render development on this site impractical, especially given the current economic climate.

Before proceeding with any rezoning, the TPB must seek clarity on **who will bear this significant financial burden**. The likelihood of the Government funding this project is slim, and private donors may question whether their contributions are being allocated responsibly.

The proposed rezoning also **contradicts the Chief Executive's 2023 Policy Address**, which clearly stated:

> "As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plans for the time being to further use 'Green Belt' areas for large-scale development."

Given that **suitable, flat, and readily developable land exists in the Northern Metropolis, Lok Ma Chau Loop and the San Tin Technopole**—locations specifically identified in the **2024 Policy Address** as focal points for Hong Kong's innovation and technology (I&T) development—there is no justifiable reason to pursue development on a steep, ecologically sensitive site. Allocating land to HKU within these designated innovation hubs would not only align with the Government's long-term strategy but would also

avoid the costly and environmentally damaging development required at Pok Fu Lam.

In light of these factors, I **strongly urge the Town Planning Board to reject the proposed rezoning** and to reinstate the original **Green Belt (GB) designation**. This course of action will:

- Uphold the **public interest** by respecting the overwhelming consensus of the 3,411 representations opposing the rezoning;
- Safeguard **Pok Fu Lam's ecological integrity** by preventing unnecessary deforestation, slope stabilization, and biodiversity loss;
- **Avoid unnecessary public expenditure** on site formation that could reach HK$863 million or more;
- Reinforce Hong Kong's commitment to **strategic, policy-aligned development** by directing HKU to pursue expansion within **Northern Metropolis, Lok Ma Chau Loop or San Tin Technopole**;
- Preserve public trust in the integrity of the **Town Planning Board's governance and transparency**.

The Town Planning Board has the opportunity to ensure that Hong Kong's urban growth aligns with sustainability, public interest, and sound fiscal responsibility. By rejecting the proposed rezoning, the Board will send a clear message that **Green Belt protections remain integral to Hong Kong's urban planning framework**, and that development must respect community consensus, legal ownership, and established policy directions.

Follow-Up Request

In view of the significant concerns outlined in this report, I respectfully request the following:

1. **Formal Acknowledgment:**

That the Secretariat of the Town Planning Board (TPB) acknowledges receipt of this representation and confirms that it will be reviewed as part of the ongoing deliberations regarding the Pok Fu Lam Item A site under OZP No. S/H10/22.

2. **Clarification of Next Steps:**

That the TPB provides clarity on the timeline for any further consultations, hearings, or deliberations on this matter, and ensures that stakeholders,

including residents and community representatives, are informed and involved in future discussions.

3. **Request for Engagement:**

I respectfully request an opportunity for further engagement with the TPB to elaborate on the points raised in this representation, should additional information or clarification be required.

4. **Transparency in Decision-Making:**

That the TPB commits to ensuring transparency and public accountability in its decision-making process, including publishing detailed justifications for any rezoning decision and clearly addressing public concerns regarding environmental, financial, and policy misalignment.

Closing Statement:

I trust that the Town Planning Board will give due consideration to the collective voices of the Pok Fu Lam community and the public interest in preserving Hong Kong's few remaining Green Belt land. I look forward to receiving acknowledgment of this further representation and engaging further in the planning process to ensure sustainable, policy-aligned, and responsible development that benefits both current and future generations.

Should you require any additional information or documentation to support this submission, please do not hesitate to email me.

Thank you for your attention to this matter and for considering the concerns and perspectives you of Pok Fu Lam community and the broader public interest.

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From: [redacted]
Sent: 2024-12-27 星期五 19:40:47
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]

Subject: Further Representation Submission
Attachment: Formal Objection to the Rezoning of Pok Fu Lam Item A Site – Urgent Request to P.pdf

Dear Sir/Madam,

I am writing to submit my further representation regarding the proposed rezoning of the Pok Fu Lam Item A site under OZP No. S/H10/22.

Attached is a formal objection report addressed to the Chief Executive, outlining the significant environmental, financial, and policy concerns associated with the proposed rezoning. I urge the Town Planning Board to carefully consider these points and to preserve the current Green Belt designation, which reflects public sentiment and aligns with the Government's long-term sustainability policies.

I would appreciate acknowledgment of this submission and continued transparency regarding the next steps in the review process. Should you require further information or clarification, please feel free to contact me.

Thank you for your attention to this matter.

Best regards,
Wong Tak Lee (Mr)
[redacted]

Attachments:

- *Report to the Chief Executive – Pok Fu Lam*

[redacted]

Subject: Formal Objection to the Rezoning of Pok Fu Lam Item A Site – Urgent Request to Preserve Green Belt Land - Further Representation

Date: 27 Dec 2024 at 7:25:09 PM

[redacted]

Dear Chief Executive, TPB Chairperson & TPB Members,

I am writing to express my strong and formal objection to the proposed rezoning of the Pok Fu Lam Item A site from **"Green Belt" (GB)** to **"Undetermined" (U)** under the draft Outline Zoning Plan (OZP) No. S/H10/22. This proposal, if approved, would undermine decades of environmental stewardship, contradict established government policies, and significantly impact the surrounding community and ecosystem.

The Pok Fu Lam area holds immense ecological, historical, and community value. As a resident and stakeholder, I respectfully urge the Chief Executive's office to exercise discretion and leadership by preserving this essential green space in alignment with Hong Kong's long-term sustainability, climate resilience, and urban planning objectives.

1. Executive Summary

The following report outlines the key grounds for objecting to the rezoning of the Pok Fu Lam Item A site, supported by extensive public consultation, financial assessments, and policy analysis:

1. **Contravention of Government Policy:** The proposed rezoning contradicts the Chief Executive's 2023 Policy Address, which explicitly commits to preserving Green Belt (GB) land and avoiding large-scale developments on these sites.
2. **Ecological and Environmental Concerns:** The Pok Fu Lam Item A site is home to over **2,250 mature trees** and serves as a critical green corridor that mitigates urban heat, prevents soil erosion, and supports local biodiversity.
3. **Public Opposition:** Over **90% of the 3,677 representations** received during public consultation object to the rezoning, reflecting strong and unified community sentiment against development of this site.
4. **Infrastructure Overload and Inadequacy:** The transport and public infrastructure in Pok Fu Lam is already strained, and large-scale development without significant upgrades will exacerbate congestion.
5. **Misalignment with Innovation and Technology (I&T) Strategies:** The Northern Metropolis, Lok Ma Chau Loop, and San Tin Technopole have been designated for I&T expansion. The Pok Fu Lam site falls outside of these zones, fragmenting development and limiting economic synergies.
6. **Excessive Development Costs:** Site formation alone is projected to exceed **HK$863 million**, excluding building costs, raising serious concerns regarding the financial feasibility and efficient use of public or private resources.

2. Policy Contradictions and Governance Concerns

The proposed rezoning stands in direct contradiction to key policy objectives outlined in recent

government initiatives:

Policy Address 2023 – Clear Stance on Green Belt Preservation
In the 2023 Policy Address, the Chief Executive explicitly stated:

> "As we have already identified enough land for housing, industry and other developments for the coming 30 years, the Government has no plans for the time being to further use 'Green Belt' areas for large-scale development."

- Rezoning the Pok Fu Lam site undermines this public commitment. Approval of the current proposal could set a dangerous precedent that weakens Green Belt protections and invites further speculative development.

2024 Policy Address – I&T Development Zones
The 2024 Policy Address highlights the **Northern Metropolis, Lok Ma Chau Loop, and San Tin Technopole** as focal points for innovation and technology (I&T) development. This strategic clustering aims to promote cross-border collaboration and consolidate Hong Kong's position as a global I&T hub.

Allocating HKU's **Global Innovation Centre (GIC)** to Pok Fu Lam misaligns with this strategy, diverting valuable resources and diluting the economic impact of I&T initiatives.

3. Environmental and Ecological Risks

The Pok Fu Lam Green Belt has long served as an essential buffer between urban sprawl and the natural environment. The area's **steep slopes, mature tree coverage, and rich biodiversity** provide invaluable ecological benefits that must not be compromised:

- **Tree Preservation:** The removal of over **2,250 mature trees** would devastate local flora and fauna, undermining decades of conservation efforts.
- **Soil Stability and Flood Prevention:** Green Belt areas play a crucial role in preventing soil erosion and mitigating landslide risks during typhoons and heavy rainfall.
- **Carbon Sequestration:** Preserving these trees is essential for Hong Kong's goal of achieving **carbon neutrality by 2050.**
- Furthermore, developing the site will significantly increase the urban heat island effect, negatively affecting the well-being of local residents.

4. Public Consultation and Community Consensus

The overwhelming public response to the rezoning reflects the community's commitment to preserving this area. During the TPB consultation process, **3,411 out of 3,677 representations (over 90%)** rejected the proposed rezoning.

Ignoring such a clear mandate risks alienating public trust in governance, as well as prompting potential judicial review under the precedent set by the **Fanling Golf Course case.**

5. Financial and Infrastructure Challenges

Representation R3320, prepared by a professional geotechnical engineer with over 25 years of experience, estimated site formation costs at **HK$863 million.** This figure does not include subsequent construction costs, which are expected to rise significantly due to slope stabilization and logistical challenges.

HKU has not contested this estimate, raising concerns about financial oversight and the viability of the project. Additionally, existing infrastructure in Pok Fu Lam, including **Pok Fu Lam Road and public transport networks,** lacks the capacity to support large-scale development.

6. Alternative Development Sites

There are alternative, policy-aligned sites that can accommodate HKU's expansion without compromising Green Belt land:

1. **The Northern Metropolis and Lok Ma Chau Loop** – These areas offer flat, readily developable land specifically designated for I&T projects.
2. **Residential (Group C) 6 (RC6)** – Located adjacent to the Item A site, this land is already zoned for development and can be utilized without significant environmental impact.

7. Request for Immediate Intervention

In light of the evidence presented, I respectfully request the following:

1. **Urge the Town Planning Board to reject the rezoning** of the Pok Fu Lam Item A site and retain its Green Belt designation.
2. **Direct HKU to pursue development** in the Northern Metropolis or other designated I&T zones.
3. **Reaffirm public policy on Green Belt preservation** to strengthen environmental protections and public trust in government planning processes.

I appreciate your attention to this matter and trust that your administration will act to preserve Hong Kong's natural heritage for future generations.

Yours faithfully,

Terry Wong

Attachment:

- Objection Report - *Further Representation on Pok Fu Lam Rezoning – OZP No. S/H10/22*

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number: TPB/R/S/H10/22-F-S034

From: [redacted]
Sent: 2024-12-27 星期五 17:27:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Dear Sirs,

I am writing to strongly oppose the proposed "U" zoning and the original "OU" zoning for "ITEM A." Instead, this land should be zoned as Green Belt (GB) until a revised and carefully considered proposal is presented.

There is no representation that suggests amending the zoning to (U) Undetermined. The TPB's decision to rezone Item A as (U) Undetermined lacks legal basis under Section 6B(8) of the Town Planning Ordinance, as no representor has requested this change.

The assertion that 2,250 trees have no value simply because they are common species is flawed. These trees are valuable, irrespective of their species' commonality or registration status.

During the TPB public hearings in early November, it became clear that the HKU GIC proposal was deeply flawed, containing numerous unnecessary structures such as residential buildings, restaurants, and expansive open spaces. Removing these elements would substantially reduce the proposal's size and scope.

If the Pokfulam area is deemed most suitable, a perfectly sized RC6 area already zoned for residential use, comprising 2.5 hectares and located alongside the GB, should be considered first before any Green Belt rezoning.

As Hong Kong is facing a huge budget deficit problem, HKU should seek more appropriate alternative sites to save on construction costs likely funded by public money.

I strongly disagree with the Planning Department's claim that existing educational, institutional, hospital, and residential land users in Pokfulam make adjacent green belt development acceptable. Residents already face daily traffic congestion due to developments in Wah Fu, Queen Mary Hospital, and Cyberport. The proposed large-scale GIC development in Pokfulam will likely be the final burden that pushes our community beyond its limits.

Your faithfully,

Patrick Shum

[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S035

From: [redacted]
Sent: 2024-12-27 星期五 18:17:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject:
Attachment: 001.jpg

Submission Number:
TPB/R/S/H10/22-F-S036

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：27 DEC 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「ITEM A」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 GIC 開發計劃，可能會成為壓垮駱駝的最後一根稻草。

Submission Number:
TPB/R/S/H10/22-F-S035

姓名：劉志堅 / 梁傑婷

Submission Number:
TPB/R/S/H10/22-F-S036

（選一）香港身分證/~~護照~~ [redacted]

電子郵件/~~電話~~：（可選） [redacted]

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。

Submission Number:
TPB/R/S/H10/22-F-S037

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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 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

(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 MING

(circle one) HKID / ~~Passpo~~ [redacted]

Email / telephone : (optione [redacted]

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: 2024-12-27 星期五 18:37:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Dear Administrator:

I writing to object against the proposed "U" zoning and the original "OU" zoning in connection with the HKU GIC project. This piece of land should be zoned as Green Belt (GB) until a revised and carefully considered proposal is presented.

