

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 12:15:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 20250101121302.pdf
Attachment: 20250101121302.pdf

Regards

Jennifer Ho

Sent from my iPhone

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

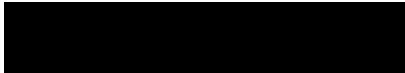
To: tpbpd@pland.gov.hk

Date:

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

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

Name: Chau, Audrey

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

Submission Number:
TPB/R/S/H10/22-F-S102

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2024-12-31 星期二 18:31:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No.S/H10/22
Attachment: 20241231182544.pdf

Please find attached my duly completed form for the Further Representation on Pokfulam OZP No.S/H10/22.

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name: LI, DOMINIC KWOK KIN

(circle one) HKID / Passport:

Email / telephone : (optional)

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 11:16:53
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22

I oppose proposed 'U' zoning and the originally proposed zoning of 'OU':

1. I feel stress of losing our green living environment. I decided to live in Pokfulam because I enjoy the quiet and natural environment. The current constructions at the beginning and end of Victoria Road is already too much for maintaining a peaceful and relaxing environment!!!
2. The traffic of both Pokfulam Road and Victoria Road are already overloaded! The recent accidents indicate any minor or major incident on the road created big traffic congestion! Even road maintenance during 2-4 pm outside Chinese Cemetery created traffic delay!!
3. The recent road redirection at Wah Fu has called to a stop immediately after 3 hours execution due to heavy congestion affected all people in Pokfulam!!!
4. Why TPB must change the Pokfulam green belt? Or in another word why TPB insists to give this green belt area to HKU which in result affect a big group of resident living in this area? The recent changes (Cyberport, Wah Fu, HKU's construction in Sassoon Road, High West redevelopment ...) does not show TPB have any plan to preserve the environment!!
5. Also TPB seems have no control to developer after they grant them the right to use the land, they can change their design of building, such as adding more floors (High West redevelopment), expanding their territories (HKU Medical School, Cyberport), Ebenezer School redevelopment (developer already apply to increase the height of the resident building even before any execution of redevelopment)!!!!
6. TPB lack of public consultation and listening to residents' voices about the changes to Pokfulam! As mentioned in point 7, have TPB consolidated those objection voices to understand what Pokfulam residents wants?
7. The current constructions already created noises, dust and pollution around the area. We can imagine if we lost the green belt how bad it will be with the pollution!!! We have already

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suffered a long time already with Cyberport and Bel Air's development in the last ten to fifteen years!!! I doubted if Pokfulam is still a suitable place for home!!!

Name: Li Lai Kuen



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 12:20:21
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: 20250101121533.pdf
Attachment: 20250101121533.pdf

Regards

Jennifer Ho

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 1 January 2025 at 12:17:18 PM HKT
To: tpbpd@pland.gov.com
Subject: 20250101121533.pdf

Regards

Jennifer Ho

Sent from my iPhone

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

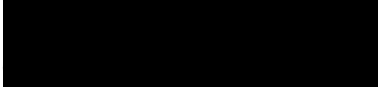
To: tpbpd@pland.gov.hk

Date:

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

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

Name: Chau Shung Ping

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 12:20:48
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: 20250101121726.pdf
Attachment: 20250101121726.pdf

Regards

Jennifer Ho

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 1 January 2025 at 12:18:28 PM HKT
To: tpbpd@pland.gov.com
Subject: 20250101121726.pdf

Regards

Jennifer Ho

Sent from my iPhone

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

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.
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- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

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Name: Ho Ching Man

(circle one) HKID / Passport:



Email / telephone : (optional) _____

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 12:21:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Fwd: 20250101121836.pdf
Attachment: 20250101121836.pdf

Regards

Jennifer Ho

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 1 January 2025 at 12:19:41 PM HKT
To: tpbpd@pland.gov.com
Subject: 20250101121836.pdf

Regards

Jennifer Ho

Sent from my iPhone

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

To: tpbpd@pland.gov.hk

Date:

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

(circle one) HKID Passport

Email / telephone : (optional) _____

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 13:42:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22
Attachment: Further Representation on Pokfulam OZP No S_H10_22
(submitted by Y Ling).pdf

Dear Sir / Madam

My submission on the captioned subject is attached.

regards
Y Ling

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

To: tpbpd@pland.gov.hk

Date:

- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. The TPB's decision to rezone Item A to (U) Undetermined has no legal basis under Section 6B(8) of the Town Planning Ordinance because no representor has asked for the rezoning of Item A to (U) Undetermined.*
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.*
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Name: _____

Ling Yun

(circle one) HKID / Passport:

Email / telephone : (optional)

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 17:10:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

To Town Planning Board,

1. I opposed the TPB's proposed zoning of the site that HKU has identified for its GIC development in Pok Fu Lam from the proposed "Other Specified Uses" (OU(GIC) to "Undetermined" ("U") in the interim, in order to allow HKU to review and resubmit its proposal. I cannot see any reason why there is a need for an interim zoning. The land should remain its original zoning of Green Belt (GB) until a revised proposal is put forth by HKU for consideration.

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 representors expressed their oppositions to build the GIC at the Site for various grounds including the excessive size and scale of the development, no good reason to uplift the PFL Moratorium, 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 excessive long construction period and the disturbance to the nearby community, the destruction of over 2000 trees and the natural habitat for birds and small animals and last but not least, the GIC should be built at an alternative site where time and cost can be better controlled.

