

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：26/12/2024

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「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：CARMEN LIU DI TO

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) [REDACTED]



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

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：26/12/2024

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「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：

WINNIE PAN

(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: 28/12/2024

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

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

Name: TANG KIT YI

(circle one) HKID / Passport: _____

Email / telephone : (optional) _____

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



Further Representation on Pokfulam OZP No.S/H10/22To: tpbpd@pland.gov.hk

Date: 28/12/2024

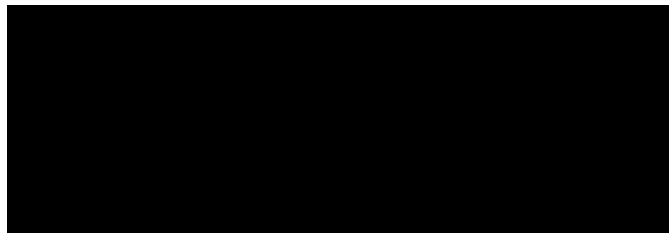
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: CHENG, ELEANOR

(circle one) HKID / Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: 28/12/2024

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

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

Name: ASHLEY VICTORIA YUE

(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-S1307
--

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


To: tpbpd@pland.gov.hk

Date: 28/12/2024

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

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

Name: Yue Chung Ning Dennis

(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.



24/2A

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

To: tpbpd@pland.gov.hk

Date: 27/12/2024

Submission Number:
TPB/R/S/H10/22-F-S1308

- (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: _____

[Handwritten signature]

(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.



24/21C

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

To: tpbpd@pland.gov.hk

Date: 27/12/2024

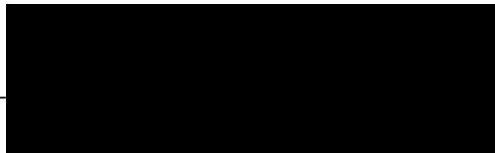
Submission Number:
TPB/R/S/H10/22-F-S1309

- (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: CHIU KAI SUN

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



Email / telephone : (optional) _____

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



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

To: tpbpd@pland.gov.hk

Date: 27 DEC 2024

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

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

Name: TONG SOU-TAO

(circle one) HKID / Passport:

Email / telephone : (optional)

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



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

To: tpbpd@pland.gov.hk

Date: 26/12/2024

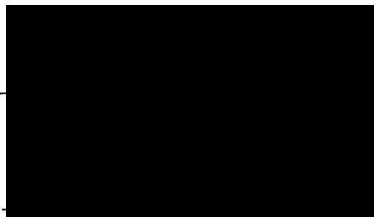
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: WONG KWOK CHEUNG

(circle one) HKID / Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: 25/12/2024

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

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

Name: LIN SUI LING

(circle one) HKID / Passport:

Email / telephone : (optional)



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



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

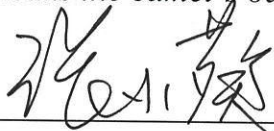
To: tpbpd@pland.gov.hk

Date: 28/12/2024

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

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

Name: _____



(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.](#)



112/21

Submission Number:
TPB/R/S/H10/22-F-S1314

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

To: tpbpd@pland.gov.hk

Date: 25/12/2024

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

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

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

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

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

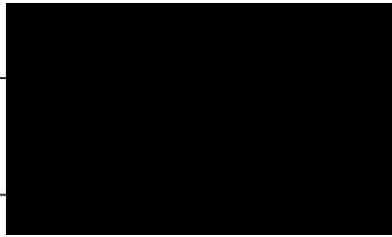
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

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

Name: LAM HOK CHUNG RAINIER

(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.



11/5/20

Submission Number:
TPB/R/S/H10/22-F-S1315

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

To: tpbpd@pland.gov.hk

Date: 26/12/2024

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

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

Name: CHAN POLLYANNA SHUI KIW

(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.**



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：28/12/2024

- (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：WONG TSZ CHUN JASPER

(選一) 香港身分證/護照：[REDACTED]

電子郵件/電話：(可選) [REDACTED]

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



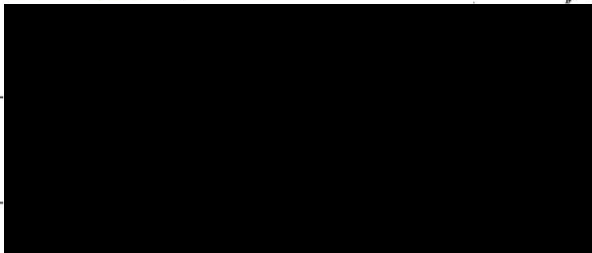
關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：28/12/2024

- (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：WONG KA LAM OPHELIA

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

RECEIVED

2 JAN 2025

Town Planning Board

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

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

To: tpbpd@pland.gov.hk

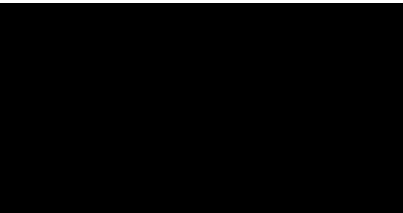
Date: 28/12/2024

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

19/13

(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: LAW Pui HAN REBECCA

(circle one) HKID / Passport: 
Email / telephone : (optional)

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



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

To: tpbpd@pland.gov.hk

Date: 28/12/2024

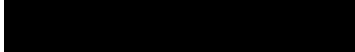
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

19/1B

(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: LEE SEE HUN NELSON

(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.



19/12/2024

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

Submission Number:
TPB/R/S/H10/22-F-S1320

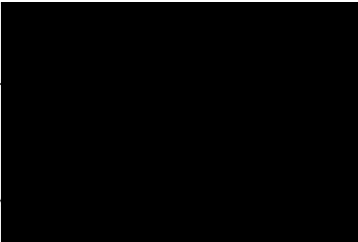
To: tpbpd@pland.gov.hk

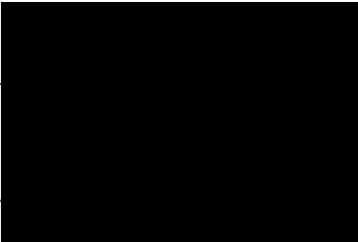
Date: 28/12/2024

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

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

Name: Jane Smi

(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.



19/20B

Submission Number:
TPB/R/S/H10/22-F-S1321

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

To: tpbpd@pland.gov.hk

Date: 28/12/2024

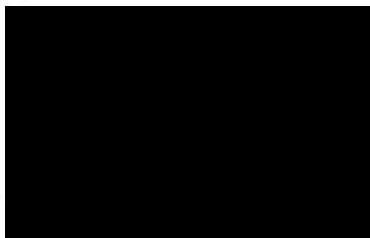
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: YIP MAN YIU

(circle one) HKID / Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: 28/12/2024

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

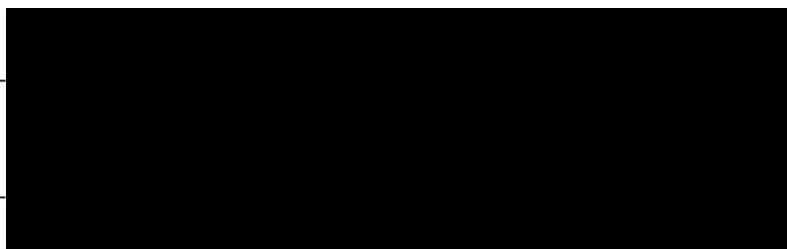
17/8C

(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: NIJAYATI

(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.



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：28/12/2024

- (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：

Tan Li Yanson

(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。

19/11/24

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

Submission Number:
TPB/R/S/H10/22-F-S1324

To: tpbpd@pland.gov.hk

Date: 28/12/2024

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

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

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

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

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

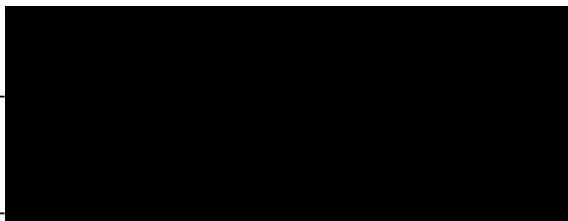
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

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

Name: Katrina Weeratunga

(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.