There is no representation that suggests amending the zoning to (U) Undetermined. The TPB's decision to rezone Item A as (U) Undetermined lacks legal basis under Section 6B(8) of the Town Planning Ordinance, as no representor has requested this change.

I strongly disagree that the 2,250 trees have no value simply because they are common species. These trees are valuable, irrespective of their species' commonality or registration status.

During the TPB public hearings in early November, it became clear that the HKU GIC proposal was deeply flawed, containing numerous unnecessary structures such as residential buildings, restaurants, and expansive open spaces. Removing these elements would substantially reduce the proposal's size and scope.

If the Pokfulam area is deemed most suitable, a perfectly sized RC6 area already zoned for residential use, comprising 2.5 hectares and located alongside the GB, should be considered first before any Green Belt rezoning.

As Hong Kong is facing a huge budget deficit problem, HKU should seek more appropriate alternative sites to save on construction costs that are likely funded by taxpayers.

I strongly disagree with the Planning Department's claim that existing educational, institutional, hospital, and residential land users in Pokfulam make adjacent green belt development acceptable. Residents already face daily traffic congestion due to developments in Wah Fu, Queen Mary Hospital, and Cyberport. The proposed large-scale GIC development in Pokfulam will further destroy the environment in our community.

Best regards,

Cynthia Fung

[redacted]

Sent from my iPad

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-27 星期五 21:10:52
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation Relating to Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 Made by the Town Planning Board Under the Town Planning Ordinance (Chapter 131)

To The Secretary, Town Planning Board,

Further Representation Relating to Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 Made by the Town Planning Board Under the Town Planning Ordinance (Chapter 131)

I am writing to express my objection to the proposed amendment that seeks to rezone the 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 strongly urge the Town Planning Board to rezone this site back to "Green Belt" ("GB").
While I support the mission and objectives of the proposed Global Innovation Centre (GIC) and recognize its potential to transform Hong Kong into an international hub for innovation and technology, I am concerned about the implications of it. The decision to rezone the site as "Undetermined" suggests that large organizations, such as HKU, can bypass meaningful engagement with the Pok Fu Lam community while still receiving preferential site protection and reserved status. This could undermine the importance of genuine public consultation in the planning process. Below are my key reasons for that the site be rezoned back to "Green Belt" ("GB"):

Accurate Classification of Site
The site is home to a dense tree population throughout the area, forming a significant part of the natural environment. With HKU's plans still under review, it is critical to classify the site appropriately to reflect its ecological value. Rezoning it as "Undetermined" risks creating the false impression that all the trees within this area are already set for removal. This sets a dangerous precedent and diminishes the importance of environmental preservation in future planning decisions.

Genuine Public Consultation
The Town Planning Board emphasized the importance of constructive engagement between HKU and the Pok Fu Lam community. However, rezoning the site to "Undetermined" contradicts this, as it implies that insufficient consultation and communication with stakeholders can occur without consequences to HKU, while the Pok Fu Lam community is left in the dark. Reverting the site to "Green Belt" would encourage HKU and other parties to create constructive communication and appropriate consultation with the Pok Fu Lam community and prioritize the public's involvement in their decision-making processes.

Addressing Residents Concerns
HKU has hinted at plans to increase the setback area from neighbouring buildings, which may require adjustments to site boundaries. Rezoning the site to "Green Belt," would help address residents' concerns regarding the future classification and use of these setback areas.

In conclusion, reverting the site to "Green Belt" zoning would send a strong and positive message to the public and the Pok Fu Lam community that their concerns are being heard and acknowledged. This action would incentivize all stakeholders to engage in more transparent and collaborative discussions moving forward.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Yours sincerely
Ashley

[redacted]Full Name : Loke Wen Huey Ashley

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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 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
[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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 Seascape (42 Sassoon Road), I can confirm that HKU has not made any attempt or effort to contact the residents of Seascape 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 Seascape

[redacted]

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 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]

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Submission Number: TPB/R/S/H10/22-F-S043

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 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]

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 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) Undetermin ed. 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 th e 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 a nd 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

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

[redacted]

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

(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-S047

From: [redacted]
Sent: 2024-12-28 星期六 16:28:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: Opposition and demand for explanation on Pokfulam OZP No. S/H10/22

Dear sir/madam,

I strongly oppose the proposed "U" zoning and the originally proposed zoning of "OU".

If Pokfulam area is deemed most suitable by the Planning dept, I do not understand why the land adjacent to the land of Item A (see the area outlined in the attached) right behind the site of International School Foundation (ISF) is not considered instead.

In particular, compared to the land right behind ISF mentioned above, the land of Item A is (1) too close to and therefore most disruptive to the nearby residential area, and (2) on a very steep slope which will certainly be far less effective in terms of cost and useable floor area. The land right behind ISF is also closer to Cyberport which facilitates better connection with HKU.

Hence, I cannot understand why TPB's has not considered the land behind ISF but the land of Item A which is less cost effective and most disruptive to nearby residents. I demand TPB's clear explanation of this.

Furthermore, during the TPB public hearings held on November, it was made clear that the HKU GIC proposal was flawed and involved numerous unnecessary structures such as residential, restaurant and vast open spaces.

I also can't find a representation that proposed an amendment to zone the land to "Undetermined". The TPB's decision to rezone item A to undetermined has no legal basis under section 6B(8) of the town planning ordinance given no representor has requested for such rezoning of item A to Undetermined.

As Hong Kong faces a HK$100 billion deficit, the University of Hong Kong (HKU) should consider alternative sites that are more appropriate and effective for its needs. Additionally, I believe the government's audit department should closely examine how HKU allocates its financial resources to ensure that funds are spent wisely.

The primary focus should be on investing in education and training for our next generation, preparing them to be future-ready and driving our economic growth. This approach is far more beneficial than spending excessively on land development and new buildings!!!

Before an explanation of why the land behind ISF is not considered instead of the land of Item A, and with a revised proposal put forth by TPB or HKU, I recommend the land of "item A" be zoned as green belt (GB).

Regards
Lai Ting CHENG
[redacted]

Latest in the area

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Contribute

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-28 星期六 16:43:17
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition and demand for explanation on Pokfulam OZP No. S/H10/22

Dear sir/madam,

I strongly oppose the proposed "U" zoning and the originally proposed zoning of "OU".

If Pokfulam area is deemed most suitable by the Planning dept, I do not understand why the land adjacent to the land of Item A (see the area outlined in the attached) right behind the site of International School Foundation (ISF) is not considered instead.

In particular, compared to the land right behind ISF mentioned above, the land of Item A is (1) too close to and therefore most disruptive to the nearby residential area, and (2) on a very steep slope which will certainly be far less effective in terms of cost and useable floor area. The land right behind ISF is also closer to Cyberport which facilitates better connection with HKU.

Hence, I cannot understand why TPB's has not considered the land behind ISF but the land of Item A which is less effective and most disruptive to nearby residents. I demand TPB's clear explanation of this.

Furthermore, during the TPB public hearings held on November, it was made clear that the HKU GIC proposal was flawed and involved numerous unnecessary structures such as residential, restaurant and vast open spaces.

I also can't find a representation that proposed an amendment to zone the land to "Undetermined". The TPB's decision to rezone item A to undetermined has no legal basis under section 6B(8) of the town planning ordinance given no representor has requested for such rezoning of item A to Undetermined.

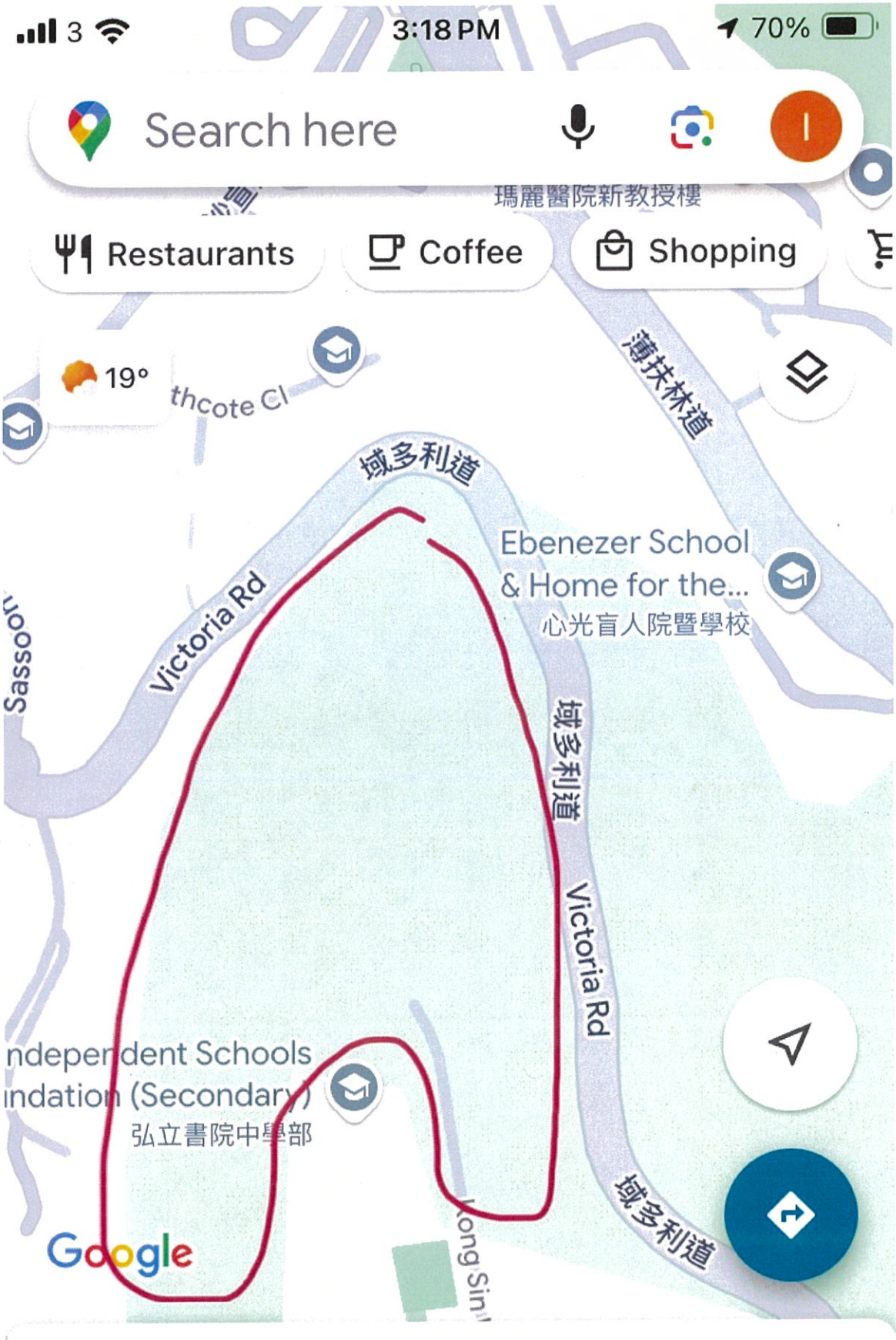
As HK is facing a hk$100 billion deficit, HKU should look for alternative site that is more appropriate and effective.

Before an explanation of why the land behind ISF is not considered instead of the land of Item A, and with a revised proposal put forth by TPB or HKU, I recommend the land of "item A" be zoned as green belt (GB).

I would like to make oral representation at the hearing of the TPB if one is organised.

Regards
Ivan Au

[redacted]



Latest in the area

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Submission Number:
TPB/R/S/H10/22-F-S049

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-28 星期六 18:22:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No.S/H10/22
Attachment: Scan.jpeg; Scan 2.pdf; Scan 1.pdf

Dear Sirs

Please refer to the attachments for my Further Representation on Pokfulam OZP No.S/H10/22

Please kindly grant my further representation your most favourable consideration.