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 representors 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;

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

d. 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;

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

f. 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;

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

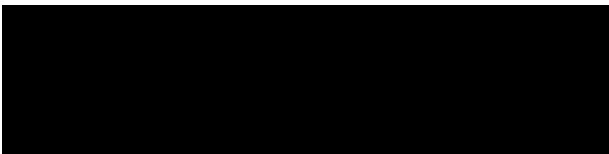
(4) HKU's proposed GIC at the original GB Site has to meet with the above stringent criteria of the Guidelines. However, if the Site is zoned to "U", when HKU applies to zone the "U" Site to "Other Specified Uses" annotated "OU(GIC)", it does not have to satisfy the requirements in the Guidelines. By 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. Notwithstanding HKU's commitment through a press statement promulgated on 3.10.2024 stating its intention to strategically amend the development plan of the Centre and step up engagement with the community, there are still a lot of fundamental work to do including many of the so call assessments including TIA, Environmental, Geotechnical etc in order to allow the TPB to make an informed decision. The assessments submitted with the original application had significantly underestimated the impact and many were preliminary assessments based on unfounded assumptions and a lot of the key points are missing.

5. For the above reasons, I oppose the zoning of the Site to "U". It is more appropriate to keep the original zoning of Green Belt (GB) awaiting the revised proposal from HKU by which time the TPB should be in a better position to decide whether there is a need to rezone the GB site in accordance with Section 6B(8).

Yours sincerely,

Tong Wai Lee



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 17:46:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

(1) I opposed the TPB's amendment of the zoning of the 4.72-hectone site designated for the proposed GIC by HKU in Pok Fu Lam (the Site) from "Other Specified Uses" annotated "Global Innovation Centre" ("OU(GIC)") to "Undetermined ("U") in the interim, in order to allow HKU to review and resubmit its proposal. I prefer that the land of 'ITEM A' be zoned "Green Belt" ("GB") until a revised valid proposal is put forth for consideration.

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

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

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

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

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

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

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LEE CHUN WO LAWRENCE



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-s110

From: [REDACTED]
Sent: 2025-01-01 星期三 17:50:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No S/H10/22
Attachment: processed-28B610FE-B93C-4293-9682-8CDE23BF439B.jpeg;
processed-CE6C387E-7F43-4E88-A6EE-A75D0852BDC5.jpeg

Hi,

Please find attached my letter regarding further representation regarding the Pokfulam Outline Zoning plan amendment R/S/H10/22-A1.

Regards,
Nicholas Kelsall

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

To: tpbpd@pland.gov.hk

Date: 1 JANUARY 2025

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

(circle one) HKID / Passport:



Email / telephone : (optional) _____

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 20:21:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to hku gic

Date: 01/01/2025

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

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

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(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 Zoe Vivian Haiyen



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

Yours sincerely,
Zoe Lau

Urgent Return receipt Expand Group Restricted Prevent Copy

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

Secretary, Town Planning Board

Dear Sir/Madam,

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

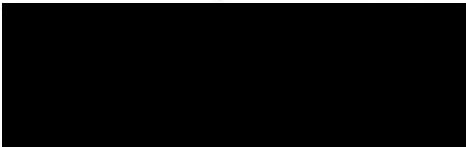
As a professional town planner, I believe the Planning Department should be able to find a better alternative site for the Centre. Please refer to the attached file below on the reasons for my opposition to the proposal.

Thanks you.

Best regards,

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

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



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

To: tpbpd@pland.gov.hk

Date: 3/12/2024

- (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 representer has asked for the rezoning of Item A to (U) Undetermined.
- (3) I disagree that the 2,250 trees have no value just because they are common species. 2,250 trees are valuable regardless of how common the species are and whether or not they are registered.
- (4) During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was flawed and included numerous unnecessary structures such as residential, restaurant and vast open spaces. If excluded, the size and scope of the proposed HKU GIC can be substantially reduced.
- (5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

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

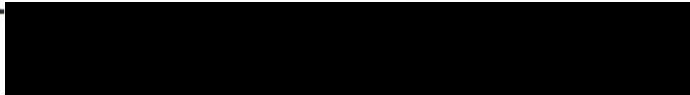
Name: Professor Fong Kwok Wing Peter (FHKIP)

(circle one) HKID Passport:

Email / telephone : (optional)

Urgent Return receipt Expand Group Restricted Prevent Copy

From:



Sent:

2025-01-01 星期三 20:40:49

To:

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

Subject:

HKU's proposal to build GIC in Pokfulam

Secretary, Town Planning Board

Dear Sir/Madam,

I am writing to oppose HKU's proposal to build a Global Innovation Centre in Pokulam. Please see the attached file below on the reasons for my opposition to the proposal. Thanks you.

Joy Aquino

Further Representation on Pokfulam OZP No. SH10/22

To: tpbpd@pland.gov.hk

Date: 1.1.2025

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

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

Name: JOY O AQUINO

(circle one) HKID / Passport:

Email / telephone : (optional)

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From: [REDACTED]
Sent: 2025-01-01 星期三 20:53:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation from Lucy Taylor to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22

To: Town Planning Board
tpbpd@pland.gov.hk

Further Representation from Lucy Taylor to the Town Planning Board on the proposed amendments to the Pok Fu Lam Outline Zoning Plan No. S/H10/22

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 in respect of the zoning of Item A. This further representation is in opposition to the proposed amendment to the Plan.