A/11B

Submission Number:
TPB/R/S/H10/22-F-S1325

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

To: tpbpd@pland.gov.hk

Date: 28/12/2024

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

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

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

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

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

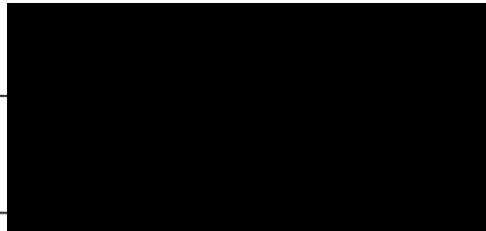
- (6) As Hong Kong faces a HK\$100 billion deficit, HKU should look for alternative more appropriate sites which can save the construction costs which are likely to be funded by public money.

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

Name: PANG, SUK CHING

(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.



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：28/12/2024

- (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：WONG HO KUNG

(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：28/12/2024

- (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： YAR LAI NGOR PETTY

(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。

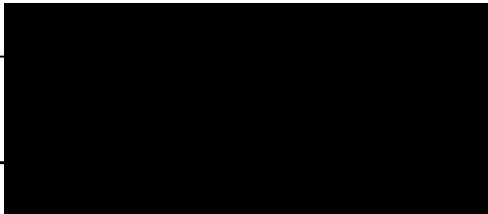
關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：28/12/2024

- (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：WONG CHUN WING ALFRED

(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：27/12/2024

- (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： WONG SHEK RUI STEVEN

(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：27/12/2024

- (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：CHIU CHI KAI

(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

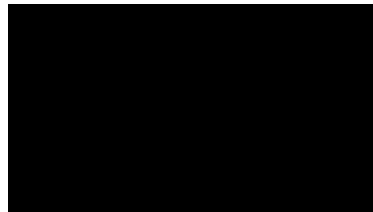
Date: 27/12/2024

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

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

Name: TAO KAR WAN VALERIE

(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.



19/18c

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

Submission Number:
TPB/R/S/H10/22-F-S1333

To: tpbpd@pland.gov.hk

Date: 27/12/2024

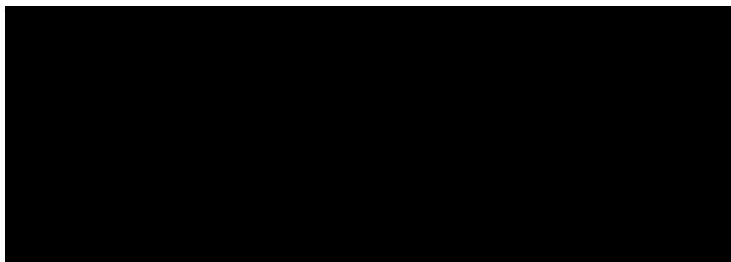
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: TAO CHENG KWAN WOON

(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.



19/70

Submission Number:
TPB/R/S/H10/22-F-S1334

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

To: tpbpd@pland.gov.hk

Date: 27/12/2024

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

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

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

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

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

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

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

Name: TSOI KWAI YING

(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.



19/11B

Submission Number:
TPB/R/S/H10/22-F-S1335

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

To: tpbpd@pland.gov.hk

Date: 27/12/2024

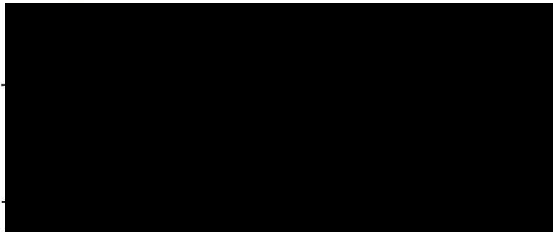
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: Sai Yeung COIN, WONG

(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.



9/18A

Submission Number:
TPB/R/S/H10/22-F-S1336

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

To: tpbpd@pland.gov.hk

Date: 27/12/2024

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

19/11B

Submission Number:
TPB/R/S/H10/22-F-S1337

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

To: tpbpd@pland.gov.hk

Date: 27/12/2024

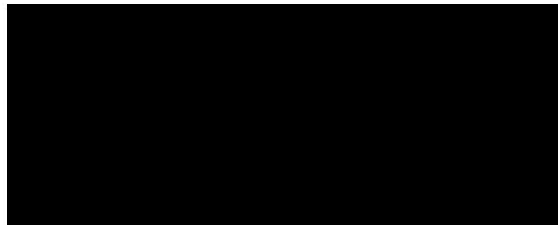
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: WEERAKOON, KAM CHUEN

(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.



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：27/12/2024

- (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：WONG KA CHING KATRINA

(選一) 香港身分證/護照：

電子郵件/電話：(可選)

RECEIVED

2 JAN 2025

Urban Planning Board

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

19/8C

Submission Number:
TPB/R/S/H10/22-F-S1339

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

To: tpbpd@pland.gov.hk

Date: 27/12/2024

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

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

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

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

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

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

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

Name: WONG KIM PING REX.

(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.



關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：27/12/2024

- (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：FUNG MEI LING

(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：29-12-2020

- (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：Liu wai Ming

(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

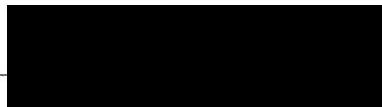
日期 : 28/12/2024

- (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：

LEUNG KA FAI

(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

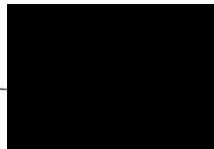
日期：29/12/2024

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「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：

葉少堯

(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

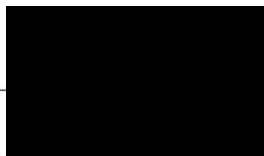
日期：29/12/2024

- (1) 我反對擬議的「U」分區和最初提議的「OU」分區，更傾向於將「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：

佘卓新

(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。

Handwritten signature and date: 28/12/2024

Submission Number:
TPB/R/S/H10/22-F-S1345

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

To: tpbpd@pland.gov.hk

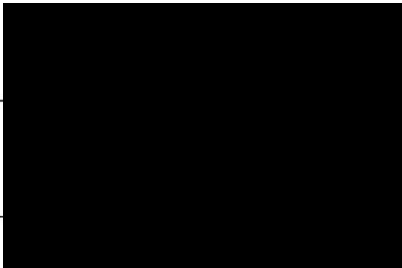
Date: 28/12/2024

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

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

Name: CHAU YAU LING MONICA

(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-S1346

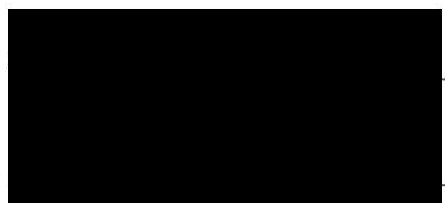
關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 : 28-12-2024

- (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 : 張淑彤

(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 : tpbpcd@pland.gov.hk

日期 : 30/12/24

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

姓名：

林明正

(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 tpbpcd@pland.gov.hk 或郵寄至香港北角渣華道 333 號北角政府合署 15 樓。

26

Submission Number:
TPB/R/S/H10/22-F-S1348

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

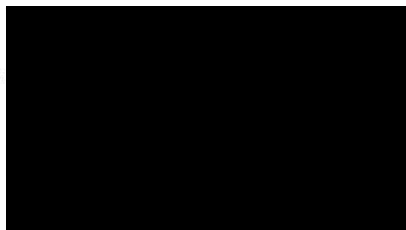
日期：30/12/2024

- (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。
- (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：陳永達

(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 : 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。
- (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 : Yoon Sun Man B

(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。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 17:12:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Oppose - Further Rep. on PFL OZP No. S_H10_22 (le).pdf;
Oppose - Further Rep. on PFL OZP No. S_H10_22 (ha).pdf

Please find attached two signed self-explanatory OPPOSITION letters.

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

To: tpbpd@pland.gov.hk

Date: 2nd 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: HUGUET ALEXANDRE

(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 17:12:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Oppose - Further Rep. on PFL OZP No. S_H10_22 (le).pdf;
Oppose - Further Rep. on PFL OZP No. S_H10_22 (ha).pdf

Please find attached two signed self-explanatory OPPOSITION letters.