Best regards
Lam Chi Shing

关於薄扶林 OZP No. S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk
日期：2024年12月28日

我仅对修正案和将該幅土地劃為绿化地帶(GB)以外的任何分区。主要理由如下：

1. 鄰近心光盲人院和其学校由發展商申建135伙2024年8月遭城規会拒絶，原因之一是發展会对薄扶林交通造成不利影响。擬議中的巨型GIC开發計劃規模更大，卻沒有遭城規会全面拒絶。這明顯是双重標準。希望不是因為GIC計劃是由行政長官在其2021年的施政報告中宣布所致。

2. GIC準備建在的土地是一幅在薄扶林道至域多利道之間的陡峭斜坡。1992年曾因在薄扶林道兴建香港厨藝学院引致山泥傾瀉，危及整個碧瑤灣邨的安危。現在擬建的GIC覆蓋在碧瑤灣邨和後山斜坡上。如有任何差錯，会对碧瑤灣整個屋邨的安危產生極度負面的影响。附上1992年有关碧瑤灣斜坡山泥傾瀉的剪報。

姓名：LAM CHI SHING 林志誠

[redacted]

●域多利道碧瑤灣大廈塌山泥影響範圍廣闊，箭咀所指爲山泥覆蓋的第四十四座。

●上：在碧瑤灣住了十多年的曾蔭培由警員陪同返回寓所收拾細軟；中：下碧瑤灣路面泥濘一片，剷泥車穿梭往來清理；下：停車場內汽車被沙泥堆積至屋頂。

結構暫無危險·清理泥漿困難
碧瑤灣七大廈仍封閉
住客允返家取回財物

【本報訊】西區域多利道碧瑤灣大廈塌山泥導致兩死八傷現場，消防員經徹夜挖掘搜索，無再發現有人被活埋，山泥清理工作在昨晨開始進行，土力工程署人員勘察樓宇結構，初步無即時危險，但暫時仍將上下碧瑤灣七幢樓宇封閉。

挖掘工作由前晚開始一直到昨日繼續進行，消防及救護人員在場戒備，因山泥傾瀉而受影響最大的下碧瑤灣第四十一至四十四座公務員政府宿舍，昨日仍然封閉，惟住客可以返回屋內執拾細軟，因住在大廈內的一百多戶公務員，前晚已安排到灣仔兩間酒店暫住。

受今次塌山泥影響的，包括警務處行動處副處長曾蔭培，他昨日陪同警務處長北訪回來，抵埗後才知道有家歸不得，他亦要如其他住客一樣，需預先登記姓名，偕妻女由警員陪同返回住所收拾簡單衣物離開。他並無向記者談及任何感受，只說自己在碧瑤灣住了有十多年。

在塌山泥現場所見，最貼近山坡的第四十四座低層單位被沙泥掩蓋，泥漿更高至四、五樓外牆，可想而知山泥塌下時威力頗猛。

由於瀉下的山泥以百噸計，大厦平台更被沖開一個面積廣大的缺洞，山泥沿着缺洞湧入地庫一、二層停車場，將停泊在該處的汽車推至橫七豎八，疊在一起。

工人昨日整日在現場清理山泥，並使用小型剷泥車將泥頭堆在一處空地上，十多輛運泥車則穿梭往來運走沙泥，而爲方便清理工作，一段域多利道迄昨晚仍然封閉。在下午二時十五分，輔助空軍一架直升機接載着有關人員飛臨現場作高空勘察及拍攝照片。

恐家中寵物餓壞
上碧瑤居民鼓譟

土力工程署高級結構工程師李啓平稱，因爲發生塌泥山坡土質仍未穩定，而且現場十分靠近樓宇，經完成勘察後爲了安全計，有必要將第四十一至第四十四座封閉，同時，由於山泥是從域多利道北面的上碧瑤傾下，故此亦必須將第廿五座至廿七座暫時封閉，待星期一才

作詳細查勘，但七幢樓宇初步未發現有危險。

至傍晚，位於上碧瑤的第廿五至廿七座數十名住客陸續返回，知悉不准進入住所取回衣物細軟而大為鼓譟，部分住客更表示家中仍有寵物未有帶出，需要入內餵飼。他們又不滿當局留待周一才檢驗其樓宇結構，以及無統一部門向住客發布消息。

由於上碧瑤圍內路面全部被泥漿掩蓋，住客出入俱要步步爲營，

碧瑤灣三幢樓斜坡早年已列爲高風險

本報前日在岩土工程資料館閱一萬個人造斜坡資料冊，冊內的資料單張顯示，位於四十四座東面的斜坡，編號11 SW-C/CR146，當時被列爲高風險斜坡，距離最近的樓宇僅三米，土質屬已風化的火山岩，混雜大石塊，高二十五米，闊四十米，斜坡爲五十五度。

該斜坡當時已建有一堵八米高石屎護土墙，並鋪上護土物質，以及設有排水管道疏水。

編號11 SW-C/CR146的斜坡，位於四十二座以北，當時也被列爲高風險，距離樓宇只六米。土質屬已風化火山岩，混雜大石塊，高二十六米，闊五十米，斜度爲三十至四十度。

斜坡當時沒有護土墙，但有長釘穩固石塊，亦鋪上護土物質，但已出現裂痕。斜坡亦設有排水管道疏水。

第三個列高風險斜坡編號11 SW-C／CR147，位於四十一座以北，距離樓宇亦只得八米。土質是已風化火山岩，高二十五米，闊五十米，斜度爲三十度，頂部六米的地方爲五十度。

斜坡當時已建有一至兩米高石屎護土牆，牆上有出現裂痕。

碧瑤灣固坡工程需數月

【本報專訊】受山泥傾瀉影響面要封閉的碧瑤灣第廿六座，將於下周四解封，但平台及停車場仍要封閉。

工務司詹伯樂說，碧瑤灣山泥傾瀉事件的調查報告預計一個月內完成，至於長遠穩固該處山坡的工程，就需要數月才可完成。

工務司及土力工程處處長昨日與碧瑤灣第廿六座的居民見面，解釋第二十六座的情況。

詹伯樂說，如果再有山泥傾瀉，支持停車場及平台的一條石柱，可能會受山泥冲擊，因此停車場及平台須繼續封閉，而第廿六座的地基獨立，故不會受到影響。

詹伯樂說，自從上周五發生山泥傾瀉事件以來，政府的工程師已在該處山坡頂部進行平整工程，如果天氣不是持續惡劣的話，有關工程將於下周三完成。

土力工程處處長麥隆禧則表示，工程人員會移走約三千立方米的鬆散泥土，鋪上護土物質，面積約一千五百平方米，並且改善山下的疏水系統。

圖中所見爲碧瑤灣第二十六座旁發生山泥傾瀉的斜坡，該斜坡在十四年前被列爲低風險斜坡。（馮剛攝）

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

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.

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Hung Yi Shun Ernest

[redacted]

☐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

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.

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CHIU, Tuen Han

[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number: TPB/R/S/H10/22-F-S052

From: [redacted]
Sent: 2024-12-28 星期六 23:08:18
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22 from Representation No. R2446 - John R. Budge SBS MBE JP

Date: 28th 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 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. In addition, this is a nesting place for rare Cockatoos.

(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, at least in part, 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, that this makes development of our adjacent green belt acceptable. Residents in the Pokfulam area are already facing daily congested traffic condition because of the enormous developments at Wah Fu, Queen Mary Hospital and Cyberport. In addition, with the expansion of the MTR from Wong Chuk Hang to HKU more inconvenience will be caused. The proposed gigantic GIC development in Pokfulam will only cause more congestion, dust, noise and general inconvenience and will substantially reduce the enjoyment of living in this pleasant part of Hong Kong.

Name: Budge John Robertson

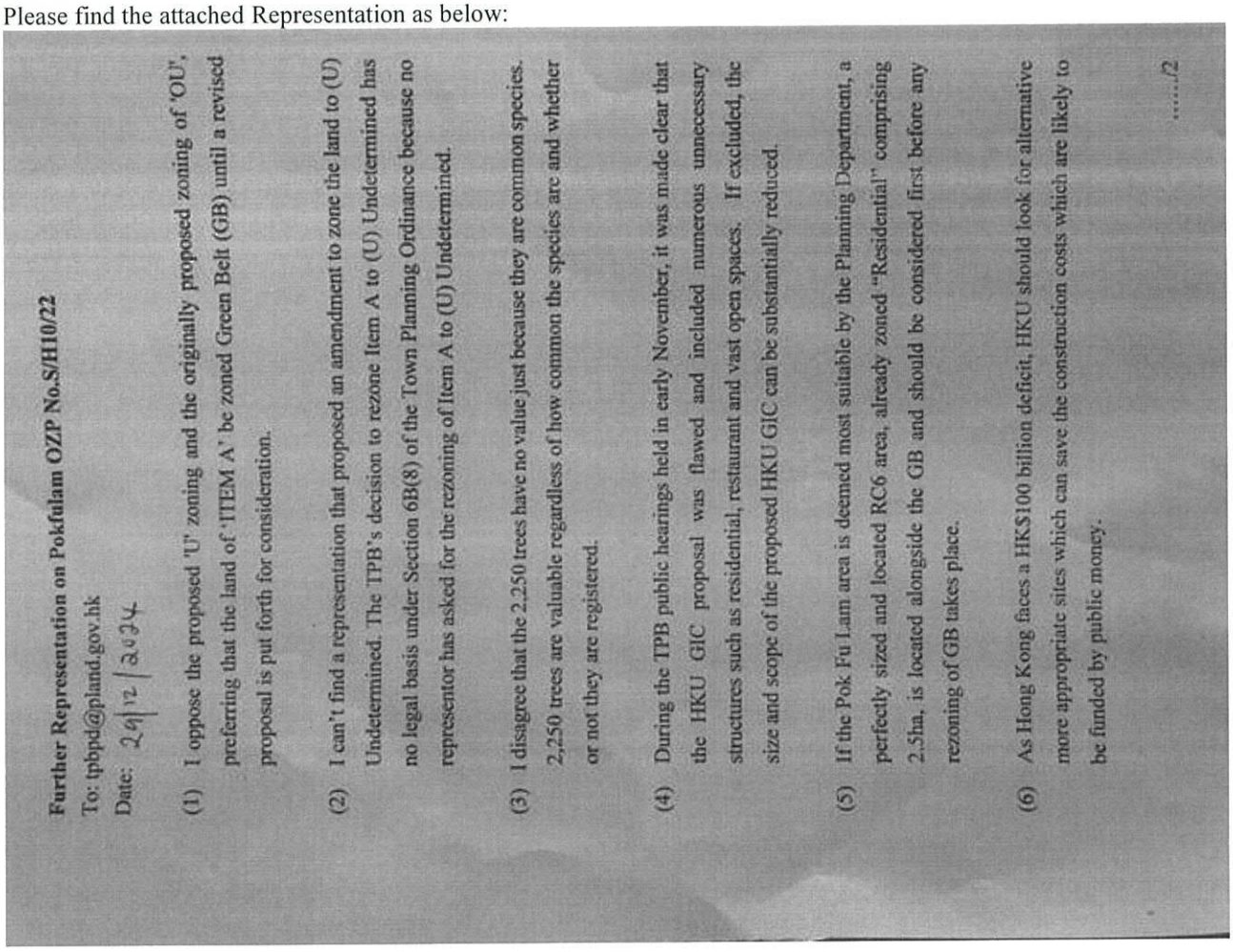
[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number: TPB/R/S/H10/22-F-S053

From: [redacted]
Sent: 2024-12-29 星期日 11:49:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H 10/22

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: [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.

This email supersedes the previous email just sent.
Thank you for your attention.
Regards

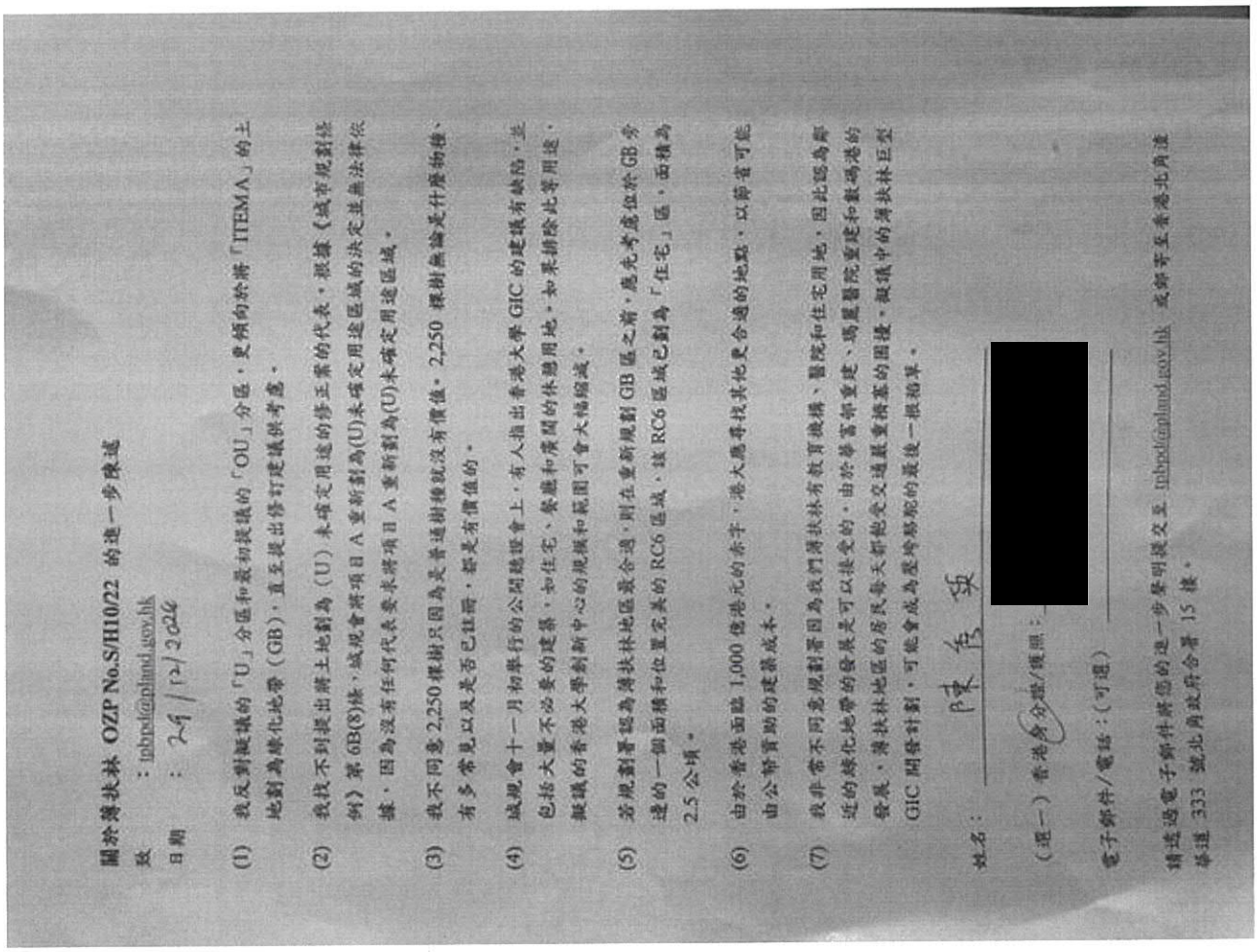
Sent from my iPhone

Submission Number:
TPB/R/S/H10/22-F-S054

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-29 星期日 11:56:19
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H 10/22

致城市規劃署
現符上進一步陳述：



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 ：tpbpd@pland.gov.hk
日期 ： 24/12/2024

(1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEM A」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聆訊會上，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、餐廳和商業的休憩用地，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，由於眾多研究建、馬鞍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： 陳秀英 [redacted]
（選一）香港永久居民/護照：[redacted]
電子郵件/電話：（可選）

請透過電子郵件將您的進一步意見提交至 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。

謹上
陳秀英

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　　：29/12/2024

(1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEM A」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。

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(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：陳秀英

（選一）香港身分證/護照：[redacted]

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。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S055

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: [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.**

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

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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.