My Written Representation

My representation was given the number of R3322 and the representation was clear in opposing the rezoning of the Green Belt land, and also clear in stating that “The proposed site is currently zoned as Green Belt for which the planning guidelines state that there is a natural presumption against development of these areas. These guidelines require that applications for new development in such area should only be considered in exceptional circumstances and justified on strong planning grounds”. No such circumstances or strong planning grounds for the change of zoning of this land were presented. There was no indication that alternative sites had been considered and, if so, why there were deemed to be inappropriate. My representation was clearly that the Green Belt zoning “must” remain.

I was therefore surprised to read in the letter of 13 December to me from the Town Planning Board, ref TPB/R/S/H10/22-R3322, that the Town Planning Board had decided to partially meet my representation. No indication was provided as to how their decision “partially” met my representation; there was no clarification under the Heading “Amendment Item A” as one could reasonably have expected to be the case. The Board is therefore requested to clarify how their decision “partially” meets my representation. I maintain that it does not meet my representation either wholly or in part. If the Board are unable to provide a satisfactorily clarification, the Board must amend their decision. I suggest that the same applies to all other representations which the Board has claimed to have been “partially” met. Accordingly, as the proposed zoning does not partially meet any of the representations quoted by the Board to have been “partially met”, the Board has a duty to reject the amendment to the OZP in respect of Item A.

Has the Board confused my support that HKU develop a Global Innovation Centre as a partial support for the zoning of Item A? If so, they have confused their statutory duty in that they should not be concerned about my support for a Global Innovation Centre (to be provided elsewhere but not on Item A). They should have concerned themselves solely on the zoning for Item A and recognised that my representation was neither met wholly nor partially by their decision.

My Verbal Representation

In my verbal representation to the Board on Tuesday 5 November, I reminded the Board of its obligations under Section 6B(8) of the Town Planning Ordinance and explained that it did not permit the rezoning of Item A to Undetermined. I explained that no “representer” had proposed a “U” zoning and a “U” zoning did not meet the representation made by any representer. The only option to the Board, under the Ordinance, was to

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reject the proposed rezoning of the Item A Site to “U”. HKU would have the option to resubmit a revised proposal, as per their press statement on 3 October 2024, for reconsideration by the Board if they felt that this was an appropriate course of action.

The discussion in the minutes of the meeting on 29 November, when the Board decided on the zoning to be proposed, makes no reference to a consideration of the option (under Section 6B(8) of “no.t” in “After considering any representation under this section, the Board must decide whether or not to propose amendment to the plan”. ne can only concluded that this essential option in their consideration was not considered as required by the Ordinance; an explanation is required from the Board.

The Town Planning Ordinance is clear in Section 6B(8) (b) that if they are proposing an amendment to the plan in any other manner, which is the case for their proposing an Undetermined zoning, this proposed amendment is required, in the Board’s opinion, “will meet the representation”; “meet”, not only “partially” meet the representation,

As the Board has decided that an amendment to a “U” zoning, Undetermined, would only “partially” meet the representations, the Board is not in a position to decide that this is a zoning which they can propose for an amendment to the plan.

Conclusion

The Board has erred in their decision to zone the area Item A as Undecided, “U”. Their correct course of action now, and only course of action under the Ordinance, is to now decide NOT to propose an amendment to the plan.

Lucy Taylor

HKID: TAYLOR, Lucy Joan



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From: [REDACTED]
Sent: 2025-01-01 星期三 21:07:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to HKU GIC

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

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

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

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

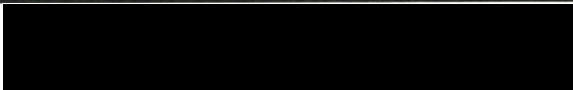
(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place.

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

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

Name: Lau Benjamin Craig Yenyan

Urgent Return receipt Expand Group Restricted Prevent Copy



Email / telephone : (optional)

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 21:07:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 回覆： Objection to hku gic

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

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

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

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

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

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

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

Name: Cheng Yim Shan
[REDACTED]

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: 2025-01-01 星期三 21:13:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation Relating of Proposed Amendments to Plan No.S/H10/22

To : Town Planning Board

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

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 opposition to build the GIC at the Site for various grounds including (i) the excessive size and scale of the development, (ii) its adverse impact on air and sound pollution, (iii) the adverse impact on traffic on Pok Fu Lam Road and Victoria Road which are already badly affected by nearby developments, (iv) the expensive building costs on a steep slope, (v) the long construction period, (vi) the disturbance to the nearby community, (vii) the destruction of over 2000 mature trees and the natural habitat for birds and small animals, and last but not least (viii) the risk of landslides as a result of the construction activities.

The TPB's decision to zone the Site to "U" is wrong in principle because of the following reasons :-

- (1) Section 6B(8) of the Town Planning Ordinance provides 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 proposed the Site to be zoned for "U" purposes. It follows that the decision of the Board to zone the Site to "U" in no way meets the representations. Furthermore, the proposal that the site be zoned as (U), Undetermined, was a proposal by the Planning Department who, under the TPB Ordinance, cannot be considered as a "representer". 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).
- (3) Such a course of action would 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 (see below).

