

Urgent Return receipt Expand Group Restricted Prevent Copy

**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]

**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

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**Mr. Jonathan Jack Sealy**  
Upper Baguio Villa Resident

[REDACTED]

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**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.

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**Mr SEALY, Anthony John**  
Upper Baguio Villa Resident

[REDACTED]