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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

Submission Number:
TPB/R/S/H10/22-F-S057

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-30 星期一 11:14:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]
Subject: HKU/GIC TOWN PLANNING BOARD'S DECISION

Dear Sirs,

I previously submitted an objection to the plan by the HKU to develop a green belt area in Pokfulam. Having seen the latest report from yourselves I wish to make a further submission on behalf of myself and the residents of No 7 Mount Davis Rd, Pokfulam.

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 an amendment to the plan in the manner proposed in the representation; or
(b) to propose an amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.
1.3. Sub paragraph "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 as 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.
1.8. The Board has therefore respectfully 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).
1.9. 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 should therefore be rejected .

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 on *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 ("GB") is different for an amendment to an OZP and for a Section 16 application cannot meet the very strong planning test. In our view 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. We note that the Chairperson instanced the *strong justification* provided where areas of GB had been rezoned, but omitted 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.
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 but only reserved to allow HKU to consider its use, undertake all necessary studies and consult. To the best of our knowledge all necessary studies to confirm the feasibility, the ball park costs and construction programme have not been undertaken nor was the required consultation undertaken.

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 now recognize this as an excessive development and should not have recently proposed to amend the OZP to include such an excessive development.
3.2. Proposed amendment: 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).

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 presentation 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 It is disingenuous 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.
4.4 The Board should have recognized this shortcoming and not proceeded with, what the Chairperson 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. See Para 25 Meeting minutes of 5/11/24.
4.8. Proposed amendment: The proposal to rezone Item A should be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

5. Retention of Current Zoning
5.1. 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.
5.2. Proposed amendment: The proposal to rezone Item A should be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

6. Policy Statements
6.1. The HKU have based their justification for the rezoning of land in Pok Fu Lam on the then Chief Executive's 2021 Policy Address. This has been sureceded and was in general and not directed at changing a specific GB area. 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.
6.2. A number of representatives 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 reasonably 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.
6.3. 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.
6.4. 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 representatives, with the resulting inconsistencies of the Board's own decisions.
6.5. Proposed amendment: The proposal to rezone Item A should be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

7. The Board's Statutory Duty
7.1. 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.
7.2. 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. It appears that the statutory duty could not be reasonably fulfilled by deciding on an "undetermined" zoning as this failed to set appropriate parameters.
7.3. 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".
7.4. 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 should be rejected with the zoning of Item A to remain as on the currently approved plan as GB and RC(6).

We would be grateful for the Board to seriously consider our above points, proposals and objections.

Regards,

Greg Crichton

Name : Gregory Robert Scott Crichton

[redacted]

Submission Number:
TPB/R/S/H10/22-F-S058

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：27 DEC 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「ITEM A」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。

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(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：WONG YUK YIN GLADYS

（選一）香港身分證/護照：[redacted]

電子郵件/電話：（可選）

RECEIVED
27 DEC 2024
Town Planning Board

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Submission Number:
TPB/R/S/H10/22-F-S059

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：27 DEC 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「ITEM A」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：WONG KAM YIN

（選一）香港身分證/護照：[redacted]

電子郵件/電話：（可選）

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27 DEC 2024
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Submission Number:
TPB/R/S/H10/22-F-S060

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：27 DEC 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「ITEM A」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。

RECEIVED
27 DEC 2024
Town Planning Board

姓名：LONG YUK CHUN PRISCILLA

（選一）香港身分證/護照：[redacted]

電子郵件/電話：（可選）

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關於薄扶林 OZP No.S/H10/22 的進一步陳述

致　　：tpbpd@pland.gov.hk

日期　　：27 DEC 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「ITEM A」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：WONG SO KIU STHIRLEY

（選一）香港身分證/護照：[redacted]

電子郵件/電話：（可選）

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Submission Number:
TPB/R/S/H10/22-F-S062

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. 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: [redacted]

Email / telephone : (optional) [redacted]

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 17:00:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: OBJECTION FOR GIC INNOVATION CENTRE
Attachment: OBJECTION TO GIC IN POKFULAM.pdf

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.

...../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: VIVEK HATHIRAMANI

(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.**

☐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

Submission Number:
TPB/R/S/H10/22-F-S064

Submission Number:
TPB/R/S/H10/22-F-S065

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.*

Submission Number:
TPB/R/S/H10/22-F-S064

Name: Lu Kim Ming

(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.**

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.*

Submission Number:
TPB/R/S/H10/22-F-S065

Name: Lau, Sau Han Cecilia

(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.**

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.*

Submission Number:
TPB/R/S/H10/22-F-S066

Name: Iu, Wai Yun Jacqueline

(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.**

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-30 星期一 18:03:06
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP

Further Representation on Pokfulam OZP No.S/H10/22
Date: 30/12/2024

I oppose the amendment proposed 'U' zoning and the original 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, thus no representation has been met by this decision.

I ask why have the CE sign a "stop gap measure"? Why not wait for the new GIC proposal, appropriate zoning amendments, and statutory planning procedures to put something of substance on the CE's desk to sign?

I note 2,250 trees are valuable regardless of how common the species is and whether or not they are registered.

If the Pokfulam area is deemed most suitable by the Planning Department, I note that a perfectly size 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.

During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was seriously flawed and more than half of the proposed construction is for non-research critical uses such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

As Hong Kong faces a HK$100 billion (structural and ongoing) deficit, it is unacceptable for a publicly owned educational facility to be engaging in unnecessary white elephant construction in a wholly inappropriate and vastly more costly location.

I strongly disagree with the false 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.

I acknowledge that the TPB has heard concerns from the public and I will continue to feel strongly about those concerns until they are addressed.

Name: LO Iok Ha Ophelia
[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-30 星期一 23:10:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22

Dear Sirs,

(1) As a resident and an owner of Bel-Air unit (Phase1, Tower 5, 11/F, Flat B), 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: Chang King Pan Benjamin

[redacted]

Submission Number:
TPB/R/S/H10/22-F-S069

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From: [redacted]
Sent: 2024-12-31 星期二 10:42:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

Date: December 31, 2024

I oppose the amendment proposed 'U' zoning and the original 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, thus no representation has been met by this decision.

I ask why have the CE sign a "stop gap measure"? Why not wait for the new GIC proposal, appropriate zoning amendments, and statutory planning procedures to put something of substance on the CE's desk to sign?

I note 2,250 trees are valuable regardless of how common the species is and whether or not they are registered.

If the Pokfulam area is deemed most suitable by the Planning Department, I note that a perfectly size 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.

During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was seriously flawed and more than half of the proposed construction is for non-research critical uses such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.

As Hong Kong faces a HK$100 billion (structural and ongoing) deficit, it is unacceptable for a publicly owned educational facility to be engaging in unnecessary white elephant construction in a wholly inappropriate and vastly more costly location.

I strongly disagree with the false 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.

I acknowledge that the TPB has heard concerns from the public and I will continue to feel strongly about those concerns until they are addressed.

Name: WONG Chi Fai Nelson
[redacted]

Submission Number:
TPB/R/S/H10/22-F-S070

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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

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「ITEM A」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~~：[redacted]

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。

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From: [redacted]
Sent: 2024-12-30 星期一 17:42:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Proposed Amendments to Plan No. S/H10/22

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 Pok 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, :-

    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.

(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 : 31-12-2024

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Name : Choi Kwok Cheung, Vincent

[redacted]

Submission Number:
TPB/R/S/H10/22-F-S072

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From: [redacted]
Sent: 2024-12-31 星期二 12:27:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22/A-1 (OZP No. S/H10/22)

My further Representation on Pokfulam OZP No. S/H10/22
To: tpbpd@pland.gov.hk
Date: December 28, 2024

The TPB invited for Further Representation on the proposed amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22. This is my submission in opposition to the proposed amendments, in particular to the rezoning of Item A land to a (U) zoning.

(1) I oppose the proposed rezoning of the Item A land to a (U) zoning. I also oppose the originally proposed zoning of (OU) for this piece of land. The land of Item A should be zoned Green Belt (GB) as it is, until a revised proposal is put forth for consideration.

(2) The TPB's decision to rezone Item A to a (U) zoning is flawed and not in accordance with the Town Panning Ordinance. According to the minutes there was no representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined therefore has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representer has asked for the rezoning of Item A to (U) Undetermined.

(3) The Green Belt (GB) is of significant importance and as such is protected by various safeguards either through law or through administrative processes. In the TPB Guidelines a rezoning of (GB) is only considered under exceptional circumstance and justified by very strong planning grounds. This highlights the special importance Hong Kong has placed on the Green Belt and the extra lengths we go about protecting it. Rezoning a GB should only be done after a thorough process has been duly carried out. A piece of GB land should most certainly not be rezone as a "stopgap measure", which was presented as the justification for the TPB's decision to rezone Item A to another zoning other than GB. This is a total disregard of the importance of the GB and a disregard of the process that is designed to protect it.

(4) Rezoning Item A to (U) will remove the safeguards that is in place to protect the GB. Once it is rezoned, the requirements that applications for development on land that is zoned as GB would only be considered under exceptional circumstance and should be justified by very strong planning grounds, would be removed. These safeguards should remain in place until HKU present their revised plan. Therefore Item A should remained to be zoned as GB for the time being.

(5) HKU has indicated during the TPB board meeting that they have not previously considered other locations for the GIC but that they will do so before putting forth their next plan. Since there is a possible alternative location(s) there is no overriding reason to have to rezone the land in Item A at this juncture.

(6) Prior to and during the TPB public hearings held in early November, HKU has indicated that they will revisit their GIC proposal and potentially reducing the scope and size of the project. As such, the new scope of the GIC plan could potentially be fully accommodated by the RC6 area which is currently zoned as "residential" with a size of approximately 2.5ha. This piece of land should be considered first before any rezoning of GB takes place.

(7) It was cleared from the hearing that took place in early November that HKU has not done a thoroughly enough sets of studies for the GIC proposal, whether it was the traffic assessment, construction difficulties, environmental impact, or costs estimates. And the results that were presented were probably erring on the side of optimism. Therefore, more likely than not, further studies will result in higher negative impact on traffic, worse to the environment, more complicated construction engineering…and all leading to higher cost. As Hong Kong faces a huge fiscal deficit (HK$100 billion), HKU should seriously consider alternative sites for the GIC to save on costs, which are likely to be funded (or at least in part) by public money.

(8) 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: Chan Kai Yu Rudy

[redacted]

(Initial Representation No. R3297 during the first representation)

Submission Number:
TPB/R/S/H10/22-F-S073

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From: [redacted]
Sent: 2024-12-31 星期二 11:52:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representations on Pokfulam OZP No. S/H10/22/A-1
Attachment: GIC PY12.31.24.docx

Dear Sir

Re 13 December the Town Planning Board invited Further Representations on the proposed amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22/A-1. Here is my further representation in two parts (Part 1 and Part 2):

Part 1

I like to express my anger, distress and objection over TPB's recommendation to amend Item A to 'Undetermined' and even allow HKU to proceed with the GIC project further at the proposed Green Belt after the receipt of over 3400+ oppositions and representations by local residents over 3 days in Nov. Please keep it as Green Belt. While I concur with my other GIC group objections as listed in the Part 2, I would like to add on the following:

One: I almost broke down upon the receipt of TPB's December 13th email (TPB/R/S/H10/22-R3337) advising its decision to change the zone to 'Undetermined' and not to uphold some representations rationale as following:

Amendment Item A

(a) Amendment 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;

Response: Aren't these raised by all 3400+ opposed presentations? Why not San Tin Technopole in the Northern Metropolis?