(4) 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 a 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;
 - (c) Applications for government/institution/community uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available;
 - (d) 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;
 - (e) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply;
 - (f) 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;
 - (g) Any proposed development on a slope or hillside should not adversely affect slope stability.
- (5) 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 re-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.

I also refer to 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 Mt Davis Village, I can confirm that HKU has not made any attempt or effort to contact the residents of Mt Davis Village to consult the views of the affected residents. As a result, I 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. Proximity to HKU's existing campus is not a must in this advance technology era of 5G or 6G. There are lots of successful examples of satellite campuses of famous top universities in the world. Proximity and convenience of HKU to its existing campus should not override the Guidelines and should not be at the expense of an adverse impact to the Pok Fu Lam community.

(c) In Paragraph 13(b) of the Minutes it was pointed out that the PFLM was in place due to traffic concerns. Logically, the proposed development would only exacerbate any traffic congestion.

(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.

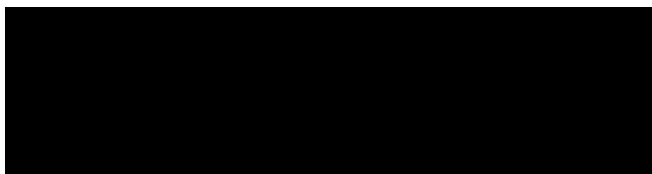
(e) In Paragraph 23 of the Minutes, it was said that the development timeline estimated by representator R3320 was not optimized as some tasks in the development programme could be carried out simultaneously. Examples of the Third Runway and the West Kowloon Station were cited in support. However, it 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.

(f) The minutes also state: "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". In fact, the 2021 Policy Address only "reserved" a site of Green Belt. The land has NOT been granted as HKU would like to believe. It was only reserved to allow HKU to consider its use, undertake all necessary studies AND consult. As confirmed in the hearings all necessary studies to confirm the feasibility, the ball park costs and construction programme have not been undertaken nor was the required consultation undertaken.

For all 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: 1-1-2025

Name: Michael Anatol Olesnický



Submission Number:
TPB/R/S/H10/22-F-S118

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From: [REDACTED]
Sent: 2025-01-01 星期三 22:38:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 關於薄扶林 OZP No.S/H10/22 的進一步陳述
Attachment: 有多常見以及是否已註冊，都是有價值的。 .pdf

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：1/1/2025

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第 6B(8)條，城規會將項目 A 重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為(U)未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學 GIC 的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規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：CHUI MAN WAI

(選一) 香港身分證/護照

電子郵件/電話：(可選)

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

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

Dear Chairman, Secretariat and Members of Town Planning Board,

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

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

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

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

Yours sincerely,

Alexander Wong, Chairman of Incorporated Owners of Royalton II

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

Urgent Return receipt Expand Group Restricted Prevent Copy

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Alexander T.S. Wong



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 10:05:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

To Town Planning Board,

1. I opposed the TPB's proposed zoning of the site that HKU has identified for its GIC development in Pok Fu Lam from the proposed "Other Specified Uses" (OU(GIC) to "Undetermined" ("U") in the interim, in order to allow HKU to review and resubmit its proposal. I cannot see any reason why there is a need for an interim zoning. The land should remain its original zoning of Green Belt (GB) until a revised proposal is put forth by HKU for consideration.

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 representors expressed their oppositions to build the GIC at the Site for various grounds including the excessive size and scale of the development, no good reason to uplift the PFL Moratorium, 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 excessive long construction period and the disturbance to the nearby community, the destruction of over 2000 trees and the natural habitat for birds and small animals and last but not least, the GIC should be built at an alternative site where time and cost can be better controlled.

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 representors 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;

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

d. 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;

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

f. 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;

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

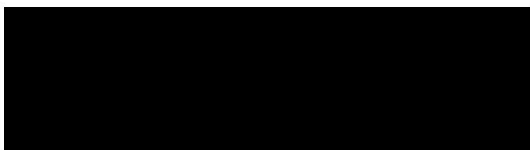
(4) HKU's proposed GIC at the original GB Site has to meet with the above stringent criteria of the Guidelines. However, if the Site is zoned to "U", when HKU applies to zone the "U" Site to "Other Specified Uses" annotated "OU(GIC)", it does not have to satisfy the requirements in the Guidelines. By 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. Notwithstanding HKU's commitment through a press statement promulgated on 3.10.2024 stating its intention to strategically amend the development plan of the Centre and step up engagement with the community, there are still a lot of fundamental work to do including many of the so call assessments including TIA, Environmental, Geotechnical etc in order to allow the TPB to make an informed decision. The assessments submitted with the original application had significantly underestimated the impact and many were preliminary assessments based on unfound assumptions and a lot of the key points are missing.

5. For the above reasons, I oppose the zoning of the Site to "U". It is more appropriate to keep the original zoning of Green Belt (GB) awaiting the revised proposal from HKU by which time the TPB should be in a better position to decide whether there is a need to rezone the GB site in accordance with Section 6B(8).