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

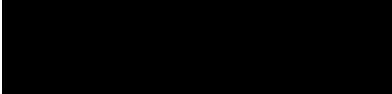
To: tpbpd@pland.gov.hk

Date: 2nd 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: LIU EVA

(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 16:08:28
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對

從我的 iPhone 傳送

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 :

- (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： Hins Kwok 郭誦沂

(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。

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1353

From: [REDACTED]
Sent: 2025-01-02 星期四 16:07:55
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對

從我的 iPhone 傳送

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 :

- (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： Charmaine Kwok 郭千楹

(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。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 16:07:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對

從我的 iPhone 傳送

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 :

- (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：

LAI WING KAM APRIL

(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。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 16:08:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對

從我的 iPhone 傳送

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: Kwok (KA FAI)

(circle one) HKID / Passport:

Email / telephone : (optional)

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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1356

From: [REDACTED]
Sent: 2025-01-02 星期四 16:06:15
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對

從我的 iPhone 傳送

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致 : tpbpd@pland.gov.hk

日期 :

- (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：

郭千渝

(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。

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1357

From: [REDACTED]
Sent: 2025-01-02 星期四 15:21:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Representation on Pokfulam OZP
Attachment: 250102_Further Representation on Pokfulam OZP No,S_HI 0_22 To_ .pdf

Dear Sir,

Attached is my submission.

SY

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

To: tpbpd@pland.gov.hk

Date: 2/1/2025

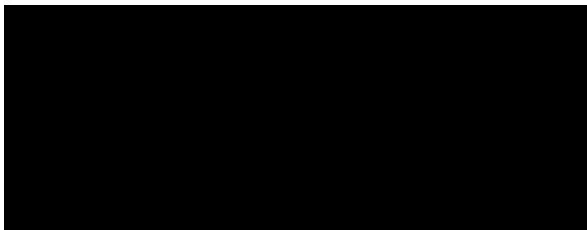
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: LAU SAI YUNG

(circle one) HKID / Passport:

Email / telephone : (optional)



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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1358

From: [REDACTED]
Sent: 2025-01-02 星期四 16:42:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: New Document(71).pdf
Attachment: New Document(71).pdf

Dear Sirs

Regarding HKU's proposal to build a Global Innovation Centre in Pokfulam (OZP No. S/H10/22), please see the attached further representation from myself for your further action.

Regards
FONG Shuk Wai, resident in Baguio Villa

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

To: tpbpd@pland.gov.hk

Date:

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

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

Name: FONG SHUK WAA

(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 16:55:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: HKU - GIC - OZP No. S/H10/22
Attachment: doc14193820250102123944.pdf

Dear Sir

My further representation is as attached for your further action

Ms Liu

關於薄扶林 OZP No.S/H10/22 的進一步陳述

致：tpbpd@pland.gov.hk

日期：2/1/2025

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

LIU LI SHAN

(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。

Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-02 星期四 16:47:37
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: Scanned Document 2-1-2025 at 4.45.34 PM.pdf

Dear Sir/Madam,

Please see attached for my representation re the proposed redevelopment in Pokfulam.

Yours Sincerely,
Jennifer Earnshaw

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

To: 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 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: JENNIFER EARNSHAW

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

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

To: *tpbpd@pland.gov.hk*

Date:

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

(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: LEE SIU LA Ivy

(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.**



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

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

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

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

* Delete as appropriate 請刪去不適用者

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

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

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

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

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

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

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

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

at the appropriate box 請在適當的方格內加上 號



EBENEZER NEW HOPE SCHOOL

心光恩望學校

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

Tel 電話: 2817 0503 Fax 傳真: 2872 8418

E-mail 電子郵件: enhsgo@ebenezer.org.hk

Website 網址: www.ebenezer.org.hk

傲澤社群
Nurturing PRIDE
for a Better World

Founder 創辦機構

Hildesheimer Blindenmission,
Germany
德國喜迪堪協會

Patron 贊助人

Mrs Janet Lee
李林麗嬋女士

Chairman 主席

Mr Timothy Lam Jr
林棣權先生

Deputy Chairman 副主席

Mr Michael Scales
施米高先生

Hon Secretary 義務秘書

Ms Grace Chen
陳鳳麟女士

Hon Treasurer 義務司庫

Mr Gareth Simpson
詹沛申先生

Supervisor 校監

Prof Brian Duggan
鄧敬仁教授

Mission Representative 喜迪堪會代表

Prof Mak Ki Yan, BBS, JP
麥基恩教授

Directors 董事:

Ms Victoria de Alwis
歐美芳女士

Mr Leo Barretto
巴烈圖先生

Mr Sean Fong
方善衡先生

Ms Madeleine Green
湯明蘭女士

Ms Angelina Kwan
關蕙女士

Mr Henry Lai
賴顯榮先生

Ms Rhonda Leung
梁麗琴校長

Ms Sandra Leung
梁承敏女士

Mr Roger Nissim
李森先生

Ms Ellen Tsao
曹依琳女士

Chief Executive Officer 院長

Dr Alice Yuk, BBS, JP
郝德芬博士

Deputy CEO 副院長

Mr Remy Wong
黃君保校長

3 January 2025

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

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

Dear Sir/Madam,

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

Further Representation Statement

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

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

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

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

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

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

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

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

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

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

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

SERVICES 服務單位:

Ebenezer School
心光學校

Ebenezer New Hope
School
心光恩望學校

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

Ebenezer Child
Care Centre
心光幼兒中心

Ebenezer Care &
Attention Home
心光護理安老院

Christian Ministry
福音事工

Project WORKS
「有作為」計劃



香港公益金
THE COMMUNITY CHEST
會員機構 MEMBER AGENCY

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



EBENEZER NEW HOPE SCHOOL

心光恩望學校

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

Tel 電話: 2817 0503 Fax 傳真: 2872 8418

E-mail 電子郵件: ehsgo@ebenezer.org.hk

Website 網址: www.ebenezer.org.hk

傲澤社群
Nurturing PRIDE
for a Better World

Founder 創辦機構

Hildesheimer Blindenmission,
Germany
德國喜迪堪協會

Patron 贊助人

Mrs Janet Lee
李林麗輝女士

Chairman 主席

Mr Timothy Lam Jr
林棣權先生

Deputy Chairman 副主席

Mr Michael Scales
施米高先生

Hon Secretary 義務秘書

Ms Grace Chen
陳鳳麟女士

Hon Treasurer 義務司庫

Mr Gareth Simpson
詹沛申先生

Supervisor 校監

Prof Brian Duggan
鄧敏仁教授

Mission Representative 喜迪堪會代表

Prof Mak Ki Yan, BBS, JP
麥基恩教授

Directors 董事:

Ms Victoria de Alwis
歐美芳女士

Mr Leo Barretto
巴烈圖先生

Mr Sean Fong
方善衡先生

Ms Madeleine Green
湯明蘭女士

Ms Angelina Kwan
關蕙女士

Mr Henry Lai
賴顯榮先生

Ms Rhonda Leung
梁麗琴校長

Ms Sandra Leung
梁承敏女士

Mr Roger Nissim
李森先生

Ms Ellen Tsao
曹依琳女士

Chief Executive Officer 院長

Dr Alice Yuk, BBS, JP
鄒德芬博士

Deputy CEO 副院長

Mr Remy Wong
黃君保校長

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

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

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

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

SERVICES 服務單位:

Ebenezer School
心光學校

Ebenezer New Hope
School
心光恩望學校

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

Ebenezer Child
Care Centre
心光幼兒中心

Ebenezer Care &
Attention Home
心光護理安老院

Christian Ministry
福音事工

Project WORKS
「有作為」計劃





EBENEZER NEW HOPE SCHOOL

心光恩望學校

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

Tel 電話: 2817 0503 Fax 傳真: 2872 8418

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

傲澤社群
Nurturing PRIDE
for a Better World

Founder 創辦機構

Hildesheimer Blindenmission,
Germany
德國喜迪堪協會

Patron 贊助人

Mrs Janet Lee
李林麗嫻女士

Chairman 主席

Mr Timothy Lam Jr
林棟權先生

Deputy Chairman 副主席

Mr Michael Scales
施米高先生

Hon Secretary 義務秘書

Ms Grace Chen
陳鳳麟女士

Hon Treasurer 義務司庫

Mr Gareth Simpson
詹沛申先生

Supervisor 校監

Prof Brian Duggan
鄧敬仁教授

Mission Representative 喜迪堪會代表

Prof Mak Ki Yan, BBS, JP
麥基恩教授

Directors 董事:

Ms Victoria de Alwis
歐美芳女士

Mr Leo Barretto
巴烈圖先生

Mr Sean Fong
方善衡先生

Ms Madeleine Green
湯明蘭女士

Ms Angelina Kwan
關蕙女士

Mr Henry Lai
賴顯榮先生

Ms Rhonda Leung
梁麗琴校長

Ms Sandra Leung
梁承敏女士

Mr Roger Nissim
李森先生

Ms Ellen Tsao
曹依琳女士

Chief Executive Officer 院長

Dr Alice Yuk, BBS, JP
郝德芬博士

Deputy CEO 副院長

Mr Remy Wong
黃君保校長

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

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

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

Yours faithfully,

For and on behalf of
Ebenezer New Hope School



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

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

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

SERVICES 服務單位:

Ebenezer School
心光學校

Ebenezer New Hope
School
心光恩望學校

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

Ebenezer Child
Care Centre
心光幼兒中心

Ebenezer Care &
Attention Home
心光護理安老院

Christian Ministry
福音事工

Project WORKS
「有作為」計劃



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

To: tpbpd@pland.gov.hk

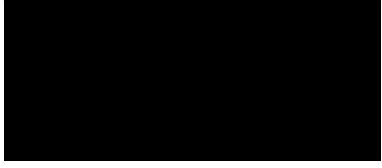
Date: 30-12-24

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

22/72

(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: XIE PEI-XI PHEBE

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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



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

To: tpbpd@pland.gov.hk

Date: 30/12/2024

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

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

Name: *Violet Leung* HAU LEO, VIOLET

(circle one) HKID / Passport: 

Email / telephone : (optional) 

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



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

To: tpbpd@pland.gov.hk

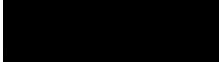
Date: 30.12.24

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

30/12/24
19/24c

(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: FAN KIT TONG KIDY

(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.



24/15c

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

To: tpbpd@pland.gov.hk

Date: 30 DEC 2024

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

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

Name: LAM SING HO

(circle one) HKID / Passport:



Email / telephone : (optional) _____

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



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

To: tpbpd@pland.gov.hk

Date: 28 December, 2024

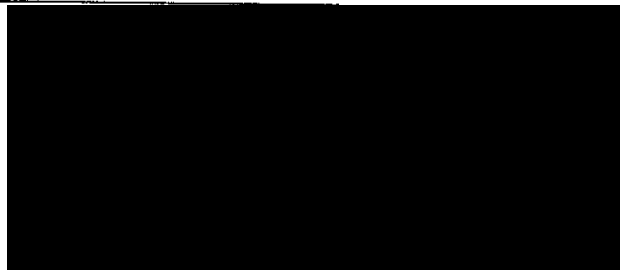
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: Wong Po Kit

(circle one) HKID / Passport:

Email telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: DECEMBER 30, 2024

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

- (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: Jeslyn C. Bangibang

(circle one) HKID / Passport:

Email / telephone : (optional)

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



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

To: tpbpd@pland.gov.hk

Date: 20-12-2024

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

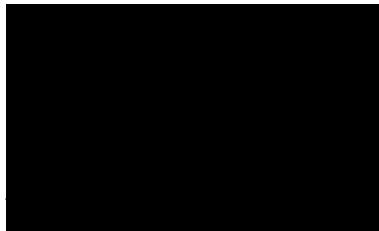
ae/
gok

- (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: LEE SHUIT YU

(circle one) HKID / Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

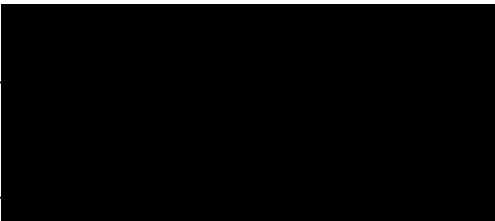
Date: 30.12.24

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

22/70

(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: LEE SIN YUK HILDA

(circle one) HKID / Passport: 

Email / telephone : (optional) 

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



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

To: tpbpd@pland.gov.hk

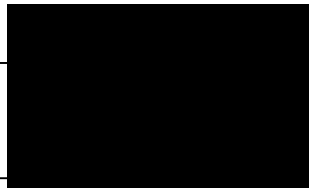
Date: 30/12/2024

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

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

Name: YEUNG SHUN YEE 

(circle one) HKID / Passport:



Email / telephone : (optional)

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



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

To: tpbpd@pland.gov.hk

Date: 20-12-2024

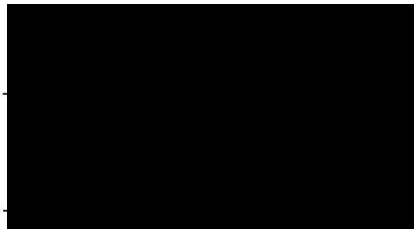
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: Guicfo

(circle one) HKID / Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: 30-12-2024

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

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

Name: *Sihau Ho.*

(circle one) HKID / Passport: [REDACTED]

Email / telephone : (optional) [REDACTED]

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



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

To: tpbpd@pland.gov.hk

Date: 30-12-2024

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

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

Name: Betty Kwan

(circle one) HKID / Passport: _____

Email / telephone : (optional) _____

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



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

To: tpbpd@pland.gov.hk

Date: 30/12/24

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

(circle one) HKID / Passport:

Email / telephone : (optional)

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



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

To: tpbpd@pland.gov.hk

Date: 30/12/24

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

(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.



24/50

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

To: tpbpd@pland.gov.hk

Date: 30 DEC 2024

Submission Number:
TPB/R/S/H10/22-F-S1377

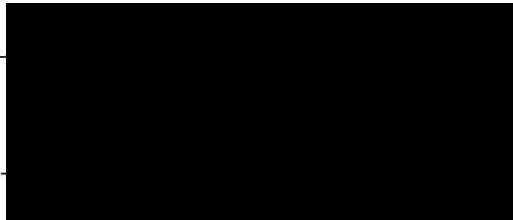
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. 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: Wong Kar Lei Vita

(circle one) (HKID) / Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: 30 DEC 2024

2050
Submission Number:
TPB/R/S/H10/22-F-S1378

- (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: Kwok CHUNG WANG JUSTIN

(circle one) HKID / Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: 30 DEC 2024

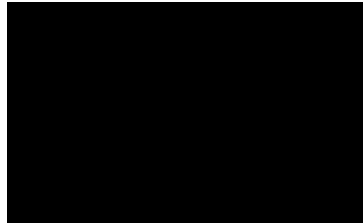
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: Kwok Hong Wang Russell

(circle one) HKID Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: 30.12.24

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

(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.



YD/120

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

To: tpbpd@pland.gov.hk

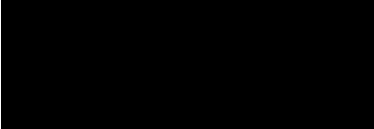
Date: 30-12-2024

Submission Number:
TPB/R/S/H10/22-F-S1381

- (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: WU DOR LING

(circle one) HKID / Passport: 

Email / telephone : (optional)

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



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

To: tpbpd@pland.gov.hk

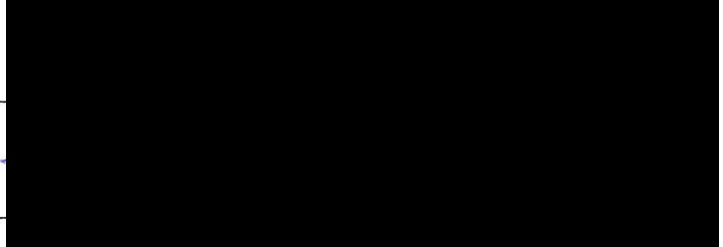
Date: 30/12/2024

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

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

Name: WONG TAK LEE

(circle one) HKID / Passport: _____
Email / telephone : (optional) _____



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



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

To: tpbpd@pland.gov.hk

Date: 28/12/2024

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

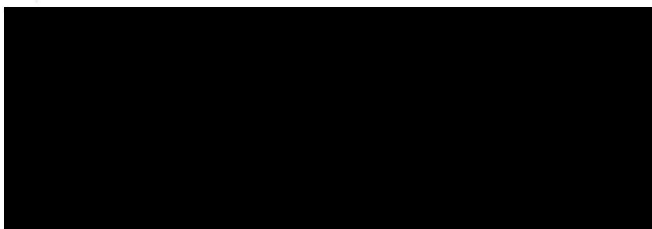
B24/24A

(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: SO SVET LAI

(circle one) HKID / Passport:

Email / telephone : (optional)



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



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

To: tpbpd@pland.gov.hk

Date: 28 December 2024

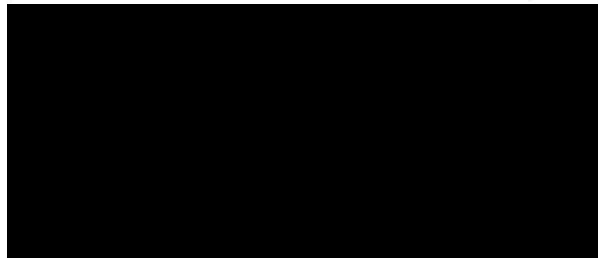
- (1) *I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.*
- (2) *I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: Au Yennyng Mei Wah, Josephine

(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.**



B24/13D

Submission Number:
TPB/R/S/H10/22-F-S1385

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

To: tpbpd@pland.gov.hk

Date: 30/12/2024

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

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

Name: TSING OLIVER TSENG

(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.



B2 4/13 D

Submission Number:
TPB/R/S/H10/22-F-S1386

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

To: tpbpd@pland.gov.hk

Date: 30/12/2024

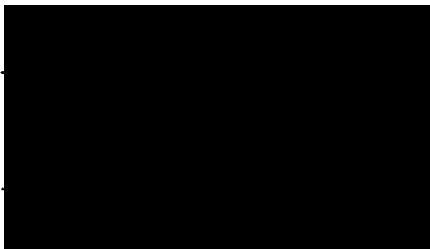
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined.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

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

Name: Jay Toby Tseng

(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.

Name: Kitoo CHENG KWEE

(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: 2025-01-03 星期五 13:22:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: 137 Woodbury Court.pdf; Lau Yuen Chong ID copy.pdf

To whom it may concern

Attached please find my request and my ID copy as well.

To : Town Planning Board

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

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

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

3. The TPB's decision to zone the Site to "U" is wrong in principle because of the following reasons :-
 1. Under Section 6B(8) of the Town Planning Ordinance, it is provided that after considering any representation under the section, the Board must decide whether or not –
 - (a) to propose amendment to the plan proposed in the representation; or
 - (b) to propose amendment to the plan in any other manner that, in the opinion of the Board, will meet the representation.

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

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

(a) There is a general presumption against development in a "Green Belt ("GB") zone;

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

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

(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.

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

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

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

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

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

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

6. In addition, the Stopgap Measure has No basis for approval of zoning and the boundaries of the zone

6.1. Para 74 of the meeting on 4 November state that "The Chairperson also took the opportunity to clarify to the representers and the representers' representatives that if the Board decided to propose an amendment to the draft Pok Fu Lam OZP by rezoning the Item A Site from "OU (Global Innovation Centre)" to "U" in the interim period to serve as a stopgap arrangement pending completion of the review and further community engagement by HKU, the "U" zoning would allow time for HKU to review and adjust its development plan in response to the views expressed by the stakeholders and engage the community before submitting the revised development scheme to Government for consideration".

6.2. Minutes of the meeting on 29 November, in para, 6 (d), state "In view of the latest developments, it was considered inappropriate to maintain the "OU (Global Innovation Centre)" zoning or propose other specific zoning before HKU's submission of a revised proposal. Thus, PlanD recommended to rezone the Item A Site to "U" in the interim, serving as a stopgap arrangement pending HKU's completion of the review".

6.3. While PlanD considered it inappropriate to maintain the OU zoning, there is no minuted reason why an interim zoning was required, as opposed to the current approved zoning remaining until HKU had completed their strategic amendment to their development plan of the Centre.

6.4. Nowhere in the minutes is the "gap" to be "stopped" defined, but this can be taken as the gap between what it is necessary for the Board to properly consider the proposed rezoning to "OU", Other Uses for the GIC, and what the HKU had been able to justify through their work on the project. Similarly nowhere in the minutes is it explained at how the proposed measures stop this gap, other than to obviate the need for HKU to follow all the procedures necessary for the Board to adequately consider the use of Green Belt Land for other purposes.

6.5. The minutes, and in particular para 11 of meeting on 5 November and para 33 (a) of the minutes of 29 November, are silent on any reasoning why a stopgap rezoning is preferable to the simpler alternative of rejecting the proposed changes to "OU" (Other Uses). The rejection of the proposed rezoning would be simpler and more reasonable especially as the proponent has given an undertaking to reconsider their proposal. This reconsideration, minuted in Para 25 of the meeting on 5 November, included an undertaking "not to rule out any possible options of locating the Centre to another site". This was repeated in the minutes of the meeting on 29 November when the Vice-Chairperson noted, as recorded in para 30, that "HKU should consider alternative locations in Pok Fu Lam". With a relocation to another site the proposed stopgap measure would be redundant requiring a rezoning of Item A back to GB and RC(6).

6.6. The same measures of serving as a stopgap arrangement pending completion of the review and further community engagement by HKU could be achieved, and better achieved, by the Board's rejection of the rezoning, with the area remaining zoned as on the current approved plan. The proponent, HKU, would be free to request the rezoning of an appropriate area once the required area and its boundaries had been identified.

6.7. An option for the Board, under the TPB Ordinance, was not to recommend any change to the zoning of Item A pending a resubmission by HKU following their reassessment of the GIC project, including the required consultations which had been largely ignored in the present rezoning exercise. The minutes of the meeting on 29 November are silent on this option, but it was an option which the Board could have been reasonably expected to have considered. As the minutes of the meeting are silent it can only be concluded that the Board did not consider this option, notwithstanding their obligations to consider it under paragraph 6B(8) sub para (a) of the Town Planning Ordinance.

6.8. It would have been much more reasonable not to change the current approved zonings until after the full procedures, including consultation, had been satisfactorily undertaken. In this respect the recent ruling in the Judicial Review of the Fanling Golf Course site is relevant to the proposed rezoning in Pok Fu Lam.

6.9. The proposed zoning from GB to "U" would remove the requirement clearly stated that there is a general presumption against development in areas zoned as "GB". The proposed

zoning to "U" removes the requirements that applications for developments in areas currently zoned as GB would only be considered under exceptional circumstances and should be justified by very strong planning grounds. These included justifications that there were no other feasible options.

6.10. A stopgap measure which rezoned Item A from GB would reward HKU for their failure in undertaking the required public consultations with the stakeholders to remove the GB zoning. HKU has a poor reputation for engaging with the public brought about by their culture and internal procedures. These give no confidence that that HKU would, or even could, undertake the necessary meaningful community engagement as required by the planning procedures.

6.11. A zoning to "U", in removing a future need by HKU to provide justifications for a change of the area from GB and thus avoiding the planning procedures for such use of a GB area, is analogous to a university awarding a degree to a student who had failed to undertake sufficient study, failed the exams but only stated that he would try harder in the next semester.

6.12. Given HKU's undertaking to review and adjust its proposal, there is now no basis for the previous boundaries of the area to be rezoned and this should have been reasonable appreciated by the Board in their considerations.

6.13. The Board may like to consider the introduction of the recent Judgment of the High Court in respect of the Judicial Review of land which had been part of Fanling Golf Course. "During the Battle of Copenhagen in 1801, when told of an unwelcome flag signal from his superior officer ordering him to disengage, Lord Nelson lifted his spyglass to his blind eye, and said "I see no flag", and explained "I have only one eye and I am entitled to be blind sometimes". The Director of the Environmental Protection has no such entitlement". I would respectfully suggest that the Town Planning Board, likewise, has no such entitlement and should have considered whether to reject the proposed amendment.

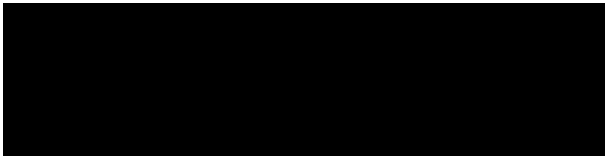
The Board may like to consider the introduction of the recent Judgment of the High Court in respect of the Judicial Review of land which had been part of Fanling Golf Course. The Judge remarked that the certain government director had no entitlement to be blind to unwelcome facts. I would suggest that the same comment applies equally to the Town Planning Board.