(b) in planning terms, the proposed use at the Amendment Item A Site is not incompatible with the surrounding educational, institutional, hospital and residential uses;

Response: Aren't these raised by all 3400+ opposed presentations? HKU prior studies of the project were not professionally done and didn't take into consideration of local residents' concerns spelt out in all opposition presentations. R3320's representation's concerns on slope stability and noises extension for years to local community were not properly minuted and addressed to. This is scary and I totally lost faith in TPB and HK government should this not be addressed properly. How could TPB still state the proposed use is not incompatible with surrounding uses; before proper feasibility studies are conducted after reviews of all opposed presentations.

(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 Amendment Item A Site is proposed to be rezoned to "Undetermined" as an interim land use zoning to allow the HKU to review its plan;

Response: With all the objections raised by 3400+ oppositions, and ambiguous responses by HKU during Nov 1, 4,5 representations meetings, why should TPB still allow HKU do any revision and not keep the Site A as Green Belt? Why should TPB and HKU continue to waste time and resources of everyone, including yourselves and local community in years to come, giving up the precious time of HKU to explore GIC at San Tin or within its existing properties.

Two: At the Nov 5th morning presentation meeting, I recall Vincent Ho K.Y. (TPB Member) raising concerns if HKU would consider putting GIC at San Tin. Professor Richard Wong Y.C. (HKU Vice-President) responded by admitting that they have not been provided with any data or information regarding the northern metropolis. Consequently, they haven't conducted any evaluation of the suitability of placing GIC there. Was this minuted?

This response is considered highly irresponsible and deeply concerning for several reasons:

1. Critical Oversight: The lack of data severely hampers any informed decision-making, putting the project's success and impact at serious risk.

2. Neglecting Accountability: By not addressing the concerns raised, there's a significant lapse in accountability and transparency, undermining public trust and stakeholder confidence.

3. Potential Adverse Consequences: Without a thorough evaluation, the likelihood of unforeseen negative impacts increases, potentially leading to long-term repercussions for the community and environment.

4. Such a negligent approach to planning and evaluation is considered unacceptable and calls for immediate action to ensure comprehensive data collection, thorough analysis, and transparent communication……

5.Please see HK Baptist University initiative to move to Northern Metropole, and why not HKU's GIC as a start? https://news.rthk.hk/rthk/ch/component/k2/1740499-20240215.htm

Three: Please hear local voices on GIC Item A selection

I urge everyone at TB/TPB, HK policy makers listen to this backchat aired on RTHK on 11/25 for voices from local community on GIC's impact to Pokfulam, and rethink keep Item A to be Green Belt instead of rezoning as 'U' to waste time and resources by all parties.

https://www.rthk.hk/radio/radio3/programme/backchat

Four: There was no representation over Nov 1, 4,5 that proposed GIC Item A site to change to 'Undetermined' and how did this happen at all? Is that legal?

Five: I also added my GIC group's opposition which I concur with every point of it (Pls refer to Part 2 section). They are all valid and professional recommendations I sincerely hope TD/TPB/HK address them seriously before putting together your recommendation.

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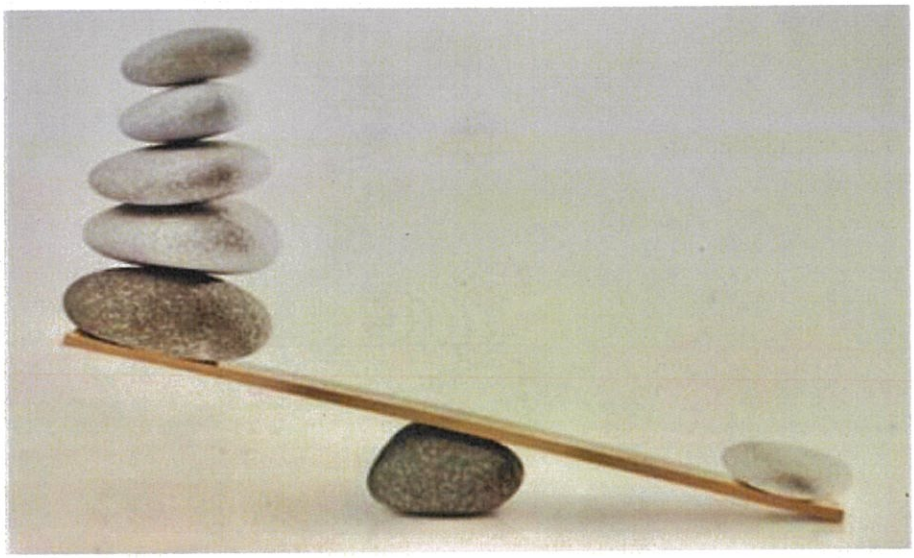
In summary, I like to recap 2 slides from my Nov 5th presentation. **We are like frogs being dumped into a pot of water to be boiled to death, slowly but surely.**

Again, I feel sad that despite the overwhelming number of objections it continued to appear that the views of the many weights much less than the view of the few. I feel more helpless and angry now but with further consideration of all of the above, I sincerely hope that TPB/TB/HK policy makers should keep the Item A as Green Belt, rather than 'U'.

GIC on Green Belt

TPB - Paper No 10987

Oppose
3411
(93.2%)



GIC Public Representation Group

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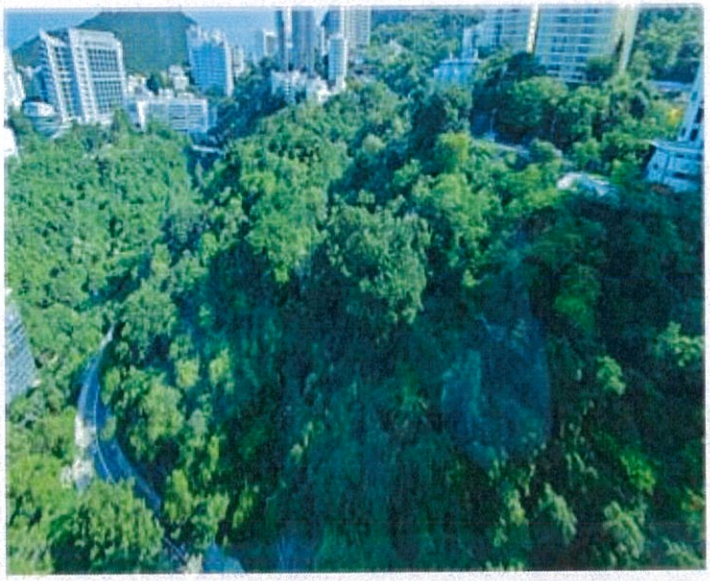
綠水青山就是金山銀山 PLEASE KEEP THE GREE



難得茂密叢林，卻要摧毀，香港不是
自然嗎？！ 發展高科技，不是要帶給
甚麼開端就是摧殘市民多年辛勞賺取
？！ 這是香港可持續發展的政策嗎?

It's rare to be in a dense jungle, but it
destroyed. Isn't Hong Kong going to
protect nature?! Isn't the developme
technology to bring happiness to mar
the beginning be to destroy the happ
environment earned by the citizens v
worked hard for many years?! Is this
sustainable development policy?!

GIC Public Representation Group

Part 2

Part 2 Further Representations on the proposed amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22/A-1.

I like to add on the following further representation submitted also by another member of the GIC Public Representation Group. I concur with all the oppositions and proposed amendments as stated:

On 13 December the Town Planning Board invited Further Representations on the proposed amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22.

I hereby submit this further representation, as a member 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 under 10 headings, together with the remedy to remove the opposition.

Under a further heading, heading 11, I submit that the proposed Explanatory Statement to accompany the Plan in the form as proposed by the Board requires amendment to comply with the assurances given by the Chair during thehearings of the representation.

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. 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. 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)".

1.8. 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).

Having presented that the Board erred in proposing that the Item A area should be rezoned as Undetermined, "U", this Further Representation addresses the process the Board would have made in reaching their decision.

2. *The Board's Statutory Duty in Decision Making*

2.1. We must take the minutes of the meeting on 29 November as an accurate and complete minute of the meeting. While not a criticism, but as a statement of fact, the minutes do not describe the process of the decision making that the Board conducted in arriving at their decision.

2.2. The matter for the Board to decide, under Paragraph 6B(8) of the Cap. 131 Town Planning Ordinance, was (inter alia) whether or not to approve the rezoning of Item A, which comprised about 4.2 ha of GB and about 0.5 ha of RC(6) land on the currently approved plan for Pok Fu Lam to "OU" (Other uses for a Hong Kong University Global Innovation Centre). If not, was there another zoning which would meet a representer who had submitted a representation to the Board? This representation, to be a valid representation, would have had to be made before the due date of 22 May 2024?

2.3. 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".

2.4. 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.

2.5. 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".

2.6. 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". (My emphasis).

2.7. 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 subpara (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) subpara (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.

2.8. The decisions noted in the minutes of the meeting on 29 November make no reference to paragraph 6B(8) and hence it is not clear on what authority the Board was exercising in coming to the decision which the Board made. The decision is silent on which representation, if any, is met by the proposed zoning of Item A as "(U)", Undecided. Hence it can only be reasonably concluded that no representation (as made by 22 May 2024) would be met.

2.9. 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.

2.10. 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". (My emphasis). There is no minuted suggestion that PlanD felt that the zoning would "meet the representation" of any one of the representers.

2.11. 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"".

2.12. 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) subpara (b) or not. However, 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.

2.13. The decision includes a partial meeting of the representation R259. It is not clear how this representation could have been partially met. The representation was clearly against the zoning of Item A to "OU" and sought that it be retained as currently zoned on the approved plan as GB or RC(6) as appropriate. The representation made no reference to a zoning of "U" Undetermined as there was no suggestion of such a zoning when the draft plan was submitted for public comments. During the hearing the representer clearly stated that he was against the "U" zoning which had been proposed since the closing date for the receipt of representations on 22 May 2024.

2.14. The representer did state in his representation and at the hearing that he supported HKU developing a Global Innovation Centre, but not on the land referenced as Item A. This support was not a matter for the Board's consideration; their consideration was solely for the appropriate zoning of the land in question, Item A.

2.15. 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).

2.16. 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.

2.17. 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).

The process of amending the Outline Development Plan follows a statutory process following the exhibited for public inspection of the draft Pok Fu Lam OZP No. S/H10/22 (the Plan), on 22 March 2024. A question has been asked whether the independence of the Town Planning Board in deciding whether to propose an amendment to the plan was unduly influenced by the agreement between the Government and the Hong Kong University which resulted in the two Press Releases on 3 October.

3. *Agreement between Government and the Hong Kong University*

3.1. The two press releases of 3 October, one from the HKU and one from the Hong Kong Government, suggest an agreement between the two bodies which could be regarded as undue influence on 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.

3.2. 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".

3.3. 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.

3.4. 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).

A repeated concern by representers was the loss of Green Belt Land and had the appropriate process been followed in the decision making.

4. Green Belt

4.1. The minutes of the meeting on 4 November, at paragraph 57, record representer R3250 as stating the "The Town Planning Board Guidelines for 'Application for Development within a 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"

4.2. 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.

4.3. The minutes, subparagraph (c), 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" 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 consult. As confirmed in the hearings all necessary studies to confirm the feasibility, the ballpark costs and construction pogramme have not been undertaken nor was the required consultation undertaken.

4.4. 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).

Having suggested that the wording in the minutes of 4 November in paragraph 57(c) was incorrect, leads to an identification of other instances where information given to the Board may not have reflected a balanced view,

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 its 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 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).

There are other areas where misleading or incomplete advice was given to the Board which include an explanation by the Planning Department on the Pok Fu Lam Moratorium. This advice is inconsistent with the Planning Department's action in making their recommendation to the Board on the proposed zoning.

6. PFLM and Excessive Development

6.1. 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 excessivedevelopment 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.

6.2. 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).

A particular instance where advice to the Board would appear, from the minutes, to be incomplete is what was called the "Stopgap Measure".

7. Stopgap Measure - No basis for approval of zoning. No basis for the boundaries of the zone

7.1. 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".

7.2. 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".

7.3. 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.

7.4. 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 how the proposed measures will 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.

7.5. The minutes, and in particular paragraph 11 of the meeting on 5 November and paragraph 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 paragraph 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 paragraph 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).

7.6. 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 Board's 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.

7.7. 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.

7.8. 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 past site is relevant to the proposed rezoning in Pok Fu Lam.

7.9. The proposed zoning from GB to "U" would remove the requirement clearly stating 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.

7.10. 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 HKU would, or even could, undertake the necessary meaningful community engagement as required by the planning procedures.

7.11. 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.

7.12. 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 reasonably appreciated by the Board in their considerations.

7.13. 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. 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.

7.14. 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).

A key aspect of the feasibility of a project is its cost and the time for completion. Many projects have had to be abandoned due to their cost or could not be completed in time to meet their requirement.

8. Programme and Costs

8.1. Representer R3320 presented to the Board a professional assessment of the cost and time required to constrict the formation for the facility, based upon the proposals provided by the proponent, HKU. His presentation is minuted in para 16 of the 5/11/24 minutes.

8.2. 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".

8.3. 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.

8.4. 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 based on the details made available to the public.

8.5. 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.

8.6. 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.

8.7. 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 paragraph 25 in the meeting minutes of 5/11/24 include "Mr Chan Yu Sum Sam, R143, said that HKU would not rule out any possible options" for the Centre.