Yours sincerely,

Tong Wai Lee



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From: [REDACTED]
Sent: 2025-01-02 星期四 10:18:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Further Representation on Pokfulam OZP v1.pdf

For the attention of the Town Planning Board Secretariat

Attached please find my **Further Representation on Pokfulam OZP No.S/H10/22.**

Best Regards

Silvia Carius

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

To: Town Planning Board tpbpd@pland.gov.hk

Date: 02.01.2025

1. I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised GIC proposal is put forth for consideration.
 - 1.1. 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”
 - 1.2. 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.
 - 1.3. 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 ballpark costs and construction programme have not been undertaken nor was the required consultation undertaken.

- 1.4. **Proposed amendment:** The proposed zoning of Item A **to revert to GB** and RC(6) as existing approved plan.

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. They are the most valuable asset of our green belt, supporting existing animals, especially bird life.

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.

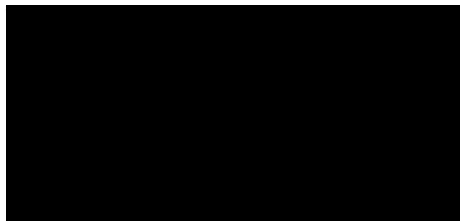
6. As Hong Kong faces a HK\$100 billion deficit, HKU being a publicly owned education facility should look for alternative more appropriate sites which can save substantial construction costs of which site formation alone is estimated to be HKD 863 Million, which are likely to be funded by public money.

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 is simply not acceptable. The overwhelming public response to the re-zoning reflects the community's commitment to preserve this area. Ignoring such clear mandate risks alienating public trust in governance as well as promoting a potential judicial review.

Name: Silvia Carius

(circle one) HKID / Passport:

Email / telephone: (optional)



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 10:23:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Further Representation on Pokfulam OZP No (Rev).pdf

For the attention of the Town Planning Board Secretariat

Attached please find my **Further Representation on Pokfulam OZP No.S/H10/22.**

Best Regards

Guenther Rittner

To: tpbpd@pland.gov.hk

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

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.

If the Board was exercising its right under Section 6B(8) of the Town Planning Ordinance, 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 hope the Board could clarify the legal basis/authority for its decision to have the use of land changed to Undetermined.

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. They are home of existing animal/bird life, support local biodiversity.

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

During the TPB public hearings held in early November, it was made clear that the HKU GIC proposal was seriously 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.

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. This considering that the cost for the site formation alone is estimated to be HK\$ 863 Million.

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 the destruction 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. The overwhelming public response to the rezoning reflects the communities commitment to preserve the GB. Ignoring such mandate risks alienating public trust in governance as well as promotes a potential judicial review.

Thank you for your attention.

Hong Kong, 2nd January 2025

Name: Guenther Rittner



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 10:25:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 轉寄: Further representation on Pok Fu Lam OZP No. S/H10/22

Dear Sir/Madam,

Here are my further representation & arguments of Pok Fu Lam 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, 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. Hong Kong government is now facing a significant deficit of HK\$100 billion that HKU should look for other alternative sites for this Global Innovation Centre (GIC) project to save its huge construction cost as I believe this construction cost is likely to be funded by public money which adds extra burden to the above-mentioned government deficit.
 5. During my verbal representation on 4 November 2024, I heard from HKU representatives the followings:
 - HKU proposed the site because there will have "synergy" between GIC and the existing HKU campus.
 - HKU is just running the GIC and will charge for 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 should get 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.
6. 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 have a total area of 30,000 hectares (about one third of the total area of Hong Kong) should be the priority site to be considered for the GIC. Within the Northern Metropolis, there will be an Innovation and Technology Zone "San Tin Technopole" which should have infrastructures and facilities for the development of GIC to 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 of the whole Hong Kong, not only for the HKU.
 7. I disagree that trees and landscapes required to be demolished for the GIC are having low value. It will take decades or even centuries to nurture & to build up a mini-ecosystem and it cannot be replaced by any kind of artificial "garden" as planned in this GIC project.

8. The completion of HKU Academic building at 3 Sasson Road, the ongoing redevelopment of Wah Fu Estate, the latest extension of Cyberport expansion project and the Phase 1 redevelopment project of Queen Mary Hospital have been leading to extra traffic congestion and burden to Victoria Road and Pokfulam Road, I am sure traffic problem with these two main roads are even worse during the development stage and after the completion and occupations of the GIC, which means population at Pokfulam will suffer more.

Thank you for your attention.

Best regards,

Name: YIP Sze Chung



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From: [REDACTED]
Sent: 2025-01-02 星期四 10:38:20
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

To the Town Planning Board,

I opposed the TPB's proposal to change the zoning of HKU's identified GIC development site in Pok Fu Lam from "Other Specified Uses" (OU(GIC)) to "Undetermined" ("U"). There is no justification for an interim zoning. The land should retain its original Green Belt ("GB") zoning until HKU submits a revised proposal.

The Pok Fu Lam community overwhelmingly opposed the proposed GIC at the November 2024 hearing. Concerns included:

- Excessive size and scale
- Unjustified lifting of the PFL Moratorium
- Adverse traffic impact on Pok Fu Lam and Victoria Roads
- High construction cost on steep terrain
- Extended construction period and community disturbance
- Destruction of over 2000 trees and wildlife habitats
- Availability of more suitable alternative sites where time and cost can be better controlled

The TPB's decision to zone the Site to "U" is flawed for 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;

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

d. 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;

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

f. 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;

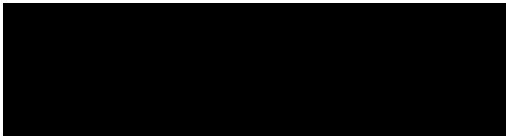
g. Any proposed development on a slope or hillside should not adversely affect slope stability

Despite HKU's commitment to amend plans and engage the community (3.10.2024 press statement), substantial work remains. Original assessments (TIA, Environmental, Geotechnical) were inadequate, based on unfounded assumptions, and lacked key information.