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

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

Date : 3-Jan-2025

Name : Lau Yuen Chong Patricia



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-03 星期五 12:27:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pok Fu Lam OZP No. S/H10/22 (Item A)

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

Date: 1 January 2025

Subject: Objection to rezoning of Pok Fu Lam Item A site from Green Belt (GB) to Undetermined (U)

After the hearing in November 2024 in relation to the Representations made with regards HKU's proposal to develop the GB between Pok Fu Lam Road and Victoria Road for their GIC, I would like to make my further Representation taking into account points raised by many other Representators and HKU's response to some at the said hearing.

To avoid confusion, this Further Representation is to express my strong opposition to TPB's proposal to rezone the existing GB to U. The reasoning is as follows:

1 Unsuitable location from technical point of view

- a. The information in HKU's submission to the TPB (and made available to the public) was misleading. Far from HKU's claim in many occasions that this development will be "built according to existing terrain", HKU's own technical report actually notes there will be extensive cutting into the existing slope. A rough estimate puts the volume to be as much as half a million cubic metres (with assumptions).
- b. Based on HKU's own geotechnical information, the existing slope is actually made of mainly good quality rock. The breaking of these rock slope will involve method such as hydraulic breakers, drilling etc., the process can take years to complete.
- c. Also, the cart away of these excavated materials will be via Victoria Road, which in its current state simply does not have the necessary capacity to absorb the additional traffic volumes.
- d. In terms of cost, construction on this location will be very costly and construction period will be long. No such cost will be needed for site in flat ground.
- e. Unbearable noise and vibration nuisance to the local residents, including students in the Ebenezer School, where visually impaired students will be most affected by the prolonged noise and vibration generated by the excavation works nearby.
- f. Victoria Road has been one of the main arterial road for the residents in Pok Fu Lam. As the site will be situated about Victoria Road, fly-offs from the rock breaking operation will endanger road users, whether they be pedestrians or drivers. Given the elevated position of the site, any barrier to be constructed along Victoria Road will likely be NOT effective as a precautionary measure.

2 Inconsistency with existing Outline Zoning Plan

- a. In successive versions of the Pok Fu Lam OZP since 1986, Item A site has remained to be designated as GB.
- b. The Explanatory Statement (ES) of the OZP explain the site's topographical and geotechnical constraints to be the primary reasons for restricting development.
- c. As I pointed out in Item 1 above, development at this location is undesirable from an engineering perspective, also on construction cost and time.
- d. Further, it is noted from HKU's information, development at this location will involve removal of over 2000 trees, some of which are mature trees. This will bring unimaginable and irreversible damage to the ecological value of the area which has been a characteristic of the Pok Fu Lam area.

3 Misalignment with HK's Long-term Strategic Development Goals

- a. The current administration has taken the initiatives to develop the Northern Metropolis Development Strategy and the creation of the San Tin Technopole, HKU's GIC is not aligned with the said strategy and represents a diversion or even a waste of valuable resources.
- b. While HKU's proposed GIC at Pok Fu Lam will have around 4.2 hectares, San Tin Technopole will be over 600 hectares. Where there is great flexibility for future expansion at San Tin, Pok Fu Lam will offer no such flexibility.
- c. Collaboration with other institutes both within HK as well as with institutes in the Mainland - HKU's proposed site at Pok Fu Lam obviously did not envisage such collaboration.
- d. The site chosen for the San Tin Technopole will require much less site formation effort compared with the existing steep (rock) slope that is the GIC site proposed by HKU. Not only will the site formation works at Pok Fu Lam site be very costly, the construction period will be long too. This will mean HK will lose valuable time in the race to establishing research facilities.

4 Traffic Bottleneck

- a. The existing transport infrastructure in Pok Fu Lam will restricts further development in the area.
- b. In fact, the 1972 Pok Fu Lam Moratorium specifically points out this short coming and noted that, before major upgrade to the transport infrastructure in the area, further development in Pok Fu Lam should be restricted
- c. With MTR's plan to extend coverage to Pok Fu Lam still in the conceptual stage with actual construction commencement date unknown, any proposal for a significant development in Pok Fu Lam is simply a major ignorance of the constraints. Besides, it is expected that the alignment of the future MTR extension will not be close to the proposed GIC location, so it will likely not be of assistance to the increase traffic volume.
- i.

5 Deviation from the Town Planning Ordinance

- a. Para 6B(8) of Cap. 131 Town Planning Ordinance gives or requires the Board to decide whether or not to propose amendment to the plan in the manner proposed in the representation or in any other manner that will meet the representation.
- b. It appears that there was no representation that wishes to change the status of the Item A site from GB to U.

- c. It was the Board's own initiative to make such change, when the Board should not be considered as one of the representors.
- d. This is a major deviation from the TP Ordinance.

6 Failure to Explore Alternative Development Sites

- a. There are several viable alternative sites for HKU's GIC that are far more suitable for the purpose.
- b. If HKU insists to have its GIC in Pok Fu Lam, the existing Residential (Group C) 6 site adjacent to Item A, with an area of 2.5 hectares. This area is already zoned for low-density residential development.
- c. Other alternative sites include the Science and Technology Park (STP), the San Tin Technopole and the Lok Ma Chau Loop site. All the above location require much less site formation effect and shall be available for the construction of the actual facility much earlier than HKU's proposed site at Pok Fu Lam.
- d. The choice of Item A site makes very little sense, in particular for Hong Kong as a whole.

7 Conclusion

- a. TPB's proposal to rezone Item A site from GB to U should be rejected.
- b. Any rezoning within Pok Fu Lam for development should NOT be considered before a major upgrade to the transport infrastructure is completed.
- c. There are other alternative site choice for HKU's proposed GIC that:
 - i. are readily available;
 - ii. allows even better collaboration with other institutes both with HK and across the border;
 - iii. requires no expensive site formation works prior to construction of the actual campus;
 - iv. provides a much better-value-for-money proposition;
 - v. provides flexibility for future expansion.

Regards,

Name: Kwok Tai Yuen



Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1390

From: [REDACTED]
Sent: 2025-01-03 星期五 12:12:42
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: FW: Further Representation on Pokfulam OZP No. S/H10/22
Attachment: SKM_C550i25010312020.pdf

Dear Sirs,

Please find my signed form.

Thanks N Regards

Harash Channa

[REDACTED]

This communication is being sent by Caravel Shipping Limited for and on behalf of Caravel Shipping Inc.

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

To: tpbpd@pland.gov.hk

Date: 4th Jan, 2025

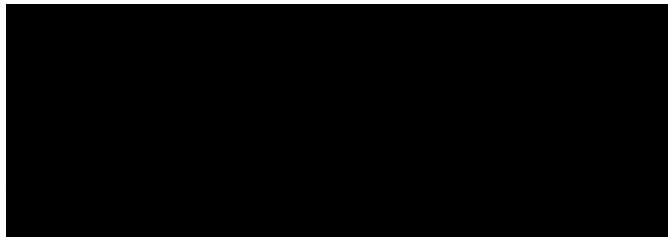
- (1) I oppose the proposed 'U' zoning and the originally proposed zoning of 'OU', preferring that the land of 'ITEM A' be zoned Green Belt (GB) until a revised proposal is put forth for consideration.
- (2) I can't find a representation that proposed an amendment to zone the land to (U) Undetermined. 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: HARASH ZHANNA

(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: 2025-01-03 星期五 12:08:04
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 轉寄: Further Representation on Proposed Amendments to Pokfulam OZP No.S/H10/22 (Item A)

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

Re: Further Representation on Proposed Amendments to Pokfulam OZP No.S/H10/22 (Item A)

I strongly oppose the proposed Undetermined "U" zoning and the originally proposed zoning of "OU", and support that the land of ITEM A be zoned Green Belt ("GB") until a revised proposal is put forth by HKU, for the following reasons:-

1. Approval Process under Section 6B(8) of Town Planning Ordinance

- The Town Planning Board ("TPB") is required by the Town Planning Ordinance to carefully evaluate all representations concerning proposed zoning changes on the Outline Zoning Plan. As stated in Section 6B(8) of the Ordinance, the Board must decide whether to propose amendments that meet the representations OR to take alternative actions that address those representations.
- Importantly, there was no representation which requested an Undetermined zoning "U" for Item A, making the initial option in subparagraph "a" inapplicable. Under subparagraph "b", the Board can propose amendments that address the representations under consideration. However, since no representer called for an "U" zoning, there were no representations that warranted such a zoning.
- Therefore, **the Planning Department's proposal to designate Item A as "U" cannot be considered as valid** since it is not made by a representer. The Board's decision to propose Undetermined zoning appears to be a miscalculation.
- Item A remaining as Green Belt does not prevent HKU from seeking a change to the plan once they have completed their assessments and engaged in the necessary community consultations, which they did not adequately conduct before initiating the rezoning process.