8.8. 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).

A member asked the Chair whether the Board was obliged to follow the policy direction given in the Chief Executives Policy Statements. The Chairperson said that the "Board with its statutory functions was fully entitled to consider the rezoning proposal independently and professionally.

9. Policy Statements

9.1. 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.

9.2. 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 large-scale 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.

9.3. 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.

9.4. 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.

9.5. 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).

In conclusion to this section of my Further Representations, the Board may like to reflect on whether they have fully and correctly carried out their duties in the setting of the appropriate development parameters for the plan, especially in respect of the area of Item A.

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).

The Decision published on 13 December included for the first time the Schedule of Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22. These Further Representations are the only opportunity whereby the public can comment on the suitability or unsuitability of these "Proposed Amendments" which are part of the "Explanatory Statement".

11. Schedule of Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 issued on 13 December

11.1. 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".

11.2. 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.

11.3. 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".

11.4. 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.

11.5. 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.

11.6. 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

End of Part 2 Further Representation

Thankyou for your attention.

Name: Peggy, Yan Oi Wah (R#3337)

[redacted]

Enclosed is same representation copy in case if the two slides could not be read on email

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

On 13 December the Town Planning Board invited Further Representations on the proposed amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22/A-1. Here is my further representation in two parts (Part 1 and Part 2):

Part 1

I like to express my anger, distress and objection over TPB's recommendation to amend Item A to 'Undetermined' and even allow HKU to proceed with the GIC project further at the proposed Green Belt after the receipt of over 3400+ oppositions and representations by local residents over 3 days in Nov. Please keep it as Green Belt. While I concur with my other GIC group objections as listed in the Part 2, I would like to add on the following:

One: I almost broke down upon the receipt of TPB's December 13th email (TPB/R/S/H10/22-R3337) advising its decision to change the zone to 'Undetermined' and not to uphold some representations rationale as following:

Amendment Item A

(a) Amendment 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;

Response: Aren't these raised by all 3400+ opposed presentations? Why not San Tin Technopole in the Northern Metropolis?

(b) in planning terms, the proposed use at the Amendment Item A Site is not incompatible with the surrounding educational, institutional, hospital and residential uses;

Response: Aren't these raised by all 3400+ opposed presentations? HKU prior studies of the project were not professionally done and didn't take into consideration of local residents' concerns spelt out in all opposition presentations. R3320's representation's concerns on slope stability and noises extension for years to local community were not properly minuted and addressed to. This is scary and I totally lost faith in TPB and HK government should this not be addressed properly. How could TPB still state the proposed use is not incompatible with surrounding uses; before proper feasibility studies are conducted after reviews of all opposed presentations.

(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 Amendment Item A Site is proposed to be rezoned to "Undetermined" as an interim land use zoning to allow the HKU to review its plan;

Response: With all the objections raised by 3400+ oppositions, and ambiguous responses by HKU during Nov 1, 4,5 representations meetings, why should TPB still allow HKU do any revision and not keep the Site A as Green Belt? Why should TPB and HKU continue to waste time and resources of everyone, including yourselves and local community in years to come, giving up the precious time of HKU to explore GIC at San Tin or within its existing properties.

Two: At the Nov 5th morning presentation meeting, I recall Vincent Ho K.Y. (TPB Member) raising concerns if HKU would consider putting GIC at San Tin. Professor Richard Wong Y.C. (HKU Vice-President) responded by admitting that they have not been provided with any data or information regarding the northern metropolis. Consequently, they haven't conducted any evaluation of the suitability of placing GIC there. Was this minuted?

This response is considered highly irresponsible and deeply concerning for several reasons:

1. Critical Oversight: The lack of data severely hampers any informed decision-making, putting the project's success and impact at serious risk.

2. Neglecting Accountability: By not addressing the concerns raised, there's a significant lapse in accountability and transparency, undermining public trust and stakeholder confidence.

3. Potential Adverse Consequences: Without a thorough evaluation, the likelihood of unforeseen negative impacts increases, potentially leading to long-term repercussions for the community and environment.

4. Such a negligent approach to planning and evaluation is considered unacceptable and calls for immediate action to ensure comprehensive data collection, thorough analysis, and transparent communication……

5.Please see HK Baptist University initiative to move to Northern Metropole, and why not HKU's GIC as a start?
https://news.rthk.hk/rthk/ch/component/k2/1740499-20240215.htm

Three: Please hear local voices on GIC Item A selection

I urge everyone at TB/TPB, HK policy makers listen to this backchat aired on RTHK on 11/25 for voices from local community on GIC's impact to Pokfulam, and rethink keep Item A to be Green Belt instead of rezoning as 'U' to waste time and resources by all parties.

https://www.rthk.hk/radio/radio3/programme/backchat

Four: There was no representation over Nov 1, 4,5 that proposed GIC Item A site to change to 'Undetermined' and how did this happen at all? Is that legal?

Five: I also added my GIC group's opposition which I concur with every point of it (Pls refer to Part 2 section). They are all valid and professional recommendations I sincerely hope TD/TPB/HK address them seriously before putting together your recommendation.

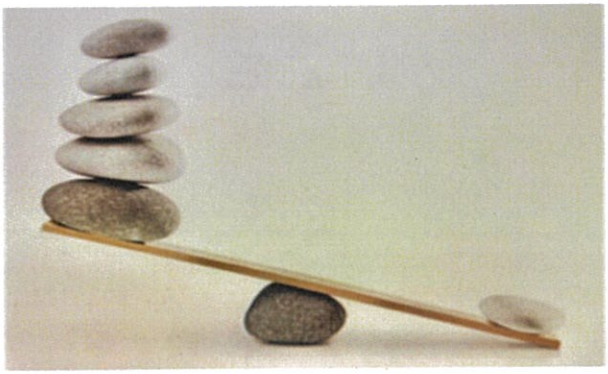
In summary, I like to recap 2 slides from my Nov 5th presentation. **We are like frogs being dumped into a pot of water to be boiled to death, slowly but surely.**

Again, I feel sad that despite the overwhelming number of objections it continued to appear that the views of the many weights much less than the view of the few. I feel more helpless and angry now but with further consideration of all of the above, I sincerely hope that TPB/TB/HK policy makers should keep the Item A as Green Belt, rather than 'U'.

GIC on Green Belt

TPB - Paper No 10987

Oppose
3411
(93.2%)



Support
249
(6.8%)

GIC Public Representation Group

綠水青山就是金山銀山 PLEASE KEEP THE GREEN BELT

GIC Public Representation Group

難得茂密叢林，卻要摧毀，香港不是要綠化，保護大自然嗎？！ 發展高科技，不是要帶給人類幸福嗎？為甚麼開端就是摧殘市民多年辛勞賺取的幸福居住環境？！ 這是香港可持續發展的政策嗎?

It's rare to be in a dense jungle, but it's going to be destroyed. Isn't Hong Kong going to be green and protect nature?! Isn't the development of high technology to bring happiness to mankind? Why did the beginning be to destroy the happy living environment earned by the citizens who have worked hard for many years?! Is this Hong Kong's sustainable development policy?!

Part 2 to follow.....

Part 2 Further Representations on the proposed amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22/A-1.

I like to add on the following further representation submitted also by another member of the GIC Public Representation Group. I concur with all the oppositions and proposed amendments as stated:

On 13 December the Town Planning Board invited Further Representations on the proposed amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22.

I hereby submit this further representation, as a member 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 under 10 headings, together with the remedy to remove the opposition.

Under a further heading, heading 11, I submit that the proposed Explanatory Statement to accompany the Plan in the form as proposed by the Board requires amendment to comply with the assurances given by the Chair during the hearings of the representation.

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. *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. *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)".*

1.8. *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).*

Having presented that the Board erred in proposing that the Item A area should be rezoned as Undetermined, "U", this Further Representation addresses the process the Board would have made in reaching their decision.

2. *The Board's Statutory Duty in Decision Making*

2.1. *We must take the minutes of the meeting on 29 November as an accurate and complete minute of the meeting. While not a criticism, but as a statement of fact, the minutes do not describe the process of the decision making that the Board conducted in arriving at their decision.*

2.2. *The matter for the Board to decide, under Paragraph 6B(8) of the Cap. 131 Town Planning Ordinance, was (inter alia) whether or not to approve the rezoning of Item A, which comprised about 4.2 ha of GB and about 0.5 ha of RC(6) land on the currently approved plan for Pok Fu Lam to "OU" (Other uses for a Hong Kong University Global Innovation Centre). If not, was there another zoning which would meet a representer who had submitted a representation to the Board? This representation, to be a valid representation, would have had to be made before the due date of 22 May 2024?*

2.3. *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".

2.4. *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.*

2.5. *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".*

2.6. *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". (My emphasis).*

2.7. *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 subpara (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) subpara (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.*

2.8. *The decisions noted in the minutes of the meeting on 29 November make no reference to paragraph 6B(8) and hence it is not clear on what authority the Board was exercising in coming to the decision which the Board made. The decision is silent on which representation, if any, is met by the proposed zoning of Item A as "(U)", Undecided. Hence it can only be reasonably concluded that no representation (as made by 22 May 2024) would be met.*

2.9. *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.*

2.10. *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". (My emphasis). There is no minuted suggestion that PlanD felt that the zoning would "meet the representation" of any one of the representers.

2.11. *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"".*

2.12. *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) subpara (b) or not. However, 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.*

2.13. *The decision includes a partial meeting of the representation R259. It is not clear how this representation could have been partially met. The representation was clearly against the zoning of Item A to "OU" and sought that it be retained as currently zoned on the approved plan as GB or RC(6) as appropriate. The representation made no reference to a zoning of "U" Undetermined as there was no suggestion of such a zoning when the draft plan was submitted for public comments. During the hearing the representer clearly stated that he was against the "U" zoning which had been proposed since the closing date for the receipt of representations on 22 May 2024.*

2.14. *The representer did state in his representation and at the hearing that he supported HKU developing a Global Innovation Centre, but not on the land referenced as Item A. This support was not a matter for the Board's consideration; their consideration was solely for the appropriate zoning of the land in question, Item A.*

2.15. *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).*

2.16. *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.*

2.17. *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).*

The process of amending the Outline Development Plan follows a statutory process following the exhibited for public inspection of the draft Pok Fu Lam OZP No. S/H10/22 (the Plan), on 22 March 2024. A question has been asked whether the independence of the Town Planning Board in deciding whether to propose an amendment to the plan was unduly influenced by the agreement between the Government and the Hong Kong University which resulted in the two Press Releases on 3 October.

3. *Agreement between Government and the Hong Kong University*

   3.1. *The two press releases of 3 October, one from the HKU and one from the Hong Kong Government, suggest an agreement between the two bodies which could be regarded as undue influence on 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.*

   3.2. *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".*

   3.3. *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.*

   3.4. *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).*

A repeated concern by representers was the loss of Green Belt Land and had the appropriate process been followed in the decision making.

4. *Green Belt*

   4.1. *The minutes of the meeting on 4 November, at paragraph 57, record representer R3250 as stating the "The Town Planning Board Guidelines for 'Application for Development within a 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"

4.2. *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.*

4.3. *The minutes, subparagraph (c), 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" 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 consult. As confirmed in the hearings all necessary studies to confirm the feasibility, the ballpark costs and construction pogramme have not been undertaken nor was the required consultation undertaken.*

4.4. *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).*

Having suggested that the wording in the minutes of 4 November in paragraph 57(c) was incorrect, leads to an identification of other instances where information given to the Board may not have reflected a balanced view,

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 its 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 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).*

There are other areas where misleading or incomplete advice was given to the Board which include an explanation by the Planning Department on the Pok Fu Lam Moratorium. This advice is inconsistent with the Planning Department's action in making their recommendation to the Board on the proposed zoning.

6. *PFLM and Excessive Development*

6.1. *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.*

6.2. *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).*

A particular instance where advice to the Board would appear, from the minutes, to be incomplete is what was called the "Stopgap Measure".

7. *Stopgap Measure - No basis for approval of zoning. No basis for the boundaries of the zone*

7.1. *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".*

7.2. *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".*

7.3. *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.*

7.4. *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 how the proposed measures will 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.*

7.5. *The minutes, and in particular paragraph 11 of the meeting on 5 November and paragraph 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 paragraph 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 paragraph 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).

7.6. *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 Board's 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.*

7.7. *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.*

7.8. *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 past site is relevant to the proposed rezoning in Pok Fu Lam.*

7.9. *The proposed zoning from GB to "U" would remove the requirement clearly stating 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.*

7.10. *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 HKU would, or even could, undertake the necessary meaningful community engagement as required by the planning procedures.*

7.11. *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.*

7.12. *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 reasonably appreciated by the Board in their considerations.*

7.13. *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. 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.*

7.14. *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).*

A key aspect of the feasibility of a project is its cost and the time for completion. Many projects have had to be abandoned due to their cost or could not be completed in time to meet their requirement.