I oppose the "U" zoning of the site. Maintaining the original GB zoning is appropriate until HKU submits a revised proposal, allowing TPB to make an informed decision on rezoning per Section 6B(8).

Warm regards,

Kok E Ling Lilian



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From: [REDACTED]
Sent: 2025-01-02 星期四 10:50:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further representation on Pokfulam OZP No. S/H 10/22
Attachment: Pokfulam OZP.pdf

Dear Sirs,

Please refer to attached.

Best Regards
Margaret Cheung

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

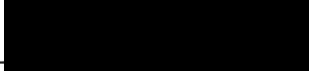
To: tpbpd@pland.gov.hk

Date: 2 JANUARY 2025

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

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

Name: CHEUNG SUK M&I

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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From: [REDACTED]
Sent: 2025-01-02 星期四 10:53:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further representation on Pokfulam OZP No. S/H10/22
Attachment: Further representation on Pokfulam OZP.pdf

Dear Sirs,

Please refer to attached.

Best regards
Cindy Cheung.

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

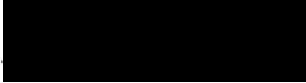
To: tpbpd@pland.gov.hk

Date: 2 JANUARY 2025

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

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

Name: CHEUNG SUK FAN

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

Submission Number:
TPB/R/S/H10/22-F-s127

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 11:02:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: ESD.pdf

Sent with [Proton Mail](#) secure email.

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name: Josiah Rees Donaldson

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

From: [REDACTED]
Sent: 2025-01-02 星期四 11:04:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to HKU GIC

Date: 02/01/2025

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

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

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

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

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

(6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the

construction costs which are likely to be funded by public money.

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

Name: Yim Wai Fong



Email / telephone : (optional)

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-s129

From: [REDACTED]
Sent: 2025-01-02 星期四 11:25:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H10/22
Attachment: 20250102111657.pdf

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

To: tpbpd@pland.gov.hk

Date: - 2 JAN 2025

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

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

Name: CHUANG JAMES HO PIAO

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

Submission Number:
TPB/R/S/H10/22-F-S130

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 11:39:45
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: ESD.pdf

Sent with [Proton Mail](#) secure email.

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name: Jamie Donaldson

(circle one) HKID / Passport:

Email / telephone : (optional)

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

Submission Number:
TPB/R/S/H10/22-F-S131

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 11:40:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: JD.pdf

Sent with [Proton Mail](#) secure email.

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name: Josiah Rees Donaldson

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

Submission Number:
TPB/R/S/H10/22-F-S132

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 11:41:11
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: JRD.pdf

Sent with [Proton Mail](#) secure email.

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name: Ethan Spence Donaldson

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

Submission Number:
TPB/R/S/H10/22-F-S133

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 11:41:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: submission on Pokfulam OZP s/H10/22
Attachment: LSY.pdf

Sent with [Proton Mail](#) secure email.

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name: Lo Sai Yim

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 12:36:56
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Submission.pdf

Dear Sir/Madam,

Please see the attachment..

Thank you.

Best regards,
LIU Cheung Yuen

This e-mail is confidential. It may also be legally privileged. If you are not the addressee you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return e-mail.
Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any errors or omissions.

此乃保密電子郵件，並可能享有法律特權。如閣下並非此電子郵件的指定收件人，閣下不得複製、轉發、披露或使用此電子郵件的任何部份。若閣下錯誤地收到此電子郵件，請立刻將此電子郵件及所有複本從閣下的系統中刪除，並且立刻以回覆電子郵件通知寄件人。經互聯網通訊並不保證通訊準時、安全、不含錯漏或電腦病毒。寄件人對所引致的任何錯誤或遺漏概不負責。

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name: LIU CHEUNG YUEN

(circle one) HKID Passport:

Email / telephone : (optional)



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

From: [REDACTED]
Sent: 2025-01-02 星期四 12:11:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; [REDACTED]
Subject: Strongly oppose the proposed "U" zoning and the originally proposed zoning of "OU"
Attachment: Chan Wing Fai_Opposition.pdf; Chung Wai Wah Caroline_Opposition.pdf; Chan Jia Jiun Warren_Opposition.pdf; Irene Llega Orfinada_Opposition.pdf; Strongly Opposed Proposed U Zoning.pdf

Dear Sir/Madam

We strongly disagree with the proposed "U" zoning and the originally proposed zoning of "OU", preferring that the land of "ITEM A" be zoned Green Belt until a revised proposal is put forth for consideration. Attached please find our household's opposition statement, names and HKIDs.