2. Policy Address 2023

- HKU has justified the proposed rezoning based on the Chief Executive's 2021 Policy Address. If such Policy Addresses are to guide the Board's considerations, the more recent addresses from the current Chief Executive should carry even greater significance.
- Several representers highlighted recent policy statements, particularly the 2023 Policy Address, which asserts that the Government has identified sufficient land for various developments over the next 30 years and **has no plans to utilize Green Belt areas for large-scale development. This can reasonably be interpreted as indicating that Green Belt land should not be used for HKU's GIC in Pok Fu Lam.**
- Additionally, the Board's decision on 19 July 2024 to approve the San Tin Technopole Outline Zoning Plan included the intention to develop Hong Kong into an international Innovation and Technology Centre. The establishment of "Other Specified Uses" zones under the STT OZP

seeks to foster I&T advancement and meet land demand for such development, which would be inconsistent with permitting HKU's GIC outside this designated I&T area.

- In response to a member's inquiry during the 29 November 2024 meeting regarding whether the Board was obligated to follow the 2021 Policy Address, the Chairperson stated that the Board was entitled to independently assess the rezoning proposal. However, she failed to address the implications of the 2023 Policy Address mentioned by the representers and the resulting inconsistencies in the Board's decisions.

3. Excessive Development and Pokfulam Moratorium ("PFLM")

- As indicated in Paragraph 67 of the minutes on 4 November 2024, the PFLM was established to manage excessive development in the area, particularly concerning traffic. This raises a critical question: does the proposal from HKU not exemplify excessive development? The proposed plot ratio of 4.72 for non-residential use in a predominantly residential area, where the limit is set at 3.0, should have led the Board to recognize the proposed development as excessive.
- The proposed stations of the South Island Line (West) of MTR are not close to the Global Innovation Centre "GIC" and the major Pokfulam residential estates most seriously affected by the proposed GIC (for example Baguio Villa and Woodbury Court), **traffic and transportation will hardly be improved within a reasonable time and the PFLM should therefore not be partially uplifted.**

4. Timelines and Costs

- Representer R3320 provided a professional assessment of the costs and timelines necessary for the construction of the GIC, as documented in Paragraph 16 of the 5 November 2024 minutes. In contrast, HKU indicated that they did not have detailed estimates for construction costs or timelines due to being in the preliminary planning and design stage.
- **It is irresponsible for HKU to pursue rezoning without comprehensive estimates of costs and timelines.**
- The lack of this critical information undermines the credibility of the decisions made by the HKU Council. The absence of clarity regarding costs and timelines raises doubts about other claims made by HKU to the Board. The Board should have recognized this deficiency and refrained from considering what the Chairperson referred to as a stopgap measure.

5. Misleading or Incomplete Advice to the Board

- According to Paragraph 45 of the 1 November 2024 minutes, Ms. Janet K.K. Cheung from the Planning Department suggested that designating a site as "U" is not uncommon when planning intentions are unclear or pending the completion of studies or infrastructure. However, this is misleading, as past uses of "U" zoning were meant for areas lacking a current zoning designation or where existing land uses did not comply with current zoning. In the case of the Pok Fu Lam OZP, the existing Green Belt zoning is entirely appropriate and compatible with current land use.
- The minutes indicate that the Planning Department may have referenced the "U" zoning applied to land released by the Fanling Golf Course. Given the similarities between that area and Item A, it is crucial for the Planning Department to reconsider their recommendation for the "U" zoning for Item A, especially in light of the recent judicial ruling which quashed the Board's decision for the Fanling site.

-
- The press release issued on 29 November 2024 outlines concerns that HKU must address if they wish for the Board to reconsider the rezoning of the land currently designated as Green Belt. However, it incorrectly states that the Board deemed it inappropriate to revert the zoning back to GB before HKU submits a revised proposal. **The approved zoning remains as GB until the Chief Executive approves any amended plan.**

6. Stopgap Measures: Lack of Basis for Approval

- According to the minutes from the 4 November 2024 meeting, the Chairperson indicated that proposing an amendment to rezone the Item A Site to “U” as a temporary measure while awaiting HKU’s review would provide time for HKU to refine its development plan and engage with the community. However, there is no documented rationale for why an interim zoning was considered necessary instead of simply maintaining the current approved zoning until HKU completes its strategic assessment of the development plan.
- The minutes do not clarify what gap the proposed stopgap measure aims to fill. It appears to be an attempt to bridge the gap between the required considerations for the proposed rezoning to “OU” and what HKU has substantiated through their project work. Moreover, **there is no explanation in the minutes as to why a stopgap zoning is preferable to simply rejecting the proposed changes to “OU,”** especially since HKU has committed to exploring alternative site options.
- The same objectives of allowing time for HKU to adjust its plans could be more effectively achieved by the Board rejecting the rezoning, thus permitting HKU to seek rezoning of an appropriate area once necessary parameters are established.
- The Board had the option under the Town Planning Ordinance to refrain from recommending any changes to the zoning of Item A until HKU resubmits their proposal following a comprehensive reassessment, which includes the community consultations that were largely neglected in the current rezoning exercise. **The absence of this option in the minutes suggests that the Board did not adequately consider it, despite their obligations under Paragraph 6B(8).**
- Maintaining the current approved zoning until all necessary procedures, including community engagement, are satisfactorily completed would have been the most reasonable approach. The recent ruling in the Judicial Review concerning the Fanling Golf Course site is relevant in this context.

7. The Board’s Statutory Duty

- The volume and strength of the representations, both written and oral, provide sufficient grounds for the Board to conclude that proposing a zoning change for Item A to OU for HKU's GIC would be inappropriate.
- The Board's statutory responsibilities include defining appropriate development parameters and zoning. This means that the Board must establish suitable development parameters for Item A. An “Undetermined” zoning fails to provide the necessary structure and clarity required for effective planning.
- **If the Board is unable to establish appropriate parameters for Item A, their only viable option would have been to refrain from proposing any amendments to the plan, thereby retaining the existing zoning of Green Belt and Residential.**

8. Concerns of Collusion

- The press releases from 3 October 2024, one issued by HKU and another by the Hong Kong Government, suggest a potential collusion between the two entities, indicating agreements that may influence the statutory planning process for the proposed rezoning of Item A. These agreements do not appear to have been disclosed to TPB members.
- Paragraph 18(b) of the 1 November 2024 meeting minutes captures representer R261's assertion that the Board is an independent statutory body responsible for evaluating a wide range of relevant factors in town planning without being swayed by peripheral policy objectives. The Board should exercise independent judgment regarding the suitability of the Item A site for the proposed development, taking into account other sites that may be more appropriate for such use.
- The lack of transparency regarding agreements between the Government and HKU raises serious concerns about the Board's ability to exercise independent planning judgment. The Board's decision to remove the GB zoning for Item A, despite the absence of a robust process to demonstrate strong planning grounds for development and confirmation that alternative viable sites were not available, is troubling. Notably, HKU has indicated that alternative sites outside of the Pok Fu Lam area were not adequately considered.

Conclusion

In conclusion, the proposal to rezone Item A should be rejected, ensuring that the area continues to be designated as Green Belt according to the currently approved plan. Comprehensive processes, considerations, and public consultations must be thoroughly conducted before any efforts at rezoning are made, reflecting the need for transparency and adherence to established planning guidelines.