8. *Programme and Costs*

8.1. *Representer R3320 presented to the Board a professional assessment of the cost and time required to constrict the formation for the facility, based upon the proposals provided by the proponent, HKU. His presentation is minuted in para 16 of the 5/11/24 minutes.*

8.2. *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".*

8.3. *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.*

8.4. *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 based on the details made available to the public.*

8.5. *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.*

8.6. *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.*

8.7. *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 paragraph 25 in the meeting minutes of 5/11/24 include "Mr Chan Yu Sum Sam, R143, said that HKU would not rule out any possible options" for the Centre.*

8.8. *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).*

A member asked the Chair whether the Board was obliged to follow the policy direction given in the Chief Executives Policy Statements. The Chairperson said that the "Board with its statutory functions was fully entitled to consider the rezoning proposal independently and professionally.

9. *Policy Statements*

9.1. *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.*

9.2. *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 large-scale 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.*

9.3. *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.*

9.4. *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.*

9.5. *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).*

In conclusion to this section of my Further Representations, the Board may like to reflect on whether they have fully and correctly carried out their duties in the setting of the appropriate development parameters for the plan, especially in respect of the area of Item A.

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).*

The Decision published on 13 December included for the first time the Schedule of Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22. These Further Representations are the only opportunity whereby the public can comment on the suitability or unsuitability of these "Proposed Amendments" which are part of the "Explanatory Statement".

11. *Schedule of Proposed Amendments to the Draft Pok Fu Lam Outline Zoning Plan No. S/H10/22 issued on 13 December*

11.1. *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".*

11.2. 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.

11.3. 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".

11.4. 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.

11.5. 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.

11.6. 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

End of Part 2 Further Representation

Thankyou for your attention.

Name: Peggy, Yan Oi Wah (R#3337)

[redacted]

浸大有意遷入北都大學教育城　已向教育局表達意向

2024-02-15 HKT 15:48

:hk%2Fch%2Fcomponent%2Fk2%2F1740499-0%91%E6%95%99%E8%82%B2%E5%B1%80%E8%A1%A8%E9%81%94%E6%84%8F%E5%90%91)

衞炳江（中）表示，浸大校園地方相當小，有意將浸大遷入北部都會區的「大學教育城」。（林漢山攝）

00:00 01:40

林漢山報道

浸會大學校長衞炳江表示，現時浸大校園地方相當小，校方有意將浸大遷入北部都會區的「大學教育城」，無論是整間學校或部分校園搬遷都有興趣，校方去年8月已與教育局及教資會會面表達意向，期望日後北都校園要交通方便，地方要比現時九龍塘校園大、愈大愈好，並預留地方供將來擴建之用，亦希望政府提供搬遷資助，至於九龍塘校園如何處置，就需要再與政府商討。

對於浸大建議改組校董會，方案包括校董會人數會由36人減至28人，校外校董比例由50%增至68%，學生校董代表由現時學生會會長出任改為由全日制本科生互選產生。衞炳江說，校方沒有討論過如果沒有學生參選的情況，他個人反對委任，認為學生校董代表應該由學生選出。

他又說，不擔心《基本法》23條會影響吸引海外教育人才到浸大任教，亦見不到影響學術自由。

浸會大學校董會下月將審議文學院和社會科學院的合併方案，浸大社科院院長黎永亮表示，合併後學生可更容易跨學系選科，浸大早前舉行了多場諮詢會，有教職員提出疑慮和意見，但印象中沒有教職員表示十分反對合併，系主任亦向他反映學生和校友都沒有很大反對聲音。

浸大副校長兼署理文學院院長周偉立表示，兩院合併後行政工作會減少，教職員升遷機會將會增加。

浸大有意遷入北都大學教育城　已向教育局表達意向

公共交通特別安排配合跨年倒數　羅湖口岸延至凌晨2時
(https://news.rthk.hk/rthk/ch/component/k2/1785601-20241231.htm)
2024-12-31 HKT 12:29

配合今晚延長通關　港鐵金鐘往羅湖尾班車凌晨12時56分開出
(https://news.rthk.hk/rthk/ch/component/k2/1785598-20241231.htm)
2024-12-31 HKT 12:13

海事處：出海觀賞煙花注意安全　成人須確保兒童全程穿救生衣
(https://news.rthk.hk/rthk/ch/component/k2/1785593-20241231.htm)
2024-12-31 HKT 11:33

班智榮料啟德郵輪碼頭生意最快2026年才回復疫情前水平
(https://news.rthk.hk/rthk/ch/component/k2/1785592-20241231.htm)
2024-12-31 HKT 11:15

本港明日起恢復徵收3%酒店房租稅　財庫局：有信心順利推行
(https://news.rthk.hk/rthk/ch/component/k2/1785591-20241231.htm)
2024-12-31 HKT 11:14

母乳庫下月初投入服務　冀每年數百名極早產及患危疾初生嬰兒受惠
(https://news.rthk.hk/rthk/ch/component/k2/1785590-20241231.htm)
2024-12-31 HKT 10:53

李家超：陳子達具管理領導才能會有效帶領海關　感謝何珮珊貢獻
(https://news.rthk.hk/rthk/ch/component/k2/1785589-20241231.htm)
2024-12-31 HKT 10:47

衞生署：今日牙科街症88個名額中籤者約三分二為長者
(https://news.rthk.hk/rthk/ch/component/k2/1785587-20241231.htm)
2024-12-31 HKT 10:40

旅遊聯業工會聯會稱本港導遊開工不足　聘外勞當導遊不理想
(https://news.rthk.hk/rthk/ch/component/k2/1785584-20241231.htm)
2024-12-31 HKT 10:32

國務院任命陳子達為海關關長　免去何珮珊關長職務
(https://news.rthk.hk/rthk/ch/component/k2/1785582-20241231.htm)
2024-12-31 HKT 10:08

食環署推滅鼠約章　邀物管公司及立案法團以締造無鼠環境為目標
(https://news.rthk.hk/rthk/ch/component/k2/1785578-20241231.htm)
2024-12-31 HKT 09:46

運輸署：多區由中午起陸續封路改道　港鐵本地綫通宵行駛
(https://news.rthk.hk/rthk/ch/component/k2/1785576-20241231.htm)
2024-12-31 HKT 09:39

羅淑佩：啟德郵輪碼頭現行營辦商倘再入標　會審視過去多年表現
(https://news.rthk.hk/rthk/ch/component/k2/1785575-20241231.htm)
2024-12-31 HKT 09:33

C919元旦日首航上海飛往香港　專家稱有助國產客機走向國際
(https://news.rthk.hk/rthk/ch/component/k2/1785564-20241231.htm)
2024-12-31 HKT 08:13

運輸署表示屯赤隧道管道往屯門方向快線已解封
(https://news.rthk.hk/rthk/ch/component/k2/1785532-20241230.htm)
2024-12-30 HKT 23:00

醫衞局稱686名市民網上系統完成牙科街症登記　系統運作暢順
(https://news.rthk.hk/rthk/ch/component/k2/1785530-20241230.htm)
2024-12-30 HKT 22:41

環保署及土木工程拓展署就粉嶺高球場司法覆核案向上訴庭提出上訴
(https://news.rthk.hk/rthk/ch/component/k2/1785529-20241230.htm)
2024-12-30 HKT 22:35

落馬洲管制站兩名旅客涉藏懷疑「太空油毒品」煙彈被捕
(https://news.rthk.hk/rthk/ch/component/k2/1785527-20241230.htm)
2024-12-30 HKT 22:08

屯赤隧道內約30米面板受損　路政署冀午夜前重開屯門方向行車線
(https://news.rthk.hk/rthk/ch/component/k2/1785526-20241230.htm)
2024-12-30 HKT 22:06

粵港保護知識產權合作專責小組將推動大灣區高質量發展合作交流
(https://news.rthk.hk/rthk/ch/component/k2/1785525-20241230.htm)
2024-12-30 HKT 21:27

1949至1975年出生香港居民本周三起可參加大腸癌篩查計劃
(https://news.rthk.hk/rthk/ch/component/k2/1785523-20241230.htm)

2024-12-30 HKT 21:21

梁芳遠稱旅遊業新藍圖令業界見到希望　資助考牌可確保新血質素
(https://news.rthk.hk/rthk/ch/component/k2/1785521-20241230.htm)
2024-12-30 HKT 20:46

警方過去一周接獲85宗網上投資騙案　涉及損失金額逾4500萬
(https://news.rthk.hk/rthk/ch/component/k2/1785520-20241230.htm)
2024-12-30 HKT 20:41

土木工程拓展署就前粉嶺高球場發展司法覆核裁決提上訴
(https://news.rthk.hk/rthk/ch/component/k2/1785517-20241230.htm)
2024-12-30 HKT 19:33

環保署就粉嶺高球場發展司法覆核案提上訴
(https://news.rthk.hk/rthk/ch/component/k2/1785516-20241230.htm)
2024-12-30 HKT 19:25

孫榮聰：本港明年電子及高科技產品出口受美國新總統上場影響較大
(https://news.rthk.hk/rthk/ch/component/k2/1785515-20241230.htm)
2024-12-30 HKT 19:15

組裝合成法建造負壓隔離病房　部分組件將回收用作研究
(https://news.rthk.hk/rthk/ch/component/k2/1785503-20241230.htm)
2024-12-30 HKT 19:00

屯赤隧道有護牆牆身疑被貨車撞毀　無人受傷
(https://news.rthk.hk/rthk/ch/component/k2/1785513-20241230.htm)
2024-12-30 HKT 18:50

生產力促進局獲國家確定為新一批技術與創新支持中心籌建機構
(https://news.rthk.hk/rthk/ch/component/k2/1785512-20241230.htm)
2024-12-30 HKT 18:48

分析料本港明年出口個別月份微跌　全年低單位數增長
(https://news.rthk.hk/rthk/ch/component/k2/1785510-20241230.htm)
2024-12-30 HKT 18:35

有長者求助牙科街症網上登記不果　衞生署稱或職員表達不清致誤會
(https://news.rthk.hk/rthk/ch/component/k2/1785509-20241230.htm)
2024-12-30 HKT 18:31

牙科街症網上登記系統投入服務 (https://news.rthk.hk/rthk/ch/component/k2/1785507-20241230.htm)
2024-12-30 HKT 18:22

環保署調查確認T·PARK總有機碳實際值並無高於排放限值
(https://news.rthk.hk/rthk/ch/component/k2/1785505-20241230.htm)
2024-12-30 HKT 18:04

醫衞局：共686名市民於牙科街症網上登記系統完成登記
(https://news.rthk.hk/rthk/ch/component/k2/1785504-20241230.htm)
2024-12-30 HKT 17:59

東區及大埔區兩名有長期病患長者感染退伍軍人病
(https://news.rthk.hk/rthk/ch/component/k2/1785502-20241230.htm)
2024-12-30 HKT 17:38

港投公司就「新資本投資者入境計劃」下投資組合委任4家基金經理
(https://news.rthk.hk/rthk/ch/component/k2/1785500-20241230.htm)
2024-12-30 HKT 17:33

荔枝角一女子高處墮下死亡　男途人被壓傷送院
(https://news.rthk.hk/rthk/ch/component/k2/1785498-20241230.htm)
2024-12-30 HKT 17:10

彭耀佳：旅發局將持續優化大城小區推廣　並推更多旅遊產品
(https://news.rthk.hk/rthk/ch/component/k2/1785497-20241230.htm)
2024-12-30 HKT 17:09

發展藍圖冀五年後旅遊業增加價值達千二億　羅淑佩稱屬績效指標
(https://news.rthk.hk/rthk/ch/component/k2/1785496-20241230.htm)
2024-12-30 HKT 16:58

陳茂波：會繼續努力鞏固提升香港國際金融中心地位
(https://news.rthk.hk/rthk/ch/component/k2/1785494-20241230.htm)
2024-12-30 HKT 16:54

文體旅局推「郵輪旅遊發展行動計劃」開拓亞洲鄰近地區往香港行程
(https://news.rthk.hk/rthk/ch/component/k2/1785493-20241230.htm)
2024-12-30 HKT 16:52

羅淑佩：香港旅遊業機遇處處　業界要識變應變求變把握新機遇
(https://news.rthk.hk/rthk/ch/component/k2/1785491-20241230.htm)
2024-12-30 HKT 16:47

譚光舜稱業界歡迎旅遊業發展藍圖出台　姚柏良稱體現政府旅遊心
(https://news.rthk.hk/rthk/ch/component/k2/1785490-20241230.htm)
2024-12-30 HKT 16:44

本港11月出口按年增長2.1%　進口增長5.7%
(https://news.rthk.hk/rthk/ch/component/k2/1785488-20241230.htm)
2024-12-30 HKT 16:36

油麻地佐敦道致命交通意外　私家車司機涉危駕被捕
(https://news.rthk.hk/rthk/ch/component/k2/1785485-20241230.htm)
2024-12-30 HKT 16:02

馬豪輝：旅監局會帶頭做好吸引人才和培訓專業人才工作
(https://news.rthk.hk/rthk/ch/component/k2/1785484-20241230.htm)
2024-12-30 HKT 16:01

楊何蓓茵：局方進一步落實一系列強化公務員治理能力
(https://news.rthk.hk/rthk/ch/component/k2/1785482-20241230.htm)
2024-12-30 HKT 15:50

衞生署成功研發方法可廣泛測試不同配方或劑型助陽補益類中成藥
(https://news.rthk.hk/rthk/ch/component/k2/1785481-20241230.htm)