Faithfully yours,
Chan Wing Fai
Chung Wai Wah Caroline
Chan Jia Jiun Warren
Irene Llega Orfinada

Submission Number:
TPB/R/S/H10/22-F-S135

Submission Number:
TPB/R/S/H10/22-F-S136

Submission Number:
TPB/R/S/H10/22-F-S137

Submission Number:
TPB/R/S/H10/22-F-S138

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

To: *tpbpd@pland.gov.hk*

Date:

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

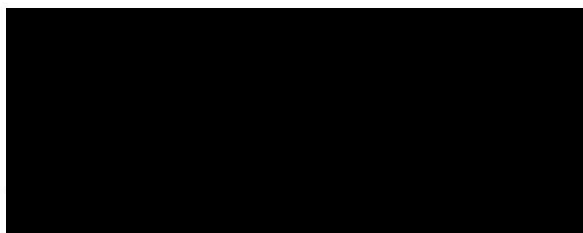
(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition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

Submission Number:
TPB/R/S/H10/22-F-S135

Name: CHAN WING FAT

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

Email / telephone : (optional)



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

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

Submission Number:
TPB/R/S/H10/22-F-S136

Name: Caroly WAH WAH CAROLINE

(circle one) HKID / Passport: _____

Email / telephone : (optional) _____

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

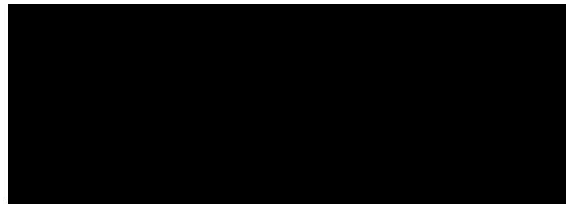
(7) I strongly disagree with the Planning Department assertion that because we have educational, institutional, hospital and residential land users in Pokfulam, that this makes development of our adjacent green belt acceptable. Residents in Pokfulam area are already facing daily congested traffic condition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

Submission Number:
TPB/R/S/H10/22-F-S137

Name: Chan Jia Jinn Warren

(circle one) HKID / Passport:

Email / telephone : (optional)



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

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

Submission Number
TPB/R/S/H10/22-F-S138

Name: IRENE LLIGA ORFINADA

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

Email / telephone : (optional) _____

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 08:33:30
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: GIC project objection

Dear sir / madam

Pls see our signed objection to the captioned project attached

Thank you for your attention

Upper Baguio Villa residents

Submission Number:
TPB/R/S/H10/22-F-S139

Submission Number:
TPB/R/S/H10/22-F-S140

Submission Number:
TPB/R/S/H10/22-F-S141

Submission Number:
TPB/R/S/H10/22-F-S142

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 2 Jan 2015

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

姓名：

王亦康

Submission Number:
TPB/R/S/H10/22-F-S139

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

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

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 2 Jan 2025

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶（GB），直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為（U）未確定用途的修正案的代表。根據《城市規劃條例》第 6B(8)條，城規會將項目 A 重新劃為(U)未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為(U)未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學 GIC 的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規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：王若伊

Submission Number:
TPB/R/S/H10/22-F-S140

(選一) 香港身分證/護照

電子郵件/電話：(可選)

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

2 Jan 2025

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：2 Jan 2025

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「ITEMA」的土地劃為綠化地帶 (GB)，直至提出修訂建議供考慮。
- (2) 我找不到提出將土地劃為 (U) 未確定用途的修正案的代​​表。根據《城市規劃條例》第 6B(8) 條，城規會將項目 A 重新劃為 (U) 未確定用途區域的決定並無法律依據，因為沒有任何代表要求將項目 A 重新劃為 (U) 未確定用途區域。
- (3) 我不同意 2,250 棵樹只因為是普通樹種就沒有價值。2,250 棵樹無論是什麼物種、有多常見以及是否已註冊，都是有價值的。
- (4) 城規會十一月初舉行的公開聽證會上，有人指出香港大學 GIC 的建議有缺陷，並包括大量不必要的建築，如住宅、餐廳和廣闊的休憩用地。如果排除此等用途，擬議的香港大學創新中心的規模和範圍可會大幅縮減。
- (5) 若規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：

王穎

Submission Number:
TPB/R/S/H10/22-F-S141

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

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

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

To: tpbpd@pland.gov.hk

Date:

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

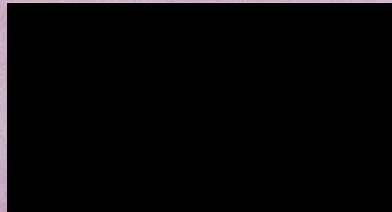
...../2

(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-S142

Name: Melany Baricawa

(circle one) HKID / Passport:



Email / telephone : (optional)

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

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-01 星期三 22:04:10
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: CamScanner 01-01-2025 21.54.pdf

Please find attached signed documents in regards to the above reference.

Kindly acknowledge receipt of this email.

Thank you for your attention to this matter.