Name: Lau Lai Sze

Regards
Lau Lai Sze

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1392

From: [REDACTED]
Sent: 2025-01-03 星期五 11:24:44
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition and demand for explanation on Pokfulam OZP No. S/H10/22

Dear Sir/Madam,

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

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

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

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

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

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

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

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

Regards
Gary Lam
[REDACTED]

19°

thcote Cl

薄扶林道

域多利道

Victoria Rd

Ebenezer School & Home for the...
心光盲人院暨學校

域多利道

Victoria Rd

Independent Schools
Foundation (Secondary)
弘立書院中學部

域多利道

Kong Sim

Google



From: [REDACTED]
Sent: 2025-01-03 星期五 10:17:01
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Opposition and demand for explanation on Pokfulam OZP No. S/H10/22

Dear sir/madam,

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

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

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

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

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

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

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

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

Regards
Lam Chun Yee Johnny

[REDACTED]

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1395

From: [REDACTED]
Sent: 2025-01-03 星期五 10:51:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Pokfulam OZP No.S/H10/22
Attachment: Scan Jan 3, 2025.pdf; Scan Jan 3, 2025 (2).pdf

Dear Sir/Madam

Please see enclosed.

Regards

Sent from my iPhone

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

To: tpbpd@pland.gov.hk

Date: 3/11/2024

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

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

Name: Mr Kwok Kwok RAYMOND

(circle one) HKID/ Passport: 

Email / telephone : (optional) _____

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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1396

From: [REDACTED]
Sent: 2025-01-03 星期五 10:57:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: Pokfulam OZP No.S/H10/22
Attachment: Scan Jan 3, 2025 (1).pdf; Scan Jan 3, 2025.pdf

Dear Sir/Madam

Please see enclosed my opinion.

Regards

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

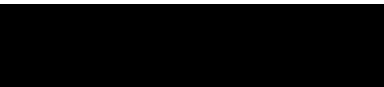
To: tpbpd@pland.gov.hk

Date: 3/11/2024

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

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

Name: YAN SAU FONG WINNIE

(circle one) HKID / Passport: 

Email / telephone : (optional) _____

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

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:
TPB/R/S/H10/22-F-S1397

From: [REDACTED]
Sent: 2025-01-03 星期五 10:05:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No. S/H 10/22
Attachment: Objection to rezoning to Undetermined.docx

Dear all,

Please find enclosed my submission on the captioned subject, thank you.

Helen Hung

TO: tpbpd@pland.gov.hk

Further Representation on Pokfulam OZP No. S/H 10/22 (the greenbelt)

January 2, 2025

Dear Sirs:

I oppose the proposed amendment to rezone the greenbelt to "Undetermined". This "Undertermined" designation looks like a stalling strategy to waiting it out so as to again give the greenbelt to the HKU Global Innovation Centre (GIC).

The Town Planning Board (TPB) must address public opinion about installing the GIC in the greenbelt: 3411 submissions were against vs 248 submissions recorded in favor.

I propose the greenbelt be maintained, while finding another site for the GIC, after a more stringent scrutiny to the GIC project's requirements concerning its facilities - academic and otherwise, and its overall feasibility with reference to its mega impact on the people and the environment.

GIC proposal calls for scrutiny

The GIC proposal reveals that 61% of the requested land is designated to residential staff quarters, cafeteria, restaurants, shops and other spaces completely unrelated to core research purposes.

HKU currently has surplus staff quarters in the vicinity on the private rental market for a long time, leased out to tenants unaffiliated with HKU. TPB should ask HKU to provide such audited figures to justify their proposal embedded with a request for more land to build additional staff quarters.

In response to the overwhelmingly opposing views, HKU has undertaken to review and adjust their proposal. Implicit in their public statement is the admission by the University that their proposal is inherently fraught with issues, as demonstrated by their insensitivity to suggest a nitrogen tank placement right behind a residential block.

One wonders if such a proposal meets the criteria of a leading institution taking robust measures to pursue cutting edge technology and research. To date, there has been no real effort by HKU to engage the local community despite emphatic criticisms. The rezoning of the current greenbelt to "Undetermined" has no grounds, and is interpreted as a precursor to greenlight the HKU's plan in principle without a revised proposal with details from the University, even though HKU has received a plethora of constructive counter-proposals to relocate the GIC elsewhere in line with the Government's initiative to develop HK's strategic hi-tech, research and innovation hub in San Tin.

The Pokfulam Moratorium

The Pokfulam Moratorium that has been in force since the 1970s is meant to address traffic concerns arising from development in the area. If the Moratorium is necessary in the 1970s, why is it at all possible to consider lifting it three decades later, when the traffic flow has grown so much given recent developments such as the Cyberport project? It is counter-intuitive if this Moratorium is to be tweaked and bent to herald the approval of the GIC, which would surely result in a colossal growth of people movement and traffic.

Alternative location for the GIC

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

There have been requests for HKU to consider Cyberport. All what HKU is asking for can be easily fitted into the broad scheme of Cyberport, based on HKU's proposal.

Conclusion

I would propose that the TPB asks HKU to work with the government, which owns the Cyberport, to locate their GIC at Cyberport 5. Given the current vicissitudes of the commercial property market, it would put the resources of Cyberport to good use. Together, we can prevent the decimation of a valuable greenbelt. This is a win-win situation for all. There is no need for TPB to reclassify the land as "Undetermined".

Thank you.

Siu Hong Helen HUNG



Urgent Return receipt Expand Group Restricted Prevent Copy

From: [REDACTED]
Sent: 2025-01-03 星期五 09:04:31
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22
Attachment: (31.12.2024) Further Representation on Pokfulam OZP No.SH1022.pdf

Dear Sir

I refer to the captioned matter, and attach herewith my further representation.

Thank you.

Regards,
King Ho Tan (陳頌河)
[REDACTED]

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

To: tpbpd@pland.gov.hk

Date: 31 DECEMBER, 2024

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

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

Name: TAN KING HO

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

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

From: HAU, Timothy Doe-Kwong

Date: January 3rd, 2025

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

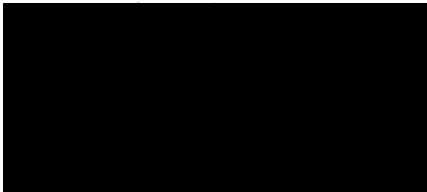
Dear Sir/Madam,

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

Sincerely,

Timothy Doe-Kwong HAU

Timothy D. Hau



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

To: tpbpd@pland.gov.hk

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

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

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

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

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

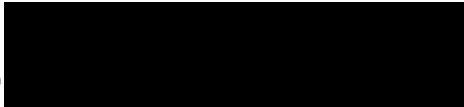
(5) If the Pok Fu Lam area is deemed most suitable by the Planning Department, a perfectly sized and located RC6 area, already zoned "Residential" comprising 2.5ha, is located alongside the GB and should be considered first before any rezoning of GB takes place. *Yes, please consider that first.*

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

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

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

(circle one) HKID / Passport: 

Email / telephone : (optional) 

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

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

Urgent Return receipt Expand Group Restricted Prevent Copy

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

From: [REDACTED]
Sent: 2025-01-03 星期五 03:13:13
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED] <tpbpd@pland.gov.hk>
Subject: Further Representation on Pokfulam OZP No.S/H10/22

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

To: tpbpd@pland.gov.hk
Date: 2 January 2025

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

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

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

in respect of the zoning of Item A.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.1 The Guidelines provide, inter alia:

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

-
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution;
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. The designated area of 4.7ha is too large

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name: Gregory Laurence DE ' EB


Date: 3 January 2025

NOTICE: This privileged and confidential message (and any attachment) is intended only for the use of the individual to whom it is addressed. If the reader of this message is not the intended recipient, please delete this message. Retention, dissemination, distribution, or copying of this communication may be interpreted as a violation of the law.

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

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

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

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

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

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

in respect of the zoning of Item A.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.1 The Guidelines provide, inter alia:

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

-
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution;
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. The designated area of 4.7ha is too large

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

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

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

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

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

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

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

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

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

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

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


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

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

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

Name: Gregory Laurence DE ' EB


Date: 3 January 2025


NOTICE: This privileged and confidential message (and any attachment) is intended only for the use of the individual to whom it is addressed. If the reader of this message is not the intended recipient,

Urgent Return receipt Expand Group Restricted Prevent Copy

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