2024-12-30 HKT 15:47

康文署呼籲慶祝除夕時保持地方整齊清潔並注意安全
(https://news.rthk.hk/rthk/ch/component/k2/1785477-20241230.htm)
2024-12-30 HKT 15:24

醫管局：1月1日元旦假期將有15間普通科門診診所提供服務
(https://news.rthk.hk/rthk/ch/component/k2/1785476-20241230.htm)
2024-12-30 HKT 15:22

羅淑佩稱背靠祖國用好惠港措施　市民出一分力及強化傳統旅遊優勢
(https://news.rthk.hk/rthk/ch/component/k2/1785475-20241230.htm)
2024-12-30 HKT 15:17

旅遊發展藍圖2.0四大策略　特色項目開拓客源智慧旅遊
(https://news.rthk.hk/rthk/ch/component/k2/1785473-20241230.htm)
2024-12-30 HKT 15:01

許正宇與吉爾吉斯代表團會面　擬來年在港發行人民幣及美元債
(https://news.rthk.hk/rthk/ch/component/k2/1785468-20241230.htm)
2024-12-30 HKT 14:27

醫衞局鼓勵有意參與政府資助基層醫療健康計劃牙醫盡快登記
(https://news.rthk.hk/rthk/ch/component/k2/1785469-20241230.htm)
2024-12-30 HKT 14:12

通訊辦：本地用戶收新啓動流動電話儲值卡打出電話將播話音提示
(https://news.rthk.hk/rthk/ch/component/k2/1785467-20241230.htm)
2024-12-30 HKT 13:47

保險投訴局明年起上調可裁決賠償限額　由120萬增至150萬元
(https://news.rthk.hk/rthk/ch/component/k2/1785461-20241230.htm)
2024-12-30 HKT 13:14

財庫局：本港明年舉辦多項金融盛事　吸引各地人才資金
(https://news.rthk.hk/rthk/ch/component/k2/1785465-20241230.htm)
2024-12-30 HKT 13:12

盧寵茂視察牙科診所網上登記系統　稱長者日曬雨淋排隊已成歷史
(https://news.rthk.hk/rthk/ch/component/k2/1785462-20241230.htm)
2024-12-30 HKT 12:59

教育局推出一系列支援自資專上教育界別措施
(https://news.rthk.hk/rthk/ch/component/k2/1785457-20241230.htm)
2024-12-30 HKT 12:10

佐敦道有私家車疑失控剷上行人路　一名男途人送院後不治
(https://news.rthk.hk/rthk/ch/component/k2/1785455-20241230.htm)
2024-12-30 HKT 12:08

E-mail: cnews@rthk.hk (mailto:cnews@rthk.hk)

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

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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

From: [redacted]
Sent: 2024-12-31 星期二 12:08:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Submission in relation to proposed amendments to Pokfulam Outline Zoning Plan numbered (S/H10/22)
Attachment: 4107_001.pdf; 4106_001.pdf

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

People Printing Press Ltd.
新精明印刷有限公司

[redacted]

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 that 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.

...../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.*

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

Name: Lam Kit Lambert Liu

(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.**

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BACKGROUND:

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3. That you oppose the amendment and any zoning other that 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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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.

...../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.*

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

Name: Liu Wai Hung

(circle one) HKID / Passport: [redacted]

Email / telephone : (optional) [redacted]

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-S076

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S077

From: [redacted]
Sent: 2024-12-31 星期二 11:08:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: OZP No.S/H10/22
Attachment: 31122024110457.pdf

Dear all
Attached for your information
Thanks!

Best regards,
Alice Hui

People Printing Press Ltd
新精明印刷有限公司

[redacted]

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。

Submission Number:
TPB/R/S/H10/22-F-S076

姓名：HU, WING SZE ALICE

（選一）香港身分證/護照：[redacted]

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。

(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-S077

Name: CHAN HOI DICK

(circle one) HKID / ~~Passport~~: [redacted]

~~Email~~ / telephone : (optional) [redacted]

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.**

31-12-2024

Submission Number:
TPB/R/S/H10/22-F-S078

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

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Name: YEUNG HOO CHEUNG MARTIN

(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.**

By Post

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

To: tpbpd@pland.gov.hk

Date:

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.

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Name: LI SHU CHUEN

(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.**

Submission Number:
TPB/R/S/H10/22-F-S080

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.

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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

RECEIVED
30 DEC 2024
Town Planning Board

Submission Number:
TPB/R/S/H10/22-F-S081

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

To: tpbpd@pland.gov.hk

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Name: Marcela C. Velasco

(circle one) HKID / Passport: [redacted]

Email / telephone : (optional) /

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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 that 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.

... .../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: AU YEUNG KWAN

(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.**

Submission Number:
TPB/R/S/H10/22-F-S083

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

(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: [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.**

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

(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: YUEN SUN ON

(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.

Submission Number:
TPB/R/S/H10/22-F-S085

Submission Number:
TPB/R/S/H10/22-F-S086

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

To: tpbpd@pland.gov.hk

Date: 27 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.

……/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: MAY HOLDSWORTH DAVID HOLDSWORTH

(circle one) HKID / Passport: [redacted]

Email / telephone : (optional) _____

Submission Number: TPB/R/S/H10/22-F-S085

Submission Number: TPB/R/S/H10/22-F-S086

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.**

[redacted]

RECEIVED
30 DEC 2024
Town Planning Board

Submission Number:
TPB/R/S/H10/22-F-S087

Submission Number:
TPB/R/S/H10/22-F-S088

Submission Number:
TPB/R/S/H10/22-F-S089

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

(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: Siu Oi Tee, Wu Pui Sze, Wu Pui Ying

(circle one) HKID / Passport: [redacted]

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

RECEIVED
21 DEC 2024
Town Planning Board

☐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

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

[redacted]

The names of our firm's principals will be provided upon request.

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.

(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 YUE SUM

(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.**

Submission Number:
TPB/R/S/H10/22-F-S091

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-12-31 星期二 15:49:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22

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," referring 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 of (U) Underdetermined. The TPB's decision to rezone Item A to (U) Underdetermined 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) Hong Kong's total greenhouse gas emissions are approximately 42 million metric tons, and 2,250 trees could absorb around 22,500 kgs of COs annually, which is significant for carbon management and for HK to achieve carbon neutrality by 2050. Cutting down trees also threatens local biodiversity. Urban areas like Pokfulm are critical habitats for various species, such as the Hong Kong tree frog and various bird species, and tree loss can lead to ecological imbalance. I therefore 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. We must protect the environment for our childrens.

(4) During the TPB public hearing 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. Given the importance of the GIC project, it is important for HKU to take a more proactive long-term view for future developments to make HK as a true innovation center. In addition to facilities, we need talents, resources, and other infrastructure to align. Other than being close to the current HKU main campus, Pokfulam is too small and too remote for future development.

(5) With the Greater Bay Area redevelopment, and many of the latest tech development, talents and resources being made available in Shenzhen and the development of the Northern District for HK, it is advisable for HKU to start thinking of having a dual site for its key campus in northern district to get closer to talent pool and other resources for its GIC. Establishing an extended campus in the northern district would position HKU closer to Shenzhen, which has been designated as a key area for innovation and technology development

within the Greater Bay area. As such, the ideal address for the GIC should be in the northern district or other parts of HK, but not in Pokfulam just for the sake of convenience of being closer to the existing HKU facilities.

(5) If the Pok Ful 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 Cyperport. The proposed gigantic GIC development in Pokfulam would exacerbate this situation, becoming the tipping point that overwhelms the already strained infrastructure.

(8) Rather than compromising our precious green spaces in HK and Pokfulam, HKU should strategically consider expanding its campus in the northern district, closer to the Shenzhen innovation hub. This move would not only alleviate local congestion but also provide HKU to better engage with the dynamic tech ecosystem in Shenzhen, fostering greater collaboration and opportunities for students and researchers alike.

(9) We should also prioritize sustainable growth and community well-being over convenience. Encroaching on the green belt not only threatens local biodiversity and air quality but also diminishes the quality of life for residents. We must advocate for a more thoughtful approach that respects our environment and supports the needs of our community.

Name: Edward Lam

HKID: [redacted]

Submission Number:
TPB/R/S/H10/22-F-S092

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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

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.

(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 Chung Sui Chun

(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.

☐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:

[redacted]

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)
[redacted]

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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.

(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:

(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.

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 pogramme 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 constrict 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 it 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 is 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 Northen 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 reasonable 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".

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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)

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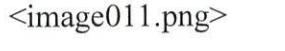
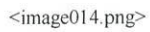
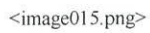
ISS EastPoint Property Management Ltd (PMC Licence C-072046) / ISS EastPoint Properties Limited (PMC Licence C-989872)

[redacted]

Follow ISS on







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From: [redacted]
Sent: 2024-12-31 星期二 18:21:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

To whom it may concern,

I would like to voice my concerns regarding S/H10/22 as a resident of Baguio Villa.

1. I strongly reject the proposed "U" zoning and original "OU" zoning. Instead, I advocate that the land zone "ITEM A" be designated as Green Belt (GB) pending a revised proposal.
2. There is no record of any request to rezone the land to (U) Undetermined. The TPB's decision to rezone "ITEM A" to (U) Undetermined violates Section 6B(8) of the Town Planning Ordinance as no representor has asked for the rezoning of "ITEM A" to (U) Undetermined.
3. The 2250 trees have value regardless of how common the species are and whether or not they are registered.
4. Early November's TPB public hearings revealed flaws in the HKU GIC proposal, including unnecessary residential, restaurant, and extensive open spaces. Removing these would significantly reduce the project's scale.
5. Should the Planning Department deem Pokfulam most suitable, a conveniently located and adequately sized RC6 area, already zoned "Residential" and adjacent to the GB, should be prioritized over GB rezoning.
6. Given Hong Kong's HK$100 billion deficit, HKU should seek alternative, more suitable sites to avoid potentially publically funded construction costs.
7. I strongly dispute the Planning Department's claim that existing educational, institutional, hospital, and residential land uses in Pokfulam justify adjacent green belt development. Pokfulam already suffers from daily traffic congestion due to developments in Wah Fu, Queen Mary Hospital, and Cyberport.

From,

Darren Hiu Kei Shum
[redacted]

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From: [redacted]
Sent: 2024-12-31 星期二 23:05:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [redacted]
Subject: Further representation on Pok Fu Lam OZP No. S/H10/22

Dear Sir/Madam,

This is my further representation on Pokfulam OZP No. S/H10/22.

1. I oppose the proposed zoning of the Site to "U" and the originally proposed "OU".
2. I propose to revert the zoning of the Site to "Green Belt" until HKU has put a revised proposal for consideration and discussion.
3. During TPB public hearings held in early November 2024, it was heard that HKU has included many non-critical components for the "Global Innovation Centre (GIC)" like accommodation, restaurants etc. This has unnecessarily increased the scope of the the proposed site due to extra floorspace required. On one hand, it adds more financial burden for the existing cautious government budget due to higher construction cost. On the other hand, the size of the GIC did not fully consider the optimization of the use of existing HKU campus and facilities.
4. During my oral representation on 4 Nov 2024, I heard from the HKU representatives the followings:

- HKU proposed the site because there will have "synergy" between GIC and the existing HKU campus.
- HKU is just running and managing the GIC and users need to pay a fee from using the GIC facilities.
- the GIC is intended to serve global research institutes from upstream.

My view is that it is more important that the GIC site gets synergy effect for all stakeholders, not just for the HKU. An alternative site that allows future expansion and enables research institutes from upstream, midstream and downstream and between the country and international institutes to work and collaborate closer will bring more benefits than the current proposed site.

5. The HK Northern Metropolis covers the Yuen Long District and North District, including new towns in Tin Shui Wai, Yuen Long and Fanling / Sheung Shui which have a total area of 30,000 hectares (about one third of the total area of Hong Kong). This site should be a better option to be considered for the GIC than the current proposed site in Pok Fu Lam. Within the Northern Metropolis, there will be an Innovation and Technology Zone "San Tin Technopole" which would have infrastructures and facilities that can share with other developments like GIC. These can generate synergies with other innovations and technology development projects from other higher educational institutions of Hong Kong, together with private entrepreneurs & corporations for the long-term benefits for the whole Hong Kong.

6. I disagree that the trees and landscape that are required to demolish are with low value. It will take decades or centuries to build up an ecosystem and cannot be replaced by any artificial "garden" or constructions.

Thank you for your attention.

Best regards.
So Ho Yee Sirina
[redacted]

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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

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]

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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

(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

[redacted]

Submission Number:
TPB/R/S/H10/22-F-S097

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From: [redacted]
Sent: 2025-01-01 星期三 22:50:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 關於薄扶林 OZPNo.S/H10/22 的進一步陳述

(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 由公幣資助的建築成本。

(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: HUEN CHUN MAN MICHAEL

[redacted]

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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

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]

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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

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]

Submission Number:
TPB/R/S/H10/22-F-S100

From: [redacted]
Sent: 2025-01-02 星期四 08:08:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to hku gic

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.

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: Chung Yuk Chun Betty

(circle one) HKID / Passport [redacted]