Regards,
Lau Yim Man
Resident of Baguio Villa

Submission Number:
TPB/R/S/H10/22-F-S143

Submission Number:
TPB/R/S/H10/22-F-S144

Submission Number:
TPB/R/S/H10/22-F-S145

Submission Number:
TPB/R/S/H10/22-F-S146

Submission Number:
TPB/R/S/H10/22-F-S147

Submission Number:
TPB/R/S/H10/22-F-S148

Submission Number:
TPB/R/S/H10/22-F-S149

Submission Number:
TPB/R/S/H10/22-F-S150

Submission Number:
TPB/R/S/H10/22-F-S151

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

To: tpbpd@pland.gov.hk

Date: 1/1/2025

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

...../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-S143

① Name: Lau Yim Man Deka

(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.**

② Name: Bruno von Siebenthal
HKID : [REDACTED]

Submission Number:
TPB/R/S/H10/22-F-S144

③ Name: Claudia von Siebenthal
HKID : [REDACTED]

Submission Number:
TPB/R/S/H10/22-F-S145

④ Name: Marco von Siebenthal
HKID : [REDACTED]

Submission Number:
TPB/R/S/H10/22-F-S146

⑤ Name: Eleccion, Rolybel Pader
HKID : [REDACTED]

Submission Number:
TPB/R/S/H10/22-F-S147

⑥ Name: Lau Yim Fong
HKID : [REDACTED]

Submission Number:
TPB/R/S/H10/22-F-S148

⑦ Name: Lau Mei Fan Belinda
HKID : [REDACTED]

Submission Number:
TPB/R/S/H10/22-F-S149

⑧ Name: Lau Mei Woon
HKID : [REDACTED]

Submission Number:
TPB/R/S/H10/22-F-S150

⑨ Name: Lau Tak Ming
HKID : [REDACTED]

Submission Number:
TPB/R/S/H10/22-F-S151

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。
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姓名： 陳瑞農

(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

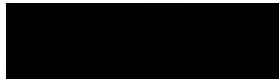
日期：31-12-2024

- (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。
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姓名：

陳秀璋

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

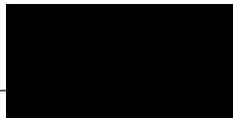
日期：31-12-2024

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姓名：

高月梅

(選一) 香港身分證/護照：



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：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。
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- (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：何栢瑋

(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：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。
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姓名：

黃艷清

(選一) 香港身分證/護照：



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：31/12/2024.

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姓名： LI XIANYING

(選一) 香港身分證/護照：

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：31-12-2024

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姓名：

李婉華

(選一) 香港身分證/護照：



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：31.12.2024.

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姓名：

李香璋

(選一) 香港身分證/護照：

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：31.12.2024

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姓名：

梁珍儀

(選一) 香港身分證/護照：

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

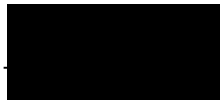
日期：31/12/2024.

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姓名：

盧鳳

(選一) 香港身分證 護照：



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

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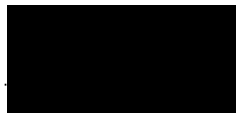
日期：21.12.2024

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姓名：

呂靜菊

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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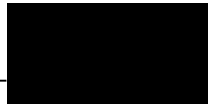
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姓名：

李樂偉

(選一) 香港身分證/護照：



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

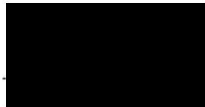
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姓名：

唐美玲

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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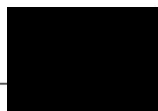
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姓名：

葉春杏

(選一) 香港身分證/護照：



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姓名：Cheng King Lun Alan

(選一) 香港身分證/護照：[REDACTED]

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姓名： Wong Suk Han

(選一) 香港身分證/護照： 

電子郵件/電話：(可選) _____



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姓名：Chen Yuk Yin

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名： Wong Choi Wah

(選一) 香港身分證/護照： 

電子郵件/電話：(可選) _____



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姓名： Wong Choi Ling

(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：30/12/2024

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姓名：Chan Bauk Nin Nathan

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名： Cheng So Fan

(選一) 香港身分證/護照： [REDACTED]

電子郵件/電話：(可選) _____



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姓名：An Chuk Yee

(選一) 香港身分證/護照：

電子郵件/電話：(可選) _____



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姓名：Tsung Ching Fung

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名：TSANG FAT KVEN

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名：Chen Chui Yu Barbar

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名：Lenny Hu, Lian You

(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：30/12/24

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姓名：LIAN JIEQUN

(選一) 香港身分證/護照：

電子郵件/電話：(可選) _____



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姓名： LIV CHING HAR

(選一) 香港身分證/護照： 

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姓名：LEUNG YUET NGAN

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名：LIUNG KZ KWAZ

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名：LAM KAI HING

(選一) 香港身分證/護照：[REDACTED]

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姓名：LIU JIHNHUA

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名：NIP WAI WAI

(選一) 香港身分證/護照：

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：30/12/2024

- (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。
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姓名：LO CHAU LAN

(選一) 香港身分證/護照：

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

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日期：30/12/24

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姓名：LUK HING LING

(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

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姓名：OUYANG TANYING

(選一) 香港身分證/護照：

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：30-12-20

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姓名：SZETO YUET SHEUNG

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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姓名：QIN JIAN LIAN

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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日期：30/12/24

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姓名：YI JIE ZHEN

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) _____



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致 : tpbpd@pland.gov.hk

日期 : 30/12/24

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姓名 : CHIU CHIM PING

(選一) 香港身分證/護照 : 

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

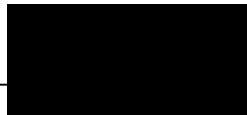
日期：31-12-2024

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

姓名：

覃 諫 昭

(選一) 香港身分證/護照：



電子郵件/電話：(可選)



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

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

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姓名：

譚卓梅

(選一) 香港身分證/護照：

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